

618-1082

City of Las Vegas

SDR-18676

Tom
Ricki Barlow

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 25, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18676 - APPLICANT/OWNER: V.P. PROPERTIES, LLC
ET AL

8-5pm hrs of operation

** CONDITIONS **

3-19-12 6pm

Rezoned to CM

Redeveloped, urban development

STAFF RECOMMENDATION:

DENIAL. If Approved, subject to:

1. Front on Bonanza
2. Remain 2 story
3. need industrial zone
to park trucks

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-17304) shall be required. *conforming*
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the trash enclosure on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/12/06, except as amended by conditions herein.
4. The applicant shall remove all graffiti, razor wire, and trash from the site within 30 days of approval of this item.
5. The applicant shall remove the building in the far northeast corner of the site within 30 days of approval of this item.
6. All outside storage shall be screened from view of the adjacent properties and streets. The screening must be architecturally consistent with the principal dwelling in terms of materials, colors, and details.
7. The wall in the front yard shall be setback a minimum of 20 feet from the front property line.
8. No person shall be allowed to live on the subject property.
9. The construction trailer and temporary storage containers located on the property shall be removed from the site within 30 days of approval of this item.
10. A Waiver from perimeter landscape buffer requirements is hereby approved, to allow a perimeter landscape buffer width of 10 feet adjacent to the right-of-way where 15 feet is the minimum required.

April 10th
= Planning Commission!
6pm!

NG

Submitted at Planning Commission

5-14-2013

Date Item: 49-50

by Angelo de Marco

Mar 31 2012 1:09 PM HP Max

SDR-18676 - Conditions Page Two
January 25, 2007 - Planning Commission Meeting

SDR-18676

11. A Waiver from perimeter landscape buffer requirements is hereby approved, to allow no perimeter landscape buffer along the boundary with parcel 139-28-301-028 in the side yard where eight feet is the minimum required.
12. A Waiver from the required number of trees is hereby approved, to allow a total of 62 trees where 79 trees are the minimum required.
13. A Waiver from perimeter screen wall requirements is hereby approved, to allow a screen wall to be less than the required six feet around the perimeter of the site.
14. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
15. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
16. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
17. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
18. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
19. 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.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

NG

DREA 357, LLC
Manager, George T. Lopez
2222 W. Bonanza Road
Las Vegas, NV. 89106
Cell: (702) 408-5058
E-mail: gittol.LV@gmail.com

January 31, 2012

Planning and Development Department – Current Planning Division
City of Las Vegas Development Services Center
333 N. Rancho
Las Vegas, NV 89106

RE: JUSTIFICATION FOR REZONING AND GENERAL PLAN AMENDMENT APPLICATIONS
APN's: 139-28-301-020 & 029

DREA 357, LLC

Dear Planning Staff,

The owner of the parcels listed above, Drea 357, LLC, respectfully requests the City of Las Vegas to review Rezoning and General Plan Amendment applications on approximately 2.67 gross (2.43 net) acres generally located at the northwest corner of Bonanza Road and Clarkway Drive within ward 5 of the City of Las Vegas. These two applications have been submitted separately and the applicant wishes for the items to be considered together. The applicant is proposing a zone change from C-2 to CM on property within a transitional area of the city. No habitable buildings are being added to the development at this time.

The General Plan Designation of subject property is MXU, Mixed Use; we're requesting a change to LIIR, Light Industry/Research. The existing Zoning is C-2; General Commercial; we are requesting a change to C-M, Commercial Industrial.

Most abutting and adjacent parcels are zoned for rural residential development, but only two of six abutting parcels are currently being used as inhabited residential dwellings. Properties on and near the Bonanza frontage in this area of town are transitioning from rural residential to commercial and industrial uses. Future plans of the owner are to assemble parcels from the subject area to Clarkway Drive in order to consolidate and combine a larger block that would be attractive for the redevelopment of this area. During the pursuit to compile the larger land area, the owner would like to continue operating his business on the subject parcels with as little expense as possible improving the property in areas that will eventually be removed as a result of the consolidation. The applicant feels that this zone change is appropriate at this time and the proposed land use is consistent with current and planned development along this corridor.

