City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-3034 - MABUAHY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 5,600 SQUARE FOOT RETAIL BUILDING on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way, (APN: 125-22-804-001), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
McSWAIN - TABLED – UNANIMOUS

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

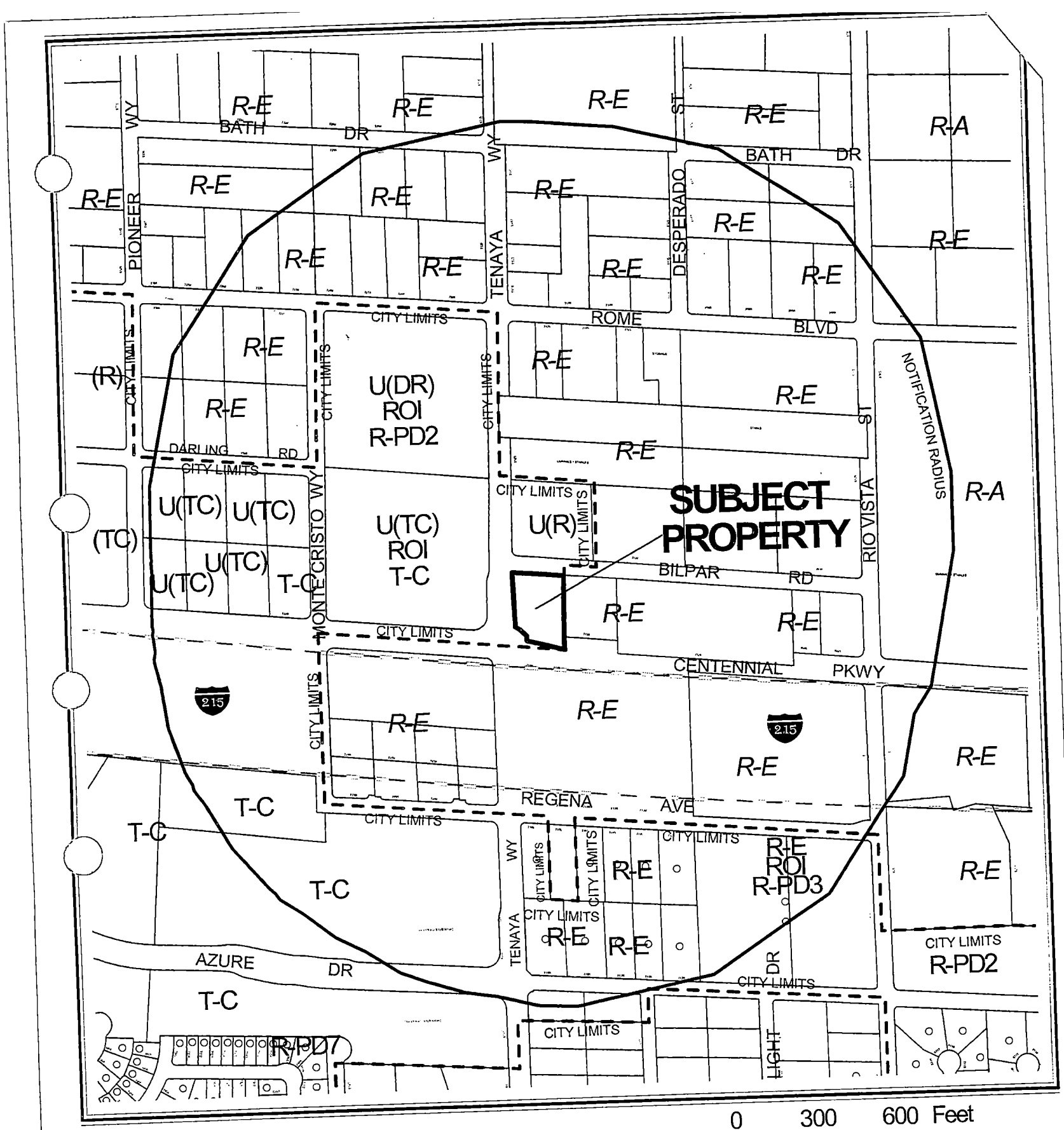
There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 28 [GPA-3032], Item 29 [ZON-3033], and Item 30 [SDR-3034] was held under Item 28 [GPA-3032].

(6:59 – 7:00/8:46 – 8:55)

1-1888/2-2447



CASE: **SDR-3034**

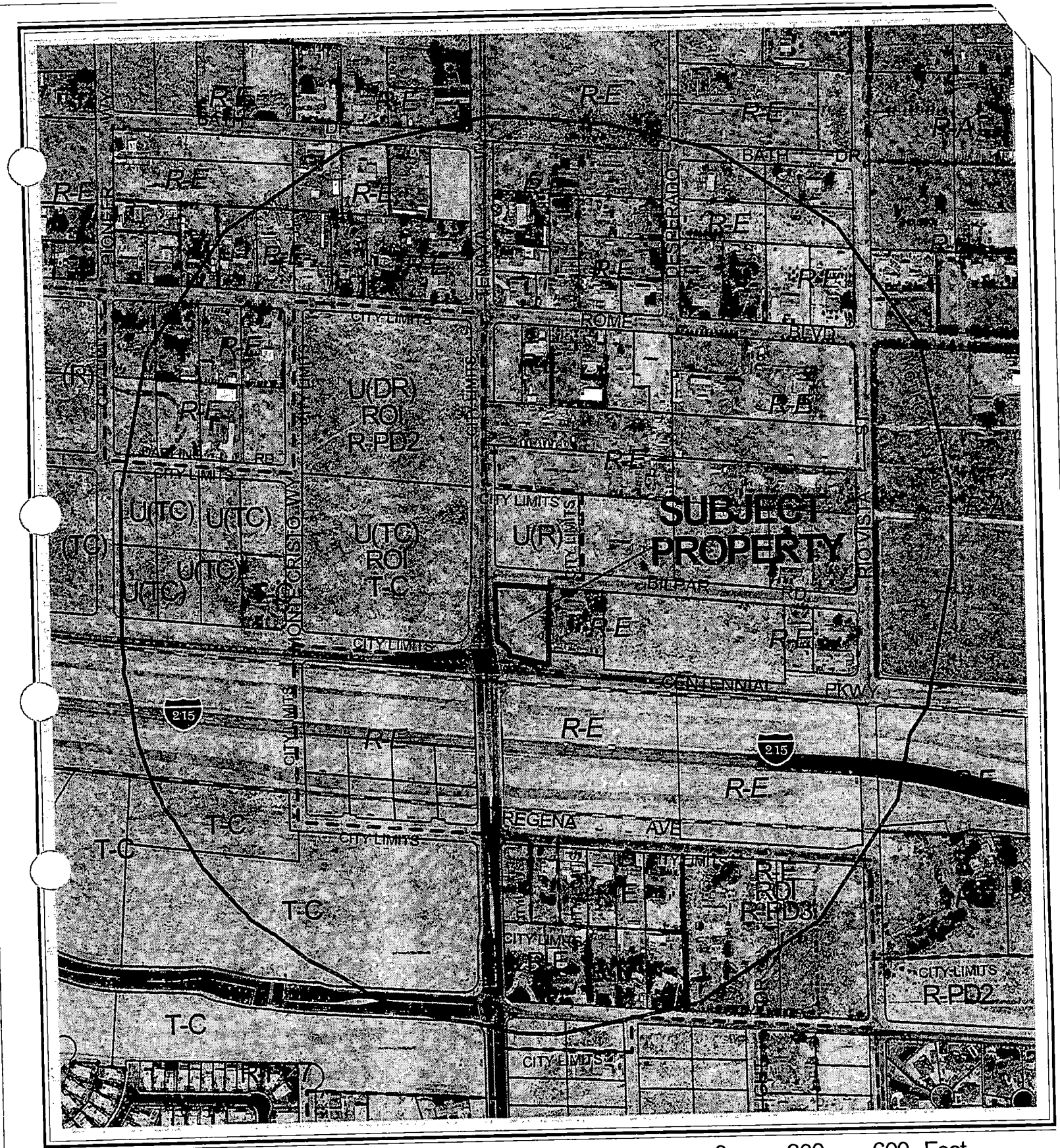
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)



0 300 600 Feet

CASE: **SDR-3034**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3034 - MABUAHY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. No access to Bilpar Drive shall be permitted.

2. All development shall be in conformance with the Site Development plan and building elevations except as amended by Condition 1.

3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

6. All City Code requirements and design standards of all City departments must be satisfied.

7. 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.

8. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

9. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

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10. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

11. 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.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. Site development to comply with all applicable conditions of approval for ZON-3033 and all other subsequent site-related actions.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 5,600 square foot retail building on 1.21 acres adjacent to the northeast corner of Centennial Parkway and Tenaya Way. A related General Plan Amendment (GPA-3032) and Rezoning (ZON-3033) will also be considered on this agenda.

B) Applicant's Justification

The applicant indicates this request is justified due to the parcel's location adjacent to Towncenter and the future I-215 Beltway.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous zoning actions for this site.

B) Pre-Application Meeting

08/22/03 Several design issues, including the requirement for a Multi-Use Trail along Centennial Parkway, were discussed.

DETAILS OF APPLICATION REQUEST

Site Area: 1.21

EXISTING LAND USE

Subject Property	Vacant
North	Corrals/Stables
South	Vacant
East	Single Family Dwelling
West	Vacant

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PLANNED LAND USE

Subject Property	R (Rural) Density Residential
North	DR (Desert Rural) Density Residential
South	R (Rural) Density Residential
East	DR (Desert Rural) Density Residential
West	SX-TC (Town center Suburban Mixed Use)

EXISTING ZONING

Subject Property	U (Undeveloped)
North	U (Undeveloped)
South	County Road 215
East	Clark County
West	U (Undeveloped) under resolution of intent to TC (Towncenter) SX-TC (Suburban Mixed Use)

E) General Plan Compliance

SPECIAL DISTRICTS/ZONES	**Yes**	**No**
Special Area Plan		**X**
Special Overlay District		**X**
Trails		**X**
Study Area		**X**
Rural Preservation Neighborhood		**X**
Inter-local Agreement Joint Land Use Planning Area		**X**
Development Impact Notification Assessment		**X**
Project of Regional Significance		**X**

PROJECT DESCRIPTION

The site plan indicates a 5,600 square foot retail building will be constructed in the west portion of the site. A 34-space parking lot is shown east of the building. Access to the site will be via two driveways, one each from Centennial Parkway and one from Bilpar Road. The landscaping plan depicts a 20 foot wide planter and 15 foot wide multi-use trail along Centennial Parkway, a 20 foot wide planter along Tenaya Way, a 15 foot wide planter along Bilpar Road and a 15 foot wide planter along the east property line. All planters incorporate 24-inch box trees and shrubs.

The elevations for the proposed building depict a stucco exterior, accented with canopies above the windows. The roof will incorporate sloped elements finished with concrete tile at the building entrance.

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ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.21 AC	Y
Min. Lot Width	100 Feet	150 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet	 20 Feet 15 Feet 15 Feet 85 Feet	Y
Max. Lot Coverage	50 %	11%	Y
Max. Building Height	2 Stories /35 Feet	1 Story/20 Feet	Y
Trash Enclosure	50 Feet from residential	58 Feet	Y

The proposal meets the minimum development standards.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

a) Proximity slope. Provide statement whether the proposal meets, exceeds, or needs variance from the requirement.
b) Building setback. Provide statement whether the proposal meets, exceeds, or needs variance from the requirement.

The proposed project is in compliance with residential adjacency requirements as the tallest building proposed by this application is 20 feet, which requires a setback of 60 feet according to the 3 to 1 residential adjacency proximity slope. The east property line is adjacent to residential property. From that property line the one-story building is setback 85 feet.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Retail	5,600 SF.	1/175 GFA	32	2	32	2

The proposal meets the parking requirement.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1Tree/6 Spaces	6 Trees	6 Trees
Buffer:			
• Min. Trees (north)	1Tree/20 Linear Feet	4 Trees	2 Trees
• Min. Trees (south)	1Tree/20 Linear Feet	3 Trees	3 Trees
• Min. Trees (east)	1Tree/20 Linear Feet	10 Trees	10 Trees
• Min. Trees (west)	1Tree/20 Linear Feet	10 Trees	8 Trees
• Min. Zone Width North (adj. to ROW)	15 Feet		15 Feet
• Min. Zone Width South (adj. to ROW)	15 Feet		15 Feet
• Min. Zone Width East (adj. residential)	8 Feet		15 Feet
• Min. Zone Width West	15 Feet		20 Feet
• (adj. ROW)			
Wall height	6 Feet		6 Feet

The application meets or exceeds all landscaping requirements.

B) General Analysis and Discussion

- Site Plan

Bilpar Road is currently a 60-foot wide residential street that provides access for five single-family dwellings and is less than a quarter-mile in length. Commercial traffic associated with the proposed retail development is not compatible with Bilpar Road and has included a condition requiring that any access to that street be prohibited.

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FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The proposed retail use will not be an appropriate use adjacent to the existing single family dwelling to the east.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   Approval would be contrary to established General Plan policies encouraging all commercial uses to be located in Town Center.

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

   The traffic associated with the proposed retail development will adversely impact Bilpar Road and staff has included a condition requiring that any access to that street be deleted.

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

   The proposed building elevations and landscaping will be appropriate for the surrounding neighborhood.

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 proposed depict appropriate site and building design, as they are comparable to similar developments.

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

AR

The proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 78 [Mailed with ZON-3033 & GPA-3032]

APPROVALS 0

PROTESTS 2

AR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3034 APN: 125-22-804-001

Name of Property Owner: MABUHAY COMMERCIAL INVEST. LLC

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 _____✓_____ 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: Boston Stanley, Manager

Print Name: Boston Stanley, Manager

Subscribed and sworn before me

This 14 day of August, 2003

_____

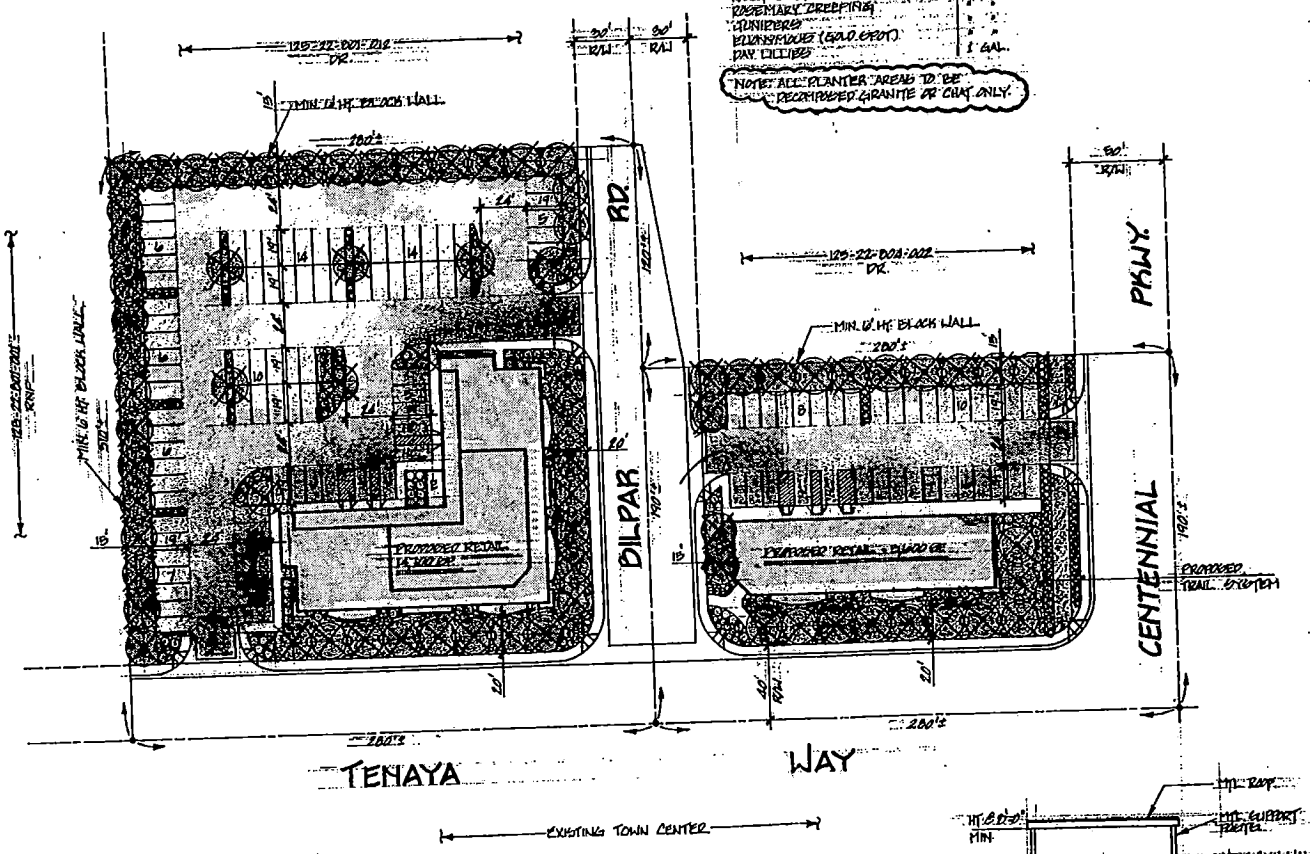
Notary Public in and for said County and State

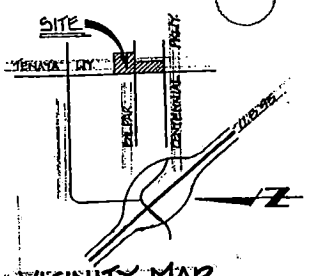
TERESA BRADLEY-ZELLER
Notary Public, State of Nevada
Appointment No. 00-64527-1, Clark County
My Appointment Expires Aug. 14, 2004

PLANT LIST

COMMON NAME	SIZE
TREES	
PLANT TALLEST FRONTAGE) OF BLDGS.	24" BOX
ALLEPO PINES	
MONDEL PINES	
SWEETBRIAR ACACIA	
SHRUBS	
INDIAN HAWTHORNE (PINK)	5 GAL.
DWARF MEX. ORANGE	
TEXAS RANGERS	
PYRACANTA 'GOLD' (RED)	
ROSEMARY CREEPING	
JUNIPERS	
LANTANA MONTE (GOLD, PURP.)	
DAY LILLIES	1 GAL.

NOTE: ALL PLANTER AREAS TO BE RECOMMENDED GRANITE OR CHAT ONLY.





VICINITY MAP

NTS.

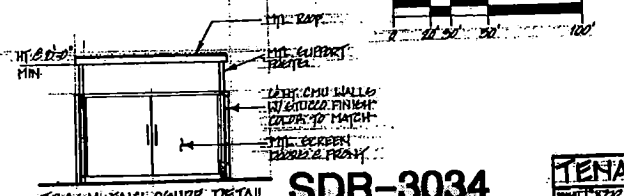
OWNERS

120-22-002-001
MABUHAY COMMERCIAL INVEST. LLC
P.O. BOX 1688
MOORLAND HILLS, CA. 91765

120-22-002-011
WELLMAN FAMILY
68410 TAHQUITZ WAY
PALM DESERT, CA. 92211

TABULATION

120-22-002-001	
GROSS ACREAGE	1.91
TOTAL FOR PKG. BLDG.	57,220 SF ÷ 1:175 = 32 SPACES
PARKING PROVIDED	32
PARKING REQUIRED	32
RESIDENTIAL ADJACENCY @ 3:1 BASED ON: 2ND STORY (20' SETBACK) = 20' HT. MAX. (20' PROVIDED)	
120-22-002-011	
GROSS ACREAGE	1.99
TOTAL FOR PKG. BLDG.	18,700 SF ÷ 1:175 = 84 SPACES
PARKING PROVIDED	85
PARKING REQUIRED	84
RESIDENTIAL ADJACENCY @ 3:1 BASED ON: SINGLE STORY (20' SETBACK) = 27' HT. MAX. (20' PROVIDED)	
TRUE STORY (120' SETBACK) = 47' HT. MAX. (50' PROVIDED)	



TRASH ENCLOSURE DETAIL

SDR-3034
10-23-03 PC
STAFF

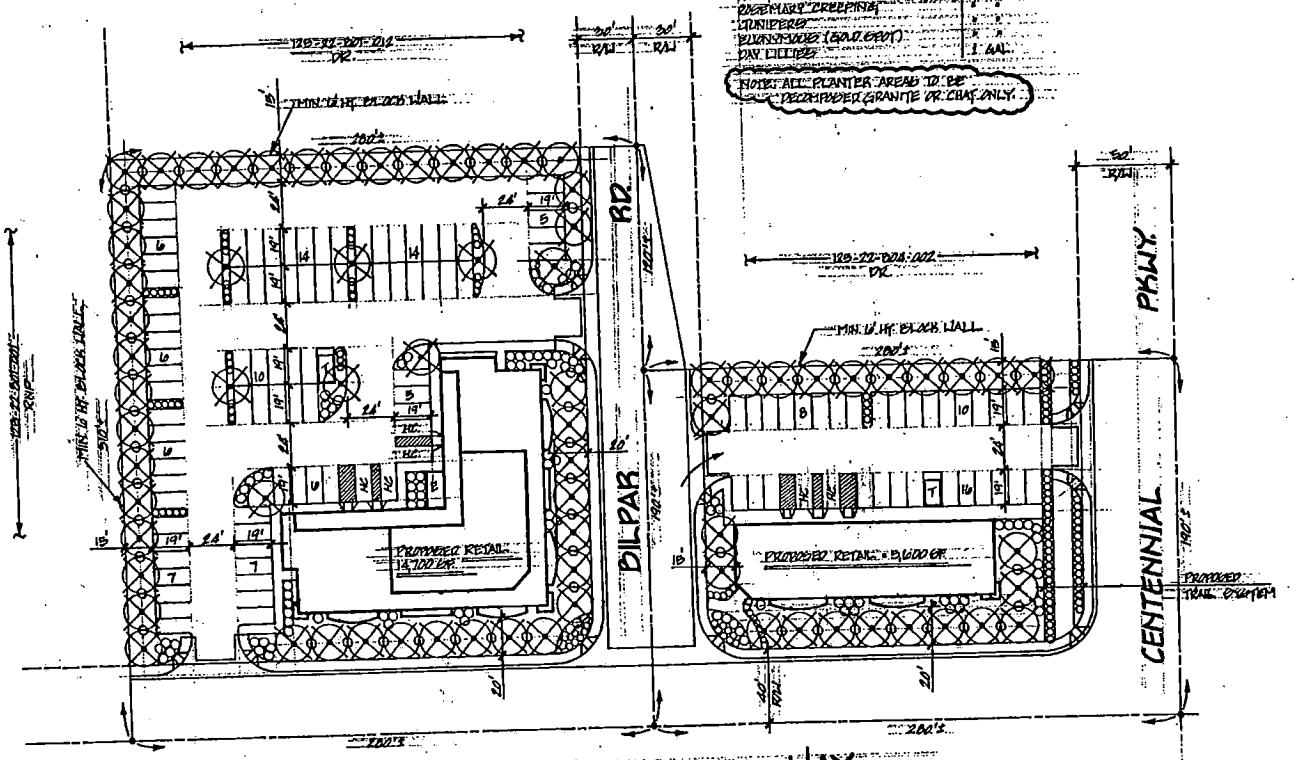
TENAYA / BILPAB

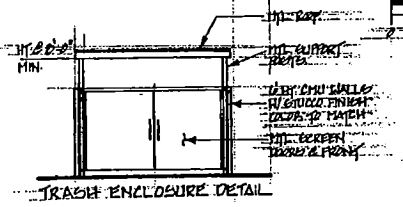
CONCEPT SITE PLAN

PLANT LIST

COMMON NAME	SIZE
TREES	
ALTERNATE TALLING PRIVACY OR CLOSE	24" BOX
ALLEE PINES	" "
MONDEL PINES	" "
ANDROMEDA ACACIA	" "
SHRUBS	
INDIAN HAWTHORNE (PINK)	5 GAL.
WHITE TUFTS ORANGE	" "
TEXAS BARBERRY	" "
MOUNTAIN MAHOGANY (RED)	" "
DWARF MARY SHRUBPINE	" "
JUNIPERS	" "
BLUE RUG JUNIPER (GROUNDCOVER)	1 GAL.
DAY LILLIES	" "

NOTE: ALL PLANTER AREAS TO BE DECOMPOSED GRANITE OR CBAS, ONLY.





VICINITY MAP

NTS.

OWNERS

129-22-004.001
MARUHAT COMMERCIAL INVEST. LLC
22 EXR 1491
LIVERMORE, CA. 94550

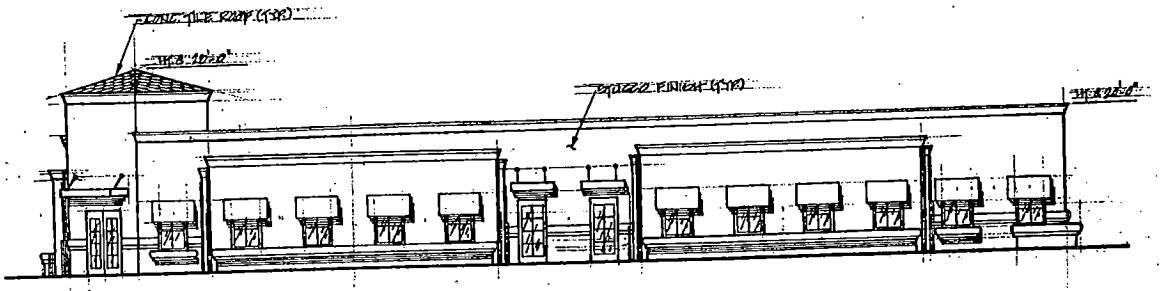
129-22-021-011
HELLMAN FAMILY
8810 10 VILLA WAY
PALM DESERT, CA. 92211

TABULATION

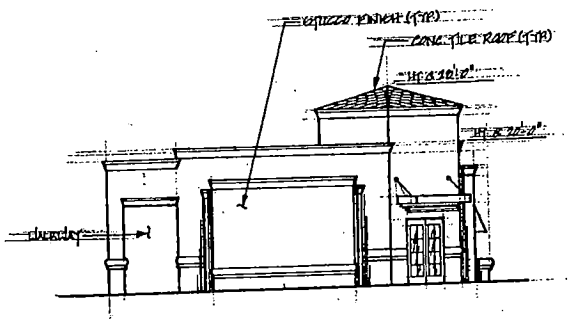
129-22-004.001	
GROSS ACREAGE	1.21
TOTAL GSF PER BLDG.	8,600 SF + 2,170 = 10,770 SF EXISTING
PARKING PROVIDED	52
PARKING REQUIRED	52
RESIDENTIAL ADJACENCY @ 21' BASED ON: 20' SETBACK + 18' HT. MAX. (20' PROVIDED)	
129-22-004.011	
GROSS ACREAGE	1.99
TOTAL GSF PER BLDG.	14,700 SF @ 1.75 = 84 ALLOWED
PARKING PROVIDED	84
PARKING REQUIRED	84
RESIDENTIAL ADJACENCY @ 21' BASED ON: SINGLE STORY (65' SETBACK) = 27' HT. MAX. (28' PROVIDED) TWO STORY (120' SETBACK) = 47' HT. MAX. (48' PROVIDED)	

STAFF
SDR-3034
10-23-03 PC

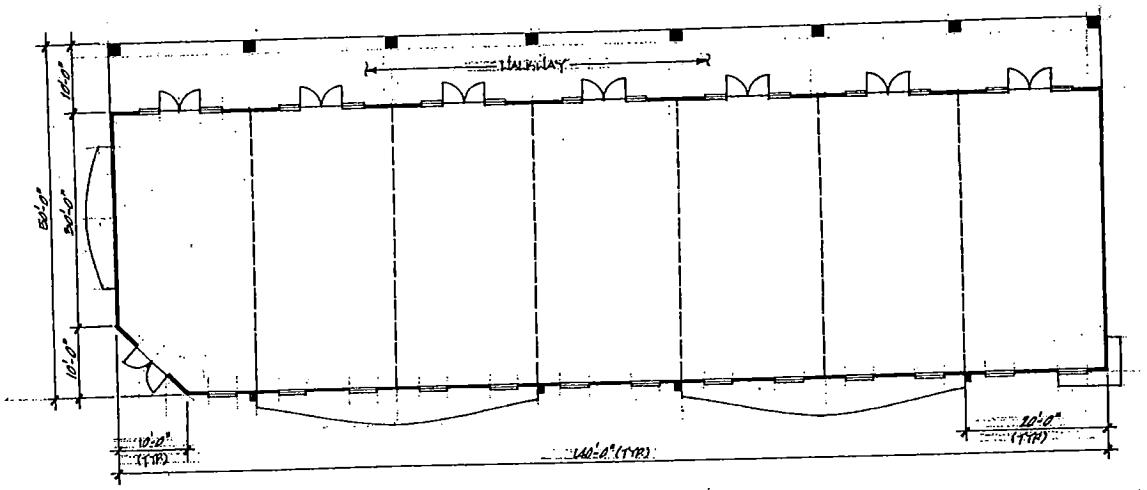
TENAYA / BILPAR
SCALE: 1" = 100'
DATE: 9/26/03
DRAWN BY: LLR
CONCEPT SITE PLAN



FRONT ELEVATION

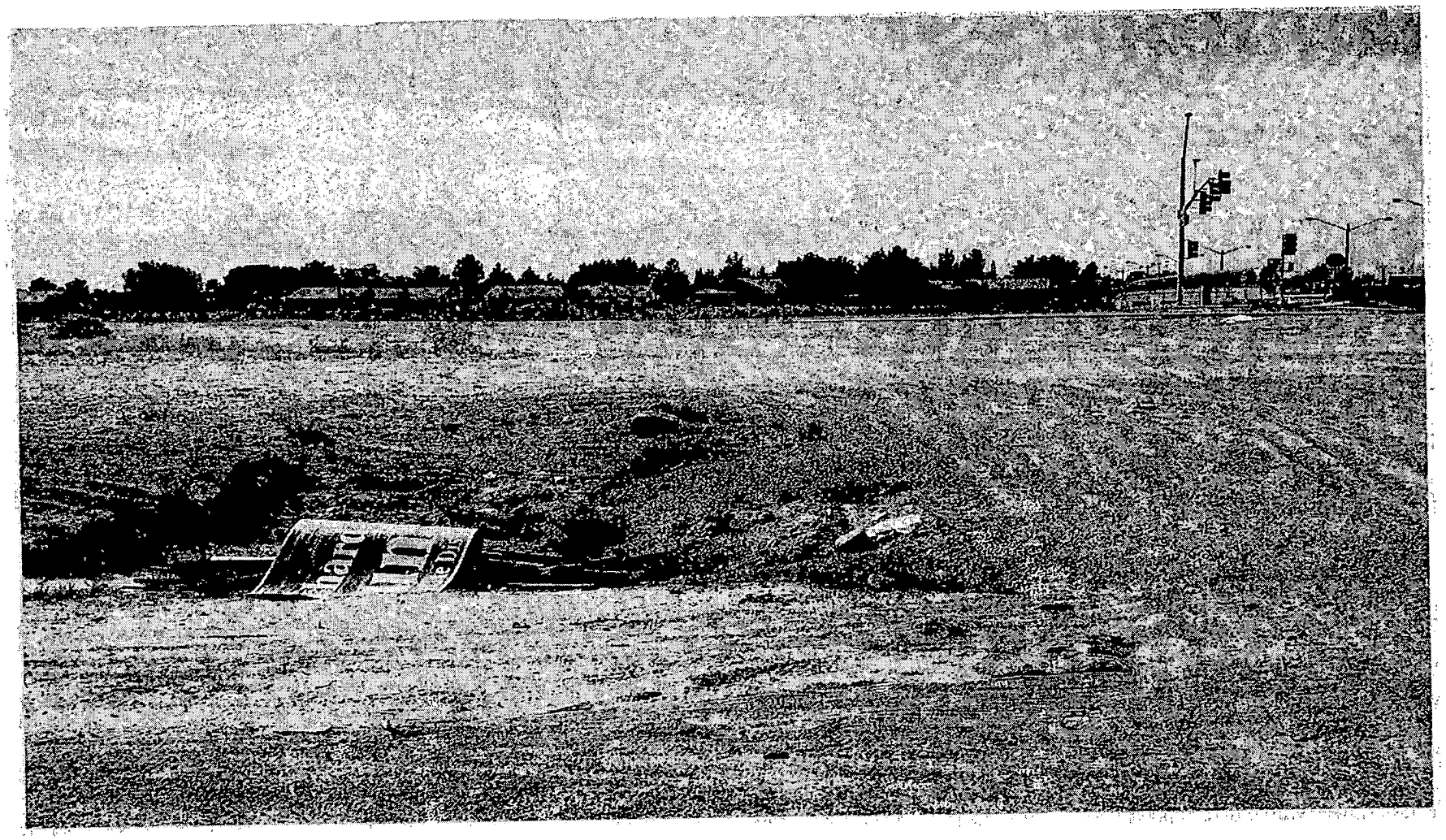


SIDE ELEVATION



SDR-3034
STAFF10-23-03 PC

FLOOR PLAN & ELEVATION



SDR-3034 - MABUAHY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND TENAYA WAY
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

SDR-3034 - MABUAHY COMMERCIAL INVESTMENT, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND TENAYA WAY
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

October 20, 2003

TO: Planning Commission

RE: Case GPA-3032, S[redacted]on-3033

Vote NO on this proposal. Retain the rural atmosphere of the surrounding Rural Neighborhood Preservation Overlay District

The proposal to create a commercial property east of Tenaya Way is inconsistent with this rural neighborhood. The proposed commercial use would increase traffic on the rural residential streets that connect to Tenaya..

