

FILE HISTORY

[illegible]

FILE NO.:

Z-0048-02

PROPERTY OWNERS

PROTESTS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

APPROVALS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

FILE NO.: _____

received after PC meeting

Sept 28, '02

Deat CPC,
We are objecting
to William R & Mary
Virginia Jones on

1. GPA-0023-02

2 Z-0048-02

3 V-0071-02

4 Z-0048-02 (1)

RECEIVED
CITY CLERK

2002 OCT - 8

Sincerely,

James M. Sakala
and
Ann Marie Sakala

8150 La Madre Way
L. V. W. 89149
(702) 6458692

P —

Z-0048-02(1)
GPA-0023-02
Z-0048-02
V-0071-02

THE SPAULDING FAMILY
5024 N. Lisa Lane • Las Vegas, NV 89149



9-26-02

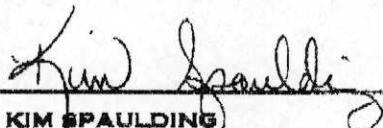
PLANNING & DEVELOPMENT COMM.
CITY OF LAS VEGAS

DEAR SIRs,

RICHARD & KIMBERLY SPAULDING, 5024 N. LISA LANE (89149)

WE ARE WRITING TO GIVE OUR SUPPORT TO THE BUILDER D.R. HORTON,
ON THE PROPOSED PROJECT CONSTELLATION ESTATES. WE KNEW WHEN
WE PURCHASED OUR HOME 2 YRS. AGO, EVENTUALLY THE LAND WOULD
BE PURCHASED & BUILT UPON. WE LIKE THE SAFETY FEATURE OF A
CUL DE SAC, WE HAVE 2 TODDLER CHILDREN. WE ALSO LIKE THE PRIVACY
OF SINGLE STORY HOMES. MR. PETE ATKINSON WILL REPRESENT OUR
NEIGHBORS & US AT TONIGHT'S MEETING. I HOPE YOU TAKE OUR LETTERS
& MR. ATKINSON'S REPRESENTATION INTO SERIOUS CONSIDERATION
THIS EVENING, WE AS A GROUP ARE THE MOST AFFECTED BY THIS
SITUATION.

THANK YOU FOR YOUR TIME & CONSIDERATION,


KIM SPAULDING

395-0610

RECEIVED

SEP 26 2 40 PM '02

PLANNING & DEVELOPMENT

GPA-0023-02
Z-0048-02
Z-0048-02(1)
V-0071-02

READ INTO RECORD

P

September 26 05
City of Las Vegas Planning Commission

I, Virginia Frehner Owner of Virginia
Frehner Trust, residing at 5025 Tomsek
Street, Las Vegas, Nevada hereby express
my objection to the proposal to
amend a portion of the Centennial Hills
Sector Plan from Dr to R on 21.25 Acres
Adjacent to Northeast corner of Durango
Drive and La Madre (APN) 125-33-301-001
and 004, 125-33-302-001 and 007.

I also object to rezoning from R-E to
R-PD3 for said 21.25 acres adjacent
to the Northeast corner of Durango Dr.
and La Madre way which is described
as a portion of the North half (N $\frac{1}{2}$) of
the Southwest Quarter (SW $\frac{1}{4}$) of Section
33, Township 19 South, Range 60 East NDM
I feel this will considerably change my
neighborhood

Virginia Frehner

GPA-0023-02

Z-6048-02

P

Z-0048-02(1)

V-0071-RE

READ INTO RECORD

FAX TO: City of Las Vegas Planning Commission

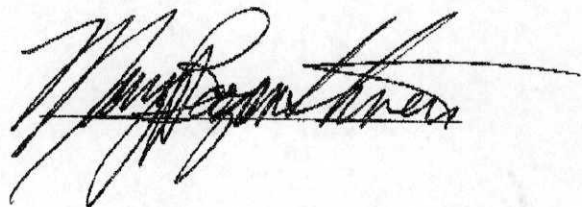
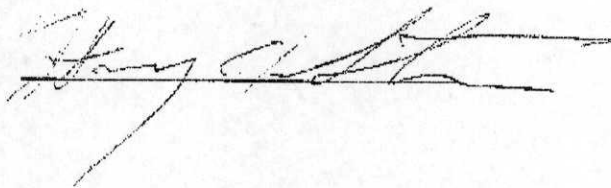
474-0352

DATE: September 26, 2002

We, Harry A. Stivers and Mary Boozean Stivers, owners of the Stivers Family Trust, residing at 5017 North Tomsik Street, Las Vegas, Nevada hereby express our objection to the proposal to amend a portion of the Centennial Hills Sector Plan from DR to R on 21.25 acres adjacent to the northeast corner of Durango Drive and LaMadre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007.)

We also object to rezoning from R-E to R-PD3 for the said 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way which is described as a portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M.

We feel that our neighborhood will be considerably changed, and not for the better, if proposals are allowed.

DEVELOPMENT
PLANNING AND

SEP 26 11 59 AM '02

RECEIVED

GPA-0023-02
2-0048-02
2-0048-02(1)
V-0071-02

READ INTO RECORD

P

NOTICE OF PUBLIC HEARING

REZONING



Sidney Adams
5009 N. Tomsik St.
Las Vegas, NV 89149-4735

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

OBJECT!

Z-0048-02

Sidney Adams

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

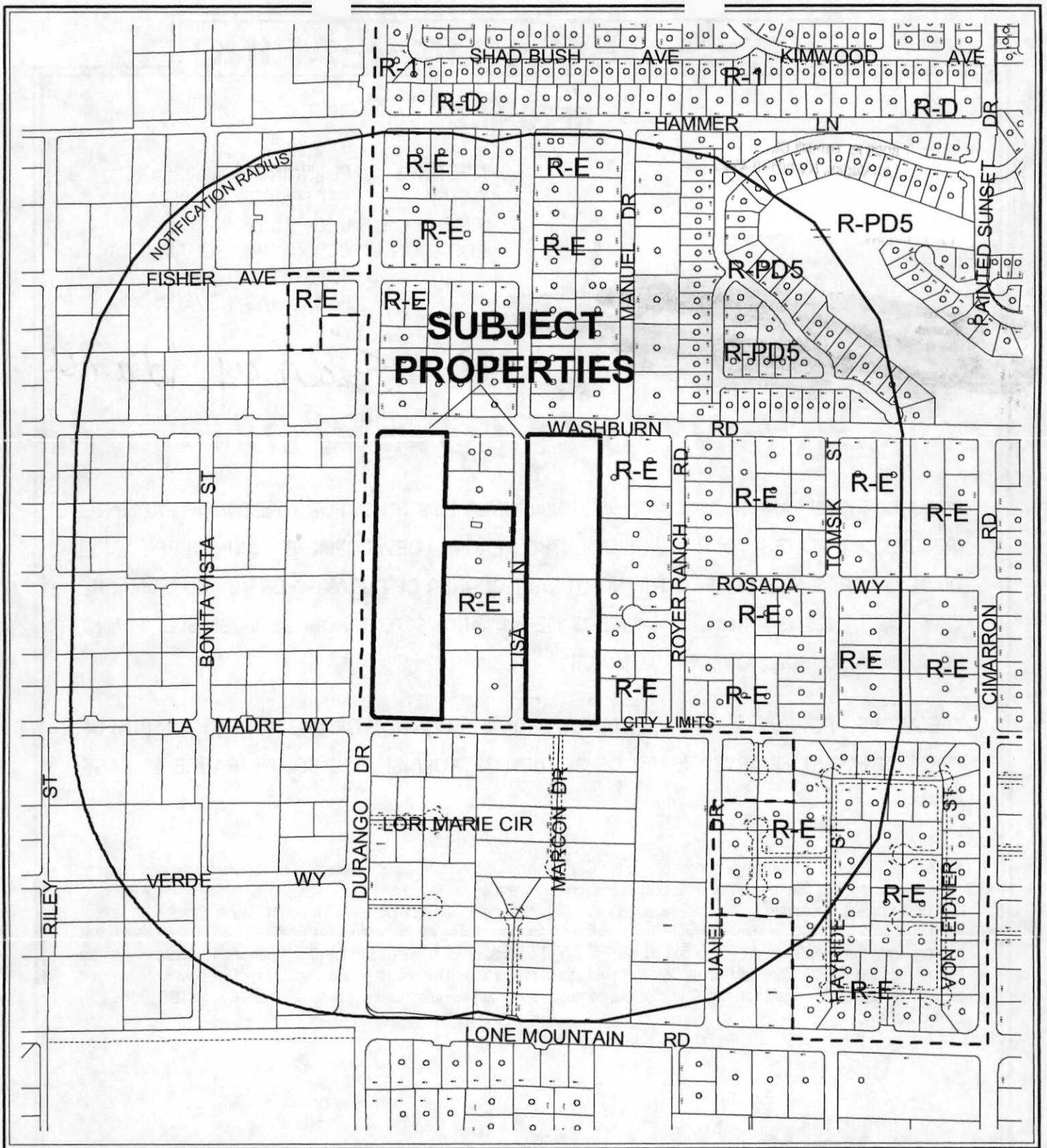
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

READ INTO RECORD



0 400 800 Feet

CASE: **Z-0048-02**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



Telephone Protest/ Approval Log

V-0071-02

Meeting Date: 9/26/02

Case Number: GPA-0023-02
2-0048-02(1)
2-0048-02

Date: 9/25/02
Name: Brady Upton
Address: 8460 W. Washburn Rd
89149
Phone: _____
☒ PROTEST ☐ APPROVE

Date: 9/25/02
Name: Kay Gilbert Paxson
Address: 8210 Washburn Rd
89149
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

READ INTO RECORD

2P

September 20, 2002

RECEIVED

SEP 26 9 22 AM '02

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

RE: APN: 125-33-301-001,
004, 125-33-302-001
& 007

Dear Commission/ READ IN AS A MATTER OF RECORD:

Robert and Carol Murphy, 5100 N. Lisa Lane (89149) support the applicant and the development by D. R. Horton at Durango and Washburn (GPA0023-02, Z0048-02, & A0048-02(1), V0071-02.

We are related to the applicant and have been the caretakers of these properties going on twenty years. Mr. and Mrs. Willard and Virginia Jones purchased this property as an investment for their future. They are now past the age of retirement and can no longer accept the liability of undeveloped land.

Because of trespassing, dust has become a factor; as a result, Clark county Dept. of Air Quality Management issued a corrective action order WP388V for dust also cited the property for dumping by others. The application of water was increased weekly to maintain dust control. Trespassing still continues.

With the threat of a serious health risk new signs were posted as required by Clark County, at a cost of \$1000.00 Signs read:

Protecting the air we share potential health risk due to dust particulate matter
Non attainment area. Violators will be prosecuted.

The Jones' are long term residents that purchased this property in the 60's as an investment for their senior years. It now becomes necessary to sell, and sell quickly due to the expense and hardship placed on undeveloped landowners, fines can exceed \$10,000.00 daily. Subsequent to their decision to sell Mr. & Mrs. Jones selected a developer they felt would be compatible for the immediate area. Consideration was given to integrity, single story homes at minimum elevations, quality of homes, and price compatibility with surrounding homes.

Residents of the 5100 block of N. Lisa Lane have met with the proposed developer DR Horton who has been cooperative and understanding to our request for certain conditions. Mr. Pete Atkinson a resident of Lisa Lane will represent the residents at the commission meeting September 26th. Without question we know the property will be sold and developed either by DR Horton or another developer. Horton has agreed to 8' walls to maintain our privacy, special landscaping and single story homes with minimum elevation. We know the other developers looking at this property and they build two story homes on 1/2 acres with high elevations. Conceding to eleven additional single story homes by Horton can be accepted without reservations, this would be much more acceptable than two story homes sitting on high elevations towering over us and blocking all views.

Also it should be a recognized fact that this development will not offer any noticeable impact on Durango traffic. The Durango traffic is already at a very high volume due to Town Center and will continue to increase as Durango is constructed through to Hwy 95 and as Town Center continues to expand to completion.

Thank you for the opportunity to express our opinions and hopefully City government will render an unbiased decision for the benefit of resident property owners on the 5100 block of N. Lisa Lane, most of all for the well being and peace of mind for Mr. & Mrs. Jones.

Sincerely,

Mr. & Mrs. Murphy
Mr. & Mrs. Robert Murphy
5100 N. Lisa Lane
Las Vegas, NV 89149

READ INTO RECORD

P

I am Peter Atkinson and I live at 5036 N. Lisa Lane. I am president of a bank and have years of experience in financing real estate projects and analyzing the economics of the project.

There are only five homes on Lisa Lane and I am speaking for four of us, Barbara Singleton, Rick and Kim Spaulding, and Bob and Carol Murphy.

As you can see from the map, Lisa lane is the most affected by the proposed project. Essentially we will be surrounded on three sides. Like others in this section of the city many of whom you will likely hear this evening, we bought our homes here thinking we were also buying a lifestyle. A home where we could enjoy our families and our horses. We have been fortunate to have been surrounded by open space, which belongs to the Jones. They also developed Lisa Lane some 25 years ago. We knew they would eventually sell the remaining 20 plus acres. It is their right as much as it distresses us.

We would have preferred that they develop these two parcels into 1-1/4 acres horse estates such as the five of us currently have. We all have our life investments in our homes and my wife and I planned to stay, as do our neighbors. It probably is not economically feasible to develop these parcels into twenty 1-1/4 acre home sites and even if the Jones could, the absorption would likely takes years. So, who will buy it and what will they build on it.

I can cite articles from the L.V. Business Press and statistics from Dennis Smith's monthly Home Research publication for the housing industry. At current absorption levels and population growth, we have enough land for home building to last less than ten years. Further they report that larger home builders like Horton are buying smaller parcels, 10-20 acres when just a few years ago they would not have considered anything that small. We believe these two pieces will sell and relatively quick to someone.

D. R. Horton has requested five variances in order to purchase and develop this land. They want to build 55 single story 2000 to 3000 square foot homes where the zoning would allow only about 44 homes. Acknowledging that someone will build on the parcels and at least two per acre, we are willing to support this plan of single story homes. At least we can salvage some of our privacy. We are horse people. We spend a great deal of our time outside with our animals. We do not want a dozen or so large homes looking into our backyards, our riding area and the like. Horton has committed to document acknowledgement from buyers that they are in a horse neighborhood. Additionally they will mention in their CC&R's.

We are willing to trade the 11 extra homes to avoid the probability of another Aviana tract which is about half a block from us with a concentration of 4000 sf two story home on 1/2 acre lots. Additionally, several of us on Lisa have small children and we would welcome the cul de sac concept. We believe the safety of that design more than outweighs the inconvenience. My wife and I have eleven children five of whom are adopted foster kids, We have had more than 70 foster children since moving to Las Vegas

GPA-2023-02
2-0048-02
2-0048-02(1)
V-0071.02

READ INTO RECORD

P

and the cul de sac is very appealing to Sandy and I and our neighbor Rick and Kim who also have two little ones.

In addition to the man gates, which our kids can walk through the cul de sac area to the elementary school, they are building a small park almost on our street which we would have access to.

In closing, we believe that the D. R. Horton plan may be our best deal. It very well may be the least invasive of our life styles. We probably will lose less with this builder.

Thank you

READ INTO RECORD

To the Planning Commission:

RE: GPA-0023-02; Z-0048-02; Z-0048-02 (1) and September 26th meeting.

At this time we support developer DR Horton's REVISED plan as presented at the neighborhood held 23 September 2002.

The following changes have addressed our earlier concerns and objections as stated in our letter of 14 July 2002 to the Planning Commission.

1. Limited the number of homes along the eastern boundary and our property line to ten.
2. Building only single story homes.
3. Changing the access to Durango.

John and Rhoda Amundson
8211 Adler Circle
Las Vegas, NV 89149-4751

702-645-1514

jaybird1@lvcn.com

RECEIVED
SEP 25 12 10 PM '02
PLANNING AND
DEVELOPMENT

READ INTO RECORD

P

RECEIVED

SEP 18 3 40 PM '02

PLANNING AND
DEVELOPMENT

September 14, 2002

Planning and Development Department
Current Planning Division
Development Services Center
731 South 4th Street
Las Vegas, Nv 89101

RE: Re Zoning Request
Z-0048-02

We will not be in town to attend this meeting however we **STRONGLY OPPOSE** rezoning as requested which will reduce the number of houses that may be built on an acre. One house per 1/2 acre WAS supposed to be the standard in this area and was one major factor in our selecting this area to live, which we have for 5 years. It seems that every single piece of dirt just has to be built on! Well then stick to the, jokingly referred to, "master plan" and maintain the 1 dwelling per 1/2 acre zoning.

Sincerely,

Diane Kelly

Lawrence J. and Diane Kelly

6121 Rosada Way

Z-0048-02
9-26-02 PL
P

September 12, 2002

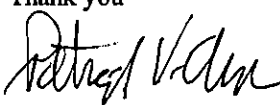
Planning Commissioners
731 South Fourth Street
Las Vegas, Nevada 89101

SUBJECT: Case Numbers GPA-0023-02, Z-0048-02(1) and Z-0048-02

We wholeheartedly object to the subject request for a "General Plan Amendment," "Rezoning," and "Site Development Plan Review." There is absolutely no reason, other than money and greed, to ask for the proposed changes to the General Plan. The property in question sits almost exactly in the middle of an area of R.E. zoning and ½ acre homesites and is contrary to what the plan is for in the first place.

As lifetime residents of 40 years, we are all too familiar with the continuous zoning changes, done only to suit the developer's pocketbook, and ridiculous pace of growth allowed by the Planning Commission and City Council. The Willard R. and Mary Virginia Jones 1990 Trust should withdraw the requested (subject) changes with prejudice and stick with the original zoning. They can still make plenty of money.

Thank you


Patrick V. Auer


Kathern L. Auer

RECEIVED
SEP 19 3 45 PM '02
CLERK

GPA-0023-02
Z-0048-02
Z-0048-02(1)
9-24-02 AC
P

Richard A. and Joyce E. Baines
4125 Snow Petal Court
Las Vegas, Nevada 89129
(702) 491-3060

August 30, 2002

City Planning Commission
Las Vegas, Nevada

Delivered by FAX ONLY

Regarding: Z-0048-02 and Z-0048-02 (1) and GPA-0023-02 - (Sept. 26, 2002)

To Whom It May Concern:

My wife and myself own a HALF-ACRE custom home lot less than a block from this site. It is our hope to break ground on the construction of our retirement home before January of 2003. As we will be out of town at the time of the planning commission meeting on September 26, 2002, please enter this FAX to the records as a formal protest of the above application. This protest is registered for the following reasons;

1. The above rezoning request is not consistent with zoning of existing properties in the surrounding area in all directions.
2. A higher density of homes will typically bring a lower price range of homes and thus approval of these applications would not be protecting the property values of the existing home owners in the neighborhood.
3. Present zoning would allow for about 36 to 42 homes, the planning commission and City Council should never approve any number of homes over what present zoning allows.

Respectfully Submitted

Richard A. Baines


Joyce E. Baines

P

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

Case: GPA-0023-02
12533402000
HAWKINS CHARLES
4125 SNOW PETAL CT
LAS VEGAS NV 89129-5426

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02
- 001 -
Z-0048-02(1)

REQUEST BY - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 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 229-6301 (TDD 386-9106) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

July 23rd 2002

Dear Planning Commission,

My Husband and I oppose
the general plan amendment GPA-0023-02,
the Rezoning Z-0048-02 and the
site development plan Review Z-0048-02 (1)

Sincerely,

James Michael Sakala &
Ann Marie Sakala

8150 La Madre Way
Las Vegas, Nev. 89149

645-8692

RECEIVED LATE

GPA-0023-02
~~Z-0048-02~~
Z-0048-02(1)
7-25-02 PC
P

MEMORANDUM

MEMO BY BILL STEELE TO _____ DATE 7/22/02
FILE TITLE REZONING PLAN
CITY PLANNING COMMISSION, CURRENT PLANNING DIVISION
BILL STEELE
8220 W. WASHBURN RD
LAS VEGAS, NV. 89149

Case: GPA-0023-02

12533202023
STEELE BILL
8220 W WASHBURN
LAS VEGAS NV 89149-4767

I AM CURRENTLY OUT OF TOWN AND UNABLE TO ATTEND THE 7/25/02 PLANNING COMMISSION MEETING, BUT I WOULD LIKE TO EXPRESS MY OBJECTION TO THE REZONING OF THE ADJACENT PROPERTIES. I PURCHASED MY HOME IN APRIL AND ONE OF THE ATTRACTIONS WAS THE CURRENT NEIGHBORHOOD OF JUST 1/2 AND 1 ACRE HOMES, SINCE MY HOUSE IS DIRECTLY ACROSS FROM THIS PROPERTY IT IS OF GREAT CONCERN TO ME. I KNEW WHEN I PURCHASED MY HOUSE THAT SOME DAY SOME ONE WOULD BUILD IN FRONT OF ME, BUT I WAS TOLD IT COULD ONLY BE 1/2 OR 1 ACRE PARCELS, SO THAT WOULD KEEP THE NUMBER OF HOUSES AND TRAFFIC SOMEWHAT LOWER. I SEE NO ADVANTAGE TO CHANGING THE ZONING EXCEPT A DESIRE FOR MORE MONEY BY THE BUILDER WITH NO REGARD FOR THE CURRENT RESIDENTS. I SINCERELY HOPE THIS REZONING IS NOT ALLOWED

GPA-0023-02

Z-0048-02

Z-0048-02 (1)

7-25-02 PC

P

Thank you

Bill Steele

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

July 18, 2002

Re: Rezoning Request #Z-0048-02
General Plan Amendment #GPA-0023-02
Site Development Plan Review #Z-0048-02(1)

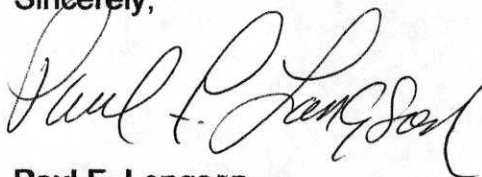
This letter is written in OPPOSITION to these requests. The area in question should remain zoned as it currently is: Desert Rural Density Residential.

We specifically purchased in this area because of the way in which it was zoned. We like the rural feel in the "middle" of a large metropolis and do not wish to see a housing tract built in the middle of our area. Simply stated: it would not fit. Further, it would impact negatively on the value of all the homes in the neighborhood when homes of the size proposed are built on a lot that small.

However, of greatest concern is the fact that once one zoning change is allowed, it opens the doors to many others. A precedence is set that is hard to go back on. We don't want a high-density housing tract in our neighborhood. We don't want a convenience store on the corner. We don't want a drug-store on the corner. We don't want ANYTHING other than what it's currently zoned for.

Thank You for allowing us to present our opinion via letter – we'll be out of town during the initial hearing on these proposed changes.

Sincerely,



Paul F. Longson
8535 W. Rosada Way
Las Vegas, NV 89149-4129
12532706004



Susanne B. Longson

GPA-0023-02
~~Z-0048-02~~
Z-0048-02(1)
7-25-02 PC
P

July 17, 2002

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

REFERENCE: Z-0048-02(1)
Z-0048-02
GPA-0023-02

Dear Sirs;

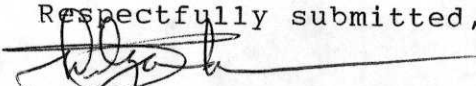
On behalf of myself and my neighbors, I must STRONGLY OBJECT to the density proposal of three units per acre on a portion of the North Half of the Southwest Quarter of Section 33, Township 19 South, Range 60 East, M.D.M.

We moved to the Northwest of the Valley for more privacy and general well-being with our animals and open spaces. You People have succumbed to the City Folk mentality over the years and in many ways, we have all felt our individual freedoms compromised. We like our space and our Right to pursue our Dreams and Happiness. I, personally in this pursuit, purchased and built on two and half acres, which was the norm back then, but now, these absentee land speculators now have the limit down to half acre building lots. What next, Condos in the horse corral.

If you look at the properties surrounding the Subject Property, the mood is set and established, as to what the Majority are pursuing for their Lifestyle. there is a lot of property in the Valley for this type of density request, leave us alone to live our chosen way. My American Dream has already been compromised enough.

GPA-002302
Z-0048-02(1)
Z-0048-02
7-25-02 PC
P

Respectfully submitted,


Mr. & Mrs. Gerald Delgado
4860 Bonita Vista St., Las Vegas, 89149

Debra and Anthony Grimaldi
5408 Tropical Toucan Avenue
Las Vegas, NV 89130

July 15, 2002

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

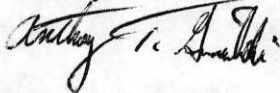
Dear Sirs:

We are writing this letter to oppose Willard R. and Mary Virginia Jones 1990 trust to amend a portion of the Centennial Hills sector plan from: DR (Desert Rural Density Residential) to: R (Rural Density Residential) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN 125-33-301-001 and 004, 125-33-302-001 and 007) Ward 6 (Mack)

We currently own the lot at 8460 W. La Madre Way. We strongly oppose building that would put more than 2 residences on any 1 acre.

