

FILE HISTORY

[illegible]

FILE NO.: 2-0054-02(1)

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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(1)

REQUEST BY NELLIS LAND COMPANY FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 34-LOT RESIDENTIAL SUBDIVISION ON 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), PROPOSED R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) ZONE, WARD 3 (REESE).

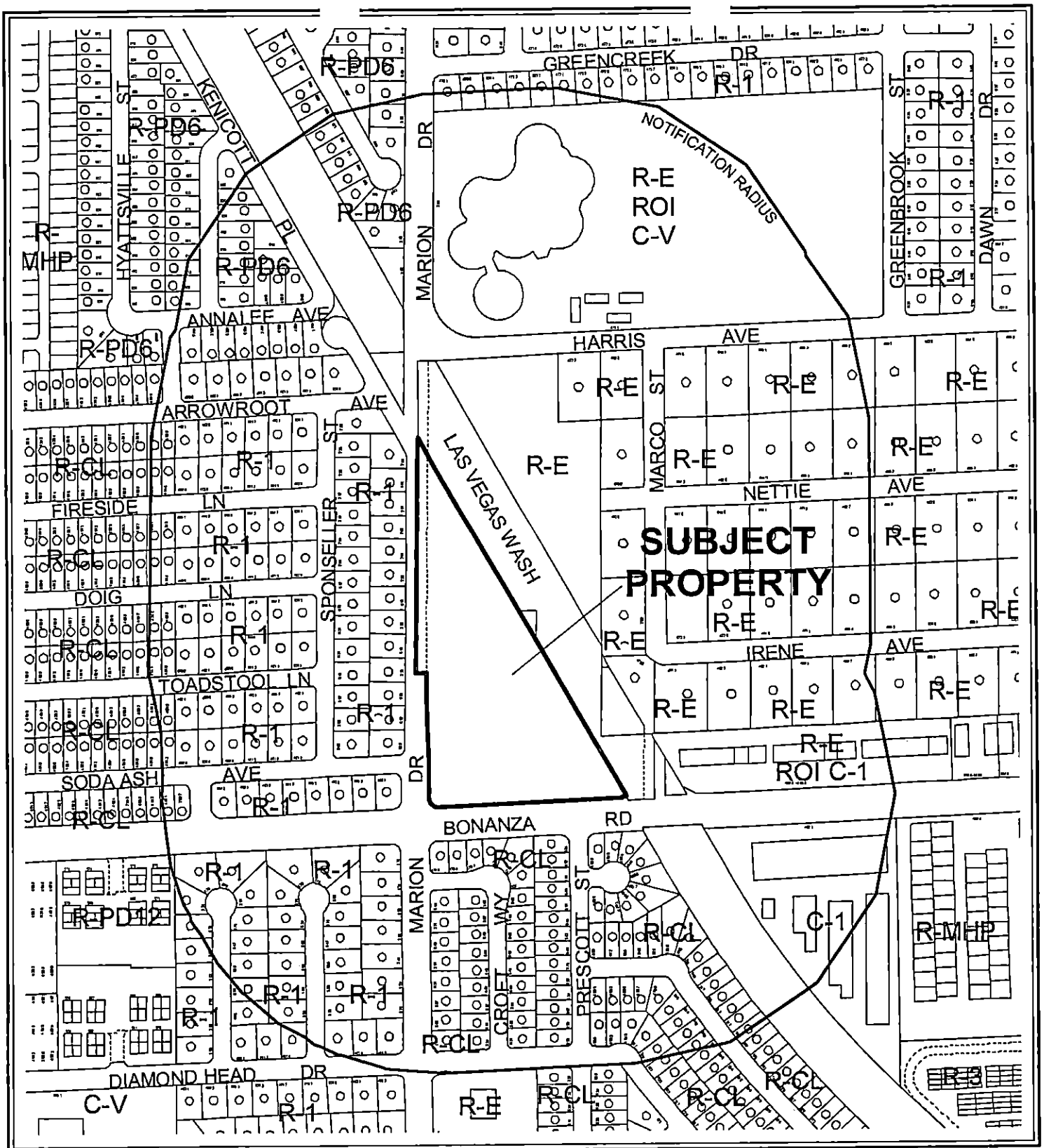
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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 written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0054-02(1)

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

SITE DEVELOPMENT PLAN REVIEW

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(1)

RENOTIFICATION

REQUEST BY NELLIS LAND COMPANY FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 34-LOT RESIDENTIAL SUBDIVISION ON 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), PROPOSED R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) ZONE, WARD 3 (REESE).

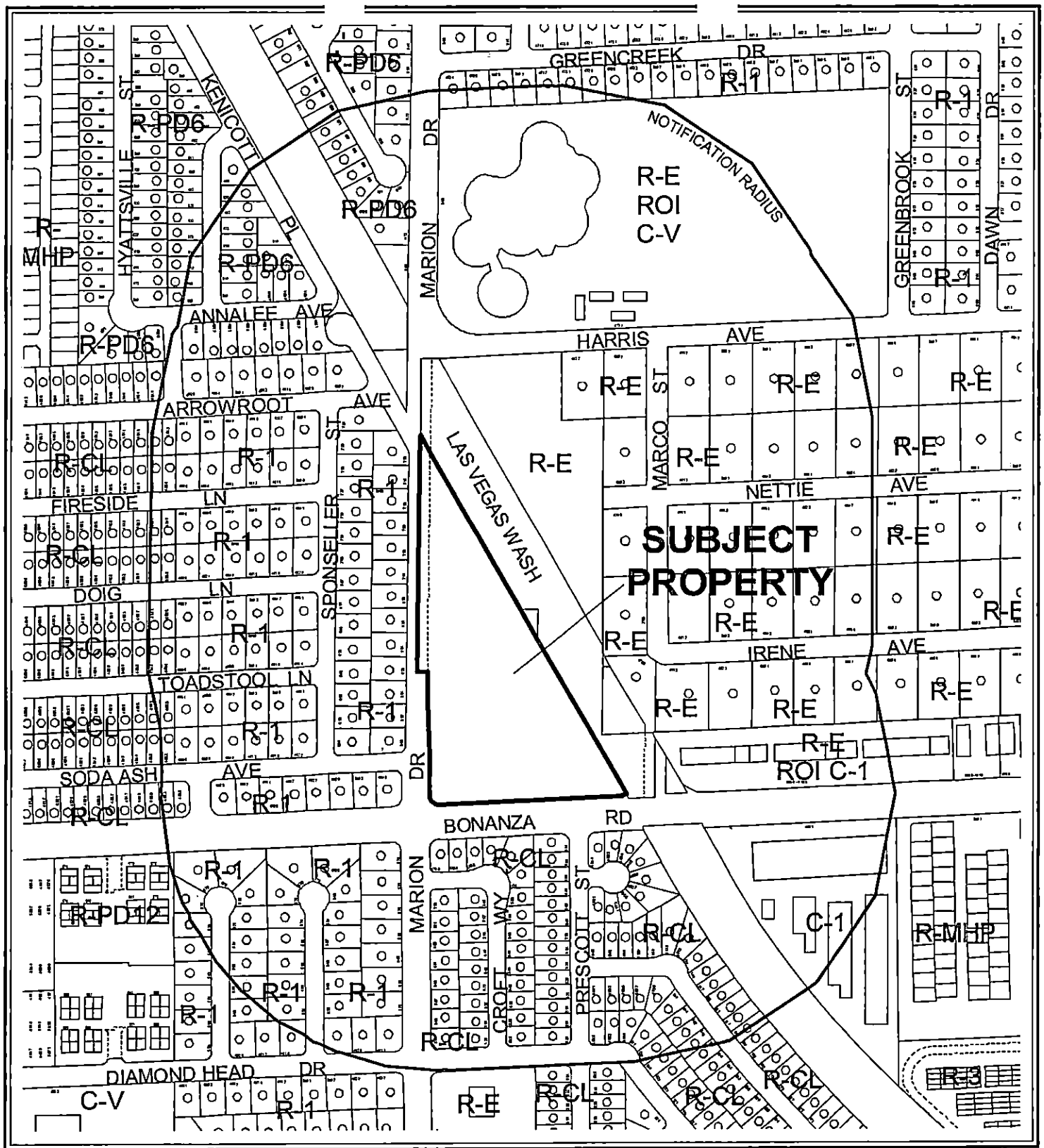
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PROPOSED ZONING OF SUBJECT PROPERTY: R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

0 300 600 Feet



NOTICE OF PUBLIC HEARING

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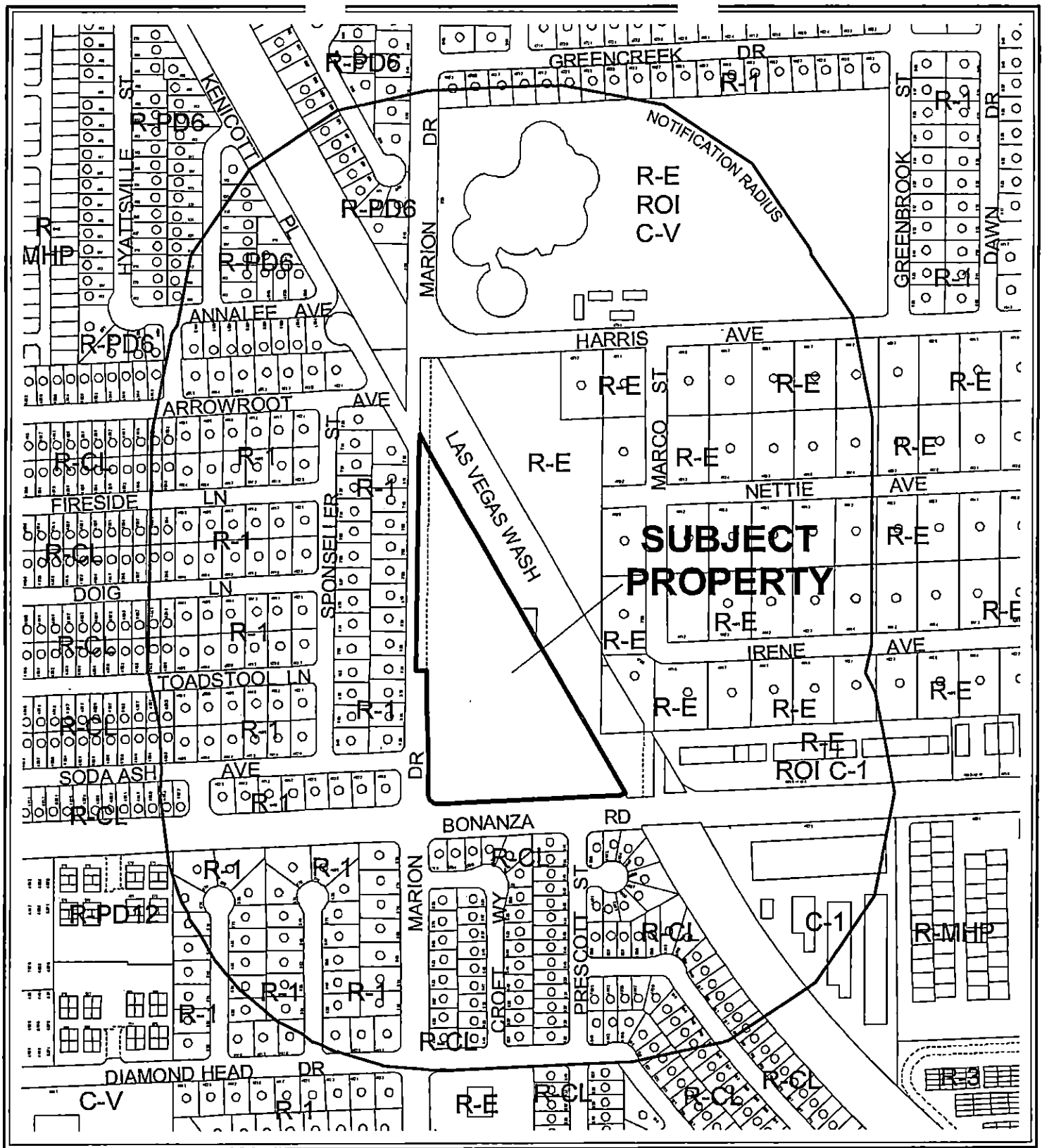
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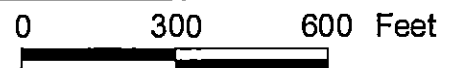


CASE: Z-0054-02(1)

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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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SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 11, 2002
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LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0054-02(1)

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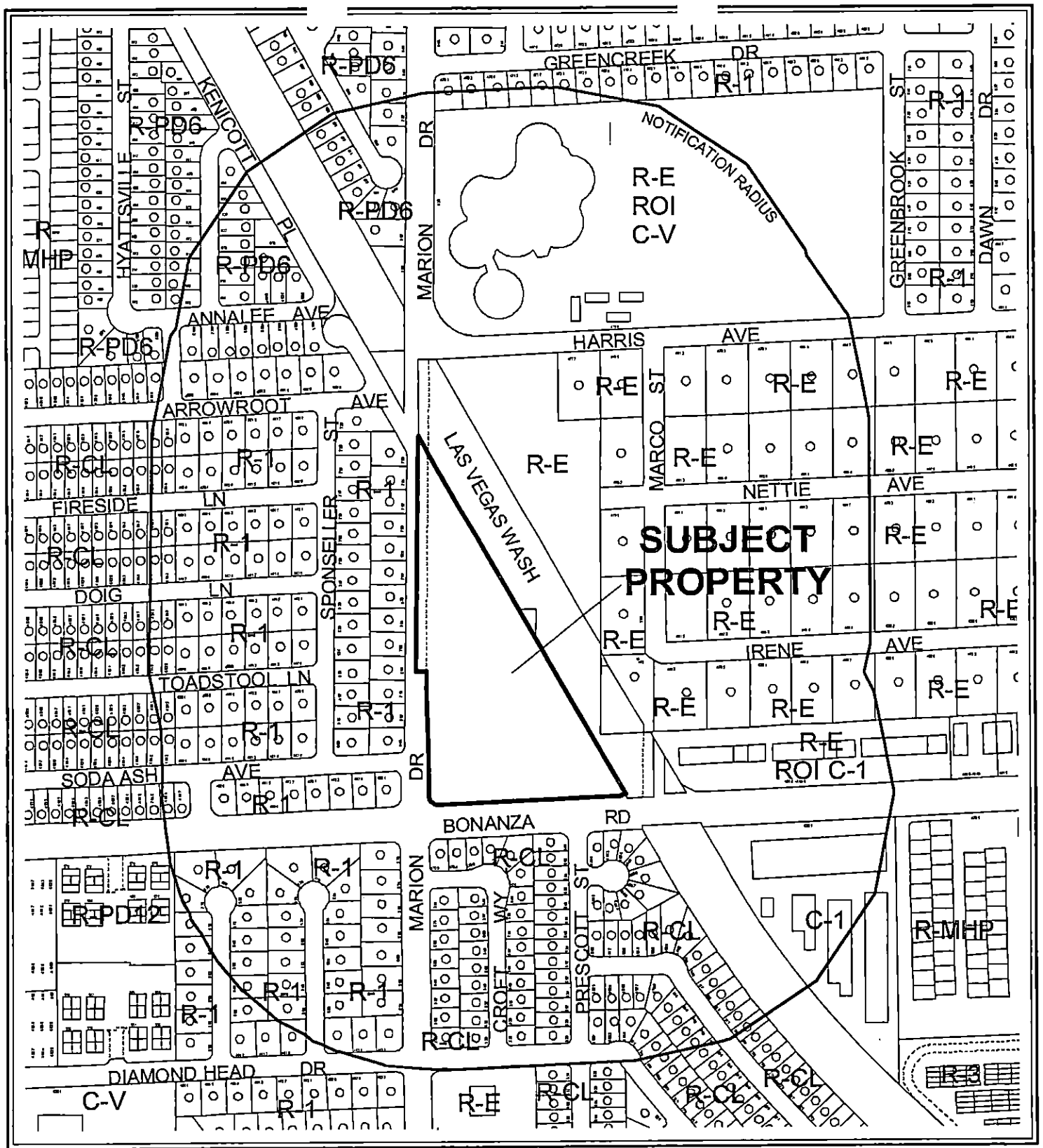
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CASE: Z-0054-02(1)

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

SITE DEVELOPMENT PLAN REVIEW

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(1)

RENOTIFICATION

REQUEST BY NELLIS LAND COMPANY FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION ON 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), PROPOSED R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) ZONE, WARD 3 (REESE).

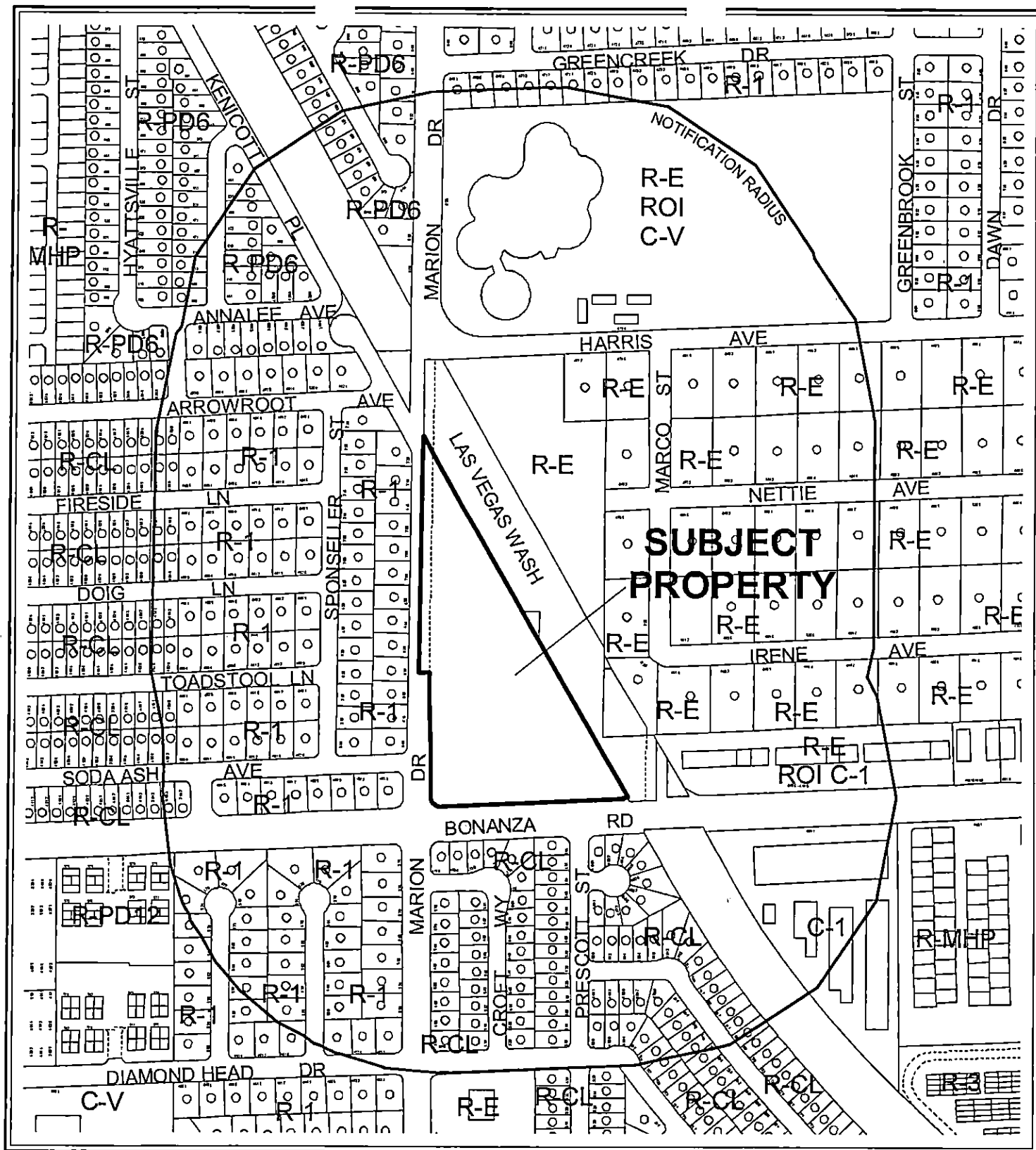
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GARY M. LEOBOLD, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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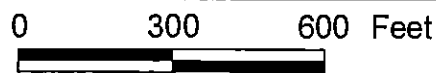


CASE: Z-0054-02(1)

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)



NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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(1)

RENOTIFICATION

REQUEST BY NELLIS LAND COMPANY FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION ON 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), PROPOSED R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) ZONE, WARD 3 (REESE).

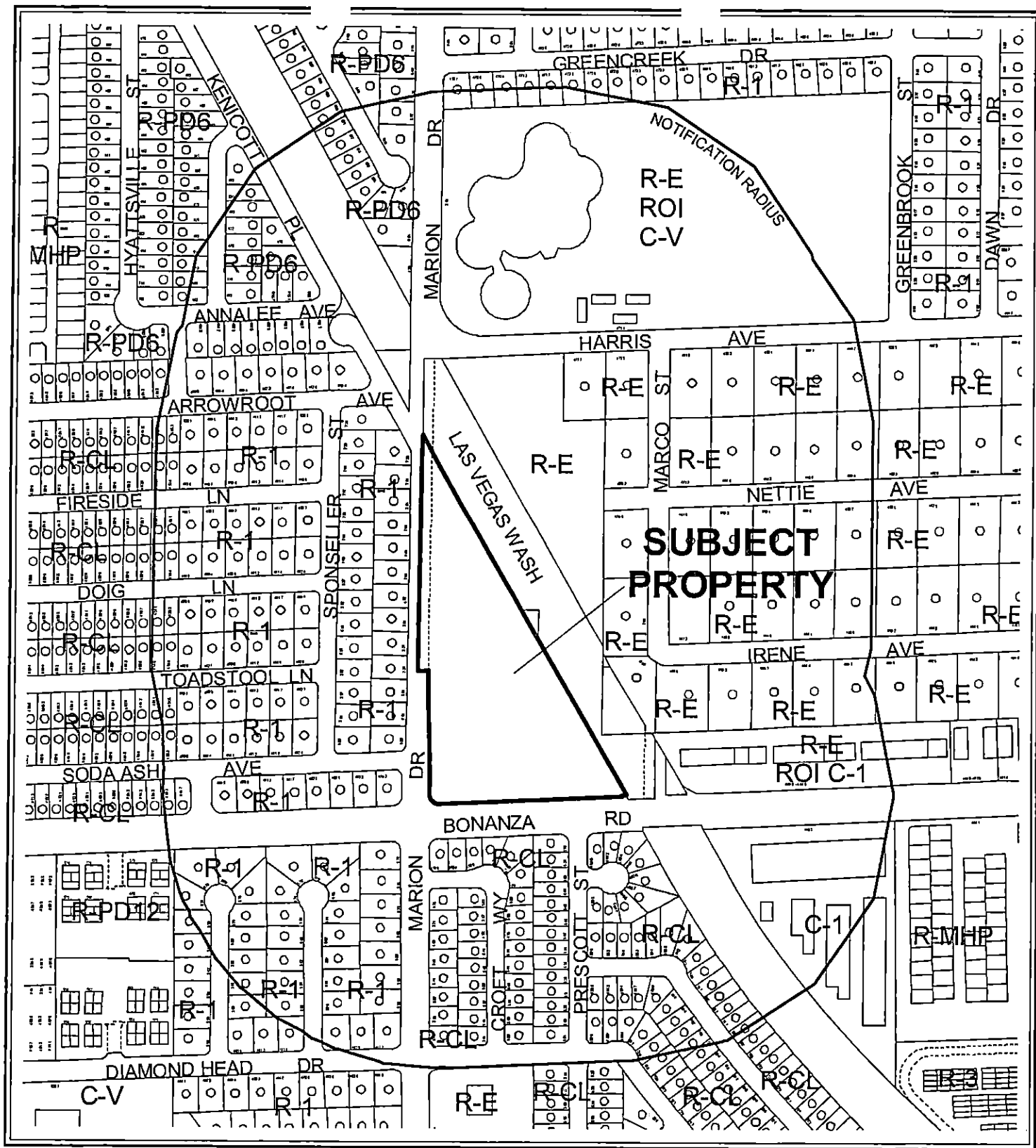
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CASE: Z-0054-02(1)

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

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





MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

January 28, 2003

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

RE: Z-0054-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 18, 2002
Related to Z-0054-02

Dear Mr. Duboef:

The City Council at a regular meeting held December 18, 2002 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone. 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. The open space shall be provided to meet code requirements subject to approval of Planning and Development staff.
2. The companion Rezoning request for the site [Z-0054-02] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District is approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

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

2-012-8/02



6. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-02 and all other site-related actions.
16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. M. Duboef
Z-0054-02(1) – Page Three
January 28, 2003

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



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

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

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

Sincerely,



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

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 - SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-0054-02 - PUBLIC HEARING - **Z-0054-02(1) - NELLIS LAND COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 3 (Reese). The Planning Commission (5-2 vote) and staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5
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

MOTION:

REESE – APPROVED subject to conditions and an added condition:

- *The open space shall be provided to meet code requirements subject to approval of Planning and Development staff.*

– 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.

MARGO WHEELER, Manager, Planning and Development Department, recommended that a condition be added that the open space shall be provided to meet code requirements subject to approval of Planning and Development staff. ATTORNEY KAEMPFER indicated that they would be happy to do that, as long as there is no reduction in the number of lots.