I chose to live in this neighborhood because of its rural residential zoning. I urge you to preserve this unique rural environment.

Durward Jackson
7145 Rome Blvd.

Mailing address:
7065 W. Ann Rd #130-608

10

October 20, 2003

TO: Planning Commission

RE: Case GPA-3032
[redacted]
ZON-3033

Vote NO on this proposal. Retain our rural residential neighborhood.

Local government has done a wonderful job in the NorthWest area. We have clean, quite residential neighborhoods. We have convenient commercial centers. Contain commercial/business activities to those centers.

Our residential streets are safer when they are used by those most interested in the welfare of the neighborhood--the residents.

Maintain the quality of life in our rural residential neighborhoods.

Alice Jackson

Alice Jackson, 7145 Rome Blvd.

Mailing address:
7065 W. Ann Rd #130-608

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	6	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
McSWAIN – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested, by letter, that these items be held to the 11/20/2003 Planning Commission meeting. No specific reason was given for the request.

The applicant was not present.

No one appeared in opposition.

There was no further discussion.

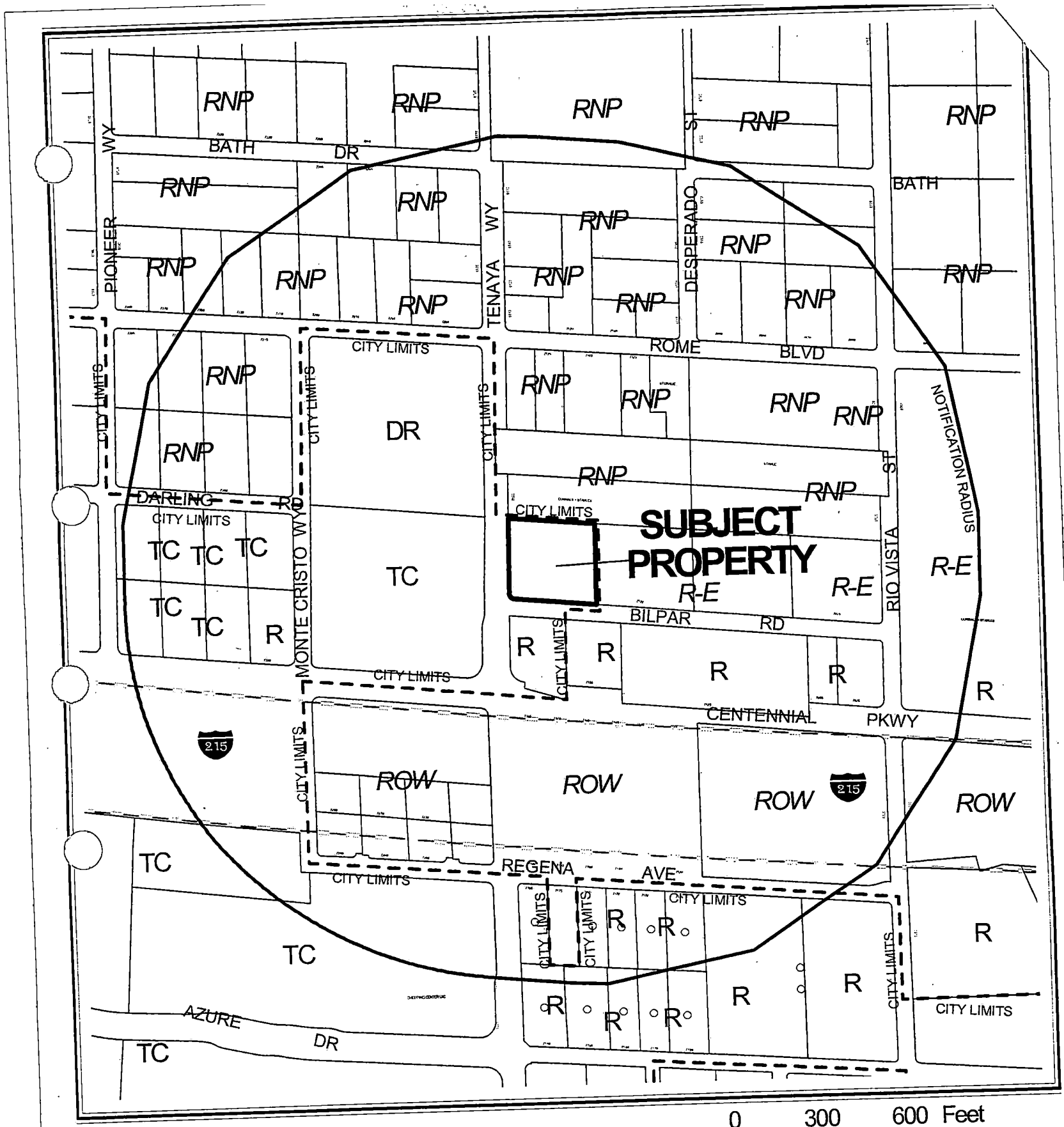
CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 31 – GPA-3036

MINUTES – Continued:

NOTE: All discussion for Item 31 [GPA-3036], Item 32 [ZON-3037], and Item 33 [SDR-3039] was held under Item 31 [GPA-3036].

(6:11 – 6:12)



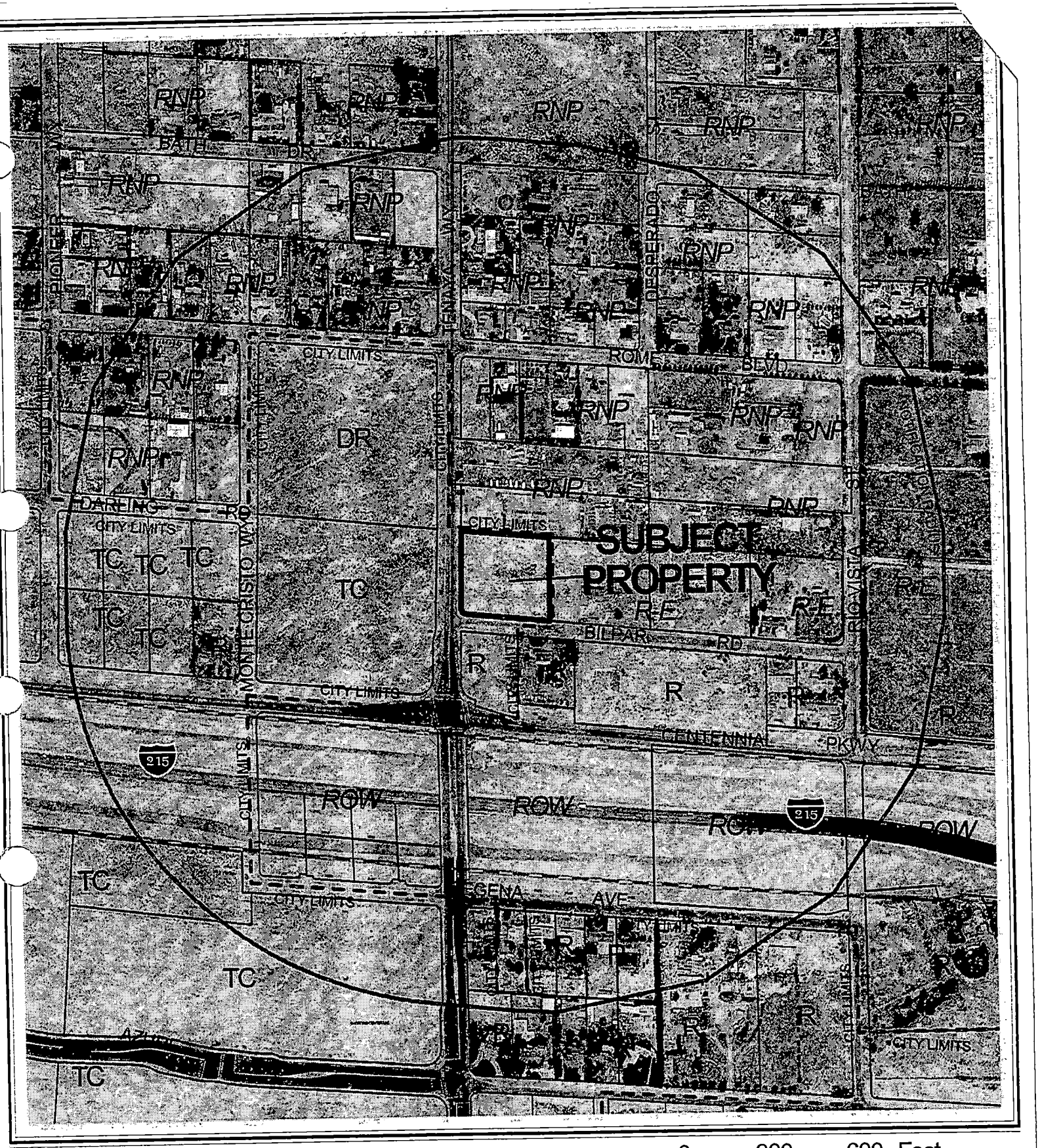
CASE: **GPA-3036**

RADIUS: 1320 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY

SC (SERVICE COMMERCIAL)



0 300 600 Feet

CASE: **GPA-3036**

RADIUS: 1320 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY

SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

AR

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the northeast corner of Tenaya Way and Bilpar Road. A related rezoning (ZON-3037) from U (Developed) to C-1 (Limited Commercial) and a related Site Development Plan Review (SDR-3039) for a for a 14,700 square foot two-story retail building will also be considered on this agenda.

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre.

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this map, the subject property was designated for R (Rural Density Residential) (2.5 to 3.59 dwelling units/gross acre).

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural Density Residential) land uses, with a maximum density of 3.59 dwelling units per acre.

DETAILS OF APPLICATION REQUEST

Site Area: 1.99 Acres

AR

EXISTING LAND USE

Subject Property	Vacant
North	Corrals/Stables
South	Vacant
East	Single Family Dwelling
West	Vacant

PLANNED LAND USE

Subject Property	R (Rural) Density Residential
North	DR (Desert Rural) Density Residential
South	R (Rural) Density Residential
East	DR (Desert Rural) Density Residential
West	SC (Service Commercial)

EXISTING ZONING

Subject Property	U (Undeveloped)
North	Clark County
South	U (Undeveloped)
East	Clark County
West	U (Undeveloped) under resolution of intent to TC (Towncenter)

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

R (Rural Density Residential) (2.5 to 3.59 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

AR

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

INTERAGENCY ISSUES

RURAL PRESERVATION NEIGHBORHOOD BUFFER

The entire site is within an area identified as a buffer for a Rural Preservation Neighborhood. Chapter 278 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown to support otherwise.

ANALYSIS

The Centennial Hills Sector Plan of the City of Las Vegas General Plan recommends that commercial development be concentrated in the area designated for Town Center in order to preserve the rural character of the remainder of the northwest portion of the City. The subject property is not located in Town Center but rather in an area that includes rural-style residential uses.

Given the amount of property within Town Center already designated for commercial uses and the fact that much of that land is still at this time unimproved, staff finds it would be premature to designate property outside of Town Center from residential to commercial and is unable to support this request.

FINDINGS

Title 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

AR

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1": The density and intensity of the proposed General Plan Amendment is not compatible with the existing adjacent residential land uses and is in conflict with the policy of concentrating commercial uses in Town Center.

In regard to "2": The zoning designations allowed by the proposed amendment will not be compatible with the adjacent single-family residential zoning districts.

In regard to "3": The parcels are near existing or approved development. The necessary transportation, recreation, utility, and other facilities needed to accommodate the uses and densities permitted by the proposed General Plan Amendment are in place or will be in the near future.

In regard to "4": There are no other adopted plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/24/03 Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on September 24TH a neighborhood meeting sponsored by the applicant was held. Staff did not receive prior notification of the meeting and did not attend.

NOTICES MAILED: 75 [Mailed with ZON-3037 & SDR-3039]

APPROVALS: 0

PROTESTS: 6

AR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3036 APN: 125-22-801-011

Name of Property Owner: WELLMAN PHILIP / DORIS LIVING TRUST

Name of Applicant: JOHN MALT

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

_____Yes ____✓____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

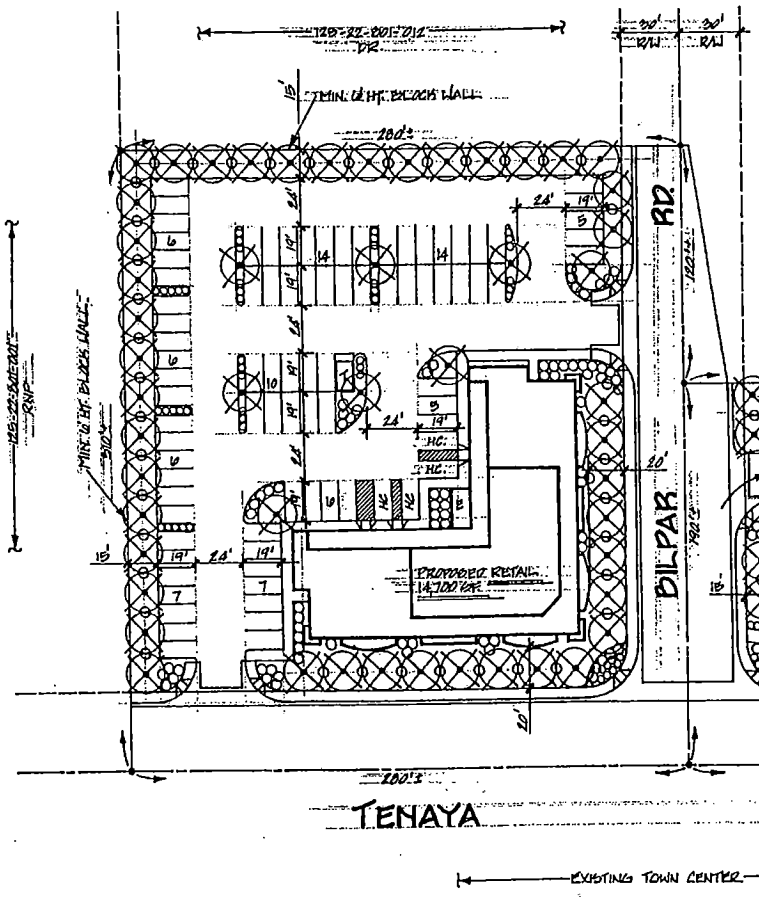
Print Name: JOHN MALT

Subscribed and sworn before me

This 10th day of Sept, 2003

Barbara A Taylor
Notary Public in and for said County and State

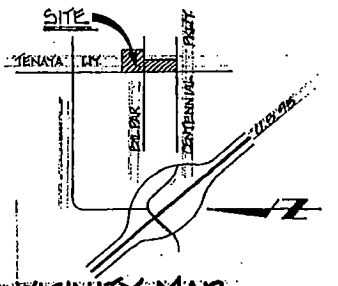
BARBARA A. TAYLOR
Notary Public State of Nevada
No. 02-77843-1
My appt. exp. July 1, 2006



PLANT LIST

COMMON NAME	SIZE
TREES:	
PLUM (ALONG FRONTAGE) OF BLDGS.	24" BOX
ALEPPO PINES	" "
MONDEL PINES	" "
SHOESTRING ACACIA	" "
SHRUBS:	
INDIAN HAWTHORNE (PINK)	5 GAL.
DWARF FLOR. ORANGE	" "
TEXAS RANGERS	" "
MOUNTAIN LIONS (RED)	" "
ROSEMARY, CREEPING	" "
JUNIPERS	" "
BUSH MOUNT (GOLD SPOT)	" "
DAY LILLIES	1 GAL.

NOTE: ALL PLANTER AREAS TO BE DECOMPOSED GRANITE OR CHAT ONLY.



VICINITY MAP

NTS.

OWNERS

125-22-004-001
MABUHAY COMMERCIAL INVEST. LLC
P.O. BOX 1551
WOODLAND HILLS, CA. 91365

125-22-001-011
WELLMAN FAMILY
2816 TD. DAHLIA WAY
PALM DESERT, CA. 92211

TABULATION

125-22-004-001

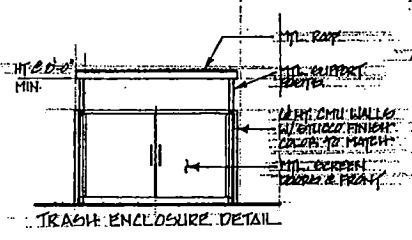
GROSS ACREAGE	1.21
TOTAL GR. FLR. BLDG.	8,000 SF @ 1:75 = 32 SPACES
PARKING PROVIDED	34
PARKING REQUIRED	32

RESIDENTIAL ADJACENCY & 611' BASED ON 0' SETBACK & 28' HT. MAX. (28' PROVIDED)

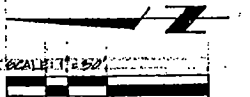
125-22-001-013

GROSS ACREAGE	1.99
TOTAL GR. FLR. BLDG.	14,700 SF @ 1:75 = 84 SPACES
PARKING PROVIDED	85
PARKING REQUIRED	84

RESIDENTIAL ADJACENCY @ 311' BASED ON
SINGLE STORY (89' SETBACK) = 27' HT. MAX. (28' PROVIDED)
TWO STORY (142' SETBACK) = 41' HT. MAX. (50' PROVIDED)



TRASH ENCLOSURE DETAIL



STAFF

GPA-3036

10-23-03 PC

TENAYA / BILPAR

CONCEPT SITE PLAN

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

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

0 50 100 200 400 600 800

MAP LEGEND

AVERAGE DA VALUE 45

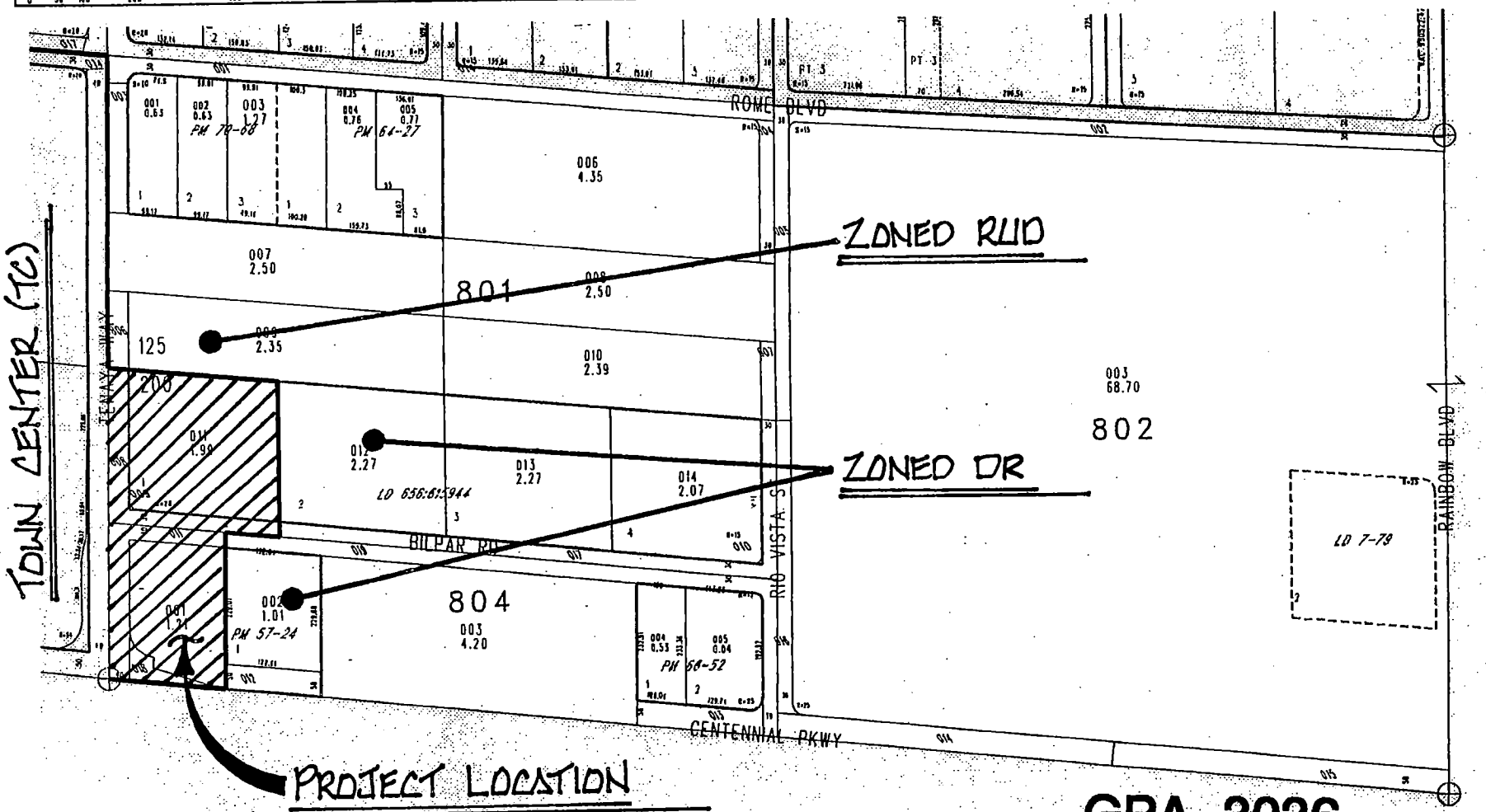
ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

PARCEL BOUNDARY	001 1.00	PARCEL NUMBER ACREAGE
SUBD BOUNDARY	202	PARCEL SUB/SEQ NUMBER
ROAD EASEMENT	PM 23-45	PLAT RECORDING NUMBER
PM/LD BOUNDARY	5	BLOCK NUMBER
NON-PARCEL LOT LINE	6	LOT NUMBER
MATCH LINE / LEADER LINE	GL5	GOV. LOT NUMBER
001 ROAD ID NUMBER		

BOOK T19S R60E | SEC 22 | MAP S 2 SE 4 | 125-22-8

T19S	R59E	R60E	R61E
	99	100	101
T20S	126	125	124
	137	138	139

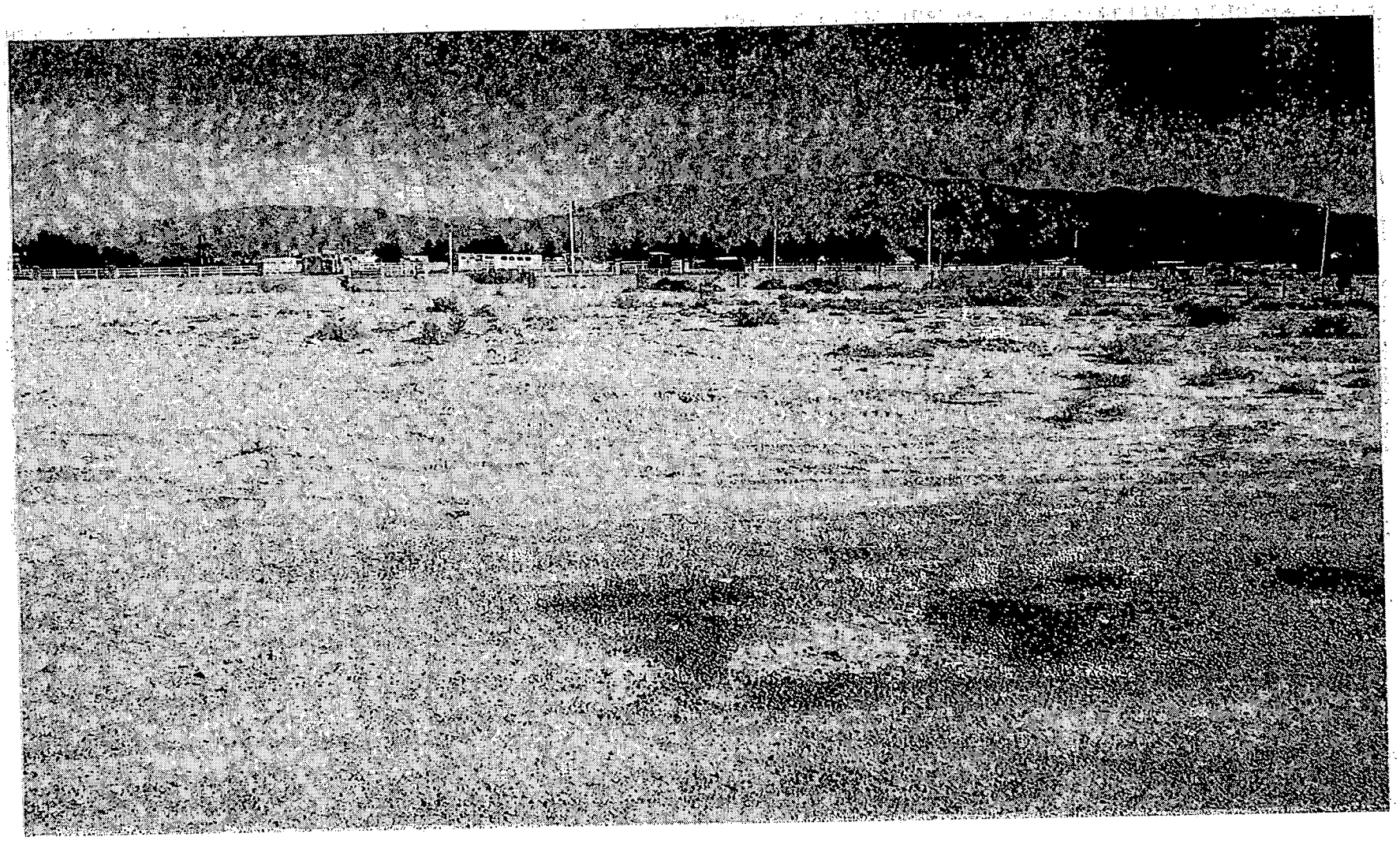
Scale:1"=200' Rev:12/26/01



STAFF GPA-3036
10-23-03 PC

TAX DIST 125,200

ZONING MAP EXHIBIT



GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST
NORTHEAST CORNER OF TENAYA WAY AND BILPAR ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

GPA-3036 - PHILLIP & DORIS WELLMAN LIVING TRUST
NORTHEAST CORNER OF TENAYA WAY AND BILPAR ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

20 October 2003

To: City of Las Vegas Planning Commission
Planning and Development Office

Fax: 702 385 7268

From: Marilyn Hite, TRUSTEE MHH Revocable TRUST

RE: **GPA 3032**
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
SOUTHEAST CORNER OF TENAYA AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Mabuahy Commercial Investment, LLC
The contact person is Bill Roberts at 702 896 5194.

GPA 3036
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6PM 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Phillip/Davis Wellman Family Trust.
The contact person is John Malt at 702 683 9777.

GPA 3037
Zoning change from **UNDEVELOPED** to **C1 LIMITED COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Phillip/Davis Wellman Family Trust.
The contact person is John Malt at 702 683 9777.

PLEASE HELP US TO PRESERVE THE GILCREASE RANCH AREA RURAL LIFESTYLE. PLEASE PRINT YOUR NAME AND FAX TO 702 385 7268 NO LATER THAN 2PM ON 10.23.03. THANK YOU.

☑ MY FAMILY AND I **OPPOSE** THE ABOVE ZONING CHANGES.

PLEASE HELP US TO PRESERVE THE RURAL LIFESTYLE OF THE GILCREASE RANCH AREA. THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER.

P

RECEIVED
03 OCT 16 PM 4:24
PLANNING AND
DEVELOPMENT

October 13, 2003

To: City of Las Vegas Planning Commission

Re: GPA-3036
SDR-3039
ZON-3037

My name is Lawrence Kidd and I reside at 7175 Rome Blvd. I will be unable to attend the planning commission meeting scheduled for 10/23 to discuss the above amendments. However, I would like it to be known that I am totally opposed to any amendment to the current zoning of Rural Density Residential. Where they are proposing to build a commercial two story building is right in the middle of a residential area, not to mention right next to a large horse area. This type of building is totally out of line with the neighboring area. If commercial is allowed here, it will only be a matter of time before it continues on up the road. Please do the right thing for the existing homeowners in this area and vote to deny the zoning change.

Sincerely,

Lawrence Kidd

Case: GPA-3036
12522801002
KIDD LAWRENCE G & KATHLEEN J
7175 ROME BLVD
LAS VEGAS NV 89131-3423

P

20 October 2003

To: City of Las Vegas Planning Commission
Planning and Development Office

Fax: 702 385 7268

From:

RE: **GPA 3032**
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
SOUTHEAST CORNER OF TENAYA AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Mabuahy Commercial Investment, LLC
The contact person is Bill Roberts at 702 896 5194.

[redacted]
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6PM 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Phillip/Davis Wellman Family Trust.
The contact person is John Malt at 702 683 9777.

GPA 3037
Zoning change from **UNDEVELOPED** to **C1 LIMITED COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Phillip/Davis Wellman Family Trust.
The contact person is John Malt at 702 683 9777.

PLEASE HELP US TO PRESERVE THE GILCREASE RANCH AREA RURAL LIFESTYLE. PLEASE PRINT YOUR NAME AND FAX TO 702 385 7268 NO LATER THAN 2PM ON 10.23.03. THANK YOU.

☑ MY FAMILY AND I **OPPOSE** THE ABOVE ZONING CHANGES.

PLEASE HELP US TO PRESERVE THE RURAL LIFESTYLE OF THE GILCREASE RANCH AREA. THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER.

Richard Stefanec
6225 Fishu Ave
Las Vegas, NV 89130

P

20 October 2003

To: City of Las Vegas Planning Commission
Planning and Development Office

Fax: 702 385 7268

From:

RE: **GPA 3032**
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
SOUTHEAST CORNER OF TENAYA AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Mabuahy Commercial Investment, LLC
The contact person is Bill Roberts at 702 896 5194.

[redacted]
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6PM 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Phillip/Davis Wellman Family Trust.
The contact person is John Malt at 702 683 9777.

GPA 3037
Zoning change from **UNDEVELOPED** to **C1 LIMITED COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Phillip/Davis Wellman Family Trust.
The contact person is John Malt at 702 683 9777.

PLEASE HELP US TO PRESERVE THE GILCREASE RANCH AREA RURAL LIFESTYLE. PLEASE PRINT YOUR NAME AND FAX TO 702 385 7268 NO LATER THAN 2PM ON 10.23.03. THANK YOU.

☒ MY FAMILY AND I **OPPOSE** THE ABOVE ZONING CHANGES. DAN BRADLEY 6125 ELKHORN 120 89131

PLEASE HELP US TO PRESERVE THE RURAL LIFESTYLE OF THE GILCREASE RANCH AREA. THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER.

P

10/20/2003 18:55 7025569647 VALLEY HORSE NEWS PAGE 01

October 20, 2003

TO: Planning Commission

RE: [redacted], SDR-3039, Zon-3037

Vote NO on this proposal. A two story commercial/retail structure is completely out of place in this neighborhood.

Do the California developers/speculators that are proposing this even know what kind of a neighborhood we have? Do they care? Maintain the quality of life of the residents.

Do not let out of state developers interested only in $$$ destroy our residential neighborhood.

I chose to live in this neighborhood because of its rural residential zoning, I urge to preserve this unique rural environment. Retain the rural atmosphere of the surrounding Rural Neighborhood Preservation Overlay District.

Durward Jackson
7145 Rome Blvd

Mailing address:
7065 W. Ann Rd #130-608

8

October 20, 2003

TO: Planning Commission

RE: Case ~~GPA-3036~~
SDR-3039
ZON-3037

Vote NO on this proposal. Retain our rural residential neighborhood.

A two-story, 14,700 sq. foot. retail building is completely out of character for the neighborhood.

According to the Lone Mountain Centennial Hills land use plan, adopted January 2003, both the City and the County "affirmed a long range planning commitment to these neighborhoods". That plan included buffering techniques and transitional land uses when two different land uses are…adjacent to each other…to make different uses more compatible.

What buffer is proposed for this retail building as required by that plan?

I chose to live in this neighborhood because of its rural residential zoning. I urge you to preserve this unique rural environment. Let them build their retail building in their residential neighborhood in Woodland Hills CA.

Alice Jackson

Alice Jackson, 7145 Rome Blvd.