We are unable to attend the City Planning Commission meeting on July 25th. Please accept this written objection.

Sincerely,
Anthony T. Grimaldi



Debra L. Grimaldi



RECEIVED
JUL 22 3 34 PM '02
PLANNING & DEVELOPMENT

GPA-002302
Z-0048-02
Z-004802(1)
7-25-02 PC
P

July 18, 2002

City of Las Vegas
Planning Commissioners
Fax 474-0352

RE: Items **GPA-0023-02, Z-0048-02 & Z-0048-02(1)**

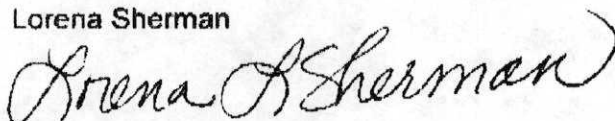
I received the notices of the public hearing on July 25th concerning this development. I must be out of town on this date so I wanted to express my views.

This request does not follow the Master plan, and is surrounded by R-E houses. I feel they should conform to the rest of the neighborhood by keeping the lots as large as possible. (one half acre)

Please **vote no** on these requests.

Thank you for your considerations of these matters.

Lorena Sherman



5025 N. Bonita Vista St.
Las Vegas, NV. 89149

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

July 17, 2002

Planning Commissioners
731 South Fourth Street
Las Vegas, Nevada 89101

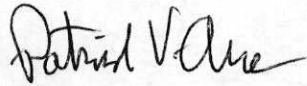
SUBJECT: Case Numbers GPA-0023-02, Z-0048-02(1) and Z-0048-02

We wholeheartedly object to the subject request for a "General Plan Amendment," "Rezoning," and "Site Development Plan Review." There is absolutely no reason, other than money and greed, to ask for the proposed changes to the General Plan. The property in question sits almost exactly in the middle of an area of R-E zoning and ½ acre homesites and is contrary to what the plan is for in the first place.

As lifetime residents of 40 years, we are all too familiar with the continuous zoning changes, done only to suit the developer's pocketbook, and ridiculous pace of growth allowed by the developer friendly Planning Commission and City Council.

- (1) The Planning Commission and City Council should reject the proposed changes.
- (2) The Willard R. and Mary Virginia Jones 1990 Trust should withdraw the requested (subject) changes and stick with the original zoning. They can still make plenty of money building approximately 40 houses.

Thank you



Patrick V. Auer



Kathern L. Auer

Pat Auer
5111 Royer Ranch Rd.
Las Vegas, NV 89149

7-25-02 PC
GPA-0023-02
~~Z-0048-02~~
Z-0048-02(1)
P

To: City of Las Vegas, Planning Commissioners
Fax: 474-0352

From: Leslie M. Jones and Neighbors
Fax: 395-1046

Date sent: 7/24/02
Number of pages: 1

RE: Items, GPA-0023-02, Z-0048-02 & z-0048-02(1)

- The following signatures are opposed to the request of Willard R. and Mary Virginia Jones.
- We do not want the Master Plan of minimal lot size of 1/2 acre to be reduced.
- We feel that the request to change the existing Master Plan compromises our rural neighborhood.

Please vote "no" to the request of three units per acre.

7/22/02 LESLIE M. JONES 5043 BONITA VISTA LV 89149

7/23/02 WILLIAM D. COMBS 8545 W. LAMADRE WY. LV 89149
1 DUPLICATE SUBMITTED LETTER
7/23/02 KATHA A. COMBS 8545 W. LAMADRE WY. LV 89149

7/23/02 Karyn Watson 8560 W. Madre Way, Las Vegas NV 89149

7/23/02 Eliza Moroch 8590 La Madre LV 89149

7/23/02 Travis Moroch 8590 La Madre LV 89149

7/23/02 MAREE PAXSON 8525 ROSADA NV 89149

7/23/02 John E Thornton 5045 N. Bonita Vista St. LV 89149

7/23/02 Ann M. Thornton 5045 N. Bonita Vista St. LV NV 89149

7/23/02 Mary A. Thornton 5045 N. Bonita Vista St. LV NV 89149

7/25/02 Elizabeth Howell 8490 W. La Madre

7/25/02 Karen Lunn 8490 W. La Madre

7/23/02 KATHIE SALIKA & MARK SALIKA 8525 W. LAMADRE WY. LV NV 89149

7/25/02 JERRY ADAMS 8445 LAMADRE

7/24/02 DAVID R. JONES 5043 Bonita Vista Las Vegas NV 89149

7.25.02 PL

GPA-0023-02
Z-0048-02(1)
Z-0048-02

9P

READ INTO RECORD

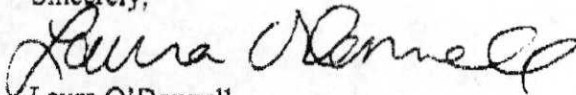
July 15, 2002

Dear Planning Commissioners:

Re: Z-0048-02(1)—Planning Commission meeting July 25, 2002

I object to the proposal of Willard and Mary Jones case # Z-0048-02(1) to change the zoning from RE to RPD-3 to increase the number of units per acre on land near my property. I also object to their proposed change from desert rural to rural in the general plan category designation of the area. I do not want the zoning changed. I do not want the general plan category changed.

Sincerely,



Laura O'Donnell

Parcel # 125-32-804-004 —district 125

GPA-0023-02

Z-0048-02

Z-0048-02(1)

7.25.02 PL

P

READ INTO RECORD



7-25-02

TOO WHOM IT MAY CONCERN,

RE: REZONING Z-0048-02

& GENERAL PLAN AMENDMENT GPA-0023-02

DEAR SIRS,

MY HOME IS LOCATED AT 5024 N. LISA LANE, WHICH IS RIGHT BETWEEN THE 2 PARCELS WHICH YOU ARE CONSIDERING FOR THE REZONING. MY HUSBAND & I MOVED HERE 2 YRS AGO WITH OUR THEN INFANT DAUGHTER, SINCE THEN WE ADDED A SON. OUR STREET HAS 5 HOMES ON IT, WHICH THE PROPERTIES ARE ALL AT LEAST AN ACRE IN SIZE. THE DREAM I HAD WAS TO RAISE MY CHILDREN, THE WAY I WAS RAISED IN WEST TEXAS. IN A RURAL COMMUNITY. TO GIVE YOU A LITTLE INSIGHT, I WOULD LIKE TO SHARE A TYPICAL DAY AROUND MY HOUSE. IN THE MORNING YOU SEE A COYOTE WALKING THROUGH THE FIELD, AFTERNOONS BRING FAMILIES OF QUAIL WALKING IN A STRAIGHT LINE DOWN THE STREET, & EVENINGS YOU'LL FIND 20 TO 30 COTTONTAIL LOUNGING IN MY YARD. THERE ARE ALSO MICE THAT WANT TO MOVE IN THE HOUSE ON OCCASION. MY BACKYARD HAS MANY DIFFERENT TYPES OF BIRDS THAT VISIT. ANOTHER THING YOU WON'T SEE IN YOUR TRACK NEIGHBORHOODS, ARE FRIENDLY NEIGHBORS RIDING THERE HORSES DOWN THE STREET. WHEN WE PURCHASED THIS HOME I TOLD MY MOM I HAVE THE PERFECT EASTER EGG HUNTING YARD. OUR HOMES ARE OLD & UNSOPHISTICATED, BUT THEY TAKE YOU TO A SIMPLER PLACE IN TIME. IF THEY MANAGE TO BUILD 66 HOMES, WERE GOING TO LOSE THE RURAL ATMOSPHERE THAT EXISTS HERE.

GPA-0023-02

Z-0048-02

Z-0048-02(1)

7.25.02 PL

182

PREAD INTO RECORD

THE SPAULDING FAMILY
5024 N. Lisa Lane • Las Vegas, NV 89149



PAGE 2

RE: REZONING Z-0048-02
& GENERAL PLAN AMENDMENT GPA-0023-02

I KNOW YOU CAN'T STOP PROGRESS, BUT YOU CAN TRY & REGULATE IT FAIRLY. THE BUILDER DIDN'T CONSIDER THE 5 HOMES DOWN LISA LANE, I KNOW THIS BECAUSE HE WOULD HAVE MADE IT MORE APPEALING TO ALL OF US, IN THE SENSE OF THE LOTS WOULD HAVE BEEN AT LEAST 1/2 ACRE LOTS, THE PERIMETER OF THE PROPERTY WOULD HAVE A HORSE TRAIL AROUND IT. MR. & MRS. JONES DIDN'T CONSIDER US EITHER, OR THEY WOULD HAVE MADE STIPULATIONS REGARDING THE RURAL ATMOSPHERE, INSTEAD I THINK THE IDEA OF BIG PROFITS GOT THE BEST OF THEM.

IF YOU ALLOW THIS TO HAPPEN, OUR STREET WILL BE SURROUNDED BY 66 HOMES, 33 IN THE FRONT & 33 IN THE BACK. THIS WOULD BE A GREAT INJUSTICE TO ALL OF US. I HOPE YOU WOULD MAKE THEM GO BACK TO THE DRAWING BOARD & RETHINK THERE DECISIONS.

THANKYOU FOR YOUR TIME & CONSIDERATION.

KIMBERLY K. SPAULDING
5024 N. LISA LANE
LV. NV 89149

292

THE SPAULDING FAMILY
5024 N. Lisa Lane • Las Vegas, NV 89149



7-25-02

TOO WHOM IT MAY CONCERN,

RE: REZONING Z-0048-02

& GENERAL PLAN AMENDMENT GPA-0023-02

DEAR SIRS,

MY HOME IS LOCATED AT 5024 N. LISA LANE, WHICH IS RIGHT BETWEEN THE 2 PARCELS WHICH YOU ARE CONSIDERING FOR THE REZONING. MY HUSBAND & I MOVED HERE 2 YRS AGO WITH OUR THEN INFANT DAUGHTER, SINCE THEN WE ADDED A SON. OUR STREET HAS 5 HOMES ON IT, WHICH THE PROPERTIES ARE ALL AT LEAST AN ACRE IN SIZE. THE DREAM I HAD WAS TO RAISE MY CHILDREN, THE WAY I WAS RAISED IN WEST TEXAS. IN A RURAL COMMUNITY. TO GIVE YOU A LITTLE INSIGHT, I WOULD LIKE TO SHARE A TYPICAL DAY AROUND MY HOUSE. IN THE MORNING YOU SEE A COYOTE WALKING THROUGH THE FIELD, AFTERNOONS BRING FAMILIES OF QUAIL WALKING IN A STRAIGHT LINE DOWN THE STREET, & EVENINGS YOU'LL FIND 20 TO 30 COTTONTAIL LOUNGING IN MY YARD. THERE ARE ALSO MICE THAT WANT TO MOVE IN THE HOUSE ON OCCASION. MY BACKYARD HAS MANY DIFFERENT TYPES OF BIRDS THAT VISIT. ANOTHER THING YOU WON'T SEE IN YOUR TRACK NEIGHBORHOODS, ARE FRIENDLY NEIGHBORS RIDING THERE HORSES DOWN THE STREET. WHEN WE PURCHASED THIS HOME I TOLD MY MOM I HAVE THE PERFECT EASTER EGG HUNTING YARD. OUR HOMES ARE OLD & UNSOPHISTICATED, BUT THEY TAKE YOU TO A SIMPLER PLACE IN TIME. IF THEY MANAGE TO BUILD 66 HOMES, WERE GOING TO LOSE THE RURAL ATMOSPHERE THAT EXISTS HERE.

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7.25.02PLC

182

PREAD INTO RECORD

THE SPAULDING FAMILY
5024 N. Lisa Lane • Las Vegas, NV 89149



PAGE 2

RE: REZONING Z-0048-02
& GENERAL PLAN AMENDMENT GPA-0023-02

I KNOW YOU CAN'T STOP PROGRESS, BUT YOU CAN TRY & REGULATE IT FAIRLY. THE BUILDER DIDN'T CONSIDER THE 5 HOMES DOWN LISA LANE, I KNOW THIS BECAUSE HE WOULD HAVE MADE IT MORE APPEALING TO ALL OF US, IN THE SENSE OF THE LOTS WOULD HAVE BEEN AT LEAST 1/2 ACRE LOTS, THE PERIMETER OF THE PROPERTY WOULD HAVE A HORSE TRAIL AROUND IT. MR. & MRS. JONES DIDN'T CONSIDER US EITHER, OR THEY WOULD HAVE MADE STIPULATIONS REGARDING THE RURAL ATMOSPHERE, INSTEAD I THINK THE IDEA OF BIG PROFITS GOT THE BEST OF THEM.

IF YOU ALLOW THIS TO HAPPEN, OUR STREET WILL BE SURROUNDED BY 66 HOMES, 33 IN THE FRONT & 33 IN THE BACK. THIS WOULD BE A GREAT INJUSTICE TO ALL OF US. I HOPE YOU WOULD MAKE THEM GO BACK TO THE DRAWING BOARD & RETHINK THERE DECISIONS.

THANKYOU FOR YOUR TIME & CONSIDERATION.

KIMBERLY K. SPAULDING
5024 N. LISA LANE
LV. NV 89149

282

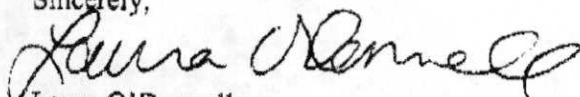
July 15, 2002

Dear Planning Commissioners:

Re: Z-0048-02(1)—Planning Commission meeting July 25, 2002

I object to the proposal of Willard and Mary Jones case # Z-0048-02(1) to change the zoning from RE to RPD-3 to increase the number of units per acre on land near my property. I also object to their proposed change from desert rural to rural in the general plan category designation of the area. I do not want the zoning changed. I do not want the general plan category changed.

Sincerely,



Laura O'Donnell

Parcel # 125-32-804-004 -district 125

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7.25.02 PL
P

READ INTO RECORD

July 19, 2002

Planning Commission
c/o Planning & Development Dept.
Current Planning Division
Development Services Center
731 So. Fourth St.
Las Vegas, Nv. 89101

Re: Subjects:

- a. Rezoning - Z-0048-02
- b. General Plan Amendment -
GPA0023-02
- c. Site Development Plan Review -
Z-0048-02 (1)

Dear Planning Commission:

The above subjects are on your agenda for the upcoming July 25, 2002 meeting.

I am the owner of the property and home located on the N.W. corner of LaMadre Way and Lisa Lane. I made this purchase in 1976 as my family residence. Over the years I have developed this into a mini ranch. My investment and lifestyle are being threatened by the above requests, listed as subjects a, b, & c. Please review the attached map representing the subject properties. My parcel is highlighted. All of the residences on Lisa Lane, from LaMadre Way North to Washburn, are sandwiched in between the subject properties. This is a major crisis to our semi-rural lifestyles. From horses to wells to power line poles, all that exists would be drastically compromised if these requests are approved. **AND THREE HOUSES PER ACRE SURROUNDING THE ENTIRE BLOCK IS UNIMAGINABLE!**

Under the current zoning, the majority of residents in this area have horses. This brings flies and adds a nasty odor to the air. No matter how well the properties are maintained, block walls cannot alleviate this problem. This must be taken into consideration.

Recently, D. R. Horton Homes, the developer, held a meeting to discuss their proposed residential project with all interested parties. I was unable to attend. Several people that did attend have informed me that the developer made mention of the possibility of closing off the entire corner at LaMadre Way and Lisa Lane. This would further close in their residential project and a block wall would be installed across the existing corner abutting their property. My property has large

GPA-0023-02, Z-0048-02 &
Z-0048-02(1) 7-25-02 PC
P

READ INTO RECORD

drive through gates on the Lisa Lane side, to access horses, etc. A closure to one end of Lisa Lane would cause a major hindrance to the entire neighborhood. The thought is incomprehensible.

I am all for current and future development, but in this particular area I urge you NOT to approve changes to the existing Zoning, RE (Residence Estates) or the existing General Plan, DR (Desert Rural Density Residential).

Sincerely,

A handwritten signature in cursive script, appearing to read "Barbara Singleton", written over a horizontal line.

Barbara Singleton
Trustee, Barbara Singleton Trust
8300 W. La Madre Way
Las Vegas, Nevada 89149

cc: City Council

READ INTO RECORD

July 23, 2002

Faxed to #474-0352 on 7/24/02

Las Vegas Planning Commission
731 South Fourth Street
Las Vegas, Nevada 89101

**CASE NUMBERS: GPA-0023-02; Z-0048-02, AND Z-0048-02(1)
REQUESTS BY WILLARD R. AND MARY V. JONES 1990 TRUST TO REZONE**

We strongly object to the subject request for a General Plan Amendment, Rezoning, and Site Development Plan Review.

There is no foundation to support changes to the General Plan or to rezone this area. The properties in question sit in the middle of an area of RE zoning and are ½ acre or larger home sites. Surrounding homeowners want to maintain this rural setting.

I sincerely hope the Planning Commission will listen to the wishes of the local area homeowners instead of listening to the developers seeking to maximize a few acres of land at the expense of the existing property owners. There is currently too much congestion on the local streets, and as I am sure you know, Highway 95 is already dangerously overloaded with no relief for the next 10-15 years.

Please reject these proposed changes when the amendments come up for vote on July 25th.

Thank you,



Alan and Sandra Shields
5324 Manuel Drive
Las Vegas, Nevada 89149

RECEIVED
JUL 25 8 24 AM '02
GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PL
P

READ INTO RECORD

7/22/02

Joel V. McCulloch, Senior Planner
Planning & Development Dept.
731 S. Fourth Street, City Council Chambers
Las Vegas, Nevada 89101

re: Case #'s Z-0048-02, Z0048-02 (1)
GPA-0023-02
Zoning change at Durango and Washburn
also: Durango and LaMadre (21.25 acres)
D.R.Horton - Developer/BuilderDear Mr.

Dear Mr. McCulloch, (et.al. Planning Commission)

As a resident in very near proximity to this proposed zoning change and a future high density housing project, I can only say that this violates the environment of our rural neighborhood. It is so out of character for this area, that I'm amazed that it's even being considered, in view of the fact that this area has been deemed a "rural neighborhood preserve" for the express purpose of protecting the open space for people who own small ranches, horse properties and rural country estates. Essentially, we moved to this area to get out of the congestion of city dwelling, enjoy some peace and quiet, and observe wildlife that you don't normally see in town, like coyotes, roadrunners, quail, cottontails and especially horses riding past your house.

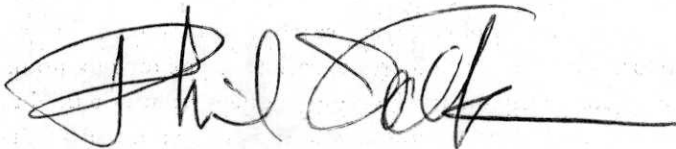
Building 66 homes on 21 acres would severely compromise our rural environment in a very negative way, and simply stated, it would "bring the city out to the country," and with it, all the social, civic and cultural ills that are indigenous to city life: more cars, more blacktop, more heat, more people, more crime, more noise, more accidents, more congestion, but more importantly an end to a rural lifestyle.

I'm talking about quality of life issues here, not the price of my home or the value of the neighborhood. I'm talking about a dream my family had to someday move out to the country, away from tract housing and city congestion, buy a small ranch and a couple of horses, and experience a different kind of lifestyle that I enjoyed as a kid growing up on a farm in Idaho. We finally accomplished that goal last year when we moved out of town to this little ranch on an acre and a quarter on Marcon Drive. This proposed development is about 100 yards from my driveway, (about the length of a football field), and I'll be looking at 66 homes crammed together in a small area with no other purpose than to garner D.R.Horton a large profit. He obviously never considered the needs of the neighborhood, or the rural atmosphere that he is willing to destroy with this high density housing project. I'm amazed that no effort was put forth to acknowledge the existence of all the ranch people in this area. Perhaps a fenced horse path around the entire perimeter of the tract would have shown a little good faith on his part, but instead, he ignored all of our quality of life issues, and is proposing the worst possible scenerio for our highly esteemed and extremely rare, Las Vegas rural setting. Our city is growing fast, but we need to protect the open space where it really makes the biggest impact - where there's already an established area of ranches, farms and horse properties on acreages.

This project does not belong here. It's in direct conflict with all our valuable environmental issues pertinent to rural living. The developer is blatantly pushing forward with a callous disregard for our neighborhood needs, and apparently with the sole intent of making large profits by cramming too many houses into a small space.

I realize that some progress must take place, but I vehemently oppose this project, because it only benefits the people selling the land, and the developer who wants to destroy our lifestyle. It does not benefit the greater number of citizens in this area, nor does it take into account our vested interest in our land and our homes, our desire to protect our rural living, and most of all, the quality of life issues that brought us out here in the first place. I respectfully submit my veto and strong opposition to this proposal.

Sincerely,



Phi Volk
4975 Marcon Drive
Las Vegas, NV. 89149 - phone: (702) 839-2897 cell: (702) 379-1765

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PL
P

READ INTO RECORD

Statement of John R. Amundson and Rhoda P. Amundson
8211 Adler Circle
Las Vegas, NV 89149-4751
(702) 645-1514

8 July 2002

Re: Proposed development of 21.5 acres by D.R. Horton in a rural preservation neighborhood.

To whom it may concern:

For the record, we are **OPPOSED** to the request for development of 21.5 acres of land located on the southeast corner of Durango and Washburn Road to allow for a walled, gated community of 66 homes. The parcels are 12533301001; 12533302001; 12533302007; 12533401005; 12533401011; 12533401017; 12533401006.

The land in question is located within a rural preservation neighborhood that calls for minimum ½ and one acre home sites that include provisions for horses, and no street lights among other things.

We purchased our home precisely because of this type of zoning and it's supposed protections.

Our property on Adler Circle abuts the land being proposed for development. As stated above, we are **OPPOSED** to any development that would increase the density of the homes currently allowed under existing zoning laws and encroach on a rural preservation neighborhood.

In addition, other issues that concern us about the proposed development are:

1. **DRAINAGE:** Engineering reports show a wash running from the northwest to the southeast on the proposed development property. Being located adjacent to the downhill side of the property, we have had to deal with issues of run-off and flooding during heavy rains. Elevated house sites now required by building codes would only exacerbate the flooding. Since no storm drainage system exists in the area, any development on that land would have to address the issue of adequate drainage.
2. **PRIVACY WALLS:** Taking land and pad elevations into consideration, even single story houses would look directly into the backyards and windows of existing homes, thereby violating the spirit and intent of the privacy implied by the rural preservation designation. It would be essential that privacy walls on the east side of the proposed development address this issue. The east sidewalls should be of a height to ensure the privacy of neighboring homeowners in the rural preservation area.
3. **STREET LIGHTS:** We also oppose any zoning changes that allow or require a developer to install either perimeter or interior streetlights.
4. **ACCESS:** The proposed gated entrance to this walled development is to be on Lisa Lane. This is unacceptable. By gating off Lisa Lane and locating the entrance off Washburn Road, the volume of traffic in and out of the development of 66 homes would have a negative impact on the surrounding rural preservation neighborhood.
5. **UTILITIES AND INFRASTRUCTURE:** None exist at the proposed site.

To summarize, we are **OPPOSED** to the density of the proposed development. We are also extremely concerned about the increased flood risks to our property, especially since the infrastructure to handle this does not exist.

Any development that conforms to rural preservation standards and satisfactorily addresses the above issues and preserves the atmosphere that makes this a desirable and increasingly unique neighborhood would be welcome.

Z-0048-02
(1)
and GPA-
0023-02

PC July 25, 02

7-25-02
PC

GPA-0023-02
Z-0048-02(1)
Z-0048-02

READ INTO RECORD

late
P

21 July 2002

Planning and Development Dept.
Current Planning Division
Development Services Center
731 South Fourth St.
Las Vegas, NV 89101

Reference: **Z-0048-02**

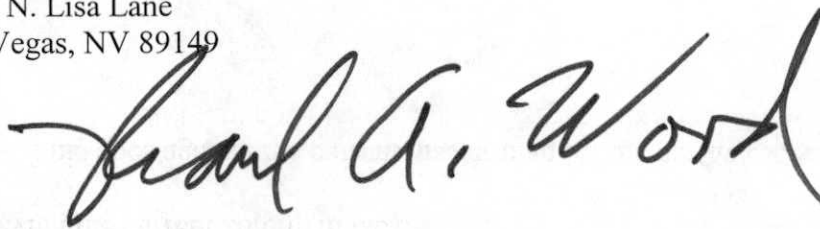
Dear Sirs

I am writing to file my objection to the above noted zoning change. I feel this does not fit with the area as a whole and would severely degrade our community and current life style. Putting 3.49 homes per acre would reduce property values. Fencing off a section of our neighborhood with small homes on small lots with streets not wide enough to drive two cars does not truly hide the problem, out of site out of mind never has worked. There are several of our neighbors that own horses, there are many potential problems that may arise placing sub-divisions next to live stock, all these can be avoided by leaving the current zoning in tack.