GPA-44682
ZON-44683

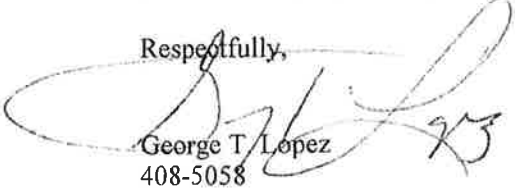
RECEIVED
FEB 22 2012
City of Las Vegas

Page 2
Drea 357, LLC
Justification for Rezoning

This portion of the City's Redevelopment Plan and the surrounding area, especially the Bonanza Road frontage is currently in a trend of development that is shifting from blighted, aging rural single-family residences to land uses of more commercial and industrial nature. Due to the site's surroundings and the existing nature of this area of the City of Las Vegas, the applicant feels that the proposed Rezoning, General Plan Review is consistent and compatible with current and future development.

If you have any questions, comments, or concerns, please contact me.

Respectfully,


George T. Lopez
408-5058

RECEIVED

FEB 22 2012

CITY OF LAS VEGAS

GPA-44682
ZON-44683

Angelo DeMarco
651 Clarkway Drive
Las Vegas, NV 89106
(702) 302-8720
Fax: (702) 202-3703
Email: a1process@hotmail.com

Date: March 31, 2012
From: Angelo DeMarco
To: Department of Planning, Case Planning Division
Re: Rezoning related to GPA-44682-Public Hearing
Pages: 11, including cover sheet
Fax: (702) 385-7268

Attached is my letter and documentation with respect to my protest and opposition of the above referenced rezoning request.



pg 1 of 11

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

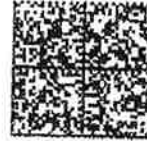
I OPPOSE
this Request

Please use available blank space on card for your comments.

GPA-44682 & ZON-44683

Planning Commission Meeting of 4/10/2012

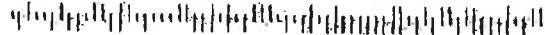
PRESORTED
FIRST CLASS



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0004279218 MAR 29 2012
MAILED FROM ZIP CODE 89101

13928301030 Case: GPA-44682
DEMARCO ANGELO THOMAS & JANET L
651 CLARKWAY DR
LAS VEGAS NV 89106-3629 89106-3629

25 APR 11 11 05 10



Date: March 31, 2012

To: Department of Planning, Case Planning Division

From: Angelo DeMarco

Subject: Rezoning related to GPA-44682-Public Hearing

Via Facsimile

Attached is a copy of the letter from George T. Lopez dated March 19, 2012. Two neighbors and myself attended the meeting. I mentioned during that meeting that I would be unable to attend the Public Hearing on the 10th since I already had a prior commitment on that date and time.

This letter, therefore is my protest that I oppose this request. In Mr. Lopez's letter he indicates in paragraph 3 that "only two of six abutting parcels are currently being used as individual residential dwellings." Sorry, but the attached copy of the Application Location indicates only five abutting parcels and four of the five are zoned R-E and all are inhabited residential. Is this a misprint on Mr. Lopez's part or an attempt to purposefully be unfactual?

Again in paragraph 3 Mr. Lopez states "Future plans of the owner are to assemble parcels from the subject area to Clarkway Drive in order to consolidate and continue a larger block...(etc.)". Sorry again, but this is wishful thinking and an attempt to influence the commission with a prospect that is not going to happen. I told Mr. Lopez at the meeting that my property is not for sale. I would be very surprised that any of the other properties would be for sale likewise. Has Mr. Lopez had any discussion with these property owners with respect to his fabricated plans? He certainly hasn't spoken to me.

With respect to paragraph 4, I have attached a copy of the conditions that were placed on the rezoning of this property, which conditions were arrived at with an on-site inspection with me and another neighbor with Councilman Barlow. A major part of those conditions is condition 6. The screening referred to is in reference to an eight foot block wall that would be installed abutting all existing R-E properties.

Also, it needs to be highly noted that Mr. Lopez indicated in the March 19, 2012 meeting that he wanted to obtain the rezoning so that he could park his trucks on-site. Well, guess what, he has been parking his trucks all along on this site, obviously against code.

CC: Byron Goynes, Planning Commission, Ward 5