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 156 – Z-0054-02(1)

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

NOTE: See Item 155 [Z-0054-02], Item 157 [Z-0041-02] and Item 158 [Z-0041-02(1)] for related discussion.

(2:45 – 2:46)

4-257

CONDITIONS:

Planning and Development

1. The companion Rezoning request for the site [Z-0054-02] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District is approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 156 – Z-0054-02(1)

CONDITIONS – Continued:

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

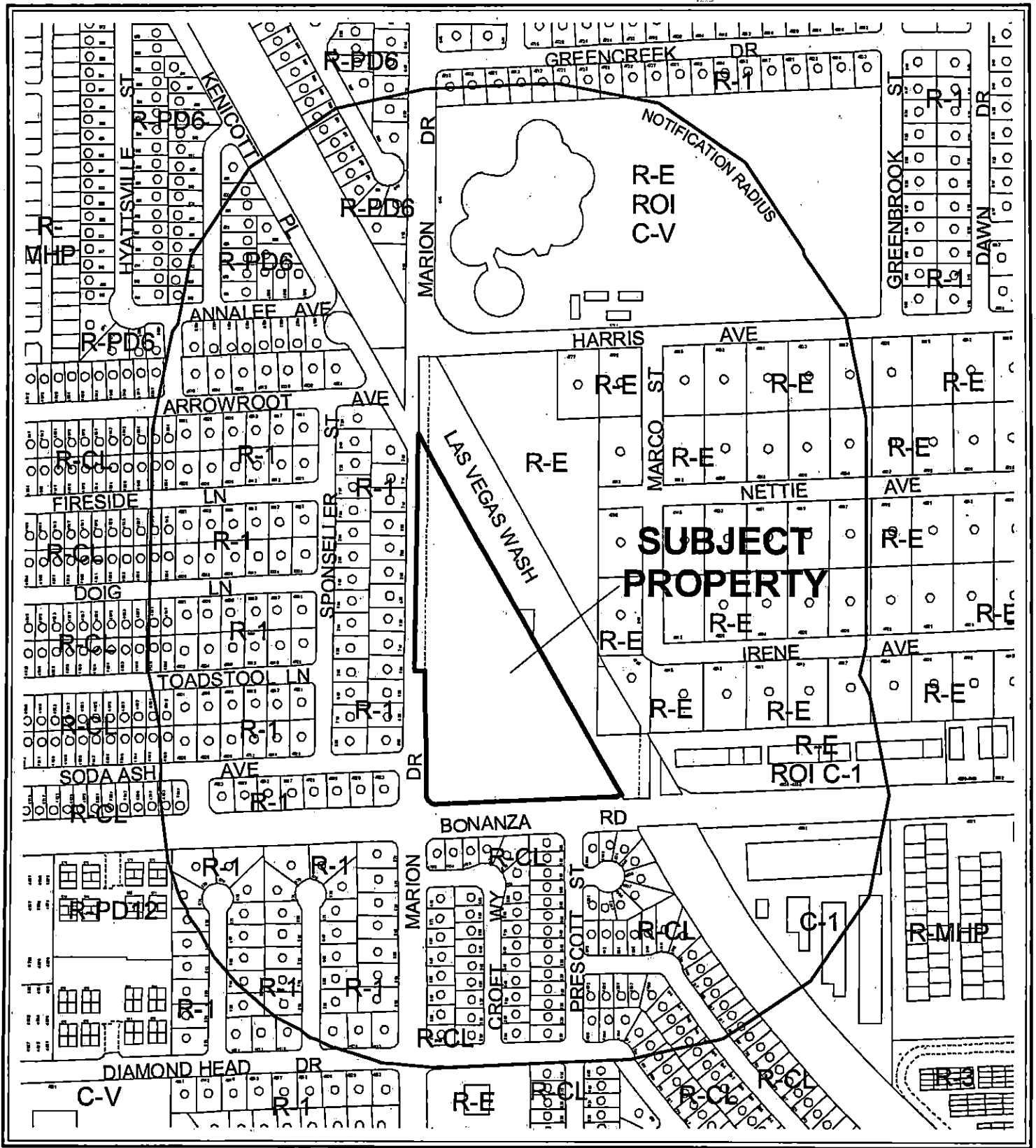
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14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-02 and all other site-related actions.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

CITY COUNCIL MEETING OF DECEMBER 18, 2002
Planning and Development Department
Item 156 – Z-0054-02(1)

CONDITIONS – Continued:

17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



CASE: Z-0054-02(1)

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 Site Development Plan Review for a proposed 37-lot residential subdivision located on 7.65 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-PD5 (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 Rezoning (Z-0054-02) from R-E (Residential Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) for the subject site.
- 09/12/02 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #13).

DETAILS OF APPLICATION REQUEST

Site Area:	7.65	Acres
Number of Lots:	37	Lots
Density:	4.83	Units Per Acre
Proposed Setbacks:		
Front (to garage)	20	Feet
Front (house)	14	Feet
Side:	5	Feet
Corner Side:	10	Feet
Rear:	10	Feet

Maximum Building Height:	35	Feet (or 2 stories, whichever is less)
Open Space Required:	0.60	Acres
Open Space Provided:	0.1*	Acres

*Resubmittal

A gated entry to Marion Drive is shown in the west portion of the site. The revised plans show 11 lots have 65 foot frontage, each along Marion Drive. Additional landscaping is within an open space area in the central area along the south side of the cul-de-sac.

The elevations depict stucco exteriors with concrete tile roofs.

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

ZONING

The subject site is currently zoned R-E (Residence Estates). The proposed overall development density of 4.83 dwelling units per acre on the 7.65-acre site is consistent with the proposed rezoning (Z-0054-02) to R-PD5 (Residential Planned Development - 5 Units Per Acre).

SITE PLAN

Staff finds the site plan depicts an acceptable street layout and an appropriate location for open space.

LANDSCAPE PLAN

Staff finds that under Title 19A.06.040, this application would require a total of 0.60 acres (26,557 square feet) of internal open space, based on the formula of density ($4.83 \text{ du/ac} \times 1.65 = \text{percent of overall project in open space}$). The proposed layout depicts approximately 27,476 square feet of eligible open space and thus complies with the Zoning Code.

ELEVATIONS

The elevations depict single family dwellings that are similar to those found to the west and south.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **“The proposed development is compatible with adjacent development and development in the area.”**

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

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

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.

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

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

4. **“Building and landscape materials are appropriate for the area and for the City.”**

The proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

The building elevations are typical of single-family developments and will be compatible with other single-family subdivisions in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 345 by Planning Department

APPROVALS 0

PROTESTS 5

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

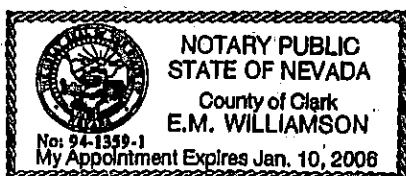
Signature of Property Owner/Authorized Agent: _____

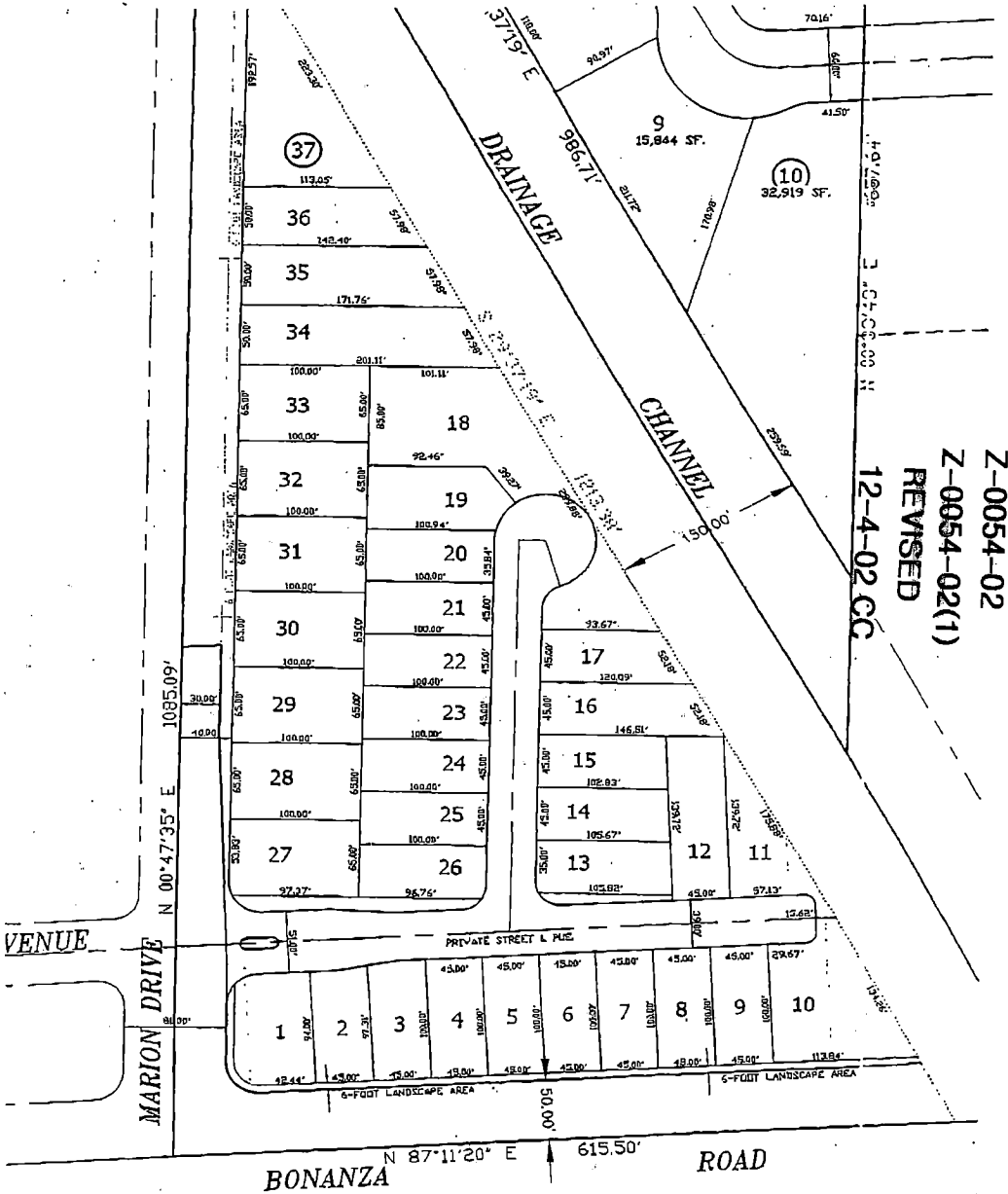
Print Name: LARRY duBOEF

Subscribed and sworn before me

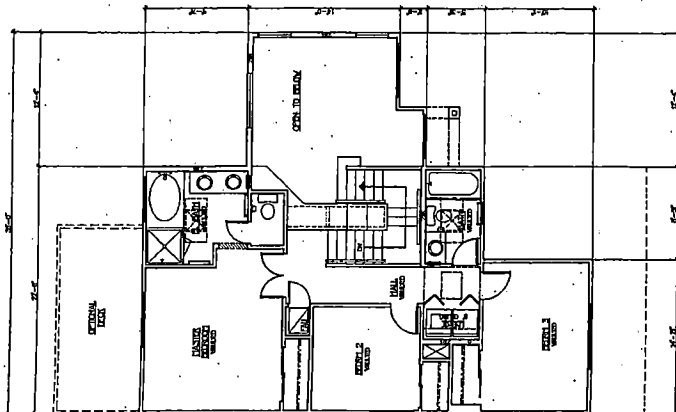
This 3 day of April, 2002E.M. Williamson

Notary Public in and for said County and State

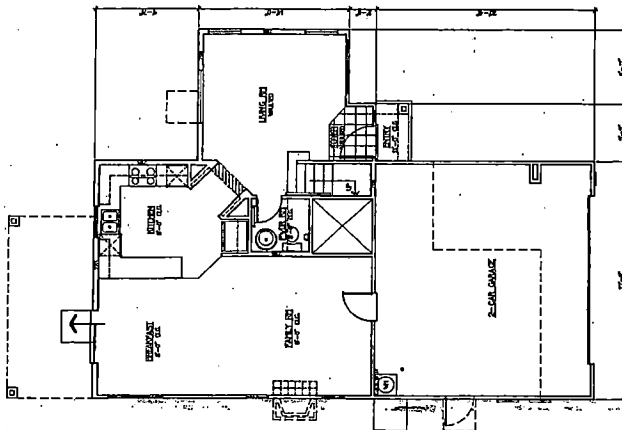




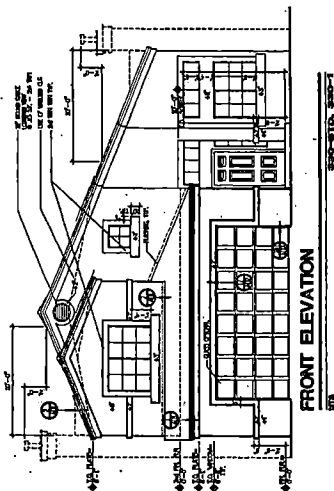
Z-0054-02
Z-0054-02(1)
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12-4-02 CC



330-STD SECOND FLOOR
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330-STD FIRST FLOOR
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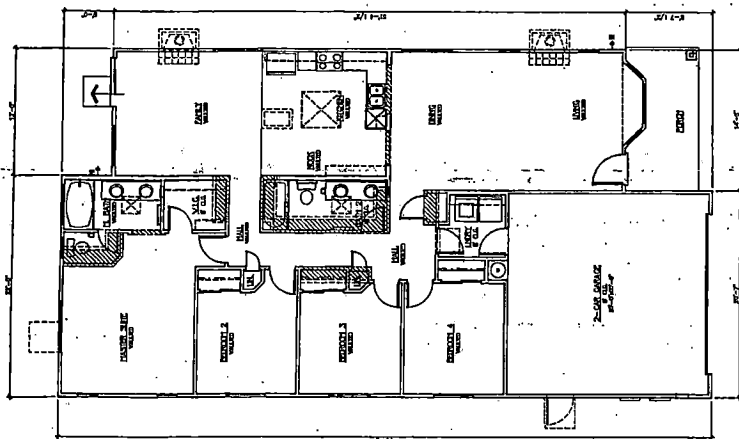
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STAFF

Z-0054-02(1)

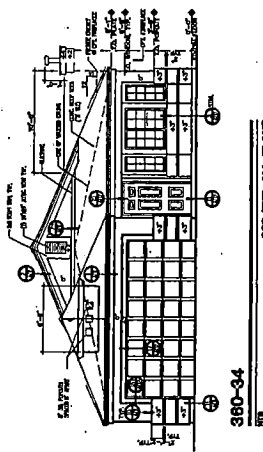
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9-12-02 PC



360-34

1/16"



360-34

1/16"

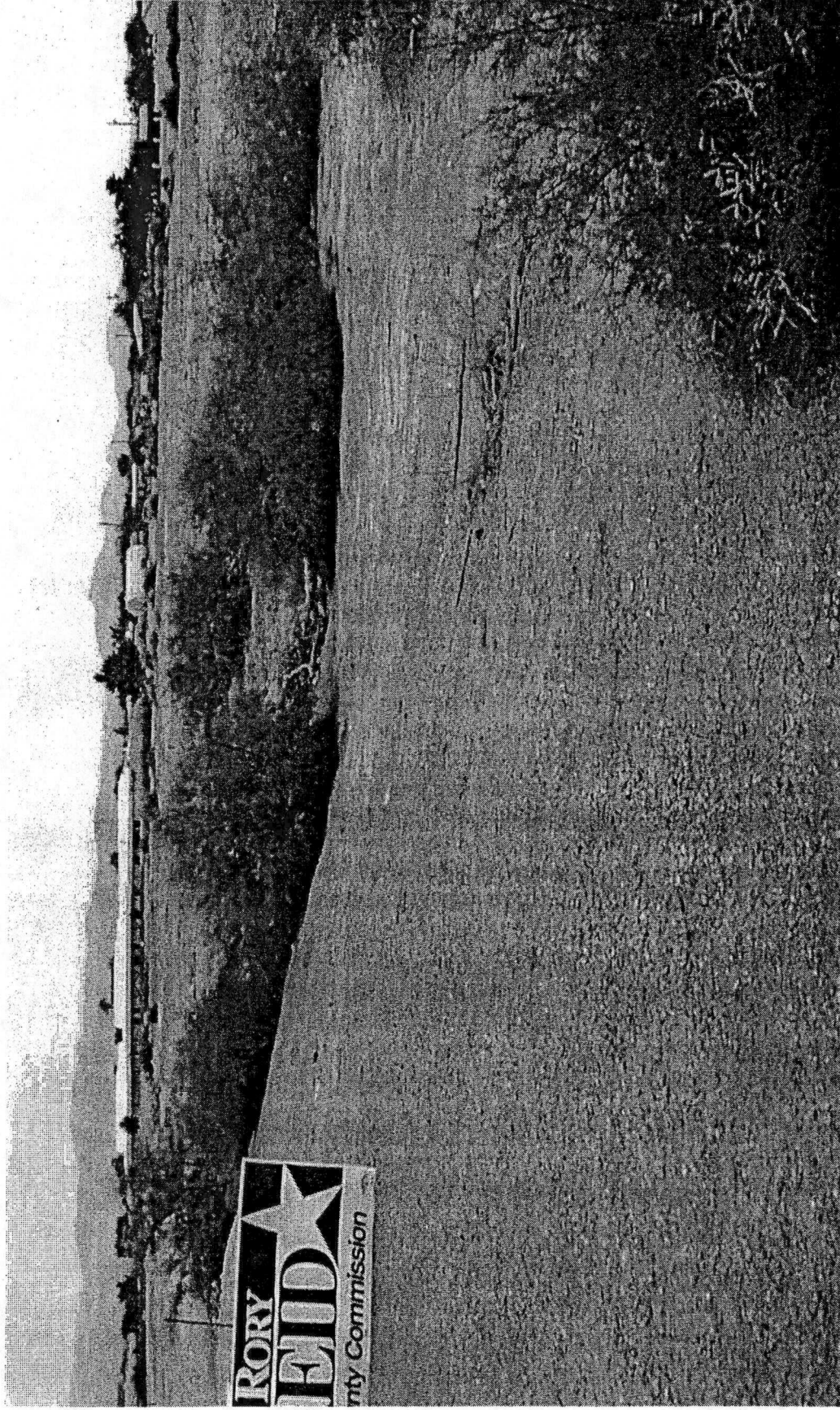
SECTION TYPE: ALL PLANS

STAFF

Z-0054-02(1)

Z-0054-02

9-12-02 PC



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



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(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 4, 2002
Related to Z-0054-02

Dear Mr. Duboef:

The City Council at a regular meeting held December 4, 2002 HELD IN ABEYANCE the request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone.

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

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

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

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 - SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-0054-02 - PUBLIC HEARING - Z-0054-02(1) - NELLIS LAND COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 3 (Reese). The Planning Commission (5-2 vote) and staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

5

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

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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

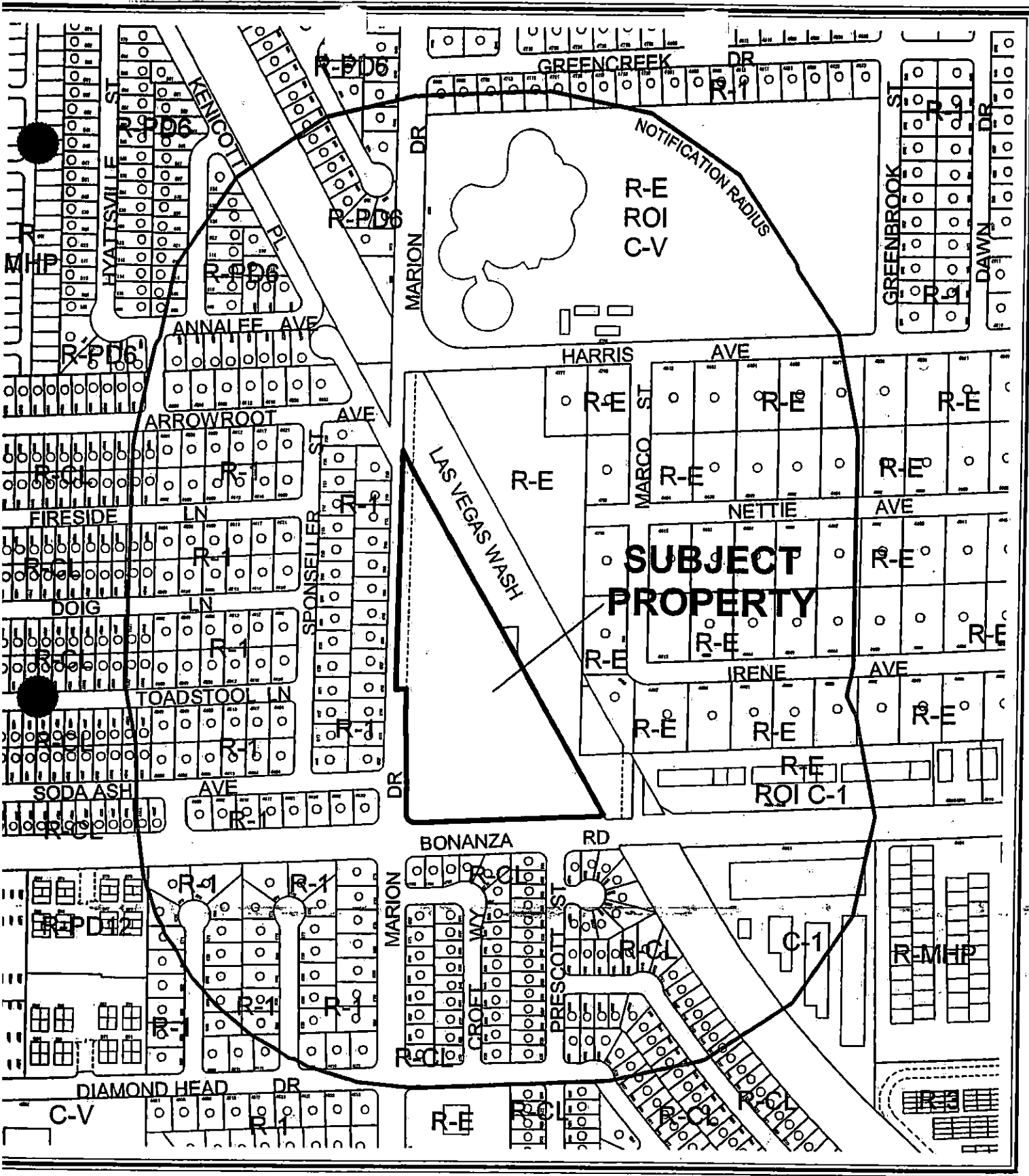
MOTION:

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(1)

NOTES: 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(1) - 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. The companion Rezoning request for the site [Z-0054-02] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District is approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-02 and all other site-related actions.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 37-lot residential subdivision located on 7.65 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-PD5 (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 Rezoning (Z-0054-02) from R-E (Residential Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) for the subject site.
- 09/12/02 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #13).

DETAILS OF APPLICATION REQUEST

Site Area:	7.65	Acres
Number of Lots:	37	Lots
Density:	4.83	Units Per Acre
Proposed Setbacks:		
Front (to garage)	20	Feet
Front (house)	14	Feet
Side:	5	Feet
Corner Side:	10	Feet
Rear:	10	Feet

Maximum Building Height:	35	Feet (or 2 stories, whichever is less)
Open Space Required:	0.60	Acres
Open Space Provided:	0.1*	Acres

*Resubmittal

A gated entry to Marion Drive is shown in the west portion of the site. The revised plans show 11 lots have 65 foot frontage, each along Marion Drive. Additional landscaping is within an open space area in the central area along the south side of the cul-de-sac.

The elevations depict stucco exteriors with concrete tile roofs.

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

ZONING

The subject site is currently zoned R-E (Residence Estates). The proposed overall development density of 4.83 dwelling units per acre on the 7.65-acre site is consistent with the proposed rezoning (Z-0054-02) to R-PD5 (Residential Planned Development - 5 Units Per Acre).

SITE PLAN

Staff finds the site plan depicts an acceptable street layout and an appropriate location for open space.

LANDSCAPE PLAN

Staff finds that under Title 19A.06.040, this application would require a total of 0.60 acres (26,557 square feet) of internal open space, based on the formula of density (4.83 du/ac X 1.65 = percent of overall project in open space). The proposed layout depicts approximately 27,476 square feet of eligible open space and thus complies with the Zoning Code.

ELEVATIONS

The elevations depict single family dwellings that are similar to those found to the west and south.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **“The proposed development is compatible with adjacent development and development in the area.”**

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

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

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.