This goes against the current master plan for the northwest, and would change our rural life style that I thought everyone was trying to preserve. This is also adjacent to the Clark County RMP Overlay, which as I understand the City and the County have agreed to respect each other's current zoning.

Once again I would like to state that I am objecting to the rezoning request Z-0048-02.

Raul Wood
5211 N. Lisa Lane
Las Vegas, NV 89149



Z-0048-02
7-25-02 PC
READ INTO RECORD

RECEIVED
JUL 24 3 30 PM '02
PLANNING AND
DEVELOPMENT

July 21, 2002

Las Vegas Planning Commission
731 South Fourth Street
Las Vegas Nevada 89101

SUBJECT: Case Numbers Gpa-0023-02, Z-0048-02(1) and Z-0048-02

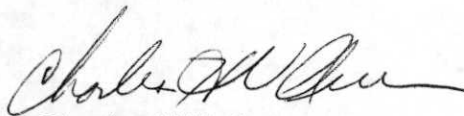
We strongly object to the subject request for a General Plan Amendment, Rezoning, and Site Development Plan Review.

There is no foundation to support changes to the General Plan or rezone this area. The properties in question sit in the middle of an area of R.E. zoning and are 1/2 acre or larger home sites. We want to maintain this rural setting.

My wife and I have resided in Las Vegas 37 and 46 years respectively; and 21 of those years have been in our current home. We are really sick of financing the obscene growth that has been occurring for the past 8-10 years. I sincerely hope the Planning Commission will follow the will of the local people over that of the developers seeking only to maximize a few acres of land at the expense of the existing property owners. We have enough congestion on the local streets, and as you surely must know, Highway 95 (the expressway) is dangerously overloaded with no relief for the next 10-15 years.

Please act responsibly and reject these proposed changes when the amendments come up for a vote.

Thank You


Charles H.V. Auer


Vicki L. Auer

5312 Manuel Drive
Las Vegas NV 89149

PLANNING AND
DEVELOPMENT
JUL 23 2002
RECEIVED

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

READ INTO RECORD

July 23, 2002

City Planning Commissioners
City of Las Vegas

RE: Public hearing on July 25th on **GPA-0023-02, Z-0048-02 & Z-0048-02(1)**

Concerning my views on the above mentioned requests, I feel that they should conform to the to the same size lots and likeness of the other private homes in the area. The only ones that are on smaller lots by them is the ones on the "Painted Desert Golf Course" which is a gated community and well maintained.

Please vote no on these requests for they do not go with the surrounding homes.

Thank-you for your consideration



Ruth A Combs

RECEIVED
JUL 24 2002
PLANNING AND
DEVELOPMENT

GPA-0023-02
Z-0048-02
Z-0048-02(1)
7:25 P
PL

READ INTO RECORD

July 16, 2002

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

My name is Virginia Frehner and I reside at 5025 North Tomsik Street, Las Vegas, Nevada. I wish to state my objection to the proposal to amend a portion of the Centennial Hills Sector Plan from DR to R on 21.25 acres adjacent to the northeast corner of Durango Drive and LaMadre Way (APN: 125-333-301-001 and 004, 125-33-302-001 and 007 as set forth in Case GPA-0023-02.

I also want to express my objection to the request for a site development plan review and request for a rezoning from R-E to R-PD3 for the same 21.25 acres which is described as a portion of the North Half ($N\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M.

Virginia Frehner

5025 Tomsik St.
Las Vegas, NV 89149



PLANNING AND
DEVELOPMENT

RECEIVED

JUL 19 3 31 PM '02

GPA-0023-02
~~Z-0048-02~~
Z-0048-02(1)
7-25-02 PC
P

RECEIVED

JUL 19 3 30 PM

PLANNING AND
DEVELOPMENT

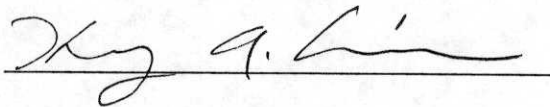
July 16, 2002

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

Stivers
5017 North Tomsik Street
Las Vegas, NV 89149

We, Harry A. Stivers and Mary Boozan Stivers, owners of the Stivers Family Trust, residing at 5017 North Tomsik Street, Las Vegas, Nevada, hereby express our objection Case GPA-0023-02 proposing to amend a portion of the Centennial Hills Sector Plan from DR to R on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007.

We also object to the request for a site development plan review and request for a rezoning from R-E to R-PD3 for the said 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way which is described as a portion of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.M.





GPA-0023-02
~~Z-0048-02~~
Z-0048-02(1)
7-25-02 PC
P

14 July 2002

To: Joel McCulloch
Planning & Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

From: John & Rhoda Amundson
8211 Adler Circle
Las Vegas, NV 89149

Re: GPA-0023-02 General Plan Amendment from DR (Desert Rural Density Residential) to R
(Rural Density Residential)

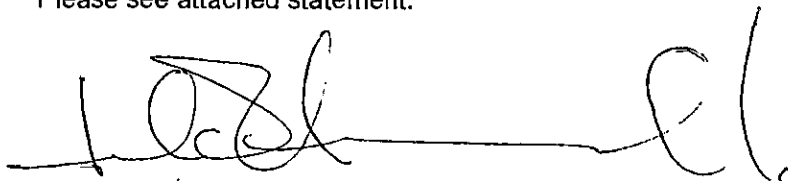
Z-0048-02 Rezoning from R-E (Residence Estates) to R-PD3 (Residential Planned
Development - 3 units per acre)

Z-0048-02(1) Site Development Plan Review for 66-lot single family residential subdivision

We are OPPOSED to any changes in the general plan and the rezoning of the following parcels
to permit development that does not conform to the existing general plan and zoning:

125-33-301-001-RE
125-33-301-004-RE
125-33-302-001-RE
125-33-302-007-RE
125-33-401-005-RNP1
125-33-401-006-RNP1
125-33-401-1011-RNP1
125-33-401-1017-RNP1

Please see attached statement.



GPA-0023-02
Z-0048-02
Z-0048-02(1)
7-25-02 PC
P

Statement of John R. Amundson and Rhoda P. Amundson
8211 Adler Circle
Las Vegas, NV 89149-4751
(702) 645-1514

8 July 2002

Re: General plan amendment, rezoning and site development plan to permit building of 66-lot subdivision on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way.

To Whom It May Concern:

For the record, we are OPPOSED to any general plan amendments and zoning changes affecting the following parcels of land: 125-33-301-001-RE; 125-33-301-004-RE; 125-33-302-001-RE; 125-33-302-007-RE; 125-33-401-004-RNP1; 125-33-401-006-RNP1; 125-33-401-1011-RNP1; and 125-33-401-1017-RNP1.

Any changes that would increase the number/density of homes per acre in a Residential Estates neighborhood and encroach on that surrounding Residential Estates neighborhood and adjacent properties is unacceptable.

We purchased our Adler Circle home precisely because of the Residential Estates zoning and its supposed protections.

In addition, other issues that concern us about the proposed site development are:

1. **DRAINAGE:** Engineering reports show a wash running from the northwest to the southeast on the proposed development property. Being located adjacent to the downhill side of the property, we have had to deal with issues of run-off and flooding during heavy rains. Elevated house sites now required by building codes would only exacerbate the flooding. Since no storm drainage system exists in the area, any development on that land would have to address the issue of adequate drainage.
2. **PRIVACY WALLS:** Taking land and pad elevations into consideration, even single story houses would look directly into the backyards and windows of existing homes, thereby violating the spirit and intent of the privacy implied by the residential estates zoning. It would be essential that privacy walls on the east side of the proposed development address this issue. The east sidewalls should be of a height to ensure the privacy of neighboring homeowners in the residential estates area.
3. **STREET LIGHTS:** We also oppose any zoning changes that allow or require a developer to install either perimeter or interior streetlights.
4. **ACCESS:** The proposed gated entrance to this walled development is to be on Lisa Lane. This is unacceptable. By gating off Lisa Lane and locating the entrance off Washburn Road, the volume of traffic in and out of the development of 66 homes would have a negative impact on the surrounding residential estates neighborhood.
5. **UTILITIES AND INFRASTRUCTURE:** None exist at the proposed site.

To summarize, we are OPPOSED to the density of the proposed development. We are also extremely concerned about the increased flood risks to our property, especially since the infrastructure to handle this does not exist.

Any development that conforms to existing standards and satisfactorily addresses the above issues and preserves the atmosphere that makes this a desirable and increasingly unique neighborhood would be welcome.

TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

FILE NUMBER: _____

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], WARD 6 (MACK).

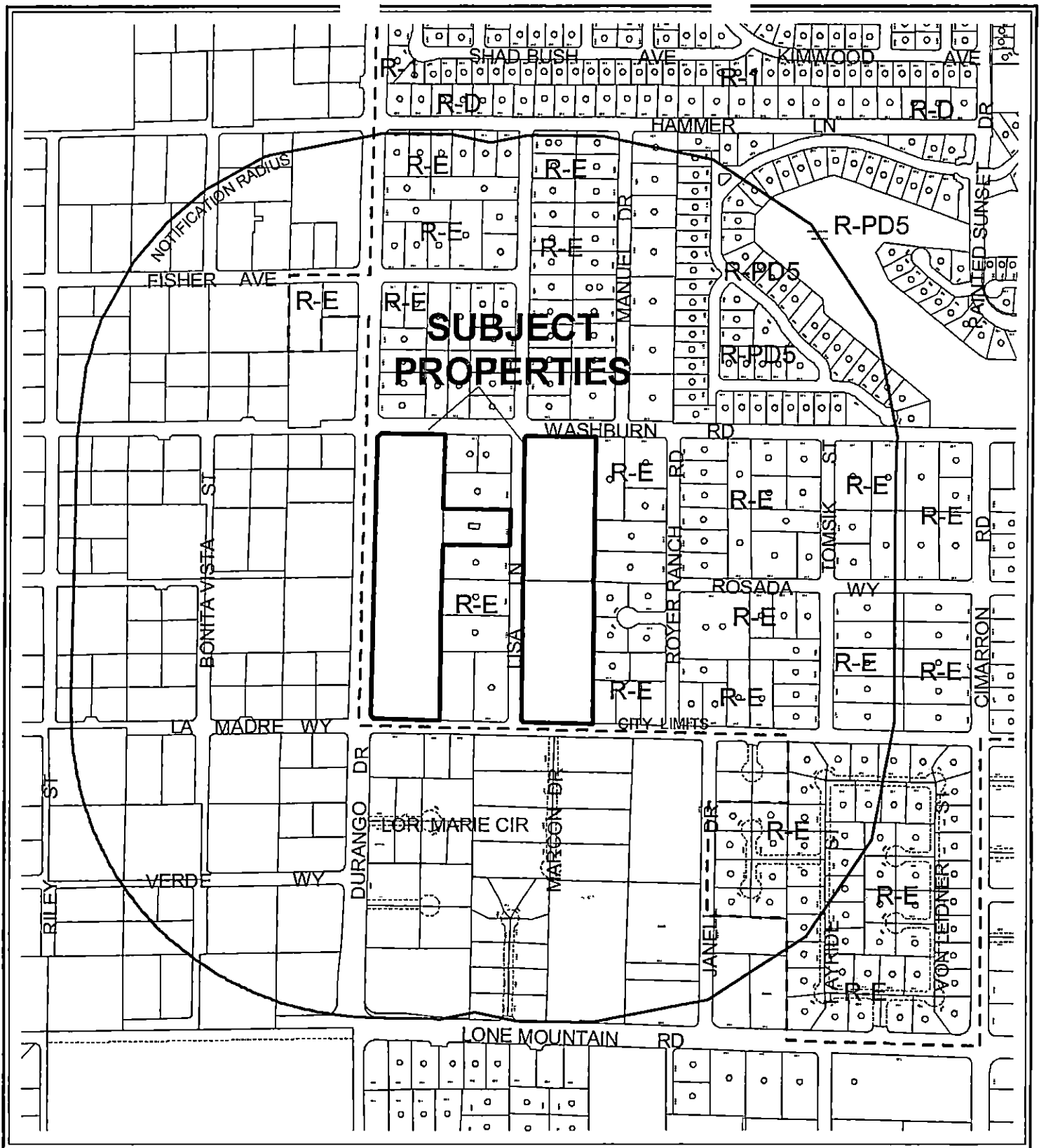
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0048-02**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 400 800 Feet

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), WARD 6 (MACK).

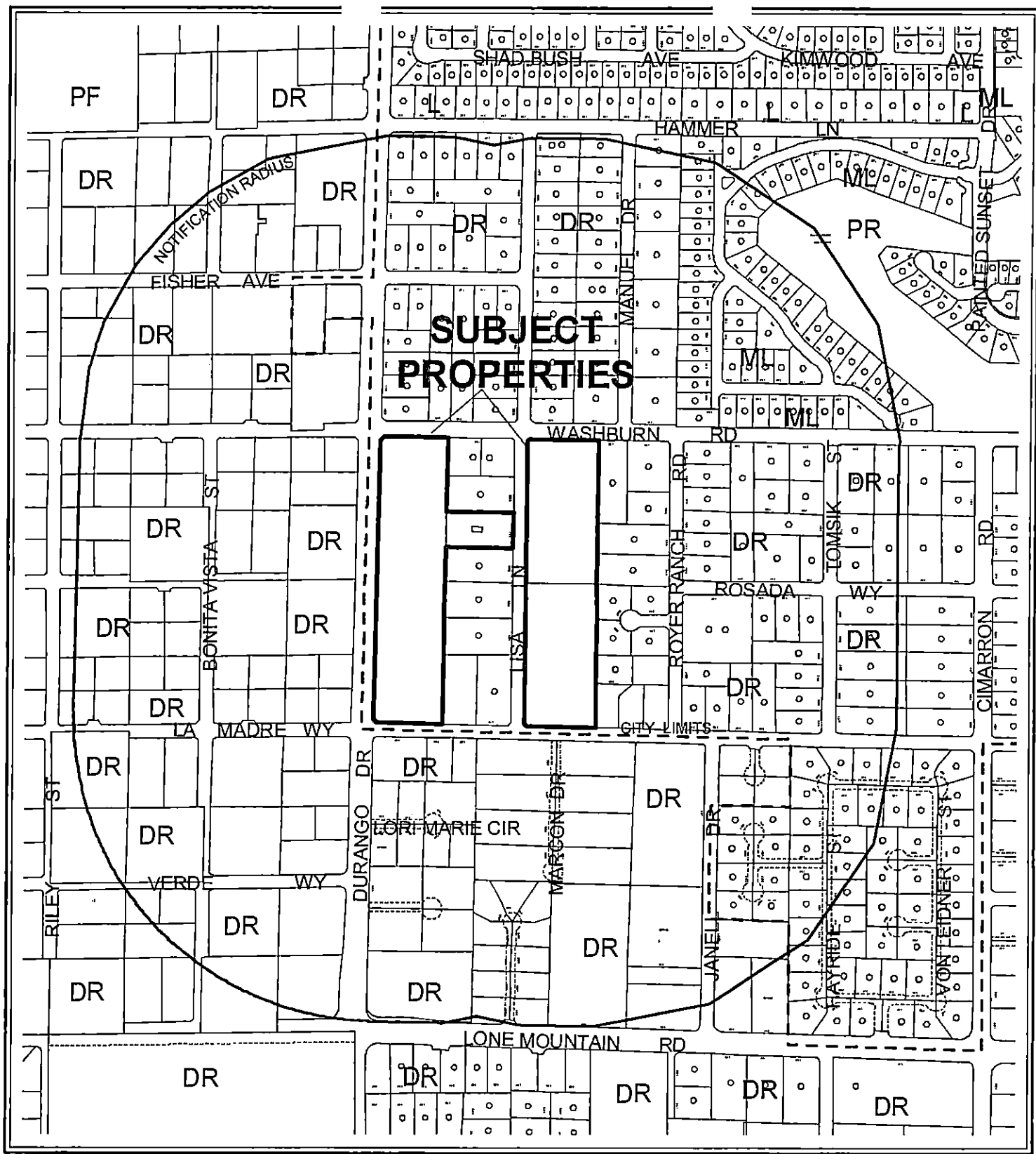
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0023-02**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), WARD 6 (MACK).

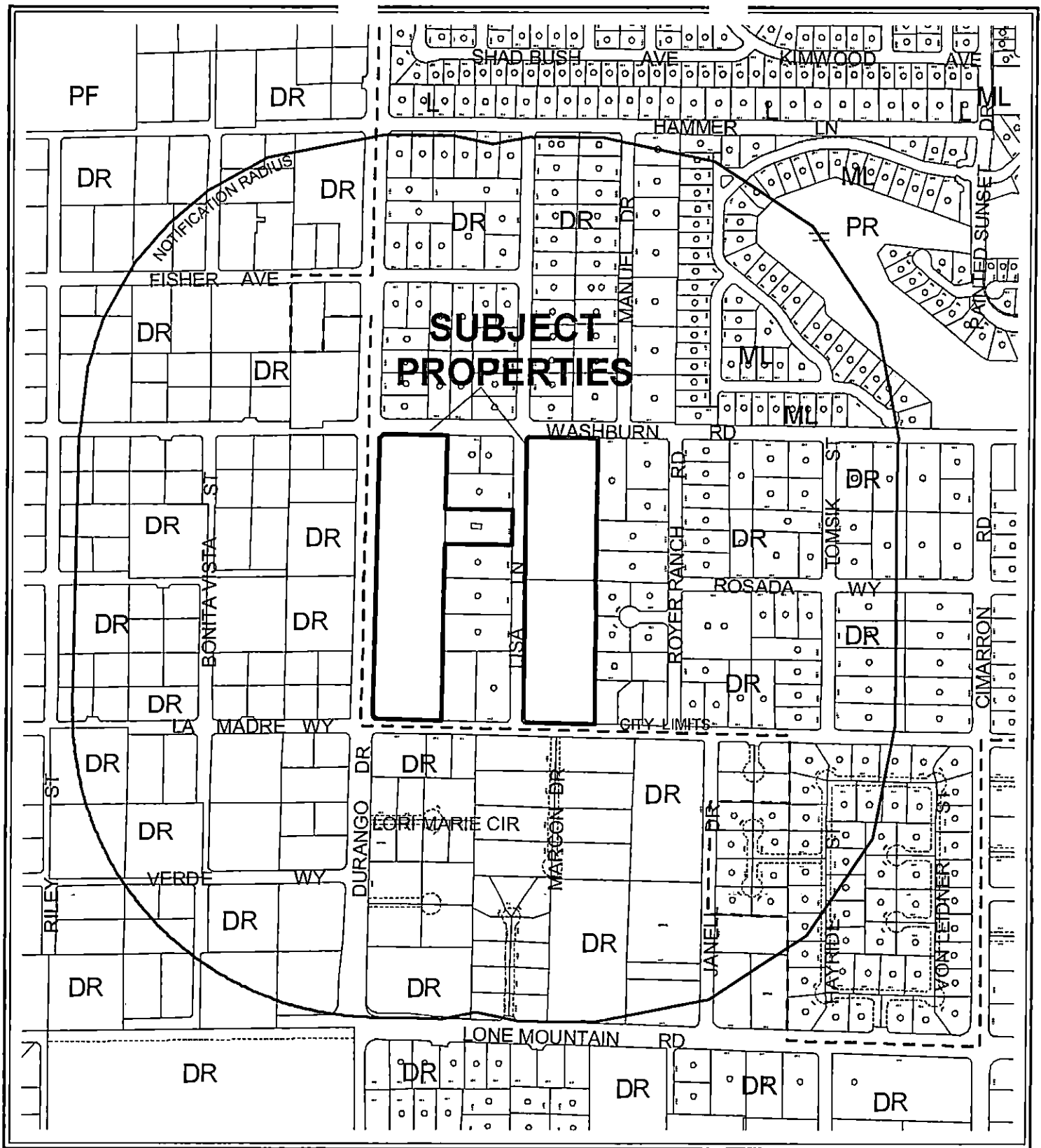
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0023-02**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

REQUEST BY - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

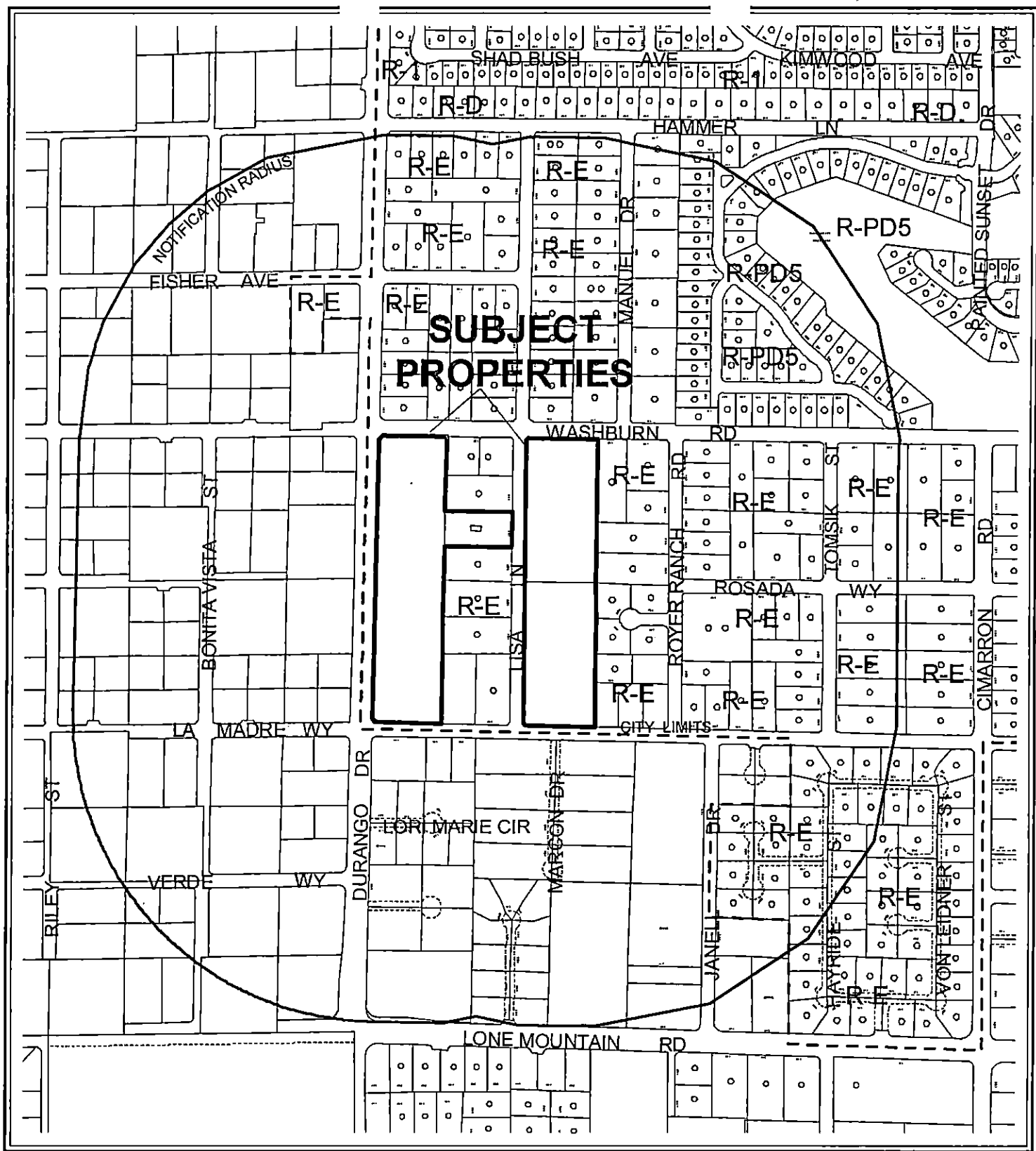
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0048-02(1)**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

REQUEST BY - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], WARD 6 (MACK).

