

FILE HISTORY

[illegible]

FILE NO.: Z-0054-02

FILE HISTORY

[illegible]

FILE NO.: Z0054-02

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 11, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0054-02

REQUEST BY NELLIS LAND COMPANY FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT, 4 UNITS PER ACRE) OF 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), WARD 3 (REESE).

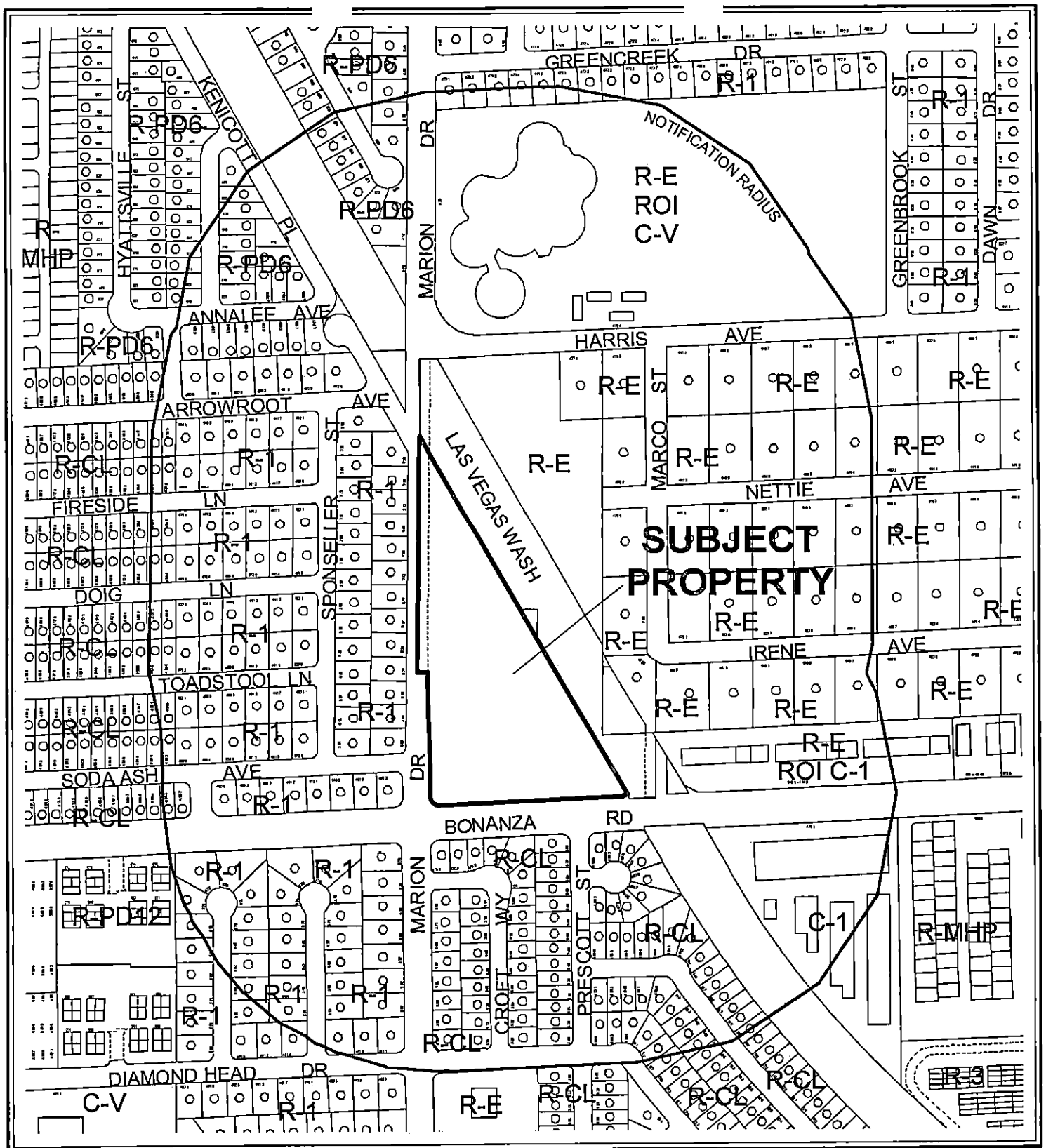
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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.



ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0054-02

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



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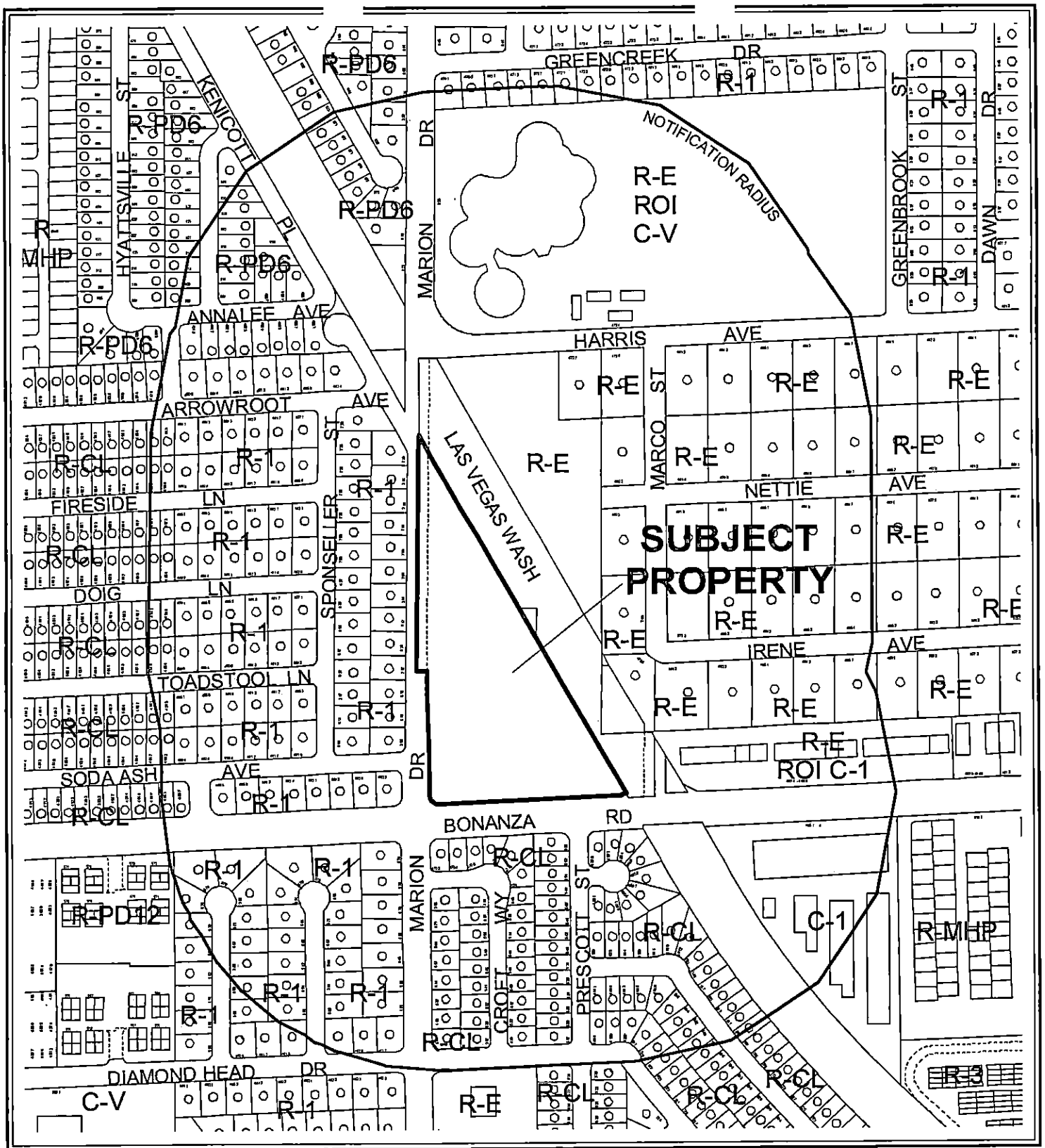
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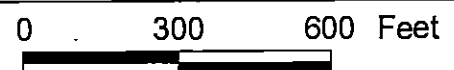


CASE: **Z-0054-02**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: AUGUST 8, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0054-02

RENOTIFICATION

REQUEST BY NELLIS LAND COMPANY FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) OF 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), WARD 3 (REESE).

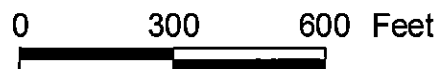
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ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



PROPOSED ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: AUGUST 8, 2002
TIME: 6:00 P.M.
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400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0054-02

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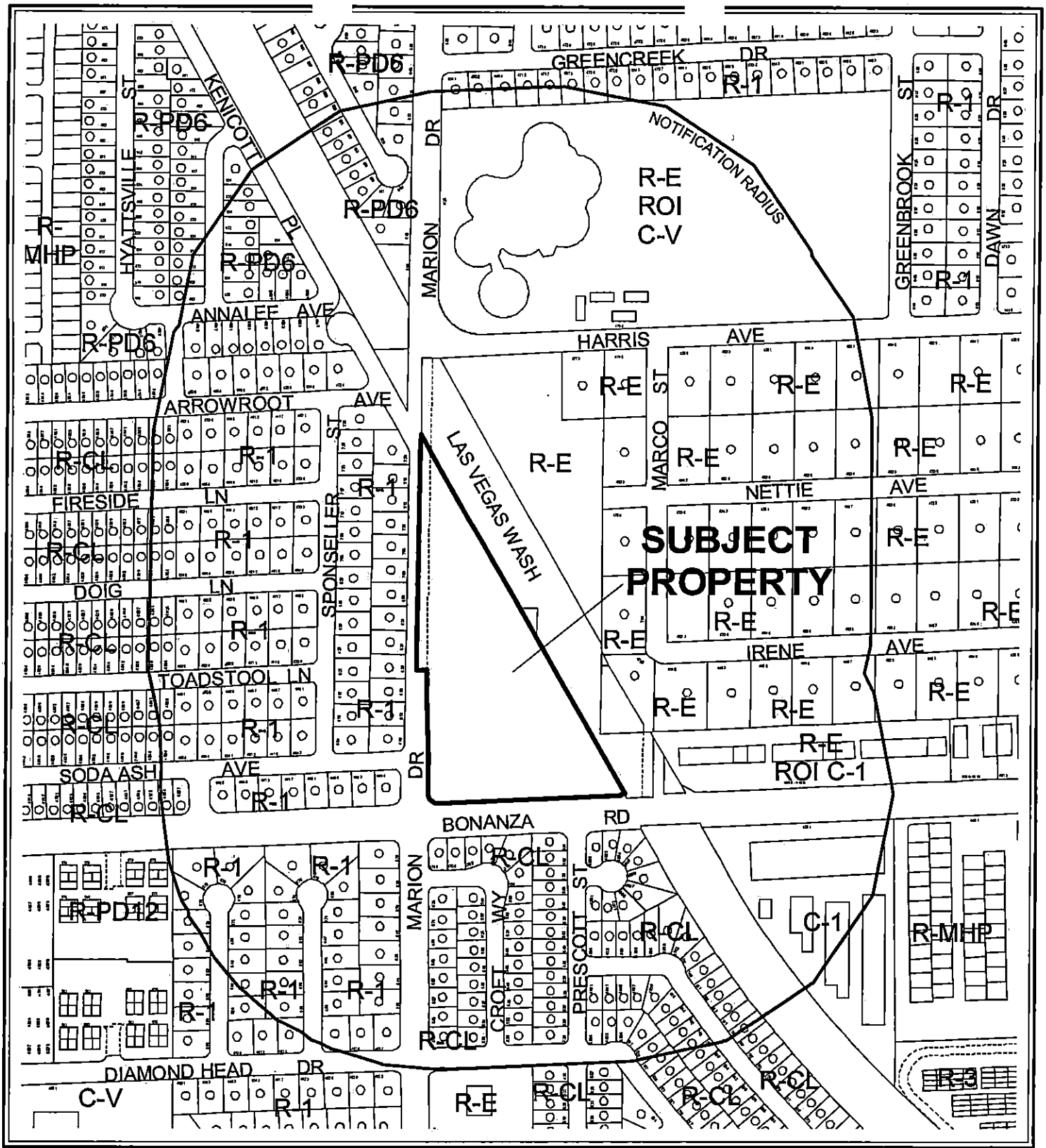
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CURRENT PLANNING DIVISION

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CASE: **Z-0054-02**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 12, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0054-02

RENOTIFICATION

REQUEST BY NELLIS LAND COMPANY FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE) OF 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), WARD 3 (REESE).

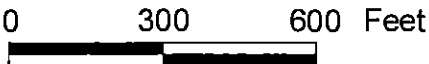
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GARY M. LEOBOLD, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 12, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0054-02

RENOTIFICATION

REQUEST BY NELLIS LAND COMPANY FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE) OF 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), WARD 3 (REESE).

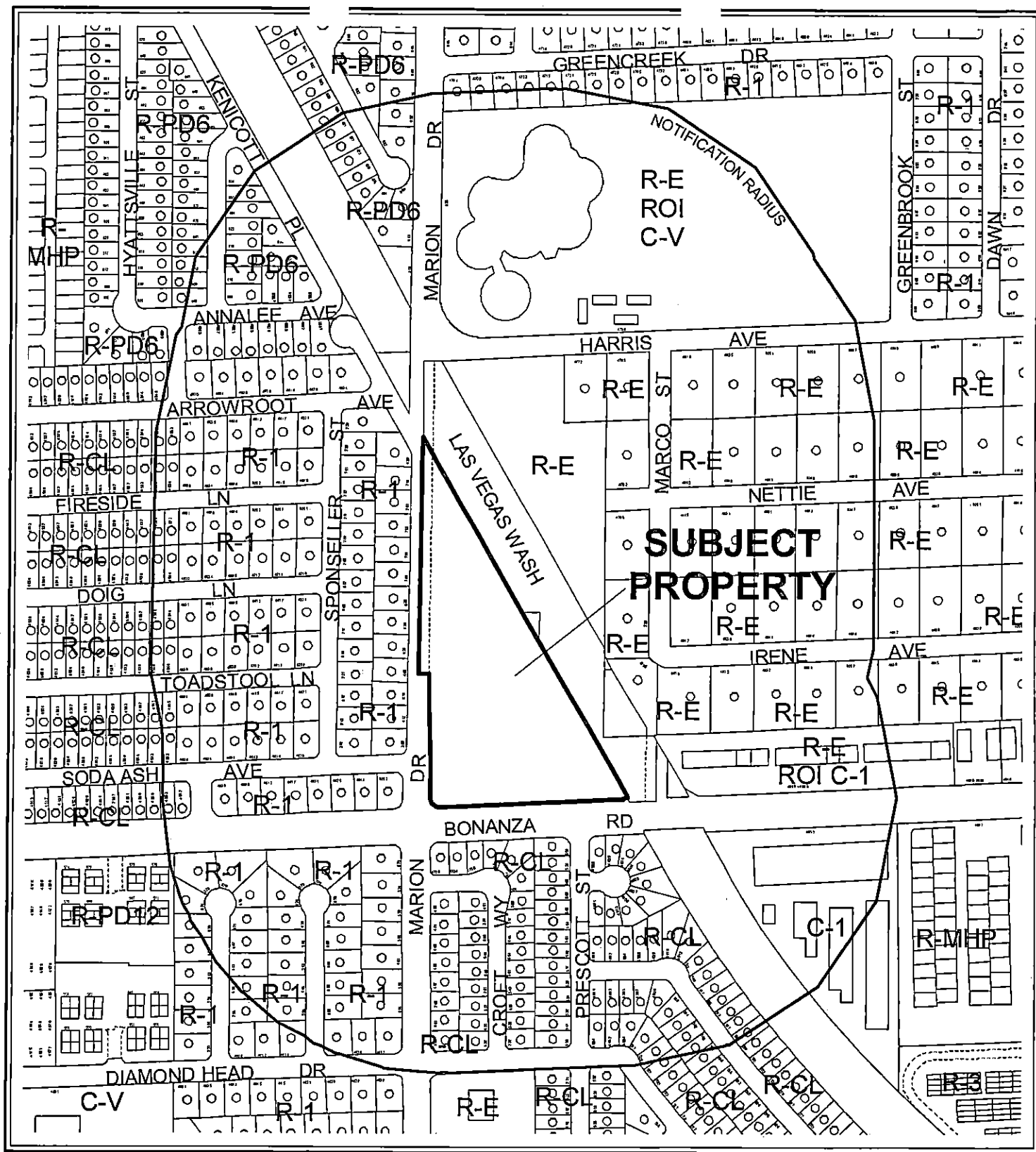
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CASE: Z-0054-02

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)





December 19, 2002

Mr. M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

MAYOR
OSCAR B. GOODMAN

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

RE: Z-0054-02 - REZONING
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Related to Z-0054-02(1)

Dear Mr. Duboef:

The City Council at a regular meeting held December 18, 2002 APPROVED the request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004). The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2002. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review 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.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site, where not previously dedicated, for Marion Drive.
4. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site. Improvements on Marion Drive shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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

6. 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.
7. 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

cc: See Attached List

Mr. M. Duboef
Z-0054-02 – Page Three
December 19, 2002

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

Mr. Mark Walters
Longford Group
3077 East Warm Springs Road
Las Vegas, Nevada 89120

Mr. Jeffrey Armstrong
VTN-Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 18, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ABEYANCE ITEM - REZONING - PUBLIC HEARING - Z-0054-02 - NELLIS LAND COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese). The Planning Commission (5-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****4****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

REESE – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. ATTORNEY KAEMPFER indicated that the project to the south of the drainage channel will have 37 lots. The home sizes and styles are comparable to the homes on the west side of Marion Drive. One of the issues involved with this project is what would be built on the north side of the drainage channel. Originally, the application was for 15 lots, but at the Planning Commission they were reduced to ten lots. The lots were further reduced to nine lots at the request of COUNCILMAN REESE. There are two units per acre on the north side, in a general plan that allows up to 3.5. They are to provide an entrance to this drainage channel that can be utilized by the residents for horses. It will

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 155 – Z-0054-02

MINUTES – Continued:

will be put along the eastern boundary, which would not interfere as much with the lots. The neighbors in this particular area should be very proud of the representation they receive from COUNCILMAN REESE. He was concerned about the property owners on the west side of Marion Drive and made it clear that the applicant would be willing to work with them.

TODD FARLOW, 240 North 19th Street, verified with ATTORNEY KAEMPER that they would provide the open space.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: See Item 156 [Z-0054-02(1)], Item 157 [Z-0041-02] and Item 158 [Z-0041-02(1)] for related discussion.

(2:40 – 2:45)
3-3880/4-81

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review 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.

Public Works

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CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 155 – Z-0054-02

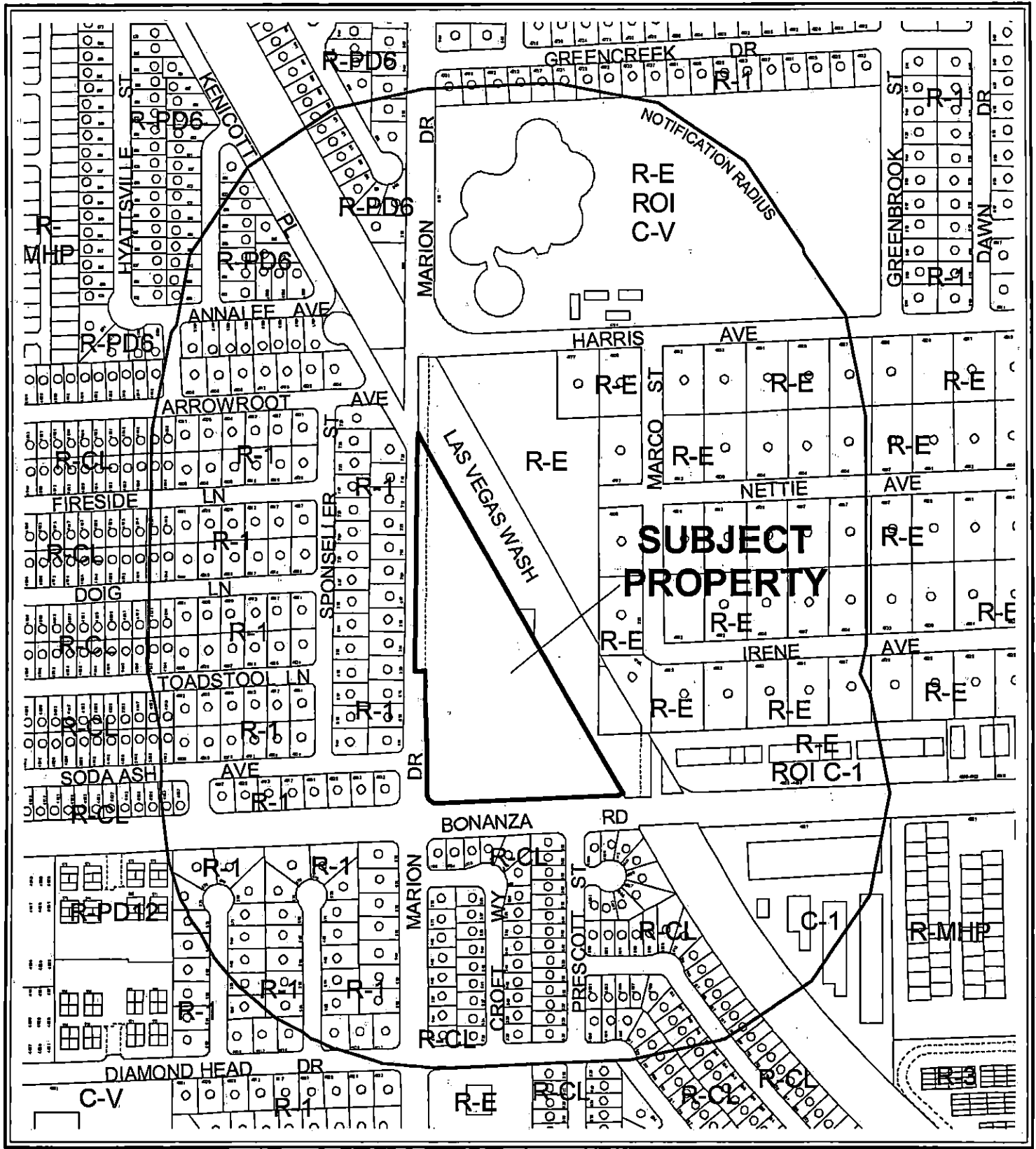
CONDITIONS – Continued:

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. 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.
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CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 155 – Z-0054-02

CONDITIONS – Continued:

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CASE: Z-0054-02

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)



**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a rezoning from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 units per acre) of 7.65 acres, located on the northeast corner of Bonanza Road and Marion Drive.