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

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

4. **“Building and landscape materials are appropriate for the area and for the City.”**

The proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

The building elevations are typical of single-family developments and will be compatible with other single-family subdivisions in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 345 by Planning Department

APPROVALS 0

PROTESTS 5



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: _____

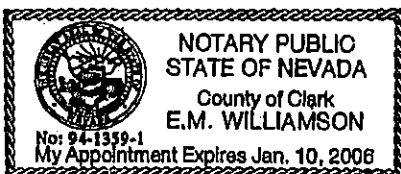
Signature of Property Owner/Authorized Agent: _____

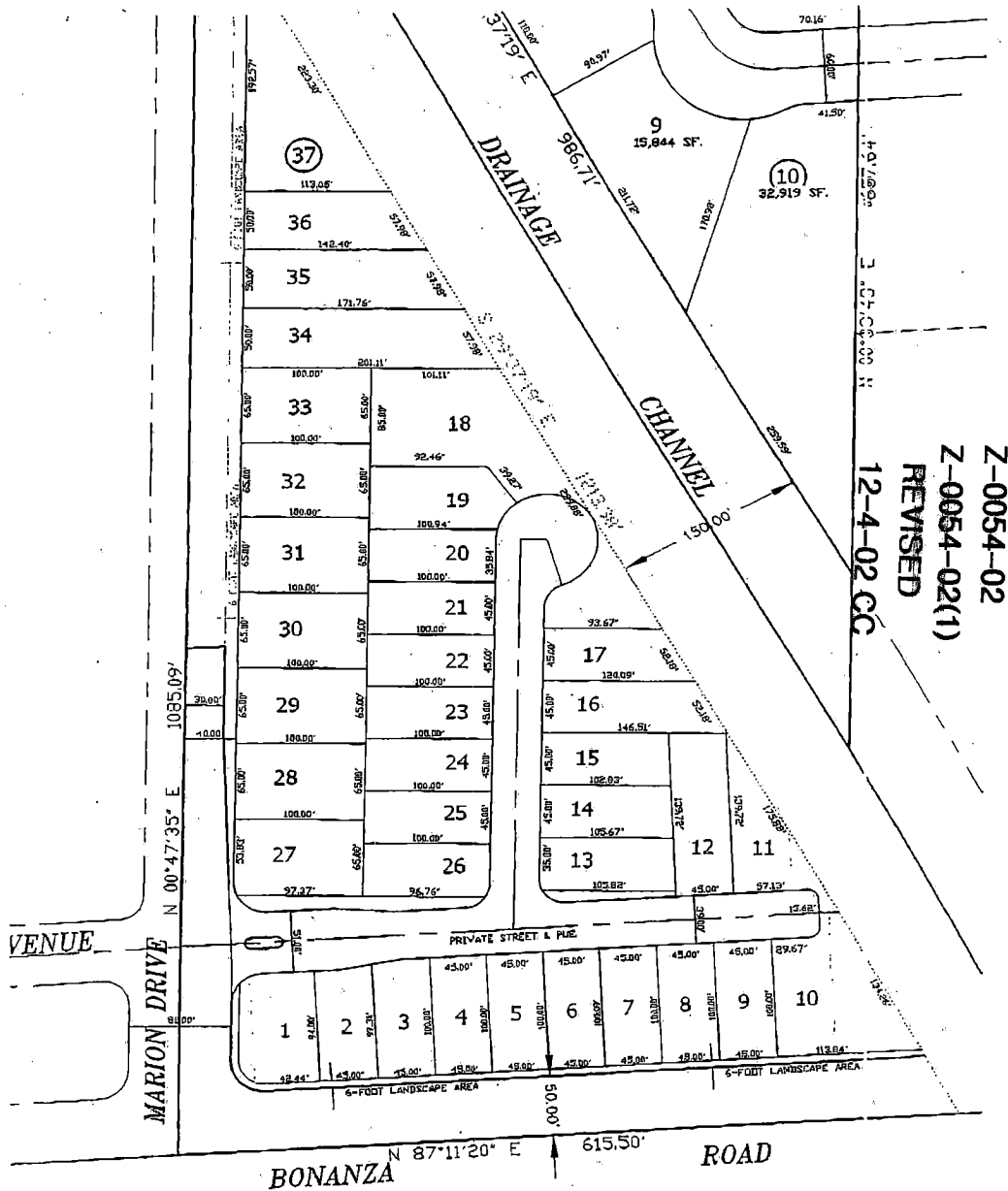
Print Name: LARRY duBOEF

Subscribed and sworn before me

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

Notary Public in and for said County and State



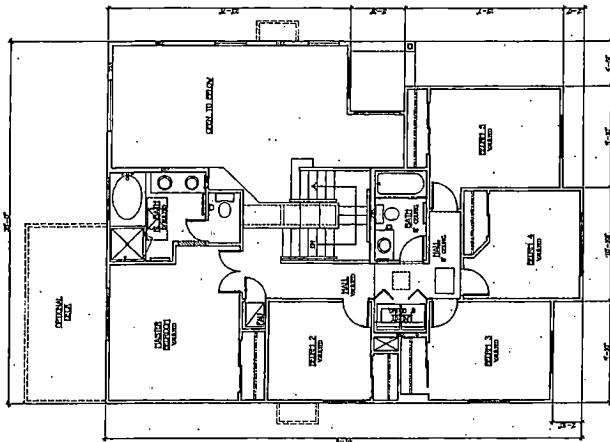




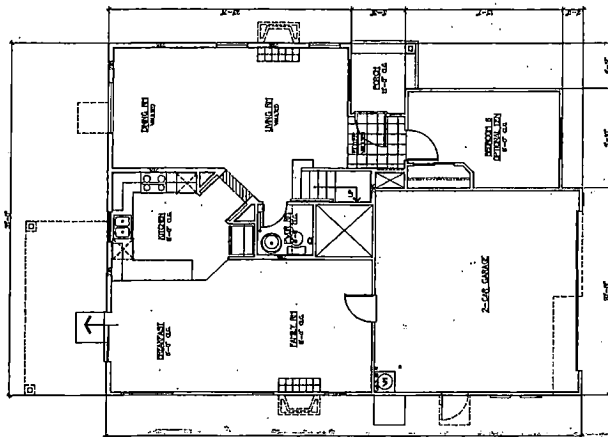
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Z-0054-02

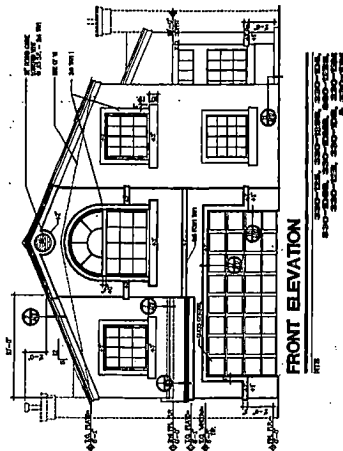
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330-125 SECOND FLOOR
FRT



330-125 FIRST FLOOR
FRT



FRONT ELEVATION
FRT

STAFF

Z-0054-02(1)

Z-0054-02

9-12-02 PC



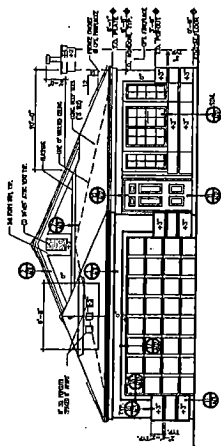
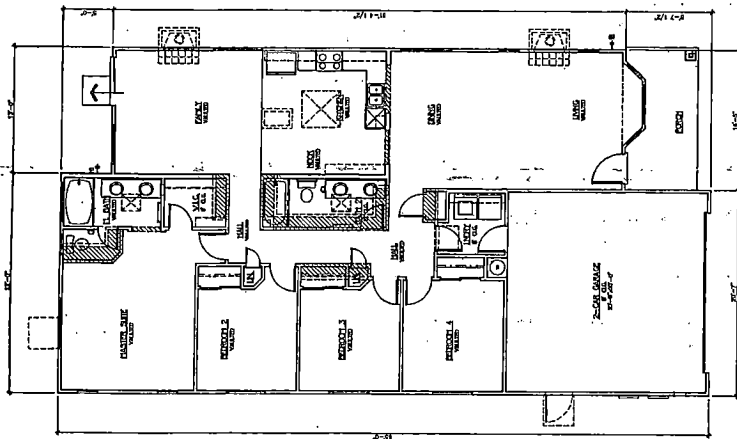
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LEAFS

Z-0054-02(1)

Z-0054-02

9-12-C)2 PC

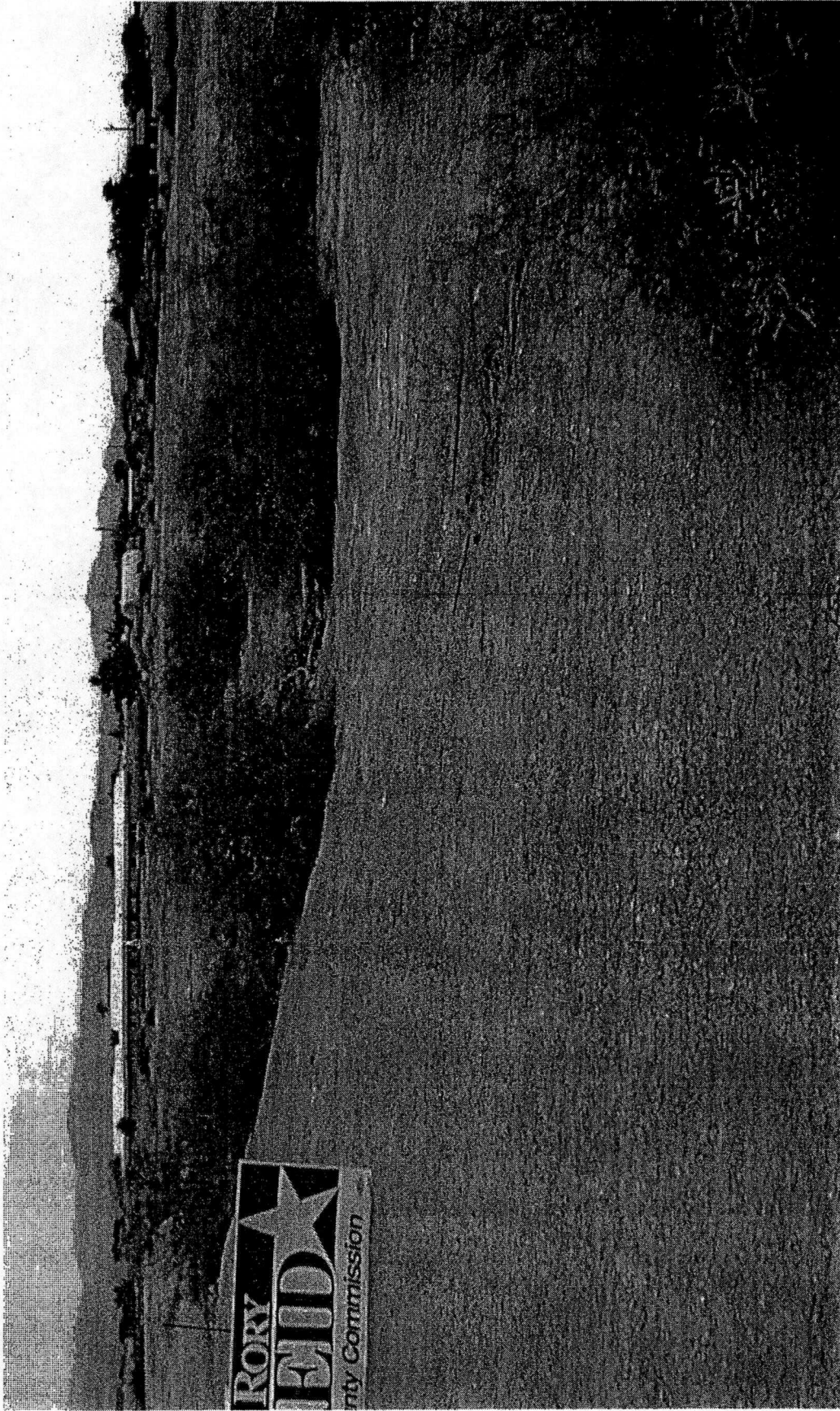


STAFF

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



November 7, 2002

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

RE: Z-0054-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 6, 2002
Related to Z-0054-02

Dear Mr. Duboef:

The City Council at a regular meeting held November 6, 2002 HELD IN ABEYANCE the request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone.

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: 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
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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~~44~~-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 - SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-0054-02 - PUBLIC HEARING - **Z-0054-02(1) - NELLIS LAND COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 3 (Reese). The Planning Commission (5-2 vote) and staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

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 Attorney Chris L. Kaempfer requesting abeyance.

MOTION:

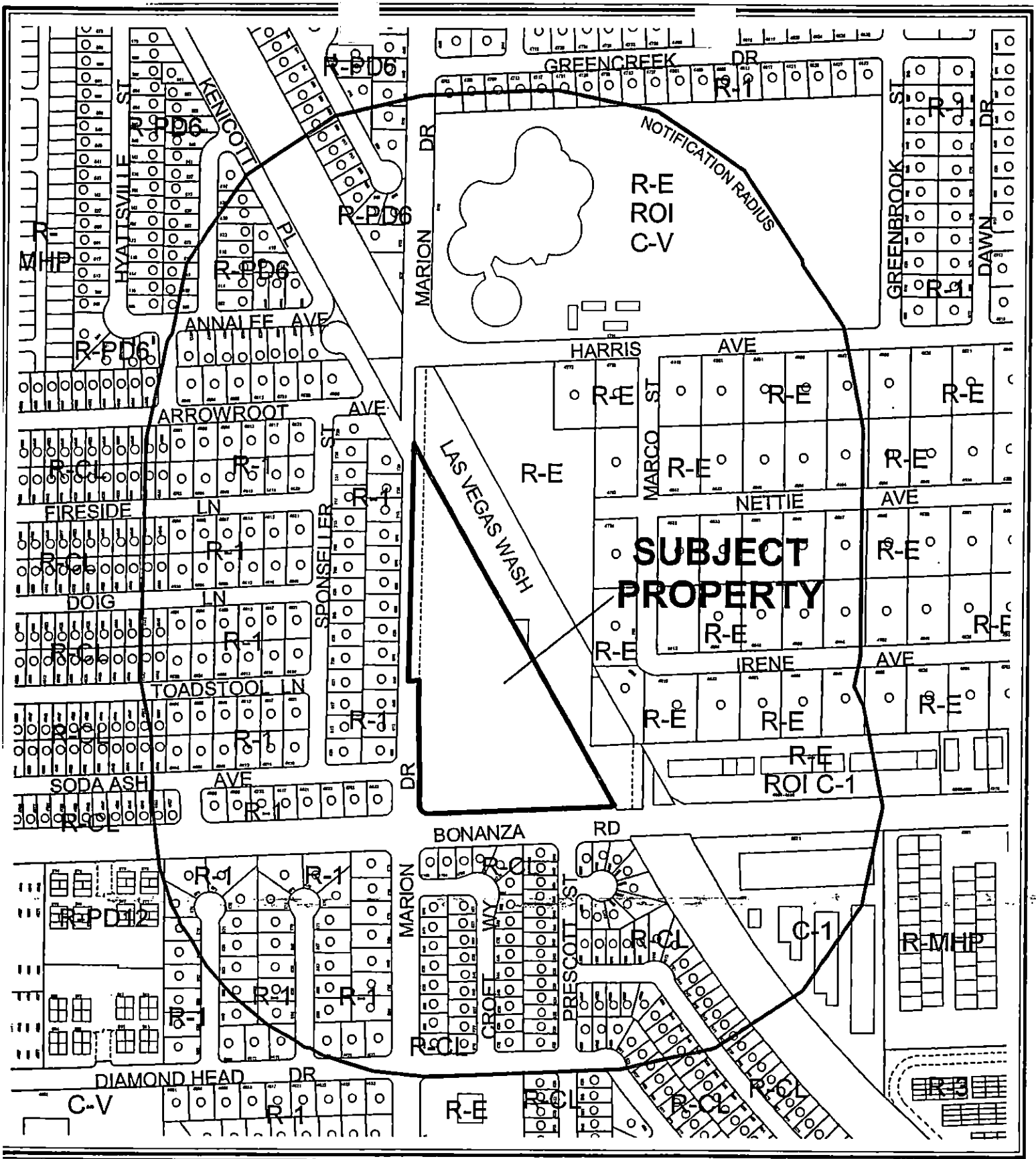
REESE – Motion to HOLD IN ABEYANCE Item 182 [GPA-0031-02] and Item 183 [Z-0074-02] to 11/20/2002, Item 164 [U-0121-02], Item 169 [Z-0054-02], and Item 170 [Z-0054-02 (1) to 12/4/2002, TABLE Item 150 [V-0037-02], Item 151 [V-0038-02], and Item 152 [U-0073-02], and WITHDRAW WITH PREJUDICE Item 154 [V-0063-02].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

MINUTES:

There was no discussion.

(1:41 – 1:47)

4-1



CASE: Z-0054-02(1)

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)



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 6, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - Z-0054-02(1) - 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. The companion Rezoning request for the site [Z-0054-02] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District is approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-02 and all other site-related actions.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 37-lot residential subdivision located on 7.65 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-PD5 (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 Rezoning (Z-0054-02) from R-E (Residential Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) for the subject site.
- 09/12/02 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #13).

DETAILS OF APPLICATION REQUEST

Site Area:	7.65	Acres
Number of Lots:	37	Lots
Density:	4.83	Units Per Acre
Proposed Setbacks:		
Front (to garage)	20	Feet
Front (house)	14	Feet
Side:	5	Feet
Corner Side:	10	Feet
Rear:	10	Feet

Maximum Building Height:	35	Feet (or 2 stories, whichever is less)
Open Space Required:	0.60	Acres
Open Space Provided:	0.63	Acres

All lots will access from 39-foot wide private drives. A gated entry to Marion Drive is shown in the west portion of the site. A six-foot wide landscape planter is proposed along the Bonanza Road and Marion Drive frontages. Additional landscaping is within open space areas in the central area and northwest corner of the property.

The elevations depict stucco exteriors with concrete tile roofs.

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)	

ANALYSIS & FINDINGS

ZONING

The subject site is currently zoned R-E (Residence Estates). The proposed overall development density of 4.83 dwelling units per acre on the 7.65-acre site is consistent with the proposed rezoning (Z-0054-02) to R-PD5 (Residential Planned Development - 5 Units Per Acre).

SITE PLAN

Staff finds the site plan depicts an acceptable street layout and an appropriate location for open space.

LANDSCAPE PLAN

Staff finds that under Title 19A.06.040, this application would require a total of 0.60 acres (26,557 square feet) of internal open space, based on the formula of density $(4.83 \text{ du/ac} \times 1.65 = \text{percent of overall project in open space})$. The proposed layout depicts approximately 27,476 square feet of eligible open space and thus complies with the Zoning Code.

ELEVATIONS

The elevations depict single family dwellings that are similar to those found to the west and south.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **“The proposed development is compatible with adjacent development and development in the area.”**

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

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

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.

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

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

4. **“Building and landscape materials are appropriate for the area and for the City.”**

The proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

The building elevations are typical of single-family developments and will be compatible with other single-family subdivisions in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 345 by Planning Department

APPROVALS 0

PROTESTS 5

**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: _____

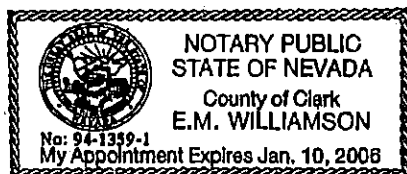
Partner(s): _____

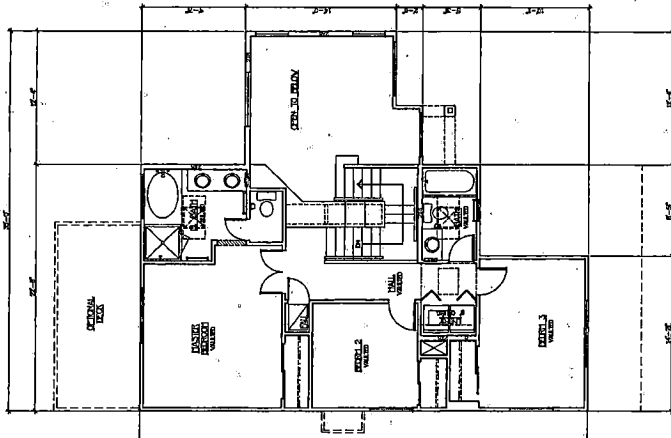
APN: _____

Signature of Property Owner/Authorized Agent: _____

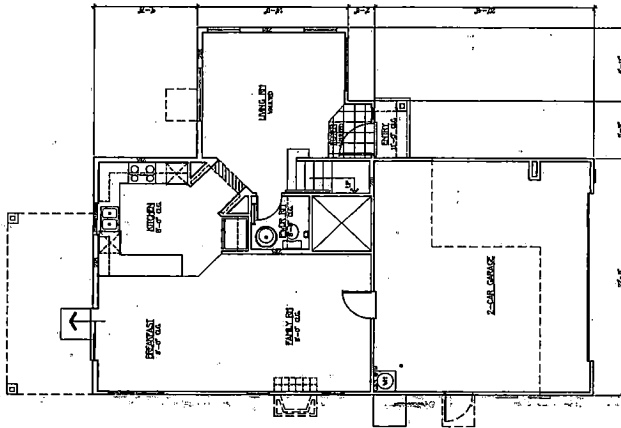
Print Name: LARRY DuBOEF

Subscribed and sworn before me

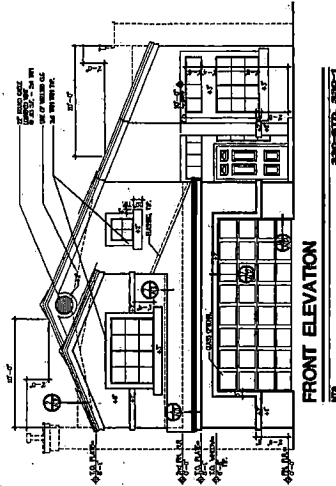
This 3 day of April, 2002E.M. Williamson
Notary Public in and for said County and State



330-STD SECOND FLOOR
HFB



330-STD FIRST FLOOR
HFB

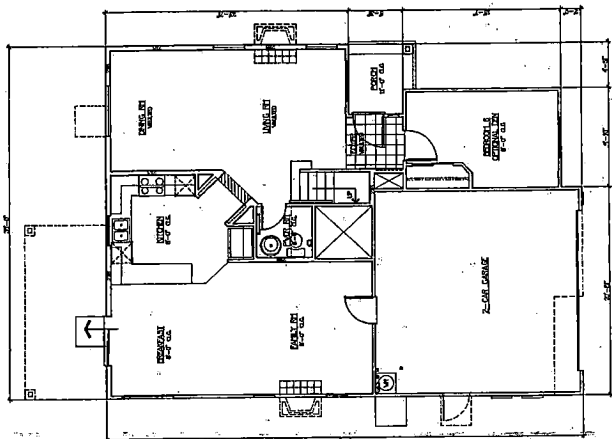


STAFF

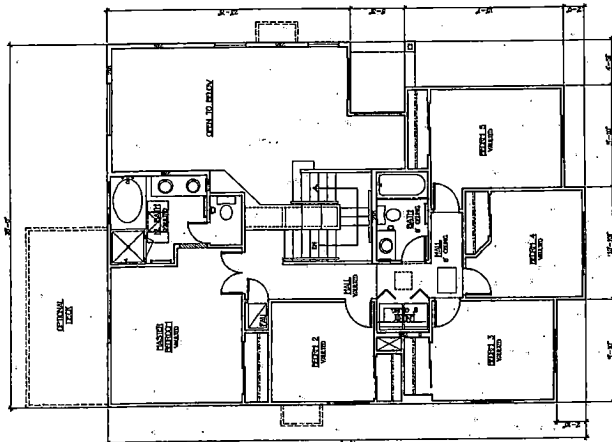
Z-0054-02(1)

Z-0054-02

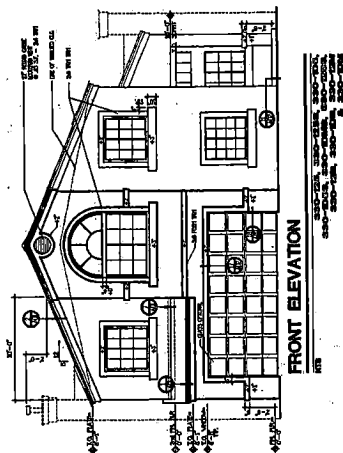
9-12-02 PC



330-125 FIRST FLOOR



330-125 SECOND FLOOR



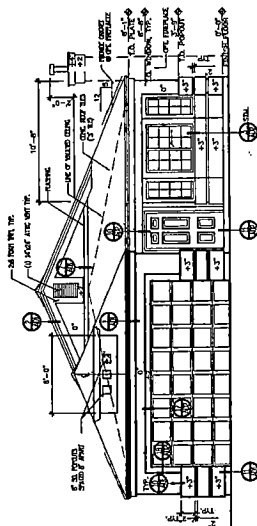
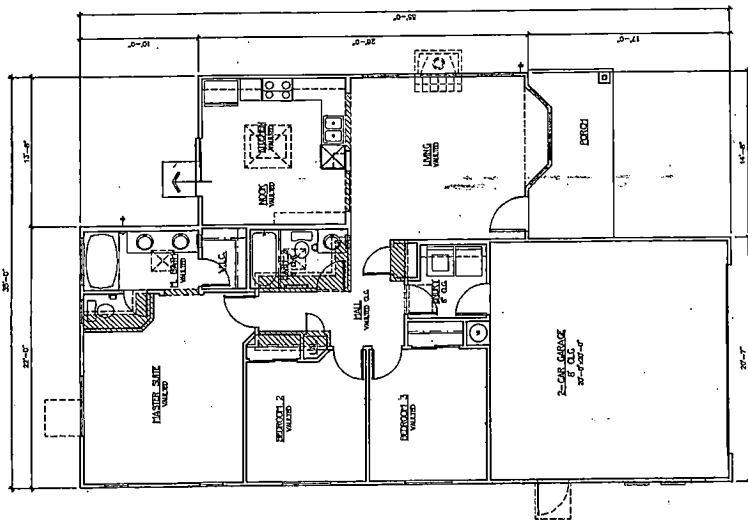
FRONT ELEVATION