Mailing address:
7065 W. Ann Rd #130-608

9

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), Ward 6 (Mack).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	6	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
McSWAIN – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

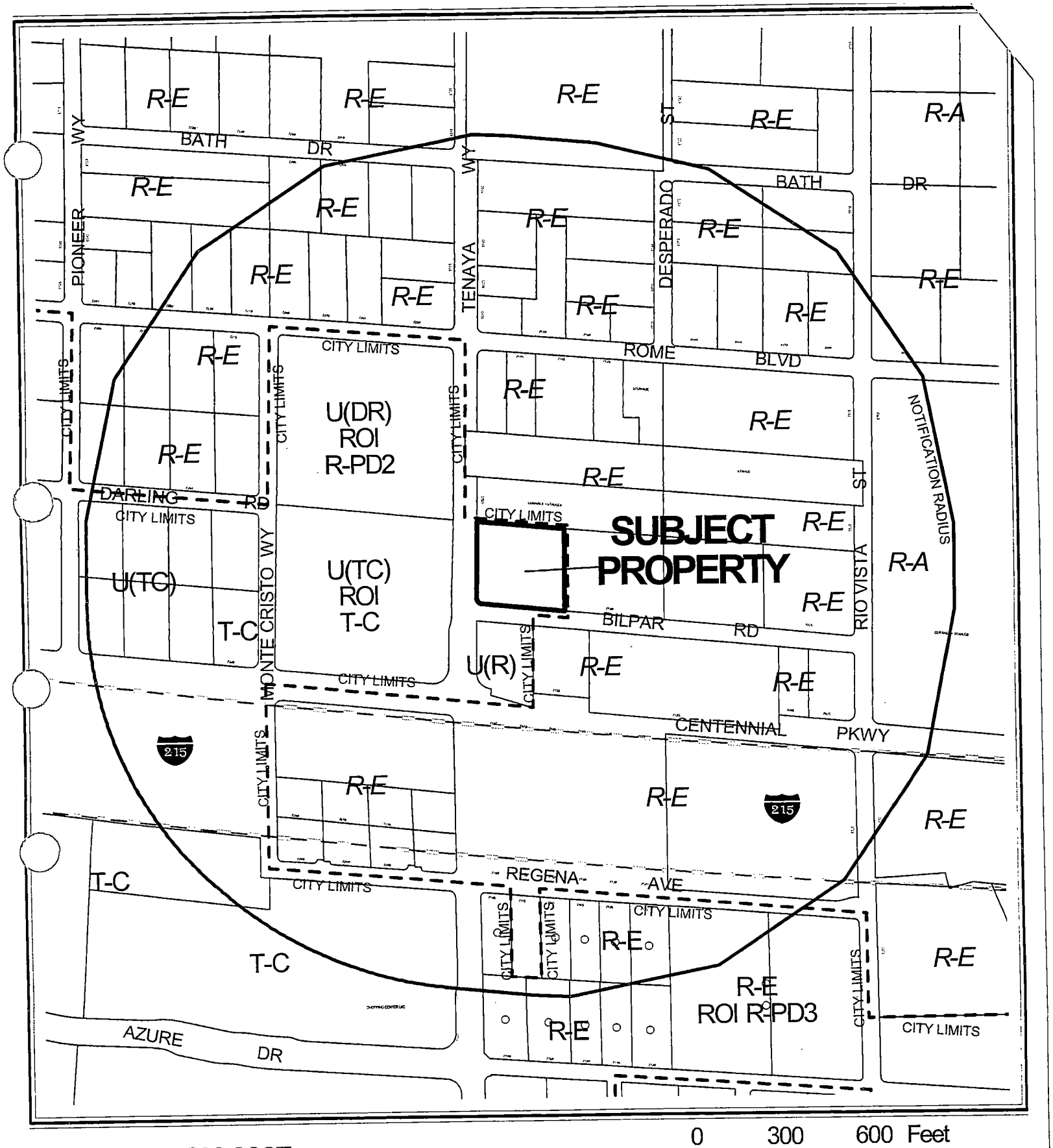
No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [GPA-3036], Item 32 [ZON-3037], and Item 33 [SDR-3039] was held under Item 31 [GPA-3036].

(6:11 – 6:12)



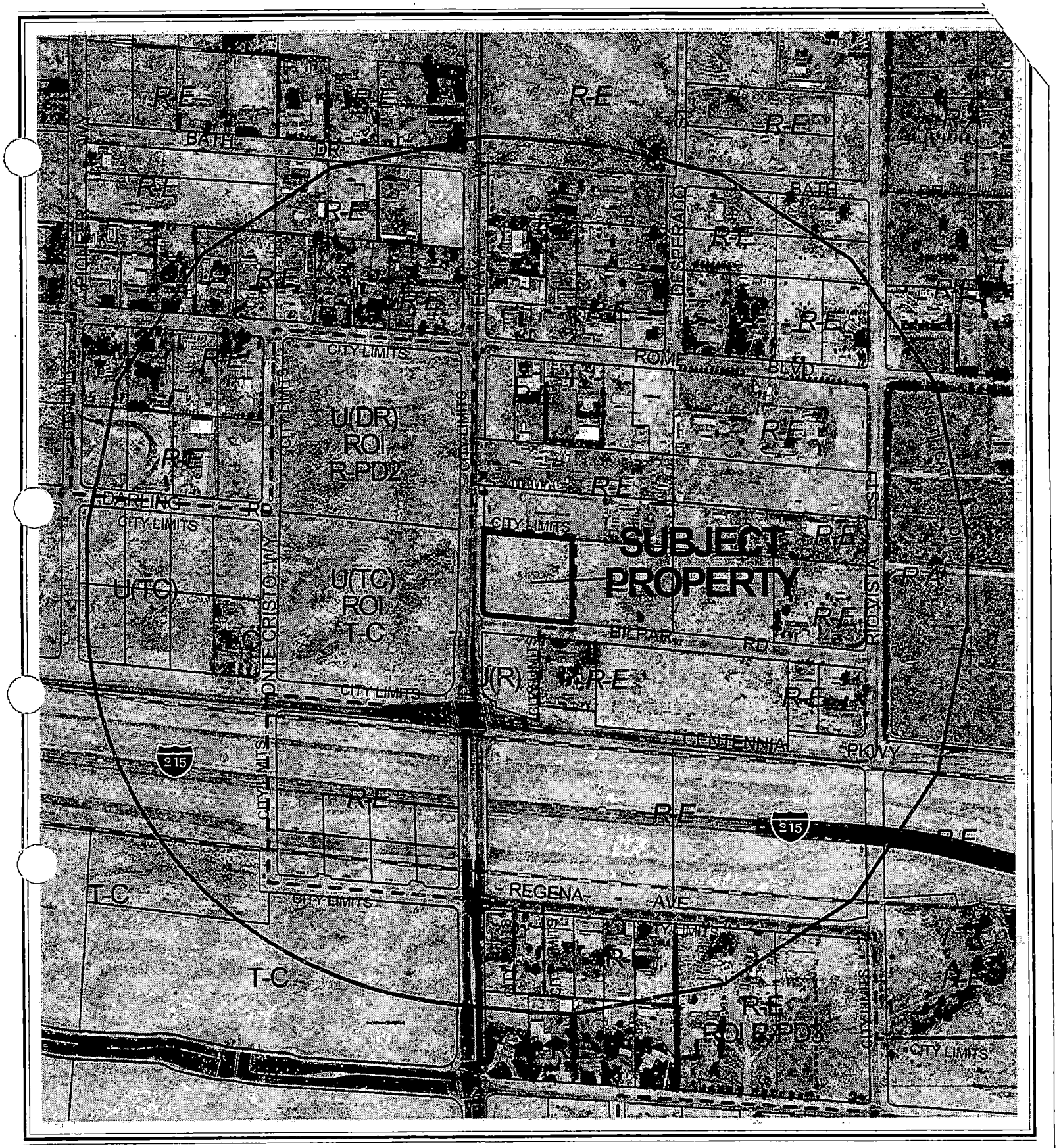
CASE: **ZON-3037**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) R (RURAL) GENERAL PLAN DESIGNATION

PROPPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



0 300 600 Feet

CASE: **ZON-3037**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) R (RURAL) GENERAL PLAN DESIGNATION

PROPPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review (SDR-3039) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. The developer of this site shall be responsible to construct half-street improvements, including appropriate overpaving, on Tenaya Way adjacent to this site. Alternatively, this site may participate in the Tenaya Way- Beltway to Elkhorn public improvement project. In addition, the developer of this site shall construct half-street improvements including appropriate overpaving (if legally able) on Bilpar Road adjacent to this site.

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

AR

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

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AR

** STAFF REPORT **

APPLICATION REQUEST

This request is for a Rezoning from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] on a 1.99 -acre site adjacent to the northeast corner of Tenaya Way and Bilpar Road. A related General Plan Amendment (GPA-3036) and Site Development Plan Review (SDR-3037) will also be considered on this agenda.

APPLICANT'S JUSTIFICATION

The applicant indicates this request is justified due to the parcel's location adjacent to Town Center and the future I-215 Beltway.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous zoning actions for this site.

B) Pre-Application Meeting

08/22/03 Overall design issues were discussed.

DETAILS OF APPLICATION REQUEST

Site Area: 1.99 Acres

EXISTING LAND USE

Subject Property	Vacant
North	Corrals/Stables
South	Vacant
East	Single Family Dwelling
West	Vacant

AR

PLANNED LAND USE

Subject Property	R (Rural) Density Residential
North	DR (Desert Rural) Density Residential
South	R (Rural) Density Residential
East	DR (Desert Rural) Density Residential
West	SC (Service Commercial)

EXISTING ZONING

Subject Property	U (Undeveloped)
North	Clark County
South	U (Undeveloped)
East	Clark County
West	U (Undeveloped) under resolution of intent to TC (Towncenter)

E) General Plan Compliance

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

The subject site is currently designated R (Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan of the Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is not consistent with this current designation. The applicant has requested an amendment to the Centennial Hills Interlocal Land Use Plan to SC (Service Commercial) on the parcel, so that the requested C-1 (Limited Commercial) zoning will be consistent with the General Plan designation.

The Centennial Hills Sector Plan of the City of Las Vegas General Plan stipulates that commercial development be concentrated in the area designated for Town Center in order to preserve the rural character of the remainder of the northwest area of the City. The subject property is not located in Town Center but rather in an area that includes rural-style residential uses. Therefore, staff finds the requested Rezoning is inappropriate for the site.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

   The subject site is currently designated R (Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan of the Las Vegas General Plan. The requested C-1 (Limited Commercial) zoning is not consistent with this current designation. The applicant has requested an amendment to the Centennial Hills Sector Plan to SC (Service Commercial) on the site, and while the requested C-1 (Limited Commercial) zoning is consistent with the requested General Plan designation, staff has determined the requested General Plan Amendment to be inappropriate.

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

   The type of uses allowable under the requested C-1 (Limited Commercial) zoning will be commercial in nature, and will not be compatible with the residential uses in the area. Established policy is to locate all commercial uses in the Northwest area of the City in Town Center.

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

   There is substantial undeveloped commercial land area in the vicinity of the U.S. 95/I-215 intersection, west of the subject site. Therefore, the requested rezoning will not meet any identified existing need for commercially zoned property.

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

   Tenaya Way is planned as a Secondary (80-foot) Collector with adequate capacity for traffic generated by commercial uses on the subject site.

NOTICES MAILED 75 [Mailed with GPA-3036 & SDR-3039]

APPROVALS 0

PROTESTS 6

AR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3037 APN: 125-22-801-011

Name of Property Owner: WELLMAN PHILIP / DORIS LIVING TRUST

Name of Applicant: JOHN MALT

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

_____ Yes _____✓_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOHN MALT

Subscribed and sworn before me

This 10th day of Sept, 2003

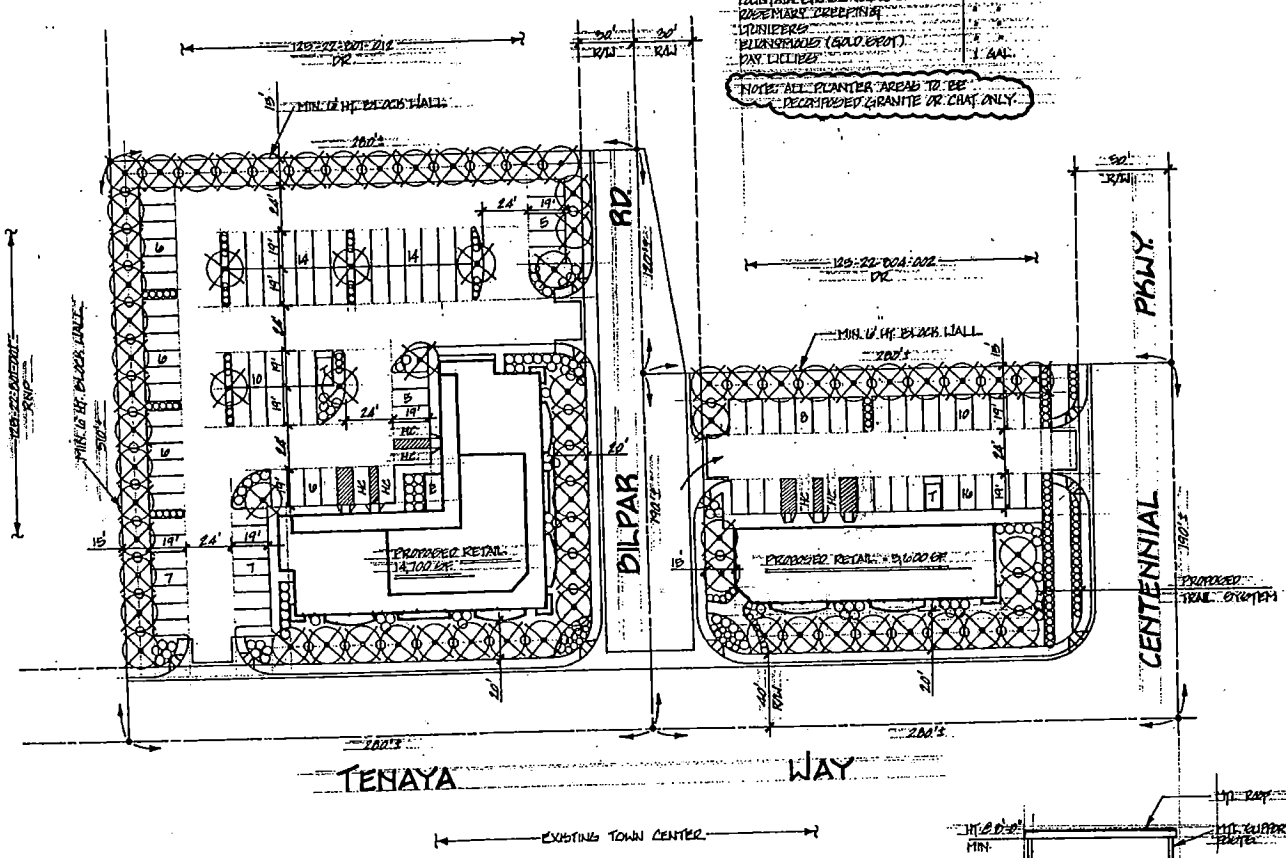
Barbara A Taylor
Notary Public in and for said County and State

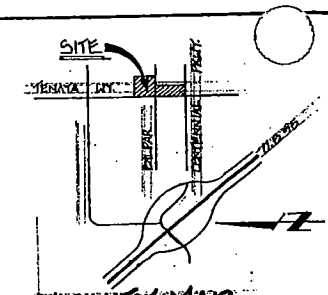
BARBARA A. TAYLOR
Notary Public State of Nevada
No. 02-77843-1
My appt. exp. July 1, 2006

PLANT LIST

COMMON NAME	SIZE
TREES	
FLIGHT CALIFORNIA PRIVACY OR BLOSSOM	24" BOX
ALEPPO PINES	*
MEXICAN FAN PALMS	*
SWEETBRIAR ACACIA	*
SHRUBS	
INDIAN HAWTHORNE (PINK)	5 GAL.
DWARF FLOR. ORANGE	*
TEXAS RANGERS	*
FOUNTAIN GRASS (RED)	*
ROSEMARY CREEPING	*
JUNIPERS	*
BOUGAINVILLEA (GOLD EAST)	*
DAY LILIES	1 GAL.

NOTE: ALL PLANTER AREAS TO BE DECOMPOSED GRANITE OR CHAT ONLY.





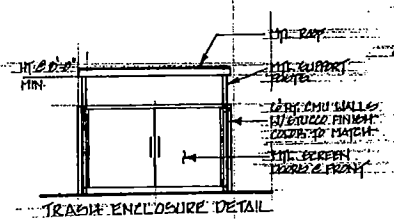
OWNERS

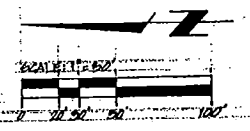
129-22-002-001
MAP/IRAT COMMERCIAL INVEST. LLC
P.O. BOX 10951
WOODLAND HILLS, CA. 91365

129-22-001-011
WELLMAN FAMILY
38410 DAHLIA WAY
PALM DESERT, CA. 92211

TABULATION

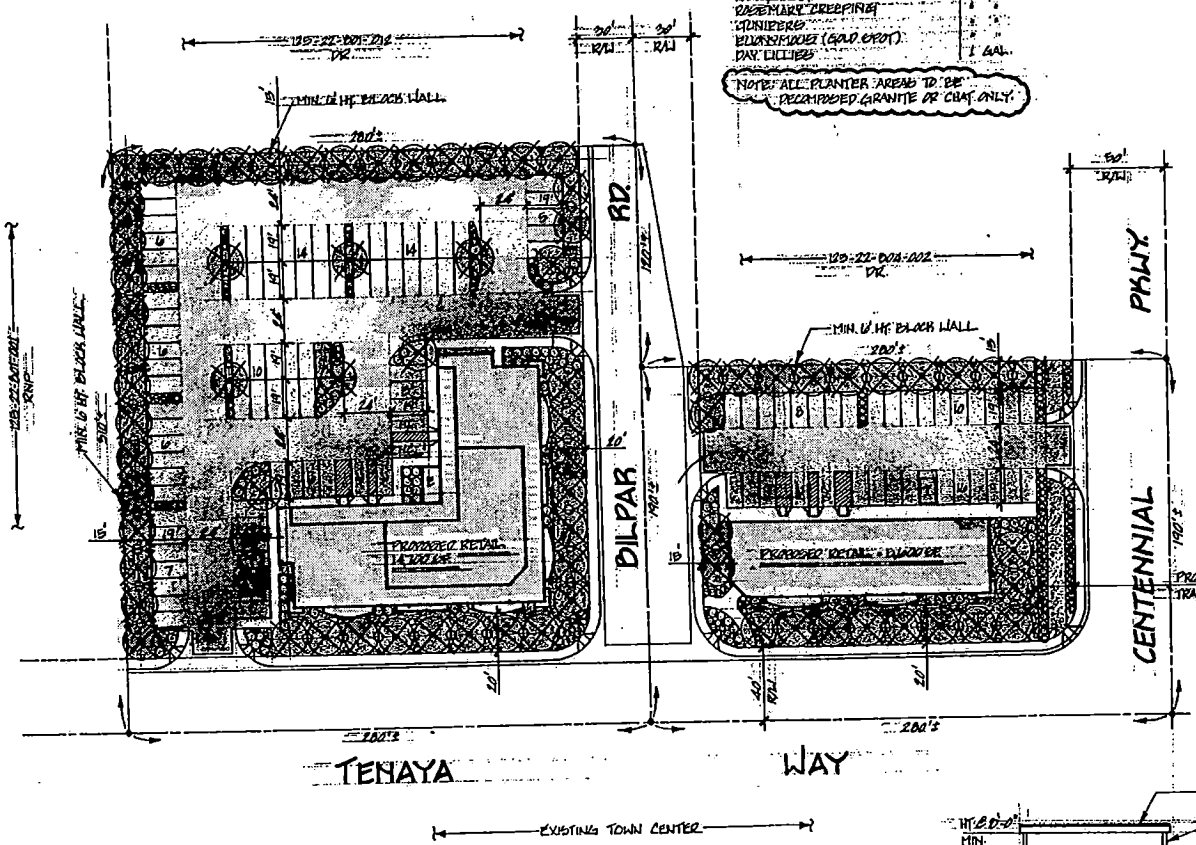
129-22-002-001	
GROSS ACREAGE	1.91
TOTAL GR. FLR. BLDG.	31,000 SF @ 1/75 = 82 SPACES
PARKING PROVIDED	92
PARKING REQUIRED	82
RESIDENTIAL: ADJACENCY B, B-1	BASED ON: SETBACKS = 20' HT. MAX. (20' PROVIDED)
129-22-001-011	
GROSS ACREAGE	1.99
TOTAL GR. FLR. BLDG.	18,700 SF @ 1/75 = 84 SPACES
PARKING PROVIDED	85
PARKING REQUIRED	84
RESIDENTIAL: ADJACENCY B, B-1	BASED ON: SINGLE STORY (25' SETBACK) = 27' HT. MAX. (22' PROVIDED)
TWO STORY (120' SETBACK) = 41' HT. MAX.	(34' PROVIDED)





STAFF
ZON-3037
10-23-03 PC

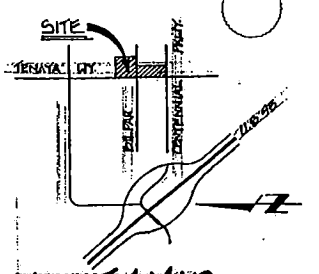
TENAYA / BILPAR
CONCEPT SITE PLAN



PLANT LIST

COMMON NAME	SIZE
TREES	
PLANT (ALONG FRONTAGE) AT BUILDER	24" BOX
ALLEPO PINES	
MONDEL PINES	
WEEPING ACACIA	
SHRUBS	
INDIAN HAWTHORNE (PINK)	5 GAL.
DWARF MACK ORANGE	
TEXAS RANGERS	
FOUNTAIN GRASS (RED)	
BASEMART CREEPING	
JUNIPERS	
FLOWERING (GOLD EFOT)	
DAY LILLIES	1 GAL.

NOTE: ALL PLANTER AREAS TO BE DECOMPOSED GRANITE OR CHAT ONLY.



VICINITY MAP

N.T.S.

OWNERS

129-22-004-001
MABUHAY COMMERCIAL INVEST. LLC
P.O. BOX 1661
WOODLAND HILLS, CA. 91365

129-22-004-011
WELLMAN FAMILY
8816 TO DAHLIA WAY
PALM DESERT, CA. 92211

TABULATION

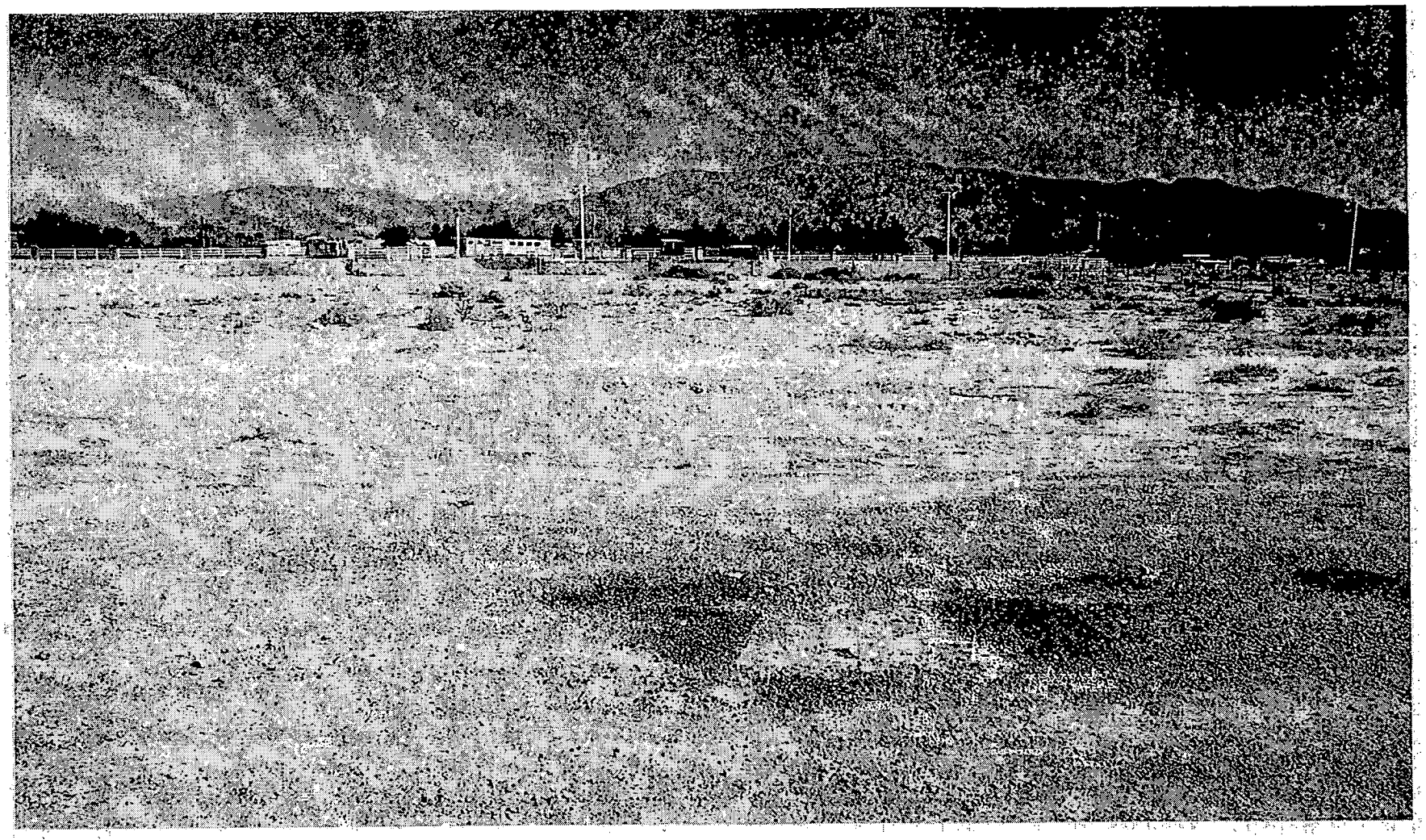
129-22-004-001
GARAGE AREA/ME — 1:21
TOTAL GR. FLR. BLDG. — 15,000 GF @ 1/TD = 52 SPACES
PARKING PROVIDED — 93
PARKING REQUIRED — 52
RESIDENTIAL ADJACENCY @ 3:1 BASED ON 52 SPACES = 20' HT. MAX. (20' PROVIDED)

129-22-004-011
GARAGE AREA/ME — 1:99
TOTAL GR. FLR. BLDG. — 14,700 GF @ 1/75 = 84 SPACES
PARKING PROVIDED — 85
PARKING REQUIRED — 84
RESIDENTIAL ADJACENCY @ 3:1 BASED ON
SINGLE STORY (52' SETBACK) = 27' HT. MAX. (20' PROVIDED)
TWO STORY (120' SETBACK) = 47' HT. MAX. (30' PROVIDED)

SCALE: 1" = 50'
0 20' 50' 80' 100'

STAFF
ZON-3037
10-23-03 PC

TENAYA / BILPAR
SCALE: 1" = 50'
DATE: 9/10/03
DRAWN BY: LLR
CONCEPT SITE PLAN



ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST
NORTHEAST CORNER OF TENAYA WAY AND BILPAR ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

ZON-3037 - PHILLIP & DORIS WELLMAN LIVING TRUST
NORTHEAST CORNER OF TENAYA WAY AND BILPAR ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

October 20, 2003

TO: Planning Commission

RE: **Case GPA-3036**, SDR-3039 [redacted]

Vote NO on this proposal. A two story commercial/retail structure is completely out of place in this neighborhood.

Do the California developers/speculators that are proposing this even know what kind of a neighborhood we have? Do they care? Maintain the quality of life of the residents.

Do not let out of state developers interested only in $$$ destroy our residential neighborhood.

I chose to live in this neighborhood because of its rural residential zoning, I urge to preserve this unique rural environment. Retain the rural atmosphere of the surrounding Rural Neighborhood Preservation Overlay District.

Durward Jackson
7145 Rome Blvd

Mailing address:
7065 W. Ann Rd #130-608

October 20, 2003

TO: Planning Commission

RE: Case GPA-3036
SDR-3039
[redacted]

Vote NO on this proposal. Retain our rural residential neighborhood.

A two-story, 14,700 sq. foot. retail building is completely out of character for the neighborhood.

According to the Lone Mountain Centennial Hills land use plan, adopted January 2003, both the City and the County "affirmed a long range planning commitment to these neighborhoods". That plan included buffering techniques and transitional land uses when two different land uses are...adjacent to each other...to make different uses more compatible.

What buffer is proposed for this retail building as required by that plan?

I chose to live in this neighborhood because of its rural residential zoning. I urge you to preserve this unique rural environment. Let them build their retail building in their residential neighborhood in Woodland Hills CA.

Alice Jackson

Alice Jackson, 7145 Rome Blvd.

Mailing address:
7065 W. Ann Rd #130-608

8

20 October 2003

To: City of Las Vegas Planning Commission
Planning and Development Office

Fax: 702 385 7268

From:

RE: **GPA 3032**
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
SOUTHEAST CORNER OF TENAYA AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Mabuahy Commercial Investment, LLC
The contact person is Bill Roberts at 702 896 5194.

GPA 3036
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6PM 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Phillip/Davis Wellman Family Trust.
The contact person is John Malt at 702 683 9777.

[redacted]
Zoning change from **UNDEVELOPED** to **C1 LIMITED COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Phillip/Davis Wellman Family Trust.
The contact person is John Malt at 702 683 9777.

PLEASE HELP US TO PRESERVE THE GILCREASE RANCH AREA RURAL LIFESTYLE. PLEASE PRINT YOUR NAME AND FAX TO 702 385 7268 NO LATER THAN 2PM ON 10.23.03. THANK YOU.

☑ MY FAMILY AND I **OPPOSE** THE ABOVE ZONING CHANGES.

PLEASE HELP US TO PRESERVE THE RURAL LIFESTYLE OF THE GILCREASE RANCH AREA. THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER.

Richard Stefanec
6225 Fisher Ave
Las Vegas, NV 89130

20 October 2003

To: City of Las Vegas Planning Commission
Planning and Development Office

Fax: 702 385 7268

From:

RE: **GPA 3032**
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
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ZON
GPA 3037
Zoning change from **UNDEVELOPED** to **C1 LIMITED COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

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The contact person is John Malt at 702 683 9777.

PLEASE HELP US TO PRESERVE THE GILCREASE RANCH AREA RURAL LIFESTYLE. PLEASE PRINT YOUR NAME AND FAX TO 702 385 7268 NO LATER THAN 2PM ON 10.23.03. THANK YOU.

☒ MY FAMILY AND I **OPPOSE** THE ABOVE ZONING CHANGES. DAN BRADLEY 6125 ELKHORN RD 89131

PLEASE HELP US TO PRESERVE THE RURAL LIFESTYLE OF THE GILCREASE RANCH AREA. THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER.

10/20/2003 18:55 7026569647 VALLEY HORSE NEWS PAGE 01

RECEIVED
03 OCT 16 PM 4:24
PLANNING AND
DEVELOPMENT

October 13, 2003

To: City of Las Vegas Planning Commission

Re: GPA-3036
SDR-3039
ZON-3037

My name is Lawrence Kidd and I reside at 7175 Rome Blvd. I will be unable to attend the planning commission meeting scheduled for 10/23 to discuss the above amendments. However, I would like it to be known that I am totally opposed to any amendment to the current zoning of Rural Density Residential. Where they are proposing to build a commercial two story building is right in the middle of a residential area, not to mention right next to a large horse area. This type of building is totally out of line with the neighboring area. If commercial is allowed here, it will only be a matter of time before it continues on up the road. Please do the right thing for the existing homeowners in this area and vote to deny the zoning change.

Sincerely,

Lawrence Kidd

Case: GPA-3036
12522801002
KIDD LAWRENCE G & KATHLEEN J
7175 ROME BLVD
LAS VEGAS NV 89131-3423

P

20 October 2003

To: City of Las Vegas Planning Commission
Planning and Development Office

Fax: 702 385 7268

From: Marilyn Hite, TRUSTEE MHH Revocable TRUST

RE: **GPA 3032**
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
SOUTHEAST CORNER OF TENAYA AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Mabuahy Commercial Investment, LLC
The contact person is Bill Roberts at 702 896 5194.

GPA 3036
Zoning change from **RURAL** to **SERVICE COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6PM 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

This property is owned by the Phillip/Davis Wellman Family Trust.
The contact person is John Malt at 702 683 9777.

ZON
~~GPA~~ **3037**
~~Zoning change from~~ **UNDEVELOPED** ~~to~~ **C1 LIMITED COMMERCIAL**
EAST SIDE OF TENAYA BETWEEN CENTENNIAL AND BILPAR
6pm 10.23.03 City Hall, 400 Stewart (Stewart and Las Vegas Blvd.)

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☑ MY FAMILY AND I **OPPOSE** THE ABOVE ZONING CHANGES.

PLEASE HELP US TO PRESERVE THE RURAL LIFESTYLE OF THE GILCREASE RANCH AREA. THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER.

P

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST - Request for a Site Development Plan Review FOR A 14,700 SQUARE FOOT TWO-STORY RETAIL BUILDING on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road (APN: 125-22-801-011), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
McSWAIN – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

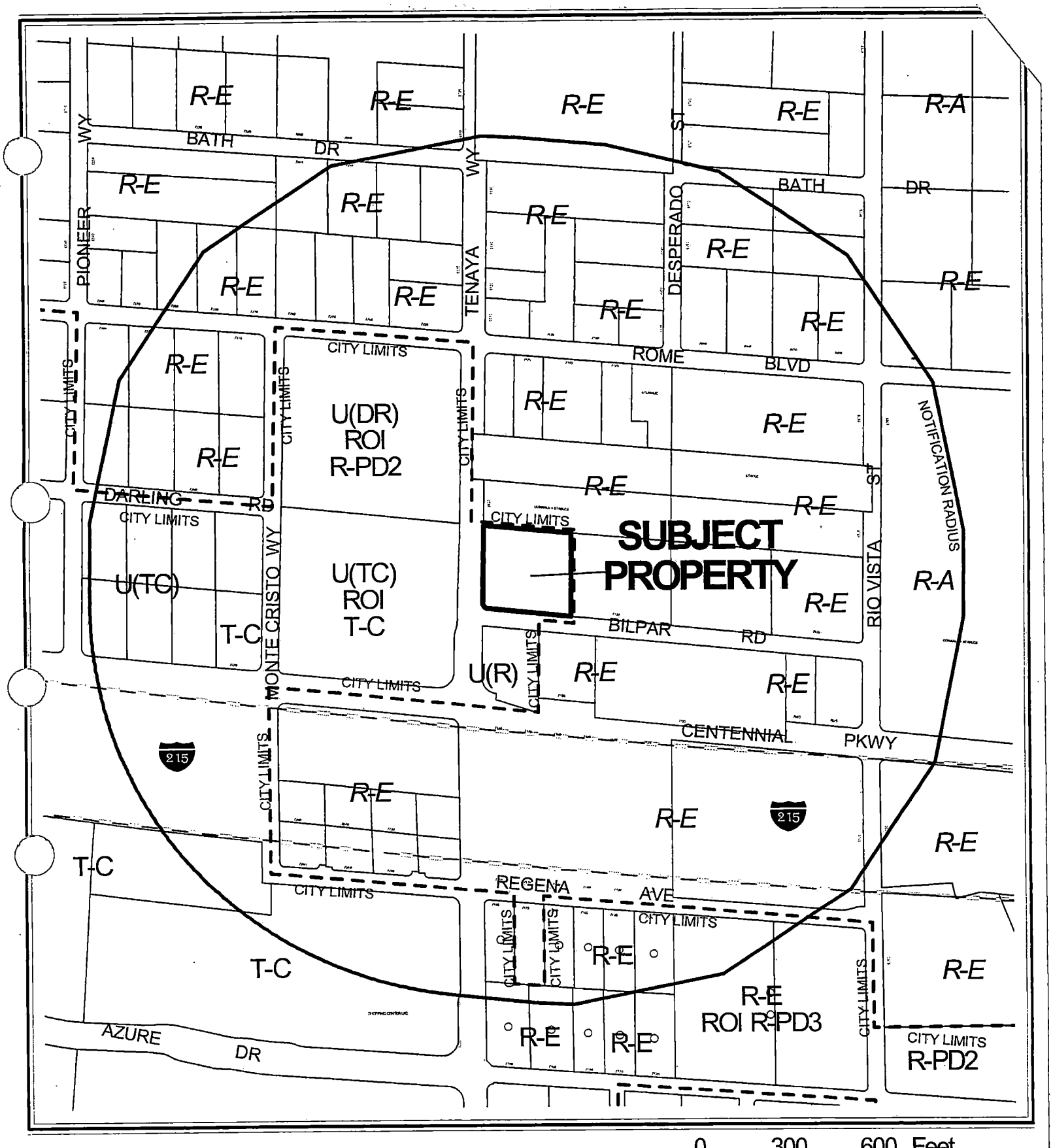
No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 31 [GPA-3036], Item 32 [ZON-3037], and Item 33 [SDR-3039] was held under Item 31 [GPA-3036].