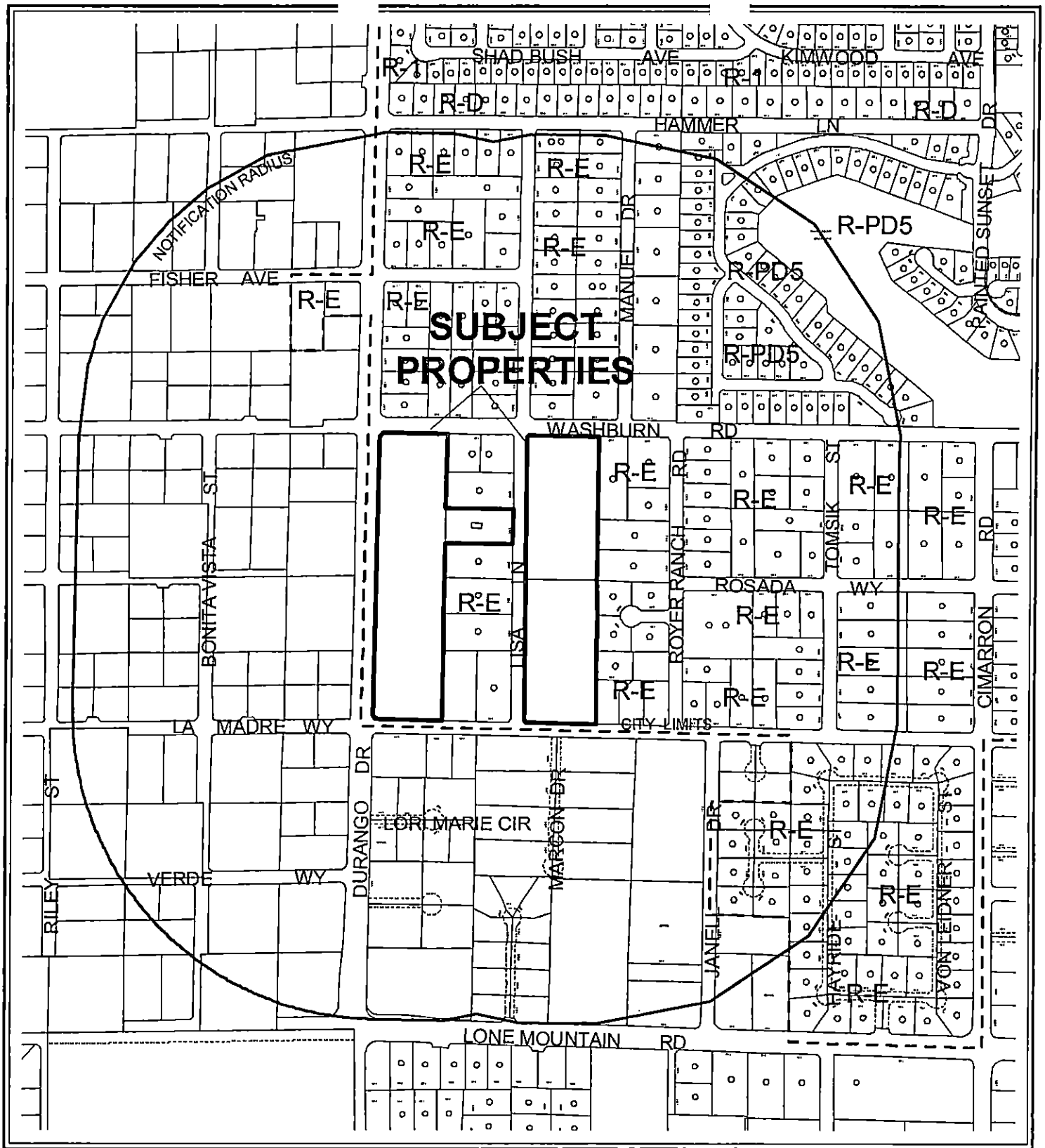
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

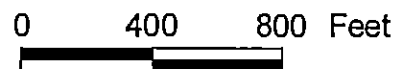


CASE: **Z-0048-02(1)**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Included in Application Submittal	
Item Required		Item Submitted				YES	NO
YES	NO	YES	NO				
APPLICATION							
☒	☐	☐	☐	Signed and notarized by all property owners or authorized agent(s)		☒	☐
☒	☐	☐	☐	Grant deed and legal description		☒	☐
☒	☐	☐	☐	Detailed justification letter		☒	☐
☒	☐	☐	☐	Reduced 8.5" x 11" copy of all plans and elevations		☒	☐
☒	☐	☐	☐	Full size, rolled, color copy of all plans and elevations		☐	☐
☒	☐	☐	☐	Correct fee(s): \$1050 \$ _____ \$ _____ \$ _____		☐	☐
☒	☐	☐	☐	Statement of Financial Interest		☒	☐
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)		☐	☐
SITE PLAN							
☒	☐	☐	☐	1 copy 11" x 17" min. to 24" x 36" max. page size		☒	☐
☒	☐	☐	☐	North arrow, scale, and vicinity map		☒	☐
☒	☐	☐	☐	All property lines and present dimensions labeled		☒	☐
☒	☐	☐	☐	All building setbacks labeled		☒	☐
☒	☐	☐	☐	All adjacent existing land uses and street names labeled		☒	☐
☒	☐	☐	☐	All 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 _____		☐	☒
☐	☒	☐	☐	All free-standing sign locations shown and heights and sizes noted		☐	☒
LANDSCAPE PLAN							
☐	☒	☐	☐	11" x 17" to 24" x 36" page size		☐	☐
☐	☒	☐	☐	North arrow, scale, and vicinity map		☐	☐
☐	☒	☐	☐	All property lines and present dimensions labeled		☐	☐
☐	☒	☐	☐	All required perimeter landscape planters shown; min. width(s): _____		☐	☐
☐	☒	☐	☐	All required parking lot fingers/islands shown		☐	☐
☐	☒	☐	☐	Quantity, size, species/variety of all trees, shrubs, and groundcover		☐	☐
BUILDING ELEVATIONS							
☐	☒	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☒	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☒	☐	☐	North, south, east, and west elevations of all buildings		☐	☐
☒	☒	☐	☐	All building materials and colors noted		☐	☐
☐	☒	☐	☐	8" x 10" photo of original color and material board		☐	☐
☐	☒	☐	☐	All wall sign locations shown and sizes noted		☐	☐
FLOOR PLANS							
☐	☒	☐	☐	11" x 17" min. to 24" x 36" max. page size		☐	☐
☐	☒	☐	☐	Scale and building dimensions labeled		☐	☐
☐	☒	☐	☐	All building entrances/exits shown		☐	☐
☐	☒	☐	☐	Use of all 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: _____ Application Type: REZONE to R-PD3
APN: _____ Location: DURANGO & WASHBURN
Planner: JOEL Pre-App Meeting Date: 5/29/02

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], WARD 6 (MACK).

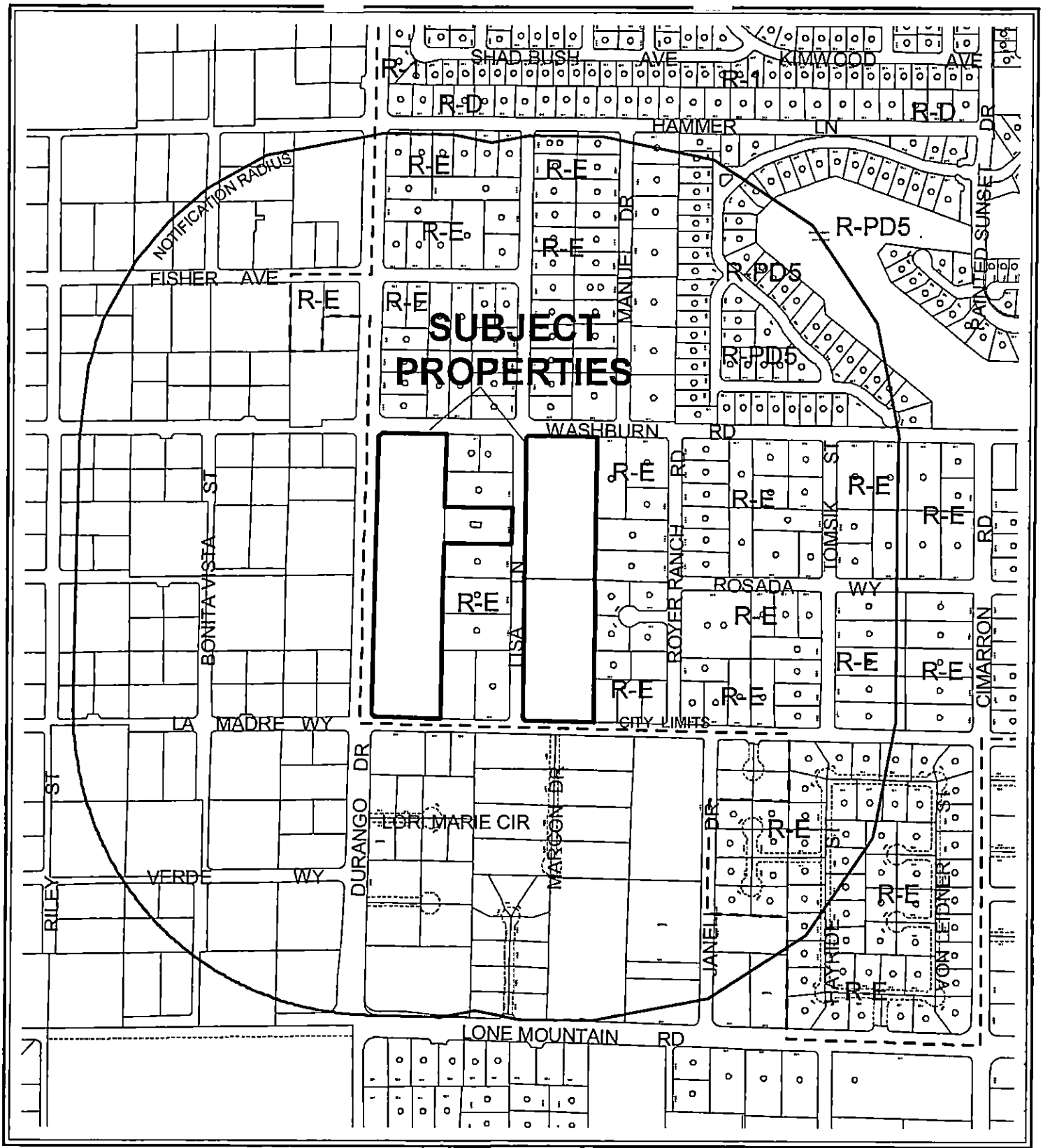
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0048-02**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], WARD 6 (MACK).

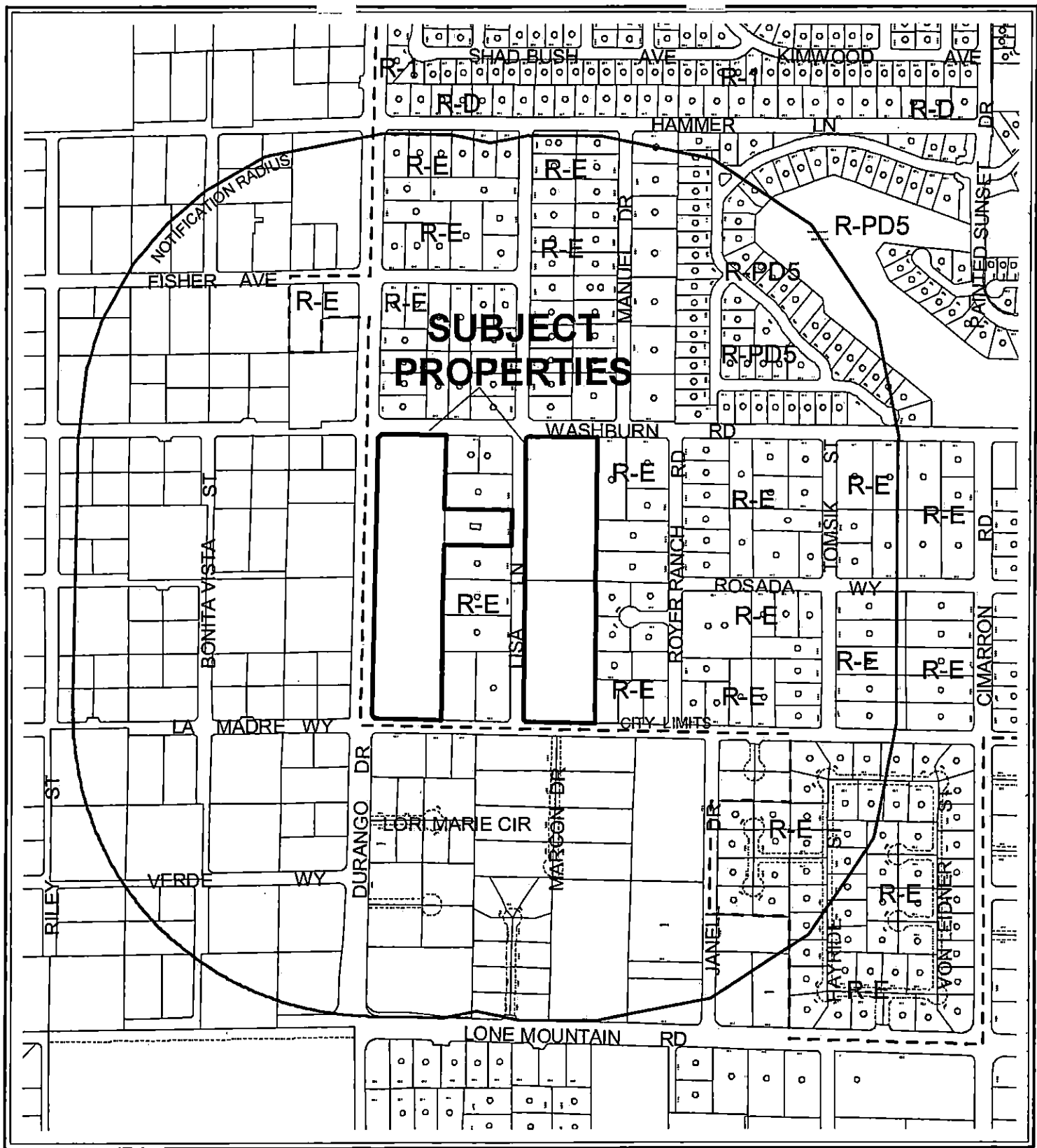
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

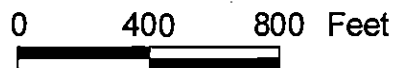


CASE: **Z-0048-02**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), WARD 6 (MACK).

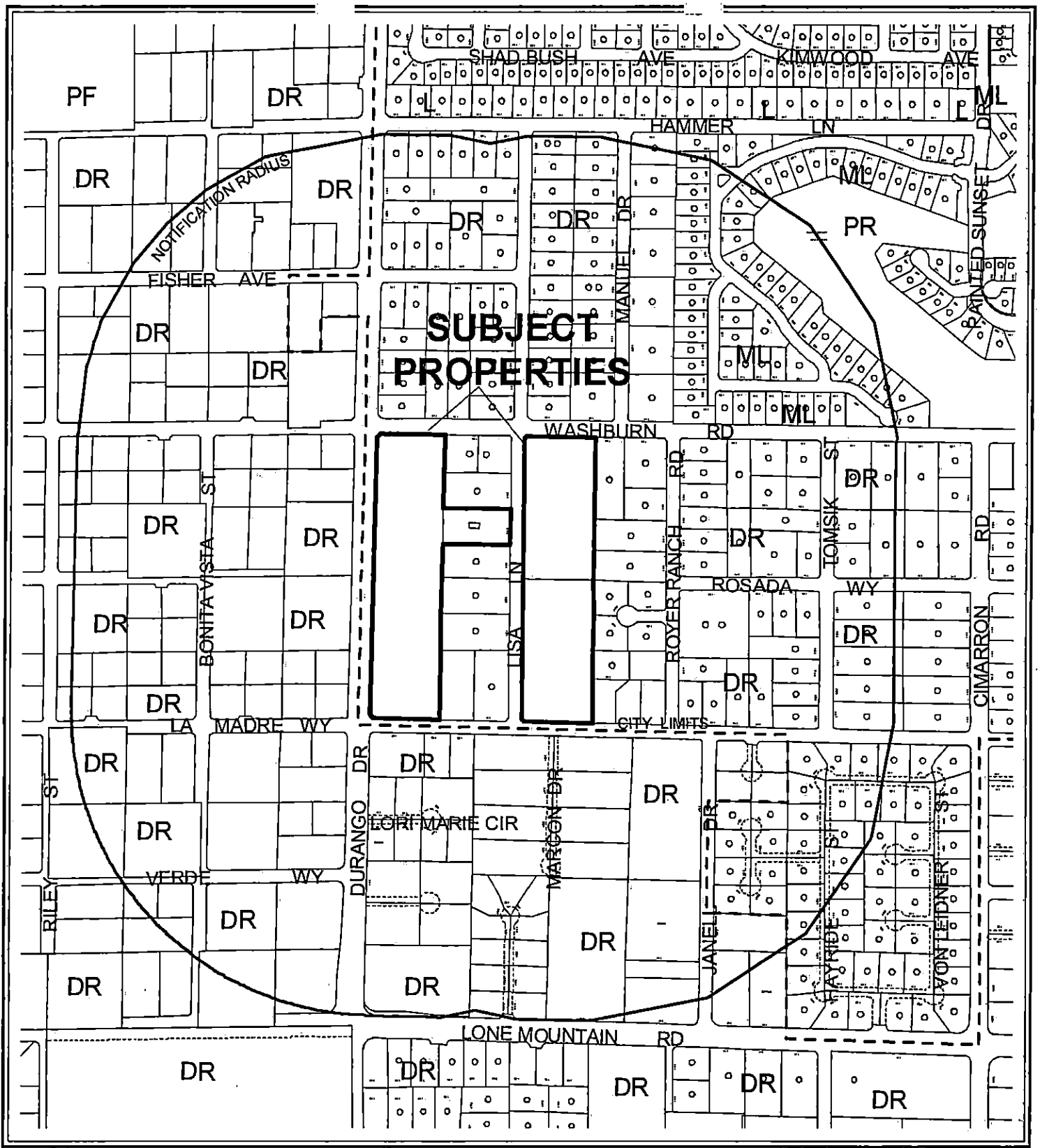
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0023-02**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

GPA-0023-02

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), WARD 6 (MACK).

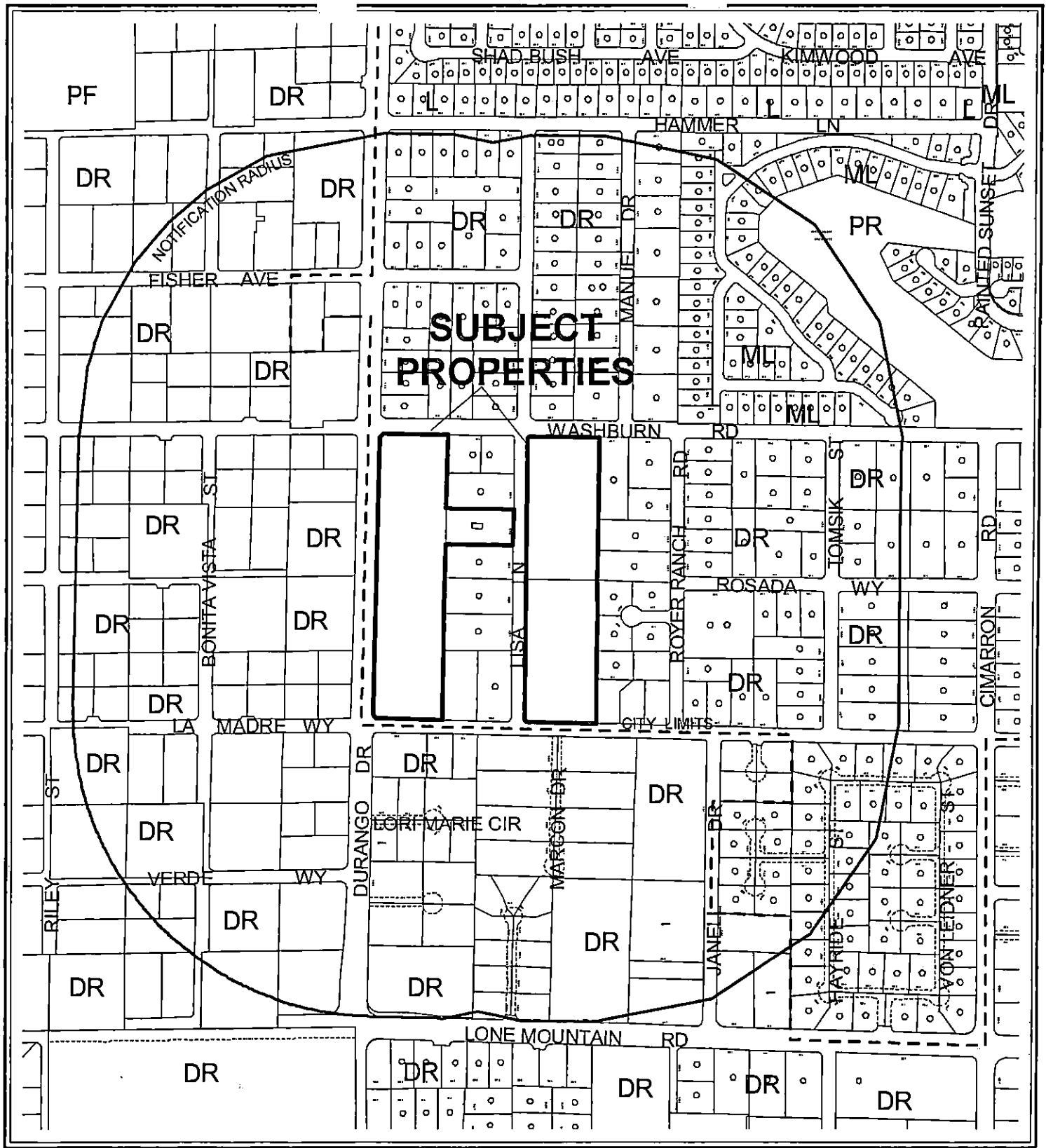
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **GPA-0023-02**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE)], WARD 6 (MACK).

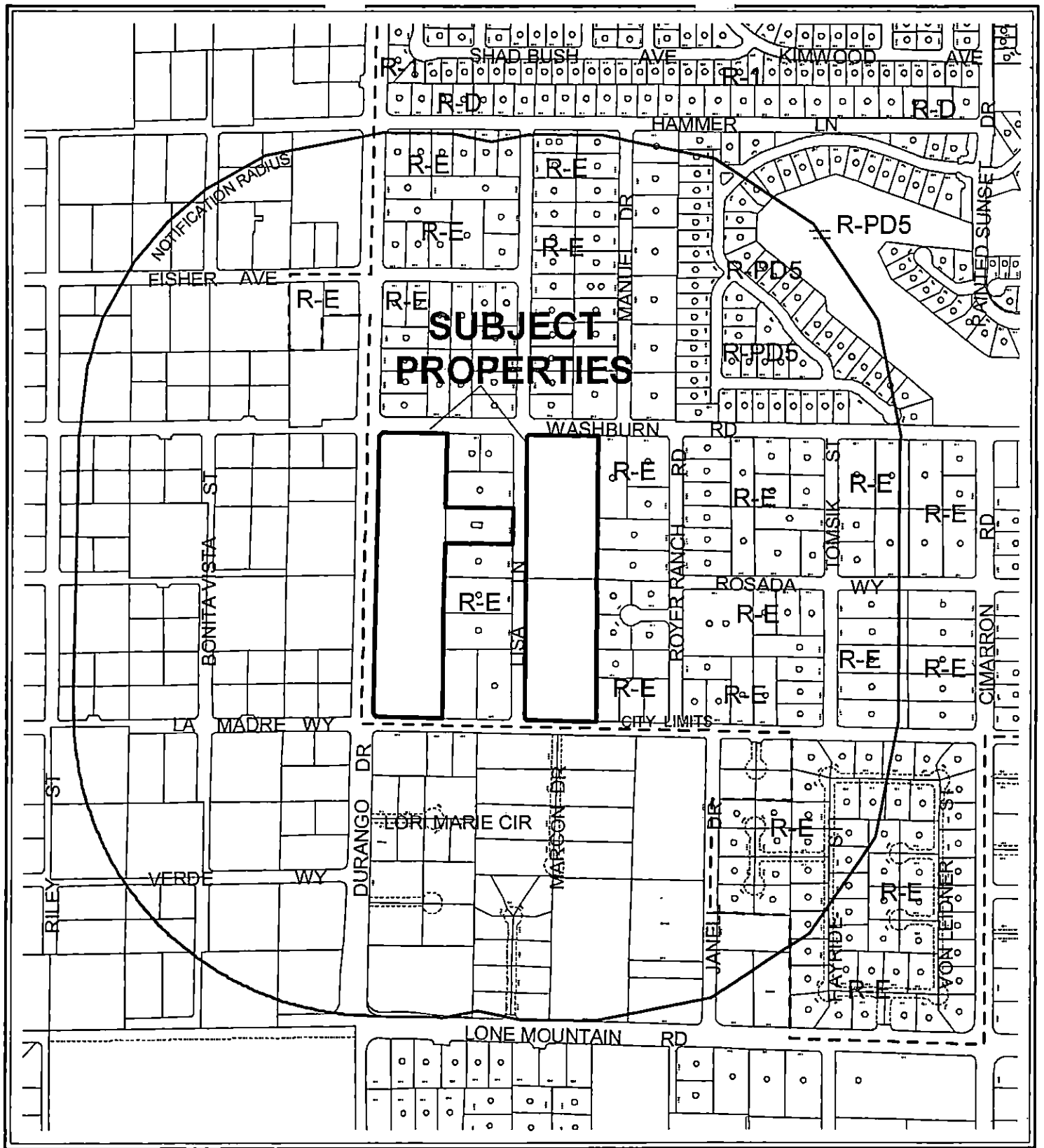
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0048-02(1)

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02(1)

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 66-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE)], WARD 6 (MACK).