STAFF

Z-0054-02(1)

Z-0054-02

9-12-02 PC



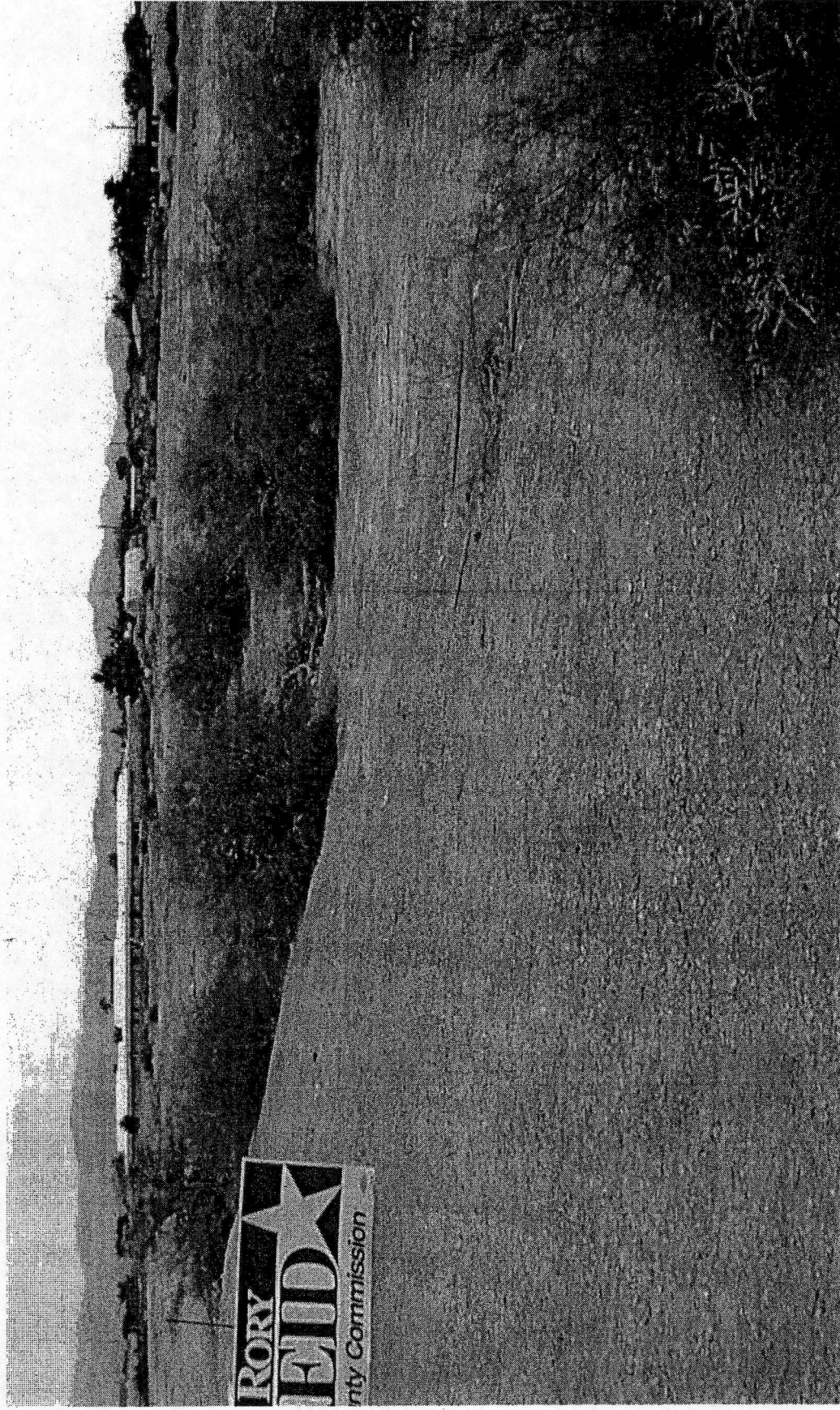
360-TYP. ALL PLANO

FLATS

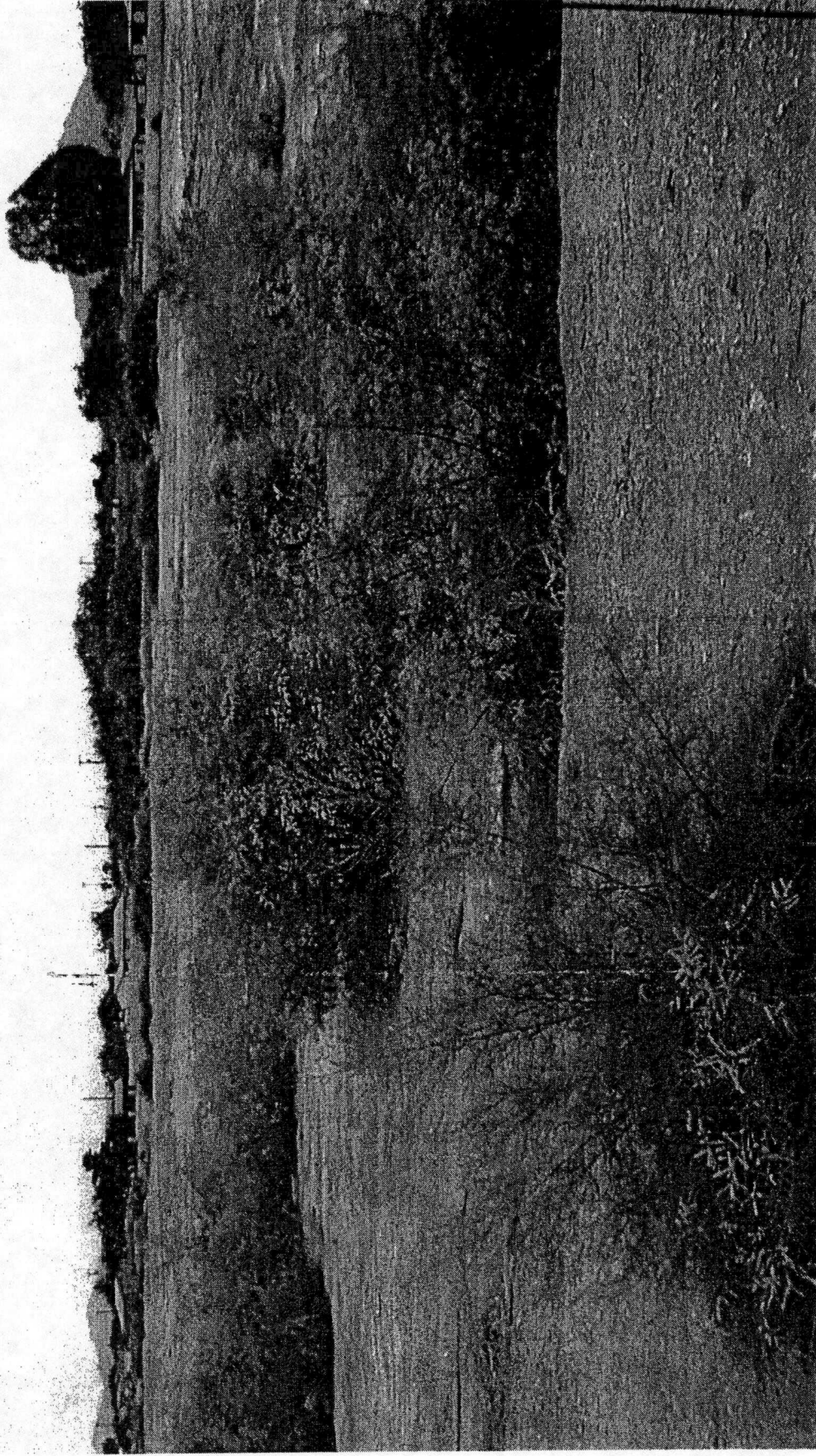
Z-0054-02(1)

Z-0054-02

9-12-C)2 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



October 17, 2002

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

RE: Z-0054-02(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 16, 2002
Related to Z-0054-02

Dear Mr. Duboef:

The City Council at a regular meeting held October 16, 2002 HELD IN ABEYANCE the request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone.

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

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

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

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

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 & RENSHAW



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:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO Z-0054-02 - PUBLIC HEARING - **Z-0054-02(1) - NELLIS LAND COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 3 (Reese). The Planning Commission (5-2 vote) and staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****5****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

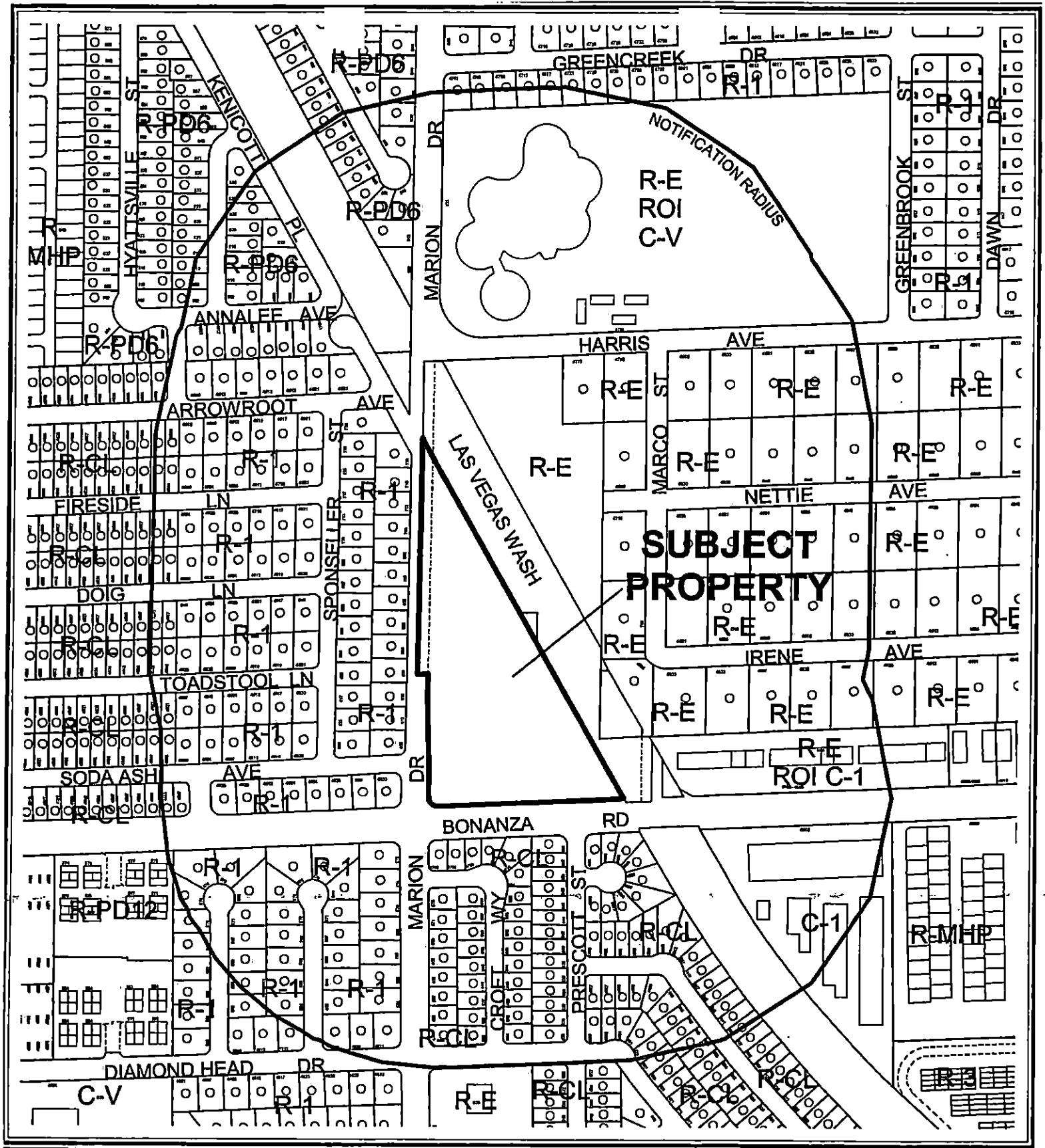
MOTION:

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)



CASE: Z-0054-02(1)

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)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 16, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Z-0054-02(1) - NELLIS LAND COMPANY

**** CONDITIONS ****

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

Planning and Development

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DETAILS OF APPLICATION REQUEST

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West:	R-1 (Single Family Residential)	Single Family Dwellings

ANALYSIS & FINDINGS

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FINDINGS

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1. **"The proposed development is compatible with adjacent development and development in the area."**

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

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

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.

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

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

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

The proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

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The building elevations are typical of single-family developments and will be compatible with other single-family subdivisions in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 345

APPROVALS 0

PROTESTS 5



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Z-0054-02

Z-0054-02(1)

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

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: _____

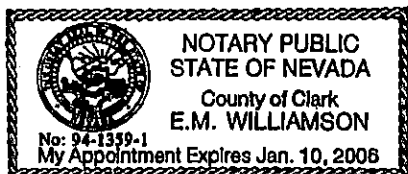
Partner(s): _____

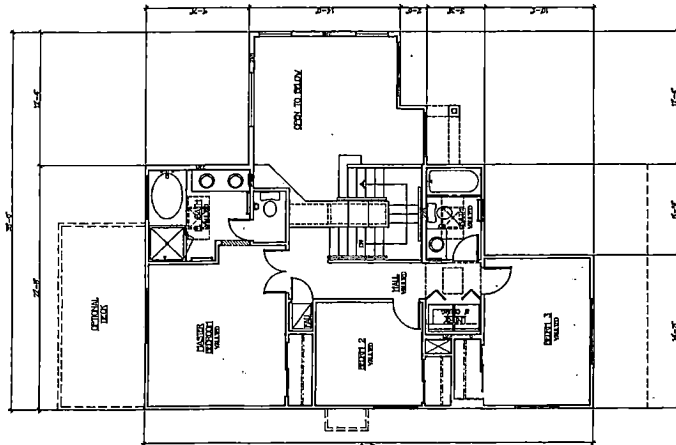
APN: _____

Signature of Property Owner/Authorized Agent: _____

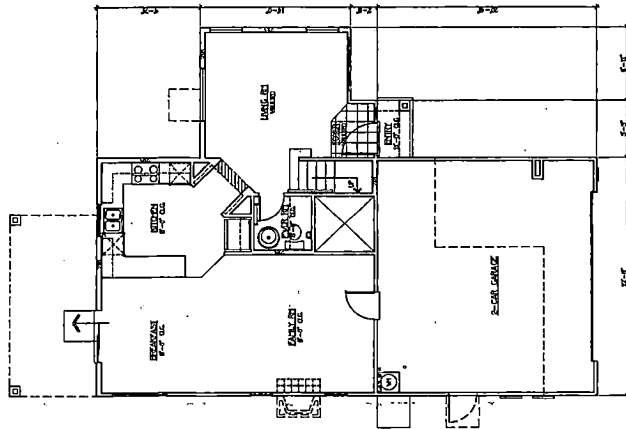
Print Name: LARRY duBOEF

Subscribed and sworn before me

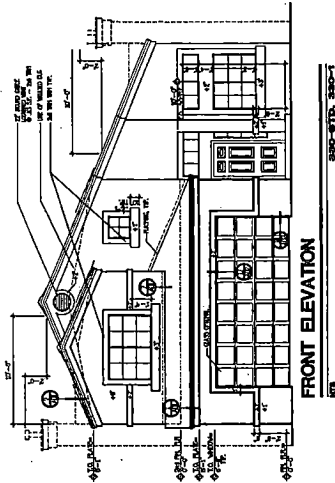
This 3 day of April, 2002E.M. Williamson
Notary Public in and for said County and State



330-STD SECOND FLOOR



330-STD FIRST FLOOR



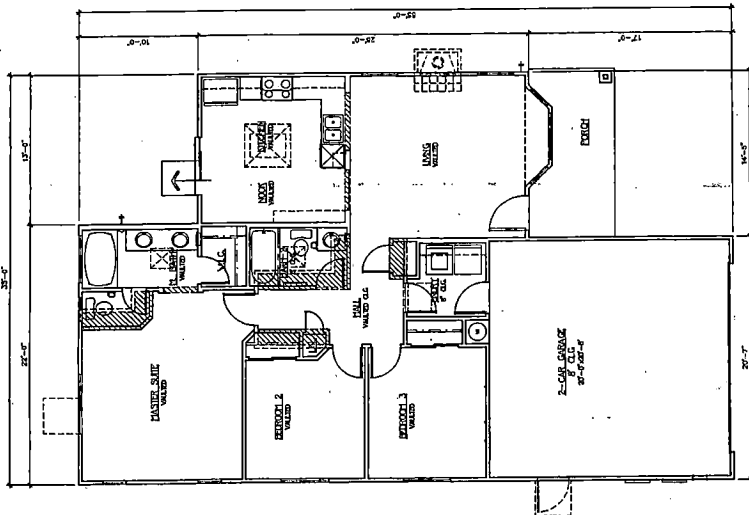
FRONT ELEVATION

STAFF

Z-0054-02(1)

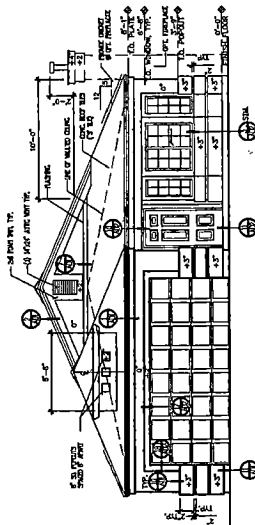
Z-0054-02

9-12-02 PC



360-STD

NTB



360-STD

NTB

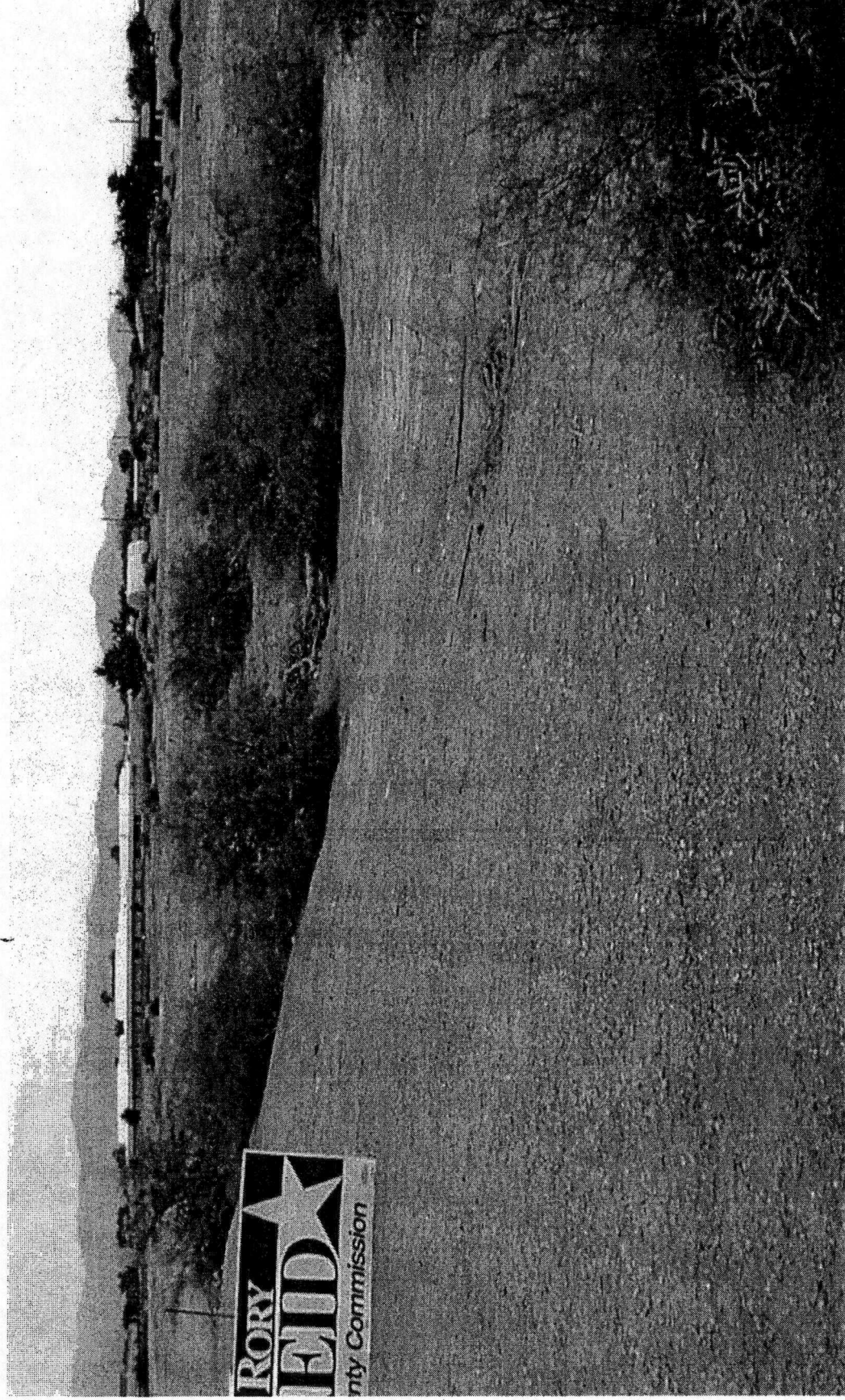
580-TYP. ALL PLANS

STAFF

Z-0054-02(1)

Z-0054-02

9-12-02 PC

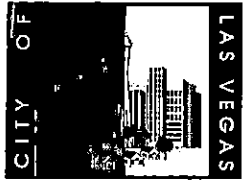


ABEYANCE - GPA-0018-02, Z-0041-02, Z-0041-02(1), Z-0054-02 AND Z-0054-02(1) - NELLIS
LAND COMPANY ON BEHALF OF LONGFORD GROUP
LOCATED ADJACENT TO THE SOUTH SIDE OF HARRIS AVENUE, EAST OF THE MARION DRIVE
ALIGNMENT
SEPTEMBER 12, 2002 PLANNING COMMISSION



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

PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353
Camp 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(1) - ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT
PLAN REVIEW***

Dear Mr. M. Duboef:

Your request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, 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. The companion Rezoning request for the site [Z-0054-02] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District is approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

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. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-02 and all other site-related actions.

Mr. M. Duboef
Z-0054-02(1) - Page Three
September 13, 2002

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

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. Leibold, 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(1) - NELLIS LAND COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD5 (Residential Planned Development - 5 Units per Acre) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

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

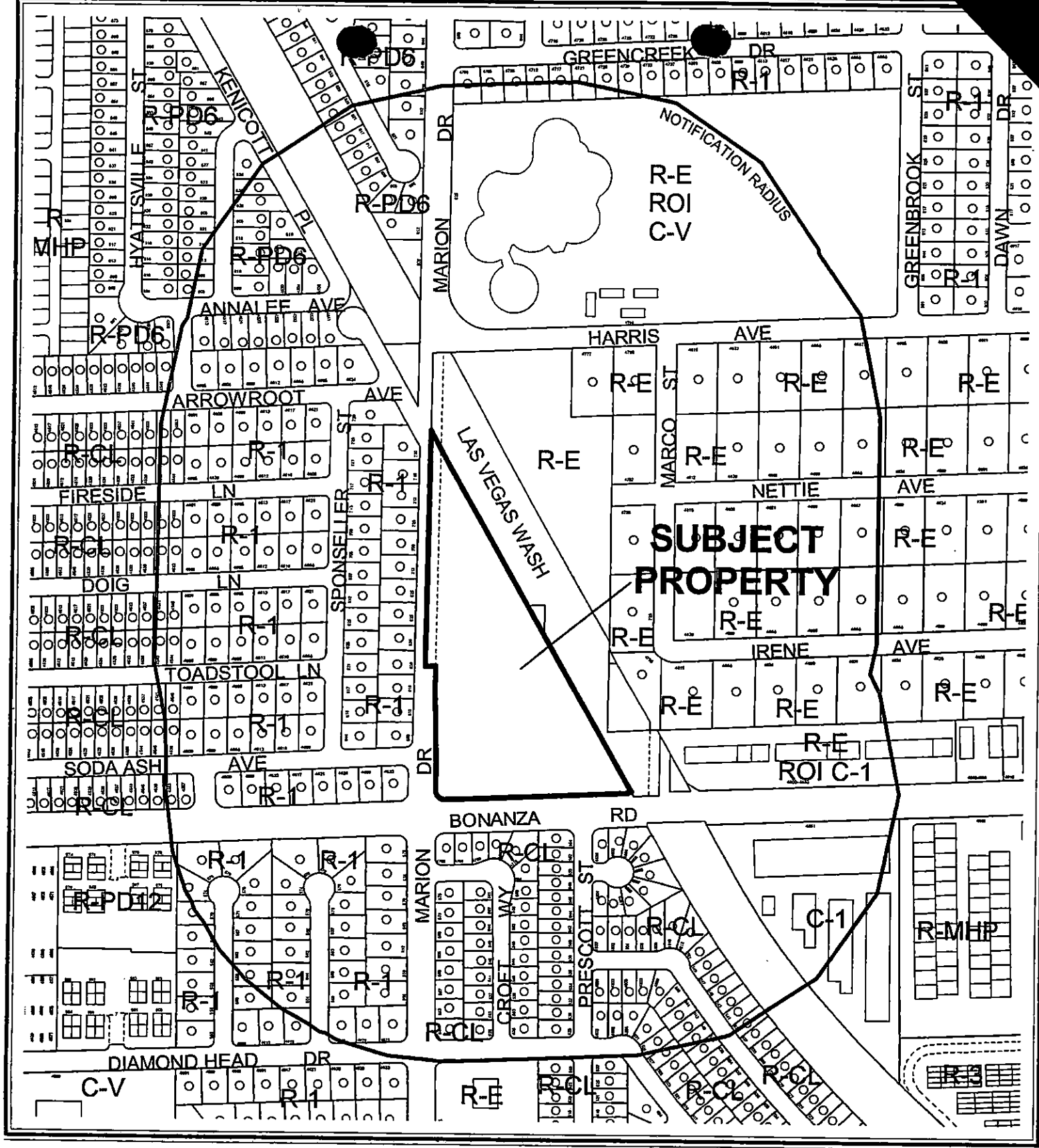
To be heard by the City Council on 10/16/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development, stated this item relates to Item12 [Z-0054-02].