(6:11 – 6:12)



CASE: **SDR-3039**

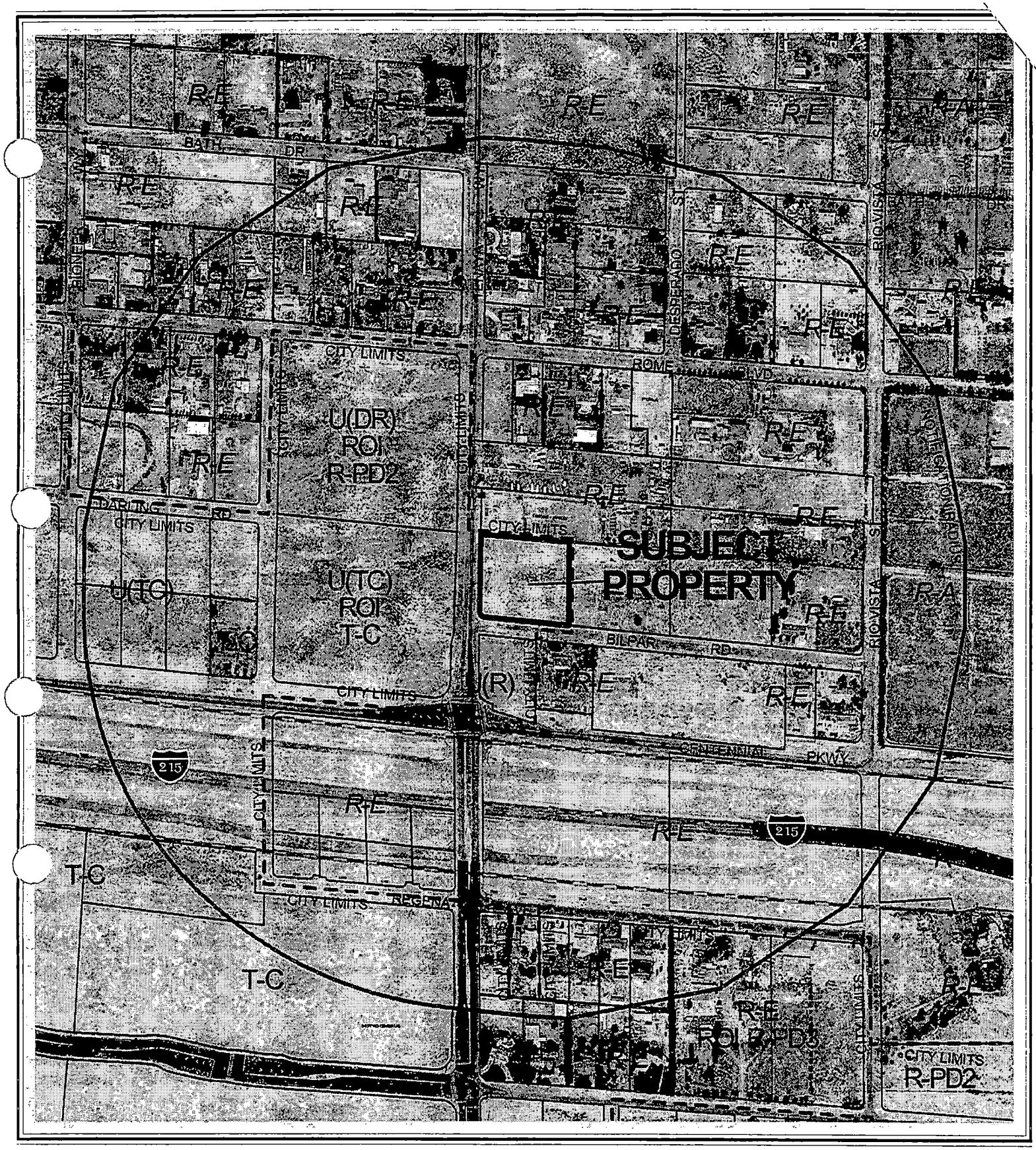
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)



0 300 600 Feet

CASE: **SDR-3039**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. No access to Bilpar Drive shall be permitted.

2. All development shall be in conformance with the Site Development plan and building elevations except as amended by Condition 1.

3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

6. All City Code requirements and design standards of all City departments must be satisfied.

7. 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.

8. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

9. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

10. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

11. 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.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. Site development to comply with all applicable conditions of approval for ZON-3037 and all other subsequent site-related actions.

AR

** STAFF REPORT **

APPLICATION REQUEST

This is a request for a Site Development Plan Review for a 14,700 square foot two-story retail building on 1.99 acres adjacent to the northeast corner of Tenaya Way and Bilpar Road. A related General Plan Amendment (GPA-3036) and Rezoning (ZON-3037) will also be considered on this agenda.

APPLICANT'S JUSTIFICATION

The applicant indicates this request is justified due to the parcel's location adjacent to Towncenter and the future I-215 Beltway.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous zoning actions for this site.

B) Pre-Application Meeting

08/22/03 The major design issue discussed was the Multi-Use Trail along Centennial Parkway.

DETAILS OF APPLICATION REQUEST

A) Site Area 1.99 acres

EXISTING LAND USE

Subject Property	Vacant
North	Corrals/Stables
South	Vacant
East	Single Family Dwelling
West	Vacant

AR

PLANNED LAND USE

Subject Property	R (Rural) Density Residential
North	DR (Desert Rural) Density Residential
South	R (Rural) Density Residential
East	DR (Desert Rural) Density Residential
West	SC (Service Commercial)

EXISTING ZONING

Subject Property	U (Undeveloped)
North	Clark County
South	U (Undeveloped)
East	Clark County
West	U (Undeveloped) under Resolution of Intent to TC (Town Center)

	YES	NO
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

PROJECT DESCRIPTION

The site plan indicates a 14,700 square foot two story retail building will be constructed in the southwest portion of the site. An 85-space parking lot is shown north and east of the building. Access to the site will be via two driveways, one from Centennial Parkway and one from Bilpar Road. The landscaping plan depicts 20-foot wide planters along Bilpar Road and Tenaya Way and 15 foot wide planters along the north and east property lines. All planters incorporate 24-inch box trees and shrubs.

The elevations for the proposed building depict a stucco exterior, accented with canopies above the windows. The roof will incorporate sloped elements finished with concrete tile at the building entrance.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

AR

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.99 AC	Y
Min. Lot Width	100 Feet	250 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet	 20 Feet 62 Feet 20 Feet 101 Feet	Y
Max. Lot Coverage	50 %	17 %	Y
Max. Building Height	2 Stories /35 Feet	2 Stories/30 Feet	Y
Trash Enclosure	50 Feet from residential	101 Feet	Y

The proposal meets the minimum development standards.

A2) Residential Adjacency Standards

The proposed project is in compliance with residential adjacency requirements as the tallest building proposed by this application is 30 feet, which requires a setback of 90 feet according to the 3 to 1 residential adjacency proximity slope. The east property line is adjacent to residential property. From that property line the two-story building is setback 101 feet.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Retail	14,700 SF.	1/175 GFA	84	4	32	4

The proposal does not meet the parking requirement.

AR

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1Tree/6 Spaces	14Trees	14
Buffer:			
• Min. Trees (north)	1Tree/20 Linear Feet	14 Trees	14 Trees
• Min. Trees (south)	1Tree/20 Linear Feet	11 Trees	11 Trees
• Min. Trees (east)	1Tree/20 Linear Feet	13 Trees	13 Trees
• Min. Trees (west)	1Tree/20 Linear Feet	9 Trees	9 Trees
• Min. Zone Width North (adj. to res)	8 Feet		15 Feet
• Min. Zone Width South (adj. to ROW)	15 Feet		20 Feet
• Min. Zone Width East (adj. residential)	8 Feet		15 Feet
• Min. Zone Width West	15 Feet		20 Feet
• (adj. ROW) Wall height	6 Feet		6 Feet

The application meets or exceeds all landscaping requirements.

B) General Analysis and Discussion

- Site Plan

This site is adjacent to Bilpar Road, a 60-foot wide residential street that provides access for five single-family dwellings and is less than a quarter-mile in length. Commercial traffic associated with the proposed retail development is not compatible with Bilpar Road and has included a condition requiring that any access to that street be deleted.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

AR

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

   The proposed retail use will not be an appropriate use adjacent to the existing single family dwelling to the east.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The request is contrary to the established plan policies to locate commercial uses in Town Center.

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

   The traffic associated with the proposed retail development will adversely impact Bilpar Road and staff has included a condition requiring that any access to that street be deleted.

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

   The proposed building elevations and landscaping will be appropriate for the surrounding neighborhood.

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 proposed depict appropriate site and building design, as they are comparable to similar developments.

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

   The proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

AR

NOTICES MAILED 75 [Mailed with GPA-3036 & ZON-3037]

APPROVALS 0

PROTESTS 3

AR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3039 APN: 125-22-801-011

Name of Property Owner: WELLMAN PHILIP & DORIS LIVING TR

Name of Applicant: JOHN MAIT

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

_____Yes ____✓____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOHN MAIT.

Subscribed and sworn before me

This 14 day of Aug, 20 03

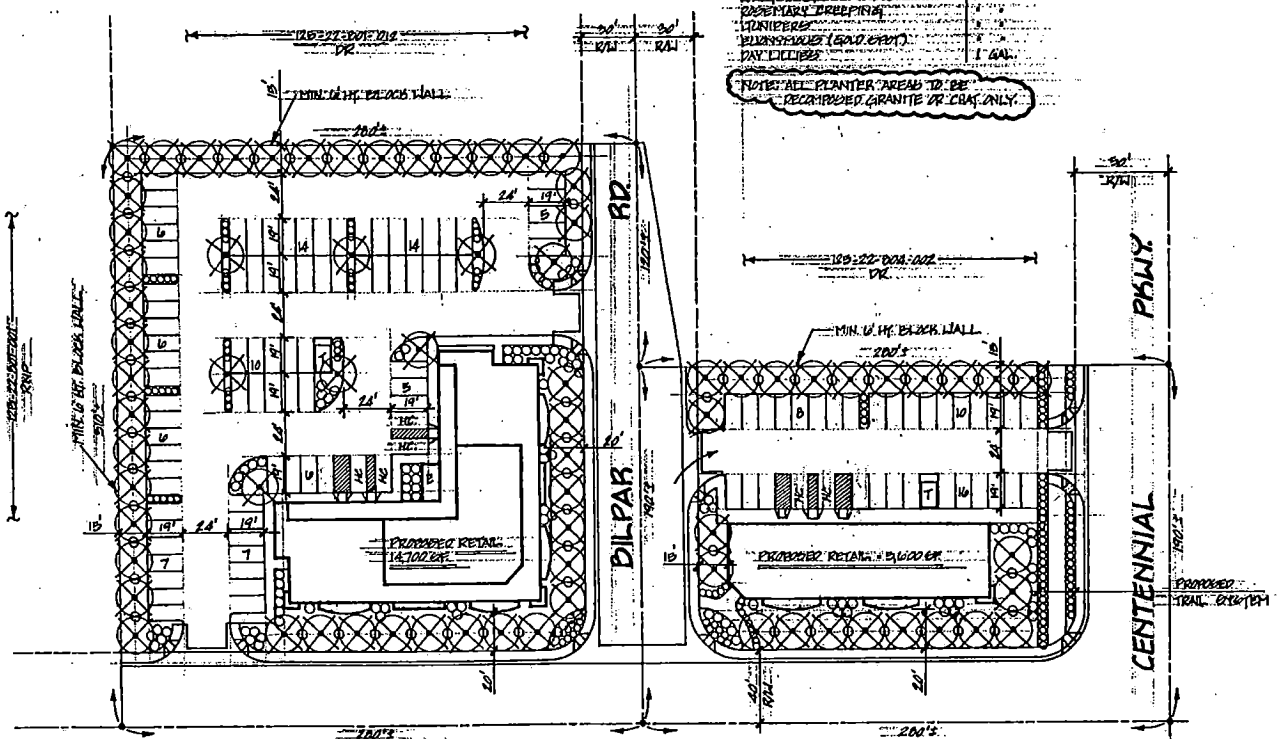
Sandra Mohn
Notary Public in and for said County and State

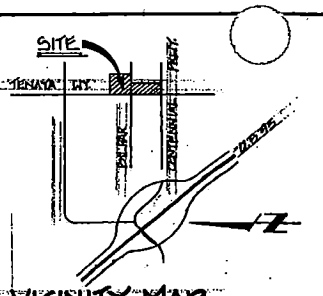
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SANDRA MOHN
No: 96-4878-1
My Appointment Expires Oct. 17, 2004

PLANT LIST

COMMON NAME	SIZE
TREES	
PLUM TATAKA (FRONTAGE) OF BLDGS.	24" BOX
ALLEPO PINES	" "
MONDEL PINES	" "
SWEETENING ACACIA	" "
SHRUBS	
INDIAN HAWTHORNE (PINK)	5 GAL.
DWARF MAIDS DRANGE	" "
TEXAS RANGERS	" "
MOUNTAIN LAUREL (RED)	" "
ROSEMARY CREEPING	" "
JUNIPERS	" "
BUNNY FLOWER (GOLD EYES)	" "
DAY LILLIES	1 GAL.

NOTE: ALL PLANTER AREAS TO BE DECOMPOSED GRANITE OR CRAC. ONLY.





VICINITY MAP

N.T.S.

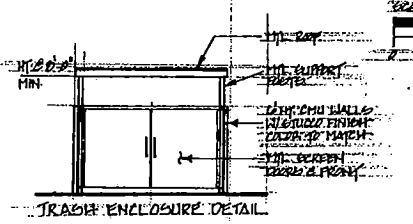
OWNERS

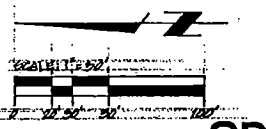
129-22-001-001
MARUHAT COMMERCIAL INVEST. LLC
22 BOX 16181
WOODLAND HILLS, CA. 91365

129-22-001-011
HELLMAN FAMILY
78610 DALIA WAY
PALM DESERT, CA. 92211

TABULATION

129-22-001-001	
GARAGE SQ. FEARE	681
TOTAL GR. FLR. BLDG.	51,000 SF @ 1/250 = 92 SPACES
PARKING PROVIDED	98
PARKING REQUIRED	92
RESIDENTIAL ADJACENCY 8.811 APPLIED	
IN 80' SETBACK, 20' HT. MAX. (20' PROVIDED)	
129-22-001-014	
GARAGE SQ. FEARE	1,991
TOTAL GR. FLR. BLDG.	14,700 SF @ 1/250 = 84 SPACES
PARKING PROVIDED	85
PARKING REQUIRED	84
RESIDENTIAL ADJACENCY 8.811 APPLIED ON	
2 STORY (80' SETBACK) = 27' HT. MAX. (22' PROVIDED)	
1 STORY (120' SETBACK) = 41' HT. MAX. (16' PROVIDED)	

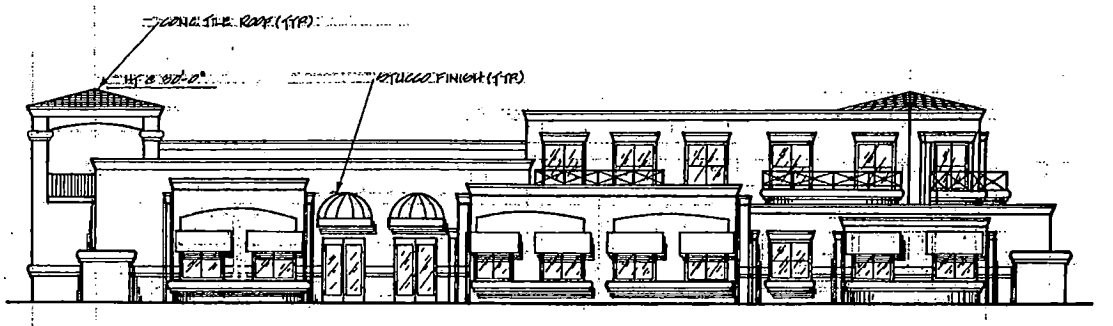




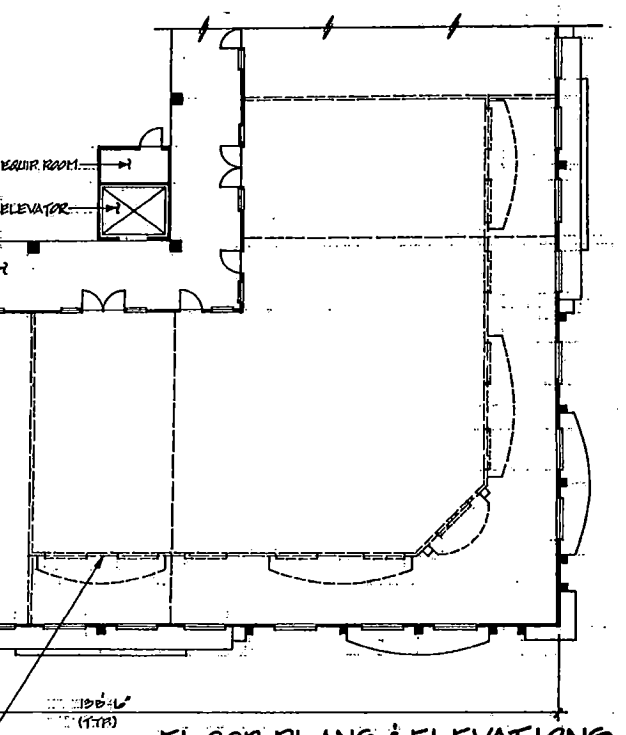
STAFF
SDR-3039
10-23-03 PC

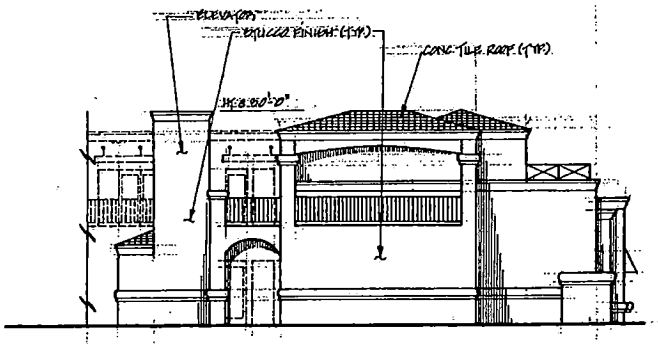
TENAYA / BILPAB

CONCEPT SITE PLAN



FRONT ELEVATION
1/8"=1'-0"

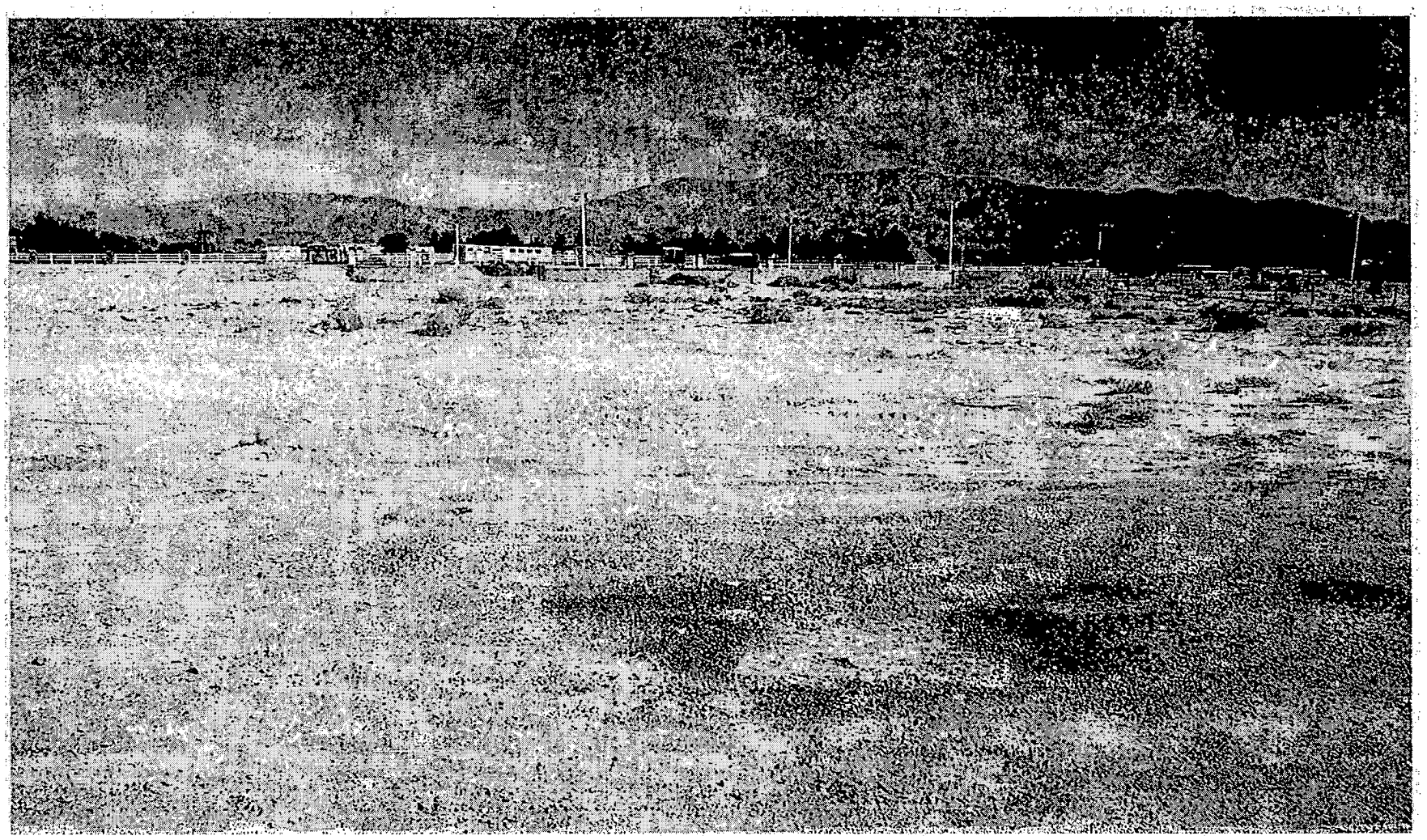




SIDE ELEVATION
1/8"=1'-0"

SDR-3039
STAFF 10-23-03 PC

FLOOR PLANS & ELEVATIONS
JULY 20, 2003
FIRST FLOOR = 10,729 SF
SECOND FLOOR = 9,979 SF



SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST
NORTHEAST CORNER OF TENAYA WAY AND BILPAR ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

SDR-3039 - PHILLIP & DORIS WELLMAN LIVING TRUST
NORTHEAST CORNER OF TENAYA WAY AND BILPAR ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

RECEIVED
03 OCT 16 PM 4:24
PLANNING AND
DEVELOPMENT

October 13, 2003

To: City of Las Vegas Planning Commission

Re: GPA-3036
SDR-3039
ZON-3037

My name is Lawrence Kidd and I reside at 7175 Rome Blvd. I will be unable to attend the planning commission meeting scheduled for 10/23 to discuss the above amendments. However, I would like it to be known that I am totally opposed to any amendment to the current zoning of Rural Density Residential. Where they are proposing to build a commercial two story building is right in the middle of a residential area, not to mention right next to a large horse area. This type of building is totally out of line with the neighboring area. If commercial is allowed here, it will only be a matter of time before it continues on up the road. Please do the right thing for the existing homeowners in this area and vote to deny the zoning change.

Sincerely,

Lawrence Kidd

Case: GPA-3036
12522801002
KIDD LAWRENCE G & KATHLEEN J
7175 ROME BLVD
LAS VEGAS NV 89131-3423

P

October 20, 2003

TO: Planning Commission

RE: **Case GPA-3036**[redacted], Zon-3037

Vote NO on this proposal. A two story commercial/retail structure is completely out of place in this neighborhood.

Do the California developers/speculators that are proposing this even know what kind of a neighborhood we have? Do they care? Maintain the quality of life of the residents.

Do not let out of state developers interested only in $$$ destroy our residential neighborhood.

I chose to live in this neighborhood because of its rural residential zoning, I urge to preserve this unique rural environment. Retain the rural atmosphere of the surrounding Rural Neighborhood Preservation Overlay District.

Durward Jackson
7145 Rome Blvd

Mailing address:
7065 W. Ann Rd #130-608

October 20, 2003

TO: Planning Commission

RE: Case GPA-3036
[redacted]
ZON-3037

Vote NO on this proposal. Retain our rural residential neighborhood.

A two-story, 14,700 sq. foot. retail building is completely out of character for the neighborhood.

According to the Lone Mountain Centennial Hills land use plan, adopted January 2003, both the City and the County "affirmed a long range planning commitment to these neighborhoods". That plan included buffering techniques and transitional land uses when two different land uses are...adjacent to each other...to make different uses more compatible.

What buffer is proposed for this retail building as required by that plan?

I chose to live in this neighborhood because of its rural residential zoning. I urge you to preserve this unique rural environment. Let them build their retail building in their residential neighborhood in Woodland Hills CA.

Alice Jackson

Alice Jackson, 7145 Rome Blvd.

Mailing address:
7065 W. Ann Rd #130-608

8

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

GPA-3043 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	447	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – ABEYANCE TO 11/6/2003 Planning Commission meeting - UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the notice area but was comfortable with voting on the abeyance.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that staff requested these items be held to the 11/6/2003 Planning Commission meeting due to an irregularity in the notification process. The abeyance will ensure that the proper notification takes place.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with the abeyance.

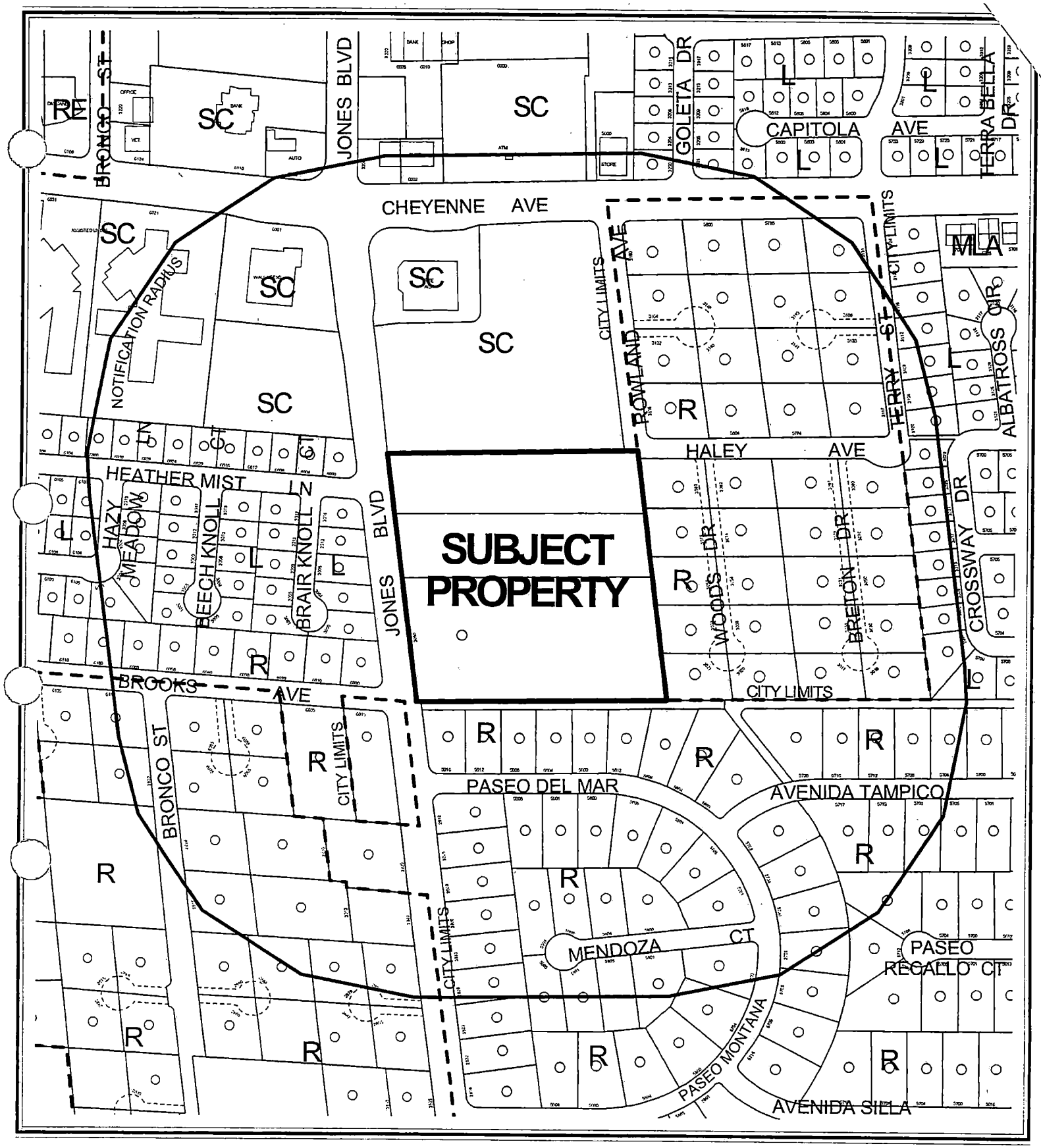
MINUTES – Continued:
No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-3043], Item 35 [ZN-3044], Item 36 [VAR-3083], and Item 37 [SDR-3045] was held under Item 34 [GPA-3043].

(6:12 – 6:13)



CASE: **GPA-3043**

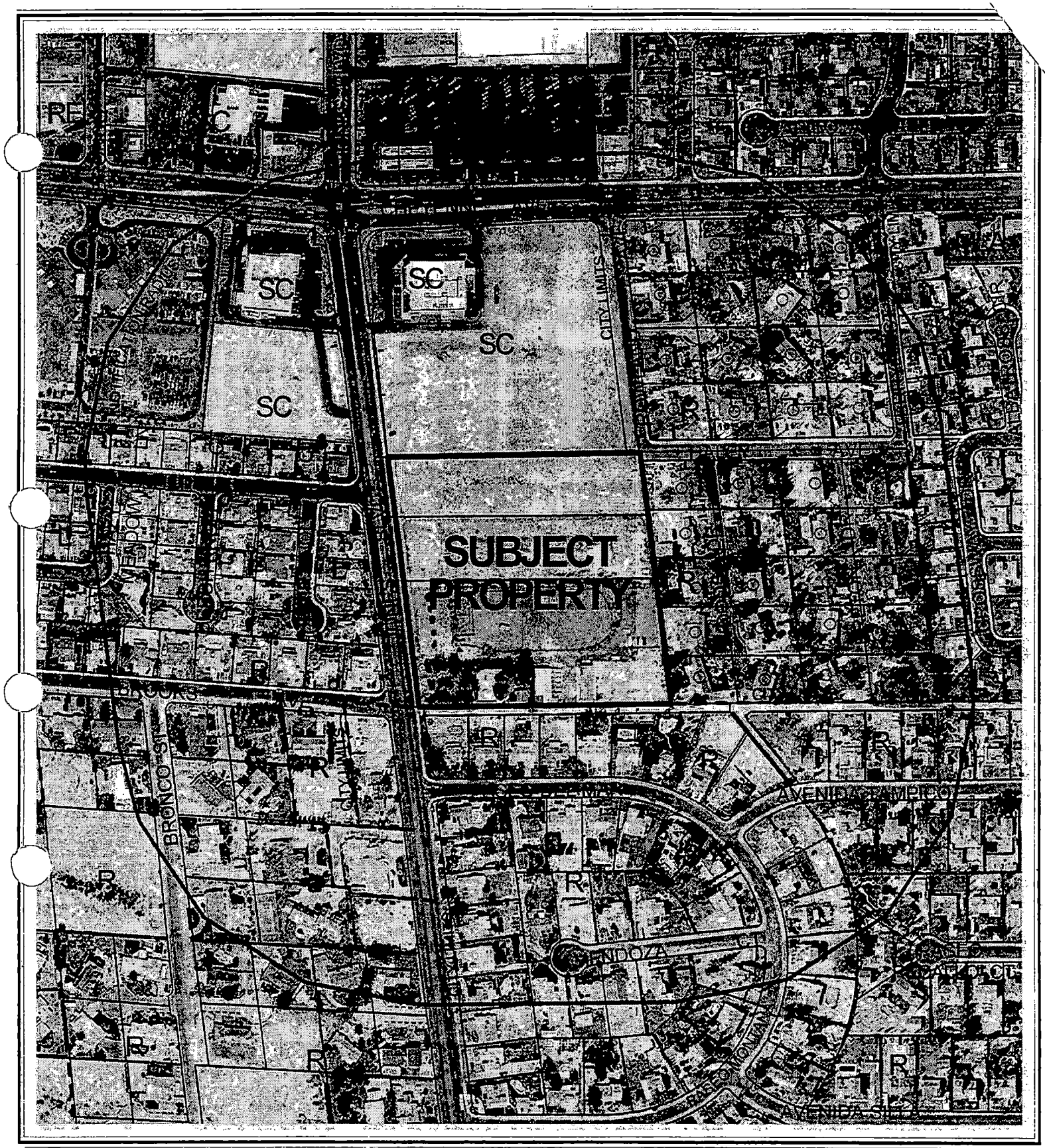
RADIUS: 750 FT

0 300 600 Feet

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

PROPOSED TO: M (MEDIUM DENSITY RESIDENTIAL)

N



0 300 600 Feet

CASE: **GPA-3043**

RADIUS: 750 FT

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

PROPOSED TO: M (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3043 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

DDS

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue, from R (Rural Density Residential) to M (Medium Density Residential). A request for Rezoning (ZON-3044) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) to R-3 (Medium Density Residential), a request for a Site Development Plan Review (SDR-3045) for a proposed 246-unit age restricted apartment complex, a waiver to the density requirements within a rural preservation neighborhood buffer, and a request for a Variance (VAR-3083) to allow 235 parking spaces where 296 are required in conjunction with the apartment complex will also be considered for the subject site.