BACKGROUND DATA

- 07/11/02 The Planning Commission considered a request for a Rezoning (Z-0054-02) from R-E (Residential Estates) to R-PD4 (Residential Planned Development - 4 Units per Acre); and a request for a Site Development Plan Review [Z-0054-02(1)] for a proposed 34-lot single-family subdivision on the subject site. These applications were abeyed by the Commission to its August 8, 2002 meeting, to give the applicant time to meet with nearby property owners.
- 08/08/02 The Planning Commission unanimously accepted the applicant's request to hold Z-0054-02 and Z-0054-02(1) to the September 12, 2002 Planning Commission meeting, pending readvertising of an increase in the rezoning request to R-PD5 (Residential Planned Development - 5 Units per Acre), and in the Site Development Plan Review from 34 lots to 37 lots.
- 09/12/02 The Planning Commission recommended approval of a companion request for a revised Site Development Plan Review [Z-0054-02(1)] for a proposed 37-lot single-family subdivision on the subject site.
- 09/12/02 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #12).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped
South:	R-CL (Single Family Compact Lot)	Single Family Dwellings
East:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped
West:	R-1 (Single Family Residential)	Single Family Dwellings

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated L (Low Density Residential) on the Southeast Sector Map of the General Plan. The L (Low Density Residential) designation allows R-1 (Single Family Residential) and up to R-PD5 (Residential Planned Development – 5 Units Per Acre) zoning at a maximum of 5.49 dwelling units per acre. The proposed R-PD5 (Residential Planned Development - 5 Units Per Acre) density of this application will conform to the existing L (Low Density Residential) land use designation.

The eastern third of this site is within a Rural Preservation Neighborhood. Since the rural area in question is located on the other side of the Las Vegas Drainage Channel (150 feet) in width, there is adequate justification to support a waiver of the density limitation of three units per acre specified by the Rural Preservation Neighborhood Standards.

ZONING

The proposed Rezoning will allow for a residential development density that is consistent with the surrounding area.

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 proposed rezoning to R-PD5 (Residential Planned Development - 5 Units Per Acre) complies with the L (Low Density Residential) designation of this site on the Southeast Sector Map of the General Plan.

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-PD5 (Residential Planned Development - 5 Units Per Acre) zoning will be compatible with the R-CL (Single Family Compact-Lot) zoning to the south and the R-1 (Single Family Residential) zoning to the west.

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

The proposed rezoning will allow for development of single-family uses at a density that is compatible with the existing residential development to the south and west.

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 street system will have adequate capacity to accommodate traffic generated by this proposed development.

PLANNING COMMISSION ACTION

At the September 12, 2002 Planning Commission hearing there were 5 persons who spoke against the project due to concerns about traffic and density.

NOTICES MAILED 345 by Planning Department

APPROVALS 0

PROTESTS 4

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST****Z-0054-02****Z-0054-02(1)**Case Number: _____ APN: 140-29-801-001 3'004

Name of Property Owner: _____

Name of Applicant: _____

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

____ Yes

____ X ____ No

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

City Official: _____

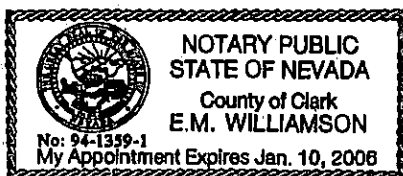
Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

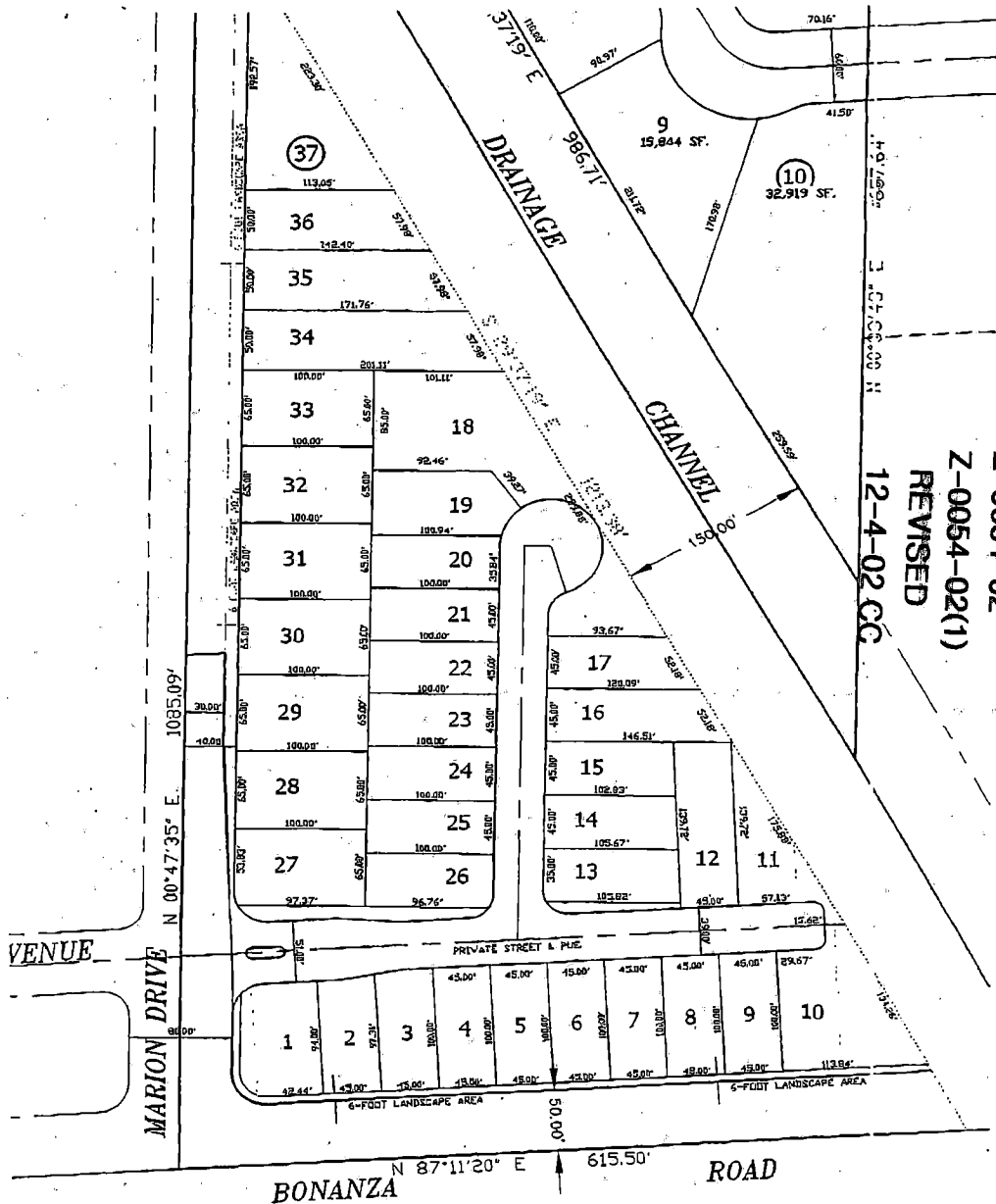
Print Name: LARRY duBOEF

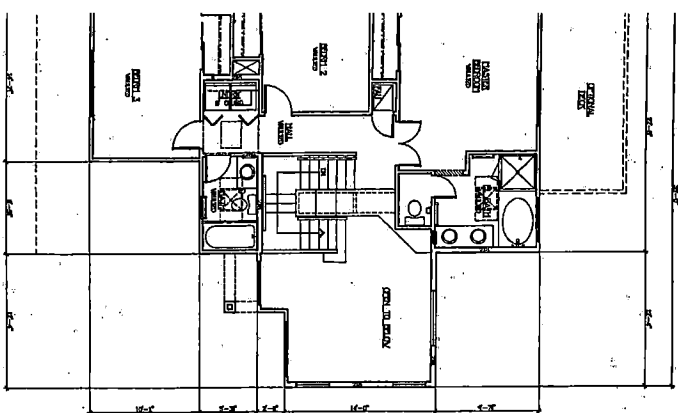
Subscribed and sworn before me

This 3 day of April, 2002E.M. Williamson
Notary Public in and for said County and State

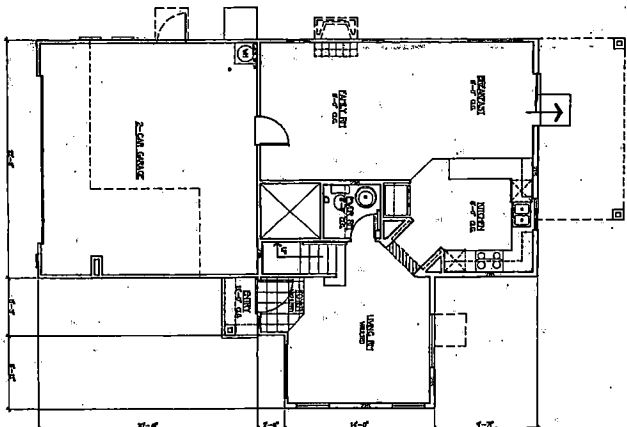
Z-0054-02(1)

12-4-02 CC

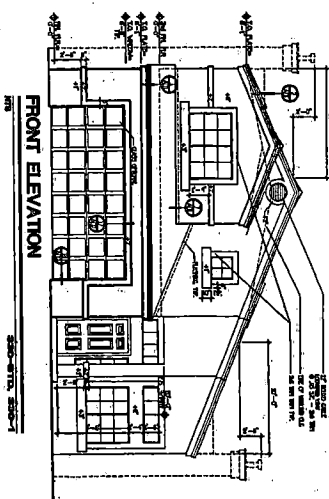




330-STD SECOND FLOOR



330-STD FIRST FLOOR



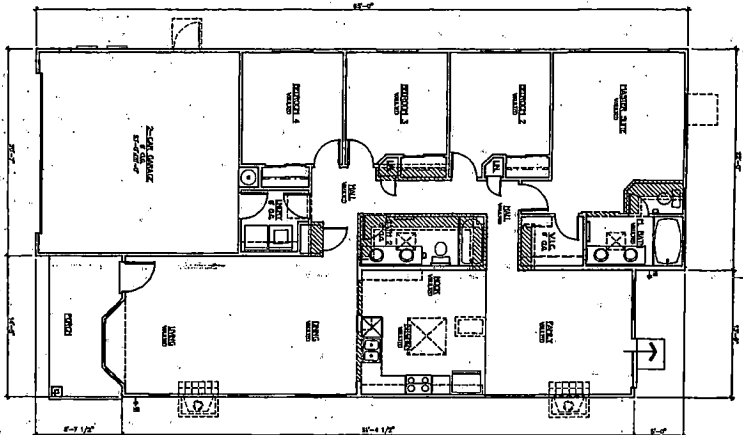
FRONT ELEVATION

STAFF

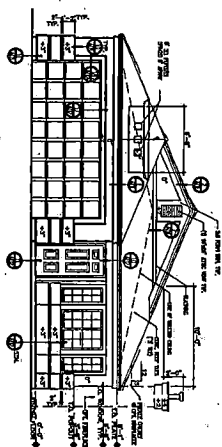
Z-0054-02(1)

Z-0054-02

9-12-02 PC



380-34
RHS



380-34
RHS

380-34, ALL PLANS

STAFF
Z-0054-02(1)
Z-0054-02

9-12-C2 PC



ABEYANCE - GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS
LAND COMPANY ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
ALIGNMENT
SEPTEMBER 12, 2002 PLANNING COMMISSION



ABEYANCE - GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS
LAND COMPANY ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
ALIGNMENT

SEPTEMBER 12, 2002 PLANNING COMMISSION



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

December 9, 2002

Mr. M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

RE: Z-0054-02 - REZONING
CITY COUNCIL MEETING OF DECEMBER 4, 2002
Related to Z-0054-02(1)

Dear Mr. Duboef:

The City Council at a regular meeting held December 4, 2002 HELD IN ABEYANCE the request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004).

This item will be heard during the 1:00 p.m. Planning and Development Discussion portion of the December 18, 2002 City Council meeting. 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,

A handwritten signature in cursive script that reads "Angela Crolli".

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

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

Mr. Jeffrey Armstrong
VTN-Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mr. Mark Walters
Longford Group
3077 East Warm Springs Road
Las Vegas, Nevada 89120

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: DECEMBER 4, 2002

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

ABEYANCE ITEM - REZONING - PUBLIC HEARING - Z-0054-02 - NELLIS LAND COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese). The Planning Commission (5-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****4****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after Final Agenda: Abeyance request from Kummer Kaempfer Bonner & Renshaw

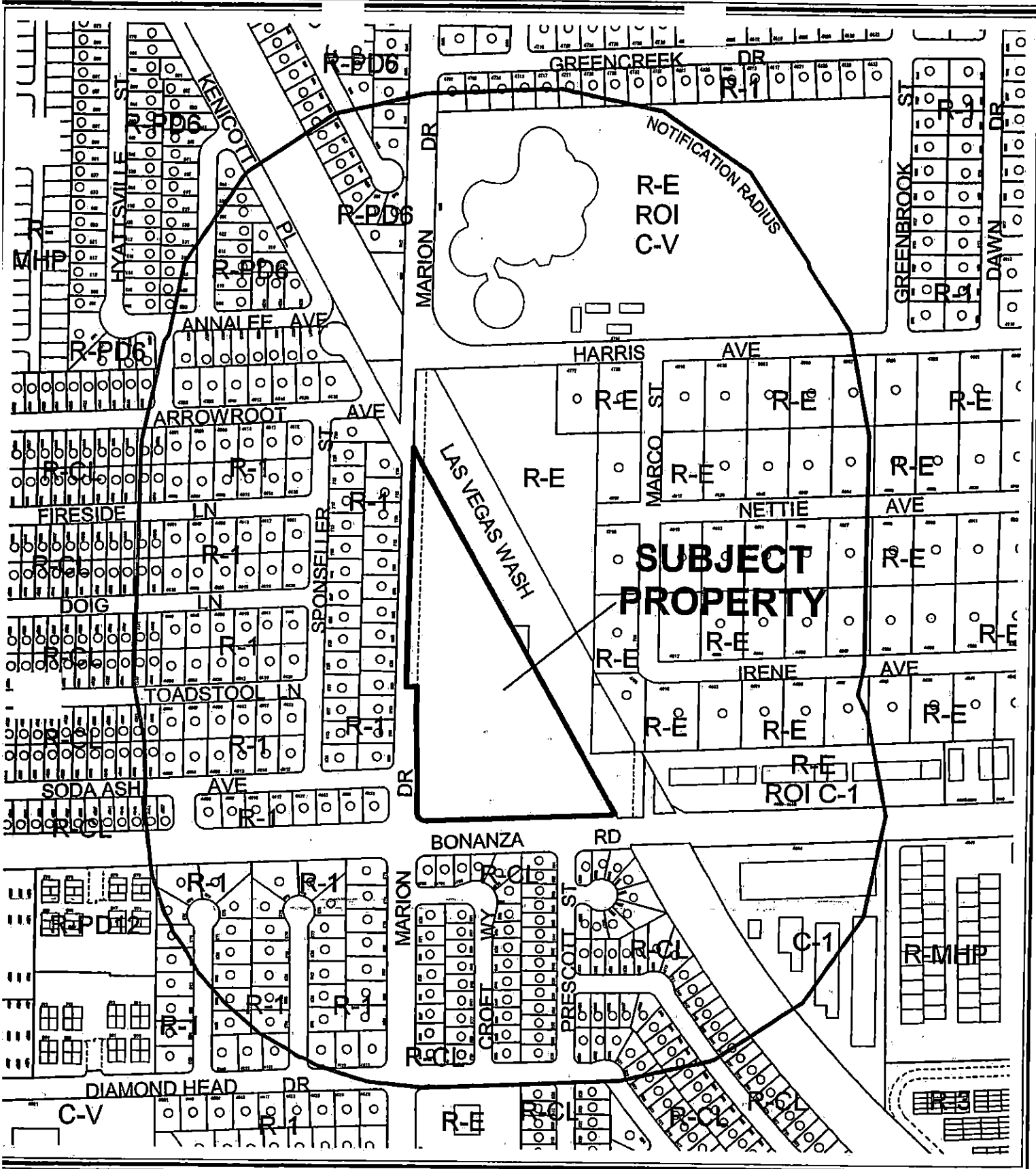
MOTION:

REESE – Motion to **WITHDRAW WITHOUT PREJUDICE** Item 113 [U-0127-02] and Item 114 [SD-0047-02]; **HOLD IN ABEYANCE** Item 121 [Z-0054-02] and Item 122 [Z-0054-02(1)] to 12/18/2002; Item 117 [SUP-1047] and Item 118 [SDR-1048] to 1/8/2003; Item 110 [U-0121-02], Item 111 [V-0101-01] and Item 112 [Z-0107-01(1)] to 1/22/2003–**UNANIMOUS** with **L.B. McDONALD** excused

MINUTES:

There was no discussion.

(1:33 – 1:35)



CASE: Z-0054-02

F S: 750 FT



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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 4, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - Z-0054-02 – NELLIS LAND COMPANY

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 6, 2002 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (5-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review 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.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site, where not previously dedicated, for Marion Drive.
4. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site. Improvements on Marion Drive shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. 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.

7. 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 is a request for a rezoning from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 units per acre) of 7.65 acres, located on the northeast corner of Bonanza Road and Marion Drive.

BACKGROUND DATA

- 07/11/02 The Planning Commission considered a request for a Rezoning (Z-0054-02) from R-E (Residential Estates) to R-PD4 (Residential Planned Development - 4 Units per Acre); and a request for a Site Development Plan Review [Z-0054-02(1)] for a proposed 34-lot single-family subdivision on the subject site. These applications were abeyed by the Commission to its August 8, 2002 meeting, to give the applicant time to meet with nearby property owners.
- 08/08/02 The Planning Commission unanimously accepted the applicant's request to hold Z-0054-02 and Z-0054-02(1) to the September 12, 2002 Planning Commission meeting, pending readvertising of an increase in the rezoning request to R-PD5 (Residential Planned Development - 5 Units per Acre), and in the Site Development Plan Review from 34 lots to 37 lots.
- 09/12/02 The Planning Commission recommended approval of a companion request for a revised Site Development Plan Review [Z-0054-02(1)] for a proposed 37-lot single-family subdivision on the subject site.
- 09/12/02 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #12).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped
South:	R-CL (Single Family Compact Lot)	Single Family Dwellings
East:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped
West:	R-1 (Single Family Residential)	Single Family Dwellings

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated L (Low Density Residential) on the Southeast Sector Map of the General Plan. The L (Low Density Residential) designation allows R-1 (Single Family Residential) and up to R-PD5 (Residential Planned Development – 5 Units Per Acre) zoning at a maximum of 5.49 dwelling units per acre. The proposed R-PD5 (Residential Planned Development - 5 Units Per Acre) density of this application will conform to the existing L (Low Density Residential) land use designation.

The eastern third of this site is within a Rural Preservation Neighborhood. Since the rural area in question is located on the other side of the Las Vegas Drainage Channel (150 feet) in width, there is adequate justification to support a waiver of the density limitation of three units per acre specified by the Rural Preservation Neighborhood Standards.

ZONING

The proposed Rezoning will allow for a residential development density that is consistent with the surrounding area.

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 proposed rezoning to R-PD5 (Residential Planned Development - 5 Units Per Acre) complies with the L (Low Density Residential) designation of this site on the Southeast Sector Map of the General Plan.