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



CASE: Z-0054-02(1)

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 COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 13 – Z-0054-02(1)

MINUTES – Continued:

MARTA MINTY, 4740 East Van Buren Avenue, appeared in protest.

DONNA ARMSTRONG, 4848 Nettie Avenue, appeared in protest.

WALTER COSPER, 4956 Nettie Avenue, appeared in protest.

TODD FARLOW, 240 North 19th Street, appeared in protest.

LAGINA LASWELL, 4792 Nettie Avenue, appeared in protest.

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. The companion Rezoning request for the site [Z-0054-02] to an R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District is approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 13 – Z-0054-02(1)

CONDITIONS – Continued:

6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-02 and all other site-related actions.

PLANNING COMMISSION MEETING OF SEPTEMBER 12, 2002
Planning and Development Department
Item 13 – Z-0054-02(1)

CONDITIONS – Continued:

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map, o the time application is made for a building permit.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 37-lot residential subdivision located on 7.65 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-PD5 (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 Rezoning (Z-0054-02) from R-E (Residential Estates) to R-PD5 (Residential Planned Development - 5 Units per Acre) for the subject site.

DETAILS OF APPLICATION REQUEST

Site Area:	7.65	Acres
Number of Lots:	37	Lots
Density:	4.83	Units Per Acre
Proposed Setbacks:		
Front (to garage)	20	Feet
Front (house)	14	Feet
Side:	5	Feet
Corner Side:	10	Feet
Rear:	10	Feet

Maximum Building Height:	35	Feet (or 2 stories, whichever is less)
Open Space Required:	0.60	Acres
Open Space Provided:	0.63	Acres

All lots will access from 39-foot wide private drives. A gated entry to Marion Drive is shown in the west portion of the site. A six-foot wide landscape planter is proposed along the Bonanza Road and Marion Drive frontages. Additional landscaping is within open space areas in the central area and northwest corner of the property.

The elevations depict stucco exteriors with concrete tile roofs.

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

ZONING

The subject site is currently zoned R-E (Residence Estates). The proposed overall development density of 4.83 dwelling units per acre on the 7.65-acre site is consistent with the proposed rezoning (Z-0054-02) to R-PD5 (Residential Planned Development - 5 Units Per Acre).

SITE PLAN

Staff finds the site plan depicts an acceptable street layout and an appropriate location for open space.

LANDSCAPE PLAN

Staff finds that under Title 19A.06.040, this application would require a total of 0.60 acres (26,557 square feet) of internal open space, based on the formula of density ($4.83 \text{ du/ac} \times 1.65 = \text{percent of overall project in open space}$). The proposed layout depicts approximately 27,476 square feet of eligible open space and thus complies with the Zoning Code.

ELEVATIONS

The elevations depict single family dwellings that are similar to those found to the west and south.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

- 1. "The proposed development is compatible with adjacent development and development in the area."**

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

- 2. "The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

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.

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

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

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

The proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

The building elevations are typical of single-family developments and will be compatible with other single-family subdivisions in the area.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

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

<u>APPROVALS</u>	0
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<u>PROTESTS</u>	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' 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: _____

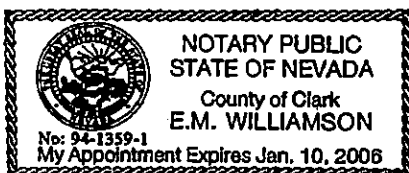
Partner(s): _____

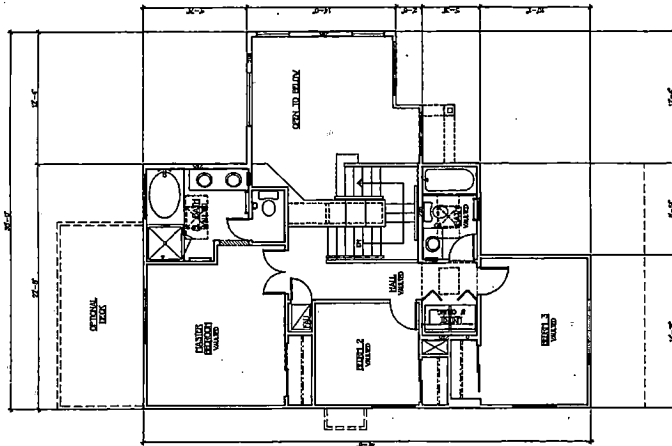
APN: _____

Signature of Property Owner/Authorized Agent: _____

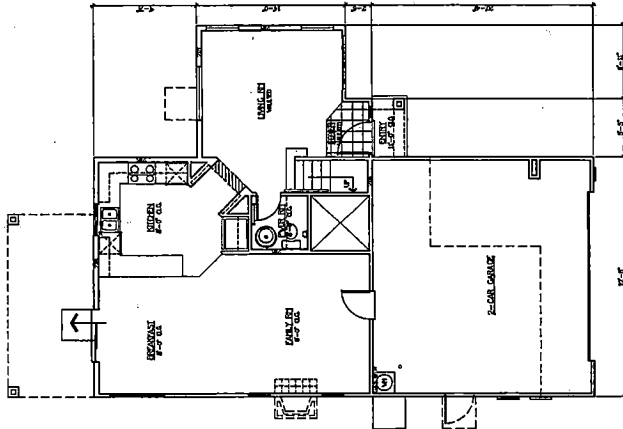
Print Name: LARRY duBOEF

Subscribed and sworn before me

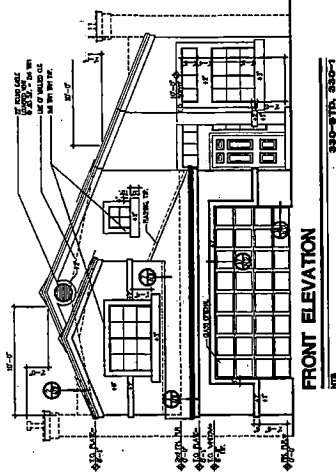
This 3 day of April, 2002Shirley Williamson
Notary Public in and for said County and State



330-STD SECOND FLOOR
N



330-STD FIRST FLOOR
N



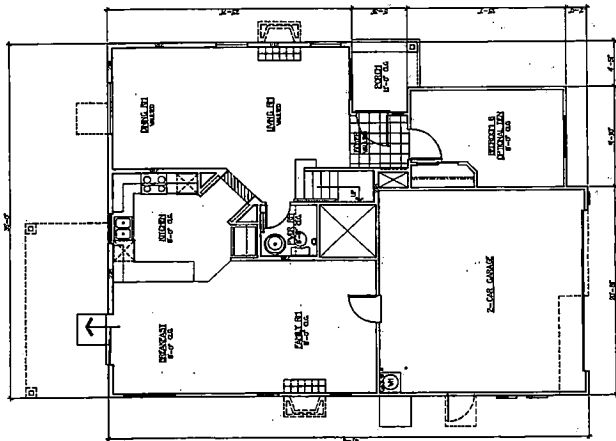
FRONT ELEVATION
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STAFF

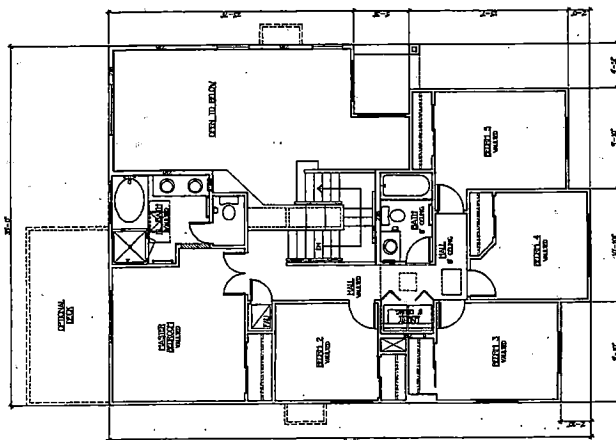
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Z-0054-02

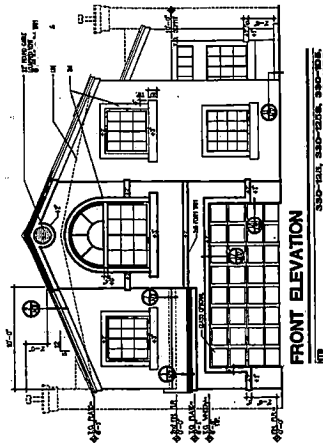
9-12-02 PC



330-125 FIRST FLOOR



330-125 SECOND FLOOR



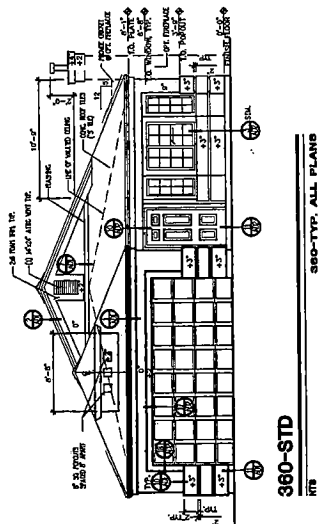
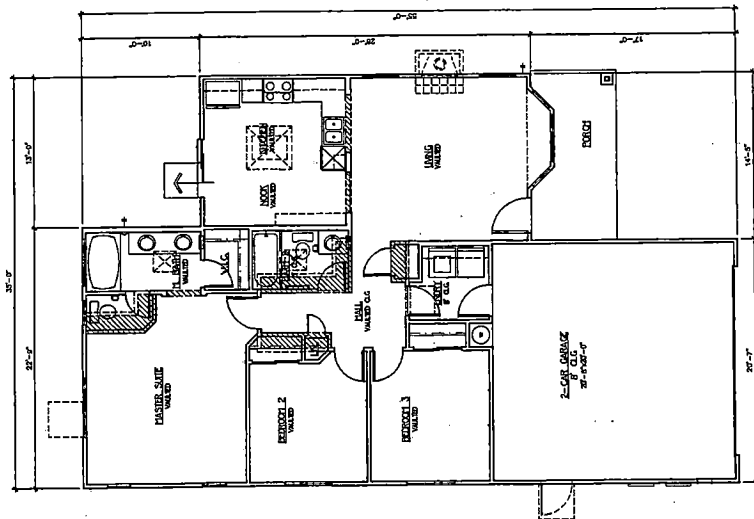
FRONT ELEVATION

STAFF

Z-0054-02(1)

Z-0054-02

9-12-02 PC



STAFF

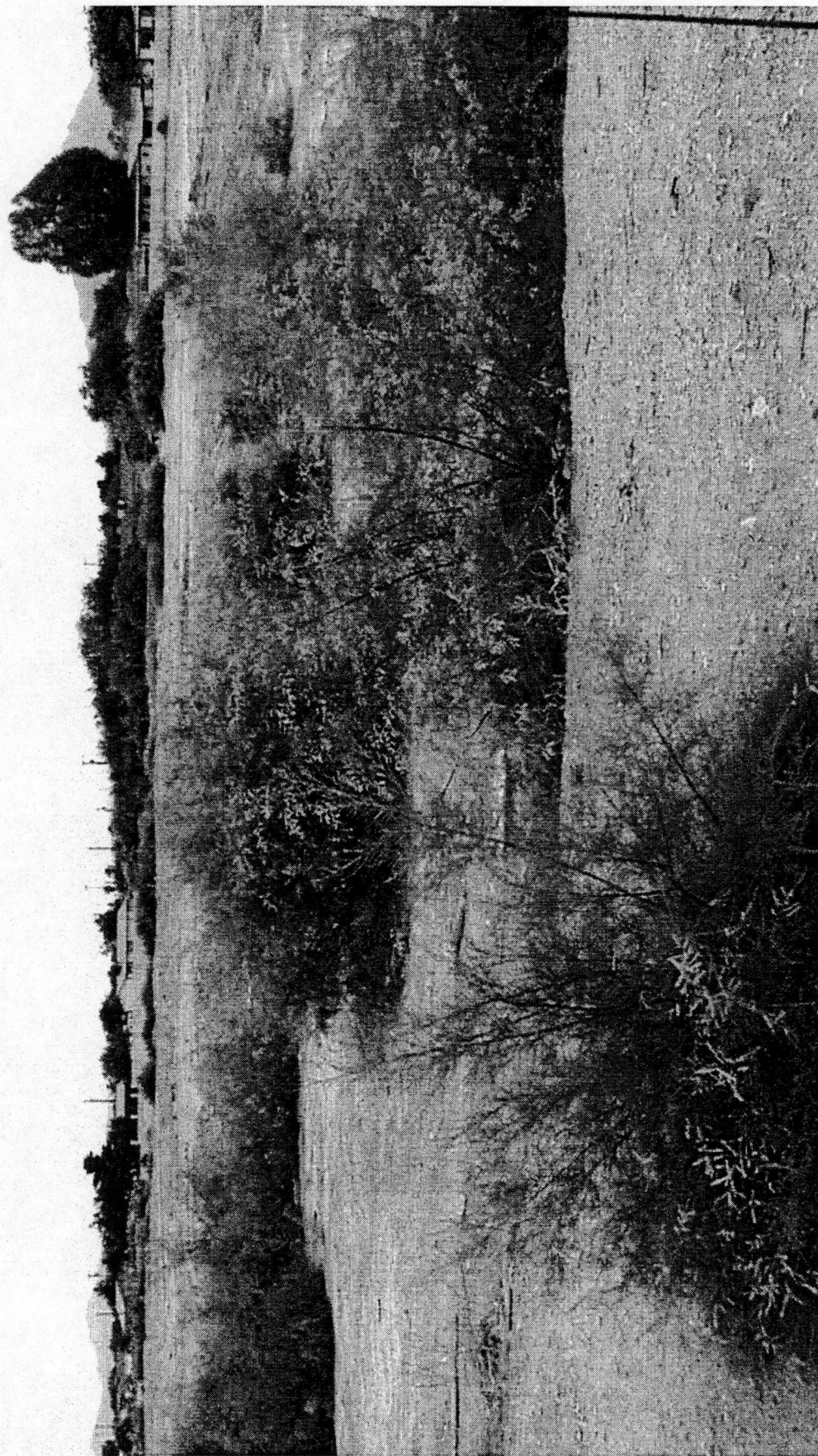
Z-0054-02(1)

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(1) - ABEYANCE - RENOTIFICATION - SITE DEVELOPMENT
PLAN REVIEW**

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

SITE DEVELOPMENT PLAN REVIEW

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(1)

RENOTIFICATION

REQUEST BY NELLIS LAND COMPANY FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 37-LOT RESIDENTIAL SUBDIVISION ON 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), PROPOSED R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE) ZONE, WARD 3 (REESE).

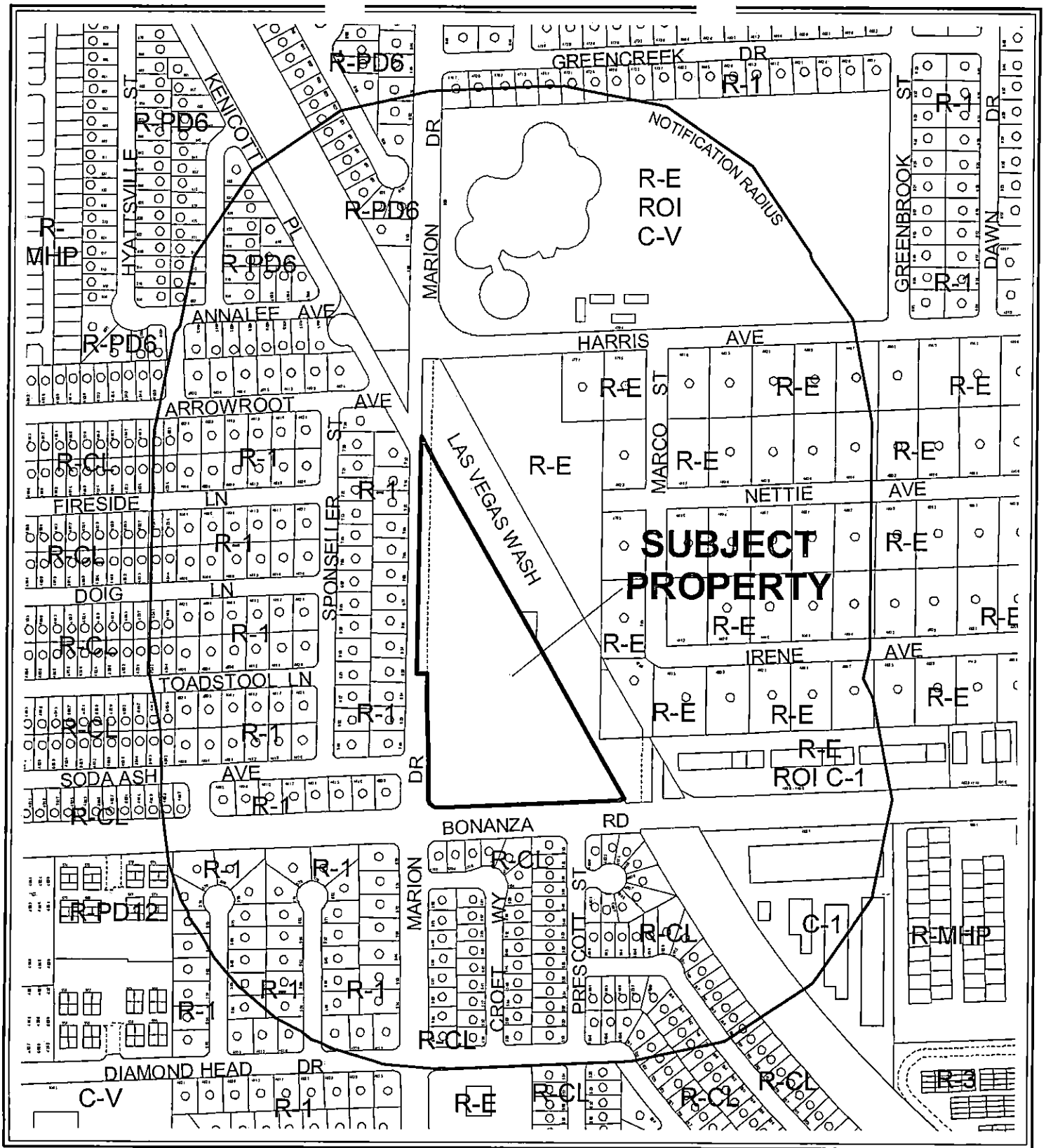
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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 written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: Z-0054-02(1)

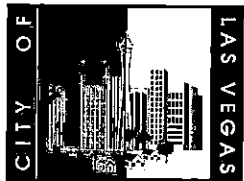
RADIUS: 750 FT

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(1) - SITE DEVELOPMENT
PLAN REVIEW**

Dear Mr. Duboef:

Your request for a Site Development Plan Review FOR A PROPOSED 34-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, 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
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Michael J. McDonald
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Michael Mack

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(1) - NELLIS LAND COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 34-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, 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:

TRUESDELL – 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.

ANDREW REED, Planning and Development, stated Item 8 [Z-0041-02], Item 9 [Z-0041-02(1)], Item 10 [Z-0054-02] and Item 11 [Z-0054-02(1)] are zone changes and Site Plan Reviews for properties located near Bonanza Road and Marion Drive. The applicant is revising these applications and is requesting they be held in abeyance until the 9/12/2002 Planning Commission meeting.

PLANNING COMMISSION MEETING OF AUGUST 8, 2002
Planning and Development Department
Item 11 – Z-0054-02(1)

MINUTES – Continued:

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(1) - NELLIS
LAND COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning [Z-0054-02] to an R-PD4 (Residential Planned Development, 4 units per acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-02 and all other site-related actions.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 34-lot residential subdivision located on 7.65 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 rezoning [Z-0054-02] from R-E (Residence Estates) to R-PD4 (Residential Planned Development, 4 units per acre) on the subject site.

DETAILS OF APPLICATION REQUEST

Site Area:	7.65	Acres
Number of Lots:	34	Lots
Density:	4.45	Units Per Acre
Proposed Setbacks:		
Front (to garage)	20	Feet
Front (house)	14	Feet
Side:	5	Feet
Corner Side:	10	Feet
Rear:	10	Feet
Maximum Building Height:	35	Feet (or 2 stories, whichever is less)
Open Space Required:	0.57	Acres
Open Space Provided:	0.57	Acres

All lots will access from 39-foot wide private drives. A gated entry to Marion Drive is shown in the west portion of the site. A six-foot wide landscape planter is proposed along the Bonanza Road and Marion Drive frontages. Additional landscaping is within open space areas in the central area and northwest corner of the property.

The elevations depict stucco exteriors with concrete tile roofs.

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

ZONING

The subject site is currently zoned R-E (Residence Estates). The proposed overall development density of 4.45 dwelling units per acre on the 7.65-acre site is consistent with the proposed rezoning (Z-0054-02) to R-PD4 (Residential Planned Development – 4 Units Per Acre).

SITE PLAN

Staff finds the site plan depicts an acceptable street layout and an appropriate location for open space.

LANDSCAPE PLAN

Staff finds that under Title 19A.06.040, this application would require a total of 0.57 acres (24,762 square feet) of internal open space, based on the formula of density ($4.45 \text{ du/ac} \times 1.65 = \text{percent of overall project in open space}$). The proposed layout depicts approximately 24,868 square feet of eligible open space and thus complies with the Zoning Code.

ELEVATIONS

The elevations depict single family dwellings that are similar to those found to the west and south.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **“The proposed development is compatible with adjacent development and development in the area.”**

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

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

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.

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.

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

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

4. “Building and landscape materials are appropriate for the area and for the City.”

Staff finds that the proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

5. “Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”

The building elevations are typical of single-family developments and will be compatible with other single-family subdivisions in the area.

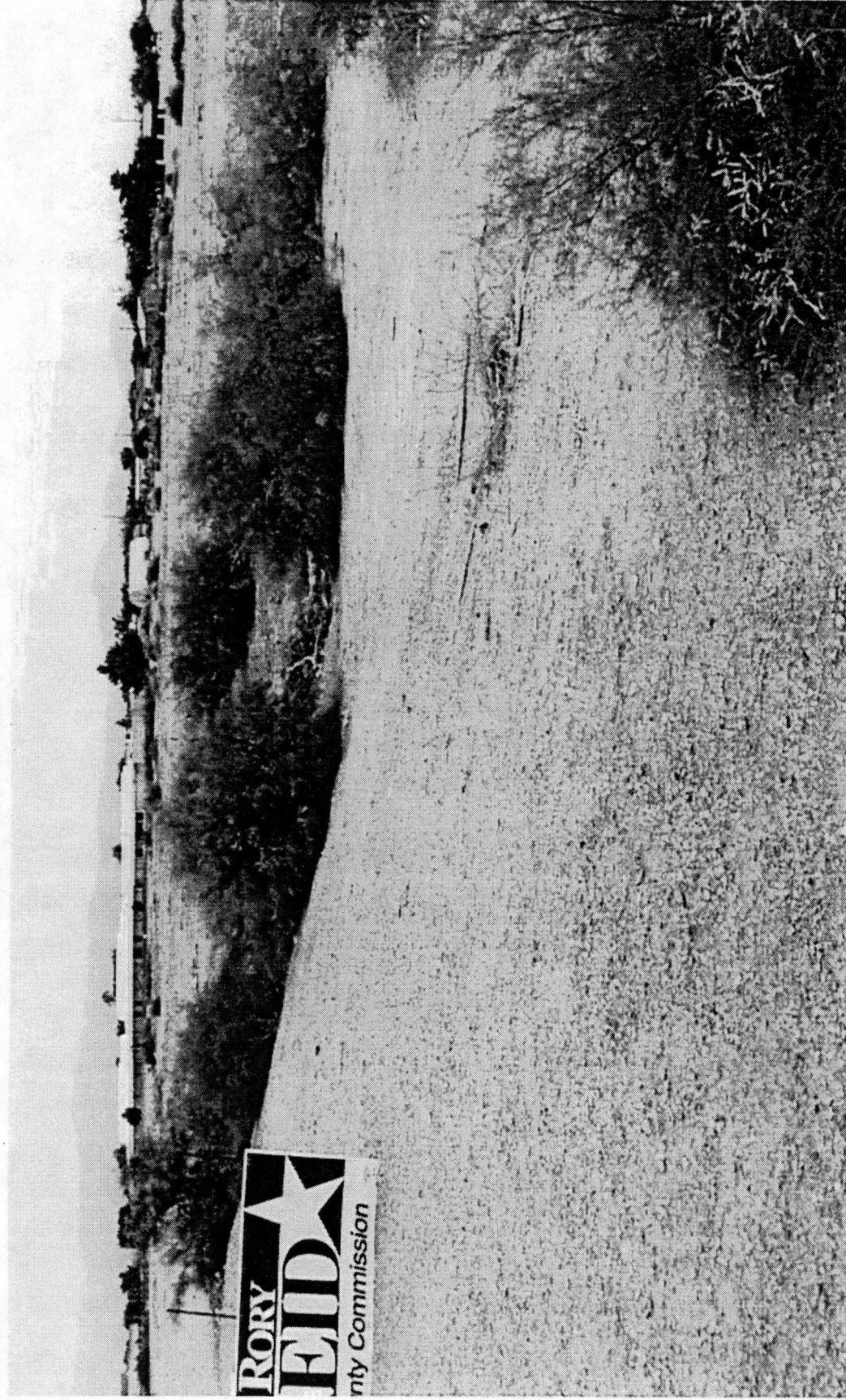
6. “Appropriate measures taken to secure and protect the public health, safety and general welfare.”