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.

08/10/98 The City Council Denied a General Plan Amendment (GPA-0019-98) to amend a portion of the southwest sector of the General Plan from R (Rural Density Residential) to: M (Medium Density Residential) on this site. The Planning Commission recommended approval.

08/10/98 The City Council Denied a request for a Rezoning (Z-0038-98) from: R-E (Residence Estates) and U (Undeveloped) Zone to: R-3 (Medium Density Residential) on this site. The Planning Commission recommended approval.

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this map, the subject properties were designated for R (Rural Density Residential) land uses, with a maximum density of 3.5 dwelling units per acre).

DDS

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developed Area as described in the Plan.

04/24/03 The Planning Commission heard a request for a General Plan Amendment (GPA-1996) to amend a portion of the Southwest Sector from R (Rural Density Residential) to M (Medium Density Residential), a Site Development Plan Review (SDR-1999), and a Variance (VAR-2002) for reduction of parking and to allow some three-story buildings where a maximum height of 2 stories is permitted for a 237-unit senior apartment complex on this site. The applications were withdrawn without prejudice.

DETAILS OF APPLICATION REQUEST

Area: 9.83 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped
South	Single Family Dwellings
East	Single Family Dwellings
West	Single Family Dwellings

PLANNED LAND USE

Subject Property	R (Rural Density Residential)
North	SC (Service Commercial)
South	R (Rural Density Residential)
East	R (Rural Density Residential)
West	L (Low Density Residential)

EXISTING ZONING

Subject Property	U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates)
North	under resolution of intent to C-1 (Limited Commercial)
South	R-PD2 (Residential Planned Development, 2 units per acre)
East	Clark County R-E (Residence Estates)
West	R-1 (Low Density Residential)

DDS

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood	X	
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

DEFINITIONS

R (Rural Density Residential) The Rural Density Residential category allows from 2.1 to a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

M (Medium Residential) The Medium Residential category permits 12.1 to a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to two stories in height.

INTERAGENCY ISSUES

RURAL PRESERVATION NEIGHBORHOOD BUFFER

A 6.3-acre portion of the site is within an area identified as a buffer for a Rural Preservation Neighborhood. NRS 278.261 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown to vary from this requirement. Land is disqualified from status as a Rural Preservation Neighborhood, or as a required buffer, if it is closer than 330 feet to a road greater than 99 feet in width. The applicant has requested a waiver from this requirement since they are proposing an overall density within the buffer of 24 units per gross acre. This request will be addressed with the Site Development Plan Review (SDR-3045).

ANALYSIS

This amendment to the Land Use Element of the General Plan from R (Rural Density Residential) to M (Medium Density Residential) was filed in conjunction with a request for Rezoning (ZON-3044) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) to R-3 (Medium Density Residential), a request for a Site Development Plan Review (SDR-3045) for a proposed two and three-story, 246-unit age restricted apartment complex, a waiver to the density requirements within a rural preservation neighborhood buffer, and a request for a Variance (VAR-3083) to allow 235 parking spaces where 296 are required, which will also be heard on this agenda.

The parcel in question is located in an area of the City where all utilities are currently in place and available to this site. This site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Department, whose substation is located approximately 4.9 miles southwest of the site at 9850 West Cheyenne Avenue. Fire Station #9, which is approximately 2.5 miles away at the intersection of Lone Mountain Road and Rainbow Boulevard, is the closest city facility to this site.

The site consists of a vacant 9.83-acre tract. There are single-family dwellings to the south and east and across Jones Boulevard to the west. Adjacent to the tract on the north, the property is under a resolution of intent to C-1 Commercial. Under normal circumstances, the staff would find that the placement of a Medium Density Residential development at this location would be unacceptable simply from the large difference in density and intensity of development with the rural and low density uses adjacent to the tract. However, the applicant is proposing to establish an elderly housing complex on the subject site, which would have a much lower density of population than a non-age restricted development. In addition, the elderly housing complex will provide a good transition between commercial development to the north and lower density development to the south and east.

FINDINGS

Title 19.18.030.I requires that the following conditions be met to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;

DDS

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies, which include approved neighborhood plans.

In regard to "1," the proposed elderly housing complex intended for the site has a much lower density of population than would normally be permitted in a non-age restricted development. Consequently, the staff finds the proposed development to be compatible with adjoining uses.

As with the first condition, the staff finds the second condition to be met. The zoning amendment being proposed, conditioned upon the development of age-restricted housing, would permit a lower intensity of development that is compatible to adjacent land uses.

In regard to "3," the subject site is located in an area of the city where all utilities are currently in place and available to this site.

In regard to "4," *The City of Las Vegas Master Plan 2020* specifies as Objective 2.6 (page 46): "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city." The proposed development on the subject tract, which consists of three vacant parcels in a development part of the community, meets this objective.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/18/03 Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting is to be held with the surrounding property owners. The applicant sponsored such a meeting on September 18, 2003 at the Whispering Palms Apartments. The applicant, neighborhood residents, and a member of the Planning and Development staff attended the meeting. Issues addressed included the following:

1. Deed restrictions to prohibit persons less than 55 years of age
2. Height of the buildings in a residential area and a preference for single story buildings
3. Single-family ownership
4. The presence of children
5. A maximum density of six dwelling units per acre vs. high-density development
6. Height of the eastern wall
7. Drainage

DDS

NOTICES MAILED: 180 [Mailed with ZON-3044, VAR-3083 & SDR-3045]

APPROVALS: 0

PROTESTS: 447

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3043 APN: 138-13-101-003 & 138-13-101-004

Name of Property Owner: FORTUNE N. LAMB

Name of Applicant: GEORGE GEKAKIS, INC.

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

_____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: CLIFF LAMB

Subscribed and sworn before me

This 26 day of AUGUST, 2003

_____
Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3043 APN: 138-13-101-002

Name of Property Owner: RALPH & WILMA MOSA

Name of Applicant: GEORGE GEKAKIS, INC.

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Corey Mott

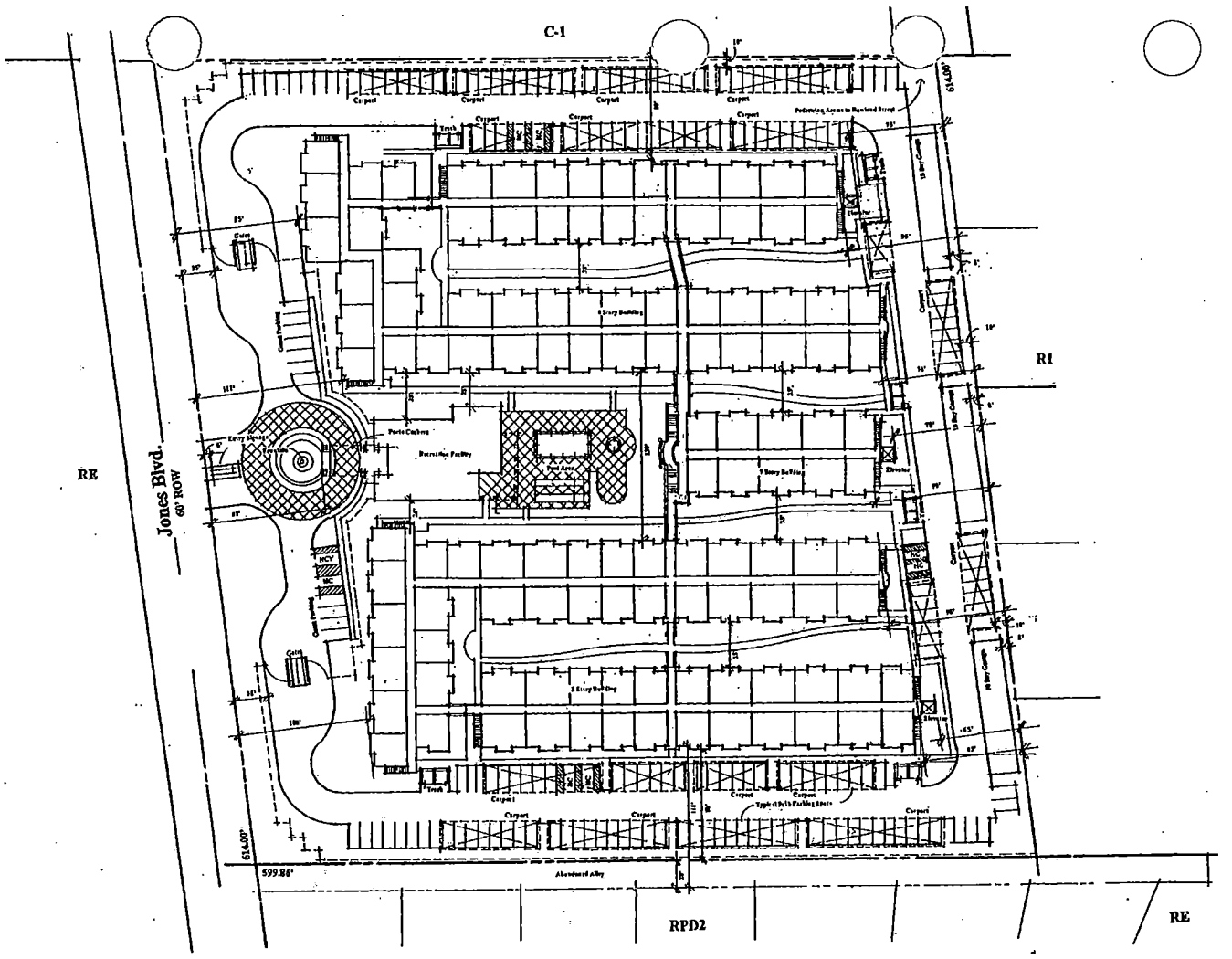
Subscribed and sworn before me

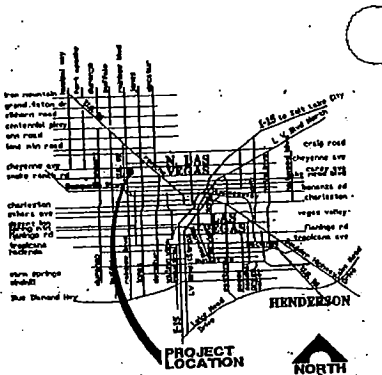
This 28th day of August, 2003

Marci Jo Edwards

Notary Public in and for said County and State

MARCI JO EDWARDS
Notary Public State of Nevada
No.93-4813-1
My appt. exp. Sept. 10, 2005





VICINITY MAP

Site Analysis

Land Use

Current Zoning	U and RE
Proposed Zoning	R3

9.55 Acres Gross
246 Units Total (25 du/ac)
132 2-bed units
114 1-bed units

Building Area

Residential/Clubhouse	192,500 s.f.
Total Residential Footprint	203,500 s.f.
Garages	11,450 s.f.
Carports	26,380 s.f.
Total Structural Coverage	244,400 s.f.
Total Lot Area	415,998 s.f.
F.A.R.	1.7

Parking

235 Parking Spaces Required
.75/unit + 1/5 Guest)
235 Parking Spaces Provided
192 Covered (162 carport/30 garage)
39 Open
2% HC Accessible (6 spaces) Required
2 HC Accessible Spaces Provided
1 Standard
1 Van

NORTH
Scale: 1:40

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ones/Cheyenne Senior Apts.

DEVELOPED BY:
GEORGE GEKAKIS, INC.

ıs Vegas, Nevada

Conceptual Site Plan

Date: September 09, 2003
Project Number: 102276

GPA-3043
STAFF 10-23-03 PC

GPA-3043 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL
EAST SIDE OF JONES BOULEVARD, APPROXIMATELY 570 FEET SOUTH OF CHEYENNE AVENUE
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

GPA-3043 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL
EAST SIDE OF JONES BOULEVARD, APPROXIMATELY 570 FEET SOUTH OF CHEYENNE AVENUE
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EAST SIDE OF JONES BOULEVARD, APPROXIMATELY 570 FEET SOUTH OF CHEYENNE AVENUE
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

RE: GPA 3043, ZON 3044, VAR 3083, [redacted], WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

ATE-2003

	SIGN NAME	PRINT NAME	ADDRESS
11	Jeanne C Hackett	Jeanne C Hackett	6600 W Brooks
11	Dorothy C. Kydd	Dorothy C. Kydd	6020 Brooks Ave
11	Judy Overcash	Judy Overcash	6040 W. Brooks Ave.
11	C.R. Oberg	TOM OBERG	6110 W. BROOKS AVE
11	Kathi K Ballard	KATHI KBALLARD	6100 W Brooks
11	Louis C. DuBois	Louis A. DuBois	6210 W. Brooks Ave.
11	James P Driscoll	James P D'SCOLL	6240 W Brooks Ave
11	L. Oei	Henry Oei	6310 W. Brooks Ave
11	Paul Wenzel	PAUL WENZEL	6320 W. BROOKS AVE
11	Roberta Hartwig	Roberta Hartwig	6145 Brooks Ave
11	Rebecca Conway	Rebecca Conway	6160 W. Brooks Ave
11	Chris Payan	Chris Payan	6165 W. Brooks Ave
11	Jessica Heiman	Jessica Heiman	6135 W Brooks Ave
11	Frank Dowd	FRANK DOWD	6085 W. Brooks Ave
11	Kathryn V. Davis	Kathryn V. Davis	6065 W. Brooks Ave
12	~~Jan Pruet~~	~~Jan Pruet~~	~~5720 Avenida Tampico~~
12	Karla Knausen	KARLA KNAUSEN	5716 Avenida Tampico
12	John Fehner	John Fehner	5712 Avenida Tampico
12	Nancy Francis	Nancy Francis	5704 Avenida Tampico
12	Harold Powell	HAROLD POWELL	5700 AVENIDA TAMPICO
12	Keelie S. Wright	Keelie S. Wright	5616 Avenida Tampico
12	Tracey Meyer	TRACEY MEYER	5612 Avenida Tampico
12	Kevin Cobble	Kevin Cobble	5608 Avenida Tampico
12	Alma Graetz	Alma Graetz	5576 Avenida Laguna

RE: GPA 3043, ZON 3044, VAR 3083, SDR 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

ATE-2003

	SIGN NAME	PRINT NAME	ADDRESS
1/12		DONALD C. LANGDON	5605 Avenida Tampico 89108
1/12		STEPHEN LEWIS VANG	5609 AVENIDA TAMPICO 89108
1/12		John C Dinsmoor	5613 Avenida Tampico 89110
1/12		David Bagy	5705 Avenida Tampico 89108
1/12		MARGARET PRODJOW	5717 AVENIDA Tampico
1/12		Lloyd K Pruet	5720 Avenida Tampico
1/12		bayle Pruet	5704 Avenida Silla
1/12		Debby Schmitt	5700 Avenid Silla
1/12		Leslie A. STORMEN	5616 Avenida Silla
1/12		Russell Baumeister	5604 Avenida Silla
1/12		Fulgencio Martinez	5600 Avenida Silla
1/12		Theresa Goodman	5609 Avenida Silla
1/12		Shirley Cozet	5613 AVENIDA SILLA
1/12		Lorene L. Junker	5617 Avenida Silla
1/12		MICHAEL CORRAL	5621 AVENIDA SILLA
1/12		O.M. MASTRANGELO	5705 Avenida Silla
1/12		GARY GOODELL	5409 AVENIDA CABALLO
1/12		PAUL HENDRICKX	5413 AVENIDA CABALLO
1/12		SUSAN HOFFERT	5417 Avenida Caballo
1/12		TERI NEY	5501 AVENIDA CABALLO
1/12		THOMAS ORAM	5509 AVENIDA CABALLO
1/12		DOUGLAS ROBINSON	5513 AVENIDA CABALLO
1/12		Brent Pro Faizer JA	5517 AVENIDA CABALLO
01/12		GAYLE STONER	5521 Avenida Caballo

RE: GPA 3043, ZON 3044, VAR 3045, 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/12	Elinor C. Holmes	ELINOR C. HOLMES	5520 AVENIDA CABALLO
9/12	JoAnn Ingram	JoAnn Ingram	5416 Avenida Caballo
9/12	C. Adrien Knowles	C. Adrien Knowles	5412 Avenida Caballo
9/12	Lacey X Bhyan	Lacey X Bhyan	5404 Avenida Caballo
9/12		DAVID STAFFELD	5412 AVENIDA VAQUERO
9/12		CA-BONES	5500 " "
9/12	Dennis Smith	DENNIS SMITH	5508 " "
9/12		Brandon Milner	5512 " "
9/12	Mary A. Schmitt	MARY A. SCHMITT	5520 " "
9/12	Suzanne McClinchan	SUZANNE McCLINCHAN	5521 " "
9/12	Susan Nixon	SUSAN NIXON	5509 " "
9/12	Javier A. Gaccia	JAVIER A. GACCIA	5501 Avenida Vaquero
9/12	Patricia L. Alessi	PATRICIA L. ALESSI	5413 Avenida Vaquero
9/12	Raymond R. Lapointe	Raymond R. Lapointe	5446 Sheila Ave
9/12	Brenda Beber	BRENDA BEBER	5478 Sheila Ave.
9/12	Judy S. Klinkert	Judy S. Klinkert	5524 Sheila Ave
9/12	Linda Knudson	LINDA KNUDSON	5628 Sheila Av.
9/12	Barbara Jones	BARBARA JONES	5641 Sheila Ave.
9/12	Richard Mestas	RICHARD MESTAS	5678 Sheila Ave
9/12	Jacqueline MacFarlane	JACQUELINE MACFARLANE	5750 Sheila Ave
10/	Wayne Buchanan	WAYNE BUCHANAN	5767 Sheila
9/12	Tesa Lasike	TESA LASIKE	5820 Sheila
9/12	April H Butler	April H Butler (24)	5231 Smoke Ranch
9/12	Alan Springman	ALAN SPRINGMAN	5854 Sheila

2E: GPA 3043, ZON 3044, VAR 3083, SUP 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

ATE-2003

	SIGN NAME	PRINT NAME	ADDRESS
1	Mattie M. MacDavid	MATTIE M. MACDAVID	5808 PASEO DEL MAR
2	Kathryn Ponsler	KATHRYN PONSLER	5804 Paseo Del Mar
3		GREG HOEFER	5704 PASEO DEL MAR
4	M B Benton	MICHAEL B BENTON	5700 PASEO DEL MAR
5	Trudy Gibson	TRUDY GIBSON	5705 PASEO DEL MAR
6	Nancy Milanczak	Nancy Mielanczak	5805 Paseo Del Mar
7	James Young	JAMES YOUNG	5809 Paseo Del Mar
8	Kim S. Holt	Kim S. Holt	5901 PASEO DEL MAR
9	Scarlet Cline	Scarlet Cline	5905 Paseo Del Mar
10	George F Muns	George F. Muns	5916 Paseo Del Mar
11	Ann Humphrey	Ann Humphrey	5912 Paseo Del Mar
12	R E Hall	R.E. HALL	5900 " " "
13	C. Bonaventura	C. BONAVENTURA	5801 PASEO DEL MAR
14		JEFFREY S. ISBELL	5701 PASEO DEL MAR
15	Rebecca Taylor	Rebecca Taylor	5674 Mendanza Ct
16	Charles A Fides	CHARLES A. FIDES	5685 MENDOZA CT
17	Ty Flynn	Ty Flynn	5801 Mt Progress
18	H P Davidson	H.P. DAVIDSON	5812 Paseo Del Mar
19	Diane MacDavid	Diane MacDavid	5800 Paseo Del mar
20	Diane MacDavid	Diane MacDavid	6570 W. Brooks
21		KEVIN FARRELL (25)	5804 PASEO MONTANA
22	Lynn Krauss	LYNN KRAUSS	5900 PASEO Montana
23	Moriah Ochoa	MORIAH OCHOA	5904 Paseo Montana
24	M. Hughes	FRANCIS M. Hughes	5913 PASEO MONTANA

RE: GPA 3043, ZON 3044, VAR 3083, ~~3045~~, WF. THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

ATE 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/12	William Doyle	WILLIAM DOYLE	5910 SHEILA AV
9/12	Jeri Cope	JERILYNN COPE	5934 SHEILA AVE
9/12	Curt Young	CURT YOUNG	5925 SHEILA AVE.
9/12	Katherine A. Rice	KATHERINE RICE	5901 Sheila AVE.
9/12	Jennifer Joyce	Jennifer Joyce	5871 Sheila AVE
1/12	Fred MacKenzie	FRED MACKENZIE	5807 Sheila Ave.
9/12	Babe Lynch	BABE LYNCH	5817 Sheila Ave
9/12	Brad Risling	Brad Risling	5759 Sheila Ave.
9/12	Don Fife	DON FIFE	5715 SHEILA AVE.
9/12	Jim Collins	JIM COLLINS	5601 SHEILA AVE
9/12	Douglas Vandehyde	Douglas Vandehyde	5573 SHEILA AVE
9/12	Coleen Layton	Coleen Layton	5541 sheila Ave.
9/12	Malcolm Kistler	MALCOLM KISTLER	5489 SHEILA AVE
9/12	Lela James	LeLa M. JAMES	5465 Sheila
9/12	Doyle James	DOYLE JAMES	5466 Madre Mesa
9/12	Velda K. Swena	Velda K. Swena	5441 Sheila Ave
9/13	Fred Carter	FRED CARTWRIGHT	5875 MADRE MESA
9/13	Kathryn A. Girard	Kathryn A. Girard	5735 MADRE Mesa DR
9/13	Pam Casler	PAM CASLER	5659 Madre Mesa Dr
9/13	Pat Mull	PAT MULL	5619 MADRE MESA DR
9/13	Claudia King	CLAUDIA KING (23)	~~5597~~ 5617 MADRE MESA Dr
9/13	Joe Wells	~~Joe Wells~~	~~5619 Madre Mesa~~
9/13	John Peterson	JOHN PETERSON	5575 " "
9/13	Eleanor A. Scholl	ELEANOR C. SCHOLL	5553 MADRE MESA

2E: GPA 3043, ZON 3044, VAR 3083, 3045, W-. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

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	SIGN NAME	PRINT NAME	ADDRESS
9/13		V M MERRITT	5465 MADRE MESA
9/13		JIMMIE JOHNSON	5554 MADRE MESA DR
9/13		GARY SHERRILL	5576 MADRE MESA DRIVE
9/13		Herbert Chester	5642 Madre Mesa
9/13		Ramona Pace	5732 Madre Mesa
9/13		Bertha Dominguez	5754 Madre Mesa Dr.
9/13		THOMAS A GUNN	5876 Madre Mesa Dr
9/13		SCOTT CARRELL	5900 madre mesa
9/13		Chris Brown	5924 Madre Mesa Dr
9/13		GREG WARCZAK	5807 ALFRED MESA DR
9/13		DERICK VAN GORP	5510 MADRE MESA DR
9/13		Gloria M. LeeRay	5550 Alfred Drive
9/13		Thomas T. Brady	5616 Alfred Dr.
9/13		James Talley	5734 " "
9/13		TRICIA PINTAR	5854 Alfred Dr
10/13		MARVIN ZAMORA	5908 Alfred Dr.
10/13		Janet White	5970 Alfred Dr.
9/13		Suzan C. Sibert	5980 W. Alfred Dr.
10/13			5735 ALFRED DR.
9/13		Michelle Usher (24)	5759 ALFRED DR
10/13		JOHN NARVAEZ	5661 ALFRED DR
10/13		HAROLD H. MANN	5617 ALFRED DR.
10/13		MONA L WHITE	5613 ALFRED DR
	E Lloyd Ewell	E. Lloyd Ewell	5603 ALFRED DR.

RE: GPA 3043, ZON 3044, VAR 3083, DVR 3045, WE THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE-2003

	SIGN NAME	PRINT NAME	ADDRESS
9/13	Roy Schoenrock		5901 Paseo Montana
9/13	William A. Lea	WILLIAM LEA	5809 Paseo Montana
9/13	Steven A Shapiro	STEVEN A. SHAPIRO	5801 Paseo Montana
9/13	Debra Briscoe	Debra Briscoe	5709 paseo montana
9/13	Doreen S Blevens	DOREEN S. BLEVENS	5708 Paseo Del Mar
9/13	Biljana Mirkovic	BILJANA MIRKOVIC	5904 PASEO DEL MAR
9/13	Mac Smith	MAC Smith	5908 Paseo Del Mar
9/13	Jesus Cardenas	JESUS-CARDENAS	2908 Jones
9/13	Terry Sheppard	TERRY Sheppard	2854 Jones
9/13	Margaret Brown	MARGARET BROWN	2867 Jones
9/13	Ruth m Day	RUTH m DAY	2879 N Jones Blvd.
9/13	Scott MALONE		2891 N JONES BLVD
9/13	Ann Marie Sleighthelm	Ann Marie Sleighthelm	3015 N. Jones Blvd.
3	Nancy HELTON	Nancy HELTON	6030 BROOKS AVE.
2	Nancy HELTON	Nancy HELTON	3004 Brair Knoll Ct
	Betty Ward	BETTY WARD	3013 BRAIR KNOLL
	Link R. Luce	LINK R. LUCE	3008 BRAIR KNOLL
	Jeff Richardson	Jeff Richardson	6004 Heather Mist Ln
	Dennis E Quinn	DENNIS E QUINN	6008 HEATHER MIST LN
	Debbie Smith	Debbie Smith	6012 Heather Mist Ln
	Kristina L Wiser	Kristina L Wiser	6016 Heather Mist Ln.
	Richard E Williams	RICHARD E WILLIAMS	6020 Heather Mist
	Jerry J. White	Jerry J. White	6028 Heather Mist LN
	George L McLaughlin	GEORGE L. McLAUGHLIN	6040 HEATHER MIST LN

RE: GPA 3043, ZON 3044, VAR 3083, ~~ZON~~ 3045. WE THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
2/13	[signature]	Linette Smith	6108 Heather Mist
2/13	[signature]	Dennis Baca	6116 Heather Mist Ln.
2/13	[signature]	EDWARD SEBRON	6125 HEATHER MIST LANE
2/13	[signature]	Irene Granato	2120 Heathermist
2/13	[signature]	Tina Gentile	6121 Heathermist
2/13	[signature]	Samuel Cauper	6200 Heather Mist Ln.
2/13	[signature]	ROBERT S. CURTIS	6220 HEATHER MIST LN
2/13	[signature]	NORBERT ZAWISLAK	6224 Heather Mist Ln.
2/13	[signature]	WAYNE SCOTT	6226 HEATHER MIST LN
2/13	[signature]	PEGGY STATEN	6232 Heather Mist
2/13	[signature]	PATRICIA CALACCO	6236 Heather Mist LN
2/13	[signature]	SUSAN Cunningham	3017 LEAFWOOD ST
2/13	[signature]	STEVE BOYDO	6241 Heather Mist
2/13	[signature]	MARIA JAWORSKY	6237 Heather Mist Ln
2/13	[signature]	JOSEPH MOZNAR	6255 HEATHER MIST LN
2/13	[signature]	CHARLES R. FOX	6117 HEATHERMIST LN.
2/13	[signature]	George Withers	6113 Heatherwood ST
2/13	[signature]	Freya Hays	6109 Heather Mist
2/13	[signature]	Richard Power Jr	6105 Heathermist Ln
2/13	[signature]	PEGGY GOULD	6120 W. 10th Knocks
2/13	[signature]	Stephanie VanHorne	5309 Maine Maya Dr
2/13	[signature]	Sue Brandt	5855 ALFRED DR.
2/14	[signature]	DONALD. MANNING	6121 HEATHER MIST LN
2/14	[signature]	FRANK THOMPSON	3017 BRAIR KNOLL CT.

RE: GPA 3045; [illegible] 3045, WE, THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

E	SIGN NAME	PRINT NAME	ADDRESS
9/14	Jerry W. Strickland	Jerry Strickland	3000 Briar Knoll Court
9/14	[illegible]	Alex J. Franzone	3005 Briar Knoll Ct
9/14	Steven C. Geyer	STEVEN C. GEYER	3008 BEECH KNOLL CT.
9/14	Ernest C. Bilsland	ERNEST C. BILSLAND	3004 BEACH KNOLL CT.
9/14	Theresa Chavanne	Theresa Chavanne	3009 Beech Knoll Ct
9/14	Lien Billitteri	LIEN BILLITTERI	6113 Blossom Knoll Ave
9/14	Waurayne Winney	Waurayne Winney	6125 Blossom Knoll Ave.
9/14	Michael J Delves	MICHAEL J. DELVES	6133 Blossom Knoll Ave
9/14	[illegible]	JAMES B. BUCKLEY	6116 Blossom Knoll Ave
9/14	[illegible]	RALPH M HUTTER	6108 Blossom Knoll Ave
9/14	Thomas Parresol	THOMAS PARRESOL	3101 LEAFWOOD
9/14	Amanda Brubaker	Amanda Brubaker	3004 Olivegrove
9/14	Barbara Heaton	Barbara Heaton	3000 Olivegrove St
9/14	[illegible]	KEITH SHAPIRO	6233 Blossomwood Ave
9/14	Linda Goergen	LINDA GOERGEN	6241 Blossomwood Ave
9/14	Heidi Neeley	Heidi Neeley	6305 Blossomwood Ave
9/14	Carol Gabereel	CAROL GABEREL	6313 Blossomwood Ave
9/14	Lynda Stevenson	Lynda Stevenson	3001 Nutwood St.
9/14	Charlotte S Bellamy	CHARLOTTE S. BELLAMY	3013 Nutwood St
9/14	[illegible]	FRANK M. GRIST	3017 NUTWOOD ST.
9/14	[illegible]	SID BENNETT (A)	3021 NUTWOOD
9/14	[illegible]	Tiffany Gandy	3025 NUTWOOD ST.
9/14	T Smith	TERRIE SMITH	3024 Nutwood St
9/14	Terry E Stover	TERRY E STOVER	3012 Nutwood St

RE: GPA 3045; [illegible] 3045, WE, THE UNDER-
SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO
REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE.
THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING
THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDEN-
TIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE
APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/14	Diana Bunker	DIANA BUNKER	2921 Michael Way
9/14	Camille Stack	Camille Stack	2917 Michael Wy
9/14	DEANNA ELLIOTT	DEANNA ELLIOTT	2901 MICHAEL WAY
9/14	Natasha Shriner	Natasha Shriner	2825 Michael Way
9/14	GRICHMOND	CORRZON RICHMOND	2817 MICHAEL WAY
9/14	Ken Coulon	KEN COULON	5505 ALFRED DR.
9/14		Joy A. Williams	5417 ALFRED DR
9/14	Hillard B. Dunn	HILLARD B. DUNN	5605 PASEO RECALLO CT
9/14	Dona L Sturgiss	Dona L. Sturgiss	5701 Paseo Recallo Ct.
9/14	H Scott Ghormley	H. Scott Ghormley	5704 Paseo Recallo
9/14	Colleen Sawyer	Colleen Sawyer	5604 Paseo Recallo Ct.
9/14	Joseph Lutomski	Joseph Lutomski	6190 MADRE MESA
9/14	Rosalie Higgs	Rosalie Higgs	6190 Madre Mesa
9/14	Heriberto Treviño	Josefina Treviño	6160 Madre Mesa
9/14	Cindy Gosz	CINDY GOSZ	6140 MADRE MESA
9/14	Renée O'Brien	Renée O'Brien	2727 CHERRY TREE LN
9/14	Robert Barth	ROBERT BARTH	2735 CHERRY TREE LN
9/14		STEVE MIRICK	2755 CHERRY TREE LN
9/14	C. L. Hampton	CHERI HAMPTON	2740 CHERRY TREE LN.
9/14	T VanOosterhout	TREVOR VANOOSTERHOUT	2720 CHERRY TREE LN
9/14	Oliver Lee	OLIVER LEE	6100 Bronco Loco
9/14	Nancy Centers	NANCY CENTERS (2A)	6190 Bronco Loco
9/14	Jimmy Frenner	JIMMY FRENNER	6191 Bronco Loco
9/14	Tom Martinez	Tom Martinez	6161 bronco loco Ct

2E: GPA 3043, ZON 3044, VAR 3083, 3045, W. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/14	Vincent M. Arcano	Vincent M Arcano	6236 Blossomwood Ave.
9/14	Edyth Vicari	Edyth Vicari	3013 Fern Hollow Ct.
9/14	Tao Black	Tao-Black	3005 Fern Hollow Ct
9/14	Vincent Clark D. Barte	VINCENT CLARK D. BARTE	3001 Fern Hollow CT. Ave.
9/14	John R Aird	JOHN AIRD	3000 Fern Hollow Ct
9/14	Johnie Austin	Johnie Austin	3008 Olive Grove
9/15	Corine Swiney	CORINE SWINEY	3105 Whispering Willow
9/15	Anna Maria Behuniak	AnnaMaria Behuniak	3116 Autumn Leaf Ct.
9/15	Janet Owstak	Janet Owstak	3112 Autumn Leaf Ct.
9/15	Terrance F. Strohl Jr.	TERRANCE F. STROHL JR.	3108 Autumn Leaf Ct.
9/15	James Kabas	JAMES KABAS	3104 AUTUMN LEAF CT
9/15	Art Galgani	ART GALGANI	3100 Autumn Leaf Ct
9/15	Rose Mikeska	ROSE MIKESKA	3109 Autumn Leaf Ct
9/15	Everardo Mendoza	Everardo Mendoza	3113 Autumn Leaf Ct
9/15	Gypsy Stresing	Gypsy Stresing	3117 Autumn Leaf Ct
9/15	Ben Rojas	BEN ROJAS	3121 Autumn Leaf Ct
9/15	Elmer Pama	Elmer Pama	6200 Barkstone Ave
9/15	Wendy C. Sucilu	WENDY C. SUCILU	6204 Barkstone Ave.
9/15	Miriam Richardson	MIRIAM RICHARDSON	6208 Barkstone Ave
9/15	Bradley Anderton	BRADLEY ANDERTON	6212 BARKSTONE.
9/15	Carmen Urrise	CARMEN URRISE	6216 Barkstone ave
9/15	Pamela Smith	Pamela Smith	6304 Barkstone
9/15	Ronald L Papp Jr	RONALD L. PAPP JR	6308 BARKSTONE
	David Bradford	DAVID BRADFORD	6312 BARKSTONE

RE: GPA 3043, ZON 3044, VAR 3045, SUP 3045, W.P., THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. (12) THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/14	David Carson	DAVID CARSON	5705 Paseo Recallo Ct.
9/14	Pamela R. Warick	Pamala R. Warick	5709 Paseo Recallo Ct
9/15	Laura A. Ct	Laura A. C.	2975 Maverick Ct.
9/15	Michael King	Michael King	2955 Maverick St.
9/15	Warren Eizman	Warren Eizman	2903 Maverick St
		~~Tommy Lee~~	
9/15	Mary Reed	Mary Reed	2890 Maverick St.
9/15	Savvy Cortner	SAVVY CORTNER	2940 MAVRICK
9/15	Jennifer deskey	Jennifer deskey	2930 Maverick St.
9/15	Gary Ferguson	GARY FERGUSON	6016 MIRACOSTA
9/15	Sandra M. Mc	Sandra McEntire	6012 Miracosta Ave.
9/15	Michael Tarr	Michael TARR	6008 Miracosta Ave
9/15	Edward Luce	EDWARD LUCE	5904 MIRACOSTA AVE
9/15	Israel Suarez	ISRAEL SUAREZ	5900 " "
9/15	Ana Maria Gomez	Ana Maria Gomez	3309 Dorchorst ct
9/15	Fabila Roy	FABILA Roy	3301 Dorchurst Ct.
9/15	Judy Allen	JUDY ALLEN	3300 Dorchurst Ct.
9/15	Araceli DeSantiago	Araceli DeSantiago	3308 Dorchurst ct.
9/15	Dean Dahlen	DEAN DAHLEN	3312 Dorchurst Ct.
9/15	Christa Dahlen	Christine Dahlen	3313 Heatherdale Ct
9/15	Bradley Hall	Bradley Hall (23)	3305 Heatherdale ct.
9/15		DAVID FLYNN	3301 HEATHERDALE CT
9/15		Kyle Nielsen	3300 HEATHERDALE CT.
9/15	Kim Williams	Kim Williams	3304 Heatherdale Ct.