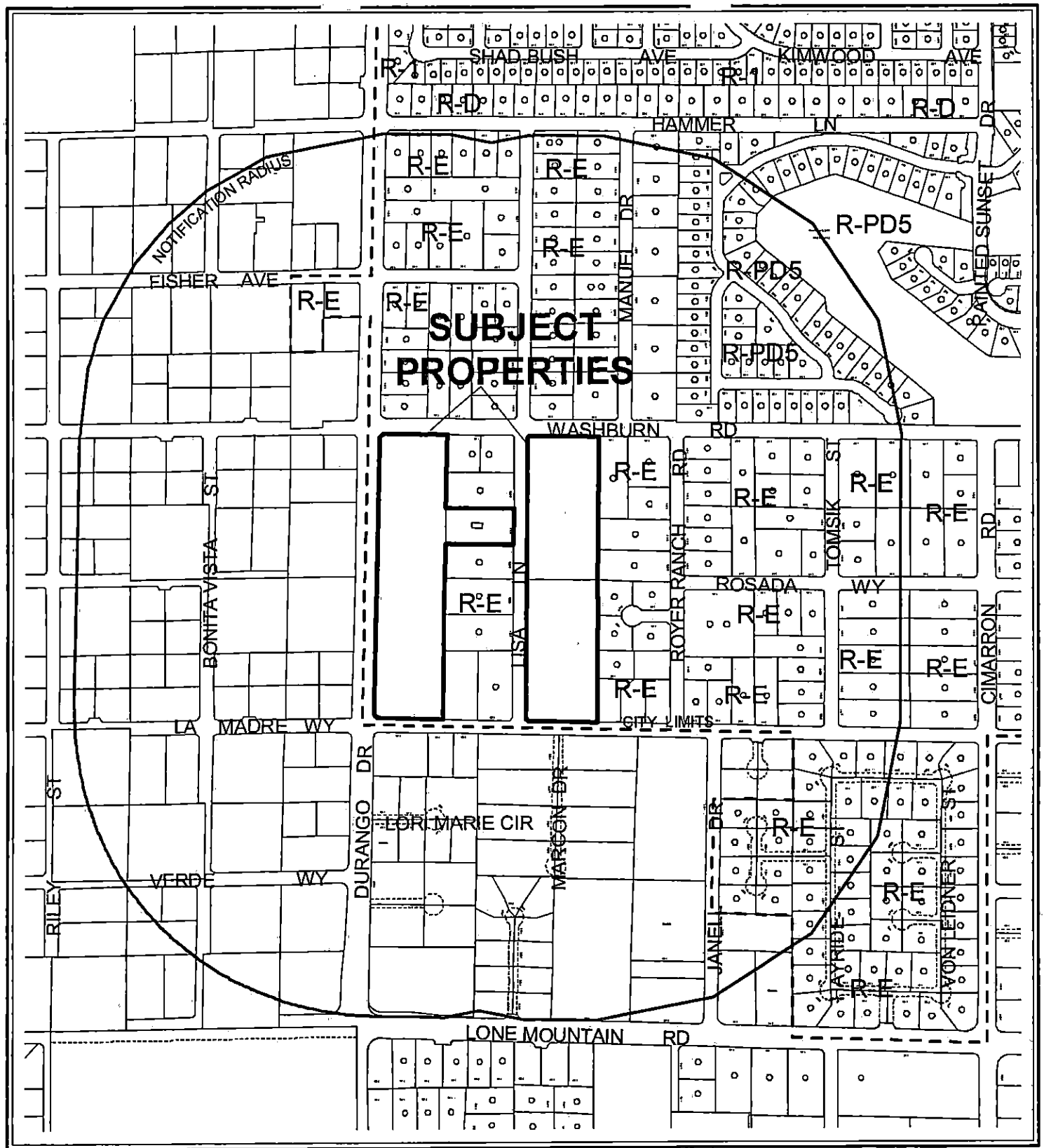
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0048-02(1)

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

V-0071-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A VARIANCE TO ALLOW 0.52 ACRES OF OPEN SPACE WHERE 0.91 ACRES ARE REQUIRED FOR A 55 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), WARD 6 (MACK).

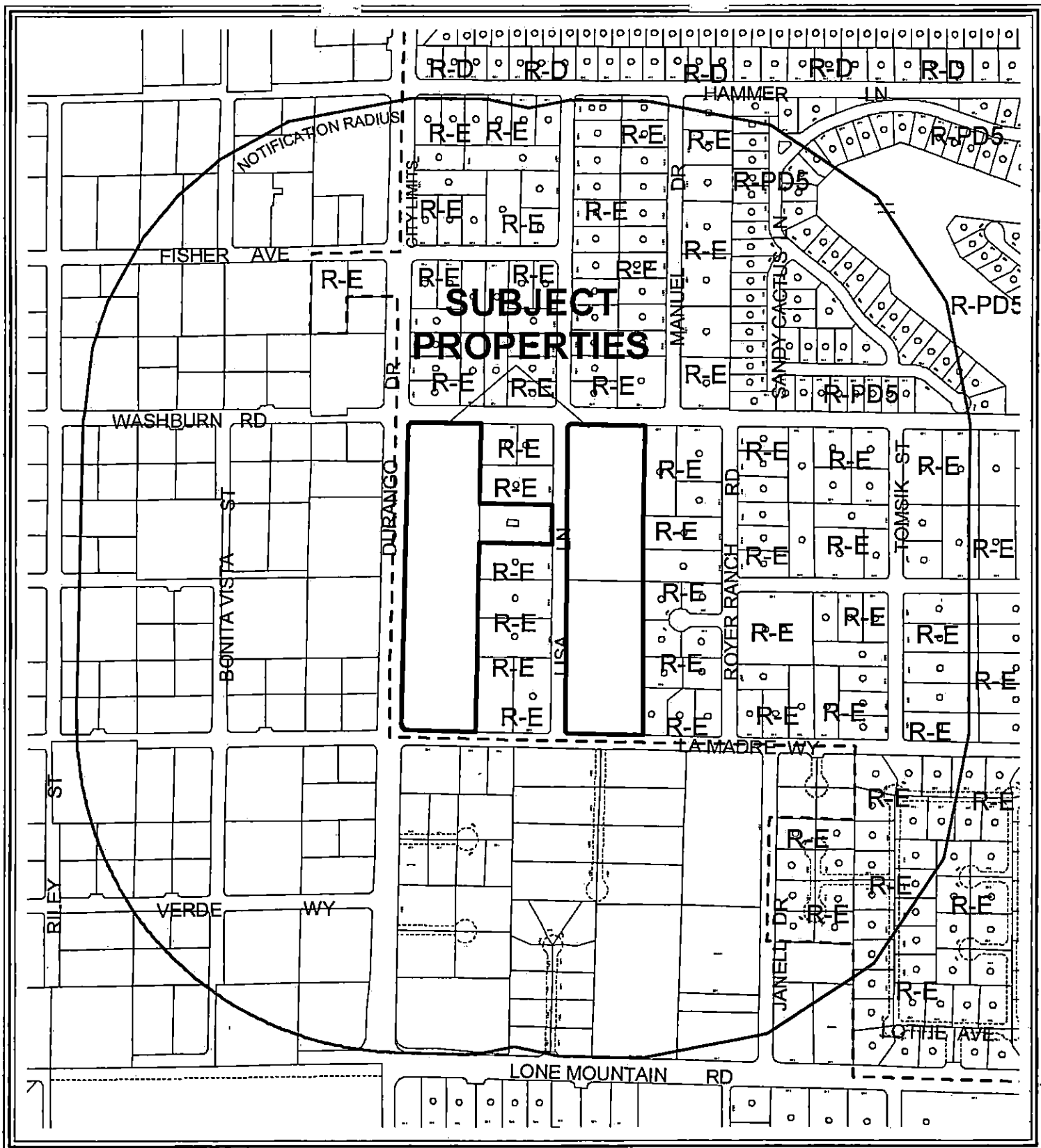
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the 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, 731 South Fourth Street, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108), <http://www.ci.las-vegas.nv.us>.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: V-0071-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-A (RANCH ACRES)

0 400 800 Feet



NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

V-0071-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A VARIANCE TO ALLOW 0.52 ACRES OF OPEN SPACE WHERE 0.91 ACRES ARE REQUIRED FOR A 55 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), WARD 6 (MACK).

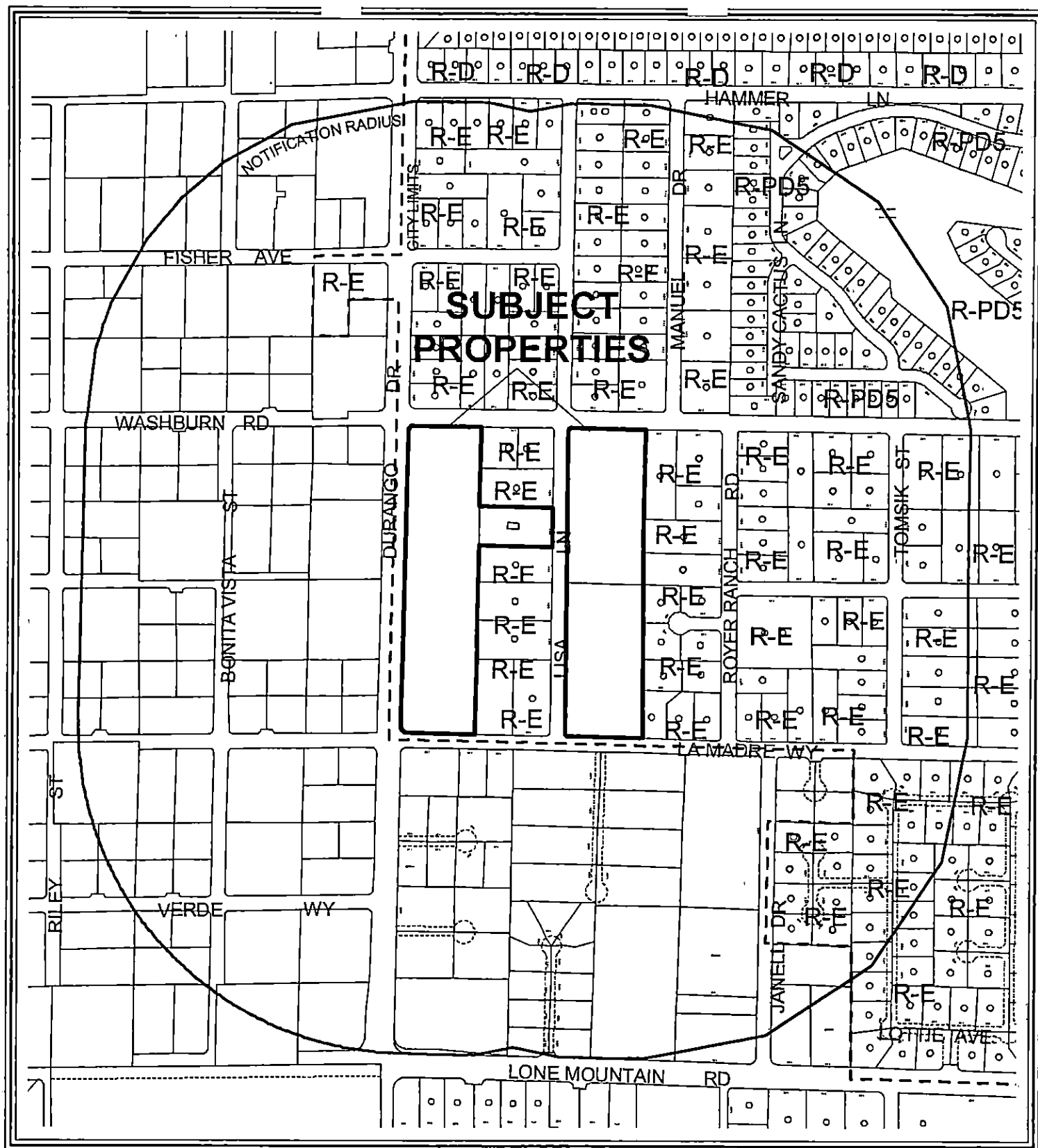
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the 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, 731 South Fourth Street, Las Vegas, Nevada 89101. For further information, please call 229-6301 (TDD 386-9108), <http://www.ci.las-vegas.nv.us>.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



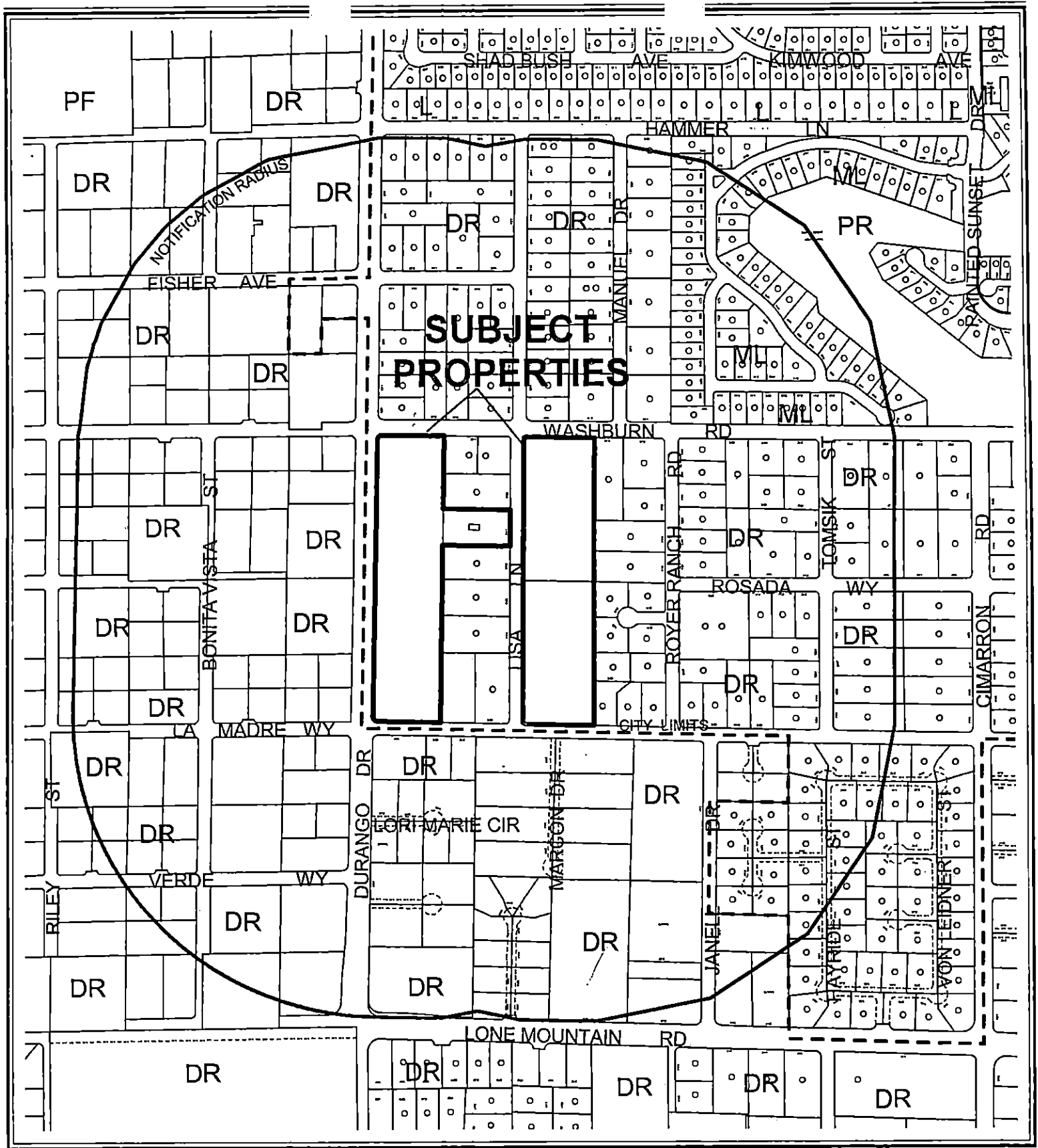
CASE: V-0071-02

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-A (RANCH ACRES)

0 400 800 Feet





CASE: GPA-0023-02

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED TO: R (RURAL DENSITY RESIDENTIAL)

0 400 800 Feet



NOTE:

CK & Councilman Mack's
office have a concern
changing from RE (max 218)
They are requesting 65 lots, 46
is more approp.

51

47

21.25
2
106.25
125



12-4-02 CC

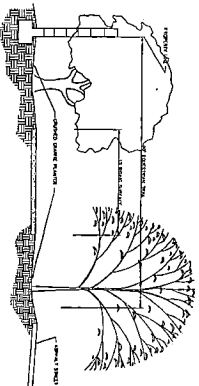
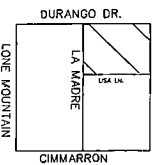


Diagram illustrating a building setback. The building is shown with a 20' front setback, a 20' rear setback, and a 10' side setback. The building width is 1.30'. The building is labeled "BUILDING SETBACK".

TYPICAL LOT LAYOUT

DWNER/LEGAL DESC.
MILLARD & MARY V. TRUST
APRICE 125-33-501-001
125-33-501-004
125-33-507-001
125-33-502-007
JOHN R. BLANCHARD JR.
LAW OFFICE, NEW YORK
702-644-8700

ZONING DATA



EXISTING 204000 = 8 AC
 EXISTING LAKE USE = DISCONT. RURAL
 PROPOSED LAKE USE = RECRE.
 PROPOSED 20000 = 8-PO. 3
 TOTAL LOTS = 31
 TOTAL ADJACENT = 71.25 AC.
 DENSITY = 2.60 DUA
 OPEN SPACE REQUIRED = 0.84 AC.
 OPEN SPACE PROVIDED = 0 AC

12-04-02 CC
REVISED
Z-0048-02(1)
Z-0048-02
GPA-0023-02

ZONING SITE PLAN		 3413 North Lincoln Drive Las Vegas, Nevada 89108 Telephone (702) 646-6900 Fax (702) 646-4143 SOUTHWEST LAND PLANNING • MAPPING • DEVELOPMENT		
SHEET NO.			DATE	
TITLE		WASHBURN AND DURANGO		
DRAWN BY				
CHECKED BY				
PROJECT		NC-VZDA		
CLARK COUNTY				

STAFF

8

REVISED
Z-0048-02, Z-0048-02(1)
CASE: Y-0071-02





MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

January 29, 2003

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-0048-02 - REZONING
CITY COUNCIL MEETING OF DECEMBER 4, 2002
Related to GPA-0023-02, V-0071-02 & Z-0048-02(1)

Dear Ms. Jones:

The City Council at a regular meeting held December 4, 2002 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION. The Notice of Final Action was filed with the Las Vegas City Clerk on December 5, 2002. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-0023-02) to a DR (Desert Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review [Z-0048-02(1)] application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. A maximum of 45 lots. Single-story dwellings will abut all existing single-family homes. Of the 45 lots, the maximum allowable density beyond the west end will be limited to two units per acre.

Public Works

5. Construct appropriate half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way and Lisa Lane adjacent to this site concurrent with development of this site. Coordinate with the Department of Public Works to resolve outstanding issues relating to required improvements on Washburn Road and Lisa Lane as required by parcel map PM-11-95 prior to submittal of construction drawings for this site. Rural street improvements shall be allowed on La Madre Way and Lisa Lane. Curbing shall be installed if required by the

Drainage Study. The exterior streetlighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works.

6. Coordinate with the Collection Systems Planning Section to determine appropriate alignments to provide public sewer to this site and to provide a sewer stub at the north edge of the development at a size, depth, and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.
8. A Traffic Impact Analysis 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 recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

Ms. Virginia Jones
Page Three – Z-0048-02
January 29, 2003

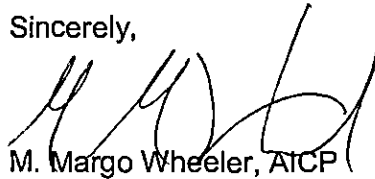
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely,



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

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

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 4, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

NOT TO BE HEARD BEFORE 4:00 P.M. - **ABEYANCE ITEM** - REZONING RELATED TO GPA-0023-02 - PUBLIC HEARING - **Z-0048-02** - **WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

246

9

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

9

0

RECOMMENDATION:

The Planning Commission (5-1-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Report titled City on f Las Vegas from Robert Trediak

MOTION:

MACK – APPROVED subject to conditions and amending Conditions 4 and 5 as follows:

4. *A maximum of 45 lots. Single-story dwellings will abut all existing single-family homes. Of the 45 lots, the maximum allowable density beyond the west end will be limited to two units per acre.*
5. *Construct appropriate half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way and Lisa Lane adjacent to this site concurrent with development of this site. Coordinate with the Department of Public Works to resolve outstanding issues relating to required improvements on Washburn Road and Lisa Lane as required by parcel map PM-11-95 prior to submittal of construction drawings for this site. Rural street improvements shall be allowed on La Madre Way and Lisa Lane. Curbing shall be installed if required by the Drainage Study. The exterior streetlighting will be stubbed out for later use, but the installation of the streetlights shall be deferred provided that the developer*

CITY COUNCIL MEETING OF DECEMBER 4, 2002
Planning and Development Department
Item 127 – Z-0048-02

MOTION - Continued:

provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works.

– UNANIMOUS with WEEKLY and L.B. McDONALD excused

NOTE: COUNCILMAN MACK directed staff to ensure that the public hearing notification area be expanded a little larger than the typical notification area.

MINUTES:

NOTE: A combined Verbatim Transcript of Item 126 [GPA-0023-02], Item 127 [Z-0048-02], Item 128 [V-0071-02] and Item 129 [Z-0048-02(1)] is made a part of the Final Minutes under Item 126 [GPA-0023-02].

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway
TODD FARLOW, 240 North 19th Street
LINDA FIONDA, 9390 West Helena
JIM DONAHUE, 4295 Tomsik
VALERIE JUICK, 5112 Royer Ranch
RUTH LAVIN, 8201 Adler Circle
GEORGE HITTER, 5335 North El Capitan
BOB ROEBUCK, 8425 West Washburn
KEN YURIK, 5311 North Lisa Lane
GLADYS FEINN, Address not given
ROBERT TREDIAK, 4615 North Fort Apache Road
REGINALD MAX, 8725 Greensbrook
PAUL PRECOMPALU, 5220 North Lisa Lane
BARBARA JO RONEMUS, City Clerk
MARK JONES, Southwest Engineering
BART ANDERSON, Public Works
ROBERT GENZER, Planning and Development

MAYOR GOODMAN declared the Public Hearing closed.

CITY COUNCIL MEETING OF DECEMBER 4, 2002
Planning and Development Department
Item 127 – Z-0048-02

MINUTES – Continued:

NOTE: All discussion for Item 126 [GPA-0023-02], Item 127 [Z-0048-02], Item 128 [V-0071-02] and Item 129 [Z-0048-02(1)] was held under Item 126 [GPA-0023-02].

(4:18 – 5:06)

5-3106/6-1

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-0023-02) to a DR (Desert Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review [Z-0048-02(1)] application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. The maximum density allowed on this site shall be 3.0 dwelling units per acre.