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-PD5 (Residential Planned Development - 5 Units Per Acre) zoning will be compatible with the R-CL (Single Family Compact-Lot) zoning to the south and the R-1 (Single Family Residential) zoning to the west.

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

The proposed rezoning will allow for development of single-family uses at a density that is compatible with the existing residential development to the south and west.

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 street system will have adequate capacity to accommodate traffic generated by this proposed development.

PLANNING COMMISSION ACTION

At the September 12, 2002 Planning Commission hearing there were 5 persons who spoke against the project due to concerns about traffic and density.

NOTICES MAILED 345 by Planning Department

APPROVALS 0

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Z-0054-02

Z-0054-02(1)

Case Number: _____ APN: 140-29-801-001 3 004

Name of Property Owner: _____

Name of Applicant: _____

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

_____ Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

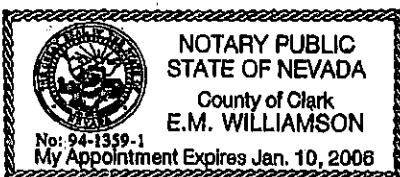
Signature of Property Owner/Authorized Agent: _____

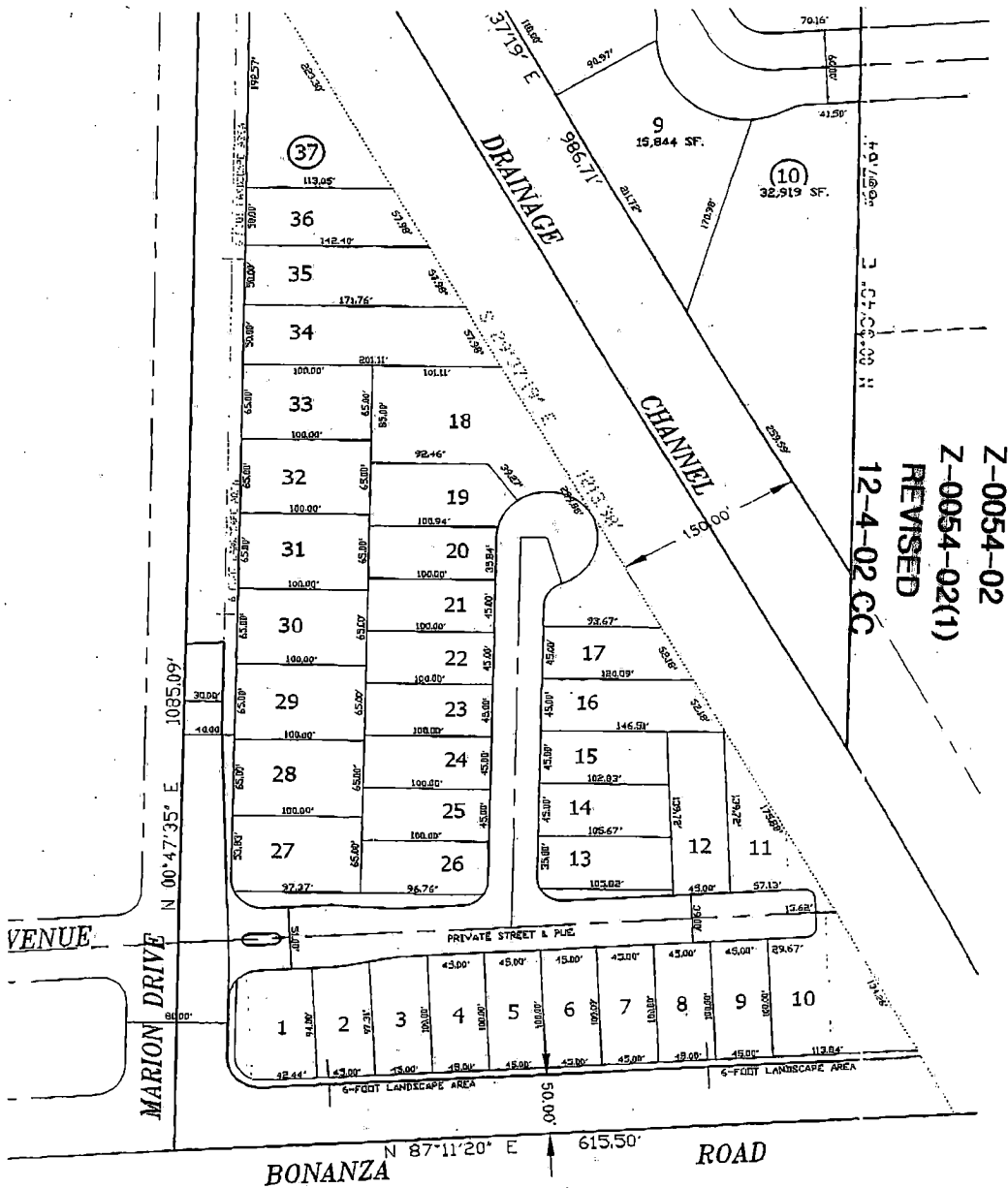
Print Name: LARRY diBOEF

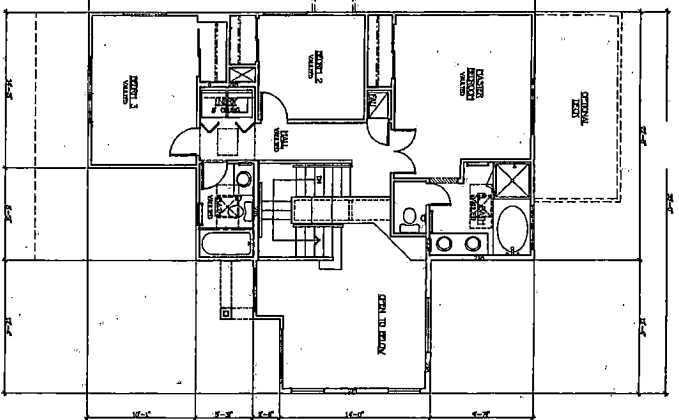
Subscribed and sworn before me

This 3 day of April, 2002Em Williamson

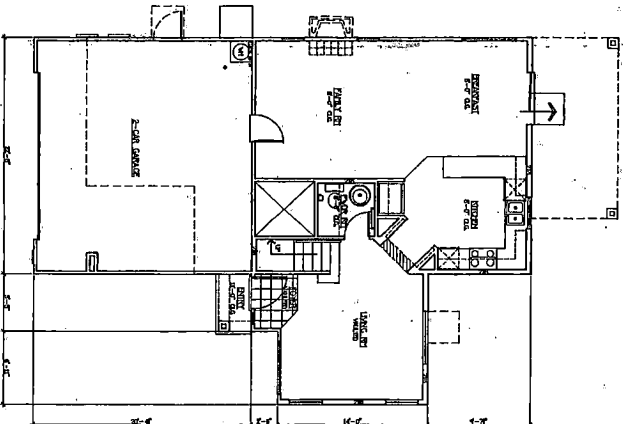
Notary Public in and for said County and State



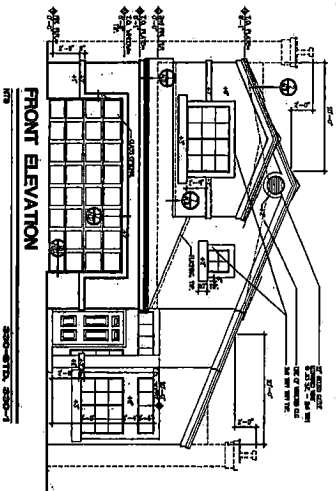




330-STD SECOND FLOOR



330-STD FIRST FLOOR



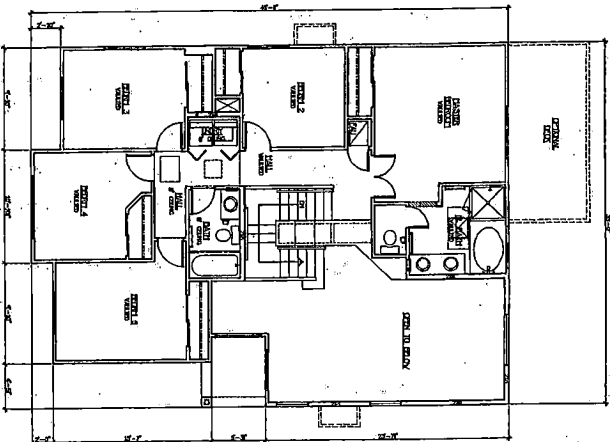
FRONT ELEVATION

STAFF

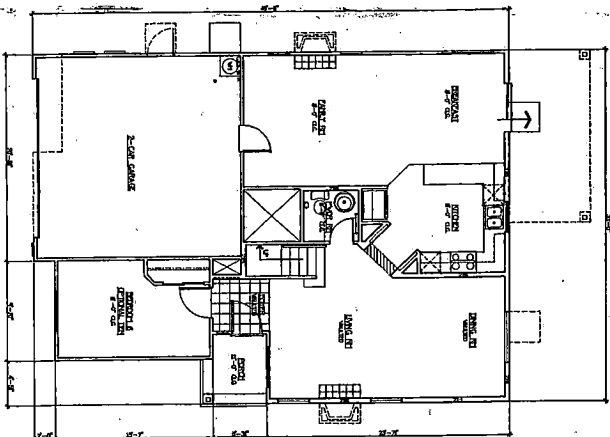
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Z-0054-02

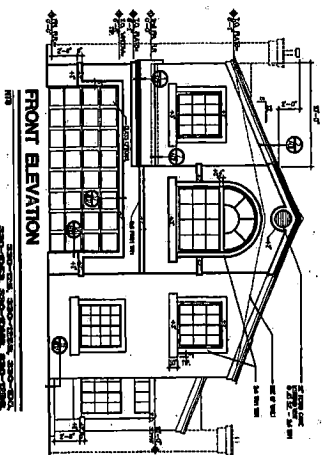
9-12-02 PC



330-125 SECOND FLOOR



330-125 FIRST FLOOR



FRONT ELEVATION

STAFF

Z-0054-02(1)

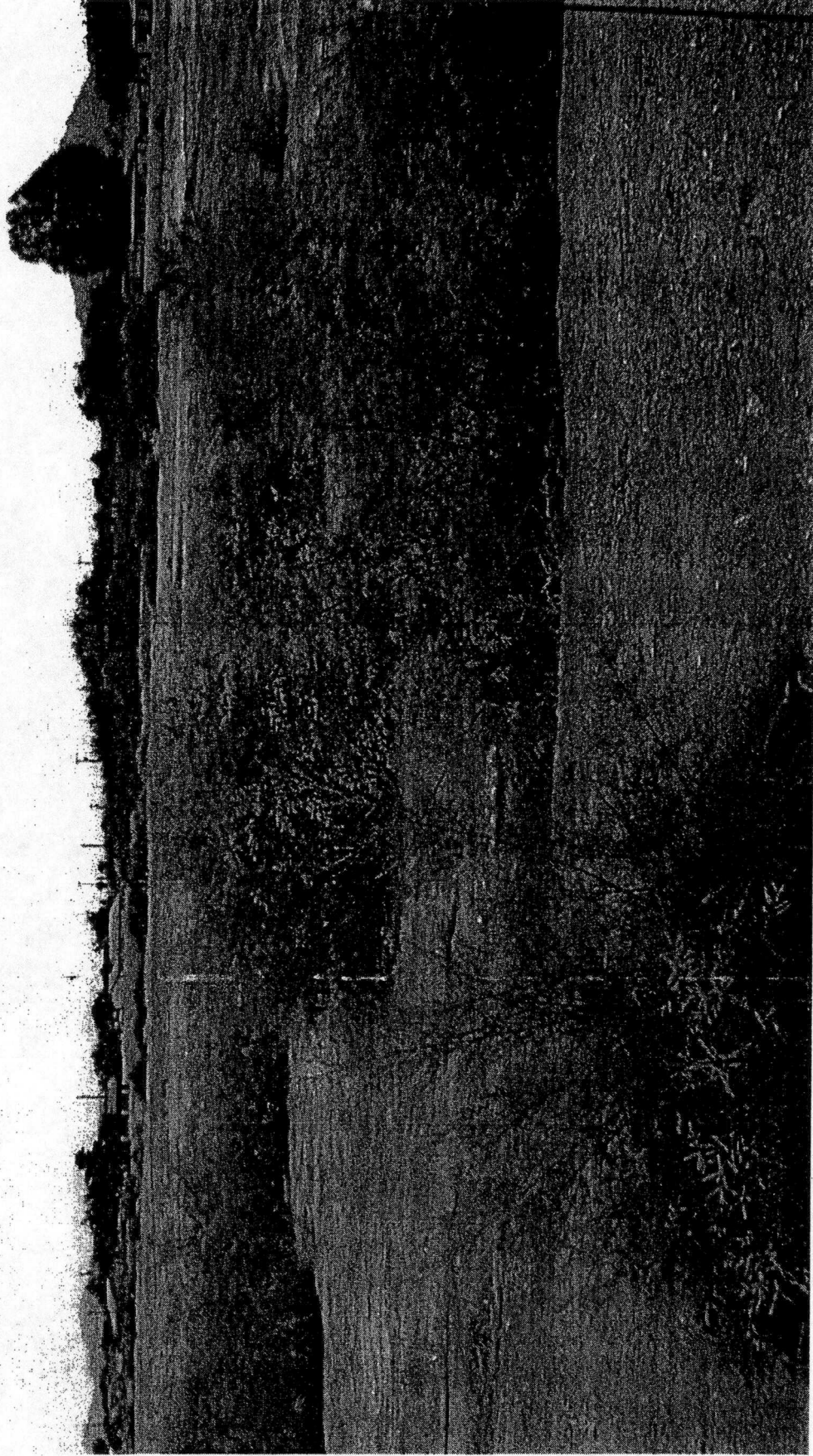
Z-0054-02

9-12-C12 PC



ABEYANCE - GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS
LAND COMPANY ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
ALIGNMENT

SEPTEMBER 12, 2002 PLANNING COMMISSION



ABEYANCE - GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS
LAND COMPANY ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
ALIGNMENT

SEPTEMBER 12, 2002 PLANNING COMMISSION



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

Mr. M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

RE: Z-0054-02 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 6, 2002
Related to Z-0054-02(1)

Dear Mr. Duboef:

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-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004).

This item will be heard during the 1:00 p.m. Planning and Development Discussion portion of the December 4, 2002 City Council meeting. 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,

A handwritten signature in cursive script, reading "Angela Crolli".

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

cc: See Attached List

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

Mr. Mark Walters
Longford Group
3077 East Warm Springs Road
Las Vegas, Nevada 89120

Mr. Jeffrey Armstrong
VTN-Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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

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KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.comCHRISTOPHER L. KAEMPFER
ckaempfer@kkbr.com

November 5, 2002

VIA FACSIMILE

474-7463

Mr. Dave Clapsaddle
CITY OF LAS VEGAS
Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101⁵⁴
Re: Z-0054-02/Z-00~~41~~-02(1) [Nellis Land Company]

Dear Dave:

In follow-up to our telephone conversation today, we respectfully request that the above-referenced items presently scheduled for hearing before the City Council on November 7, 2002, be continued until the City Council hearing of December 4, 2002. This will allow us sufficient time to provide a revised site plan for your review.

Thank you, as always, for your courtesy and consideration.

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW



Christopher L. Kaempfer

CLK/cs

cc: Mr. Mark Walters, Longford Group (via facsimile)

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE ITEM - REZONING - PUBLIC HEARING - Z-0054-02 - NELLIS LAND COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese). The Planning Commission (5-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (5-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda: Letter from Attorney Chris L. Kaempfer requesting abeyance.

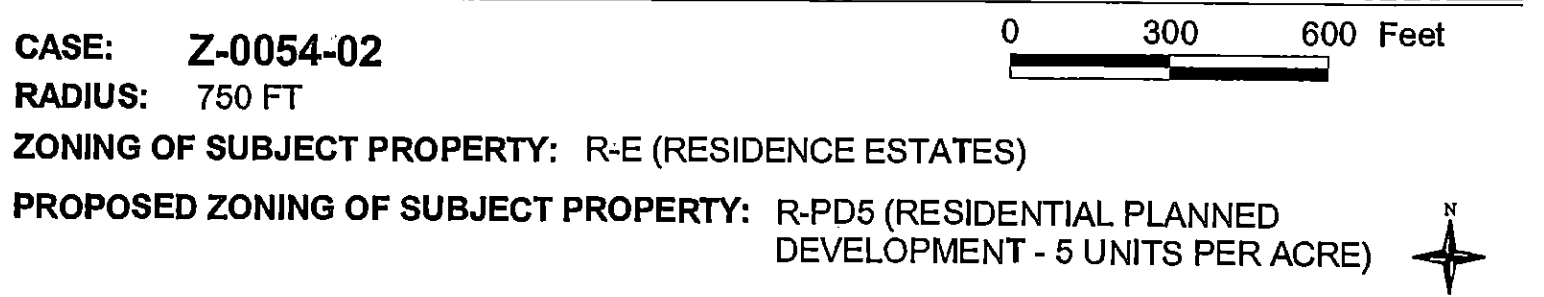
MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 182 [GPA-0031-02] and Item 183 [Z-0074-02] to 11/20/2002, Item 164 [U-0121-02], Item 169 [Z-0054-02], and Item 170 [Z-0054-02 (1) to 12/4/2002, TABLE Item 150 [V-0037-02], Item 151 [V-0038-02], and Item 152 [U-0073-02], and WITHDRAW WITH PREJUDICE Item 154 [V-0063-02]. – UNANIMOUS with L. B. McDONALD excused

MINUTES:

There was no discussion.

(1:41 – 1:47)



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 6, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - Z-0054-02 – NELLIS LAND COMPANY

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 16, 2002 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (5-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review 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.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site, where not previously dedicated, for Marion Drive.
4. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site. Improvements on Marion Drive shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. 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.

7. 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 is a request for a rezoning from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 units per acre) of 7.65 acres, located on the northeast corner of Bonanza Road and Marion Drive.

BACKGROUND DATA

- 07/11/02 The Planning Commission considered a request for a Rezoning (Z-0054-02) from R-E (Residential Estates) to R-PD4 (Residential Planned Development - 4 Units per Acre); and a request for a Site Development Plan Review [Z-0054-02(1)] for a proposed 34-lot single-family subdivision on the subject site. These applications were abeyed by the Commission to its August 8, 2002 meeting, to give the applicant time to meet with nearby property owners.
- 08/08/02 The Planning Commission unanimously accepted the applicant's request to hold Z-0054-02 and Z-0054-02(1) to the September 12, 2002 Planning Commission meeting, pending readvertising of an increase in the rezoning request to R-PD5 (Residential Planned Development - 5 Units per Acre), and in the Site Development Plan Review from 34 lots to 37 lots.
- 09/12/02 The Planning Commission recommended approval of a companion request for a revised Site Development Plan Review [Z-0054-02(1)] for a proposed 37-lot single-family subdivision on the subject site.
- 09/12/02 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #12).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped
South:	R-CL (Single Family Compact Lot)	Single Family Dwellings
East:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped
West:	R-1 (Single Family Residential)	Single Family Dwellings

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated L (Low Density Residential) on the Southeast Sector Map of the General Plan. The L (Low Density Residential) designation allows R-1 (Single Family Residential) and up to R-PD5 (Residential Planned Development – 5 Units Per Acre) zoning at a maximum of 5.49 dwelling units per acre. The proposed R-PD5 (Residential Planned Development - 5 Units Per Acre) density of this application will conform to the existing L (Low Density Residential) land use designation.

The eastern third of this site is within a Rural Preservation Neighborhood. Since the rural area in question is located on the other side of the Las Vegas Drainage Channel (150 feet) in width, there is adequate justification to support a waiver of the density limitation of three units per acre specified by the Rural Preservation Neighborhood Standards.

ZONING

The proposed Rezoning will allow for a residential development density that is consistent with the surrounding area.

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 proposed rezoning to R-PD5 (Residential Planned Development - 5 Units Per Acre) complies with the L (Low Density Residential) designation of this site on the Southeast Sector Map of the General Plan.

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-PD5 (Residential Planned Development - 5 Units Per Acre) zoning will be compatible with the R-CL (Single Family Compact-Lot) zoning to the south and the R-1 (Single Family Residential) zoning to the west.

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

The proposed rezoning will allow for development of single-family uses at a density that is compatible with the existing residential development to the south and west.

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 street system will have adequate capacity to accommodate traffic generated by this proposed development.

PLANNING COMMISSION ACTION

At the September 12, 2002 Planning Commission hearing there were 5 persons who spoke against the project due to concerns about traffic and density.