RE: GPA 3045, [illegible] 3045, [illegible]
SIGNED, ASK OUR CI., LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

E	SIGN NAME	PRINT NAME	ADDRESS
9/15		DeBRA Hicks	6316 Barkstone Ave 8911
9/15	Sherry Valdez	Sherry Valdez	6320 Barkstone Ave 89108
9/15	V. C. Campbell	V.O. CAMPBELL	6325 BARKSTONE 89108
9/15	J. Lindsey	Jonathan Lindsey	6321 Barkstone Ave
9/15	Mary Ellen Wilson	Mary Ellen Wilson	6317 Barkstone Ave
9/15	Margaret Way	MARGARET WAY	6313 Barkstone ave
9/15	Deborah Jackson	Deborah Jackson	6309 Barkstone Ave
9/15		Lauren T. York	6301 Barkstone Ave
9/15		STEVEN TROS	6300 BLOSSOM WOOD
9/15	Sandy Pittle	SANDY PITTLE	6301 Crosswood
9/15	Al Sibille	AL SIBILLE	6309 CROSSWOOD
9/15	Marge Parreott	MARGE PARREOTT	6305 Crosswood
9/15	W. A. Schreibed	W. A. SCHREIBED II	6321 CROSSWOOD
9/15	Sherrie D Wright	Sherrie Wright	6320 Crosswood
9/16	Doris Seigart	DORIS SEIGART	3013 WHISPERING WILLOW
9/16	Howard J Howe (by Mary K Howe)	HOWARD J. HOWE	3120 BUDDING BLOSSOM
9/16	Andrew Sarvis	ANDREW SARVIS	3112 BUDDING BLOSSOM
9/16	Helen Abbey	HELEN [redacted] ABBEY	3108 BUDDING BLOSSOM
9/16	Peggy Reese	Peggy Reese	3100 Budding Blossom
9/16	Troy Peterson	Troy Peterson	3101 Budding Blossom
9/16	Robert Gandelli	ROBERT GANDELLI JR	3057 WOODS PKWY
9/16	Jahiea Tokes	Jahiea TOKES	3020 Woods Dr.
9/16	Sandi Conway	Sandi Conway	3038 Woods Dr
	MARTHA Fe Rson	Martha Fe Rson	3056 Woods Dr

RE: GPA 3045; [illegible] 3045, WE, THE UNDER-
SIGNED, ASK OUR CI. / LEADERS TO DENY THE PROPOSAL TO
REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE.
THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING
THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDEN-
TIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE
APARTMENTS BUILT THERE.

DATE: 2003

	SIGNATURE	PRINT NAME	ADDRESS
9/16	Linda K Helm	LINDA HELM	3308 Heatherdale Ct 8910
15	Daniel Mendez	DANIEL MARCA	3312 HEATHERDALE CT
9/16	Steven Hawker	STEVEN HAWKER	6020 SANTA CATALINA AVE
9/16	Edward C. Tlecko	EDW. C. TLECKO	6008 SANTA CATALINA
9/16	Ana B. Aguirre	Ana B. Aguirre	6004 sta. Catalina ave
9/16	Maribel Bustamante	Maribel Bustamante	5912 Santa Catalina
9/16	Darryl W Doiron	DARRYL W DOIRON	5836 SANTA CATALINA
9/16	Ricky Ward	RICKY WARD	5828 Santa Catalina
9/16	Alethea W Stoughton	Alethea W. Stoughton	5820 Santa Catalina
9/16	Carol Atkinson	Carol Atkinson	5801 Santa Catalina
9/16	C.J. Martin	C. J. MARTIN	5817 SANTA CATALINA
9/16	A Stewart	A STEWART	5821 SANTA CATALINA
9/16	Michael V Napoleon III	MICHAEL V NAPOLEON III	5909 Santa Catalina
9/16	Phil Jestic	Phil Jestic	5913 Santa Catalina
9/16	Kathryn J Mendoza	Kathryn J Mendoza	6001 Santa Catalina
9/16	Lorraine Pallas	~~Lor~~ LORRAINE PALLAS	6005 SANTA CATALINA
9/16	Charles Blake	CHARLES BLAKE	3120 TERRY ST.
9/16	Leonard Morris	LEONARD MORRIS	3116 TERRY ST
9/16	Eleanor Gabriel	Eleanor Gabriel	3112 Terry ST
9/16	Loyd Mead	Loyd Mead	3108 Terry ST.
9/16	Craig Mondvoski	Craig Mondvoski	3100 Terry St.
9/16	Richard Derr	RICHARD DERR (24)	3133 TERRY ST
9/16	Frances E. Beaudette	Frances E. Beaudette	3141 N. Terry St
9/16	Betty Lafaive	FRANKLIN LEFAIVRE	3149 TERRY ST #1

RE: GPA 3045, [illegible] 3045, [illegible]

SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, + RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY ... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE-2003

	SIGN NAME	PRINT NAME	ADDRESS
9/16	Ann Scaglione	Ann Scaglione	3181 Terry St, 89108
9/17	Toi L Chalker	Toi L. Chalker	3051 Breton Dr. 89108
9/17	Mary L. Marshall	MARY L. MARSHALL	3011 Breton Dr 89108
9/17	Ken HARRington	Ken HARRington	3070 Breton
9/17	Grant Graan	Grant Graan	3050 Breton
9/17	~~Heidi Septer~~	~~Heidi Septer~~	~~3070 Breton~~
9/17		RICHARD SEPTER	3070 BRENTON
9/17	Stan C. Rhee	STAN C. RHEE	3116 ROWLAND
9/17	Juanita Jordan	JUANITA JORDAN	3164 Rowland ST
9/17	Maria Cardenas	MARIA I. CARDENAS	3325 Corona del Mar
9/17	Angela Wallet	Angela Wallet	3317 Corona del Mar
9/17		BRIAN PARKS	3308 CORONA DEL MAR Dr.
9/17	Mike Gresham	Mike Gresham	3312 Corona Del Mar
9/18	Gerardo Flores	Gerardo Flores	3201 Goleta Dr
9/18	Ben Daileda	Ben Daileda	3205 Goleta Dr
9/18	~~JO Bricket~~	C BRICKET	~~3205 Goleta Dr~~
9/18	Philip Gutierrez	Philip Gutierrez	3213 Goleta Dr.
9/18	Ronald Goano	RONALD GOANO	5813 Maynard
9/18	Dolores Josephs	DOLORES JOSEPHS	5805 MAYNARD AVE
9/18	Jesus Gallardo	Jesus Gallardo	5801 Maynard Ave
9/18	Mariellen Mar	Mariellen Mar (22)	5812 Maynard
9/18	Ronnie Smith	Ronnie Smith	5824 Maynard
9/18		Debbie Dominquez	5815 maynard
9/18	R Morgan	MORGAN, ROBERT	3212 N. GOLETA DR LAS VEGAS, NEV.

RE: GPA 3043, ZON 3044, VAR 3045, SUP 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
7/18	Luis Ullea	Luis Ullea	3208 Goleta Dr
7/18	Joe Dolce	Joe Dolce	3264 Goleta DR
7/18	Jimmy Mack	Jimmy MACK	3205 Miramar
7/18	Donald Cox	Donald Cox	3213 Miramar
7/18	Jean Bruce	Jean Bruce	3301 Miramar
7/18	Lee Ann Shull	Lee Ann Shull	3305 MIRAMAR
7/18	Katherine Hoagland	Katherine HOAGLAND	3313 MIRAMAR
7/18	Barbara J Warne	Barbara Warne	3317 Miramar
7/18	Robert D Peters	Robert D Peterson	3325 Miramar
7/18	Leslie Titos	Leslie Titos	5729 Capitola Ave
7/18	Antonio Salcido	ANTONIO SALCIDO	5725 CAPITOLA
7/18	Tom Matz	TOM MATZ	5717 CAPITOLA AVE
7/18	Carolyn Smith	CAROLYN SMITH	5705 CAPITOLA AVE
7/18	Crystal Acevedo	Crystal Acevedo	3201 Point Lobos Dr
7/18	Larey G Murphy	LAREY G. MURPHY	3205 POINT LOBOS DR.
7/18	Carmen Ponce	Carmen Ponce.	3213 Point Lobos Dr.
7/18	Elmo Brown	ELMO BROWN	3217 Point Lobos Dr.
7/18	R L Jemison	ROY JEMISON	3225 POINT LOBOS DR
7/18	Shane Pollan	Shane Pollan	3301 Point Lobos Dr
7/18	Yolie M Ariotta	Yolie M. Ariotta	3304 Point Lobos Dr.
7/18	Rick Lugo	RICK LUGO	3220 point Lobos dr
7/18	Linda Light	Linda Light	3216 point Lobos DR
7/18	Ramona Pally	RAMONA PALLY	3208 Point Lobos dr
7/18	Rogelio Alvarado	Rogelio A	3209 Terra Bella

RE: GPA 3045, ZON 3044, VAR 3083, 3045, WE, THE UNDERSIGNED, ASK OUR CI. / LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

#	SIGN NAME	PRINT NAME	ADDRESS
1	Arzelle Ritchie	Arzelle Ritchie	3213 Terra Bella Dr.
2	~~George Williams~~	~~George Williams~~	~~3213 Terra Bella Dr.~~
3		JESS MELTON	3221 TERRA BELLA DR
4		Jim Miller	3328 Terra Bella Dr.
5	Cheri Gurschke	CHERI GURSCHKE	3321 TERRA BELLA
6	Laurene Palma	Laurene Palma	3312 Terra Bella Dr.
7		Tim OSWALT	3304 TERRA BELLA
8	Sharon Lambert	Sharon Lambert	3228 Terra Bella Dr.
9	Danielle Brugan	Danielle Brugan	3224 Terra Bella Dr
10	Dorothy Reidenbach	Dorothy Reidenbach	3212 TERRA BELLA DR
11	José Hernandez	José Hernandez	3208 Terra Bella Dr
12		Ted Gonzales	3204 Terra Bella Dr.
13		Harold Joeris	5804 CAPITOLA AVE
14		THELMA J DUNN	5816 CAPITOLA AVE.
15		Wendy Uriarte	5805 Capitola Ave
16		Steve Bault	5809 Mary Way
17	Jane Chanik	JANE CHANIK	5824 MARY WAY
18	Lori Mason	Lori Mason	5828 mary way
19	Dan Austin	~~Dan Austin~~	5813 MARY WAY
20	Barbara Evans	Barbara Evans	5812 Robin Lane
21		CLINT FULLER	5816 ROBIN LANE
22		Lisa Alford	5820 Robin Lane
23		Thomas Staggs	5821 Robin Lane
24		JOHN H. DANIEL	5813 ROBIN LANE

RE: GPA 3043, ZON 3044, VAR 3083, SDR 3045, WE THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGNATURE	PRINT NAME	ADDRESS
9/18		DONNA HERMESTEL	3093 WOODS DR
9/18		Barbara Spavin	3094 Woods Dr
9/18		Jim Perry	3075 Woods Dr
9/18		Justin Vaughn	3059 Woods Dr
9/18		Holly Mynarcik	3021 Woods Dr
9/18		JOHN PAYNE	3009 BRAIR CIRCLE
9/18		Robert Tucci	5700 Paseo Montana
9/18		PETER S. PIZZUTO	5701 PASEO MONTANA
9/18		Claudette Blalock	2875 N Bronco St.
9/18		Christina Lum	2815 N. Bronco St.
9/18		Claude E. Logan	2800 N. Bronco St
9/18		CHRIS D. IDEKER	2916 N. Bronco ST
9/18		FRED BRANN	2875 MAVERICK ST.
9/19		STEVE HOWARD	5785 W. CHEYENNE
9/19		Cynthia Franks	5708 Avenida Sella
9/19		Sean M. Gannon	5608 Avenida Silva
9/19		Richard McIntosh	5701 Avenida Silva
9/19		Joan White	5505 Avenida Caballo
9/19		Mike Krumme	5500 AVENDA CABALLO
9/19		George Chavez	5421 Avenida Caballo
9/19		TOM ZEDAKER (JA)	5401 Avenida Caballo
9/19		GARY L. REESE	5517 Avenida Vaquero
9/19		Andrea Sharp	5518 Avenida Vaquero
		David Jensen	5513 Avenida Vaquero

RE: GPA 3043, ZON 3044, VAR 3085, SUE 3045, WE. THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE-2003

DATE	SIGNATURE	PRINT NAME	ADDRESS
9/18	Keith Grytness	KEITH GRYTNESS	6016 MURRAY BAY AVE 89108
9/18	Sabino Melendez	SABINO MELENDEZ	3013 CROSSWAY Dr 89102
9/19	Francis Sullivan	FRANCIS SULLIVAN	2936 N Bronco St.
9/19	James Wade	JAMES WADE	6010 W. BROOKS AVE
9/19	Bruno Ensor	BRUNO ENSOR	3017 BEECH KNOLL
9/19	Max P Alba	MAX P ALBA	3804 Haley
9/19	Jeff Gold	JEFF GOLD	5808 MAYNARD AVE.
9/20	Florene Jones	Florene Jones	6204 Heather Mist Lane
9/20	Maureen R. Cooper	Maureen R. Cooper	3105 Budding Blossom Ct
9/20	Elliott R. Gerd	Elliott R. GERD	3029 Nutwood St
9/20	Joyce C Borgna	Joyce C BORGNA	3012 Olivegrove St
9/20	Gerald Taylor	Gerald Taylor	2825 N Bronco St
9/20	Michael Helot	Michael Helot	6015 Madre Mesa
9/20	John D Hunt	John D. Hunt	5948 Madre Mesa
9/20	Drexel S. Steward	Drexel S. Steward	2845 N. Jones Blvd.
9/20	Debbie Arrighi	Debbie Arrighi	2835 N. Jones Bl.
9/20	Michael Brower	MICHAEL BROWER	2855 N. JONES BLVD
9/20	Beverly Nelson	Beverly Nelson	6130 W. Brooks Ave
9/20	Laura Zygmont	LAURA ZYGMONT	3117 TERRY STREET
9/20	John A. Jain		

20

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ZON-3044 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), Ward 5 (Weekly).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	447	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – ABEYANCE TO 11/6/2003 Planning Commission meeting - UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the notice area but was comfortable with voting on the abeyance.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

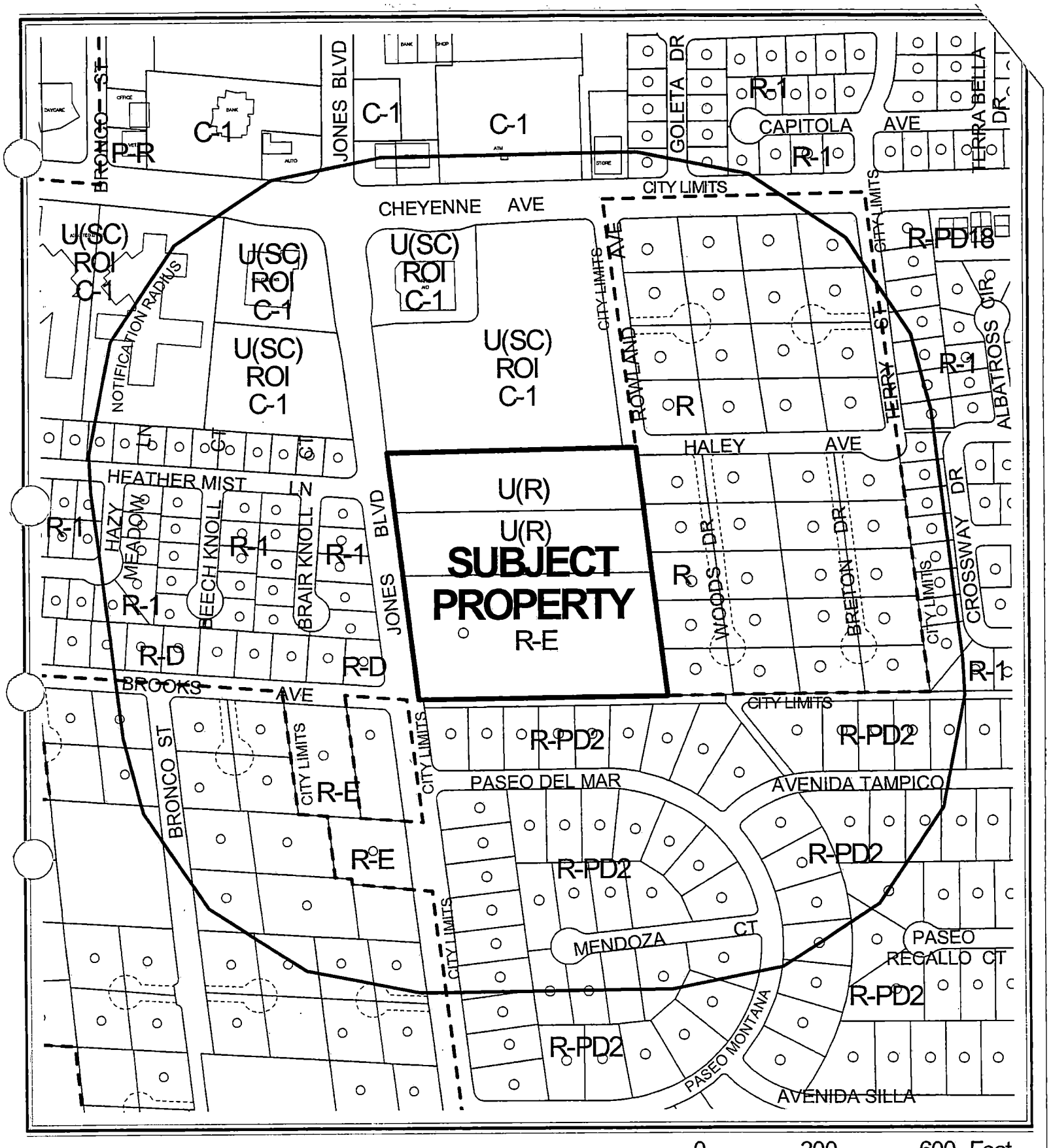
No one appeared in opposition.

MINUTES – Continued:
There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-3043], Item 35 [ZN-3044], Item 36 [VAR-3083], and Item 37 [SDR-3045] was held under Item 34 [GPA-3043].

(6:12 – 6:13)

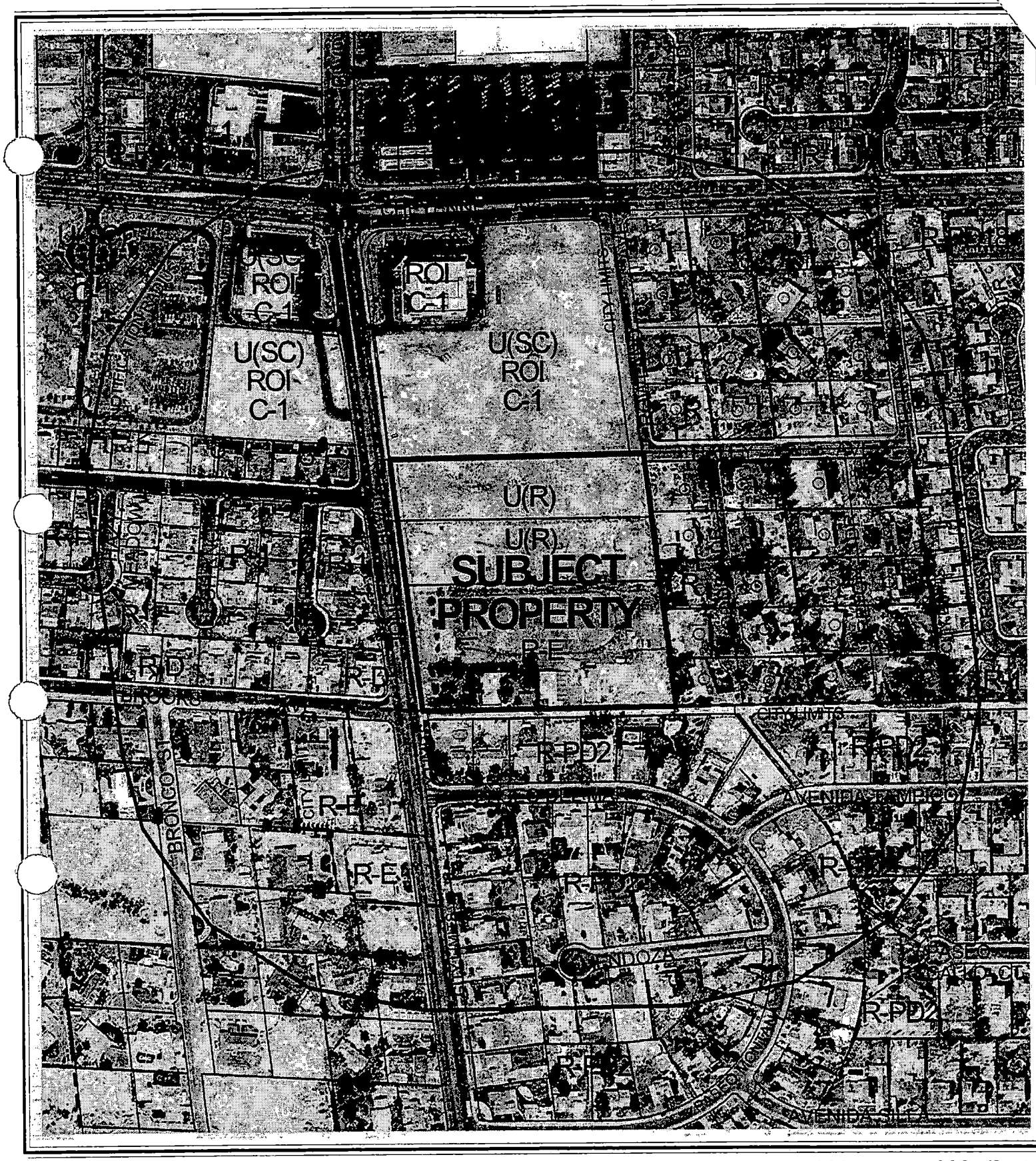


CASE: ZON-3044

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)



0 300 600 Feet

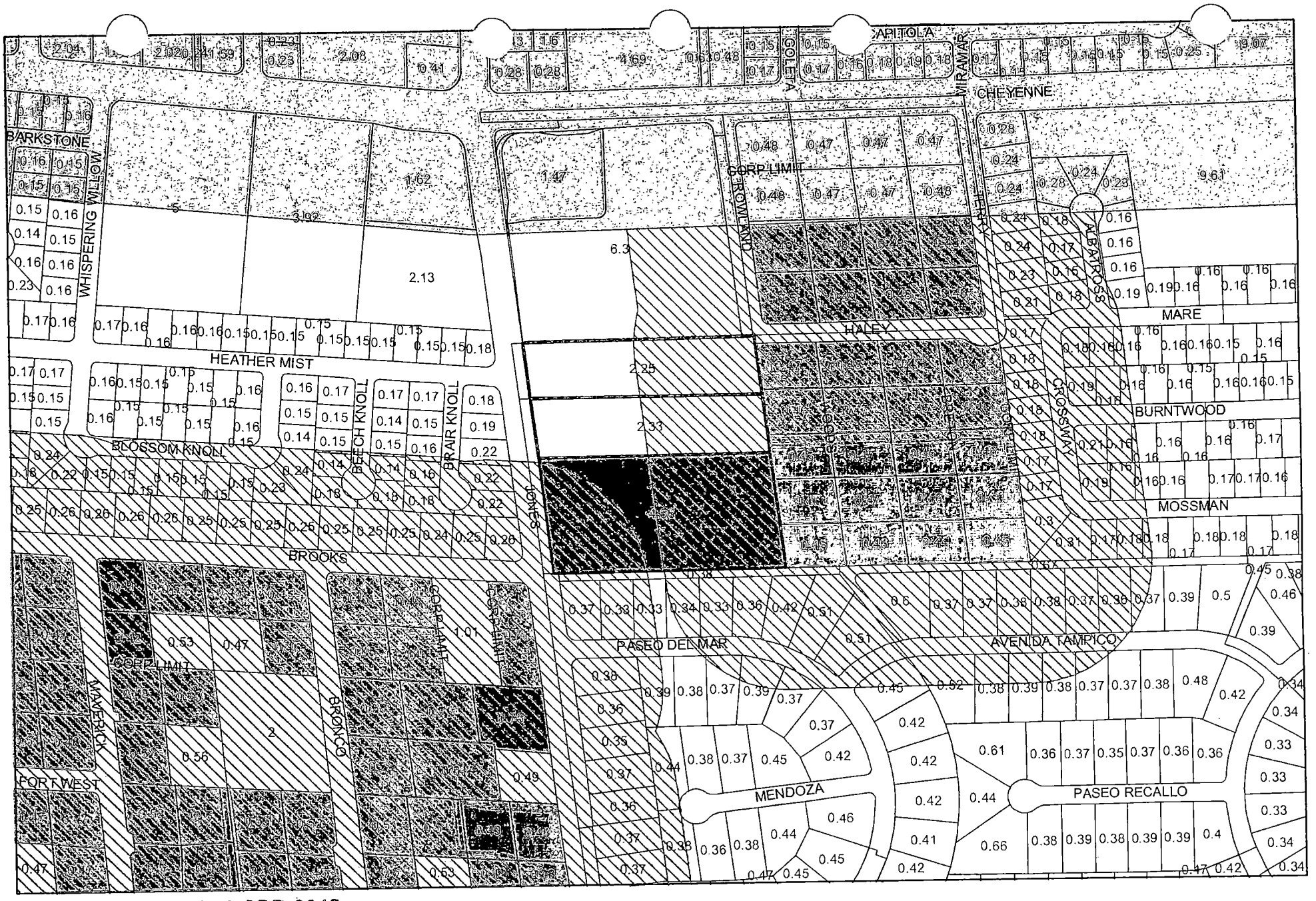
CASE: **ZON-3044**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



Case: ZON-3044 & SDR-3045

Rural Preservation Site Map

City of L.V. RPN Buffer

Clark County RPN Buffer

City of L.V. RPN Parcel

Clark County RPN Parcel

330 Buffer from Major Street

Subject Area

0.48 Parcel Size in Net Acres

9.14 Total Subject Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3044 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-3043) to M (Medium Density Residential) land use designation and a Variance request (VAR-3083) for parking approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review (SDR-3045) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate the portions of Rowland Street and Haley Avenue for a knuckle at the intersection of those streets prior to the issuance of any permits for this site.

5. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site and construct all incomplete half street improvements on Rowland Street and Haley Avenue adjacent to this site concurrent with development of this site.

6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

7. Extend public sewer in Rowland Street from Cheyenne Avenue for a public sewer connection to this site. Because of capacity restrictions, the public sewer line in Jones Boulevard shall not be utilized for service to this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

DDS

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for rezoning from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) to R-3 (Medium Density Residential) on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue.

B) Applicant's Justification

The proposed project is an apartment complex of independent living for seniors, age 55 and above. The project would be built as a two-story apartment complex. Typically, senior communities constitute a quiet, structured environment at a very low intensity of use. A letter from the applicant indicates that the vacant parcel to the north of the site is zoned C-1 (Limited Commercial) and will most likely be developed as a retail center. The elderly housing complex would serve as a buffer between commercial and residential. Quality housing of this nature is greatly needed in Las Vegas. Seniors are the fastest growing segment of the population and their needs must be met. When the Master Plan was created, it was designed for conditions that existed at the time, and there must be flexibility in the Plan to accommodate the changes in society as they arise.

BACKGROUND INFORMATION

A) Previous Actions

08/10/98 The City Council Denied a General Plan Amendment (GPA-0019-98) to amend a portion of the southwest sector of the General Plan from R (Rural Density Residential) to: M (Medium Density Residential) on this site. The Planning Commission recommended approval.

08/10/98 The City Council Denied a request for a Rezoning (Z-0038-98) from: R-E (Residence Estates) and U (Undeveloped) Zone to: R-3 (Medium Density Residential) on this site. The Planning Commission recommended approval.

04/24/03 The Planning Commission heard a request for a General Plan Amendment (GPA-1996) to amend a portion of the Southwest Sector from R (Rural Density Residential) to M (Medium Density Residential), a Site Development Plan Review (SDR-1999), and a Variance (VAR-2002) for reduction of parking and to

allow some three-story buildings where a maximum height of 2 stories is permitted for a 237-unit senior apartment complex on this site. The applications were withdrawn without prejudice.

B) Pre-Application Meeting

The pre-application details are listed in the related Site Development Plan Review (SDR-3062) report.

C) Neighborhood Meetings

A neighborhood meeting was held as part of the related General Plan Amendment application (GPA-3043).

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	9.83
Net Acres:	9.55

B) Existing Land Use

Subject Property:	Undeveloped and Single-Family Residential
North:	Undeveloped
South:	Single-Family Residential
East:	Single-Family Residential
West:	Single-Family Residential

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	SC (Service Commercial)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	R (Rural Density Residential) & L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) & R-E (Residence Estates)
North:	U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial)
South:	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	Clark County – R-E (Residence Estates)
West:	R-D (Single Family Residential-Restricted) & R-1 (Single Family Residential)

DDS

E) General Plan Compliance

The site is currently designated as R (Rural Density Residential) within the Southwest Sector Plan of the General Plan. The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

The applicant has requested a General Plan Amendment to change the designation to M (Medium Density Residential). The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density and variety of multifamily unit types, up to three stories in height. The applicant has requested to change the zoning on this site to R-3 (Medium Density Residential).