Public Works

5. Construct appropriate half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way and Lisa Lane adjacent to this site concurrent with development of this site.
7. Coordinate with the Collection Systems Planning Section to determine appropriate alignments to provide public sewer to this site and to provide a sewer stub at the north edge of the development at a size, depth, and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.

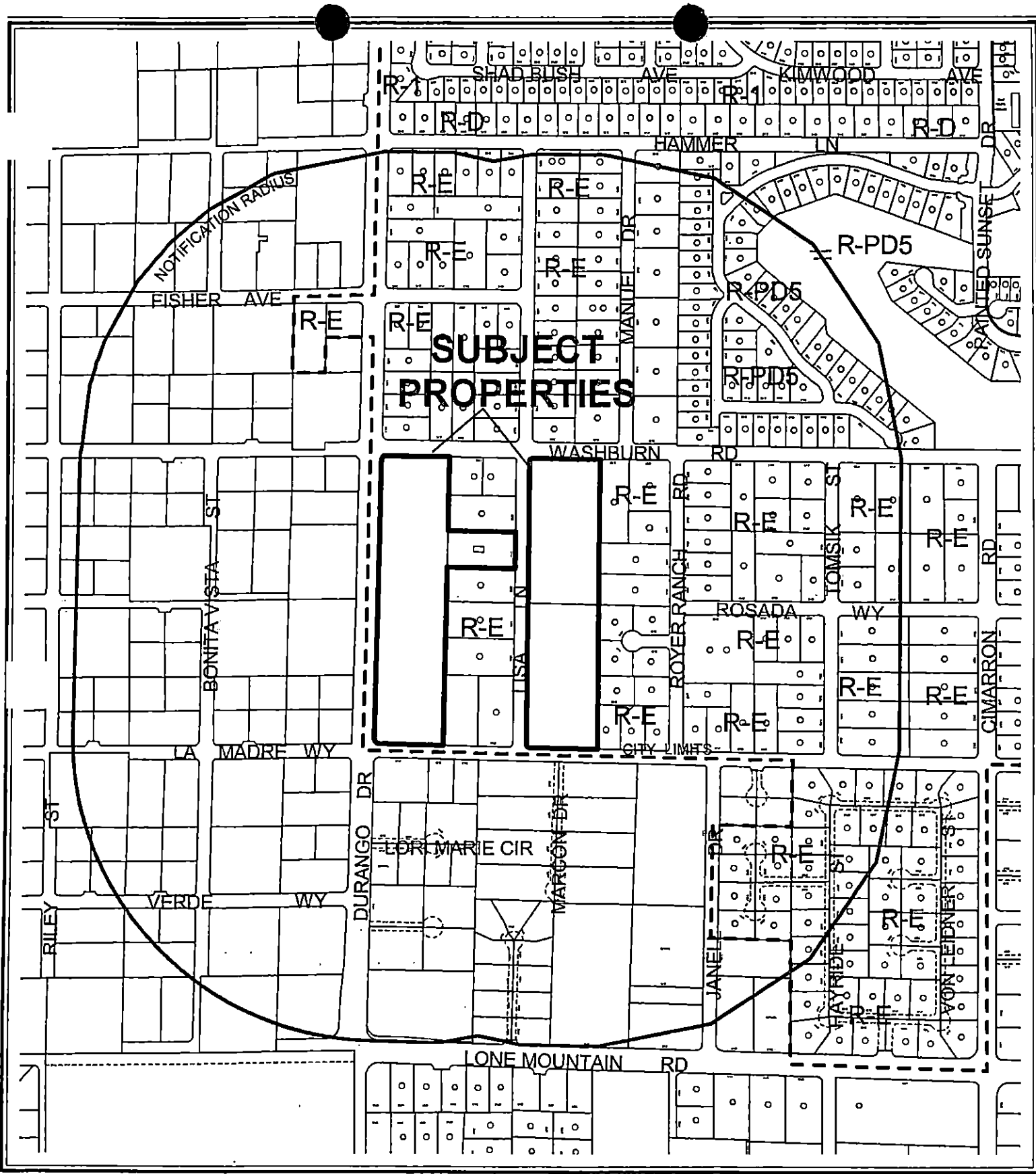
CITY COUNCIL MEETING OF DECEMBER 4, 2002
Planning and Development Department
Item 127 – Z-0048-02

CONDITIONS – Continued:

8. A Traffic Impact Analysis 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 recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. 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 recordation of a Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.



ASE: Z-0048-02

DIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)





MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

November 7, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-0048-02 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 6, 2002
Related to GPA-0023-02, V-0071-02 & Z-0048-02(1)

Dear Ms. Jones:

The City Council at a regular meeting held November 6, 2002 HELD IN ABEYANCE the request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION.

This item will be heard during the 1:00 p.m. Planning and Development Discussion portion of the December 4, 2002 City Council meeting, not to be heard before 4:00 p.m. It is recommended that you or your representative be in attendance at this meeting. If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,


Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: NOVEMBER 6, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 3:00 P.M. - REZONING RELATED TO GPA-0023-02 - PUBLIC HEARING - **Z-0048-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack). The Planning Commission (5-1-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

246

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

9

RECOMMENDATION:

The Planning Commission (5-1-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
5. Submitted at meeting: Statistics pertinent to development of Durango Drive
6. Submitted at meeting: Letter dated 11/5/2002 from the Nevada Well Owners Assn.
7. Submitted at meeting: Letter of opposition from Barbara Singleton dated 11/1/2002

MOTION:

MACK – ABEYANCE TO 12/4/2002 not to be heard before 4:00 p.m. – UNANIMOUS with M. McDONALD excused

MINUTES:

NOTE: A combined Verbatim Transcript of Item 184 [GPA-0023-02], Item 185 [Z-0048-02], Item 186 [V-0071-02] and Item 187 [Z-0048-02(1)] is made a part of the Final Minutes under Item 184 [GPA-0023-02].

MAYOR GOODMAN declared the Public Hearing open.

APPEARANCES:

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway

CITY COUNCIL MEETING OF NOVEMBER 6, 2002
Planning and Development Department
Item 185 – Z-0048-02

MINUTES – Continued:

APPEARANCES – Continued:

BART ANDERSON, Public Works Department
PETER ATKINSON, 5036 North Lisa Lane
TOM McGOWAN, Las Vegas citizen
BOB MURPHY, 5100 Lisa Lane
ROBERT RETIAK, Nevada Well Owners Association
PAUL PREKOP, 5220 North Lisa Lane
RUTH LAVIN, 8201 Adler Circle
GERARD DEINET, 5016 North Tomsik
LINDA FIONDA, 9390 West Helena
JIM DONOHUE, 4195 Tomsik
CARMEN THOMSON, 8300 West Fisher Avenue
DIANA COX, 8415 Washburn Avenue
MICHAEL PARRISH, 5120 Lisa Lane
KEN YERIKE, 5311 North Lisa Lane
DONNA MARTIN, 8125 West Washburn Avenue
KAY GILBERT PACKSON, 8210 Washburn Avenue
KEN THOMAS, 8475 West Washburn Road
VALERIE JUICK, no address given
BOB ROEBUCK, 894
JOSEPH HANSON, 8102 MacKenzie Court
RICHARD BAINS, 8100 La Madre Lane
TODD FARLOW, 240 North 19th Street
CHRIS CHRISTOFF, 335 West Cincinnatti
MARGO WHEELER, Planning Manager, Planning and Development Department
BOB GENZER, Director of Planning and Development Department
KEN YERIKE, 5311 North Lisa Lane
UNIDENTIFIED WOMAN, no address given
BRYAN SCOTT, Deputy City Attorney
BARBARA JO RONEMUS, City Clerk
GLADYS FINE, no address given

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: Upon taking a count by a show of hands, MAYOR GOODMAN directed that Item 184 [GPA-0023-02], Item 185 [Z-0048-02], Item 186 [V-0071-02] and Item 187 [Z-0048-02(1)] would not be heard before 4:00 p.m., time certain, at the 12/4/2002 City Council meeting.

CITY COUNCIL MEETING OF NOVEMBER 6, 2002
Planning and Development Department
Item 185 – Z-0048-02

MINUTES – Continued:

NOTE: All discussion for that Item 184 [GPA-0023-02], Item 185 [Z-0048-02], Item 186[V-0071-02] and Item 187 [Z-0048-02(1)] was held under Item 184 [GPA-0023-02].

(3:46 – 5:32)

5-869/6-1

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 6, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Z-0048-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST

**** CONDITIONS ****

The Planning Commission (5-1-1 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-0023-02) to a DR (Desert Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review [Z-0048-02(1)] application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. The maximum density allowed on this site shall be 3.0 dwelling units per acre.

Public Works

5. Construct appropriate half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way and Lisa Lane adjacent to this site concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section to determine appropriate alignments to provide public sewer to this site and to provide a sewer stub at the north edge of the development at a size, depth, and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.

8. A Traffic Impact Analysis 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 recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. 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 recordation of a Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way. The justification letter indicates this proposal takes into account the varying densities allowed by code and attempts to be sensitive to the surrounding uses while maintaining the spirit of the General Plan. The letter continues to state that by establishing a maximum overall density of three dwelling units per acre, the project will be consistent with and impose similar conditions to those currently provided for in the General Plan.

This item was held in abeyance at the July 25th Planning Commission meeting to provide the applicant with additional time to address neighborhood and design concerns. The applicant submitted revised site plans, on August 30th, that partially address concerns of density, access, and circulation. However, the revision of the layout created a shortage of common open space and a Variance (V-0071-02) has been requested to allow a reduction in the amount of common open space.

BACKGROUND DATA

- | | |
|----------|--|
| 1964 | The subject site was annexed (A-0003-64) into the City of Las Vegas. |
| 07/25/02 | The Planning Commission held in abeyance a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan to R (Rural Density Residential); a Rezoning (Z-0048-02) to R-PD3 (Residential Planned Development – 3 Units per Acre); and a Site Development Plan Review [Z-0048-02(1)] for a 55-lot single family residential subdivision. |
| 08/30/02 | The applicant submitted revised plans and an application for a Variance (V-0071-02) for a reduction of open space. |
| 09/26/02 | The Planning Commission recommended denial of three related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential), a Site Development Plan Review [Z-0048-02(1)], and a Variance (V-0071-02) to allow a reduction in the amount of common open space for a 55-lot single family residential subdivision. |
| 09/26/02 | The Planning Commission voted 5-1-1 to recommend DENIAL (PC Agenda Item #5). |

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single Family Residential
South	Clark County	Single Family Residential
East	R-E (Residence Estates)	Single Family Residential
West	Clark County	Single Family Residential

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated DR (Desert Rural Density Residential) on the Centennial Hills Sector of the General Plan. This category allows a residential density range of 0 to 2 units per acre. The requested Rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre) is not consistent with this General Plan designation.

The applicant has requested an amendment to the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) on the site, which if approved will make the requested R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning consistent with the General Plan designation. Staff finds the requested General Plan Amendment to be inappropriate for the site, and has recommended denial due to incompatibility with the density levels surrounding the subject site.

ZONING

The proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will allow densities up to 3.49 dwelling units per gross acre. Staff finds this to be incompatible with the surrounding area, which is, zoned R-E (Residence Estates) and has a maximum density of 2.18 dwelling units per gross acre.

The Rural Preservation Neighborhoods law requires property located within 300 feet of a Rural Preservation Neighborhood to be developed at a density of no more than 3.0 dwelling units per gross acre. Since the applicant is proposing a maximum density of maintenance of a density of no more than 3 units per acre for any portion of a Rezoning within 330 feet of a Rural Preservation Neighborhood. Within the buffer zone on the site, the proposed density of approximately 3.0 dwelling units per acre will meet the allowable buffer zone maximum of 3.0 units per acre. Staff finds that the overall proposal will result in a development density that is consistent with the intent of the Rural Preservation Neighborhoods law. However, staff finds that this request to R-PD3 (Residential Planned Development – 3 Units Per Acre) is not compatible with existing development in the area, which is primarily rural, at densities of one to two units per acre.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

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

The subject site is designated DR (Desert Rural Density Residential) on the Centennial Hills Sector of the General Plan. This category allows a residential density range of 0 to 2 units per acre. The requested Rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre) is not consistent with this General Plan designation. The applicant has requested an amendment to the Centennial Hills Sector Plan to R (Rural Density Residential) on the subject site, which if approved will make the requested R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning consistent with the General Plan designation. Staff finds this request to be incompatible with the surrounding densities and has recommended denial of the General Plan Amendment request.

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

The proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will allow land uses that are compatible with the surrounding land uses and zoning districts, but at a higher, incompatible density level.

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

The proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is not compatible with existing development in the area, which is primarily rural, at densities of one to two units per acre. There are no growth or development factors in the community that would require the development of this property with a density level that is inconsistent with the properties surrounding it.

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

The existing street system is partially developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development of this site with conditions regarding half-street improvements.

PLANNING COMMISSION ACTION

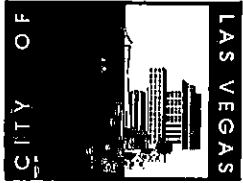
On this matter there was one speaker in favor and 23 opposed at the Planning Commission meeting.

NOTICES MAILED 339

APPROVALS 9

PROTESTS 246

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.ci.las-vegas.nv.us

September 27, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: ABEYANCE - RENOTIFICATION - Z-0048-02 - REZONING

Dear Ms. Jones:

Your request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack), was considered by the Planning Commission on September 26, 2002.

The Planning Commission voted to recommend **DENIAL** of your request because it was felt that the proposed changes would not be compatible with the surrounding area.

This item will be considered by the City Council on **November 6, 2002**, at 3:00 P.M. time certain 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,

Troy S. Jeschke, Acting Senior Planner
Planning and Development Department
Current Planning Division

TSJ:clb

cc: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
City Manager
Douglas A. Selby



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 26, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - Z-0048-02 - WILLARD R. AND MARY VIRGINIA JONES' 1990 TRUST - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

248

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

9

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Letter In Opposition

MOTION:

McSWAIN – DENIED - Motion carried with GOYNES voting NO and NIGRO abstaining on Items 4, 5, 6 and 7 as his firm is a client of Kummer Kaempfer Bonner & Renshaw

To be heard by the City Council on 11/6/2002, not to be heard before 3:00 P.M., and last four items on the agenda.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the applicant submitted revised drawings showing 55 lots instead of 66 lots from the original proposal. That is a density of 2.58 units per acre. It is creating an R-PD zone in an island where there is no other similar zoning and does not conform to the adopted policies of the General Plan. Staff recommended denial.

PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2002
Planning and Development Department
Item 5 – Z-0048-02

MINUTES – Continued:

APPEARANCES IN APPROVAL:

PETER ATKINSON, 5036 North Lisa Lane

APPEARANCES IN OPPOSITION:

MIKE STEVENS, Lone Mountain Advisory Council

KENNETH THOMAS, 8475 Washburn Road

LINDA FIONDA, Northwest Citizens Association, 9390 West Helena Avenue

JUDITH PARRISH, 5120 North Lisa Lane

MICHAEL PARRISH, 5120 North Lisa Lane

RALPH LUNA, 5211 North Durango Drive

THOMAS DEINET, 5016 North Tomsik Street

JOSEPH HANSON, 8102 MacKenzie Court

ROBERT TRETIK, Nevada Well Owners Association, 4615 North Fort Apache Road

JOHN BALDAUF, 5121 Royer Ranch Road

RUTH LAVIN, 8201 Adler Circle

MARK SKORUPA, 5131 Royer Ranch Road

MICHAEL LAVIN, 8201 Adler Circle

ROBERT SCHMITT, 8670 Fisher Avenue

ROBERT BALDWIN, 5231 North Lisa Lane

LYNN POLLOM, 8200 West Washburn Road

KAY GILBERT, 8210 West Washburn Road

ROBERT ROEBUCK, 8425 West Washburn Road

CARMEN THOMSON, 8300 West Fisher Avenue

VALERIE JUICK, 5112 Royer Ranch Road

ANDREA MAIORANO, 5112 Royer Ranch Road

NANCY FELMLEE, 4125 North Durango Drive

JOSEPH BORUSIEWICZ, 8321 Fisher Avenue

APPEARANCES CONCERNED:

TOM McGOWAN, resident of Las Vegas

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 4 [GPA-0023-02], Item 6 [V-0071-02] and Item 7 [Z-0048-02(1)] for further discussion.

(6:16 – 7:38)

1-540

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 26, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - Z-0048-02 - WILLARD
R. AND MARY VIRGINIA JONES 1990 TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-0023-02) to a DR (Desert Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review [Z-0048-02(1)] application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. The maximum density allowed on this site shall be 3.0 dwelling units per acre.

Public Works

5. Construct appropriate half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way and Lisa Lane adjacent to this site concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section to determine appropriate alignments to provide public sewer to this site and to provide a sewer stub at the north edge of the development at a size, depth, and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.

8. A Traffic Impact Analysis 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 recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. 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 recordation of a Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way. The justification letter indicates this proposal takes into account the varying densities allowed by code and attempts to be sensitive to the surrounding uses while maintaining the spirit of the General Plan. The letter continues to state that by establishing a maximum overall density of three dwelling units per acre, the project will be consistent with and impose similar conditions to those currently provided for in the General Plan.

This item was held in abeyance at the July 25th Planning Commission meeting to provide the applicant with additional time to address neighborhood and design concerns. The applicant submitted revised site plans, on August 30th, that partially address concerns of density, access, and circulation. However, the revision of the layout created a shortage of common open space and a Variance (V-0071-02) has been requested to allow a reduction in the amount of common open space.

BACKGROUND DATA

- | | |
|----------|--|
| 1964 | The subject site was annexed (A-0003-64) into the City of Las Vegas. |
| 07/25/02 | The Planning Commission held in abeyance a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan to R (Rural Density Residential); a Rezoning (Z-0048-02) to R-PD3 (Residential Planned Development – 3 Units per Acre); and a Site Development Plan Review [Z-0048-02(1)] for a 55-lot single family residential subdivision. |
| 08/30/02 | The applicant submitted revised plans and an application for a Variance (V-0071-02) for a reduction of open space. |
| 09/26/02 | The Planning Commission will consider three related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential), a Site Development Plan Review [Z-0048-02(1)], and a Variance (V-0071-02) to allow a reduction in the amount of common open space for a 55-lot single family residential subdivision. |

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single Family Residential
South	Clark County	Single Family Residential
East	R-E (Residence Estates)	Single Family Residential
West	Clark County	Single Family Residential

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated DR (Desert Rural Density Residential) on the Centennial Hills Sector of the General Plan. This category allows a residential density range of 0 to 2 units per acre. The requested Rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre) is not consistent with this General Plan designation.

The applicant has requested an amendment to the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) on the site, which if approved will make the requested R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning consistent with the General Plan designation. Staff finds the requested General Plan Amendment to be inappropriate for the site, and has recommended denial due to incompatibility with the density levels surrounding the subject site.

ZONING

The proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will allow densities up to 3.49 dwelling units per gross acre. Staff finds this to be incompatible with the surrounding area, which is, zoned R-E (Residence Estates) and has a maximum density of 2.18 dwelling units per gross acre.

The Rural Preservation Neighborhoods law requires property located within 300 feet of a Rural Preservation Neighborhood to be developed at a density of no more than 3.0 dwelling units per gross acre. Since the applicant is proposing a maximum density of maintenance of a density of no more than 3 units per acre for any portion of a Rezoning within 330 feet of a Rural Preservation Neighborhood. Within the buffer zone on the site, the proposed density of approximately 3.0 dwelling units per acre will meet the allowable buffer zone maximum of 3.0 units per acre. Staff finds that the overall proposal will result in a development density that is consistent with the intent of the Rural Preservation Neighborhoods law. However, staff finds that this request to R-PD3 (Residential Planned Development – 3 Units Per Acre) is not compatible with existing development in the area, which is primarily rural, at densities of one to two units per acre.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

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

The subject site is designated DR (Desert Rural Density Residential) on the Centennial Hills Sector of the General Plan. This category allows a residential density range of 0 to 2 units per acre. The requested Rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre) is not consistent with this General Plan designation. The applicant has requested an amendment to the Centennial Hills Sector Plan to R (Rural Density Residential) on the subject site, which if approved will make the requested R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning consistent with the General Plan designation. Staff finds this request to be incompatible with the surrounding densities and has recommended denial of the General Plan Amendment request.

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

The proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will allow land uses that are compatible with the surrounding land uses and zoning districts, but at a higher, incompatible density level.

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

The proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is not compatible with existing development in the area, which is primarily rural, at densities of one to two units per acre. There are no growth or development factors in the community that would require the development of this property with a density level that is inconsistent with the properties surrounding it.

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

The existing street system is partially developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development of this site with conditions regarding half-street improvements.

Z-0048-02 - Staff Report Page Four
September 26, 2002 Planning Commission Meeting

NOTICES MAILED 339 [Mailed with GPA-0023-02, Z-0048-02(1) and V-0071-02 9/26 PC]
 339 [Mailed with GPA-0023-02 and Z-0048-02(1) 7/25 PC]

APPROVALS 0

PROTESTS 105



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

September 13, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: ABEYANCE - RENOTIFICATION - Z-0048-02 - REZONING

Dear Ms. Jones:

Please be advised the City Planning Commission at its regular meeting on ***September 26, 2002***, 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 and any conditions related to your application 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,

A handwritten signature in black ink, appearing to read "Troy S. Jeschke", with a stylized flourish extending to the right.

Troy S. Jeschke, Acting Senior Planner
Planning and Development Department
Current Planning Division

TSJ:clb

Enclosure

cc: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 26, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02

RENOTIFICATION

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001, 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVSION], WARD 6 (MACK).

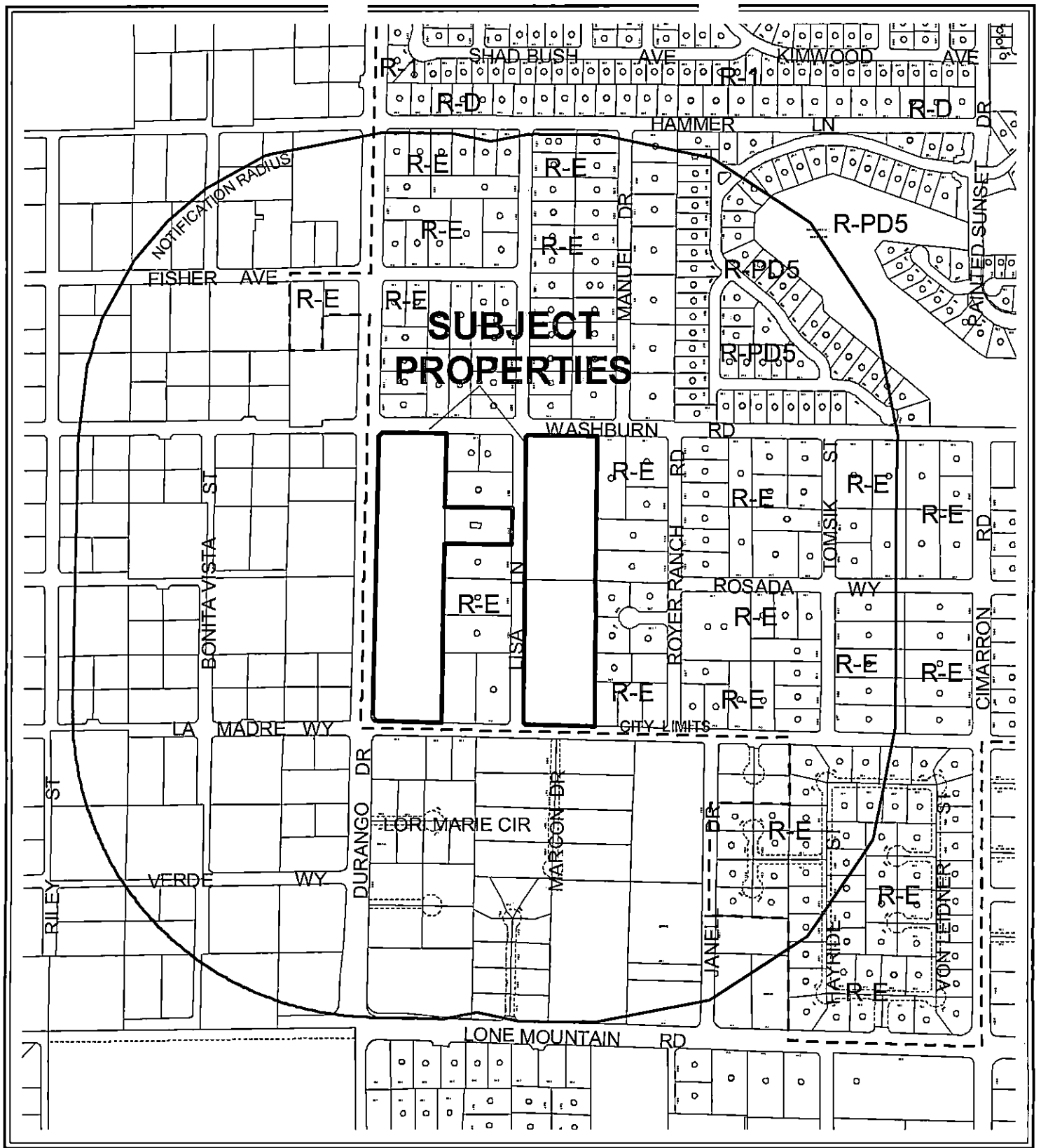
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



TROY S. JESCHKE, ACTING SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0048-02

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



Carman Burney

From: Ozzie Mirkhah
Sent: Thursday, August 29, 2002 3:27 PM
To: Carman Burney
Subject: Review Comments V-0071-02 & Z-0048-02

Streets must have a minimum width of 36 feet flow line to flow line. At dead-ends exceeding 150 feet length, provide 81 feet diameter cul-de-sac.