NOTICES MAILED 345 by Planning Department

APPROVALS 0

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Z-0054-02

Z-0054-02(1)

Case Number: _____ APN: 140-29-801-001 1004

Name of Property Owner: _____

Name of Applicant: _____

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

____ Yes

X No

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

City Official: _____

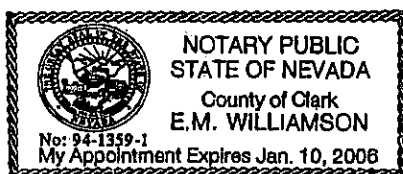
Partner(s): _____

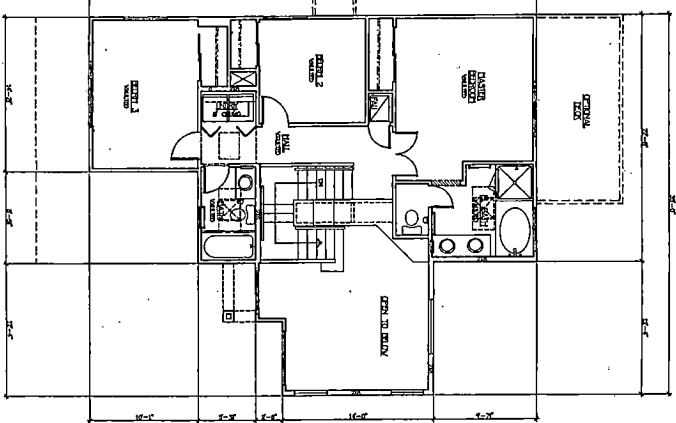
APN: _____

Signature of Property Owner/Authorized Agent: _____

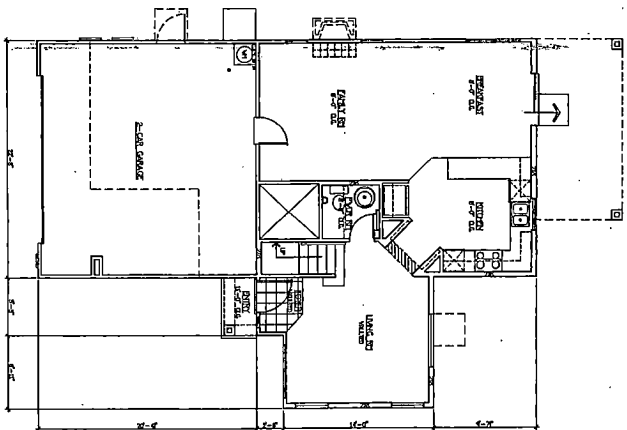
Print Name: LARRY duBOEF

Subscribed and sworn before me

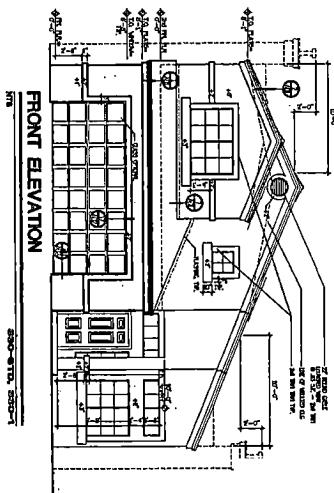
This 3 day of April, 2002E.M. Williamson
Notary Public in and for said County and State



330-STD SECOND FLOOR



330-STD FIRST FLOOR



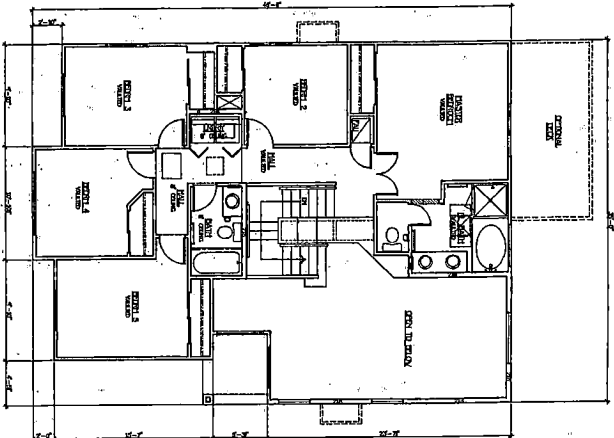
FRONT ELEVATION

STAFF

Z-0054-02(1)

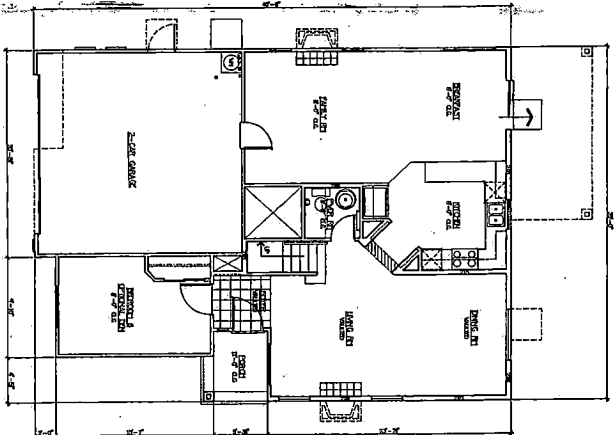
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9-12-02 PC



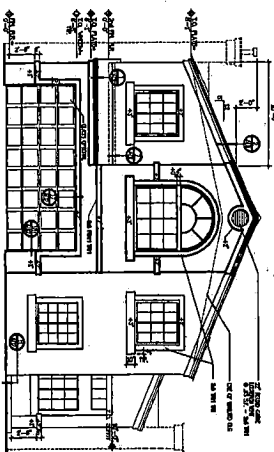
330-125 SECOND FLOOR

1/8"



330-125 FIRST FLOOR

1/8"



FRONT ELEVATION

1/8"

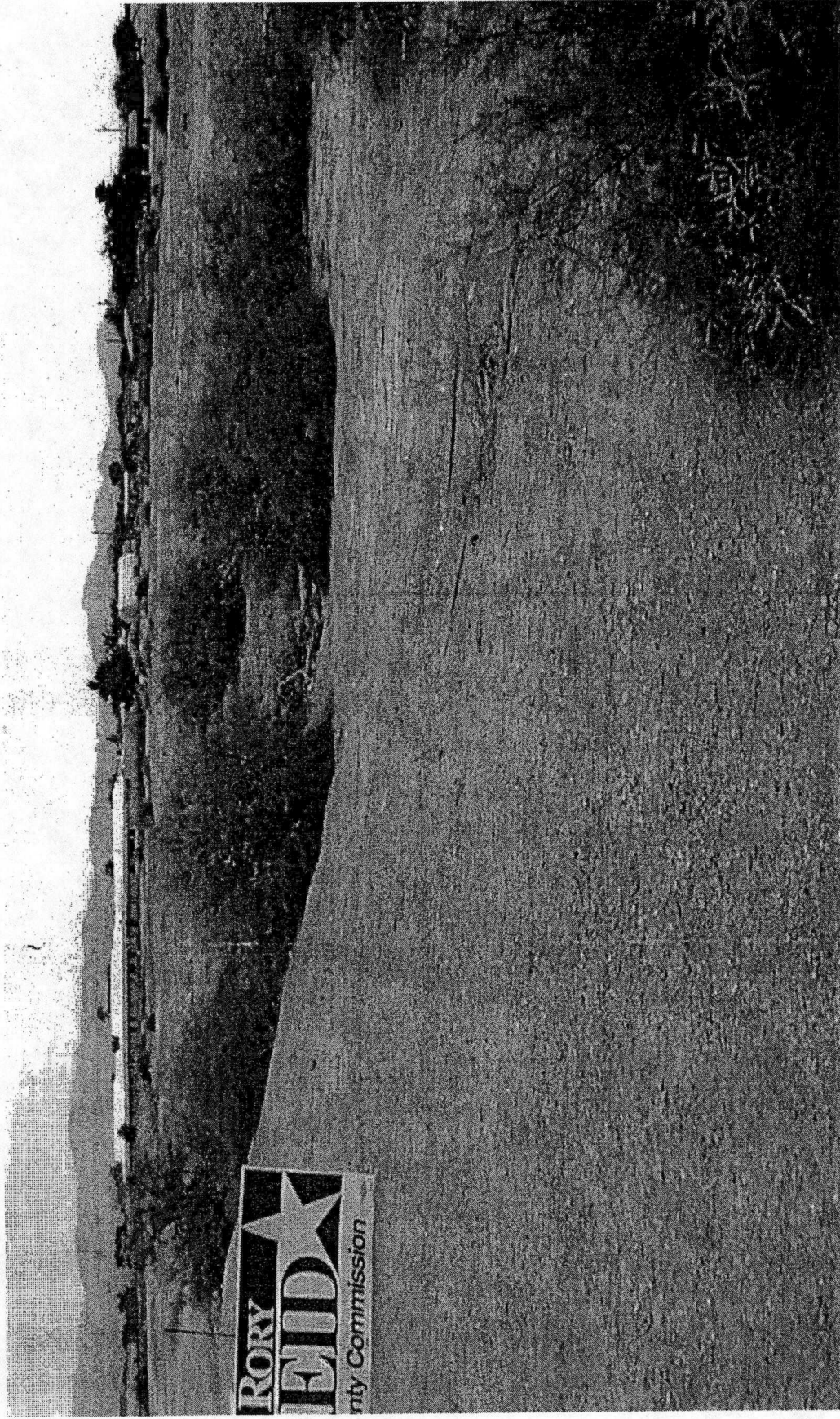
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330-125 330-125 330-125 330-125
330-125 330-125 330-125 330-125

STAFF

Z-0054-02(1)

Z-0054-02

9-12-C12 PC



ABEYANCE - GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS
LAND COMPANY ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
ALIGNMENT
SEPTEMBER 12, 2002 PLANNING COMMISSION



ABEVANCE - GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS
LAND COMPANY ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
ALIGNMENT

SEPTEMBER 12, 2002 PLANNING COMMISSION



October 17, 2002

Mr. M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

RE: Z-0054-02 - REZONING
CITY COUNCIL MEETING OF OCTOBER 16, 2002
Related to Z-0054-02(1)

Dear Mr. Duboef:

The City Council at a regular meeting held October 16, 2002 HELD IN ABEYANCE the request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004).

This item will be heard during the 1:00 p.m. Planning and Development Discussion portion of the November 6, 2002 City Council meeting. 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,

A handwritten signature in cursive script that reads "Doreen Araujo".

DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Jeffrey Armstrong
VTN-Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mr. Mark Walters
Longford Group
3077 East Warm Springs Road
Las Vegas, Nevada 89120

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

10/10/02 10:00 FAX 702.796.7181 002

KUMMER KAEMPFER BONNER & RENSCHAW
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

CHRISTOPHER L. KAEMPFER
ckaempfer@kkbr.com

October 15, 2002

VIA FACSIMILE
474-7463

Mr. Dave Clapsaddle
CITY OF LAS VEGAS
Planning and Development
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Las Vegas City Council Hearing – October 16, 2002
Z-0054-02 [Nellis Land Company]

Dear Dave:

In follow-up to our meeting of this morning, we respectfully request that the above matter be continued to the Las Vegas City Council hearing of November 6, 2002. Between now and then we will be able to address in detail the issues raised at today's meeting.

Thank you for your assistance in this matter.

Sincerely,

KUMMER KAEMPFER BONNER & RENSCHAW



Christopher L. Kaempfer

CLK/cs

cc: Mr. Mark Walters, Longford Group (via facsimile)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: OCTOBER 16, 2002****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING - PUBLIC HEARING - Z-0054-02 - NELLIS LAND COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese). The Planning Commission (5-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****4****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

The Planning Commission (5-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Letter from Kummer, Kaempfer, Bonner & Renshaw requesting abeyance

MOTION:

REESE – Motion to WITHDRAW WITH PREJUDICE Item 95 [V-0064-02], HOLD IN ABEYANCE Item 106 [SNC-0002-99(1)] to 12/18/2002, Item 124 [U-0108-02] to 12/4/2002, Item 127 [Z-0054-02], 128 [Z-0054-02(1)], 131 [Z-0069-02], Item 132 [Z-0069-02(1)], to 11/06/2002 - UNANIMOUS with GOODMAN excused

MINUTES:

There was no discussion.

(2:15 – 2:20)

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 16, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Z-0054-02 - NELLIS LAND COMPANY

**** CONDITIONS ****

The Planning Commission (5-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review 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.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site, where not previously dedicated, for Marion Drive.
4. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site. Improvements on Marion Drive shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. 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.

7. 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 is a request for a rezoning from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 units per acre) of 7.65 acres, located on the northeast corner of Bonanza Road and Marion Drive.

BACKGROUND DATA

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- 09/12/02 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #12).

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

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South:	R-CL (Single Family Compact Lot)	Single Family Dwellings
East:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped
West:	R-1 (Single Family Residential)	Single Family Dwellings

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated L (Low Density Residential) on the Southeast Sector Map of the General Plan. The L (Low Density Residential) designation allows R-1 (Single Family Residential) and up to R-PD5 (Residential Planned Development – 5 Units Per Acre) zoning at a maximum of 5.49 dwelling units per acre. The proposed R-PD5 (Residential Planned Development - 5 Units Per Acre) density of this application will conform to the existing L (Low Density Residential) land use designation.

The eastern third of this site is within a Rural Preservation Neighborhood. Since the rural area in question is located on the other side of the Las Vegas Drainage Channel (150 feet) in width, there is adequate justification to support a waiver of the density limitation of three units per acre specified by the Rural Preservation Neighborhood Standards.

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The proposed Rezoning will allow for a residential development density that is consistent with the surrounding area.

FINDINGS

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

The proposed rezoning will allow for development of single-family uses at a density that is compatible with the existing residential development to the south and west.

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 street system will have adequate capacity to accommodate traffic generated by this proposed development.

PLANNING COMMISSION ACTION

At the September 12, 2002 Planning Commission hearing there were 5 persons who spoke against the project due to concerns about traffic and density.

NOTICES MAILED 345

APPROVALS 0

PROTESTS 4

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST****Z-0054-02****Z-0054-02(1)**Case Number: _____ APN: 140-29-801-001 3'004

Name of Property Owner: _____

Name of Applicant: _____

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

____ Yes

____ X No

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

City Official: _____

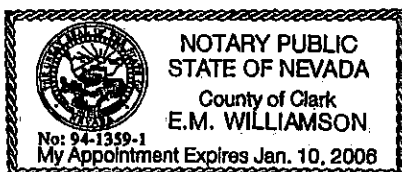
Partner(s): _____

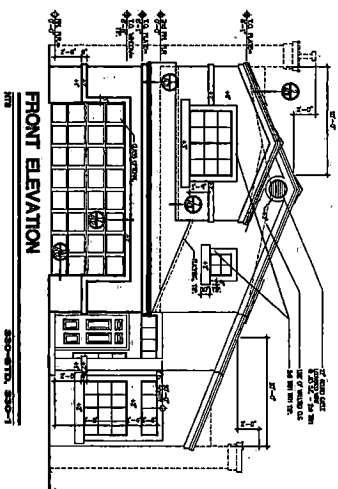
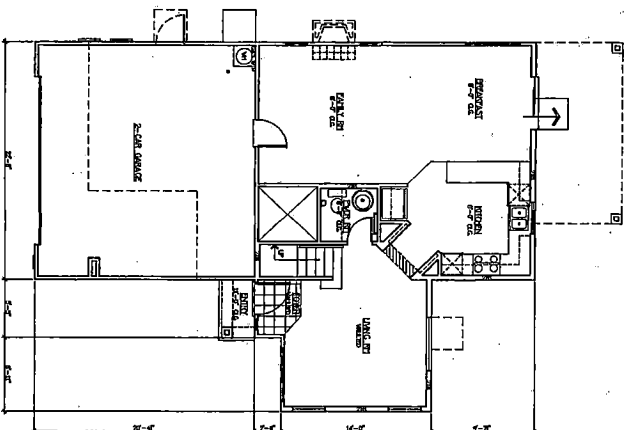
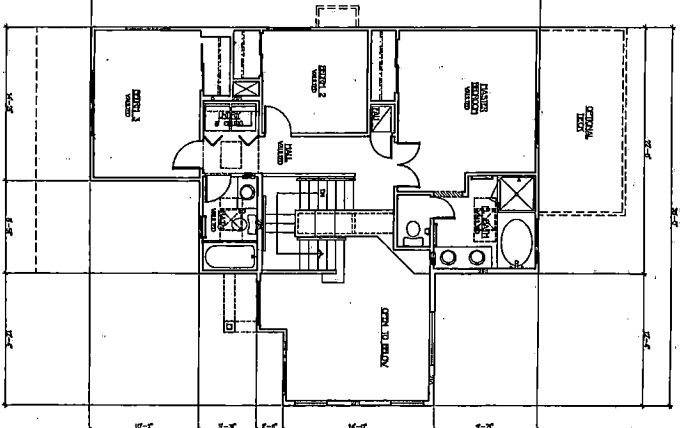
APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: LARRY duBOEF

Subscribed and sworn before me

This 3 day of April, 2002E.M. Williamson
Notary Public in and for said County and State

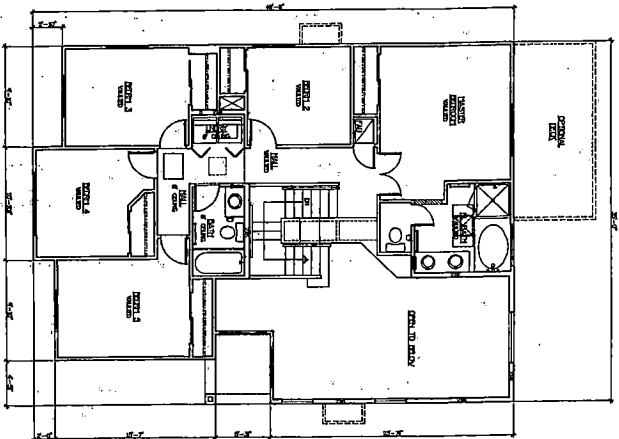


STAFF

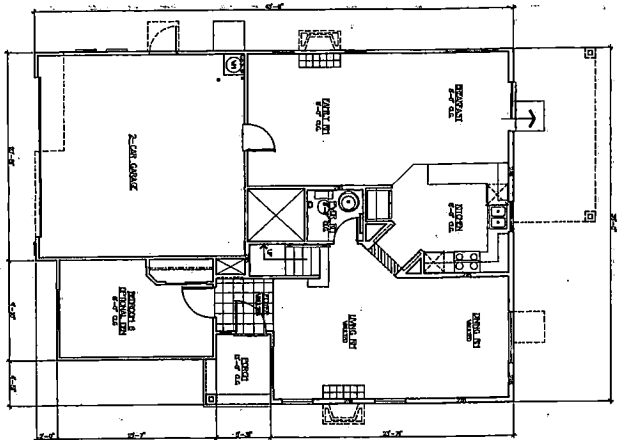
Z-0054-02(1)

Z-0054-02

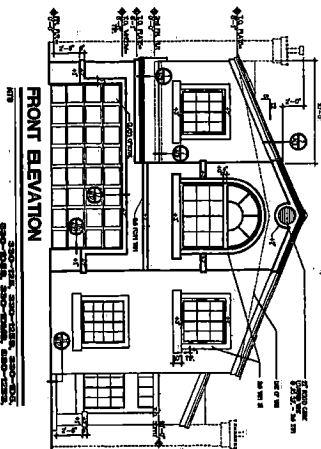
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330-125 SECOND FLOOR



330-125 FIRST FLOOR

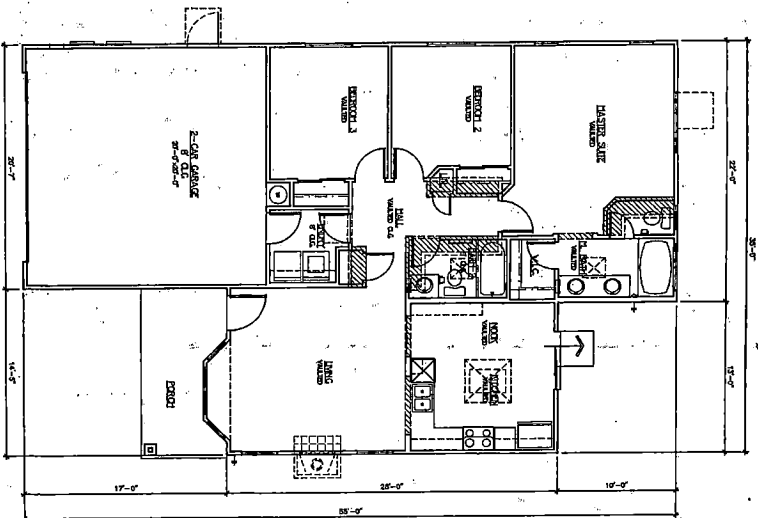


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Z-0054-02(1)

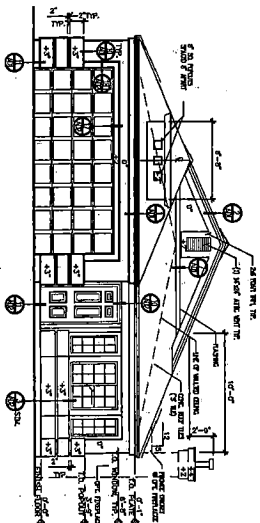
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9-12-C12 PC