The proposed project is not consistent with the current general plan or zoning designations. If the general plan and rezoning request were approved then the proposed project would be permitted.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood	X	
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

A 6.3-acre portion of the site is within an area identified as a buffer for a Rural Preservation Neighborhood. NRS 278.261 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown. Land is disqualified from status as a Rural Preservation Neighborhood, or as a required buffer, if it is closer than 330 feet to a road greater than 99 feet in width. In the case of this application, the area within the buffer is limited to three units per acre. The applicant has requested a waiver from this requirement since they are proposing an overall density within the buffer of 24 units per gross acre. It will be addressed with the Site Development Plan Review (SDR-3045).

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for the proposed R-3 (Medium Density Residential) zoning are outlined within Title 19.08 and will be addressed during the site development plan review process. Landscaping requirements will also be part of the review. The Planning Commission and City Council will review the development standards through the consideration of the Site Development Plan Review (SDR-3045), a related item.

B) General Analysis and Discussion

The applicant intends to construct a 246-unit senior apartment complex on the property. The proposed 25 units per acre is not compatible with the adjacent lower density residential uses to the east, west, and south but could act as a transition between the C-1 (Limited Commercial) zoned property to the north and the adjacent residential properties. While the applicant intends to construct a development for a specific use (senior apartments), the R-3 (Medium Density Residential) zoning category permits a wide range of other uses that may not be appropriate or compatible with nearby single-family residential uses. A senior apartment complex is a less intense use than a regular apartment complex but to achieve this project an R-3 (Medium Density Residential) zoning category is necessary.

A 6.3-acre portion of the site is within an area identified as a buffer for a Rural Preservation Neighborhood. NRS 278.261 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown. The R-3 (Medium Density Residential) zoning category allows up to 25 units per gross acre. The applicant has requested a waiver from this requirement and it will be addressed as part of the companion Site Development Plan Review (SDR-3045).

FINDINGS

To approve a rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

   The existing General Plan designation of the subject site is R (Rural Density Residential), which allows a density of 2.1 to 3.5 dwelling units/gross acre. However, the applicant is requesting to amend this land use designation to M (Medium Density Residential), which allows a maximum of 25 dwelling units per gross acre. The proposed rezoning to R-3 (Residential Density Residential), which allows up to 25 units per acre, is consistent with the proposed General Plan designation. Staff is recommending approval of the General Plan amendment request.

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

   The proposed project on this site is compatible with the C-1 (Limited Commercial) zoning to the north but is at a much higher density than the surrounding residential properties. However, a senior apartment complex is a less intense use than a regular non-age restricted apartment complex, and the overall population density would be substantially less.

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

   The subject property is in a location where infill development should be pursued. The growth and development factors in the community indicate a need for the rezoning to R-3 for a senior apartment complex on this site.

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

   The subject site has direct access to Jones Boulevard, a secondary collector (80-foot) street on the Master Plan of Streets and Highways. The access designed for this project will be adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 180 [Mailed with GPA-3043, VAR-3083 & SDR-3045]

APPROVALS 0

PROTESTS 447

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3044 APN: 138-13-101-002

Name of Property Owner: RALPH & WILMA MOSA

Name of Applicant: GEORGE GEKAKIS, INC.

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Corey Most

Subscribed and sworn before me

This 28th day of August, 2003

Marci Jo Edwards
Notary Public in and for said County and State

MARCI JO EDWARDS
Notary Public State of Nevada
No.93-4813-1
My appt. exp. Sept. 10, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3044 APN: 138-13-101-003 & 138-13-101-004

Name of Property Owner: FORTUNE N. LAMB

Name of Applicant: GEORGE GEKAKIS, INC.

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: CLIFF LAMB

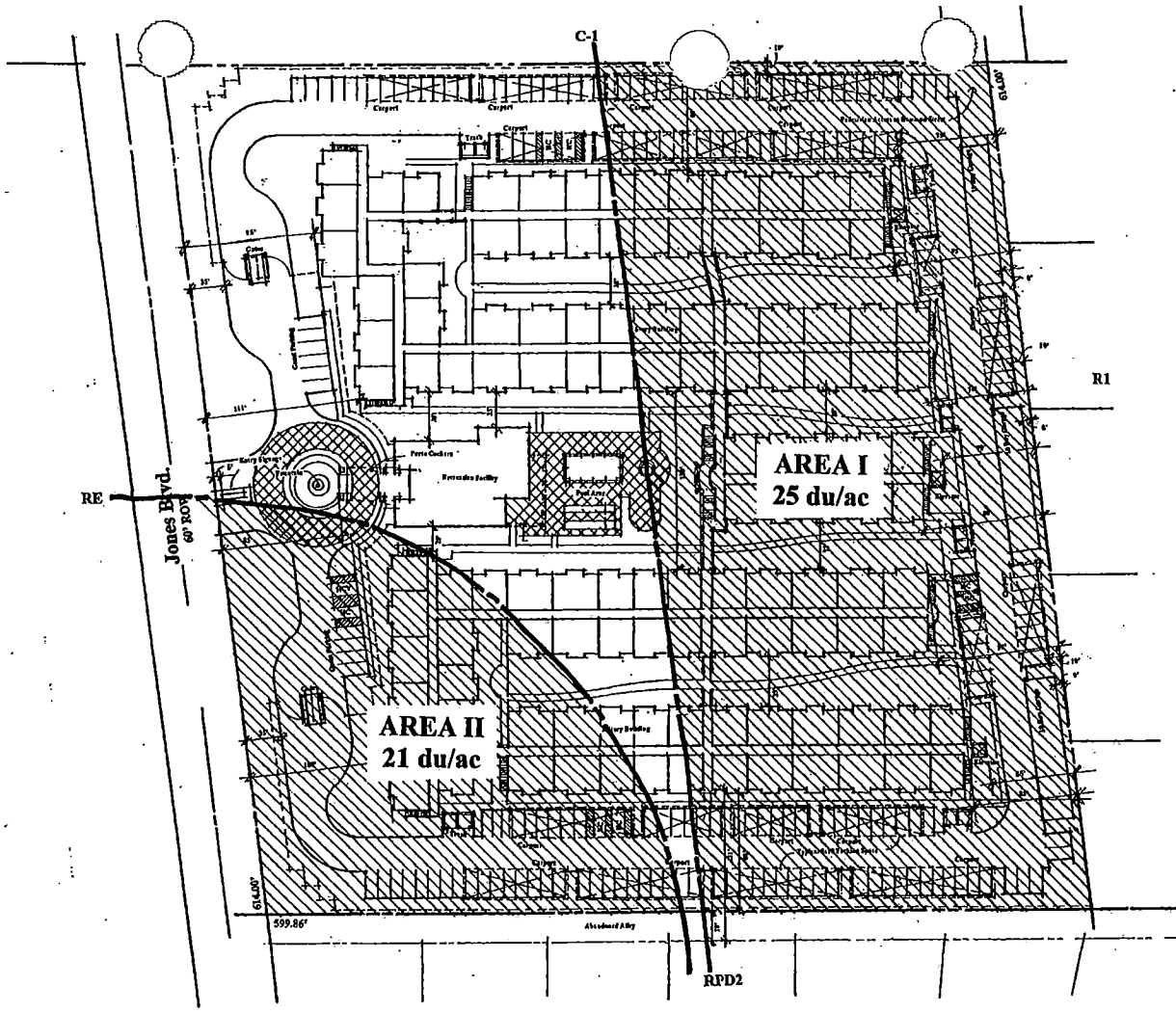
Subscribed and sworn before me

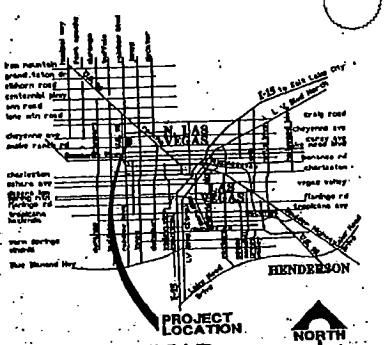
This 20th day of August 2003

_____

Notary Public in and for said County and State

JODI LYNNE CRUM
Notary Public State of Nevada
No. 99-51605-1
My appt. exp. Feb. 17, 2007





VICINITY MAP

Site Analysis

AREA I
4.77 Acres
120 Units Total (25 du/ac)
24 1-Bed Units
96 2-Bed Units

AREA II
1.53 Acres
32 Units Total (21 du/ac)
6 1-Bed Units
26 2-Bed Units

Jones/Cheyenne Senior Apts.

DEVELOPED BY:
GEORGE GEKAKIS, INC.

NORTH

Scale: 1:40

Perlman ARCHITECTS

PERLMAN ARCHITECTS of NEVADA, INC.
2230 CORPORATE CIRCLE, #200
HENDERSON, NV. 89074
702.990.9900 702.932.3222

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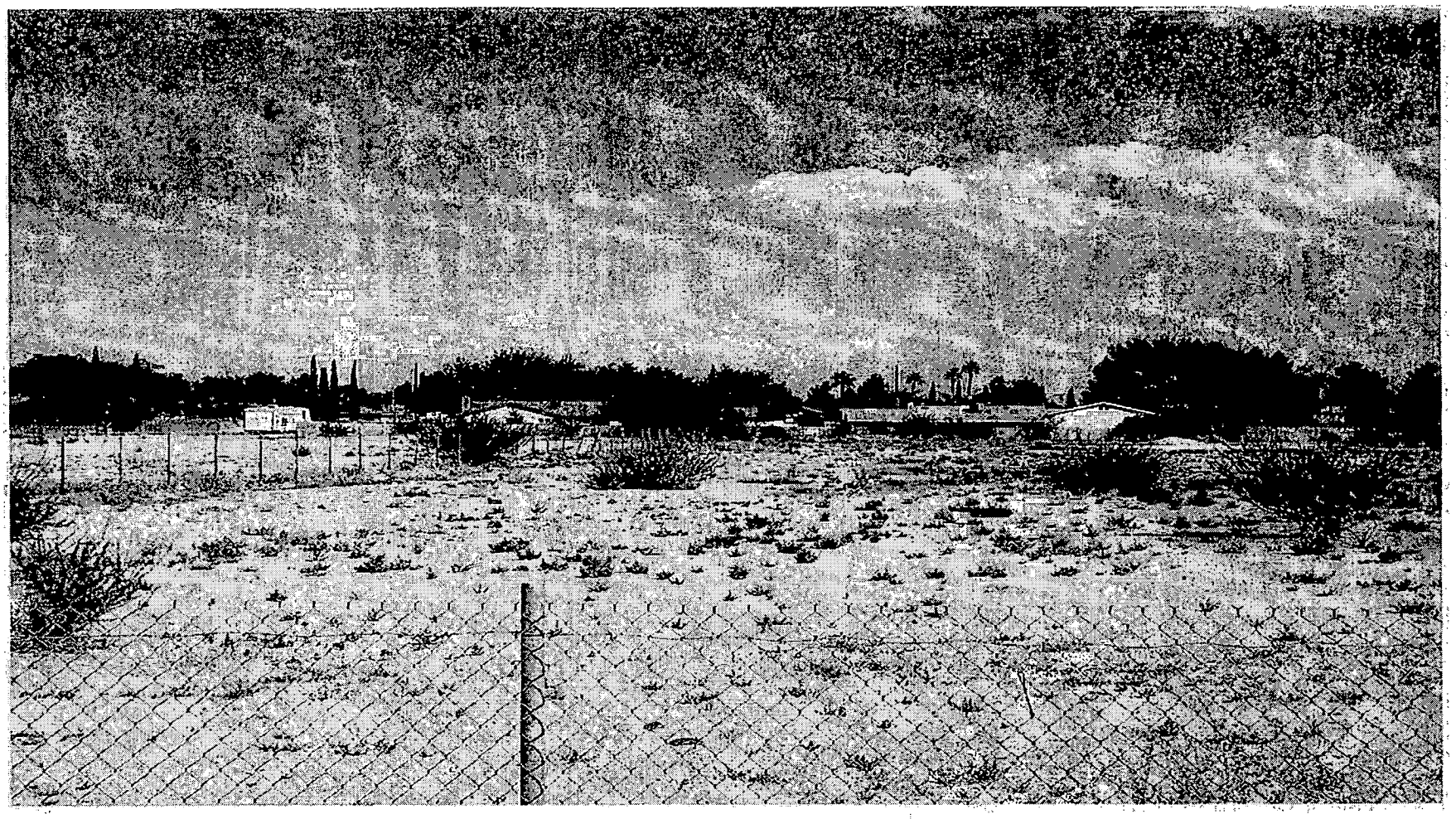
as Vegas, Nevada

Rural Preservation Site Plan

Date: September 09, 2003
Project Number: 102276

STAFF

ZON-3044
10-23-03 PC



ZON-3044 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL
EAST SIDE OF JONES BOULEVARD, APPROXIMATELY 570 FEET SOUTH OF CHEYENNE AVENUE
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

ZON-3044 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL
EAST SIDE OF JONES BOULEVARD, APPROXIMATELY 570 FEET SOUTH OF CHEYENNE AVENUE
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

RE: GPA 3043, ZON 3044, VAR 3083, [redacted], WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGNATURE	PRINT NAME	ADDRESS
11	Jeanne C Hackett	Jeanne C Hackett	6600 W. Brooks
11	Dorothy C. Kydd	Dorothy C. Kydd	6080 Brooks Ave
11	Judy Overcash	Judy Overcash	6040 W Brooks Ave
11	C Ph Oberg	TOM OBERG	6110 W. BROOKS AVE
11	Kathe Kobillard	KATH KOBILLARD	6120 W Brooks
11	Louis A. DuBois	Louis A. DuBois	6210 W. Brooks Ave.
11	James P Driscoll	James P Driscoll	6240 W Brooks Ave
11	L Oei	Henry Oei	6310 W. Brooks Ave
11	Paul Wenzel	PAUL WENZEL	6320 W. BROOKS AVE
11	Roberta Hartwig	Roberta Hartwig	6145 Brooks Ave
11	Rebecca Conway	REBECCA CONWAY	6160 W. BROOKS AVE
11	Chris Payan	Chris Payan	6165 W. Brooks Ave
11	Jessica Heiman	Jessica Heiman	6135 W Brooks Ave
11	Frank David	FRANK DAVID	6085 W. BROOKS AVE
11	Leonard V. Davis	LEONARD V. DAVIS	6065 W. Brooks Ave
12	~~Jan Pruet~~	~~Jan Pruet~~	~~5720 Avenida Tampico~~
12	Kamille Hansen	KAMILLE HANSEN	5716 Avenida Tampico
12	John Fehne	John Fehne	5712 Avenida Tampico
12	Nancy Francis	Nancy Francis	5704 Avenida Tampico
12	Harold Powell	HAROLD POWELL	5700 AVENIDA TAMPICO
12	Keelie S. Wright	Keelie S. Wright	5616 Avenida Tampico
12	Tracey Meyer	TRACEY MEYER	5612 Avenida Tampico
12	Kevin Cabble	Kevin Cabble	5608 Avenida Tampico
12	Alma Graetz	Alma Graetz	5316 Avenida Laguna

RE: GPA 3043, ZON 3044, VAR 3083, SDR 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE-2003

	SIGN NAME	PRINT NAME	ADDRESS
9/12	Donald Cheryl L	DONALD C. LANGDON	5605 Avenida Tampico 89108
9/12	Stephen Lewis Vang	STEPHEN LEWIS VANG	5609 AVENIDA TAMPICO 89108
9/12	John C Dinsmoor	John C Dinsmoor	5613 Avenida Tampico 89110
9/12	David OBagy	David Bagy	5705 Avenida Tampico 89108
9/12	Margaret Prowdiwy	MARGARET PROWDIWY	5717 AVENIDA Tampico
9/12	Lloyd K Pruet	Lloyd K Pruet	5720 Avenida Tampico
9/12	Gayle Pruet	Gayle Pruet	5704 Avenida Silla
9/12	Debby Schmitt	Debby Schmitt	5700 Avenid Silla
9/12	Leslie A. Stormoen	Leslie A. Stormoen	5616 Avenida Silla
9/12	Russell Baumeister	Russell Baumeister	5604 Avenida Silla
9/12	Fulgencio Martinez	Fulgencio Martinez	5600 Avenida Silla
9/12	Theresa Goodman	Theresa Goodman	5609 Avenida Silla
9/12	Shirley Cozeck	Shirley Cozeck	5613 AVENIDA SILLA
9/12	Lorene L. Junker	Lorene L. Junker	5617 Avenida Silla
9/12		MICHAEL CORRAL	5621 AVENIDA SILLA
9/12	O. M. Mastrangelo	O. M. MASTRANGELO	5705 Avenida Silla
9/12	Grey Goodell	GREY GOODELL	5409 AVENIDA CABALLO
9/12	Paul Hendrickx	PAUL HENDRICKX	5413 AVENIDA CABALLO
9/12	Susan Hoffert	SUSAN HOFFERT	5417 Avenida Caballo
9/12	Teri Hoy	TERI HOY	5501 AVENIDA CABALLO
9/12	Thomas Oram	THOMAS ORAM	5509 AVENIDA CABALLO
9/12	Douglas Robinson	DOUGLAS ROBINSON	5513 AVENIDA CABALLO
9/12	Brent R Profaizer	Brent Profaizer	5517 AVENIDA CABALLO
10/12	Gayle Stoner	GAYLE STONER	5521 Avenida Caballo

RE: GPA 3043, ZON 3044, VAR 3045, 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/12	Elinor C Holmes	ELINOR C. HOLMES	5520 AVENIDA CABALLO
9/12	JoAnn Ingram	JoAnn Ingram	5416 Avenida Caballo
9/12	C Adrien Knowles	C. Adrien Knowles	5412 Avenida Caballo
9/12	Lacey X Bhyan	Lacey X Bhyan	5404 Avenida Caballo
9/12		DAVID STAFFELD	5412 AVENIDA VAQUERO
9/12		CA-Jones	5500 " "
9/12	Dennis Smith	DENNIS SMITH	5508 " "
9/12		Brandon Milner	5512
9/12	Mary A. Schmitt	MARY A. SCHMITT	5520 " "
9/12	Suzanne McClanahan	SUZANNE McCLANAHAN	5521 " "
9/12	Susan Nixon	SUSAN NIXON	5509 " "
9/12	Javier A. Garcia	JAVIER A. GARCIA	5501 Avenida Vaquero
9/12	Patricia L. Alessi	PATRICIA L. ALESSI	5413 Avenida Vaquero
9/12	Raymond R. Lapointe	Raymond R. Lapointe	5446 Sheila Ave
9/12	Brenda Reber	BRENDA REBER	5478 Sheila Ave.
9/12	Judy S. Klinkert	Judy S. Klinkert	5524 Sheila Ave.
9/12	Linda Knudson	LINDA KNUDSON	5628 Sheila Av.
9/12	Barbara Jones	BARBARA JONES	5651 Sheila Ave.
9/12	Richard Mestas	RICHARD MESTAS	5678 Sheila Ave
9/12	Jacqueline MacFarlane	JACQUELINE MACFARLANE	5750 Sheila Ave
10/	Wayne Buchanan	Wayne Buchanan	5767 Sheila
9/12	Tesa Lasike	TESA LASIKE	5820 Sheila
9/12	April H Butler	April H Butler (24)	5231 Smoke Ranch
9/12	Alan Springman	ALAN SPRINGMAN	5854 Sheila

RE: GPA 3043, ZON 3044, VAR 3083, SDP 3045, LDF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
1/11	Mattie M. MacDavid	MATTIE M. MACDAVID	5808 PASEO DEL MAR
2/11	Kathryn Ponsler	KATHRYN PONSLER	5804 Paseo Del Mar
3/11		GREG HOEFER	5704 PASEO DEL MAR
4/11	M B Benton	MICHAEL B BENTON	5700 PASEO DEL MAR
5/11	Trudy Gibson	TRUDY GIBSON	5705 PASEO DEL MAR
6/11	Nancy Milanczak	Nancy Mielanczak	5805 Paseo Del Mar
7/11	James Young	JAMES YOUNG	5809 Paseo Del Mar
8/11	Kim S. Holt	Kim S. Holt	5901 PASEO DEL MAR
9/11	Scarlet Cline	Scarlet Cline	5905 Paseo Del Mar
10/11	George F Muns	George F. Muns	5916 Paseo Del Mar
11/11	Jim Humphrey	Jim Humphrey	5912 Paseo Del Mar
12/11		R.E. HALL	5900 " " "
1/12	C. Bonaventura	C. BONAVENTURA	5801 PASEO DEL MAR
2/12		JEFFREY S. EBEL	5701 PASEO DEL MAR
3/12	Rebecca Teaford	Rebecca Teaford	5704 Mendanza Ct
4/12		CHARLES A. FOWLS	5705 MENDOZA CT
5/12		Tom Flynn	5801 MESA POINT
6/12	H. P. Davidson	H.P. DAVIDSON	5812 Paseo Del Mar
7/12	Diane MacDavid	Diane MacDavid	5800 Paseo Del mar
8/12	Diane MacDavid	Diane MacDavid	6570 W. Brooks
9/12		KEVIN FARRELL (25)	5804 PASEO MONTANA
10/12		LYNN KRAUSS	5900 PASEO MONTANA
11/12	Moriah Ochoa	MORIAH OCHOA	5904 Paseo Montana
12/12	M. Hughes	FRANCIS M. HUGHES	5913 PASEO MONTANA

2E: GPA 3043, ZON 3044, VAR 3083, 3045, WF. THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

ATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/12	William Doyle	WILLIAM DOYLE	5910 SHEILA AV
9/12	Jeri Cope	JERILYNN COPE	5934 SHEILA AVE
9/12	Curt Young	CURT YOUNG	5925 SHEILA AVE.
9/12	Katherine A. Rice	KATHERINE RICE	5901 Sheila AVE.
9/12	Jennifer Joyce	Jennifer Joyce	5871 Sheila Ave
9/12	Fred MacKenzie	FRED MACKENZIE	5807 Sheila Ave.
9/12	Babe Lynch	BABE LYNCH	5817 Sheila Ave
9/12	Brad Risling	Brad Risling	5759 Sheila Ave.
9/12	Don Fife	DON FIFE	5715 SHEILA AVE.
9/12	Jim Collins	JIM COLLINS	560 SHEILA AVE
9/12	Douglas Vandehyde	Douglas Vandehyde	5573 SHEILA AVE
9/12	Coleen Layton	Coleen Layton	5541 sheila Ave.
9/12	Malcolm Kistler	MALCOLM KISTLER	5489 SHEILA AVE
9/12	LeLa James	LeLa M. JAMES	5465 Sheila
9/12	Doyle James	DOYLE JAMES	5466 Madre Mesa
9/12	Velda K. Swena	Velda K. Swena	5441 Sheila Ave
9/13	Fred Castoris	FRED CASTORIS	5875 MADRE MESA
9/13	Cathryn L L Girard	Cathryn L L Girard	5735 MADRE Mesa DR
9/13	Pam Casler	PAM CASLER	5659 Madre Mesa Dr
9/13	Pat Mull	PAT MULL	5619 MADRE MESA DR.
9/	CLAUDIA KING	CLAUDIA KING (23)	5597 MADRE MESA Dr
9/13	Joe Wells	Joe Wells	5619 madre mesa
9/13	John Stevenson	JOHN STEVENSON	5575 " "
9/13	Eleanor C. Scholl	ELEANOR C. SCHOLL	5553 MADRE MESA

RE: GPA 3043, ZON 3044, VAR 3083, ~~3045~~ 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

ATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/13		V M MERRITT	~~5465 MADRE MESA~~
9/13		JIMMIE JOHNSON	5554 MADRE MESA DR
9/13		GARY SHERRILL	5576 MADRE MESA DRIVE
9/13		Herbert Chester	5642 Madre Mesa
9/13		Ramona Pace	5732 Madre Mesa
9/13		Bertha Dominguez	5754 Madre Mesa Dr.
9/13		THOMAS A GUNN	5876 Madre Mesa Dr.
9/13		SCOTT CARROLL	5900 madre mesa
9/13		Chris Brown	5924 Madre Mesa Dr
9/13		GREG WARCZAK	5807 MADRE MESA DR
9/13		DIRICK VAN GORP	5510 MADRE MESA DR
9/13		Gloria M. LeeRay	5550 Alfred Drive
9/13		Thomas T. Brady	5616 Alfred Dr.
9/13		James Talley	5734 " "
9/13		Tricia Pinter	5854 Alfred Dr
9/13		MARVIN ZAMORA	5908 Alfred Dr.
9/13		Janet White	5970 Alfred Dr.
9/13		Suzan C. Sibert	5980 W. Alfred Dr.
9/13			5735 ALFRED DR.
9/13		Michelle Fisher	5759 ALFRED DR
9/13		JOHN NARVAEZ	5661 ALFRED DR
10/13		HAROLD H. MANN	5617 ALFRED DR.
9/13		MONA L WHITE	5613 ALFRED DR
	E Lloyd Ewell	E. Lloyd Ewell	5603 ALFRED DR.

24

RE: GPA 3043, ZON 3044, VAR 3083, SUE 3045, WE THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
1/13	Bob Schoenrock		5901 Paseo Montana
2/13	William J. Lea	WILLIAM LEA	5809 Paseo Montana
3/13	Steven A Shapiro	STEVEN A. SHAPIRO	5801 Paseo Montana
4/13	Debra Briscoe	Debra Briscoe	5709 paseo montana
5/13	Doreen S Blevens	DOREEN S. BLEVENS	5708 Paseo Del Mar
6/13	Biljana Mirkovic	BILJANA MIRKOVIC	5904 PASEO DEL MAR
7/13	Mac Smith	MAC Smith	5908 Paseo Del Mar
8/13	Jesus Cardenas	JESUS-CARDENAS	2908 Jones
9/13	Terry Schaefer	Terry Schaefer	2854 Jones
10/13	Margaret Brown	MARGARET BROWN	2867 Jones
11/13	Ruth M Day	RUTH M DAY	2879 N Jones Blvd.
12/13	Scott MALONE		2891 N JONES BLVD
13/13	Ann Marie Sleighthelm	Ann Marie Sleighthelm	2915 N. Jones Blvd
1/3	Nancy HOLTON	Nancy HOLTON	6030 BROOKS AVE.
2/3	Nancy HOLTON	Nancy HOLTON	3004 Brair Knoll Ct
3/3	Betty Ward	BETTY WARD	3013 BRAIR KNOLL
	Link R. Luce	LINK R. LUCE	3008 BRAIR KNOLL
	Jeff Richardson	Jeff Richardson	6004 Heather Mist Ln
		DENNIS E. QUINN	6008 HEATHER MIST LN.
		Denise Smith	6012 Heather Mist Ln
	Kristina L Wiser	Kristina L. Wiser	6016 Heather Mist Ln.
	Richard E Williams	RICHARD E WILLIAMS	6020 Heather Mist
	Jerry J. White	Jerry J. White	6028 Heather Mist LN
	George L McFadden	GEORGE L. McFADDEN	6104 HEATHER MIST LN

RE: GPA 3043, ZON 3044, VAR 3083, 3045. WE THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
1/13		Linette Smith	6108 Heather Mist
2/13	Dennis Baca	Dennis Baca	6116 Heather Mist Ln.
3/13	Edward Sebron	EDWARD SEBRON	6125 HEATHER MIST LANE
4/13	Irene Granato	Irene Granato	2120 Heather Mist
5/13	Tina Gentile	Tina Gentile	6121 Heather Mist
6/13	Samuel Camper	Samuel Camper	6200 Heather Mist Ln.
7/13	Robert S. Cutts	ROBERT S. CUTTS	6220 HEATHER MIST LN
8/13	Norbert Zawislak	NORBERT ZAWISLAK	6221 Heather Mist Ln.
9/13	Wayne Scott	Wayne SCOTT	6226 Heather Mist Ln
10/13	Peggy Staten	PEGGY STATEN	6232 Heather Mist
11/13	Patricia M Calaco	PATRICIA CALALCO	6236 Heather Mist LN
12/13	Susan A Cunningham	SUSAN Cunningham	3017 LEAFWOOD ST
13/13		Steve Bouba	6241 Heather Mist
14/13	Maria Jaworsky	MARIA JAWORSKY	6237 Heather Mist Ln
1	Joseph Molnar	JOSEPH MOLNAR	6255 HEATHER MIST LN
2/14	Charles R Fox	CHARLES R FOX	6117 HEATHER MIST Ln.
3/14	George Withers	George Withers	6113 Heather Mist
4/14	Freya Hays	Freya Hays	6109 Heather Mist
5/14	Richard Pace Jr	Richard Pace Jr	6105 Heather Mist Ln
6/14	Peggy Gould	PEGGY GOULD	6120 W. Parks
7/14	Marianne Van Hare	Marianne VanHare	5809 Alfred Dr
8/14	Sue Brandt	Sue Brandt	5855 ALFRED DR.
9/14	Donald Manning	DONALD MANNING	6121 HEATHER MIST LN
10/14		FRANK THOMPSON	3017 BRIAR KNOLL CT.

24

RE: GPA 3045; [illegible] 3045, WE, THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

E	SIGN NAME	PRINT NAME	ADDRESS
9/14	Jerry W. Strickland	Jerry Strickland	300 Briar Knoll Court
9/14	[illegible]	Alice J. Franzone	3005 Briar Knoll Ct
9/14	Steven C. Geyer	STEVEN C. GEYER	3008 BEECH KNOLL CT.
9/14	Ernest C. Bilsland	ERNEST C. BILSLAND	3004 BEACH KNOLL CT.
9/14	Theresa Chavanne	Theresa Chavanne	3009 Beech Knoll Ct
9/14	Lien Billyterri	LIEN BILLYTERRI	6113 Blossom Knoll Ave
9/14	Waurayne Winney	Waurayne Winney	6125 Blossom Knoll Ave.
9/14	Michael J Delves	MICHAEL J. DELVES	6133 Blossom Knoll Ave
9/14	[illegible]	JAMES B. BUCKLEY	6116 Blossom Knoll Ave
9/14	Ralph M Mintor	RALPH M MINTOR	6108 Blossom Knoll Ave
9/14	Thomas Parresol	THOMAS PARRESOL	3101 LEAFWOOD
9/14	Amanda Brubaker	Amanda Brubaker	3004 Olivegrove
9/14	Barbara Heaton	Barbara Heaton	3000 Olivegrove St
9/14	Keith Shapiro	KEITH SHAPIRO	6253 Blossomwood Ave
9/14	Linda Goergen	LINDA GOERGEN	6241 Blossomwood Ave
9/14	Heidi Neeley	Heidi Neeley	6030 Blossomwood Ave
9/14	Carol Gabereel	CAROL GABEREL	6313 Blossomwood Ave
9/14	Lynda Stevenson	Lynda Stevenson	3001 Nutwood St.
9/14	Charlotte S Bellamy	CHARLOTTE S. BELLAMY	3013 Nutwood St
9/14	[illegible]	FRANK M. GRIST	3017 NUTWOOD ST.
9/14	[illegible]	S.D. BENNETT (2A)	3021 NUTWOOD
9/14	[illegible]	Tiffany Candy	3025 NUTWOOD ST.
9/14	T Smith	TERRIE SMITH	3024 Nutwood St.
9/14	Terry E Stover	TERRY E STOVER	3012 Nutwood St.

RE: GPA 3045, [illegible] 3045, WE, THE UNDER-
SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO
REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE.
THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING
THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDEN-
TIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE
APARTMENTS BUILT THERE.