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

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

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



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

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(1) - SITE DEVELOPMENT
PLAN REVIEW**

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

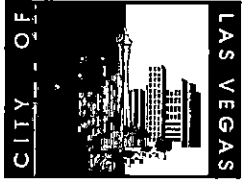
Mayor
Oscar B. Goodman

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

City Manager
Virginia Valentine



PLANNING &
DEVELOPMENT



Development
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Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

July 12, 2002

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

RE: Z-0054-02(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Duboef:

Your request for a Site Development Plan Review FOR A PROPOSED 34-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, 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
Oscar B. Goodman

City Council
Gary Reese
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Larry Brawn
Lynette Baggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0054-02(1) - NELLIS LAND COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 34-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, Ward 3 (Reese).

CC: 8/7/0

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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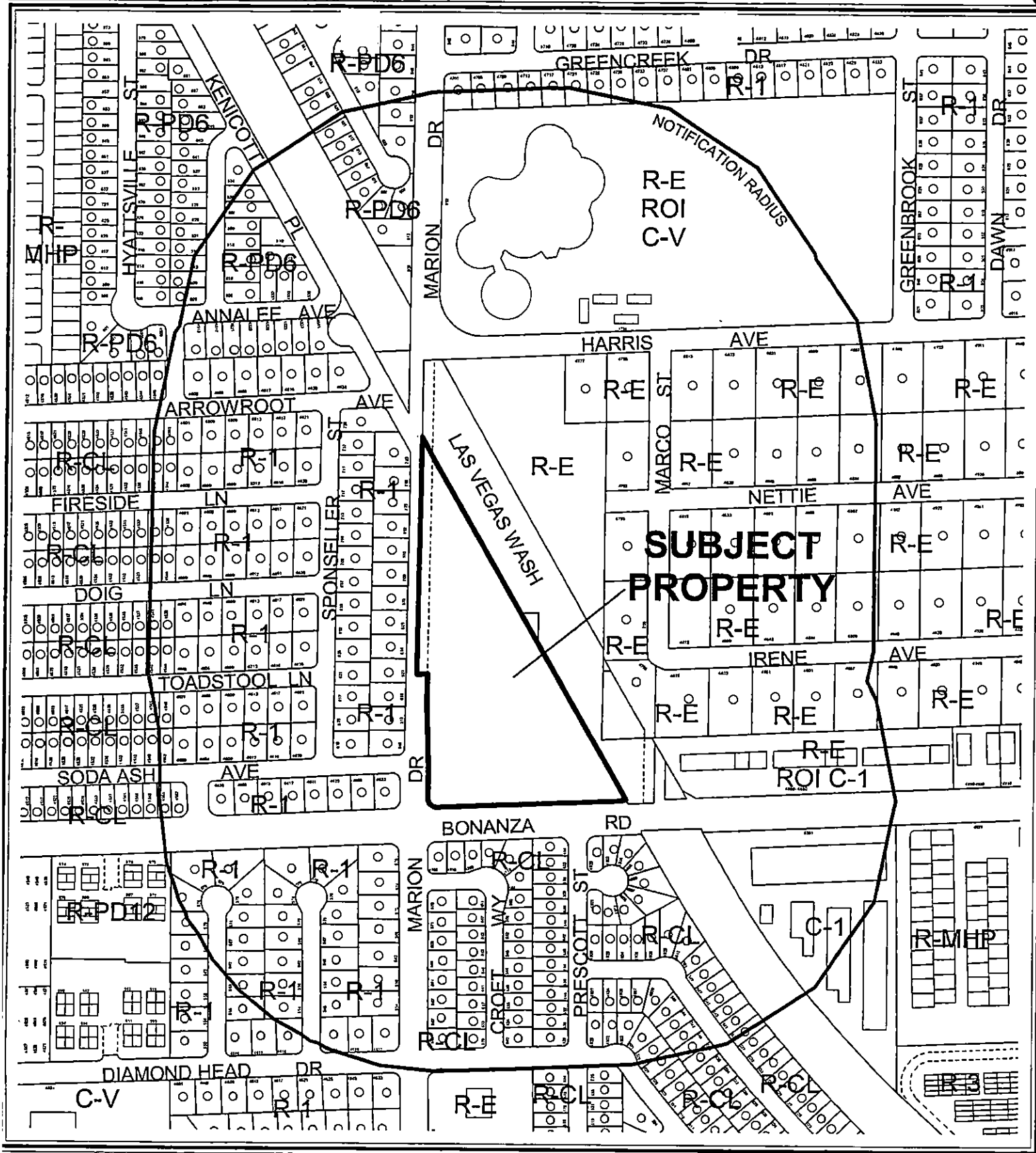
City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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



CASE: Z-0054-02(1)

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)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 11, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Z-0054-02(1) - NELLIS LAND COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning [Z-0054-02] to an R-PD4 (Residential Planned Development, 4 units per acre) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-02 and all other site-related actions.
15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a proposed 34-lot residential subdivision located on 7.65 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 rezoning [Z-0054-02] from R-E (Residence Estates) to R-PD4 (Residential Planned Development, 4 units per acre) on the subject site.

DETAILS OF APPLICATION REQUEST

Site Area:	7.65	Acres
Number of Lots:	34	Lots
Density:	4.45	Units Per Acre
Proposed Setbacks:		
Front (to garage)	20	Feet
Front (house)	14	Feet
Side:	5	Feet
Corner Side:	10	Feet
Rear:	10	Feet
Maximum Building Height:	35	Feet (or 2 stories, whichever is less)
Open Space Required:	0.57	Acres
Open Space Provided:	0.57	Acres

All lots will access from 39-foot wide private drives. A gated entry to Marion Drive is shown in the west portion of the site. A six-foot wide landscape planter is proposed along the Bonanza Road and Marion Drive frontages. Additional landscaping is within open space areas in the central area and northwest corner of the property.

The elevations depict stucco exteriors with concrete tile roofs.

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)	

ANALYSIS & FINDINGS

ZONING

The subject site is currently zoned R-E (Residence Estates). The proposed overall development density of 4.45 dwelling units per acre on the 7.65-acre site is consistent with the proposed rezoning (Z-0054-02) to R-PD4 (Residential Planned Development – 4 Units Per Acre).

SITE PLAN

Staff finds the site plan depicts an acceptable street layout and an appropriate location for open space.

LANDSCAPE PLAN

Staff finds that under Title 19A.06.040, this application would require a total of 0.57 acres (24,762 square feet) of internal open space, based on the formula of density ($4.45 \text{ du/ac} \times 1.65 = \text{percent of overall project in open space}$). The proposed layout depicts approximately 24,868 square feet of eligible open space and thus complies with the Zoning Code.

ELEVATIONS

The elevations depict single family dwellings that are similar to those found to the west and south.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **“The proposed development is compatible with adjacent development and development in the area.”**

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

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

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.

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.

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

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

4. “Building and landscape materials are appropriate for the area and for the City.”

Staff finds that the proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

5. “Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”

The building elevations are typical of single-family developments and will be compatible with other single-family subdivisions in the area.

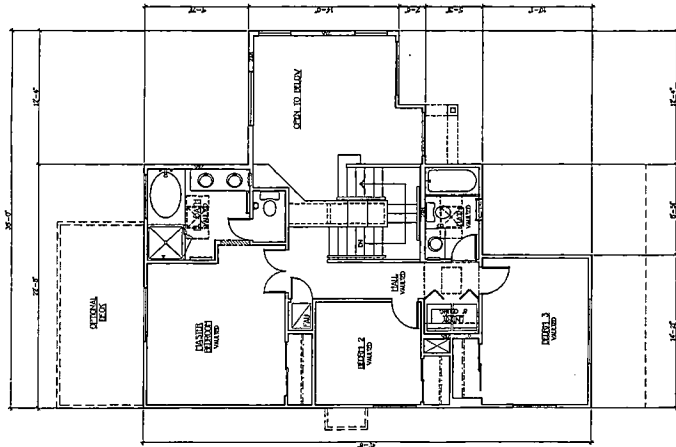
6. “Appropriate measures taken to secure and protect the public health, safety and general welfare.”

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

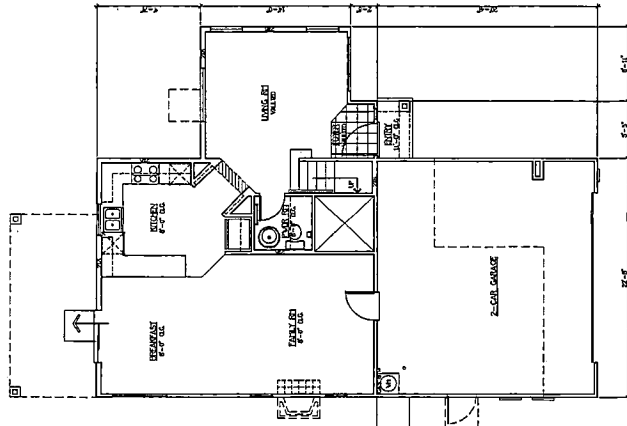
NOTICES MAILED 345 [Mailed with GPA-0018-02, Z-0041-02, Z-0041-02(1) and Z-0054-02]

APPROVALS 0

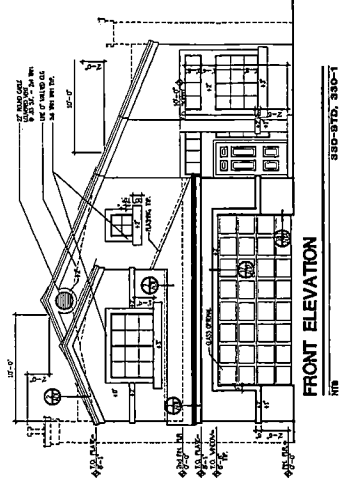
PROTESTS 0



330-STD SECOND FLOOR
NFB



330-STD FIRST FLOOR
NFB



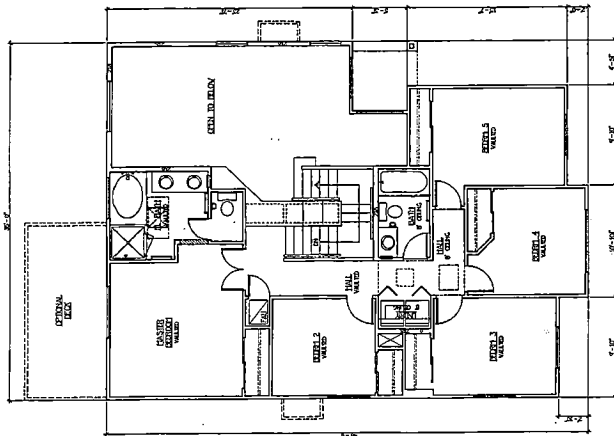
330-STD FRONT ELEVATION
NFB

STAFF

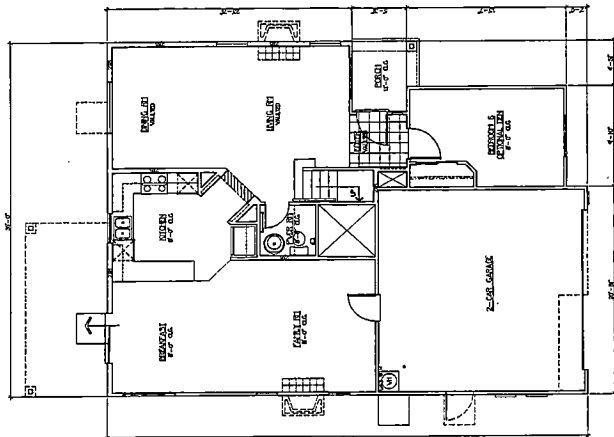
Z-0054-02(1)

Z-0054-02

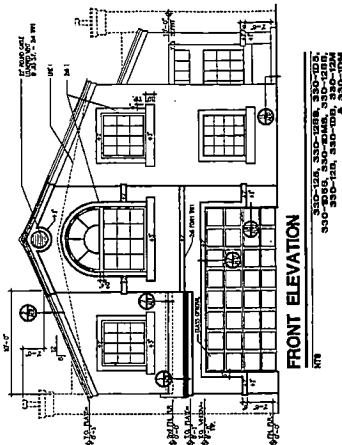
7-11-02 PC



330-125 SECOND FLOOR
NFB



330-125 FIRST FLOOR
NFB



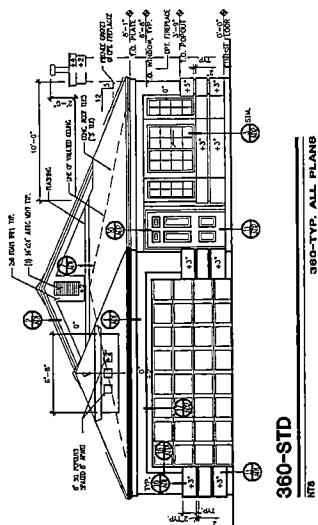
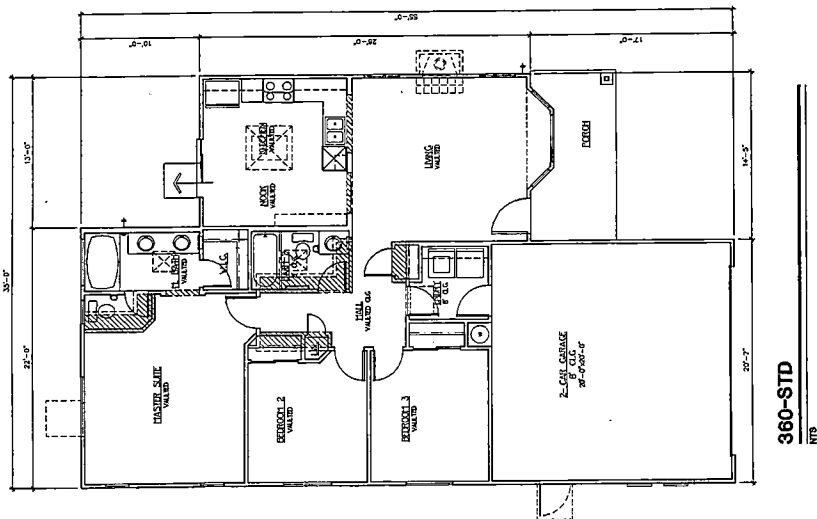
FRONT ELEVATION
NFB

STAFF

Z-0054-02(1)

Z-0054-02

7-11-02 PC

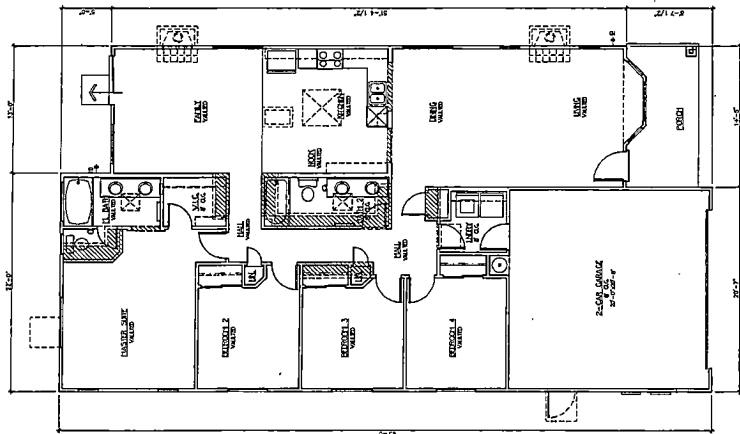


LES

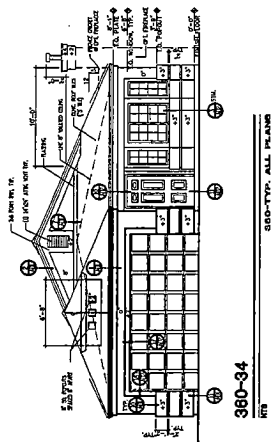
Z-0054-02(1)

Z-0054-02

7-11-02 PC



360-34
NTB

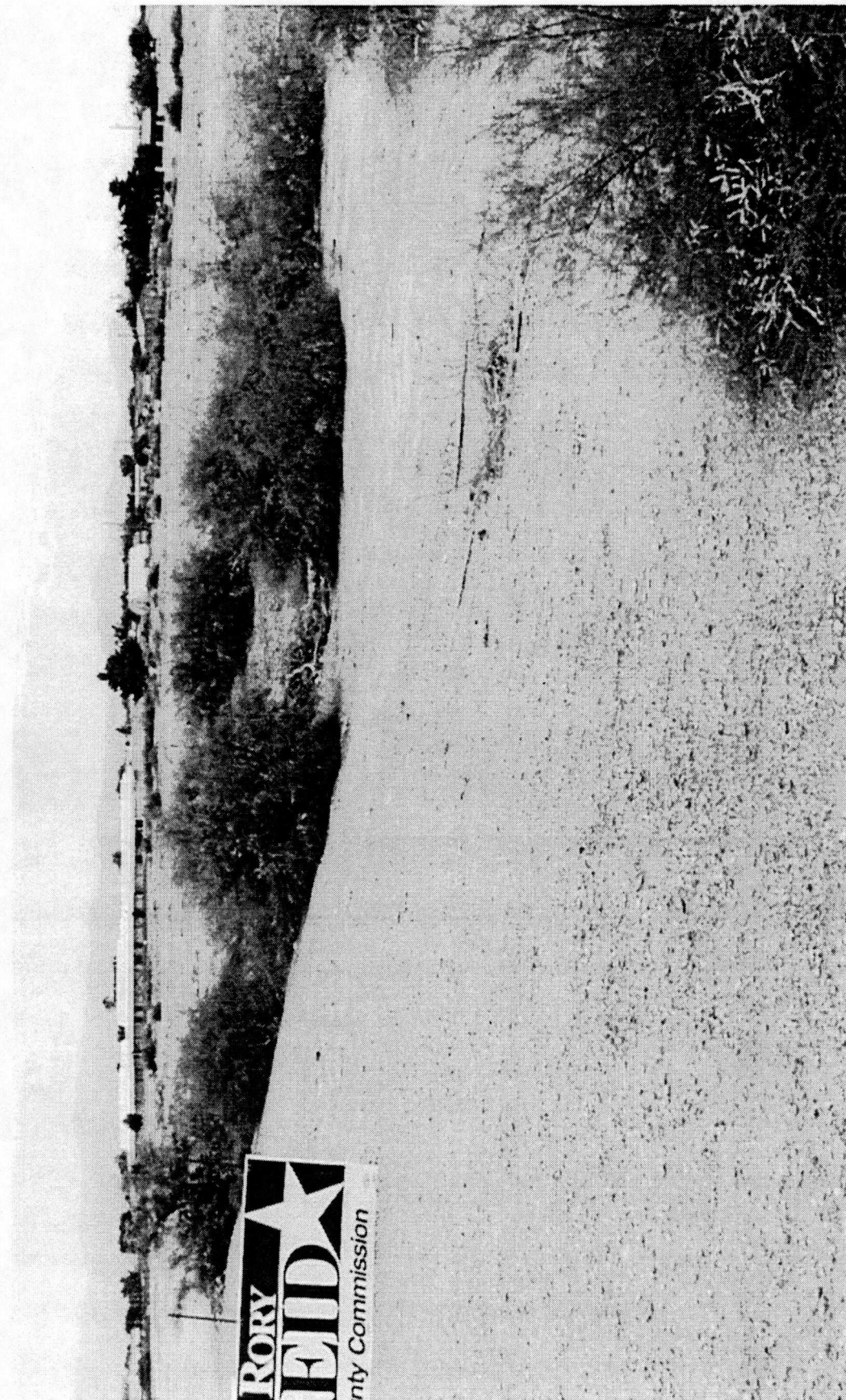


FLTS

Z-0054-02(1)

Z-0054-02

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
JULY 11, 2002 PLANNING COMMISSION



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
JULY 11, 2002 PLANNING COMMISSION

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

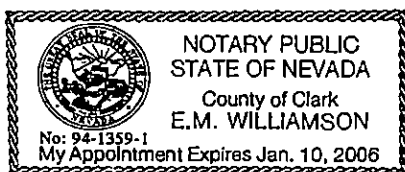
Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: LARRY duBOEF

Subscribed and sworn before me

This 3 day of April, 2002Shirley Williams
Notary Public in and for said County and State

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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(1)

RENOTIFICATION

REQUEST BY NELLIS LAND COMPANY FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 34-LOT RESIDENTIAL SUBDIVISION ON 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), PROPOSED R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) ZONE, WARD 3 (REESE).

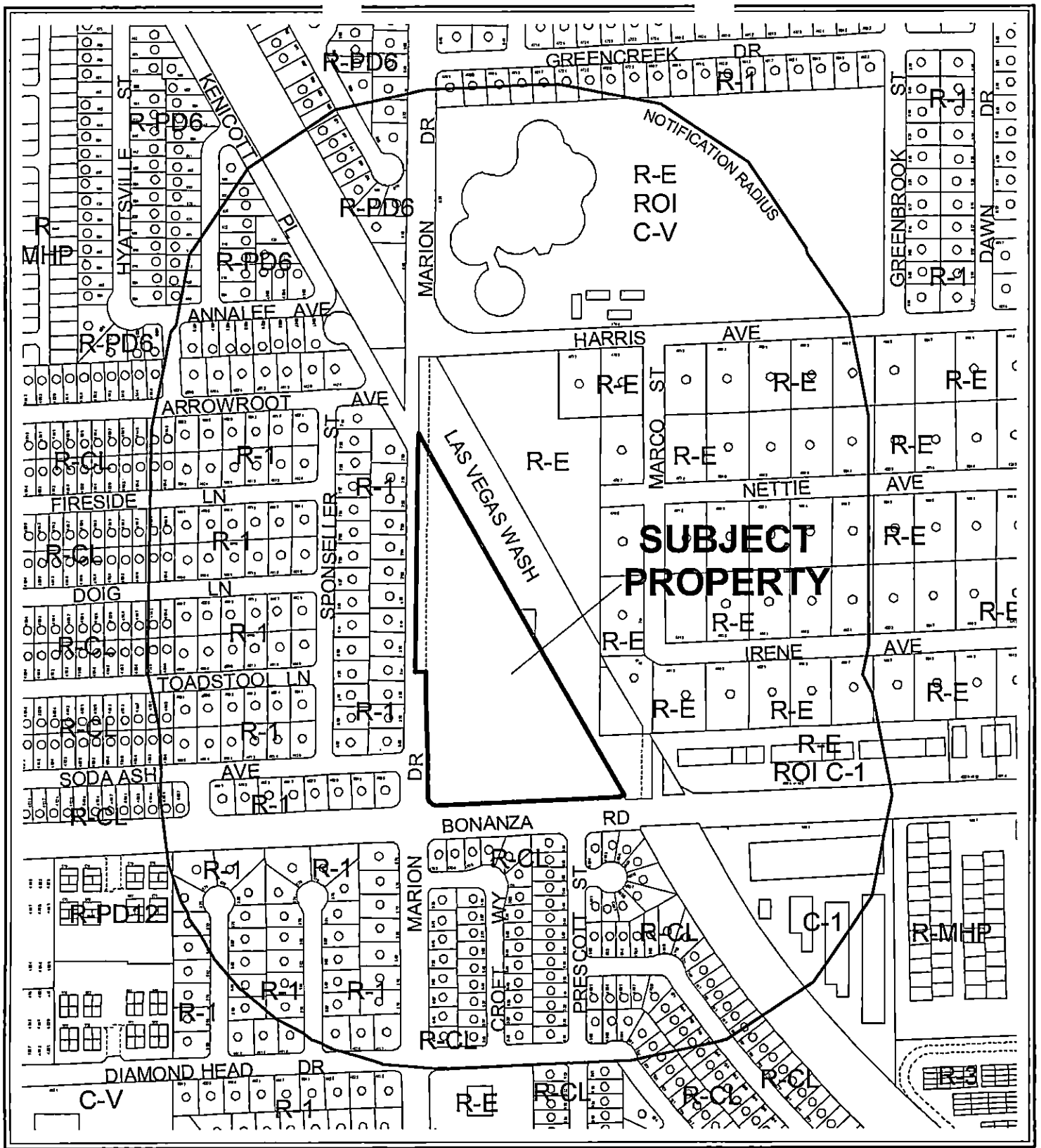
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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 written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



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

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0054-02(1)**

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

Comp Planning 229-6022

Current Planning 229-6301

www.ci.los-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(1) - SITE DEVELOPMENT PLAN REVIEW

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
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



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(1)** Nellis Land Company NEC of Bonanza Road and Marion Drive
Site Development Plan Review for a proposed 34 lot residential subdivision



CONDITIONS OF APPROVAL:

1. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a. Access drives shall be aligned opposite to, or offset a minimum of 220 feet from, existing streets or driveways.
2. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-54-02 and all other site-related actions.
3. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
5. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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(1)

REQUEST BY NELLIS LAND COMPANY FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 34-LOT RESIDENTIAL SUBDIVISION ON 7.65 ACRES ADJACENT TO THE NORTHEAST CORNER OF BONANZA ROAD AND MARION DRIVE (APN:140-29-801-004), PROPOSED R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) ZONE, WARD 3 (REESE).