Azarang (Ozzie) Mirkhah, P.E., EFO

Fire Protection Engineer

Las Vegas Fire & Rescue

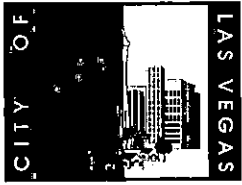
500 N. Casino Center Blvd.

Las Vegas, NV. 89101

Phone: (702) 229-6761

Fax: (702) 385-0718

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice:

Administration 229-6353
Camp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

July 26, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-0048-02 - REZONING

Dear Ms. Jones:

Your request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack), was considered by the Planning Commission on July 25, 2002.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to provide the applicant time to submit revised site plans.

This item is scheduled to be heard again at the **September 26, 2002** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Laura Martin, Planner II
Planning and Development Department
Current Planning Division

LM:clb

cc: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Baggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - Z-0048-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001, 004, 125-33-302-001 and 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

102

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted At Meeting – Petition In Opposition

MOTION:

TRUEDELL – ABEYANCE of Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] to the 9/26/2002 Planning Commission meeting and applicant to pay for re-notification - UNANIMOUS

MINUTES:

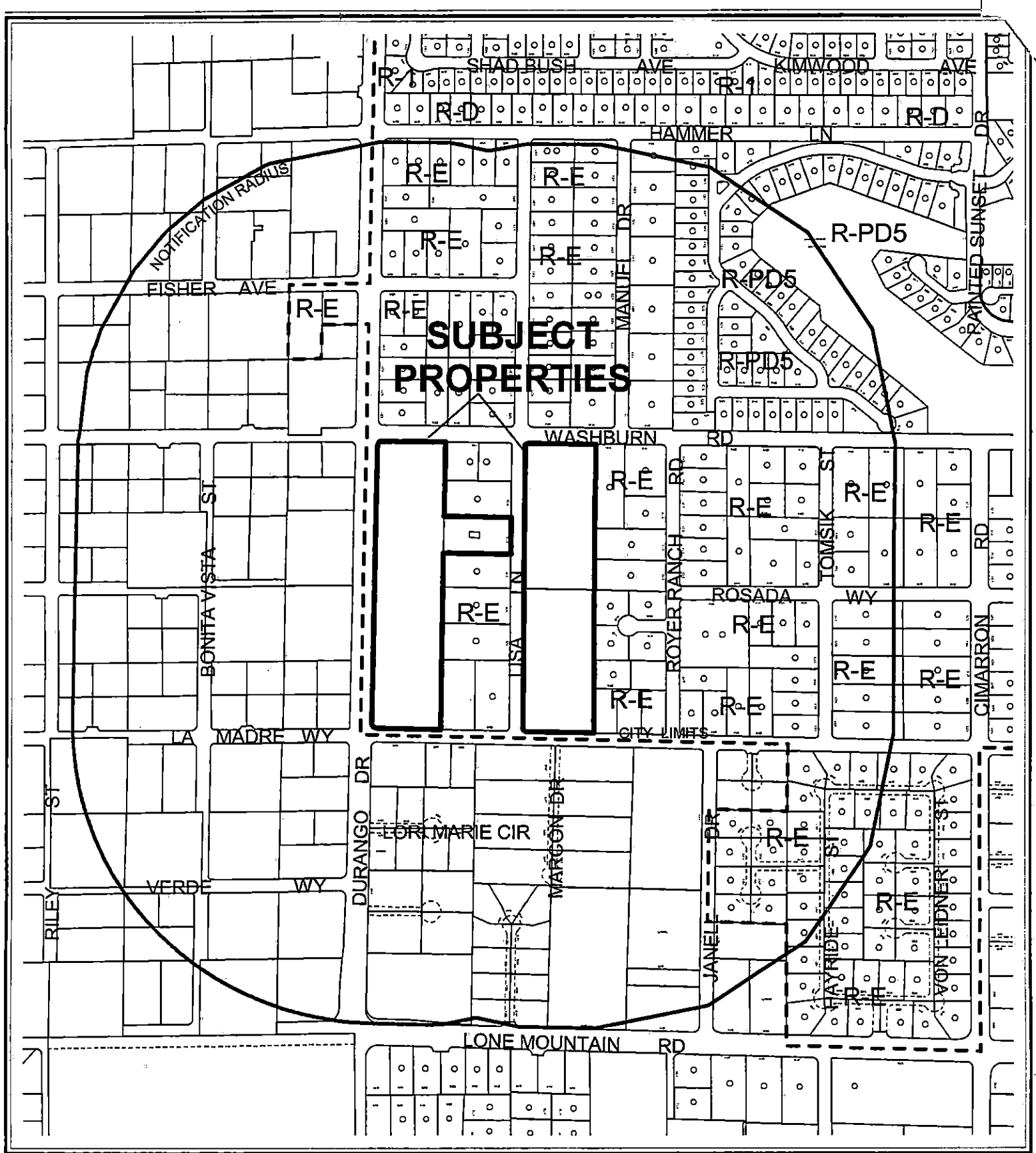
CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the applicant has requested Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] be held in abeyance to the 8/22/2002 Planning Commission meeting in order to allow staff time to review revisions to the plans.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All related discussion for Item 24 [GPA-0023-02], Item 25 [Z-0048-02] and Item 26 [Z-0048-02(1)] was held under Item 24 [GPA-0023-02].

(6:16 – 6:30)



CASE: Z-0048-02

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 400 800 Feet



**** STAFF REPORT ****

APPLICATION REQUEST

This request is for a Rezoning from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way. The justification letter indicates this proposal takes into account the varying densities allowed by code and attempts to be sensitive to the surrounding uses while maintaining the spirit of the General Plan. The letter continues to state that by establishing a maximum overall density of three dwelling units per acre, the project will be consistent with and impose similar conditions to those currently provided for in the General Plan.

BACKGROUND DATA

1964 The subject site was annexed (A-0003-64) into the City of Las Vegas.

07/25/02 The Planning Commission will consider two related items; a General Plan Amendment (GPA-0023-02) to amend a portion of the Centennial Hills Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) and a Site Development Plan Review [Z-0048-02(1)] for a 66-lot single family residential subdivision.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	R-E (Residence Estates)	Single Family Residential
South	Clark County	Single Family Residential
East	R-E (Residence Estates)	Single Family Residential
West	Clark County	Single Family Residential

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is designated DR (Desert Rural Density Residential) on the Centennial Hills Sector of the General Plan. This category allows a residential density range of 0 to 2 units per acre. The requested Rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre) is not consistent with this General Plan designation.

The applicant has requested an amendment to the Centennial Hills Sector Plan to R (Rural Density Residential) on the site, which if approved will make the requested R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning consistent with the General Plan designation.

Staff finds the requested General Plan Amendment to be inappropriate for the site, and has recommended denial due to the density of three dwelling units per acre, which would cause an island of denser development that would be surrounded by existing development with a planned density lower than the proposal. The proposal is therefore incompatible with the surrounding planned land use.

ZONING

Staff finds that the proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed within the adjacent R-E (Residence Estates) zones.

The Rural Preservation Neighborhoods law requires maintenance of a density of no more than 3 units per acre for any portion of a Rezoning within 330 feet of a Rural Preservation Neighborhood. Within the buffer zone on the site, the proposed density of approximately 3.0 dwelling units per acre will meet the allowable buffer zone maximum of 3.0 units per acre. Staff finds that the overall proposal will result in a development density that is consistent with the intent of the Rural Preservation Neighborhoods law. However, staff finds that this request to R-PD3 (Residential Planned Development – 3 Units Per Acre) is not compatible with existing development in the area, which is primarily rural, at densities of one to two units per acre.

FINDINGS

In order to approve a Rezoning application, pursuant to Las Vegas Municipal Code Section 19A.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The subject site is designated DR (Desert Rural Density Residential) on the Centennial Hills Sector of the General Plan. This category allows a residential density range of 0 to 2 units per acre. The requested Rezoning to R-PD3 (Residential Planned Development – 3 Units Per Acre) is not consistent with this General Plan designation. The applicant has requested an amendment to the Centennial Hills Sector Plan to R (Rural Density Residential) on the site, which if approved will make the requested R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning consistent with the General Plan designation.

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

Staff finds that the proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is a higher residential density on the subject site than the maximum density of 2.18 units per acre allowed within the adjacent R-E (Residence Estates) zones and therefore is not compatible with the surrounding land uses and zoning districts.

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

The proposed residential development with this request for an R-PD3 (Residential Planned Development – 3 Units Per Acre) zone will result in approximately 3.0 units per acre, which is not compatible with existing development in the area, which is primarily rural, at densities of one to two units per acre. Therefore staff finds that the adjacent R-E (Residence Estates) zoned and DR (Desert Rural Density Residential) designated properties do not support the proposed rezoning.

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

Staff finds the existing street system is partially developed around the subject site, and will have adequate capacity to accommodate traffic generated by the proposed development of this site with conditions regarding half-street improvements.

NOTICES MAILED 339 [Mailed with GPA-0023-02 and Z-0048-02(1)]

APPROVALS 0

PROTESTS 9

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

RUSSELL M. ROWE
rrowe@kkbr.com

July 24, 2002

Via Facsimile, 385-7268

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

Re: *GPA-0023-02, Z-0048-02 & Z-0048-02(1)*
Items 24-26, July 25, 2002 Planning Commission Agenda

Dear Mr. Jeschke:

This office represents the applicant with respect to the above-referenced applications. We respectfully request that the applications be continued to the Planning Commission meeting scheduled for August 22, 2002 in order to provide additional time for staff to review revisions to the plans.

Thank you for your kind consideration of this matter. Please contact me should you have any questions or need anything further.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

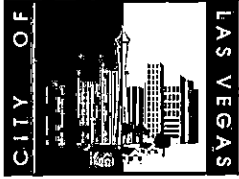


Russell M. Rowe

RMR/hlm

Cc: Kim Bush, Liaison to Commissioner Chip Maxfield

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

July 12, 2002

Ms. Virginia Jones
7390 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-0048-02 - REZONING

Dear Ms. Jones:

Please be advised the City Planning Commission at its regular meeting on **July 25, 2002**, 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 and any conditions related to your application 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,

Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

Enclosure

cc: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brawn
Lynette Baggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: June 27, 2002
Re: **Z-48-02** Willard R. & Mary Virginia Jones 1990 Trust NEC Durango Dr. & La Madre Way
Rezoning from R-E to R-PD3 for a proposed 66 lot subdivision on 21.25 acres

CONDITIONS OF APPROVAL:

1. Construct appropriate half-street improvements including appropriate overpaving on Washburn Road, Durango Drive, La Madre Way and Lisa Lane adjacent to this site concurrent with development of this site.
2. Coordinate with the Collection Systems Planning Section to determine appropriate alignments to provide public sewer to this site and to provide a sewer stub at the north edge of the development at a size, depth, and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.
4. A Traffic Impact Analysis 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 recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for 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 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 Final Map, whichever may occur first, if allowed by the City Engineer.

Memorandum

City of Las Vegas
Neighborhood Services Department

To: Planning and Development Department

From: Sharon Segerblom, Director *Sharon Segerblom*
Neighborhood Services Department

CC: Stephen Harsin, Tony Longo, Anthony Willis, Lisa Lopez, Yorgo Kagafas, Patrick Murphy

Date: June 26, 2002

Re: Case Number **Z-0048-02** - WILLARD R. AND MARY VIRGINIA JONES - Request for a Rezoning
FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 21.25
acres located adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and
004, 125-33-302-001 and 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack).

The following neighborhood associations are located within one mile of this item and are mailed a
courtesy development notification by Neighborhood Services: **By July 6, 2002.**

Alexander NA
Canyon Creek North HOA
Cimarron Village North
Desert Creek HOA
Independent NW HOA
Lone Mtn Citizens Adv Comm
Mountain Shadows HOA
Northwest Citizens Association
Northwest Network of Neighborhoods
Northwest Territory Association
Painted Desert Community Association
The ACT Neighborhood Preservation Assoc
Tierra Del Sol-Villa Trinidad
Villas on the Green at Painted Desert

City of Las Vegas - Neighborhood Services Division
DEVELOPMENT NOTIFICATION
PC Meeting - 7/25/2002

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

Z-0048-02

Alexander NA
Canyon Creek North HOA
Cimarron Village North
Desert Creek HOA
Independent NW HOA
Lone Mtn Citizens Adv Comm
Mountain Shadows HOA
Northwest Citizens Association
Northwest Network of Neighborhoods
Northwest Territory Association
Painted Desert Community Association
The ACT Neighborhood Preservation Assoc (INACTIVE)
Tierra Del Sol-Villa Trinidad
Villas on the Green at Painted Desert

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 25, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0048-02

REQUEST BY WILLARD R. AND MARY VIRGINIA JONES 1990 TRUST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT – 3 UNITS PER ACRE) ON 21.25 ACRES ADJACENT TO THE NORTHEAST CORNER OF DURANGO DRIVE AND LA MADRE WAY (APN: 125-33-301-001 AND 004, 125-33-302-001 AND 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVSION], WARD 6 (MACK).

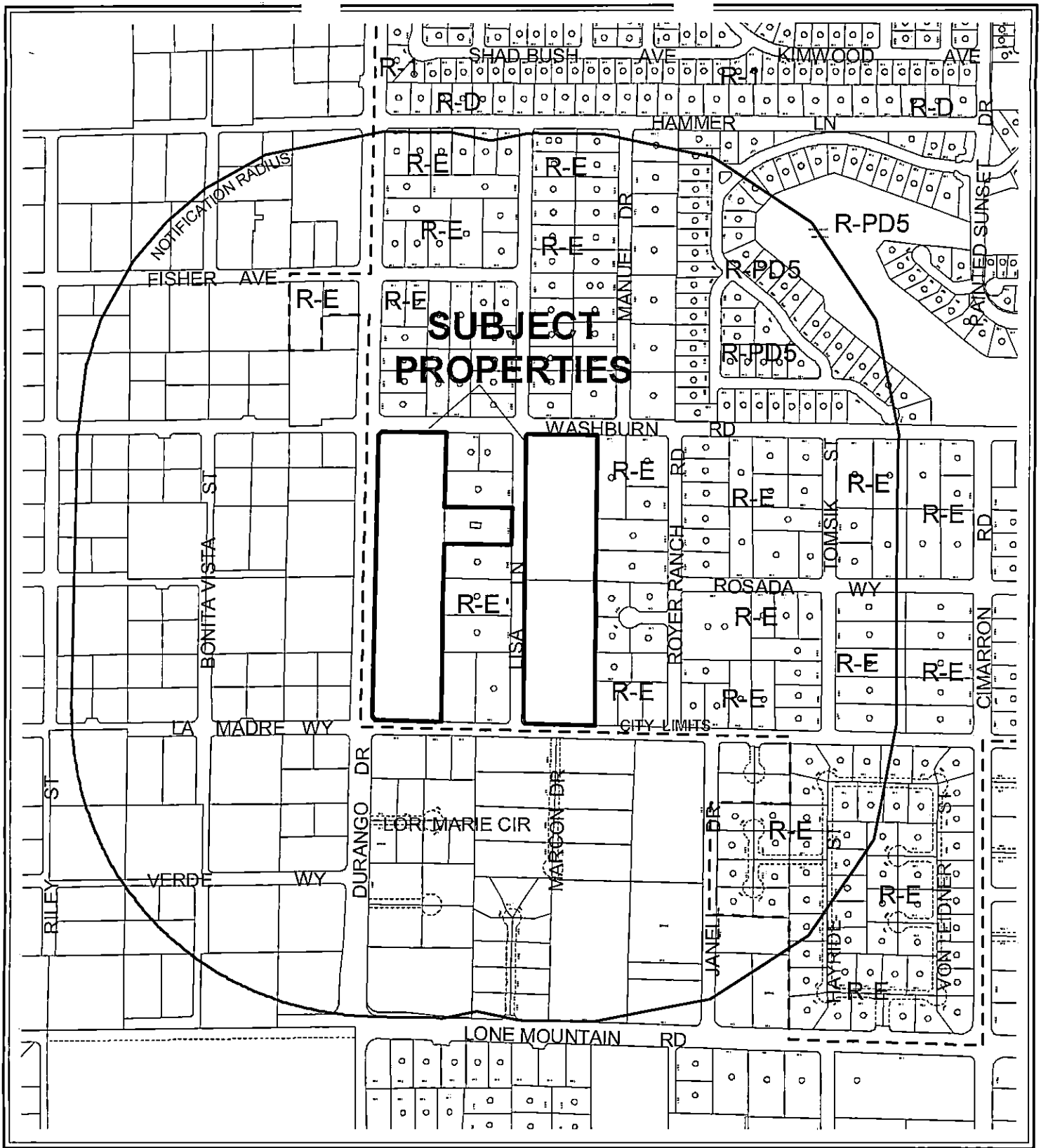
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

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 a written objection 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 General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



JOEL V. McCULLOCH, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

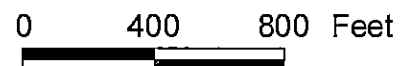


CASE: **Z-0048-02**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT *2-0048-02*
2-0048-02(1)

FROM: PLANNING AND DEVELOPMENT

GPA-0023-02

HAND DELIVERED

COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
*FLOOD CONTROL (DPW)	JOHN BETTENCOURT	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
NEIGHBORHOOD SERVICES (PH only)	STEPHEN HARSIN	2nd FLOOR CITY HALL
PERMITS/ INSPECTIONS	EARL RUSSELL	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

OFFICE OF BUSINESS DEVELOPMENT	STEVE VAN GORP	5th STREET SCHOOL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

SENT VIA COURIER "U.S." MAIL

CLARK COUNTY ZONING (3) (INTERLOCAL ONLY)	SHANE AMMERMAN - CURRENT PLANNING (2) WALTER CAIRNS - COMP PLANNING (1)	500 GRAND CENTRAL PARKWAY
--	--	---------------------------

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

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

Z-0048-02 - WILLARD R. AND MARY VIRGINIA JONES 1990 - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 21.25 acres adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-001 and 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **JULY 25, 2002** CITY COUNCIL: **AUGUST 21, 2002**

CASE PLANNER: **JOEL MCCULLOCH**



PUBLIC HEARING

Comments Due: **JUNE 26, 2002**

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@ci.las-vegas.nv.us), 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:

ILA

Case Keywords :FROM: R-E TO: R-PD3, NEC DURANGO AND LA MADRE**Accepted :** 6/4/2002**Public Hearing :** Y**Meeting Date :** 7/25/2002**Meeting Type :** P**200 Scale Map :****Size :****# Lots :****Request :** Z-0048-02 - WILLARD R. AND MARY VIRGINIA JONES - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 21.25 acres located adjacent to the northeast corner of Durango Drive and La Madre Way (APN: 125-33-301-001 and 004, 125-33-302-004 and 007), [PROPOSED: SINGLE FAMILY RESIDENTIAL SUBDIVISION], Ward 6 (Mack).**Location :****Proposed :****Notice :****Comments :**

Parcel : 125 33 301 001	PT N2 SW4 33 19 60	JONES WILLARD R & MARY V 1990 TR
Parcel : 125 33 301 004	PT N2 SW4 33 19 60	JONES WILLARD R & MARY V 1990 TR
Parcel : 125 33 302 004	PT N2 SW4 33 19 60	VERZANI TED B & SHIRLEY G
Parcel : 125 33 302 007	PT N2 SW4 33 19 60	JONES WILLARD R & MARY V 1990 TR

Owner/Applicant/Contacts**REPRESENTED BY**SOUTHWEST ENGINEERING3610 N. RANCHO DR.
LAS VEGAS, NV. 89130; 648-9700**APPLICANT** SOUTHWEST ENGINEERING3610 N. RANCHO DR.
LAS VEGAS, NV. 89130; 648-9700**OWNER** JONES WILLARD R & MARY V 1990 TR
JONES WILLARD R & MARY V TRS
%LAS VEGAS FIRST REALTY
7390 W SAHARA #200
LAS VEGAS NV

891172764;

Actions/Conditions :

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning
 Project Address (Location) Washburn & Durango
 Project Name Washburn & Durango Proposed Use Single Family
 Assessor's Parcel #(s) 125-33-301-001; 004; 125-33-302-004; 007 Ward # 6
 General Plan: existing D12 proposed R Zoning: existing R-E proposed R-X ^{SP}
 Commercial Square Footage N/A Floor Area Ratio N/A R-PD3
 Gross Acres 21.55 Lots/Units 66 Density 3.1
 Additional Information _____

PROPERTY OWNER Virginia Jones Contact _____
 Address 7390 W. Sahara #200 Phone: _____ Fax: _____
 City Las Vegas State NV Zip 89117

APPLICANT Southwest Eng Contact Sally Pelham
 Address 3610 N. Rancho Phone: 647-9700 Fax: 647-4143
 City Las Vegas State NV Zip 89130

REPRESENTATIVE Southwest Eng Contact Sally Pelham
 Address 3610 N. Rancho Phone: 648-9700 Fax: 648-4143
 City Las Vegas State NV Zip 89130

Property Owner Signature* Virginia Jones

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

Print Name VIRGINIA JONES

Subscribed and sworn before me

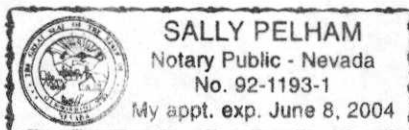
This 20 day of May, 2002

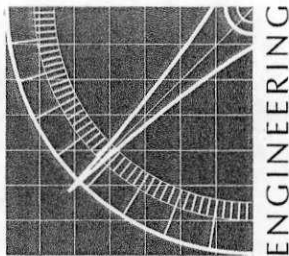
Sally Pelham

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #	<u>Z-0048-02</u>
Meeting Date:	<u>7/25/02</u>
Signs Required:	
Map #	<u>G-33-5</u>
Total Fee:	<u>\$1150.00</u>
Receipt #	<u>86589</u>
Date Accepted:	<u>6/4/02</u>
Accepted By:	<u>Swan</u>





SOUTHWEST

LAND PLANNING • MAPPING • DEVELOPMENT

June 25, 2002

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

**RE: Justification Letter for a Zone Change for
Property Located at the SEC of Washburn and Durango**

There has been substantial growth within the northwest section of the City of Las Vegas within the last five years. Parcels that remain for development are predominantly 'infill' parcels and, as such, are difficult to exactly match with the General Plan. This is one such parcel.

There exists to the immediate north of the parcel a General Plan designation of Rural. To the northeast exists a designation of medium low. To the south and east exists Desert Rural. The west ten acres adjacent to Durango is within the SB 391 excluded area that allows for densities greater than three dwelling units per acre. The east ten acres is within the 330' buffer zone that allows densities of up to three dwelling units per acre. The central 1.25 acres is within a rural preservation area that limits the density to two dwelling units per acre.

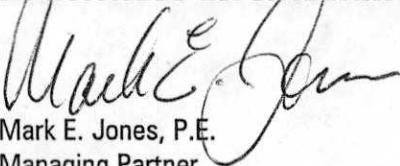
This proposal takes into account the varying densities allowed by code as previously mentioned and attempts to be sensitive to the surrounding uses while maintaining the spirit of the General Plan. By establishing a maximum overall density of three dwelling units per acre, the project will be consistent with and impose similar conditions to those currently provided for in the General Plan.

Presently, the requirement as dictated by SB 391 could allow for density greater than three dwelling units per acre within, at least, the west ten acres. If a design were presented with that allowance, a density of three to eight dwelling units per acre could be achieved. However, this land plan limits both the excluded areas and the buffer areas to a maximum of three d.u.a., which promotes the objectives of the General Plan.