360-STD

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360-STD

1/10

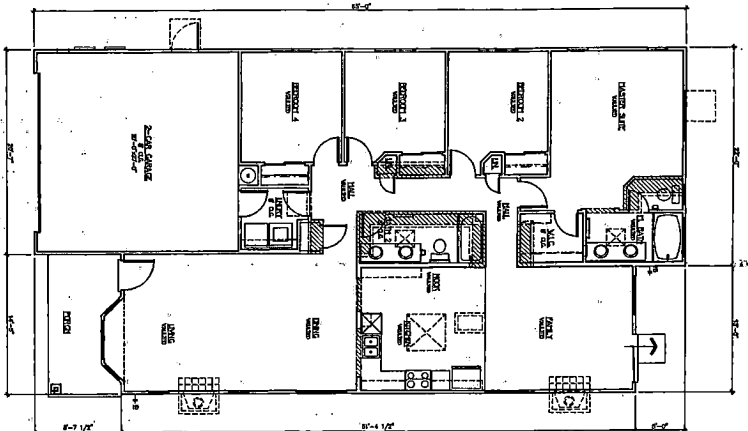
360-STD, ALL PLANS

STAFF

Z-0054-02(1)

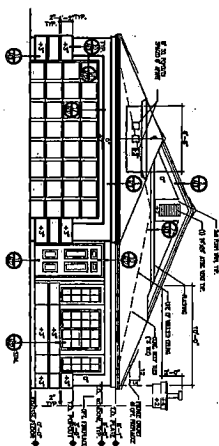
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9-12-02 PC



380-34

1/16"



380-34

1/16"

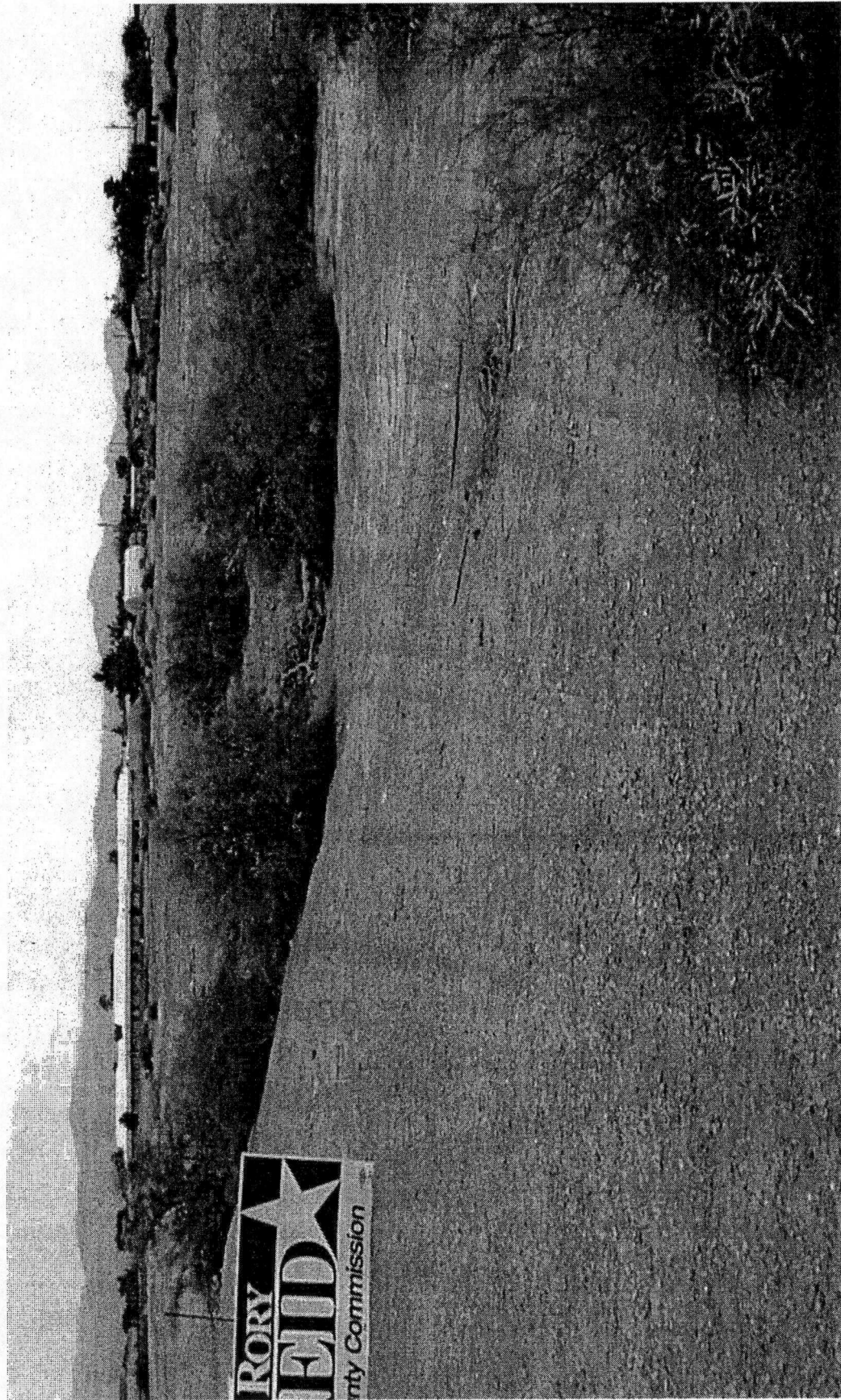
SECTION ALL PLANS

STAFF

Z-0054-02(1)

Z-0054-02

9-12-C12PC

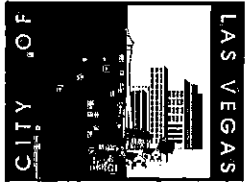


ABEYANCE - GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS
LAND COMPANY ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
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SEPTEMBER 12, 2002 PLANNING COMMISSION



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SEPTEMBER 12, 2002 PLANNING COMMISSION

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 13, 2002

Mr. M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

RE: Z-0054-02 - ABEYANCE - RENOTIFICATION - REZONING

Dear Mr. M. Duboef:

Your request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese), was considered by the Planning Commission on September 12, 2002.

The Planning Commission voted to recommend APPROVAL of your request, subject to the following:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review 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.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site, where not previously dedicated, for Marion Drive.
4. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site. Improvements on Marion Drive shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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



6. 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.
7. 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.

Mr. M. Duboef
Z-0054-02 - Page Three
September 13, 2002

This item will be considered by the City Council on October 16, 2002 at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Gary M. Leopold, Senior Planner
Planning and Development Department
Current Planning Division

GML:va

cc: Mr. Mark Walters
Longford Group
3077 East Warm Springs Road
Las Vegas, Nevada 89120

Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE -- RENOTIFICATION - Z-0054-02 - NELLIS LAND COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development, 5 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions – Motion carried with GALATI and EVANS voting NO

To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated the last time this application was heard it was for a 34-lot residential subdivision on the site. This current application is a rezoning to R-PD5 (Residential Planned Development – 5 Units Per Acre). This proposed subdivision is 37 lots. This property is designated L (Low Density Residential) on the General Plan. This density is in conformance to the L (Low Density Residential) designation. It is bordered by R-1 (Single Family Residential) to the west, R-CL (Residential Compact Lots) to the south and the Las Vegas Wash to the east.

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 12 – Z-0054-02

MINUTES – Continued:

MARTA MINTY, 4740 East Van Buren Avenue, appeared in protest. This area is R-E (Residence Estates). The applicant was aware of the zoning in the area and should not have purchased the property.

DONNA ARMSTRONG, 4848 Nettie Avenue, appeared in protest. If this is approved, Marion Drive should be cut through.

WALTER COSPER, 4956 Nettie Avenue, appeared in protest. This proposal began with an overall request for 50 lots. No one that lives in this area that he talked to is in favor of this proposal. He wants this property to be developed with half-acre lots. The school in the area is already overcrowded.

TODD FARLOW, 240 North 19th Street, appeared in protest. The owner of this property should not have purchased it until they had this zoning. They knew that the wash was there.

LAGINA LASWELL, 4792 Nettie Avenue, appeared in protest. The school is only supposed to have 600 students and it has 1,700 students. Whenever the school has an activity, that creates a parking problem on the residential streets. If they have desert landscaping, the children will be throwing rocks. There would be too many houses on this property.

JEFFREY ARMSTRONG appeared in rebuttal. Any new development creates traffic. They have held meetings with the neighbors. The properties on the north and south have a total of 12.05 acres. They are proposing 37 homes on the south property and 15 homes on the north property. They are not using the wash. On the north side is 4.40 acres and 7.65 acres on the south side, which are being developed within the General Plan designation. They are not asking for a hardship. This will not be Section 8 housing, but housing for sale. The play area is open space, which is a requirement in the R-PD zones.

COMMISSIONER TRUESDELL commented that there are R-1 (Single Family Residential) homes and R-CL (Residential Compact Lots) homes in the area. Thirty-four lots will not create a traffic jam. There are enough parks in the area so there is no need for open space in this development.

MR. CLAPSADDLE clarified that the parcel in Item 10 [Z-0041-02] and Item 11 [Z-0041-02(1)] was in the buffer area and the eastern third of this site is in the Rural Preservation Neighborhood, but not the entire site.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 12 – Z-0054-02

MINUTES – Continued:

COMMISSIONER NIGRO thought the shape of the site and the wash create a challenge more than being an amenity. This project is appropriate for the area.

CHAIRMAN GALATI asked about the size of the lots because he felt the lots should be the same size as the adjacent lots. To put an R-PD5 (Residential Planned Development – 5 Units Per Acre) in-between the R-1 (Single Family Residential) and R-E (Ranch Estates) does not seem to be appropriate. MR. ARMSTRONG replied that the lots range from 52 to 60 feet in width.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [Z-0054-02] and Item 13 [Z-0054-02(1)] was held under Item 12 [Z-0054-02].

(7:04 – 7:27)

1-2180

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review 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.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site, where not previously dedicated, for Marion Drive.
4. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site. Improvements on Marion Drive shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 12 – Z-0054-02

CONDITIONS – Continued:

6. 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.
7. 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 is a request for a rezoning from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 units per acre) of 7.65 acres, located on the northeast corner of Bonanza Road and Marion Drive.

BACKGROUND DATA

- 07/11/02 The Planning Commission considered a request for a Rezoning (Z-0054-02) from R-E (Residential Estates) to R-PD4 (Residential Planned Development - 4 Units per Acre); and a request for a Site Development Plan Review [Z-0054-02(1)] for a proposed 34-lot single-family subdivision on the subject site. These applications were abeyed by the Commission to its August 8, 2002 meeting, to give the applicant time to meet with nearby property owners.
- 08/08/02 The Planning Commission unanimously accepted the applicant's request to hold Z-0054-02 and Z-0054-02(1) to the September 12, 2002 Planning Commission meeting, pending readvertising of an increase in the rezoning request to R-PD5 (Residential Planned Development - 5 Units per Acre), and in the Site Development Plan Review from 34 lots to 37 lots.
- 09/12/02 The Planning Commission is scheduled to consider a companion request for a revised Site Development Plan Review [Z-0054-02(1)] for a proposed 37-lot single-family subdivision on the subject site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped
South:	R-CL (Single Family Compact Lot)	Single Family Dwellings
East:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped
West:	R-1 (Single Family Residential)	Single Family Dwellings

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated L (Low Density Residential) on the Southeast Sector Map of the General Plan. The L (Low Density Residential) designation allows R-1 (Single Family Residential) and up to R-PD5 (Residential Planned Development – 5 Units Per Acre) zoning at a maximum of 5.49 dwelling units per acre. The proposed R-PD5 (Residential Planned Development - 5 Units Per Acre) density of this application will conform to the existing L (Low Density Residential) land use designation.

The eastern third of this site is within a Rural Preservation Neighborhood. Since the rural area in question is located on the other side of the Las Vegas Drainage Channel (150 feet) in width, there is adequate justification to support a waiver of the density limitation of three units per acre specified by the Rural Preservation Neighborhood Standards.

ZONING

The proposed Rezoning will allow for a residential development density that is consistent with the surrounding area.

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 proposed rezoning to R-PD5 (Residential Planned Development - 5 Units Per Acre) complies with the L (Low Density Residential) designation of this site on the Southeast Sector Map of the General Plan.

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-PD5 (Residential Planned Development - 5 Units Per Acre) zoning will be compatible with the R-CL (Single Family Compact-Lot) zoning to the south and the R-1 (Single Family Residential) zoning to the west.

Z-0054-02 - Staff Report Page Three
September 12, 2002 Planning Commission Meeting

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

The proposed rezoning will allow for development of single-family uses at a density that is compatible with the existing residential development to the south and west.

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 street system will have adequate capacity to accommodate traffic generated by this proposed development.

NOTICES MAILED 345 [Mailed with Z-0054-02(1)]
 345 [Mailed with GPA-0018-02, Z-0041-02, Z-0041-02(1) and
 Z-0054-02(1)]

APPROVALS 0

PROTESTS 0
 1 (7-11-02 PC)



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Z-0054-02

Z-0054-02(1)

Case Number: _____ APN: 140-29-801-001 3' 00'

Name of Property Owner: _____

Name of Applicant: _____

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

_____ Yes

_____ X No

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

City Official: _____

Partner(s): _____

APN: _____

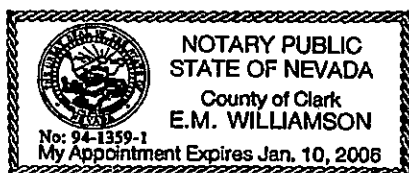
Signature of Property Owner/Authorized Agent: _____

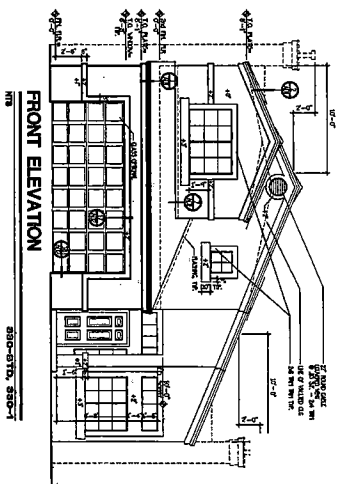
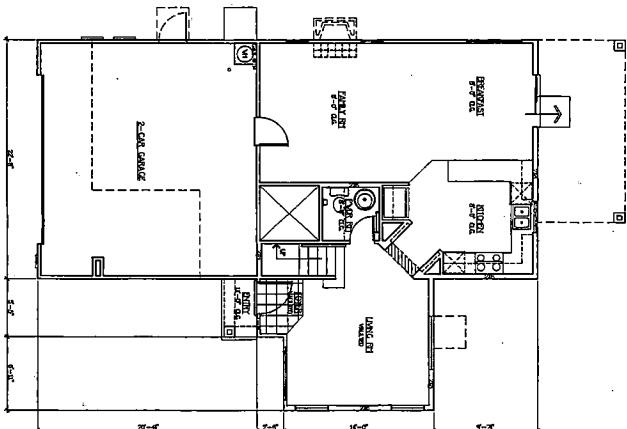
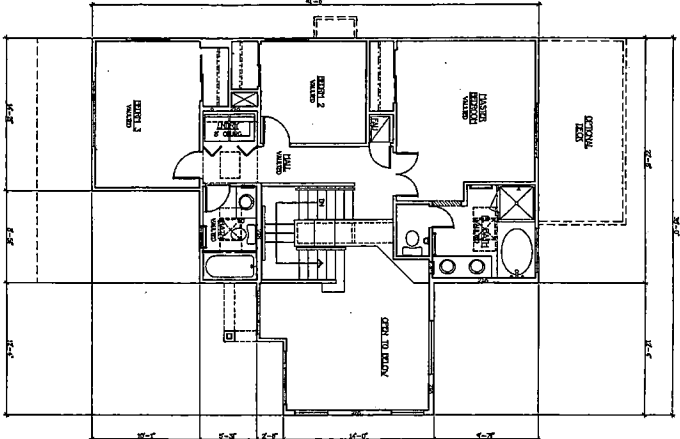
Print Name: LARRY duBOEF

Subscribed and sworn before me

This 3 day of April, 2002E.M. Williamson

Notary Public in and for said County and State





330-STD SECOND FLOOR

1/2"

330-STD FIRST FLOOR

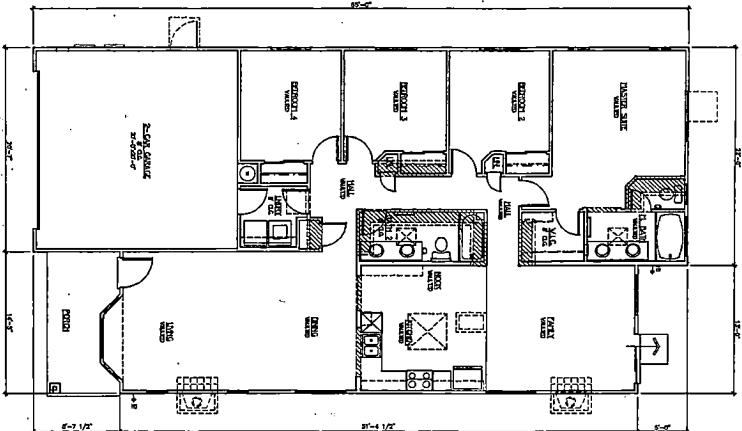
1/2"

STAFF

Z-0054-02(1)

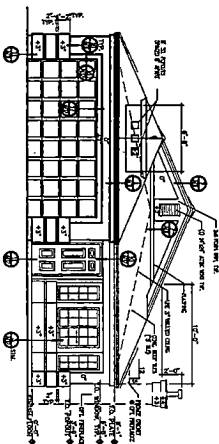
Z-0054-02

9-12-C12 PC



380-34

N



380-34

N

380-34, ALL PLANS

STAFF

Z-0054-02(1)

Z-0054-02

9-12-02 PC



ABEYANCE - GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS
LAND COMPANY ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
ALIGNMENT
SEPTEMBER 12, 2002 PLANNING COMMISSION



ABEYANCE - GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS
LAND COMPANY ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
ALIGNMENT
SEPTEMBER 12, 2002 PLANNING COMMISSION



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

August 30, 2002

Mr. M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

RE: Z-0054-02 - ABEYANCE - RENOTIFICATION - REZONING

Dear Mr. M. Duboef:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on *September 12, 2002*. This meeting will be held at 6:00 P. M. *in 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 "Gary M. Leobold".

Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:va

Enclosure

cc: Mr. Mark Walters
Longford Group
3077 East Warm Springs Road
Las Vegas, Nevada 89120

Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

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

Gary Leobold

From: Andy Reed
Sent: Wednesday, August 07, 2002 8:51 AM
To: Gary Leobold; Laura Martin
Cc: Margo Wheeler; David Clapsaddle
Subject: GPA-0018-02 Z-0041-02, Z-0041-02 (1), Z-0054-02 and Z-0054-02(1)

These items are scheduled for the 8/8 and are generally located north of Bonanza on either side of the LV Wash. The app has requested withdrawal wop of GPA-0018-02. The four other items likely will be held in abeyance until 9/12 to allow for a renotification of revised plans. Changes are as follows:

Z-0041-02 and Z-0041-02 (1) are located on the northeast side of the wash. The zoning request (Z-0041-02) has changed [previous R-E to R-PD5, revised is from R-E to R-PD3]. As this complies with the Rural gp designation, we could change the recommendation to approval, with a condition limiting density to 3.00. The site plan review (Z-0041-02[1]) has changed from 20 lots to 15 lots. The revised density of 3.40 complies with both the RPD3 max of 3.49 and the gp designation, but does not comply with rural preservation standards (3.00 du/ac max) caused by the existing R-E zone to the east. Our recommendation should probably remain denial.

Z-0054-02 and Z-0054-02 (1) are located on the southwest side of the wash. The zoning request (Z-0054-02) has changed [previous R-E to R-PD4, revised is from R-E to R-PD5]. As this complies with the Low gp designation, our recommendation could remain approval. The site plan review (Z-0054-02[1]) has changed from 34 lots to 37 lots. The density of 4.83 complies with both the RPD5 max of 5.49 and the gp designation, but does not comply with rural preservation standards (3.00 du/ac max) caused by the existing R-E zone to the east. However, we have taken the position that the Wash is a natural dividing point, and that we would support a waiver of the rural pres stds for the west side only. Our recommendation should probably remain approval.

You should discuss all changes and staff recommendations at DRT next week.

New public hearing notices for the 9/12 meeting should be prepared that reflect the revised information. As these items are mailed together, the applicant will pay \$150 for renotification. Jeffery Armstrong of VTN (873-7550) is the contact and has been informed of the renotification fee.

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: SEPTEMBER 12, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0054-02

RENOTIFICATION

REQUEST BY NELLIS LAND COMPANY FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE) OF 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), WARD 3 (REESE).