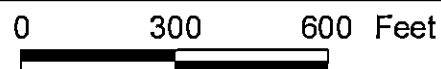
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

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 written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) www.ci.las-vegas.nv.us.



**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)



C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

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

FROM: PLANNING AND DEVELOPMENT

HAND DELIVERED

COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
*FLOOD CONTROL (DPW)	JOHN BETTENCOURT	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
NEIGHBORHOOD SERVICES (PH only)	STEPHEN HARSIN	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	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
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

SENT VIA COURIER "U.S." MAIL

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

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

Z-0054-02(1) - NELLIS LAND COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 34-LOT RESIDENTIAL SUBDIVISION on 7.65 acres adjacent to the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD4 (Residential Planned Development - 4 Units per Acre) Zone, 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(1)

Printed on : 6/13/2002 11:50:36 AM

Case Keywords :BONANZA/MARION

Accepted : 6/13/2002

Public Hearing :

Meeting Date :

Meeting Type :

200 Scale Map :

Size :

Lots :

Request : Z-0054-02 (1) - NELLIS LAND COMPANY - Request for a Site Development Plan Review for a proposed ~~33~~ lot residential subdivision on ~~6.41~~ ³⁴ acres on the northeast corner of Bonanza Road and Marion Drive (APN:140-29-801-004), PROPOSED R-PD~~2~~ ^{7.65} (Residential Planned Development, ~~8~~ units per acre) zone, Ward 3 (Reese)

Location :

Proposed :

Notice :

Comments :

Parcel : 140 29 801 004 PT S2 SE4 29 20 62 NELLIS LAND COMPANY

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 BYVTN 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 Owner Description: NELLIS LAND COMPANY %M DUBOEF 865 COMSTOCK AVE #5A	Situs Address: Tax ID: 200 Entity Name: LAS VEGAS Last Update: 6/12/2002 9:13:06 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
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Zoning and Case Files	In Progress Address	County Land Use	Parcel Comments
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Current Zoning		
Zoning	Case Num	La
Add	Delet	Edit Save Cancell

ROI	
ROI	Case Num
Add	Delet Edit Save Cancell

Cases History	
Case	Meeting Date
▶ GPA-0018-02	7/11/2002
Z-0054-02	7/11/2002
Z-0054-02(1)	
Add	Delete Go To Case Information

Map:
Set Backs
Front 00
Rear 00
Side
Corner 00

Multi Update



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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) 140-29-801-001 & 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 VIN-NEVADA Contact Jeffrey Armstrong
Address 2727 South Rainbow Boulevard Phone: 873-7550 Fax: 362-2597
City Las Vegas State Nevada Zip 89146

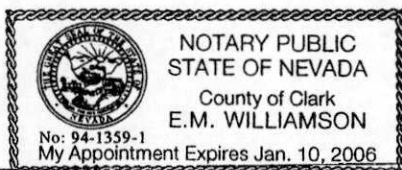
FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]
Print Name Harry Duboef

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

Subscribed and sworn before me
This 3 day of April, 2002
Em Williamson

Notary Public in and for said County and State



Case #	<u>2-54-0211</u>
Meeting Date:	<u>7-11-02</u>
Signs Required:	<u>2</u>
Map #	<u>N 24-B</u>
Total Fee:	<u>\$1200.00</u>
Receipt #	<u>87116</u>
Date Accepted:	<u>6-13-02</u>
Accepted By:	<u>[Signature]</u>

**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: _____

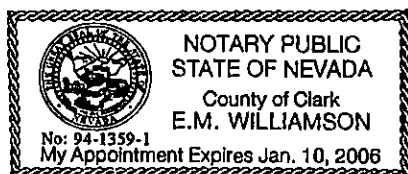
Partner(s): _____

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



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

June 12, 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

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, 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 34-lot single family residential subdivision that includes approximately 24,868 square feet of open space; approximately 7.46 %. 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-4 range at 4.44 du/ac. The minimum lot size is 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 34 dwelling unit at a maximum density of 4.44 du/ac. The development will provide approximately 24,868 square feet of open space. The open space provided is in a central location, providing equal access from all location throughout the development. The 24,868 square feet of open space is greater than the minimum of 24,392 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
June 2002

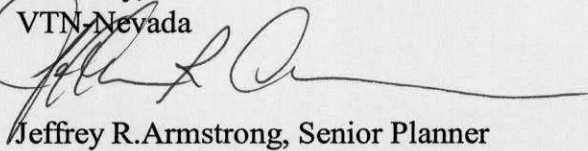
The applicant is also requesting the following setbacks for all lots:

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.



LETTER OF TRANSMITTAL

TO: CITY OF LAS VEGAS
731 South Fourth Street
Las Vegas, Nevada 89101

DATE: 6/12/2002

ATTN: Andy Reed

PROJECT: Bonanza / Marion-South

W.O. NO.: 6076

BY MAIL: ☐

BY MESSENGER: ☒

PICK-UP: ☐

EXPRESS MAIL: ☐

FAX: ☐

FEDERAL EXPRESS: ☐

No. Copies:

Description

1	Copy of Pre-Application Notes
1	Land Use Application
1	Legal Description
1	Deed
1	Assessors Map
20	Site Development Plans + 1 colored + 1 rolled + 1 @ 8.5" x 11"
2	Conceptual Landscape Plans + 1 colored + 1 rolled + 1 @ 8.5" x 11"
1	Check for \$1,200.00

COMMENTS:

Current Case Files:

GPA-0018-02 / Z-0041-02 / Z-0041-02(1)

MATERIAL SENT FOR THE FOLLOWING REASONS:

CHECKING: ☐

FILING: ☐

APPROVAL: ☐

YOUR FILES: ☐

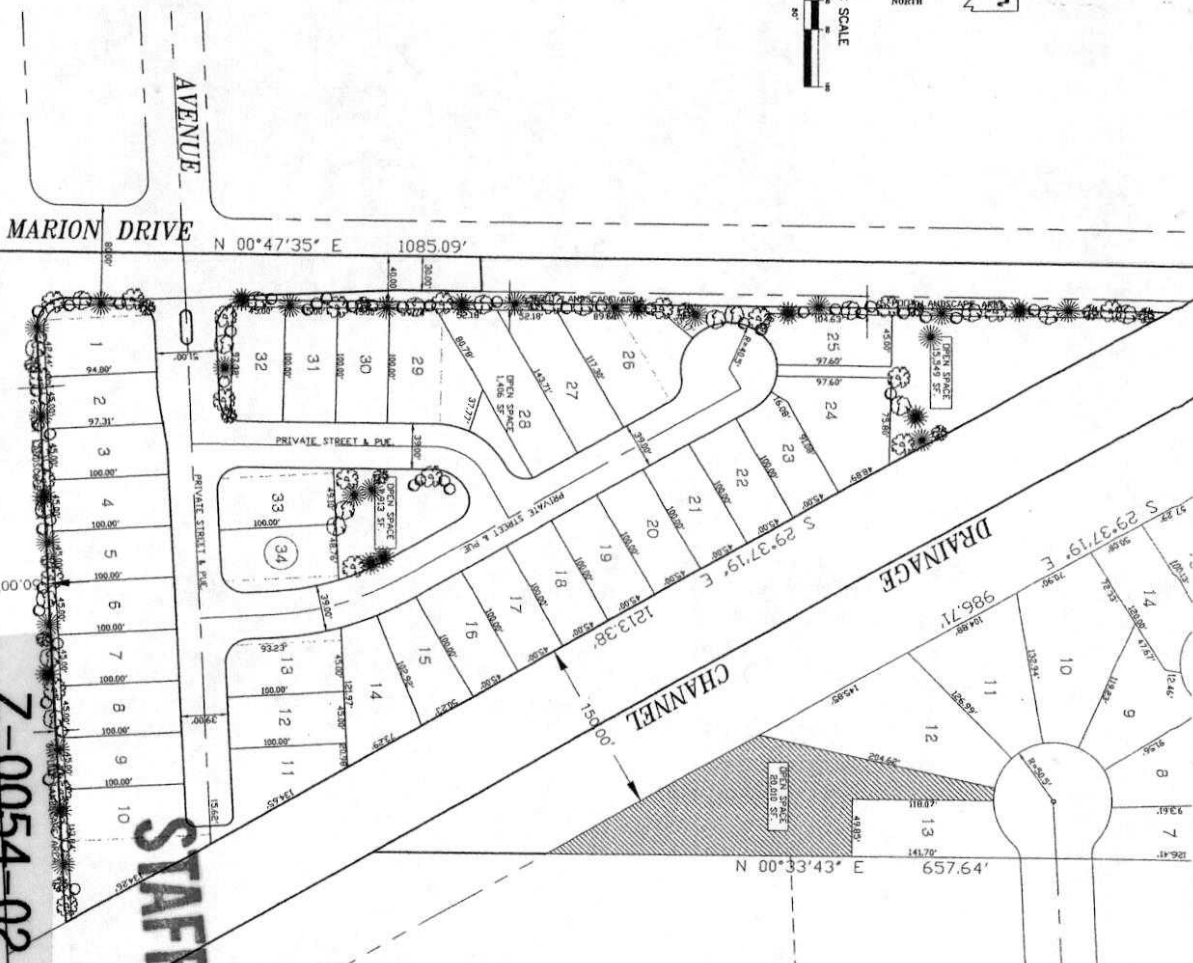
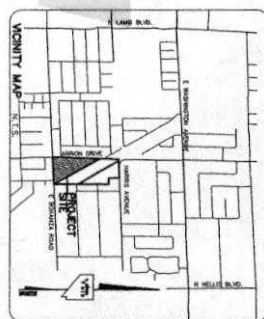
OTHER: ☐

CC: Mark Walters, Longford Group
Chris Grubbs, PE

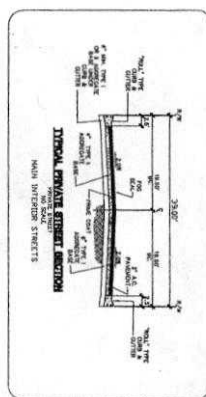
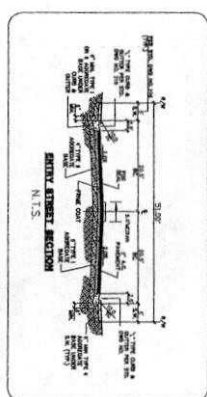
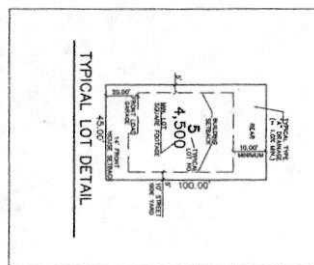
SENDER: Jeffrey Armstrong, Senior Planner

ABOVE MATERIAL RECEIVED BY:

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



TREE/PLANT SCHEDULE				
SYMBOL	QTY.	SIZE	SPACING	NAME
	20	2 1/2" BOX	VARIABLES	MODESTO ASH
	21	36" BOX	VARIABLES	MONDEL FINE
	23	VARIABLES	N/A	DATE PALM
	11	1 1/2" GALLON	VARIABLES	PHOTINA
	50	15 GALLON	VARIABLES	FLOWERING PLUM
	15	1 GALLON	VARIABLES	GROUND COVER SHROUBS



PROJECT SUMMARY	
PROJECT MODIFICATION	12-25-2010
DESIGN NO.	2261-001-001
DATE	1/6/2011
PROJECT LOCATION	U.S. 90
PROJECT TYPE	CONSTRUCTION
PROJECT PHASE	DESIGN
PROJECT AREA	STATION 1+00.0 TO 1+01.0
PROJECT LENGTH	1.0 MILE
PROJECT WIDTH	44.4' ROAD
OWN DATA DATE OF SURVEY 12/25/2010 DATE OF DESIGN 1/6/2011 DATE OF PLOT 1/6/2011 TOTAL SPAN SPACE PROVIDED 44.4'	
FIELD DATA # OF EXISTING LANE 2 TOTAL EXISTING SPACE PROVIDED 22.0'	

6076-LAND-S 2 OF 2 SHEETS	DRAWN BY: BTW _____ DESIGNED BY: JJA _____ CHECKED BY: JJA _____ PROJECT NO: SOTB _____ SCALE: 50' HORIZ. VERT. _____ DATE: 5/19/02	CONCEPTUAL LANDSCAPE PLAN	LONGFORD GROUP				
		FOR	5077 E. WARRIOR SPRINGS ROAD LAS VEGAS, NEVADA 89120 (702)464-5300 CITY OF LAS VEGAS				
		BONANZA & MARION-UNIT 1 ZONE CHANGE & SITE DEVELOPMENT PLAN REVIEW	 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-3148 PH. (702) 873-7550 FAX (702) 362-2597 CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS				
				1	6/10/02	JJA	EXCLUDED NORTH SITE
				REV.	DATE	BY	REVISION

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.

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

0 50 100 200 400 600 800

MAP LEGEND

AVERAGE
ON VALUE
35

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

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
P/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE / LEADER LINE
ROAD ID NUMBER

001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEC NUMBER
PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
C15 GOV. LOT NUMBER

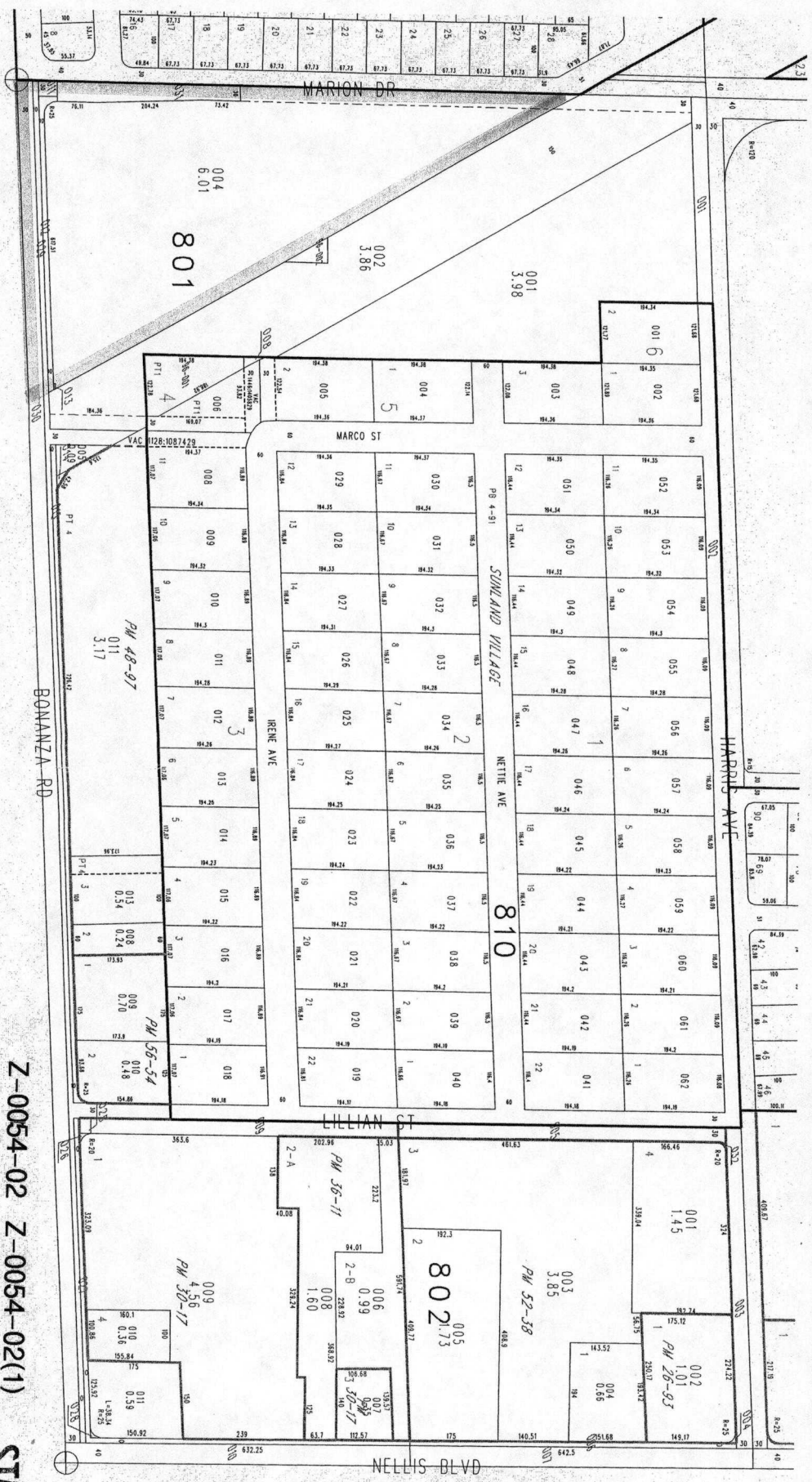
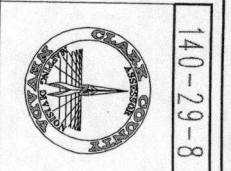
T20S R62E

SECTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
R62E	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136

29

S 2 SE 4

SECTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
S 2 SE 4	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152



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

T-11-02PC

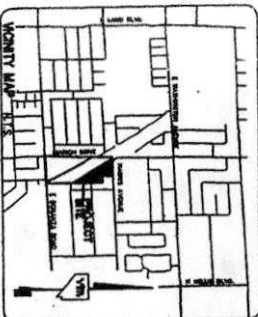
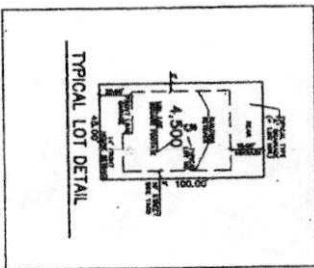
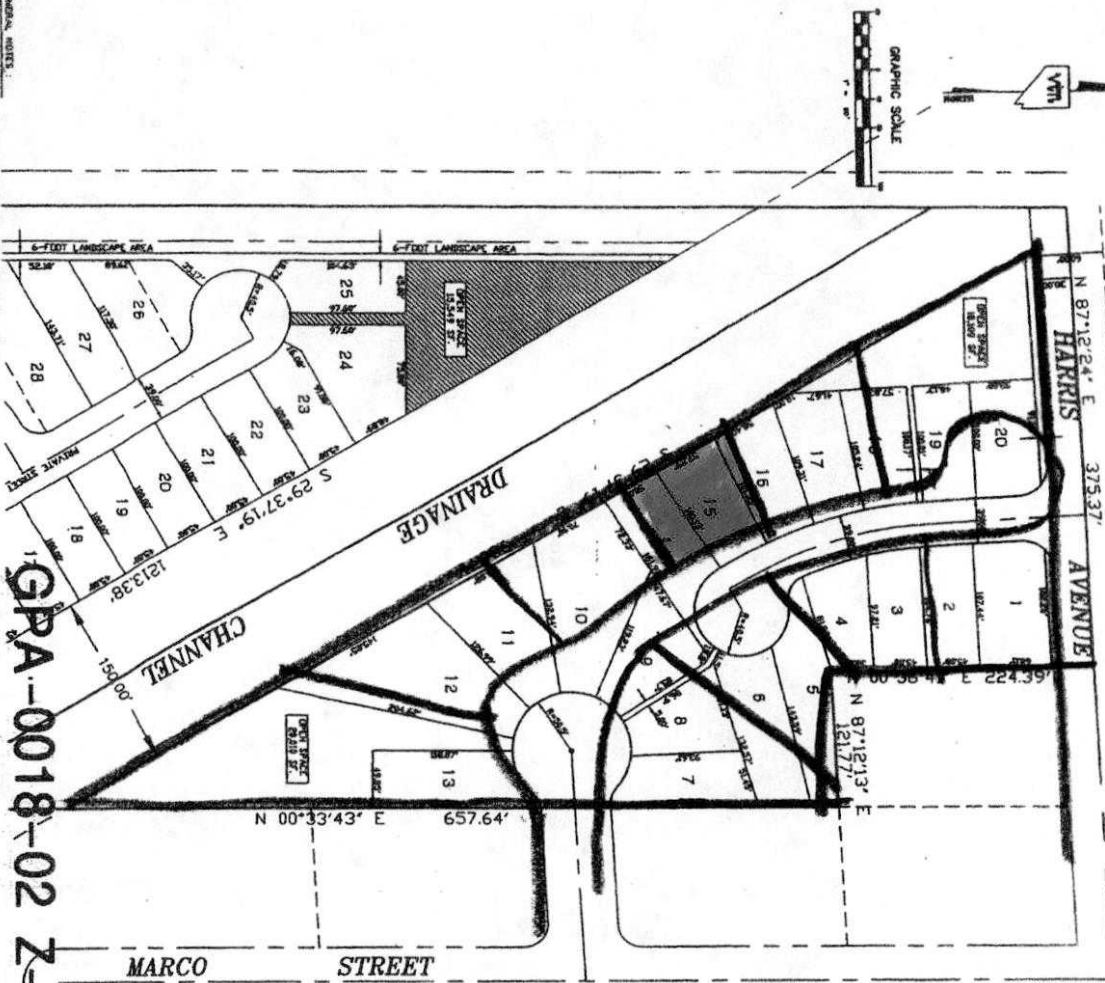
TAX DIST 200

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

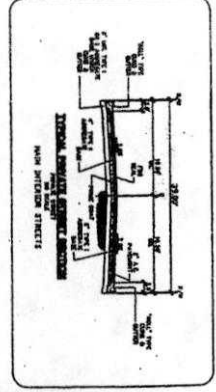
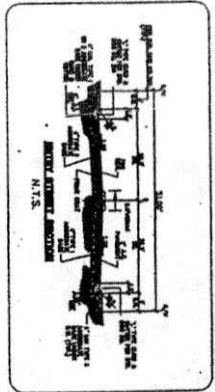
GPA-0018-02 Z-0041-02(1)
Z-0041-02

9-12-C12 PC

STAFF

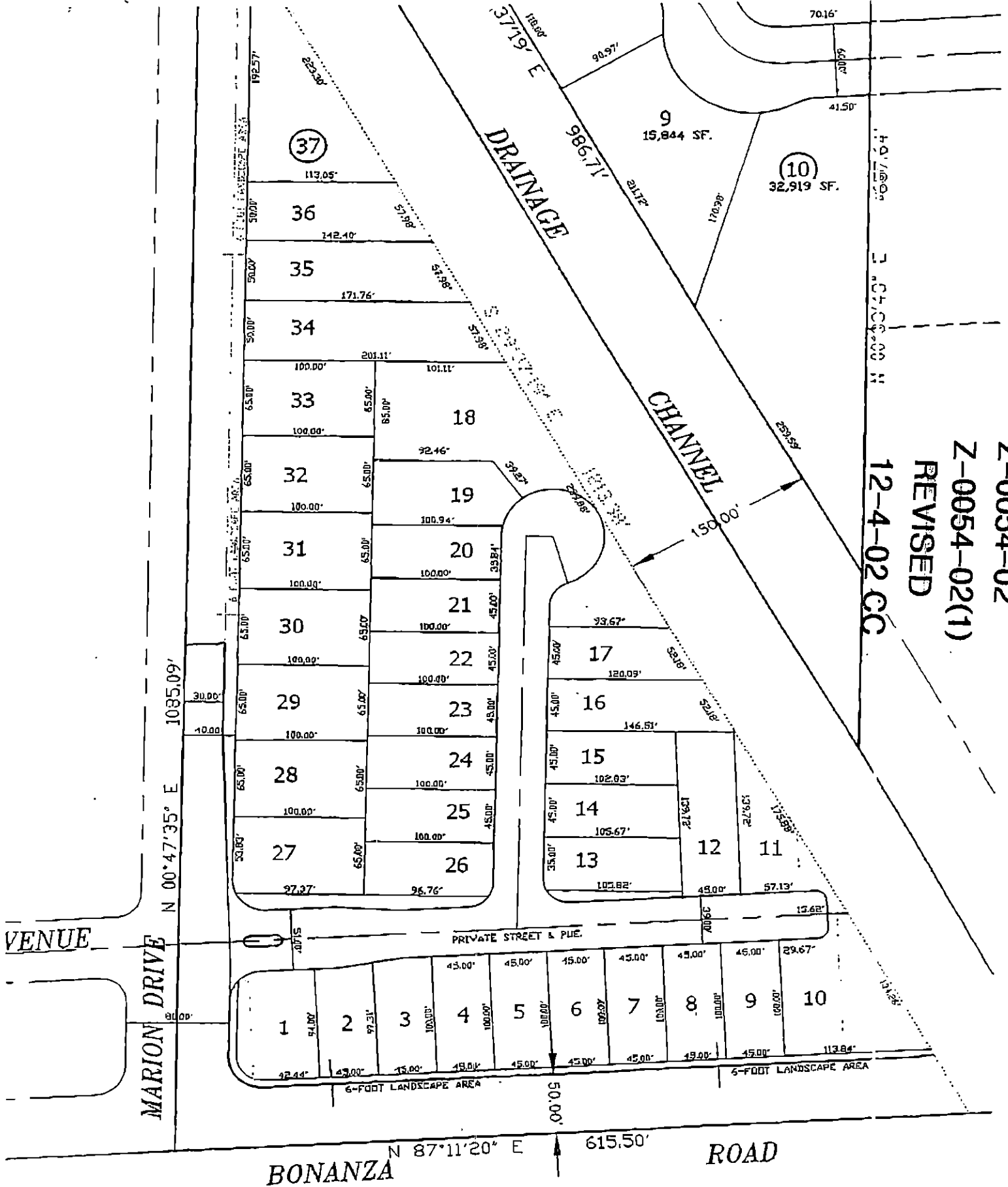


PROJECT SETBACKS			
FRONT	REAR	SIDE	STREET
10.00'	10.00'	10.00'	10.00'
10.00'	10.00'	10.00'	10.00'
10.00'	10.00'	10.00'	10.00'
10.00'	10.00'	10.00'	10.00'