Companion items with this application are the GPA from DR to R and a site development plan review. We request these items all run concurrently. Also, this letter is to amend the application from R-1 to RPD-3.

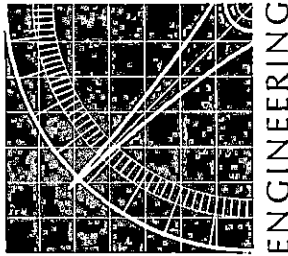
Sincerely,

SOUTHWEST ENGINEERING


Mark E. Jones, P.E.
Managing Partner

REVISED

MEJ:jkd



SOUTHWEST

LAND PLANNING • MAPPING • DEVELOPMENT

May 31, 2002

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

**RE: Justification Letter for a General Plan Amendment for
Property Located at the SEC of Washburn and Durango**

There has been substantial growth within the northwest section of the City of Las Vegas within the last five years. Parcels that remain for development are predominantly 'infill' parcels and, as such, are difficult to exactly match with the General Plan. This is one such parcel.

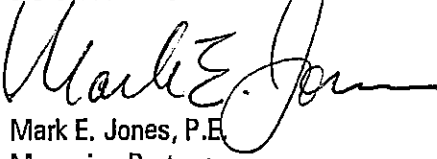
There exists to the immediate north of the parcel a General Plan designation of Rural. To the northeast exists a designation of medium low. To the south and east exists Desert Rural. The west ten acres adjacent to Durango is within the SB 391 excluded area that allows for densities greater than three dwelling units per acre. The east ten acres is within the 330' buffer zone that allows densities of up to three dwelling units per acre. The central 1.25 acres is within a rural preservation area that limits the density to two dwelling units per acre.

This proposal takes into account the varying densities allowed by code as previously mentioned and attempts to be sensitive to the surrounding uses while maintaining the spirit of the General Plan. By establishing a maximum overall density of three dwelling units per acre, the project will be consistent with and impose similar conditions to those currently provided for in the General Plan.

Presently, the requirement as dictated by SB 391 could allow for density greater than three dwelling units per acre within, at least, the west ten acres. If a design were presented with that allowance, a density of three to eight dwelling units per acre could be achieved. However, this land plan limits both the excluded areas and the buffer areas to a maximum of three d.u.a., which promotes the objectives of the General Plan.

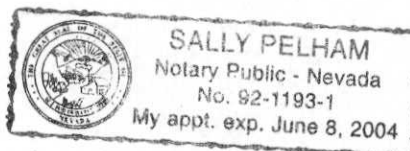
Sincerely,

SOUTHWEST ENGINEERING



Mark E. Jones, P.E.
Managing Partner

MEJ:jkd



9 2 0 8 2 3 0 0 7 6

Legal Description

Situate in the County of Clark, State of Nevada, described as follows:

That portion of Lot Two (2) of that certain Parcel Map recorded March 31, 1978 as Document No. 825710 in File 18, page 32 of Parcel Maps, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot Two (2); thence North 88°45'48" West along the South line of said Lot Two (2) a distance of 181.08 feet to the Southwest corner of said Lot Two (2); thence North 0°51'14" East along the West line thereof a distance of 142.67 feet to a point; thence South 88°59'47" East a distance of 180.69 feet to a point on the East line of said Lot Two (2); thence South 0°42'06" West along said East line a distance of 143.42 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH an undivided 1/3 interest in and to that certain Well Site, more particularly described as follows:

That portion of Lot Two (2) as recorded in File 18, Page 32 of Parcel Map, Clark County, Nevada Records.

COMMENCING at the Northwest corner of Lot Two (2) as recorded in File 18, page 32 of Parcel Maps; thence South 0°51'14" West a distance of 161.00 feet to the Northwest corner of Well lot and the TRUE POINT OF BEGINNING; thence South 89°08'45" East a distance of 40.00 feet to a point; thence South 0°51'14" West a distance of 20.00 feet to a point; thence North 89°08'46" West a distance of 40.00 feet to a point; thence North 0°51'14" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

ALSO, TOGETHER WITH an easement ~~for~~ the installation and maintenance of a water pipe line over, under and across the following described property.

COMMENCING at the Southwest corner of the above-described Well lot; thence South 89°08'46" East along the South line of said Well lot a distance of 32.46 feet to the TRUE POINT OF BEGINNING; thence South 36°22'12" East a distance of 49.18 feet to the intersection of the North property line of said lot as described in Book 882 as Document No. 841881, page 3; thence South 88°59'47" East along aforesaid property line a distance of 6.30 feet to a point; thence North 36°32'12" West a distance of 49.20 feet to the intersection of the South line of aforesaid Well lot; thence North 89°08'46" West along the South line of said Well lot a distance of 6.28 feet to the TRUE POINT OF BEGINNING.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
LAND TITLE OF NEVADA

08-28-92 08:00 JAF
BOOK: 920828 INST: 00076
FEE: 6.00 RPTT: EX#005

9 2 0 3 2 0 0 0 7 6
GRANT, BARGAIN, SALE DEED

(2)

THIS INDENTURE WITNESSETH: That TED B. VERZANI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to TED B. VERZANI AND SHIRLEY G. VERZANI, HUSBAND AND WIFE AS JOINT TENANTS

all that real property situated in the _____ County of CLARK

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

APN: 01C-190-025

THIS DEED IS BEING RECORDED TO ADD THE NAME OF THE GRANTORS SPOUSE WITHOUT CONSIDERATION.

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

Witness HIS hand, this 21ST day of AUGUST, 1992

STATE OF NEVADA }
COUNTY OF CLARK } SS:

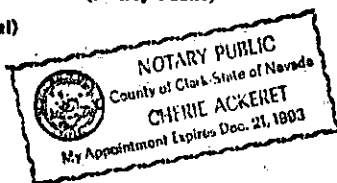
TED B. VERZANI
TED B. VERZANI

On 8/21/92
personally appeared before me, a Notary Public, TED B. VERZANI, PERSONALLY KNOWN OR PROVEN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT.

who acknowledged that he executed the above instrument.

Signature Cherie Ackert
(Notary Public)

(Notarial Seal)



ESCROW NO. 92-122827-CA
ORDER NO.
WHEN RECORDED MAIL TO: TED B. VERZANI
5124 ROYER RANCH ROAD
LAS VEGAS, NV 89129

Quitclaim Deed

Exempt 106

9 1 0 2 2 7 0 0 0 7 8

(2)

By this instrument dated February 1, 1991, for a valuable consideration,

Willard R. Jones and Mary Virginia Jones, husband and wife

do _____ hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

Willard R. Jones and Mary Virginia Jones, Trustees of the Willard R. Jones and Mary Virginia Jones 1990 Trust

the following described real property in the State of Nevada, County of Clark:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR THE LEGAL

01C-190-015

01C-190-016

APN:

STATE OF NEVADA
COUNTY OF CLARK

1 ss.

On February 11, 1991 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared

Willard R. Jones and
Mary Virginia Jones

known to me to be the person whose names are
subscribed to the within instrument, and acknowledged
to me that they executed the same.

WITNESS my hand and Official Seal,

(SEAL)  NOTARY PUBLIC
STATE OF NEVADA
County of Clark (SIGN)
Trudy L. Emmanole
My Appointment Expires April 28, 1992

Willard R. Jones
WILARD R. JONES

Mary Virginia Jones
MARY VIRGINIA JONES

Order No. 10-78534-BT

RECORDED

WITNESSED

AFTER RECORDING MAIL TO

Virginia Jones

c/o 601 So. Rancho D-34

Las Vegas, Nevada

MINNESOTA TITLE COMPANY

EXHIBIT "A"

That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East; M.D.B.&M. Clark County, Nevada being more particularly described as follows:

COMMENCING at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 33, as delineated by that certain recorded Parcel Map performed by WARREN L. JAURET at the instance of WILLARD R. JONES, dated January 25, 1974 as Document No. 356246 in File 1 of Parcel Maps, page 56 Official Records, Clark County, Nevada, thence South 01°20'29" West along the West Line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 33, a distance of 39.73 feet to a point in the south Right-of-way line of WASHBURN ROAD (Proposed 80.00 feet wide) thence south 88°58'16" East along said South Right-of-way line, a distance of 60.00 feet to the point of intersection of the South Right-of-way line of said WASHBURN ROAD, with the East right-of-way line of DURANGO DRIVE (100.00 feet wide) thence South 01°20'29" West along the said East Right-of-way line a distance of 24.86 feet to a point; said point being the TRUE POINT OF BEGINNING. Thence continuing south 01°20'29" West along said East Right-of-way line, a distance of 1220.16 feet to a point of tangency of a curve to the left concave Northeasterly, and having a radius of 20.00 feet, Thence along said curve to the left, through a central angle of 89°51'00" an arc distance of 31.36 feet to a point in the North Right-of-way line of LA MADRE WAY (60.00 feet wide) thence south 88°30'31" East along said North Right-of-way line a distance of 283.14 feet to a point, said point also being the most southerly, southeasterly corner of Lot One (1) of the aforementioned WILLARD R. JONES PARCEL MAP, thence North 01°11'15" East along the Most southerly East line of said Lot One (1) and the Northerly extension thereof, a distance of 633.68 feet to a point, said point being the Southwest corner of Lot Four (4) of the said WILLARD R. JONES PARCEL MAP thence continuing North 01°11'15" East along the West line of said Lot Four (4) a distance of 475.32 feet to a point, said point being the Northwest corner of Lot Two (2) of said parcel Map, thence south 88°54'55" East along the North line of said Lot Two (2) a distance of 300.11 feet to a point in the West Right-of-way line of LISA LANE (60.00 feet wide) thence North 01°02'05" East along said West Right-of-way line a distance of 143.23 feet to a point of tangency of a curve to the left, concave southwesterly and having a radius of 15.00 feet thence along said curve to the left, through a central angle of 90°00'21" an arc distance of 23.56 feet to a point in the South Right-of-way line of WASHBURN ROAD (Proposed 80.00 feet wide) thence North 88°58'16" West along said South Right-of-way line, a distance of 559.52 feet to a point of tangency of a curve to the left, concave southeasterly, and having a radius of 25.00 feet, thence along said curve to the left, through a central angle of 89°47'15" an arc distance of 39.13 feet to the TRUE POINT OF BEGINNING.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
MINNESOTA TITLE

02-27-91 08:00 BV1
BOOK 910227 INST: 00078
FEE: 6.00 RPTT: EX#106

Quitclaim Deed

9 1 0 2 2 7 0 0 0 7 9

By this instrument dated February 1, 1991, for a valuable consideration,

Willard R. Jones and Mary Virginia Jones, husband and wife

do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

Willard R. Jones and Mary Virginia Jones, Trustees of the Willard R. Jones and Mary Virginia Jones 1990 Trust

the following described real property in the State of Nevada, County of Clark:

That portion of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.H.&M., more particularly described as:

Lot Three (3) as shown by map thereof on file in File 1 of Parcel Maps, page 56, recorded in Book 392 as Document No. 351770 in the Office of the County Recorder of Clark County, Nevada.

APN: 01C-190-070

STATE OF NEVADA
COUNTY OF CLARK

1 ss.

On February 11, 1991 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared

Willard R. Jones and
Mary Virginia Jones

known to me to be the person whose names
subscribed in the within instrument, and acknowledged
to me that executed the same.

WITNESS my hand and Official Seal.

[Signature]
(SEAL) **NOTARY PUBLIC**
STATE OF NEVADA
County of Clark (SIGN)
Notary Public Commissioned by the State of Nevada
My Appointment Expires April 28, 1992

[Signature]
WILLARD R. JONES

[Signature]
MARY VIRGINIA JONES

Order No. 10-78534-BT

ACCOMPLISHED BY
WITHOUT DELAY

AFTER RECORDING MAIL TO
Virginia Jones

601 So. Rancho, D-34

Las Vegas, Nevada

MINNESOTA TITLE COMPANY

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
MINNESOTA TITLE

02-27-91 08:00 BV1 1
BOOK: 910227 INST: 00079
FEE: 5.00 RPTT: EX0106

Quitclaim Deed

Exempt 106

910227000000

By this instrument dated FEBRUARY 1, 1991, for a valuable consideration,

Willard R. Jones and Mary Virginia Jones, husband and wife

do _____ hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

WILLARD R. JONES AND MARY VIRGINIA JONES, Trustees of the Willard R. Jones and Mary Virginia Jones 1990 Trust

the following described real property in the State of Nevada, County of Clark:

The West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and the West Half (W $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 33, Township 19 South, Range 60 East, M.D.B.&M.

APN: 01C-190-004

STATE OF NEVADA
COUNTY OF CLARK

1 ss.

On February 11, 1991 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared

Willard R. Jones and
Mary Virginia Jones

known to me to be the person whose names are
subscribed to the within instrument, and acknowledged
to me that they executed the same.

WITNESS my hand and Official Seal,

 NOTARY PUBLIC
STATE OF NEVADA
County of Clark
My Appointment Expires April 28, 1992

Willard R. Jones
WILLARD R. JONES

Mary Virginia Jones
MARY VIRGINIA JONES

Order No. 10-78534-BT

ACCOUNTED

WITHOUT

AFTER RECORDING MAIL TO
Virginia Jones

c/o 601 So. Rancho, D-34

Las Vegas, Nevada

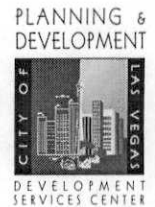
MINNESOTA TITLE COMPANY

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
MINNESOTA TITLE

02-27-91 08:00 BY: 1
OFFICIAL RECORDS
BOOK: 910227 INST: 00080
FEE: 5.00 RPIT: EX#106



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: Z-0048-02

MEETING DATE: July 25, 2002

Sign 1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

7-9-2
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**

CASE NUMBER:

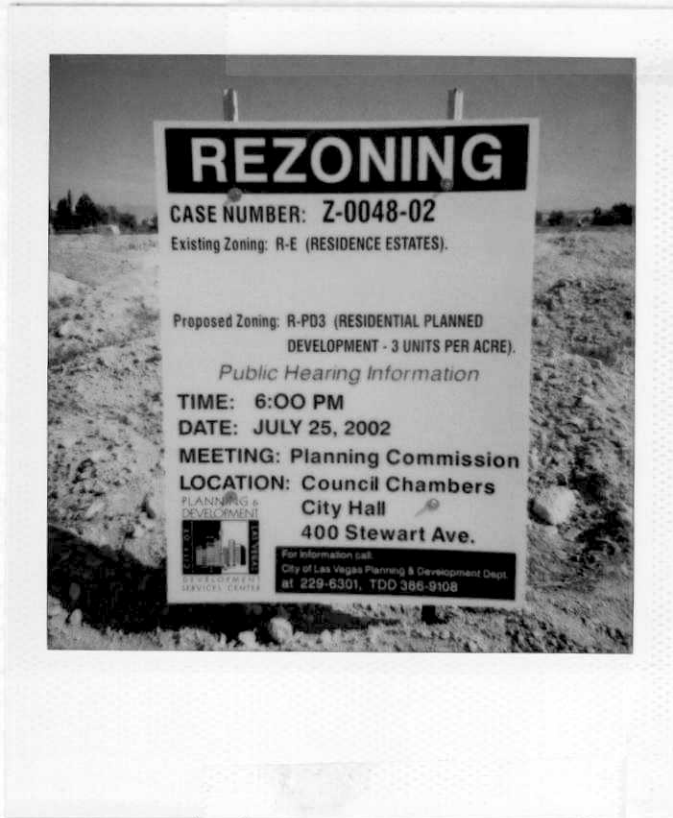
2-0048-02

MEETING DATE:

7-25-02

Sign 2 of 2

SignPro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature

[Handwritten Signature]
7-9-2

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South Fourth Street during regular business hours prior to the subject application being heard by the Planning Commission or Hearings Officer.



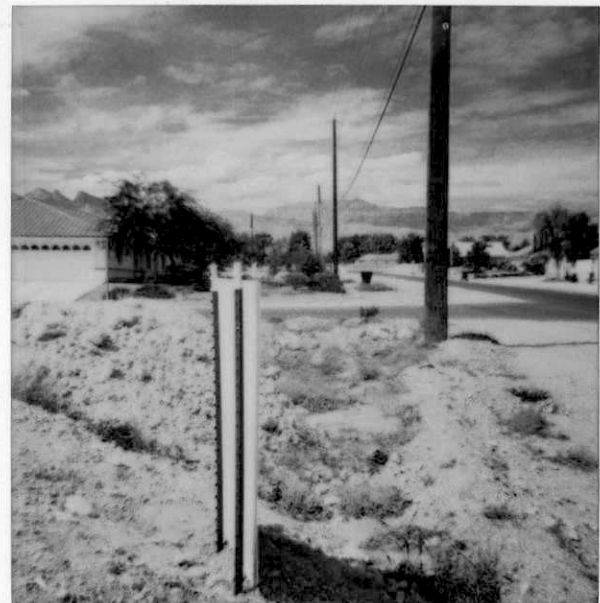
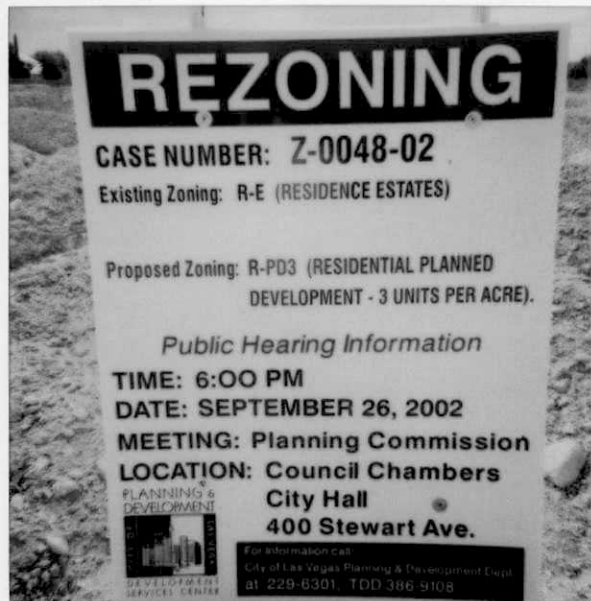
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

CASE NUMBER: Z-0048-02

MEETING DATE: September 26, 2002

Sign 1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

9-10-2
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

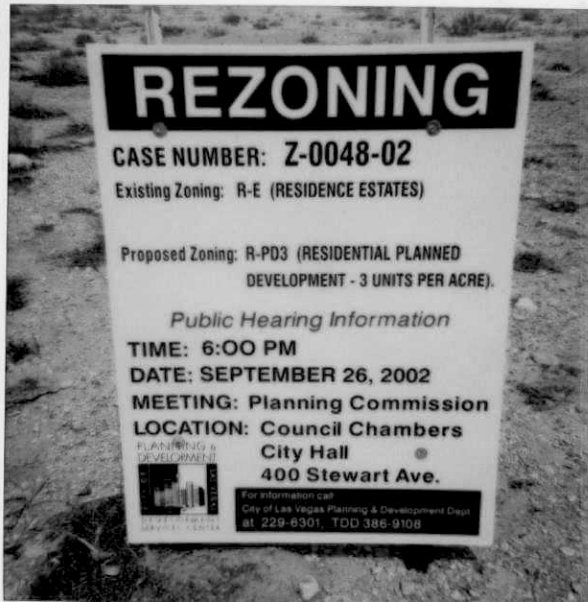
**CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT**

CASE NUMBER: Z-0048.02

MEETING DATE: SEPT 26- 02

Sign 2 of 2

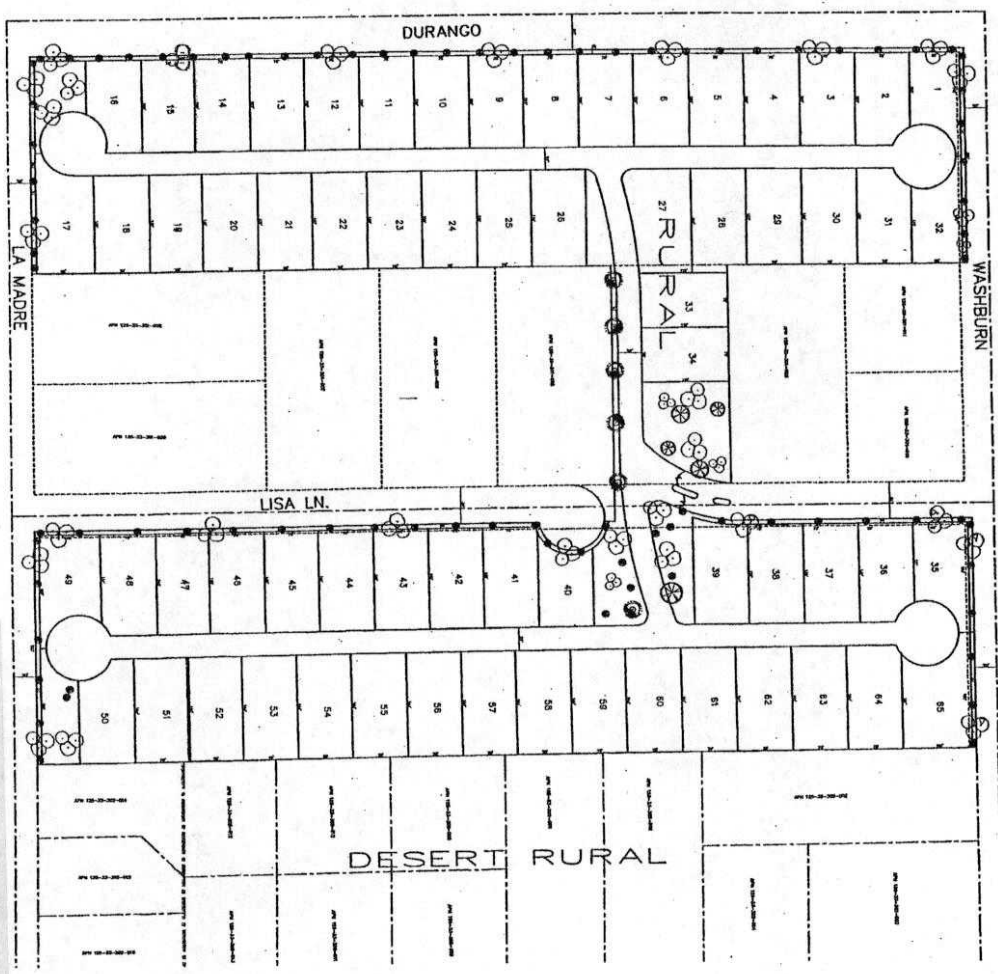
SignPro does hereby certify that a notice as required by Chapter 19A.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature 9-10-2

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South Fourth Street during regular business hours prior to the subject application being heard by the Planning Commission or Hearings Officer.

DESERT RURAL



RURAL

DESERT RURAL

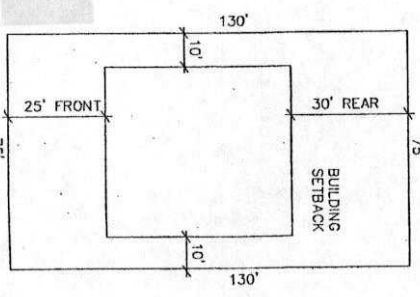
GPA-0023-02

Z-0048-02

Z-0048-02(1)

7-25-02 PC

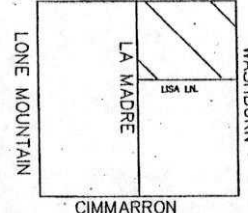
OLD



TYPICAL LOT LAYOUT

DESERT RURAL

DURANGO DR.



LONE MOUNTAIN

ZONING DATA

EXISTING ZONING - R-1
PROPOSED ZONING - DESERT RURAL
TOTAL LOTS - 50
TOTAL ACRES - 21.25 AC.
OPEN SPACE PROVIDED - 1.0 AC.

OWNER/LEGAL DESC.

WILLARD & MARY A. TRUST
APN 8 122-53-501-004
122-53-502-001
3010 N. RANCHO RD.
LAS VEGAS, NV 89130

ZONING SITE PLAN

WASHBURN AND DURANGO

3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-9700
Fax: (702) 648-4149

SOUTHWEST
LAND PLANNING • DESIGN • DEVELOPMENT

NO.	DATE	BY	APPROV.	REVISION DESCRIPTION

TITLE _____
PROJECT _____
CLARK COUNTY

WORK SHEET NO. _____
DESIGN BY _____
DATE: 4/02
SCALE: 1"=60'
DRAWN BY _____
CHECKED BY _____
DATE: 7/25/02

STAFF