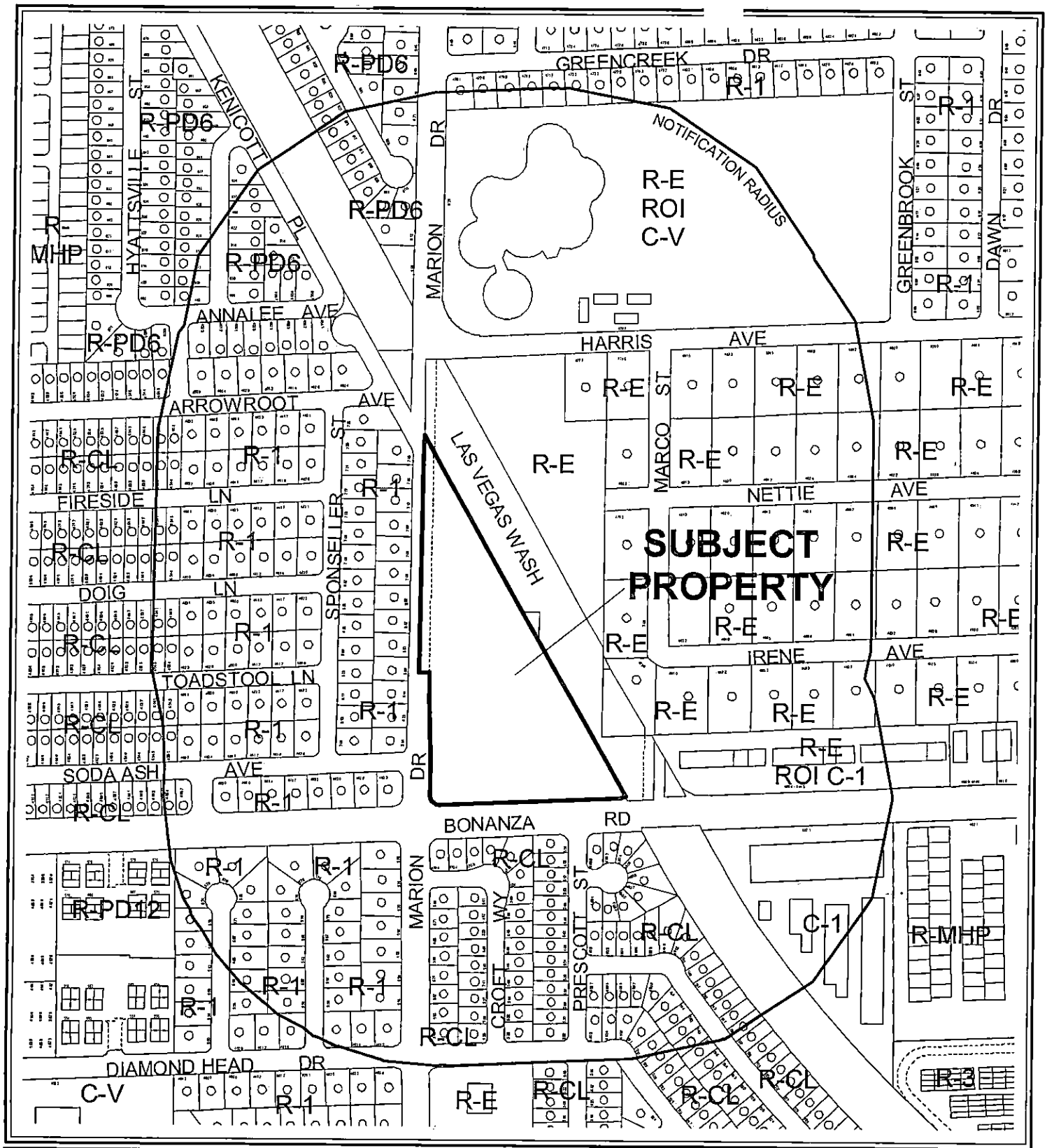
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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.



GARY M. LEOBOLD, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

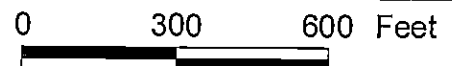


CASE: Z-0054-02

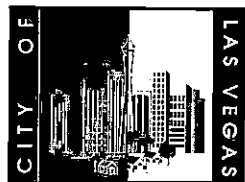
RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)



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

August 9, 2002

Mr. M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

RE: ABEYANCE - RENOTIFICATION - Z-0054-02 - REZONING

Dear Mr. Duboef:

Your request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD4 (Residential Planned Development, 4 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese), was considered by the Planning Commission on August 8, 2002.

The Planning Commission unanimously voted to hold this item in ABEYANCE to allow the applicant to revise the application.

This item is scheduled to be heard again at the *September 12, 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 choose not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

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

LLM:va

cc: Mr. Mark Walters
Longford Group
3077 East Warm Springs Road
Las Vegas, Nevada 89120

Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mock

City Manager
Virginia Valentine



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: AUGUST 8, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - RENOTIFICATION - Z-0054-02 - NELLIS LAND COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD4 (Residential Planned Development, 4 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – ABEYANCE of Item 8 [Z-0041-02], Item 9 [Z-0041-02(1)], Item 10 [Z-0054-02] and Item 11 [Z-0054-02(1)] to the 9/12/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 8, [Z-0041-02], Item 9 [Z-0041-02(1)], Item 10 [Z-0054-02] and Item 11 [Z-0054-02(1)] was held under Item 8 [Z-0041-02].

(6:14 – 6:18)

1-400

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: AUGUST 8, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - Z-0054-02 - NELLIS
LAND COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review 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.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site, where not previously dedicated, for Marion Drive.
4. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site. Improvements on Marion Drive shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. 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

Z-0054-02 - Conditions Page Two
August 8, 2002 Planning Commission Meeting

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.

7. 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 is a request for a rezoning from R-E (Residence Estates) to R-PD4 (Residential Planned Development, 4 units per acre) of 7.65 acres, located on the northeast corner of Bonanza Road and Marion Drive.

BACKGROUND DATA

07/11/02 The Planning Commission will consider a request for a Site Development Plan Review [Z-0054-02(1)] for a proposed 34-lot residential subdivision on the subject site.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped Single Family Dwellings
South:	R-CL (Single Family Compact Lot)	Las Vegas Wash drainage channel and Undeveloped Single Family Dwellings
East:	R-E (Residence Estates)	Las Vegas Wash drainage channel and Undeveloped Single Family Dwellings
West:	R-1 (Single Family Residential)	Las Vegas Wash drainage channel and Undeveloped Single Family Dwellings

ANALYSIS & FINDINGS

GENERAL PLAN

The subject site is currently designated L (Low Density Residential) on the Southeast Sector Map of the General Plan. The L (Low Density Residential) designation allows R-1 (Single Family Residential) and up to R-PD5 (Residential Planned Development – 5 Units Per Acre) zoning at a maximum of 5.49 dwelling units per acre. The proposed R-PD4 (Residential Planned Development - 5 Units Per Acre) density of this application will conform to the existing L (Low Density Residential) land use designation.

Z-0054-02 - Staff Report Page Two
August 8, 2002 Planning Commission Meeting

Staff notes that the eastern third of this site is within a Rural Preservation Neighborhood. However, because the rural area in question is located on the other side of the Las Vegas Drainage Channel (150 feet) in width, staff finds there is adequate justification to support a waiver of the density limitation of three units per acre specified by the Rural Preservation Neighborhood Standards.

ZONING

Staff finds that the proposed Rezoning will allow for a residential development density that is consistent with the surrounding area.

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."

Staff finds the proposed rezoning to R-PD4 (Residential Planned Development - 4 Units Per Acre) complies with the L (Low Density Residential) designation of this site on the Southeast Sector Map of the General Plan.

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 the proposed R-PD4 (Residential Planned Development - 4 Units Per Acre) zoning will be compatible with the R-CL (Single Family Compact-Lot) zoning to the south and the R-1 (Single Family Residential) zoning to the west.

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

Staff finds that the proposed rezoning will allow for development of single-family uses at a density that is compatible with the existing residential development to the south and west.

Z-0054-02 - Staff Report Page Three
August 8, 2002 Planning Commission Meeting

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 street system will have adequate capacity to accommodate traffic generated by this proposed development.

NOTICES MAILED 345 [Mailed with GPA-0018-02, Z-0041-02, Z-0041-02(1) and Z-0054-02(1)]

APPROVALS 0

PROTESTS 0
 1 (7-11-02 PC)



GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS LAND COMPANY
ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
ALIGNMENT
AUGUST 8, 2002 PLANNING COMMISSION



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

July 29, 2002

W.O. 6076

Mr. Andy Reed, Senior Planner
City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: REQUEST & JUSTIFICATION for Zone Change & Site Development Plan Review
Assessor' Parcel: 140-29-801-004
Case File # Z-0041-02 and Z-0041-02 (1)

Dear Mr. Reed,

On behalf of our client, Longford Group, VTN Nevada respectfully submits this letter and application for a Rezoning, and Site Development Review in conjunction with an application for a Residential Planned Development. The subject property is currently zoned (RE) Residential Estates. The property is surrounded north by Robinson Middle School, and Z-0054-02, to the south by R-CL development at 6 du/ac., east by RE zoned and developed residential properties, and west by a R-1 development. The subject 7.65-acre +/- property is located at the northeast corner of Bonanza Road and Marion Drive.

Zone Change Request

The total land area under review per this application is 7.65 acres, and is proposed for development as a 37-lot single family residential subdivision that includes approximately 27,476 square feet of open space; approximately 8.24 %. The proposed open space is located throughout the development, and is accessible from all area of the development. The proposed density is within the proposed RPD-5 range at 4.83 du/ac. The minimum lot size is a minimum of 45 feet by 100 feet, with proposed minimum setbacks of front 14 feet, rear of 10 feet and sides of 5.0 feet, and 20 feet to garage. As intended with the R-PD district, this proposed plan of development offers efficient utilization of open space, and traditional street layout patterns.

Site Development Review

The proposed project will be developed with 37 dwelling unit at a maximum density of 4.83 du/ac. The development will provide approximately 27,476 square feet of open space. The open space provided is in a central location, providing equal access from all location throughout the development. The 27,476 square feet of open space is greater than the minimum of 26,525 square feet required. Interior street design includes a 39-foot private street section, no sidewalks. Exterior improvement includes a 6-foot landscaping area along Harris Avenue, with a 6-foot perimeter decorative wall.

Zone Change & Site Development Review
VTN W.O. 6076
Bonanza & Marion
July 2002

The applicant is also requesting the following setbacks for all lots:

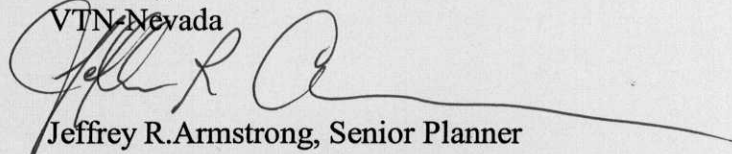
Front	=	14 Feet
Garage	=	20 Feet
Side	=	5.0 Feet
Street Side	=	10 Feet
Rear	=	10 Feet

The applicant believes this request is in accordance with the requirements of Title 19A, and respectfully request the City's approval of this request.

Should you have any further questions regarding this matter, please do not hesitate to telephone this office at 873-7550.

Sincerely,

VTN Nevada



Jeffrey R. Armstrong, Senior Planner

cc: Mark Walters, Longford Group
Chris Grubbs, PE.

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 26, 2002

Mr. M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

RE: ABEYANCE - RENOTIFICATION - Z-0054-02 - REZONING

Dear Mr. Duboef:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on **August 8, 2002**. This meeting will be held at 6:00 P. M. **in 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,

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:va

Enclosure

cc: Mr. Mark Walters
Longford Group
3077 East Warm Springs Road
Las Vegas, Nevada 89120

Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

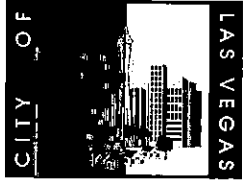
Mayor
Oscar B. Goodman

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

City Manager
Virginia Valentine



PLANNING & DEVELOPMENT



Development
Services Center
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Las Vegas, NV 89101

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www.ci.las-vegas.nv.us

July 12, 2002

Mr. M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

RE: Z-0054-02 - REZONING

Dear Mr. Duboef:

Your request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD4 (Residential Planned Development, 4 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese), was considered by the Planning Commission on July 11, 2002.

The Planning Commission voted to hold this item in ABEYANCE to allow the applicant to meet with surrounding property owners.

This item is scheduled to be heard again at the **August 8, 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 choose not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:va

cc: Mr. Mark Walters
Longford Group
3077 East Warm Springs Road
Las Vegas, Nevada 89120

Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mayor
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City Manager
Virginia Valentine



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

Z-0054-02 - NELLIS LAND COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD4 (Residential Planned Development, 4 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese).

CC: 8/7/02

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 11, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Z-0054-02 - NELLIS LAND COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review 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.

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ANALYSIS & FINDINGS

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Staff finds the street system will have adequate capacity to accommodate traffic generated by this proposed development.

NOTICES MAILED 345 [Mailed with GPA-0018-02, Z-0041-02, Z-0041-02(1) and Z-0054-02(1)]

APPROVALS 0

PROTESTS 0

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: AUGUST 8, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0054-02

RENOTIFICATION

REQUEST BY NELLIS LAND COMPANY FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) OF 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), WARD 3 (REESE).

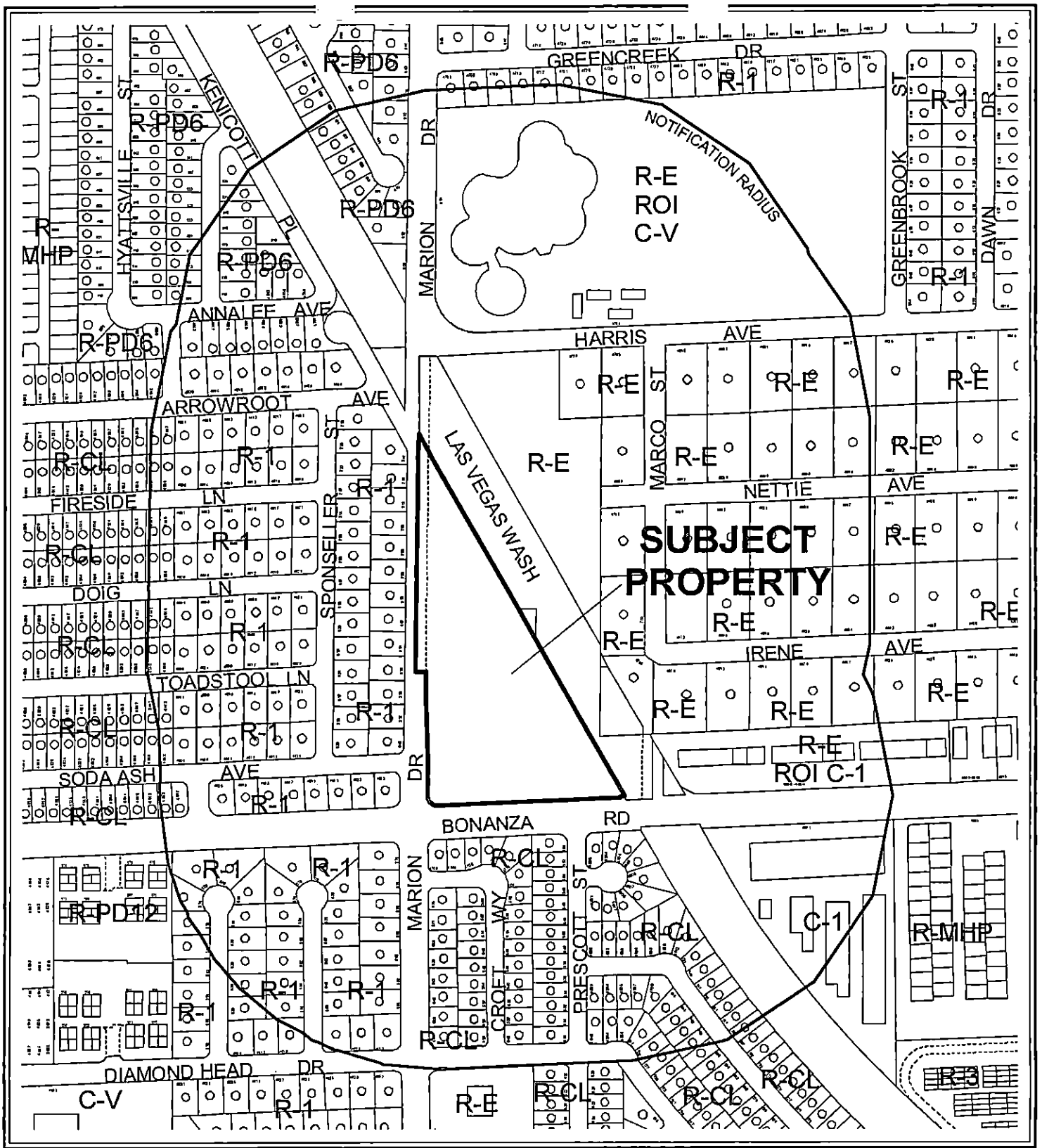
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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.



ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0054-02**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice:

Administration 229-6353

Com Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

June 28, 2002

Mr. M. Duboef
Nellis Land Company
865 Comstock Avenue, Suite 5A
Los Angeles, California 90024

RE: Z-0054-02 - REZONING

Dear Mr. Duboef:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on **July 11, 2002**. This meeting will be held at 6:00 P. M. **in 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,

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:va

Enclosure

cc: Mr. Mark Walters
Longford Group
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Las Vegas, Nevada 89120

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(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
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 20, 2002
Re: **Z-54-02** Nellis Land Company NEC of Borianza Road and Marion Drive
Zoning Reclassification From R-E To: R-PD4



CONDITIONS OF APPROVAL:

1. Dedicate 30 feet of right-of-way adjacent to this site, where not previously dedicated, for Marion Drive.
2. Construct half-street improvements on Marion Drive adjacent to this site and construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site. Improvements on Marion Drive shall be designed and constructed to accommodate the anticipated bridge crossing of the wash in the Marion Drive alignment.
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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.

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JULY 11, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0054-02

REQUEST BY NELLIS LAND COMPANY FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT, 4 UNITS PER ACRE) OF 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), WARD 3 (REESE).

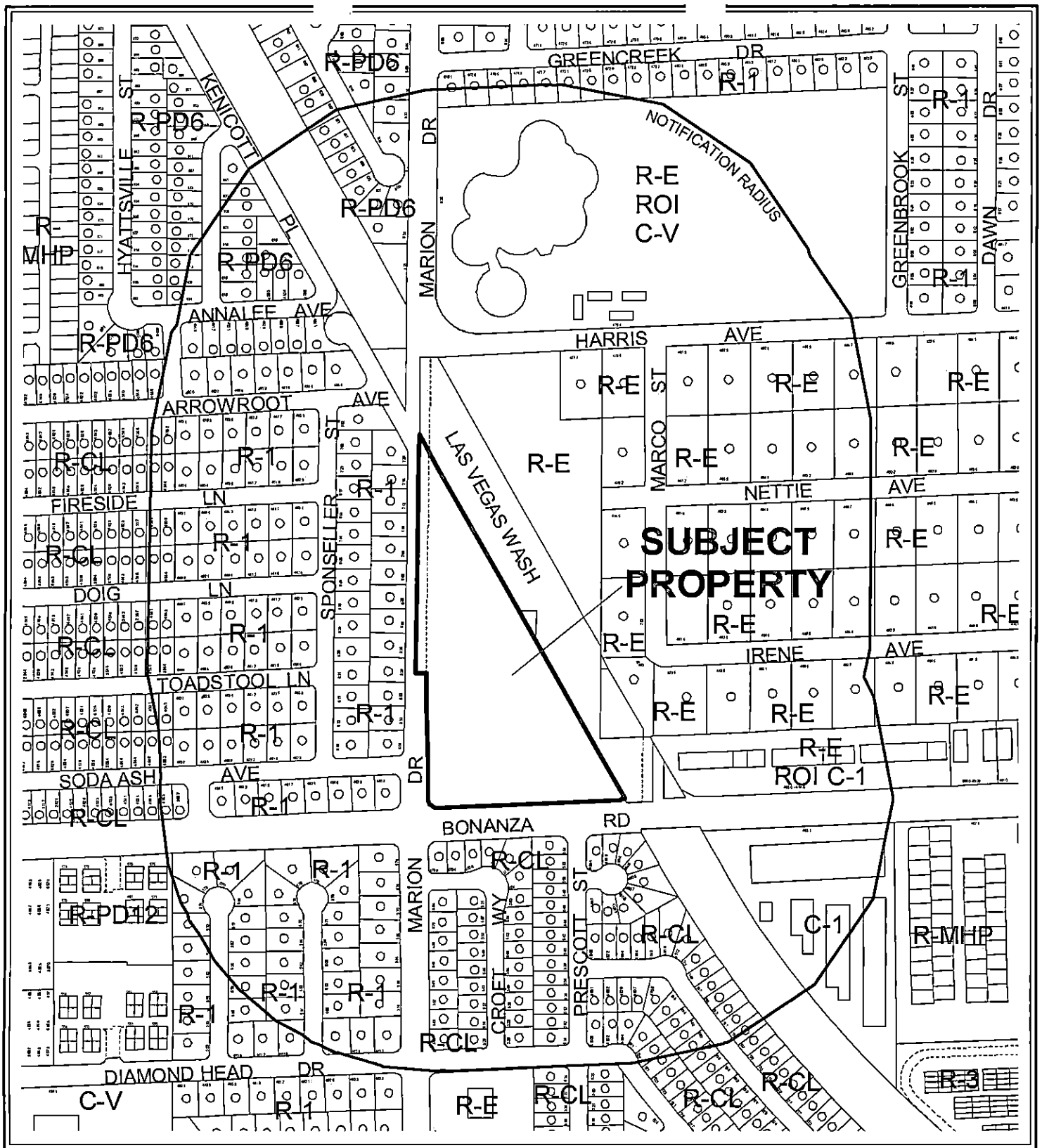
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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.



ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0054-02**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

Z-0054-02 Z-0054-02(1)

FROM: PLANNING AND DEVELOPMENT

HAND DELIVERED

COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
CURRENT PLANNING (SDPR only)	MATT PINJUV	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	2 nd FLOOR CITY HALL
PERMITS/ INSPECTIONS	EARL RUSSELL	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

OFFICE OF BUSINESS DEVELOPMENT	STEVE VAN GORP	5 th STREET SCHOOL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
FIRE PREVENTION	JEFF DONAHUE	500 CASINO CENTER
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

*** 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-0054-02 - NELLIS LAND COMPANY - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD4 (Residential Planned Development, 4 Units per Acre) of 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

PLANNING COMMISSION: JULY 11, 2002 CITY COUNCIL: AUGUST 7, 2002

CASE PLANNER: ANDY REED ☒ PUBLIC HEARING

Comments Due: JUNE 13, 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 Victoria Alvarez (valvarez@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:

Case Number: Z-0054-02

Printed on : 6/13/2002 11:36:23 AM

Case Keywords : BONANZA/MARION

Accepted : 6/13/2002

Public Hearing : Y

Meeting Date : 7/11/2002

Meeting Type : P

200 Scale Map :

Size :

Lots :

Request : Z-0054-02 - NELLIS LAND COMPANY - Request for a rezoning FROM: R-E (Residence Estates) TO: R-PDS (Residential Planned Development, 4 units per acre) of 6.01 acres located on the northeast corner of Bonanza Road and Marion Drive (APN: 140-29-801-004), Ward 3 (Reese)

Location :

Proposed :

Notice :

Comments :

Parcel :

Owner/Applicant/Contacts

OWNER NELLIS LAND COMPANY
%M DUBOEF
865 COMSTOCK AVE #5A
LOS ANGELES CA

APPLICANT 900242580;
LONGFORD GROUP
3077 E WARM SPRINGS RD
LAS VEGAS, NV 89120; 454-5300

REPRESENTED BY VTN NEVADA
JEFFREY ARMSTRONG
2727 S. RAINBOW BLVD
LV 89146
; 873-7550

Actions/Conditions :

Printed on:

Book	Sect	Page	Lot	Street Number	Dir	Street Name	Type	Suite	City
▶ 140	29	801	004						

Parcel No. 140 29 801 004
Geographic: PT S2 SE4 29 20 62
Document: 7310690266 2
Recorded: 4/25/1977

Situs Address:
Tax ID: 200
Entity Name: LAS VEGAS
Last Update: 6/12/2002 9:13:08

Owner Description:

NELLIS LAND COMPANY
 %M DUBOEF
 865 COMSTOCK AVE #5A

Legal Description:

PT SW4 SE4 SEC 29 20 62
 Plat Book: 0000 Page: 0000
 Lot: Block:

GIS Map

County Map

New Case

Print Screen

Help

Close

Zoning and Case Files | In Progress Address | County Land Use | Parcel Comments

Current Zoning

Zoning	Case Num	La

Add Delet Edit Save Canc

ROI

ROI	Case Num

Add Delet Edit Save Canc

Cases History

Case	Meeting Date
▶ GPA-0018-02	7/11/2002
Z-0054-02	7/11/2002

Add Delete Go To Case Information

Map:

Set Backs

Front 00

Rear 00

Side

Corner 00

Multi Update

Book	Sec	Page	Lot	Street Number	Dir	Street Name	Type	Suite	City
▶ 140	29	801	004						

Parcel No.	140	29	801	004	Situs Address:		GIS Map County Map New Case Print Screen Help Close
Geographic:	PT	S2	SE4	29 20 62	Tax ID:	200	
Document:	7310690266				Entity Name:	LAS VEGAS	
Recorded:	4/25/1977				Last Update:	6/12/2002 9:13:06	
Owner Description: NELLIS LAND COMPANY %M DUBOEF 865 COMSTOCK AVE #5A					Legal Description: PT SW4 SE4 SEC 29 20 62 Plat Book: 0000 Page: 0000 Lot: Block:		

Zoning and Case Files		In Progress Address	County Land Use	Parcel Comments
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Current Zoning <table border="1"> <thead> <tr> <th>Zoning</th> <th>Case Num</th> <th>La</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Zoning	Case Num	La																ROI <table border="1"> <thead> <tr> <th>ROI</th> <th>Case Num</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	ROI	Case Num											Cases History <table border="1"> <thead> <tr> <th>Case</th> <th>Meeting Date</th> </tr> </thead> <tbody> <tr> <td>▶ GPA-0018-02</td> <td>7/11/2002</td> </tr> <tr> <td>Z-0054-02</td> <td>7/11/2002</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Case	Meeting Date	▶ GPA-0018-02	7/11/2002	Z-0054-02	7/11/2002							Map: Set Backs Front 00 Rear 00 Side Corner 00 Multi Update
Zoning	Case Num	La																																											
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Case	Meeting Date																																												
▶ GPA-0018-02	7/11/2002																																												
Z-0054-02	7/11/2002																																												
Add Delet Edit Save Canc	Add Delet Edit Save Canc	Add Delete Go To Case Information																																											



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) Northeast of Bonanza Road and Marion Drive, and South of Harris Avenue

Project Name Bonanza & Marion Proposed Use Single Family Residential

Assessor's Parcel #(s) 140-29-801-000 & 004 Ward # 3

General Plan: existing _____ proposed _____ Zoning: existing RE proposed R-PD-8

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

Gross Acres 12.05 Lots/Units 98 Density 8.13 du/ac.

Additional Information _____

PROPERTY OWNER NELLIS LAND COMPANY

Contact M. Duboef

Address 865 Comstock Avenue, Suite # 5A

Phone: _____ Fax: _____

City Los Angeles

State California Zip 90024

APPLICANT LONGFORD GROUP

Contact Mark Walters

Address 3077 E. Warm Springs Road

Phone: 454-5300 Fax: 454-8715

City Las Vegas

State Nevada Zip 89120

REPRESENTATIVE VTN-NEVADA

Contact Jeffrey Armstrong

Address 2727 South Rainbow Boulevard

Phone: 873-7550 Fax: 362-2597

City Las Vegas

State Nevada Zip 89146

Property Owner Signature* _____

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

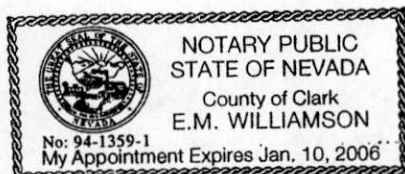
Print Name Larry Duboef

Subscribed and sworn before me

This 3rd day of April, 20 02

E.M. Williamson

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # 7-0054.02

Meeting Date: 7-11-02

Signs Required: 2

Map # N-29-8

Total Fee: \$1200

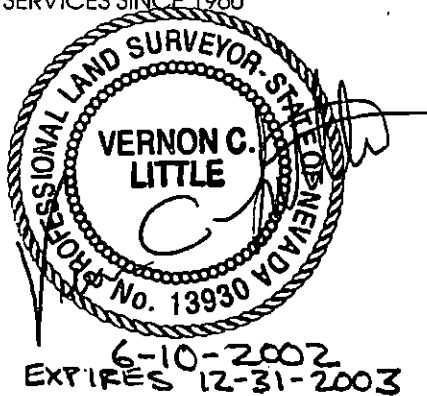
Receipt # 87116

Date Accepted: 6-13-02

Accepted By: [Signature]



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960



W.O. 6076
JUNE 10, 2002
BY: VCL
P.R. BY: TZ
PAGE 1 OF 2

EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTHEASTERLY OF MARION DRIVE AND BONANZA ROAD FOR ZONING PURPOSES.

**LEGAL DESCRIPTION
ZONING**

BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 8, SAME BEING THE CENTERLINE INTERSECTION OF MARION DRIVE AND BONANZA ROAD; THENCE NORTH 00°47'35" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 1085.09 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF THE VEGAS WASH CHANNEL; THENCE SOUTH 29°37'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, 1213.38 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 87°11'20" WEST, ALONG SAID SOUTH LINE, 615.50 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 7.65 ACRES (GROSS AREA), MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS:

SOUTH 87°11'20" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, AS SHOWN ON THAT CERTAIN PLAT OF "SUNLAND VILLAGE", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN BOOK 4 OF PLATS, PAGE 91.

LEGAL DESCRIPTION CONTINUED

W.O. 6068

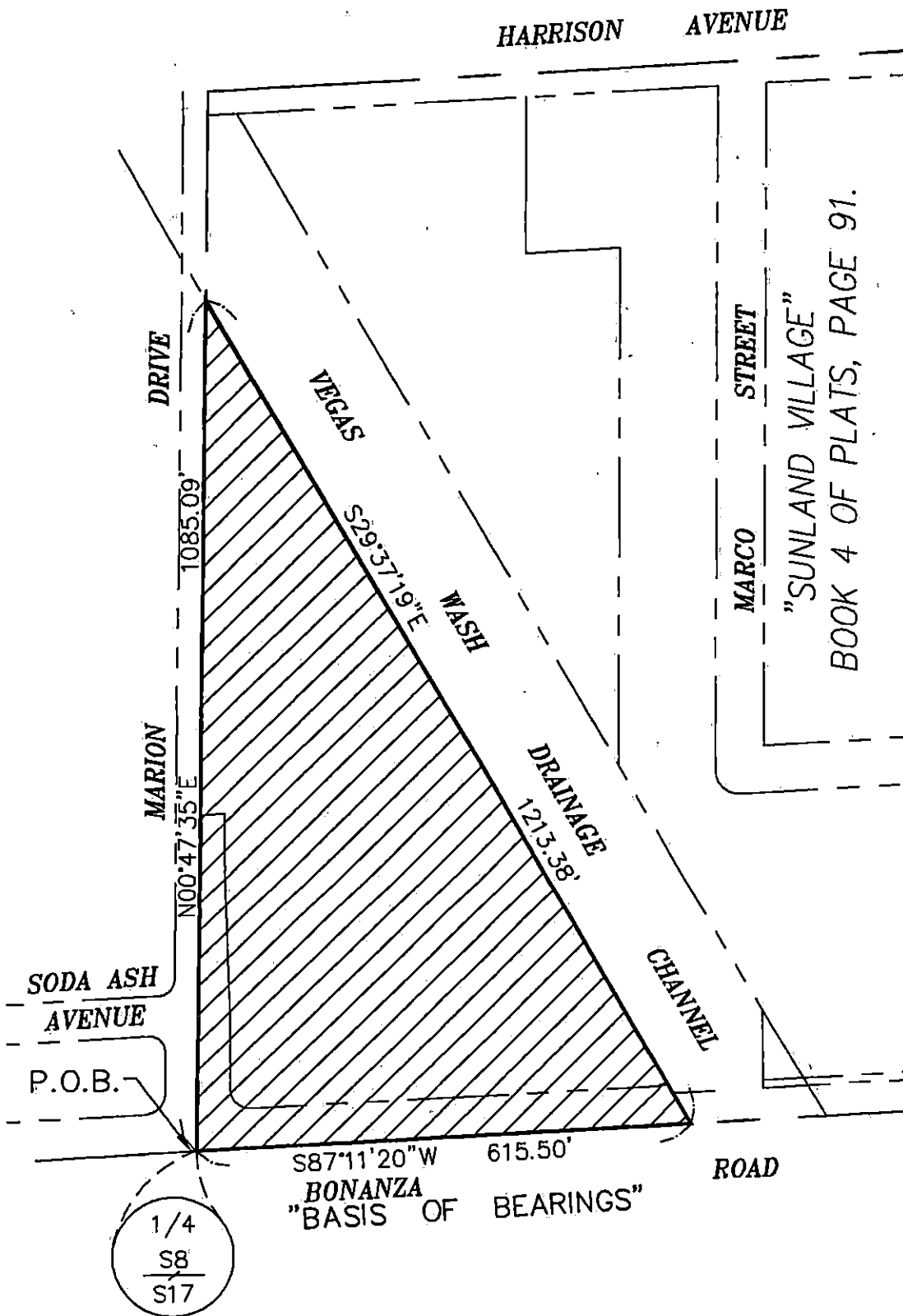
JUNE 10, 2002

PAGE 2 OF 2

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

END OF DESCRIPTION.

REF: G:/6076/6076REC.DWG (LGL-ZONE-1A)
G:/6076/LEGAL/ZONE-1A.DOC



vcm nevada

2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

PROJECT: **EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**

FOR: **ZONING**

G: /6076/6076REC.DWG (LGL-ZONE-1A)

SCALE	HORZ.	NONE
	VERT.	NA
W.O. NO.	6076	
DRAWN BY:	VCL	
DATE:	8/10/02	
SHEET	1	OF 1

(BOOK 670)

RE-RECORDED

630711

B90266

BOOK 731 RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME MELLIS LAND COMPANYSTREET ADDRESS HIGH WHITESAIL CIRCLECITY WESTLAKE VILLAGE
STATE CALIF
ZIP 91360DOCUMENTARY TRANSFER TAX 23.10
ON COMPENSATION FOR FULL VALUE OF PROPERTY CONVEYED
ON COMPENSATION FOR FULL VALUE OF EASES AND ENCUMBRANCES REMOVED AS PART OF TRANSFER
FROM PUBLIC RECORDSMURRAY M. DUBOEF
MURRAY M. DUBOEF ALBERT BARRADUBOEF-BARRA A PARTNERSHIP
A PARTNERSHIPTitle Order No. _____ Escrow No. _____
Tax Mail Permit No. _____

This space for Recorder's use

Quitclaim Deed

DUBOEF-BARRA A PARTNERSHIP

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS 23.10
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and
☐ unincorporated area _____ City of LAS VEGAS

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

hereby REMISES, RELEASES AND (QUITCLAIMS) to MELLIS LAND COMPANY, a general partnership,the following described real property in the
County of ClarkState of Nevada

PT SEL SEC 29 20 62	5.32 Acres
PT SEL SEC 29 20 62	1.96 Acres
PT SEL SEC 29 20 62	3.84 Acres
PT SW 1/4 SEC 29 20 62	2.16 Acres

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION HEREIN.



DUBOEF-BARRA A PARTNERSHIP

Date OCT 6TH 1976MURRAY M. DUBOEF
ALBERT BARRASTATE OF CALIFORNIA
COUNTY OF VENTURA ss.
On October 6, 1976 before me, the undersigned, a Notary Public in and for said State, personally appearedMurray Duboef and Albert BarraKnown to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same. Witness my hand and official seal.
Signature Rosemary E. Weber

[Space above for official notarial seal]

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

BOOK 671
BOOK 731

690266

630711

22

630711
INSTR. NO.
OFFICIAL RECORD BOOK NO.
RECORDED AT REQUEST OF

671

Don Boyd & Lina
OCT 22 9 30 AM '76

CLARK COUNTY NEVADA
JOAN L SWIFT RECORDER

FEE *400* DEPUTY *gf*


Empire
LAND TITLE CO.

FURNISHED
THROUGH THE
COURTESY
OF

QUITCLAIM
DEED

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29;
 THENCE NORTH ALONG THE WEST LINE THEREOF, A DISTANCE OF 1346.39 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29;
 THENCE EAST ALONG THE NORTH LINE THEREOF TO A WEST LINE OF SUNLAND VILLAGE, AS RECORDED IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER ON FILE IN BOOK 16 OF PLATS, PAGE 21;
 THENCE SOUTH 0°36'41" EAST ALONG SAID WEST LINE, A DISTANCE OF 224.34 FEET;
 THENCE NORTH 87°12'13" EAST, A DISTANCE OF 121.77 FEET;
 THENCE SOUTH 0°33'43" WEST, A DISTANCE OF 897.56 FEET;
 THENCE NORTH 87°11'30" EAST, A DISTANCE OF 152.78 FEET TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29;
 THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4);
 THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 29 TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL I:

BEGINNING AT THE SOUTH QUARTER CORNER OF THE SOUTH LINE OF SAID SECTION 29;
 THENCE NORTH 87°11'20" EAST, A DISTANCE OF 30.0 FEET;
 THENCE NORTH 0°27'05" EAST, A DISTANCE OF 224.68 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 0°27'05" EAST, A DISTANCE OF 363.0 FEET TO A POINT;
 THENCE NORTH 87°11'20" EAST, A DISTANCE OF 300.00 FEET TO A POINT;
 THENCE SOUTH 0°27'05" WEST, A DISTANCE OF 363.0 FEET TO A POINT;
 THENCE SOUTH 87°11'20" WEST, A DISTANCE OF 300.0 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL II:

A STRIP OF LAND 150 FEET IN WIDTH, LYING 75 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29;
 THENCE SOUTH 1°13'50" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4), 96.92 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;
 THENCE SOUTH 28°47'28" EAST, 1396.58 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4), SAID POINT BEARS NORTH 87°57'07" EAST 699.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29, SAID POINT ALSO BEING THE POINT OF TERMINATION. THE SIDE LINES OF SAID STRIP OF LAND ARE TO BE LENGTHENED OR SHORTENED AS TO BEGIN ON THE NORTH LINE AND THE WEST LINE AND TO TERMINATE ON THE SOUTH LINE, OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29.

PARCEL III:

THE SOUTHERLY 50.00 FEET, THE NORTHERLY 30 FEET AND THE NORTHERLY 26.47 FEET OF THE SOUTHERLY 76.47 FEET OF THE WESTERLY 40.00 FEET THEREOF AS CONVEYED TO THE CITY OF LAS VEGAS AND COUNTY OF CLARK, BY DEED RECORDED SEPTEMBER 3, 1954, JULY 24, 1955, JUNE 3, 1974 AND MAY 11, 1964, AS DOCUMENT NOS. 19378, 50172, 300442, AND 432173 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL IV:

THE WESTERLY 30 FEET OF THE EASTERLY 2025 FEET OF SAID SOUTHEAST QUARTER (SE 1/4) BY DEED RECORDED, JUNE 24, 1955 AS DOCUMENT NO. 50172 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BOOK 731

690266

PARCEL V:

A TRIANGULAR PARCEL OF LAND BOUNDED AS FOLLOWS:

ON THE SOUTH BY THE NORTH LINE OF THE SOUTHERLY 50.00 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29; ON THE WEST BY THE EASTERLY LINE OF THE WESTERLY 40.00 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29; AND ON THE NORTHEAST BY THE ARC OF A CIRCLE HAVING A RADIUS OF 25.00 FEET, CONCAVE NORTHEASTERLY, BEING TANGENT TO THE NORTH LINE OF SAID SOUTHERLY 50.00 FEET AND TO THE EAST LINE OF SAID WESTERLY 40.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 3, 1974 AS DOCUMENT NO. 390442 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL VI:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.;
 THENCE NORTH 87°52'20" EAST ALONG THE SOUTH LINE OF SAID SECTION 29 A DISTANCE OF 615.91 FEET TO A POINT IN THE WEST LINE OF THE PROPOSED VEGAS WASH DRAINAGE CHANNEL RIGHT OF WAY, 150.00 FEET WIDE, AS SHOWN ON THE MAP ON FILE IN THE CITY OF LAS VEGAS ENGINEERING DEPARTMENT KNOWN AS RIGHT OF WAY DRAWING NUMBER 115-342, SHEET 6 OR ON DRAWING NUMBER 115-340, SHEET 7A;
 THENCE NORTH 28°52'15" WEST ALONG SAID WEST LINE OF VEGAS WASH A DISTANCE OF 55.99 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID SECTION 29, BEING THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 87°52'20" WEST ALONG THE NORTH LINE OF SAID SOUTH 50.00 FEET A DISTANCE OF 11.10 FEET;
 THENCE AT RIGHT ANGLES NORTH 02°07'40" WEST, ONE (1.00) FOOT;
 THENCE NORTH 87°52'20" EAST A DISTANCE OF 10.60 FEET TO A POINT IN THE AFOREMENTIONED WEST LINE OF THE SAID VEGAS WASH DRAINAGE CHANNEL RIGHT OF WAY;
 THENCE SOUTH 28°52'15" EAST, 1.12 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 31, 1974 AS DOCUMENT NO. 390443 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL B

THAT PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF THE SOUTH LINE OF SAID SECTION 29;
 THENCE NORTH 87°11'20" EAST A DISTANCE OF 30.0 FEET;
 THENCE NORTH 0°27'05" EAST A DISTANCE OF 224.68 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE NORTH 0°27'05" EAST A DISTANCE OF 363.0 FEET TO A POINT;
 THENCE NORTH 87°11'20" EAST A DISTANCE OF 300.00 FEET TO A POINT;
 THENCE SOUTH 0°27'05" WEST A DISTANCE OF 363.0 FEET TO A POINT;
 THENCE SOUTH 87°11'20" WEST A DISTANCE OF 300.0 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29;
 THENCE NORTH 87°57'07" EAST ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 30 FEET TO A POINT;
 THENCE NORTH 1°13'50" EAST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29 A DISTANCE OF 587.4 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE CLARK COUNTY SCHOOL DISTRICT BY DEED RECORDED MAY 3, 1955 AS DOCUMENT NO. 45518 OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA;
 THENCE NORTH 87°57'12" EAST ALONG THE NORTH LINE OF SAID CONVEYED PARCEL A DISTANCE OF 256.79 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 28°07'28" EAST 86.22 FEET TO A POINT ON THE EAST LINE OF SAID CONVEYED PARCEL;
 THENCE NORTH 1°13'50" EAST ALONG SAID EAST LINE A DISTANCE OF 77.12 FEET TO THE NORTHEAST CORNER OF SAID CONVEYED PARCEL;
 THENCE SOUTH 87°57'12" WEST ALONG SAID NORTH LINE A DISTANCE OF 43.21 FEET TO THE TRUE POINT OF BEGINNING.