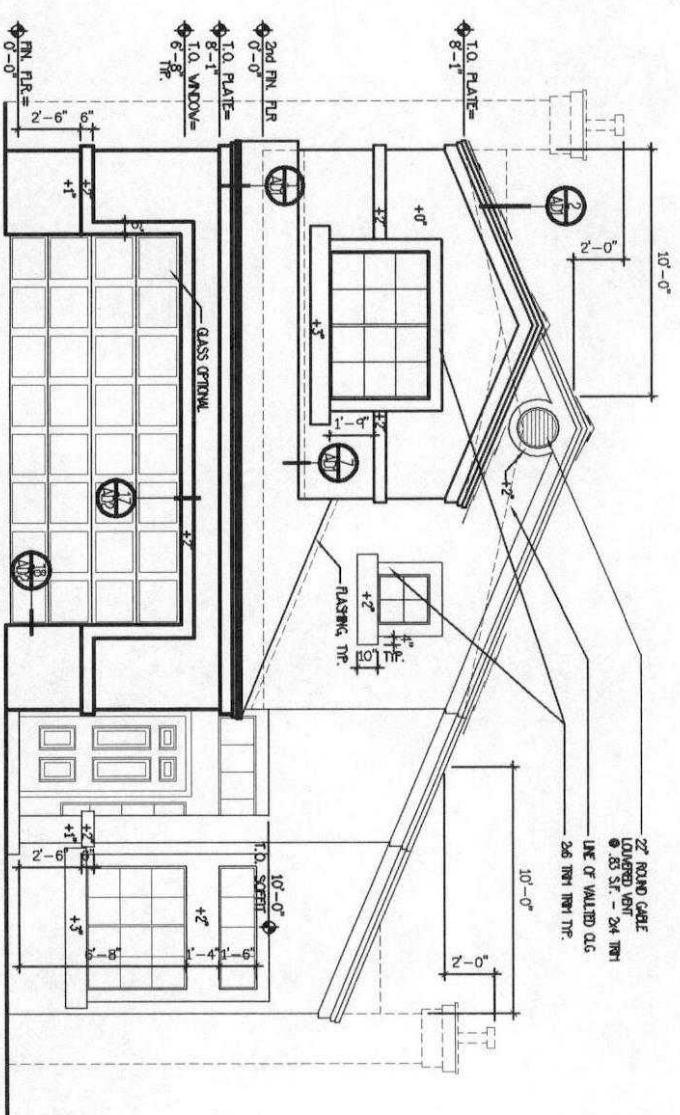
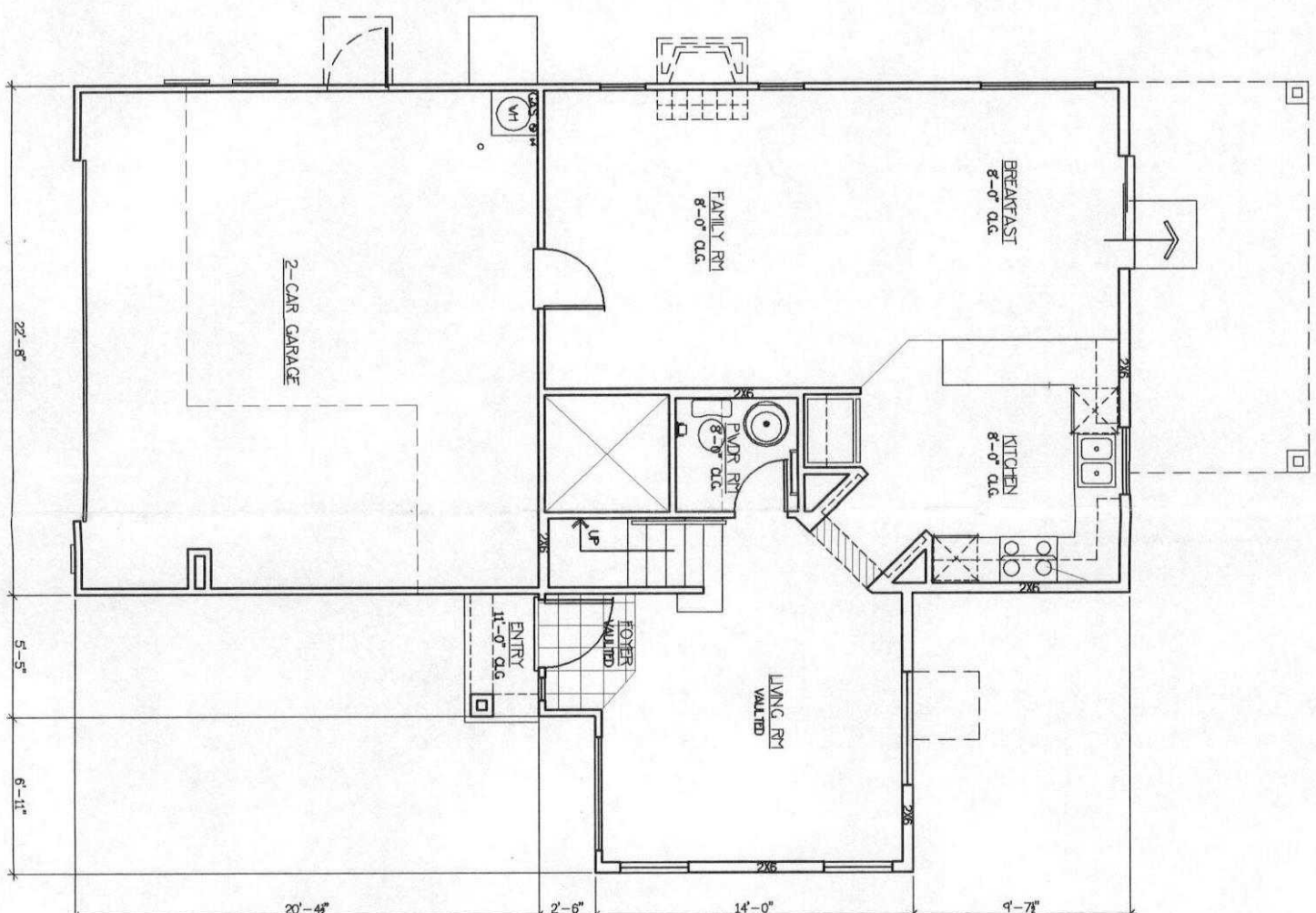
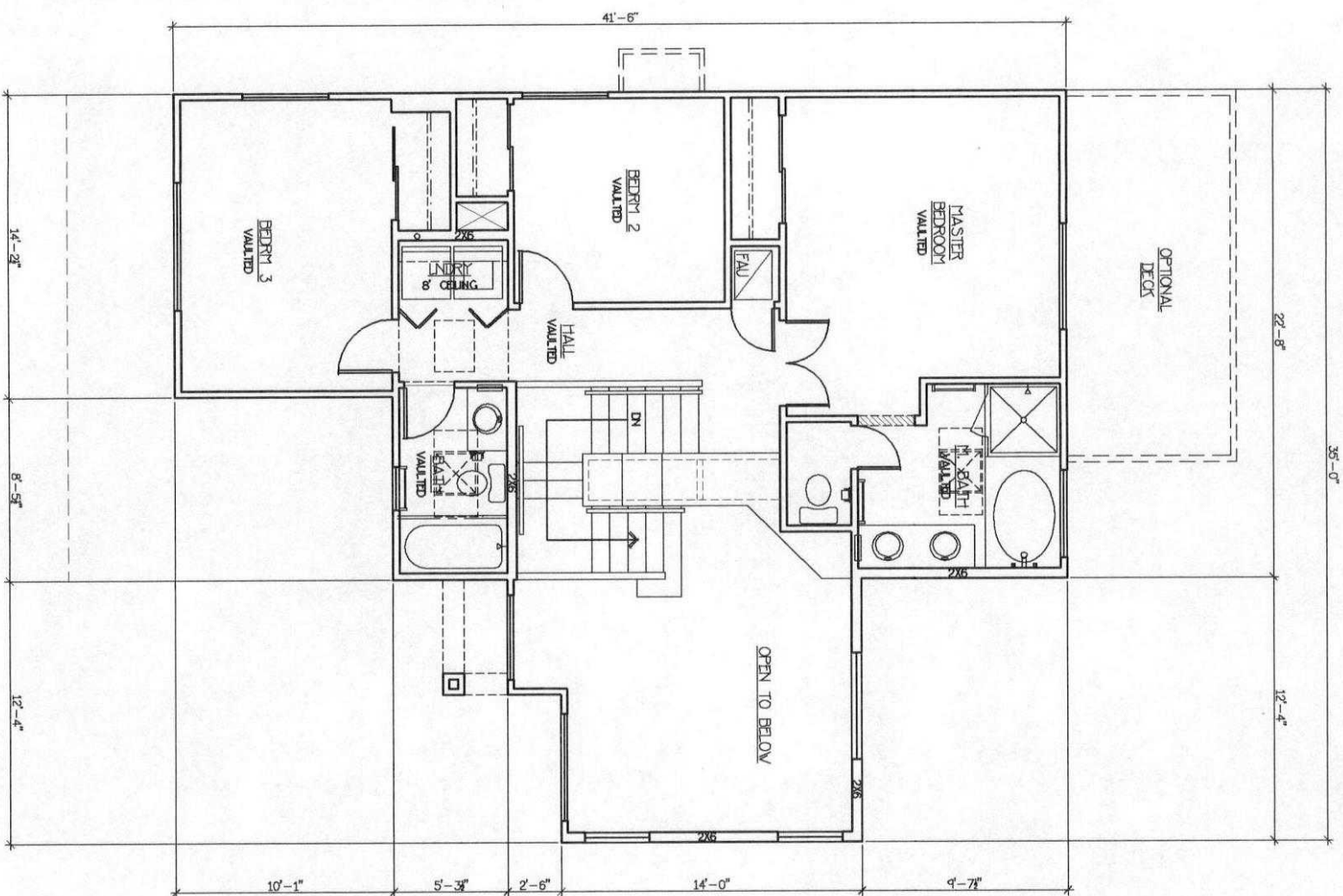


PROJECT SUMMARY			
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OWNER	100-10-01-01	DESIGNER	100-10-01-01
DATE	100-10-01-01	SCALE	100-10-01-01
PROJECT NO.	100-10-01-01	DATE	100-10-01-01
PROJECT NAME	100-10-01-01	PROJECT NO.	100-10-01-01
OWNER	100-10-01-01	DESIGNER	100-10-01-01
DATE	100-10-01-01	SCALE	100-10-01-01
PROJECT NO.	100-10-01-01	DATE	100-10-01-01
PROJECT NAME	100-10-01-01	PROJECT NO.	100-10-01-01
OWNER	100-10-01-01	DESIGNER	100-10-01-01
DATE	100-10-01-01	SCALE	100-10-01-01
PROJECT NO.	100-10-01-01	DATE	100-10-01-01

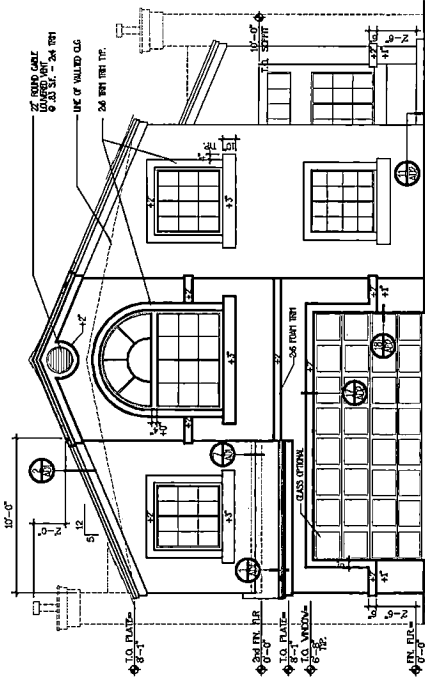
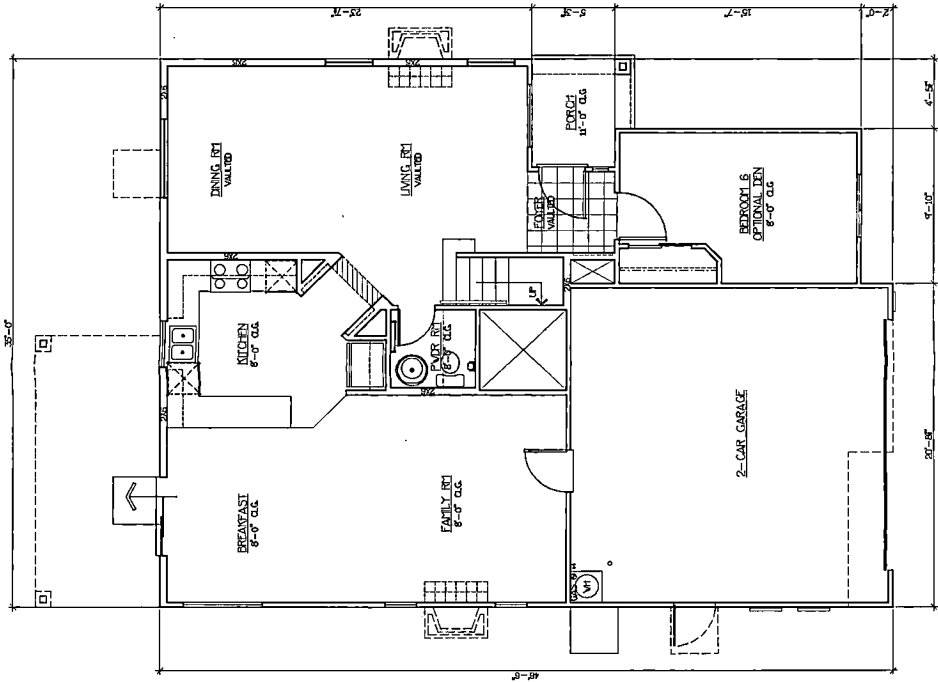
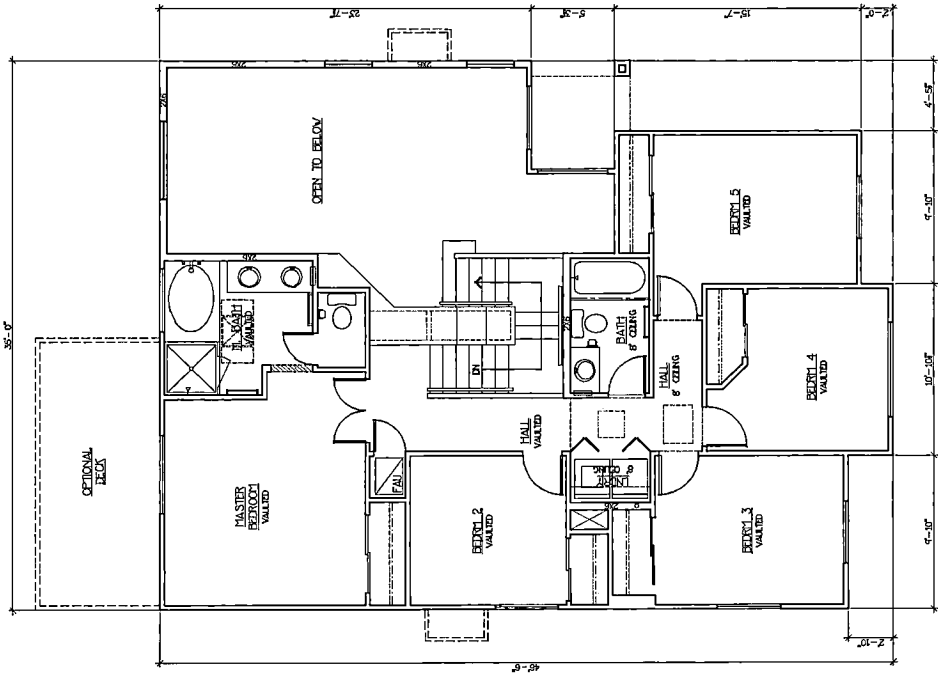
DRAWN BY: DESIGNED BY: CHECKED BY: PROJECT NO.: 6076-SITE-N	SITE DEVELOPMENT PLAN FOR BONANZA & MARION-UNIT 2 ZONE CHANGE & SITE DEVELOPMENT PLAN REVIEW	LONGFORD GROUP 3077 E. WIND SPUN ROAD LAS VEGAS, NEVADA, 89119 (702) 944-3300 2727 SOUTH BURNING LAS VEGAS, NEVADA (702) 944-3300	CITY OF LAS VEGAS 1000 LAS VEGAS, NEVADA 89101-0148 702.733.2827 1000 LAS VEGAS, NEVADA 89101-0148 702.733.2827 1000 LAS VEGAS, NEVADA 89101-0148 702.733.2827
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Z-0054-02
Z-0054-02(1)
REVISED
12-4-02 CC



7-54-02(1)
REVISED



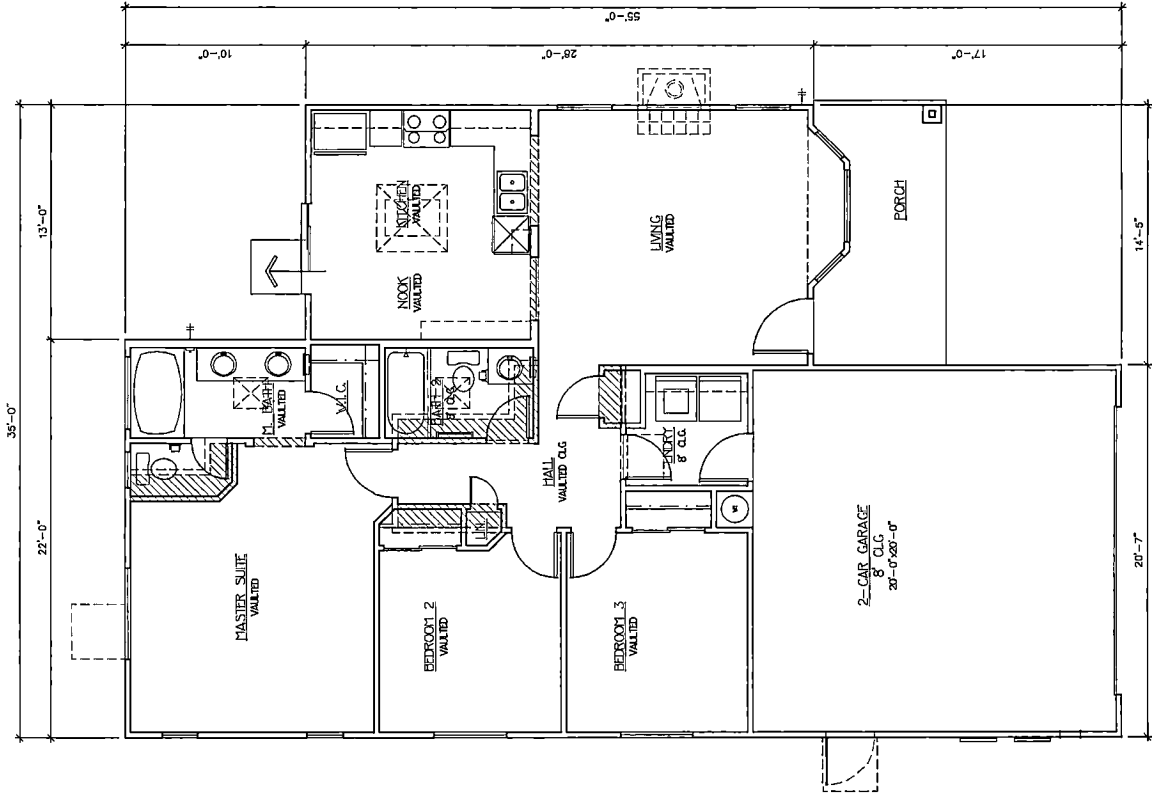
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330-126S, 330-126MS, 330-126N,
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330-126B, 330-126C, 330-126M
330-126N

330-125 SECOND FLOOR

NTS

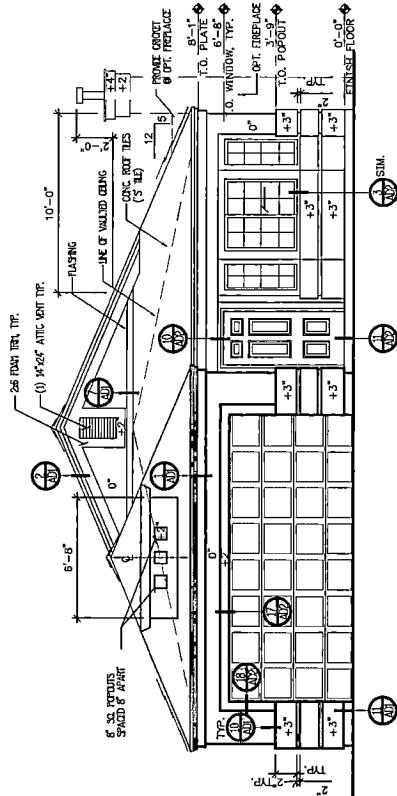
330-125 FIRST FLOOR

NTS



360-STD

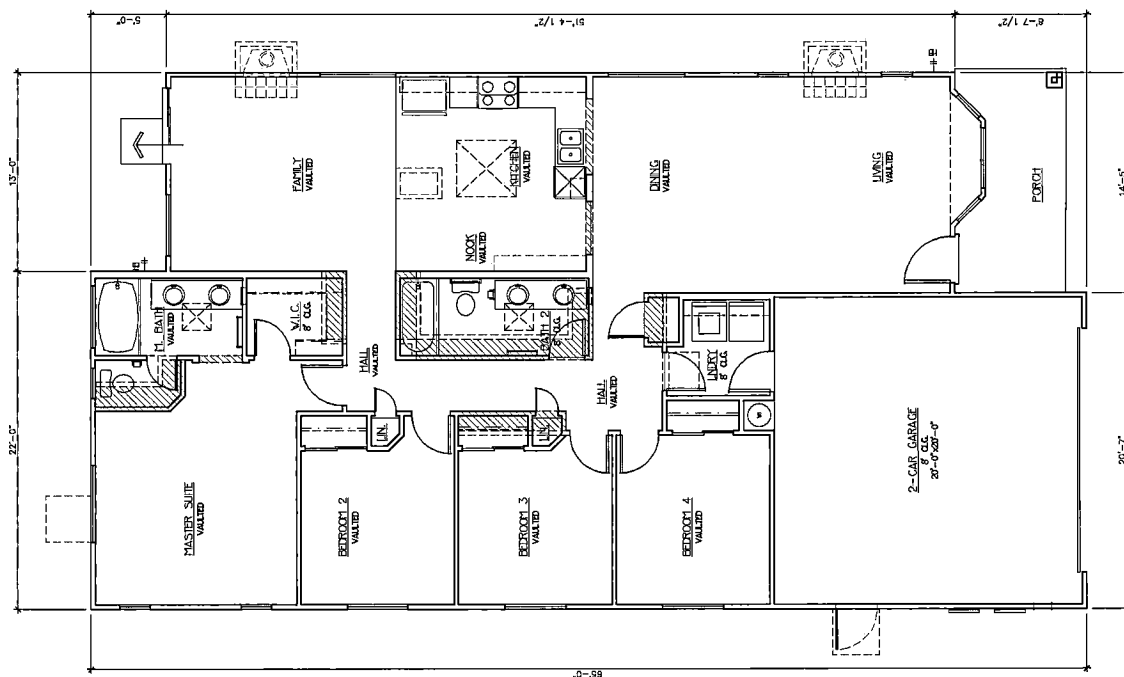
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360-STD

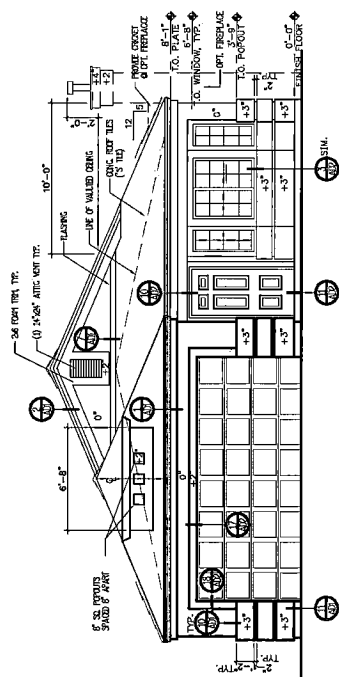
NTS

360-TYP. ALL PLANS



360-34

NTS



360-34

NT8

360-TYP. ALL PLANS