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4); AND THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

EXCEPTING THE FOLLOWING DESCRIBED PARCELS OF LAND:

PARCEL I:

ALL THAT PORTION WITHIN THE BOUNDARIES OF SUNLAND VILLAGE, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, ON FILE IN BOOK 4 OF PLATS, PAGE 91.

PARCEL II:

THE SOUTHERLY 50.00 FEET AS CONVEYED TO COUNTY OF CLARK AND CITY OF LAS VEGAS BY DEEDS RECORDED SEPTEMBER 3, 1954, JULY 24, 1955 AND JUNE 3, 1974 AS DOCUMENT NOS. 19378, 50172, 390447 AND 390445 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL III:

A TRIANGULAR PARCEL OF LAND BOUNDED AS FOLLOWS: ON THE SOUTH BY THE NORTH LINE OF THE SOUTHERLY 50.00 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29; ON THE EAST BY THE WEST LINE OF THE EASTERLY 30.00 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 29; AND ON THE NORTHWEST BY THE ARC OF A CIRCLE HAVING A RADIUS OF 20.00 FEET, CONCAVE NORTHWESTERLY, BEING TANGENT TO THE NORTH LINE OF SAID SOUTHERLY 50.00 FEET AND TO THE WEST LINE OF SAID EASTERLY 30.00 FEET.

PARCEL IV:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.; THENCE NORTH 87°52'20" EAST ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 783.87 FEET TO A POINT IN THE EAST LINE OF THE PROPOSED VEGAS WASH DRAINAGE CHANNEL RIGHT OF WAY, 150.00 FEET WIDE, AS SHOWN ON THE MAP ON FILE IN THE CITY OF LAS VEGAS ENGINEERING DEPARTMENT, KNOWN AS RIGHT OF WAY DRAWING NUMBER 115-142, SHEET 6 OR ON DRAWING NUMBER 115-340, SHEET 7A; THENCE NORTH 28°52'15" WEST ALONG SAID EAST LINE OF VEGAS WASH, A DISTANCE OF 55.99 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID SECTION 29, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 28°52'15" WEST ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 60°29'57" EAST 42.57 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID SECTION 29, WHICH BEARS NORTH 87°52'20" EAST 25.00 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 87°52'20" WEST ALONG SAID NORTH LINE, A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 3, 1974 AS DOCUMENT NO. 390444 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

PARCEL V:

THE WESTERLY 30.00 FEET OF THE SOUTHERLY 224.18 FEET OF THE EASTERLY 705.00 FEET AND THE WESTERLY THIRTY (30) FEET OF THE SOUTH 224.36 FEET OF THE EASTERLY 2025 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED JULY 24, 1955 AS DOCUMENT NO. 50172, OFFICIAL RECORDS, CLARK COUNTY, NEVADA

BOOK-731

590266

6-6

RE-RECORDED

INAT. NO. 590266
OFFICIAL RECORD BOOK NO. 731
RECORDED AT REQUEST OF

D. Boyd & B. B. B.

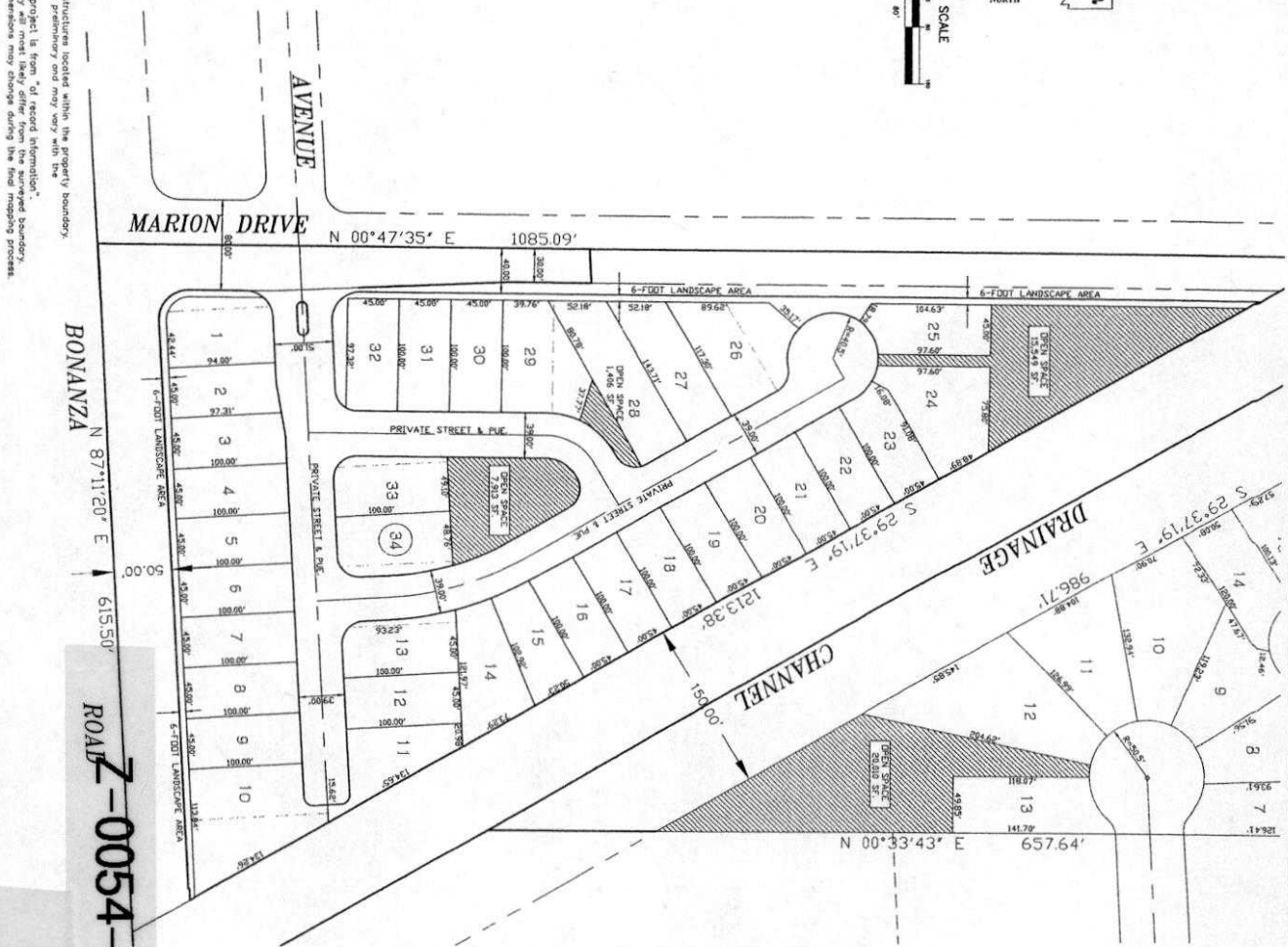
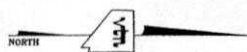
APR 25 11 33 AM '77

CLARK COUNTY NEVADA
JUAN L. SWIFT RECORDER

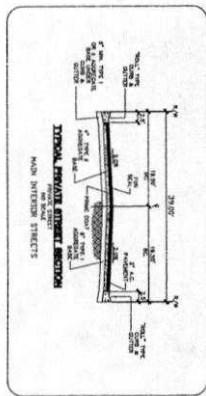
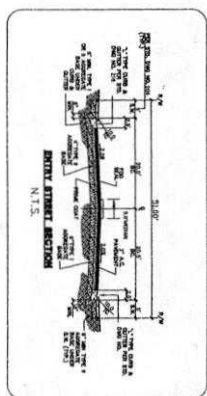
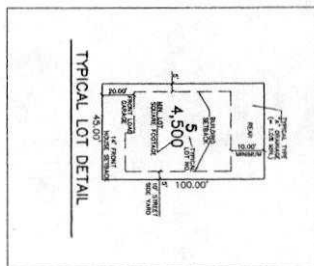
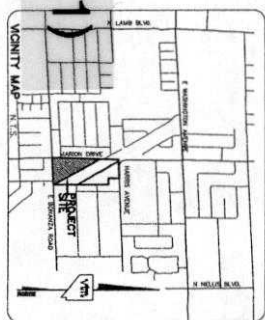
REC. *[Signature]* DEPUTY *[Signature]*

8/10

- GENERAL NOTES:**
1. There are no existing structures located within the property boundary.
 2. The lot dimensions are preliminary and may vary with the mapping process.
 3. The boundary for this project is from "of record information".
 4. Some lot lines and dimensions may change during the final mapping process.



STAFF

[illegible]

PROJECT SETBACKS	
PROPOSED MINIMUM SETBACKS	
FRONT	14.0 FEET
REAR	20.0 FEET
SIDE YARD	5.0 FEET
REAR YARD	10.0 FEET
STREET SIDE YARD	10.0 FEET

SITE PLAN

FOR

**BONANZA & MARION-UNIT 1
ZONE CHANGE & SITE
DEVELOPMENT PLAN REVIEW**

LONGFORD GROUP

3077 E. WARM SPRINGS ROAD
LAS VEGAS, NEVADA 89120
(702)454-5300

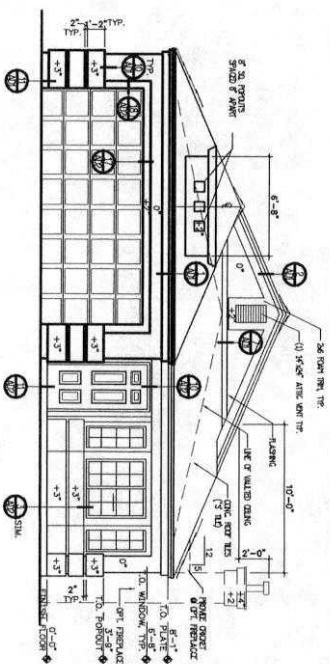
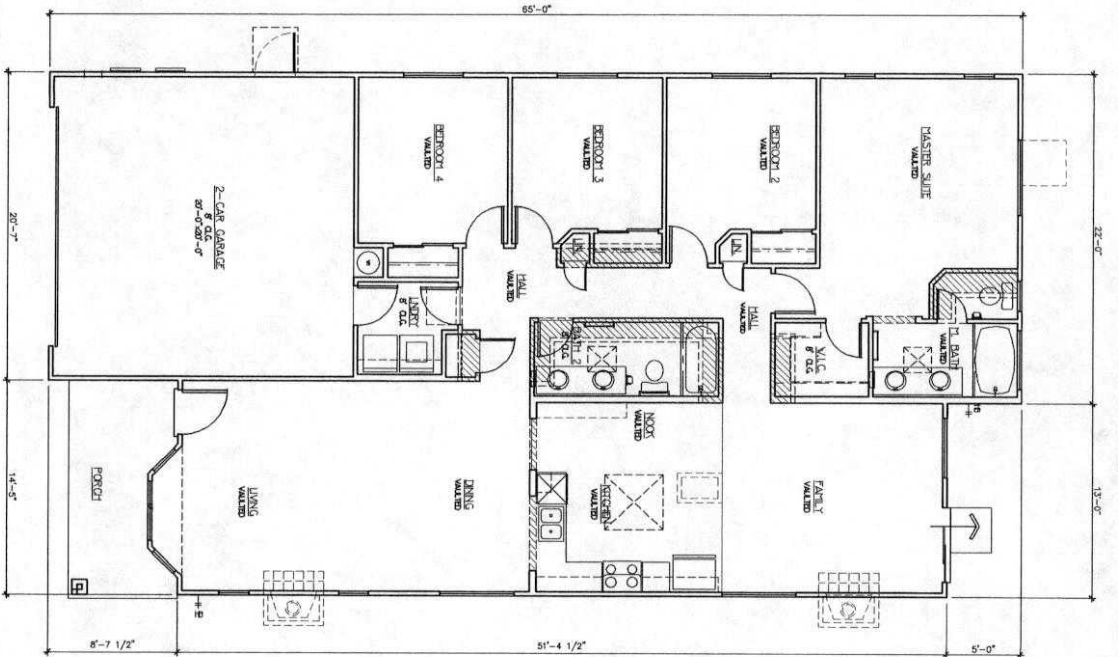
CITY OF LAS VEGAS



2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597

1 of 2 SHEETS
DRAWING NO.
6078-SITE-S

1	6/10/02	JRA	EXCLUDED NORTH SITE
REV	DATE	BY	REVISION



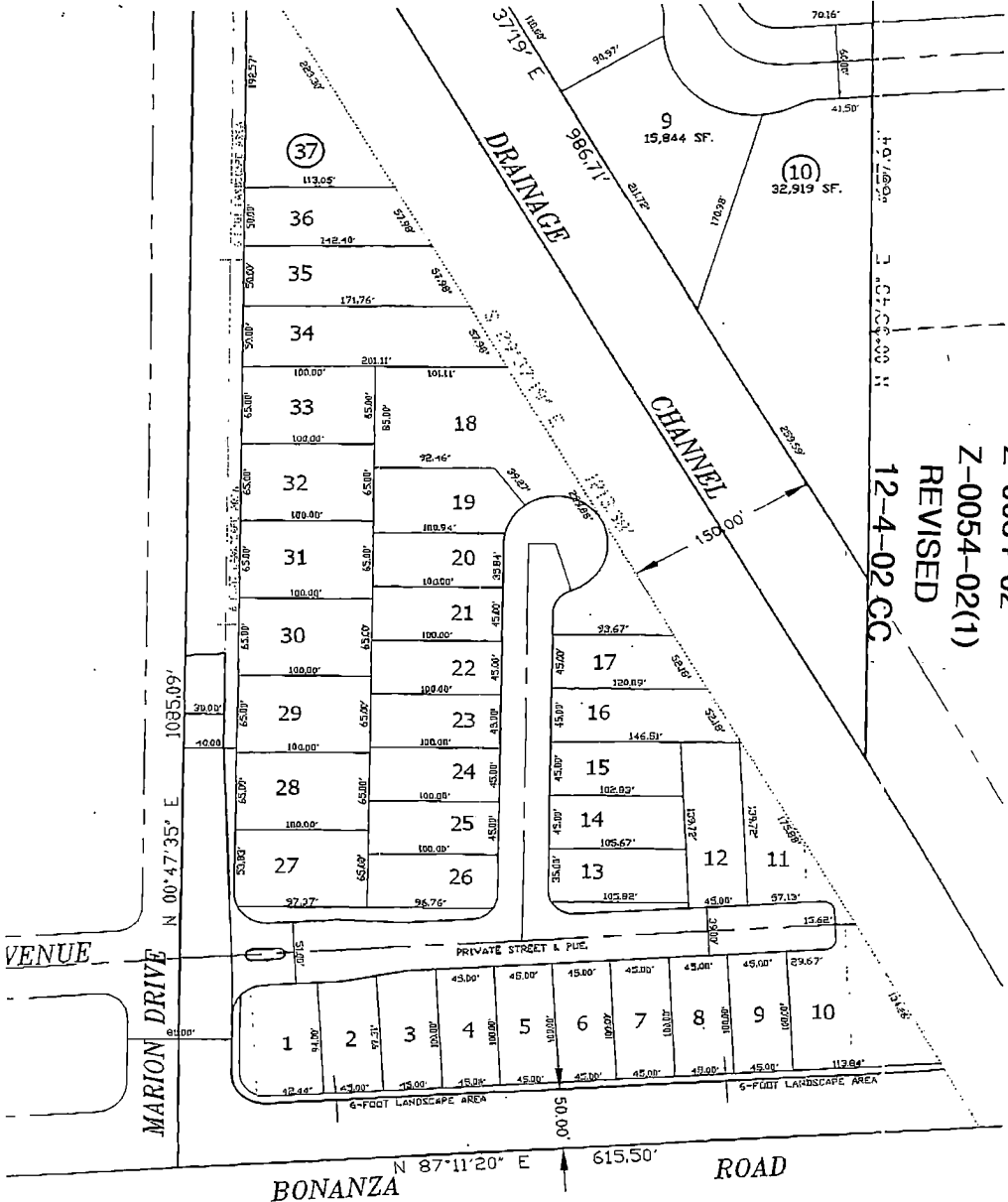
STAFF

Z-0054-02(1)

Z-0054-02

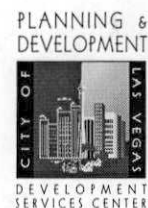
7-11-02 PC

24





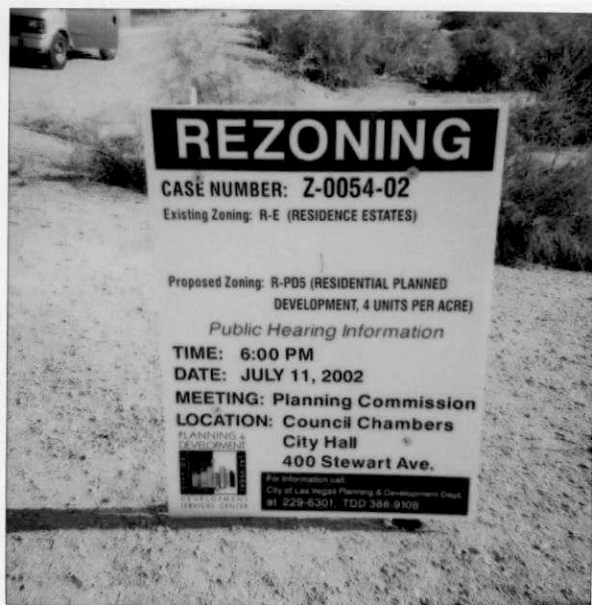
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: 2-0054-02

MEETING DATE: 07-11-02 PC

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

6-28-2
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.



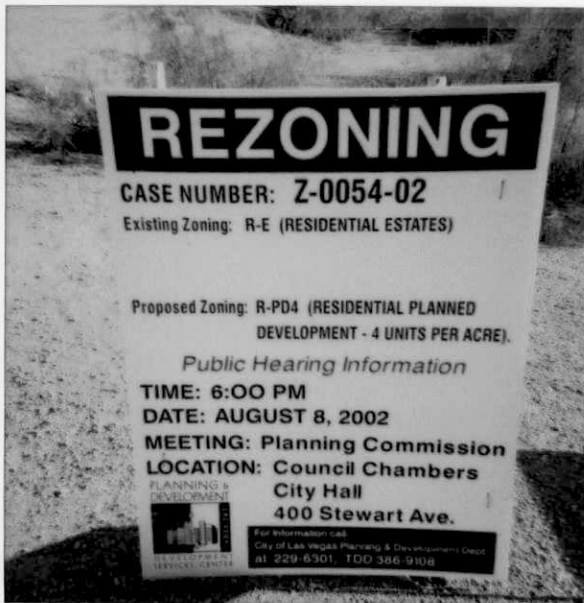
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: Z-0054-02

MEETING DATE: 08-08-02 PC

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.



MARION

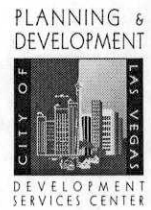
[Signature]
Signature

7-27-2
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: 2-0054-02

MEETING DATE: 09-12-02 PC

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

Date

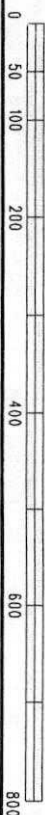
8-30-02

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.

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



MAP LEGEND

- AVERAGE ACREAGE 35
- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PM/LO BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE
- ROAD ID NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
25-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
015 GOV. LOT NUMBER

T20S R62E			29			S 2 SE 4			140-29-8		
6000	R61E	R62E	R63E	SEC	MAP	MAP	MAP	MAP	MAP	MAP	MAP
119S	124	123	122	6	5	4	3	2	1	8	4
119S	124	123	122	7	8	9	10	11	12	5	1
120S	139	140	141	18	17	16	15	14	13	6	2
120S	139	140	141	19	20	21	22	23	24	7	3
121S	162	161	160	30	29	28	27	26	25	8	4

T20S R62E			29			S 2 SE 4			140-29-8		
6000	R61E	R62E	R63E	SEC	MAP	MAP	MAP	MAP	MAP	MAP	MAP
119S	124	123	122	6	5	4	3	2	1	8	4
119S	124	123	122	7	8	9	10	11	12	5	1
120S	139	140	141	18	17	16	15	14	13	6	2
120S	139	140	141	19	20	21	22	23	24	7	3
121S	162	161	160	30	29	28	27	26	25	8	4



Z-0054-02 Z-0054-02(1)

7-11-02 PC

STAFF

TAX DIST 200