DATE: 2003

E	SIGN NAME	PRINT NAME	ADDRESS
9/14	Diana Bunker	DIANA BUNKER	2921 Michael Way
9/14	Camille Stack	Camille Stack	2917 Michael Way
9/14	DEAWNA ELLIOTT	DEAWNA ELLIOTT	2901 MICHAEL WAY
9/14	Natasha Shriner	Natasha Shriner	2825 Michael Way
9/14	CORAZON RICHMOND	CORAZON RICHMOND	2817 MICHAEL WAY
9/14	Ken Coulon	KEN COULON	5505 ALFRED DR.
9/14		Joy A. Williams	5417 ALFRED DR
9/14	Hillard B. Dunn	HILLARD B. DUNN	5605 PASEO RECALLO CT
10/14	Dona L Sturgiss	Dona L. Sturgiss	5701 Paseo Recallo Ct.
10/14	H Scott Ghormley	H. Scott Ghormley	5704 Paseo Recallo
10/14	Colleen Sawyer	Colleen Sawyer	5604 Paseo Recallo Ct.
9/14	Joseph Lutomski	Joseph LUTOMSKI	6190 MADRE MESA
10/14	Rosalie Higgs	Rosalie Higgs	6190 Madre Mesa
10/14	Herberto Trujillo	Josefina Cuegel	6160 Madre Mesa
10/14	Cindy Gosz	CINDY GOSZ	6140 MADRE MESA
9/14	Renée O'Brien	Renée O'Brien	2727 CHERRY TREE LN
9/14	Robert Barth	ROBERT BARTH	2735 CHERRY TREE LN
9/14		STEVE MIRICK	2755 CHERRY TREE LN
9/14	C. J. Hampton	CHERI HAMPTON	2740 CHERRY TREE LN.
9/14	Trevor VanOostenrop	TREVOR VANOOSTENROP	2720 CHERRY TREE LN
9/14	Oliver Lee	OLIVER LEE	6100 Bronco Loco
10/14	Nancy Centers	NANCY CENTERS (24)	6190 Bronco Loco
10/14	Jimmy Frenner	JIMMY FRENNER	6191 Bronco Loco
10/14	Tom Martinez	Tom Martinez	6161 bronco loco Dr

2E: GPA 3043, ZON 3044, VAR 3083, SUE 3045, WT. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/15	Vincent M. Arcaro	Vincent M Arcaro	6236 Blossomwood Ave.
9/15	Edyth Vicari	Edyth Vicari	3013 Fern Hollow Ct.
9/15	Jao Black	Jao Black	3005 Fern Hollow Ct.
9/15	Vincent Clark D. Barte	VINCENT CLARK D. BARTE	3001 Fern Hollow CT. Ave.
9/15	John R Aird	JOHN AIRD	3000 Fern Hollow Ct
9/15	Johnie C Austin	JOHNIE AUSTIN	3008 OLIVE GROVE
9/15	Corine Sweeney	CORINE SWEENEY	3105 Whispering Willow
9/15	Anna Maria Behuniak	Anna Maria Behuniak	3116 Autumn Leaf Ct.
9/15	Janet Ostertag	JANET OSTERTAG	3112 Autumn Leaf Ct.
9/15	Terrance F. Strachan Jr.	TERRANCE F. STRACHAN JR.	3108 Autumn Leaf Ct.
9/15	James Kabas	JAMES KABAS	3104 AUTUMN LEAF CT
9/15	Art Galgani	ART GALGANI	3100 Autumn Leaf Ct
9/15	Rose Mercedes	ROSE MERCEDES	3109 Autumn Leaf Ct
9/15	Everardo Mendoza	Everardo Mendoza	3113 Autumn Leaf Ct
9/15	Gypsy Stresing	Gypsy Stresing	3117 Autumn Leaf Ct
9/15	Ben Rojas	BEN ROJAS	3121 Autumn Leaf Ct
9/15	Elmer Pama	Elmer Pama	6200 Barkstone Ave
9/15	Wendy C. Sucic	WENDY C. SUCIC	6204 Barkstone Ave.
9/15	Miriam Richardson	MIRIAM RICHARDSON	6208 Barkstone Ave
9/15	Bradley L. Anderton	BRADLEY ANDERTON	6212 BARKSTONE
9/15	Carmen Ulrich	CARMEN ULRICH	6216 Barkstone ave
9/15	Pamela M Smith	Pamela Smith	6300 Barkstone
9/15	Ronald L Papp Jr	RONALD L. PAPP JR	6308 BARKSTONE
	David Bradford	DAVID BRADFORD	6312 BARKSTONE

RE: GPA 3043, ZON 3044, VAR 3083, DUR 3045, W-. THE UNDERSIGNED; ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE. (12)

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/14	David Carson	DAVID CARSON	5705 Paseo Recalle Ct.
9/14	Pamela R. Warick	Pamala R. Warick	5709 Paseo Recalle Ct
9/15	Laura A. Ct	Laura A. Ct	2975 Maverick Ct.
9/15	Michael King	Michael King	2955 Maverick St
9/15	Warren Eizman	Warren Eizman	2903 Maverick St
		~~Tommy Lee~~	
9/15	Mary Reed	Mary Reed	2890 Maverick St.
9/15	Savvy Carter	SAVVY CARTER	2940 MAVRICK
9/15	Jennifer Jestey	Jennifer Jestey	2920 Maverick St.
9/15	Gary Ferguson	GARY Ferguson	6016 MIRACOSTA
9/15	Sandra McIntosh	Sandra McIntosh	6012 Miracosta Ave
9/15	Michael Tarr	Michael TARR	6008 Miracosta Ave
9/15	Edward Luce	EDWARD LUCE	5904 MIRACOSTA AVE
9/15	Israel Suarez	ISRAEL SUAREZ	5900 " "
9/15	Ana Maria Gomez	Ana Maria Gomez	3309 Dunehurst ct
9/15	Fabila Roy	FABILA Roy	3301 Dunehurst Ct
9/15	Judy Allen	JUDY ALLEN	3300 Dunehurst Ct.
9/15	Araceli DeSantiago	Araceli DeSantiago	3308 Dunehurst ct
9/15	Dean Dahlen	DEAN Dahlen	3313 Dunehurst Ct.
9/15	Christine Dahlen	Christine Dahlen	3313 Heatherdale Ct
9/15	Bradley Hall	Bradley Hall	3305 Heatherdale ct.
9/15		DAVID FLYNN	3301 HEATHERDALE CT
9/15		KYLE NIELSEN	3300 HEATHERDALE CT.
9/15	Kim Williams	Kim Williams	3304 Heatherdale Ct.

(23)

RE. GPA 3045; [illegible] 3045, WE, THE UNDER-SIGNED, ASK OUR CI., LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

E	SIGNATURE	PRINT NAME	ADDRESS
9/15	[signature]	DeBRA Hicks	6316 Barkstone Ave 89108
9/15	[signature]	Sherry Valdez	6320 Barkstone Ave 89108
9/15	[signature]	V.O. CAMPBELL	6325 BARKSTONE 89108
9/15	J. Lindsey	Jonathon Lindsey	6321 Barkstone Av.
9/15	[signature]	Mary Ellen Wilson	6317 Barkstone Ave
9/15	[signature]	MARGARET WAY	6313 Barkstone ave
9/15	[signature]	Deborah Jackson	6309 Barkstone Ave
9/15	[signature]	Lauren T. York	6301 Barkstone Ave
9/15	[signature]	STEVEN TROS	6300 BLOSSOM WOOD
9/15	[signature]	SANDY PITTLE	6301 Crosswood
9/15	[signature]	AL SIBILLE	6309 CROSSWOOD
9/15	[signature]	MARGE FARRELL	6305 Crosswood
9/15	[signature]	W. A. SCHREIBER J	6321 CROSSWOOD
9/15	[signature]	Sherrie Wright	6320 Crosswood
9/16	[signature]	DORIS SEIGART	3013 WILLOW WHISPERING
9/16	[signature] (Howard J. Howe by Mary K. Howe)	HOWARD J. HOWE	3120 BUDDING BLOSSOM
9/16	[signature]	ANDREW SARVIS	3112 BUDDING BLOSSOM
9/16	[signature]	HELEN [redacted] ABBEY	3108 BUDDING BLOSSOM
9/16	[signature]	Peggy Reese	3100 Budding Blossom
9/16	[signature]	Troy Peterson	3101 Budding Blossom
9/16	[signature]	ROBERT GUADELUPE JR	3057 WOODS PLACE
9/16	[signature]	Jahira Tokes	3020 Woods Dr.
9/16	[signature]	Sandi Conway	3038 Woods Dr
	MARTHA FACKSON	[illegible]	3056 WOODS DR

RE: GPA 3043, [illegible] 3045, WE, THE UNDER-SIGNED, ASK OUR CI./LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/16	Linda K Helm	LINDA HELM	3308 Heatherdale Ct. 8910
9/16	Daniel Mendoza	DANIEL MARCA	3312 HEATHERWOOD CT
9/16	Steven Hawker	STEVEN HAWKER	6020 SANTA CATALINA AVE
9/16	Edw C Tlecko	EDW. C. TLECKO	6008 SANTA CATALINA
9/16	Ana B. Aguirre	Ana B. Aguirre	6004 sta. Catalina ave
9/16	Maribel Bustamante	Maribel Bustamante	5912 Santa Catalina
9/16	Darryl W Doiron	DARRYL W DOIRON	5836 SANTA CATALINA
9/16	Ricky Ward	RICKY WARD	5828 Santa Catalina
9/16	Alethea Stoughton	Alethea N. Stoughton	5820 Santa Catalina
9/16	Carol Atkinson	Carol Atkinson	5801 Santa Catalina
9/16	C.J. Martin	C. J. MARTIN	5817 SANTA CATALINA
9/16	A Stewart	A STEWART	5821 SANTA CATALINA
9/16	Michael Napoleon III	MICHAEL V Napoleon III	5909 Santa Catalina
9/16	Phil Jestic	Phil Jestic	5913 Santa Catalina
9/16	Kathryn J Mendoza	Kathryn J Mendoza	6001 Santa Catalina
9/16	Lorraine Pallas	~~LOR~~ LORRAINE PALLAS	6005 SANTA CATALINA
9/16	Charles Blake	CHARLES BLAKE	3120 TERRY ST.
9/16	Leonard Morris	LEONARD MORRIS	3116 TERRY ST
9/16	Edward Gabriel	Edward Gabriel	3112 Terry ST
9/16	Loyd Mead	Loyd Mead	3108 Terry St.
9/16	Craig Monbroski	Craig Monbroski	3100 Terry St.
9/16	Richard Derr	RICHARD DERR	3133 TERRY ST
9/16	Frances E. Beaudette	Frances E. Beaudette	3141 N. Terry St
9/16	Betty Lefaivre	FRANKLIN LEFAIVRE	3149 TERRY ST #V

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RE: GPA 3045; [illegible] 3045; [illegible]
SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
10/16	Ann Scaglione	Ann Scaglione	3181 Terry St, 89108
10/17	Toi L Chalker	Toi L. Chalker	3051 Breton Dr. 89108
10/17	Mary L. Marshall	MARY L. MARSHALL	3011 Breton Dr. 89108
10/17	Ken HARRington	Ken HARRington	3070 Breton
10/17	Grant Graan	Grant Graan	3050 Breton
10/17	Heidi Septer	~~Heidi Septer~~	~~3070 Breton~~
10/17		RICHARD SEPTER	3070 BRENTON
10/17	Stan C. Rhee	STAN C. RHEE	3116 ROWLAND
10/17	Juanita Jordan	JUANITA JORDAN	3164 ROWLAND ST
10/17	Maria Cardenas	MARIA I. CARDENAS	3325 Corona del Mar
10/17	Angela Wallet	Angela Wallet	3317 Corona del Mar
10/17	Brian Parks	BRIAN PARKS	3308 CORONA DEL MAR Dr
10/17	Mike Gresham	Mike Gresham	3312 Corona Del Mar
10/18	Gerardo Flores	Gerardo Flores	3201 Goleta Dr
10/18	Ben T	Ben Daileda	3205 Goleta Dr
10/18	[illegible]	C BRICKEY	~~3205 Goleta Dr~~
10/18	Philip Gutierrez	Philip Gutierrez	3213 Goleta Dr.
10/18	Ronald G Dano	RONALD G DANO	5813 MAYNARD
10/18	Dolores Josephs	DOLORES JOSEPHS	5805 MAYNARD AVE
10/18	Jesus Gallardo	Jesus Gallardo	5801 Maynard Ave
10/18	Marielle Moir	Marielle Moir (22)	5812 Maynard
10/18	Ronnie Smith	Ronnie Smith	5824 MAYNARD
10/18		Debbie Dominguez	5815 maynard
10/18	R Morgan	MORGAN, ROBERT	3212 N. GOLETA DR LAS VEGAS, NEV.

RE: GPA 3043, ZON 3044, VAR 3045, SUP 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

#	SIGN NAME	PRINT NAME	ADDRESS
9/18	Luis Ulloa	Luis Ulloa	3208 Goleta Dr
9/18	Joe Dolce	Joe Dolce	3204 Goleta DR
9/18	Jimmy Mack	Jimmy MACK	3205 Miramar
9/18	Donald Cox	Donald Cox	3213 Miramar
9/18	Jean Bruce	Jean Bruce	3301 Miramar
9/18	Lee Ann Shull	Lee Ann Shull	3305 MIRAMAR
9/18	Katherine Hoagland	Katherine HOAGLAND	3313 MIRAMAR
9/18	Barbara J Warne	Barbara Warne	3317 Miramar
9/18	Robert D Peterson	Robert D Peterson	3325 Miramar
9/18	Leslie Titos	Leslie Titos	5729 Capitola Ave
9/18	Antonio Salcido	ANTONIO SALCIDO	5725 CAPITOLA
9/18	Tom Matz	TOM MATZ	5717 CAPITOLA AVE
9/18	Carolyn Smith	CAROLYN SMITH	5705 CAPITOLA AVE
9/18	Crystal Acevedo	Crystal Acevedo	3201 Point Lobos Dr
9/18		LARRY G. MURPHY	3205 POINT LOBOS DR.
9/18		Carmen Ponce.	3213 Point Lobos Dr.
9/18	Elmo Brown	ELMO BROWN	3217 Point Lobos Dr.
9/18	R.L. Jemison	ROY JEMISON	3225 POINT LOBOS DR
9/18		Shane Pollan	3301 Point Lobos Dr
9/18	Yolie M. Ariotta	Yolie M. Ariotta	3304 Point Lobos Dr.
9/18	Rick Lugo	RICK LUGO	3220 point Lobos dr
9/18	Linda Light	Linda LIGHT	3216 point Lobos DR
9/18		RAMONA PALL	3208 Point Lobos dr
9/18	Rogelio Alvarado	Rogelio A	3209 Terra Bella

RE: GPA 3045, [illegible] 3045, WE, THE UNDER-SIGNED, ASK OUR CI. / LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/18	Arzelle Ritchie	Arzelle Ritchie	3213 Terra Bella Dr.
9/18	~~George Williams~~	~~George Williams~~	~~3213 Terra Bella Dr.~~
9/18	[illegible]	JESS MELTON	3221 TERRA BELLA DR
9/18	[illegible]	Jim Miller	3328 Terra Bella Dr.
9/18	Cheri Gurschke	CHERI GURSCHKE	3321 TERRA BELLA
9/18	[illegible]	Laurene Palma	3312 Terra Bella Dr.
9/18	[illegible]	Tim Oswalt	3304 TERRA BELLA
9/18	Sharon Lambert	Sharon Lambert	3228 Terra Bella Dr
9/18	Danielle Brugan	Danielle Brugan	3224 Terra Bella Dr
9/18	Dorothy Reidenbach	Dorothy Reidenbach	3212 TERRA BELLA DR
9/18	José Hernandez	José Hernandez	3208 Terra Bella Dr
9/18	[illegible]	Ted Gonzales	3204 Terra Bella Dr.
9/18	Gerald Young	Gerald Young	5804 CAPITOLA AVE
9/18	Thelma J Dunn	THELMA J DUNN	5816 CAPITOLA AVE.
9/18	[illegible]	Wendy Uriarte	5805 Capitola Ave
9/18	[illegible]	Steve Bault	5804 Mary Way
9/18	Jane Chanik	JANE CHANIK	5824 MARY WAY
9/18	Lori Mason	Lori Mason	5828 mary way
9/18	Dan Austin	DAN AUSTIN	5813 MARY WAY
9/18	Barbara Evans	Barbara Evans 23	5812 Robin Lane
9/18	[illegible]	CLINT FULLER	5816 ROBIN LANE
9/18	Lisa Alford	Lisa Alford	5820 Robin Lane
9/18	Thomas Stuggs	Thomas Stuggs	5821 Robin Lane
9/18	[illegible]	JOHN H. DANCER	5813 ROBIN LANE

RE: GPA 3043, ZON 3044, VAR 3083, SDR 3045, WE THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
6		DONNA HOLMQUIST	3093 WOODS DR
10		Barbara Spavin	3094 Woods Dr
14		JIM PERRY	3075 WOODS DR
16		Justin Vaughn	3059 Woods Dr
16		HOLLY MYNARCIK	3021 WOODS DR.
18		JOHN PAYNE	3009 BRAIR KNOLL CT
8		Robert Tucci	5700 Paseo Montana
18		PETER S. PIZZUTO	5701 PASEO MONTANA
10		Claudette Blalock	2875 N Bronco St.
14		Christina Lum	2815 N. Bronco St.
16		Claude E. Logan	2820 N. Bronco St
18		CHRIS D. IDEKER	2916 N. BRONCO ST
4		FRED BRANN	2875 MAVERICK ST.
4		STEVE HOWARD	5785 W. CHEYENNE
4		Cynthia Franks	5708 Avenida Sella
19		Kevin M. Lannon	5608 Avenida Silva
9		Richard & Mistyanne	5701 Avenida Silva
19		Joan White	5505 Avenida Caballo
19		MIKE KRUMME	5500 AVENIDA CABALLO
19		GEORGE CHAVEZ	5421 AVENIDA CABALLO
19		TOM ZEDAKER	5401 AVENIDA CABALLO
19		GARY L. REESE	5517 AVENIDA VAQUERO
19		ANDREW SHARP	5518 AVENIDA VAQUERO
		DAVID JENSEN	5513 AVENIDA VAQUERO

RE: GPA 3043, ZON 3044, VAR 3085, SUP 3045, WE. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

E	SIGN NAME	PRINT NAME	ADDRESS
/18	Keith Grytness	KEITH GRYTNESS	6016 Mulla Bay Ln 89108
/18	Sabino Melendez	SABINO MELENDEZ	3013 CROSSWAY DR 89102
/19	Francis Sullivan	FRANCIS SULLIVAN	2936 N Bronco St.
/19	James Wade	JAMES WADE	6010 W. BROOKS AVE
/19	Bruno Fenzo	BRUNO FENZO	3017 BEECH KNOLL
/19	Max P. Alba	MAX P ALBA	3804 Haley
/19	Jeff Gold	JEFF GOLD	5808 MAYNARD AVE.
/20	Florene Jones	Florene Jones	6204 Heather Mist Lane
/20	Maureen R. Cooper	Maureen R. Cooper	3105 Budding Blossom Ct
/20	Elliott R. Gerd	Elliott R. GERD	3029 Nutwood St
/20	Joyce C Borgna	Joyce C BORGNA	3012 Olivegrove St
/20	Gerald Taylor	Gerald Taylor	2825 N Bronco St
/20	Michael Helot	Michael Helot	6045 Madre Mesa
/20	John D Hunt	John D. Hunt	5948 Madre Mesa
/20	Drexel S. Stewart	Drexel S. Stewart	2845 N. Jones Blvd.
/20	Debbie Arrighi	DebbieArrighi	2835 N. Jones Bl.
/20	Michael Brown	MICHAEL BROWN	2855 N. JONES BLVD
/20	Beverly Nelson	Beverly Nelson	6130 W. Brooks Ave
/20	Laura Zygmont	LAURA ZYGMONT	3117 TERRY STREET
/20	John A. Gunn		

20

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

VAR-3083 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL - Request for a Variance TO ALLOW 235 PARKING SPACES WHERE 296 SPACES ARE REQUIRED FOR A PROPOSED SENIOR CITIZEN APARTMENT DEVELOPMENT on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	447	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – ABEYANCE TO 11/6/2003 Planning Commission meeting - UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the notice area but was comfortable with voting on the abeyance.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

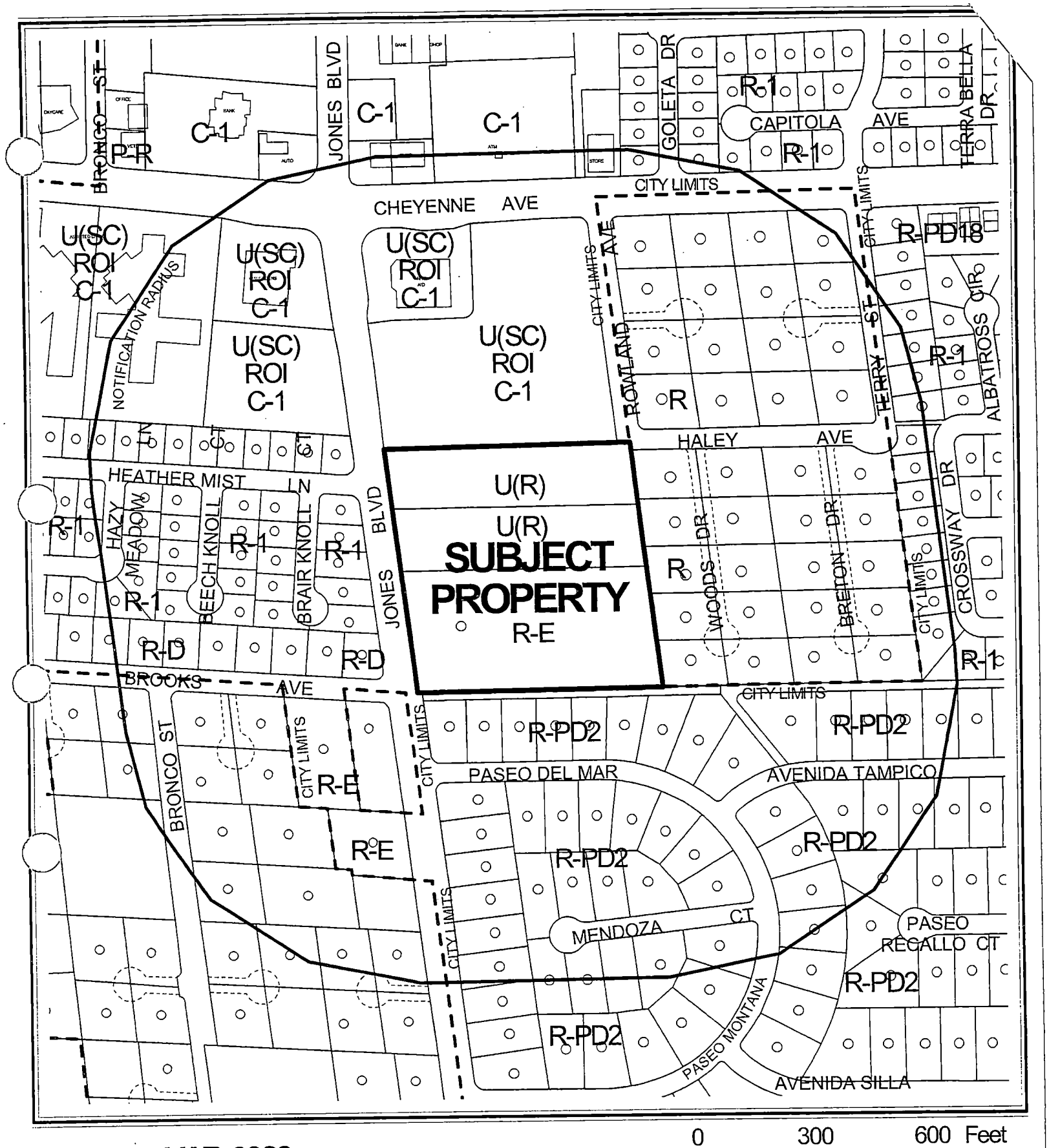
PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 36 – VAR-3083

MINUTES – Continued:
There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-3043], Item 35 [ZN-3044], Item 36 [VAR-3083], and Item 37 [SDR-3045] was held under Item 34 [GPA-3043].

(6:12 – 6:13)



CASE: **VAR-3083**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-3083 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3044) and Site Development Plan Review (SDR-3045) and

2. This Variance shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a variance in conjunction with a proposed age-restricted apartment complex to allow 235 parking spaces where 296 spaces are required.

B) Applicant's Justification

The proposed project is an apartment complex of independent living for seniors, age 55 and above. Typically, senior communities constitute a quiet, structured environment at a very low intensity of use. The senior household usually has an average of under 1.5 residents and less than one vehicle per unit. For this reason, the applicant has requested a reduction in the required number of parking spaces.

BACKGROUND INFORMATION

A) Previous Actions

08/10/98 The City Council Denied a General Plan Amendment (GPA-0019-98) to amend a portion of the southwest sector of the General Plan from R (Rural Density Residential) to: M (Medium Density Residential) on this site. The Planning Commission recommended approval.

08/10/98 The City Council Denied a request for a Rezoning (Z-0038-98) from: R-E (Residence Estates) and U (Undeveloped) Zone to: R-3 (Medium Density Residential) on this site. The Planning Commission recommended approval.

04/24/03 The Planning Commission heard a related General Plan Amendment (GPA-1996) to amend a portion of the Southwest Sector from R (Rural Density Residential) to M (Medium Density Residential), Rezoning (ZON-1997) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-1999) for a 237 unit senior apartment complex on this site. The applications were withdrawn without prejudice.

10/23/03 The Planning Commission will hear a related General Plan Amendment (GPA-3043) to amend a portion of the Southwest Sector Plan from R (Rural Density Residential) to M (Medium Density Residential), Rezoning (ZON-3044) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-3045) for a 246-unit senior apartment complex on this site.

B) Pre-Application Meeting

The pre-application details are listed in the related Site Development Plan Review (SDR-3045) report.

C) Neighborhood Meetings

A neighborhood meeting was held as part of the related General Plan Amendment application (GPA-3043).

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	9.83
Net Acres:	9.55

B) Existing Land Use

Subject Property:	Undeveloped and Single-Family Residential
North:	Undeveloped
South:	Single-Family Residential
East:	Single-Family Residential
West:	Single-Family Residential

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	SC (Service Commercial)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	R (Rural Density Residential) & L (Low Density Residential)

DDS

D) Existing Zoning

Subject Property:	U (Undeveloped) & R-E (Residence Estates)
North:	U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial)
South:	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	Clark County – R-E (Residence Estates)
West:	R-D (Single Family Residential-Restricted) & R-1 (Single Family Residential)

E) General Plan Compliance

The site is currently designated as R (Rural Density Residential) within the Southwest Sector Plan of the General Plan. The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This R district is intended for a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

The applicant has requested a General Plan Amendment to change the designation to M (Medium Density Residential). The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density and variety of multifamily unit types. The applicant has also requested a change in the zoning of this site to R-3 (Medium Density Residential).

The proposed project is not consistent with the current general plan or zoning designation. If the general plan and rezoning requests were approved, then the proposed project would be permitted.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

A 6.3-acre portion of the site is within an area identified as a buffer for a Rural Preservation Neighborhood. NRS 278.261 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown for varying from this requirement. Land is disqualified from status as a Rural Preservation Neighborhood, or as a required buffer, if it is closer than 330 feet to a road greater than 99 feet in width. The applicant has requested a waiver from this requirement, since they are proposing an overall density within the buffer of 24 units per gross acre. This waiver will be addressed with the Site Development Plan Review (SDR-3045).

DDS

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Requested	Compliance
Trash Enclosure	Screened with roof	Screened	N
Mech. Equipment	Screened from view from surrounding properties	Screened from view	Y

The development standards as shown are for the proposed R-3 (Medium Density Residential) zoning category. The applicant has requested a waiver from the requirement of constructing a roof over the trash enclosures. This will be addressed as part of the Site Development Plan Review (SDR-3045).

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060, the following Residential Adjacency Standards apply to the subject proposal:

a) Proximity slope.

Residential dwellings are located adjacent to the east of this project and to the south of the property but are separated by a 20-foot alley. The two-story buildings have a height of 25 feet and the three story buildings have a height of 35 feet. This would require a 75-foot setback for the two story buildings and a 105-foot setback for the three story buildings. The carports along the eastern and southern property lines will have a height of 10 feet while the garages will be 12 feet high.

b) Building setback.

The buildings closest to the eastern property line are two stories in height and have a minimum setback of 115 feet. The buildings along the southern property line are two stories in height and have a minimum setback of 100 feet. All of the buildings are exceeding the residential adjacency minimum setback requirements. The carports and garages are one story high and are less than 15 feet in height and, therefore, only need to adhere to the accessory structure setback requirements.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Units	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Senior Citizen Apartments	246	1 space per unit plus 1 guest space for every 5 units	289	7	227	8

The project contains 246 units that require 296 parking spaces, including seven of which are required to be handicapped accessible. The plan depicts 235 parking spaces, including eight handicapped accessible spaces. Pending before City Council is a text amendment that would change the parking standards for senior housing from one space per unit to 0.75 spaces per unit. The applicant would comply with the proposed text amendment.

B) General Analysis and Discussion

The requested variance would result in the senior citizen apartment complex having 235 parking spaces where Title 19 requires 296 parking spaces. The proposed parking ratio would be 1.05 parking spaces per unit where 1.20 spaces per unit would be required.

It is fairly well substantiated that elderly persons associated with elderly housing complexes characteristically have fewer vehicles, and a reduction in the required number of parking spaces is, therefore, warranted. The proper remedy to reduce the number of parking spaces is to amend the zoning ordinance to reduce the number of parking spaces required. Accordingly, a text amendment is in process, and the parking spaces being provided would comply with the text amendment as proposed.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), the Planning Commission and City Council, in considering the merits of a variance request, shall not grant a variance to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses; and
3. Relieve a hardship which is solely personal, self-created or financial in nature."

DDS

Additionally, Subchapter 19.18.070L of the Las Vegas Municipal Code states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

In its research of the Text Amendment pertaining to parking standards for Senior Housing projects, staff determined that the current parking standards are excessive and not consistent with other jurisdictions. Based on the research and the Parking Text Amendment, staff has no objection to the request. However, since a text amendment is pending before the City Council to alter the number of parking spaces required for elderly housing, the recommendation is the application be approved subject to approval of the accompanying applications.

NOTICES MAILED 180 [Mailed with ZON-3044, GPA-3043 & SDR-3045]

APPROVALS 0

PROTESTS 447

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-3083 APN: 138-13-101-002

Name of Property Owner: RALPH & WILMA MOSA

Name of Applicant: GEORGE GEKAKIS, INC.

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

_____Yes ___✓___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Ralph Mosa

Subscribed and sworn before me

This 28th day of August, 2003

Marci Jo Edwards

Notary Public in and for said County and State

MARCI JO EDWARDS
Notary Public State of Nevada
No.93-4813-1
My appt. exp. Sept. 10, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-3083 APN: 138-13-101-003 + 138-13-101-004

Name of Property Owner: FORTUNE N. LAMB

Name of Applicant: GEORGE GEKAKIS, INC.

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 _____V_____ 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: CLIFF LAMB

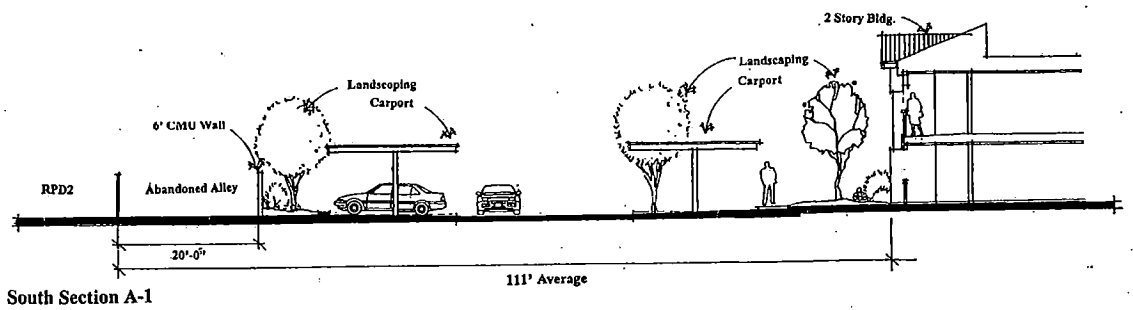
Subscribed and sworn before me

This 20th day of August, 2003

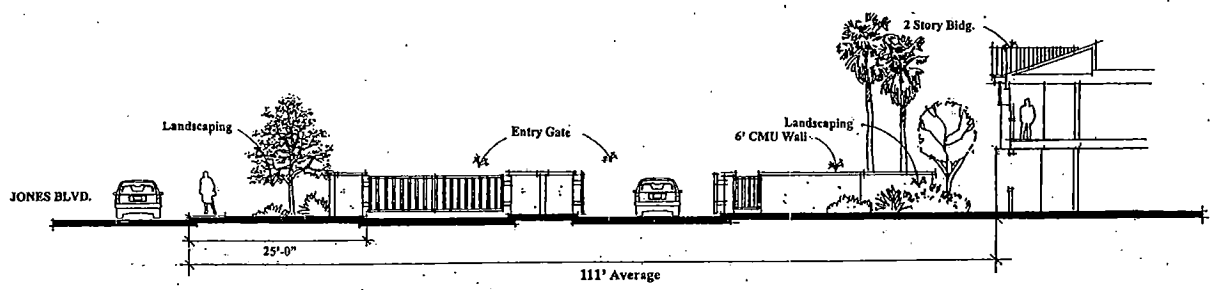
_____

Notary Public in and for said County and State

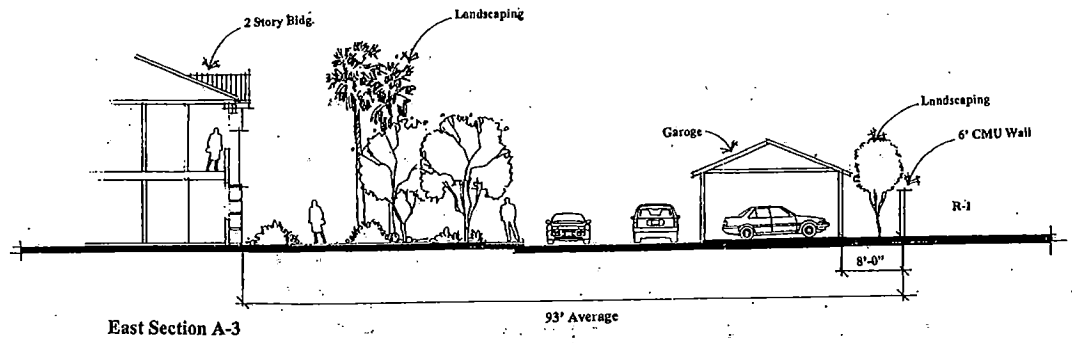
JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007



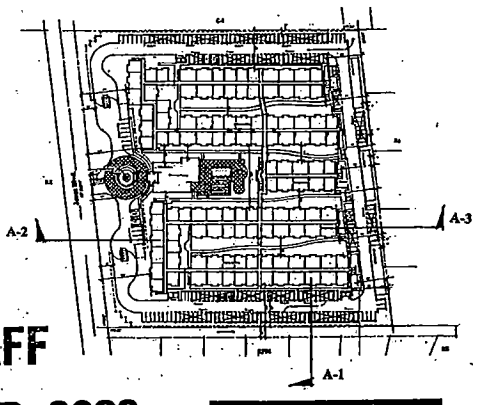
South Section A-1



West Section A-2



East Section A-3



STAFF

VAR-3083
10-23-03 PC

Jones/Cheyenne Senior Apts.

Las Vegas, Nevada

Site Section Plan

DEVELOPED BY:
GEORGE GEKAKIS, INC.

Scale:1/8"=1'

Date: September 09, 2003
Project Number: 102276

Perlman ARCHITECTS
PERLMAN ARCHITECTS of NEVADA, INC.
2230 CORPORATE CIRCLE, #200
HENDERSON, NV. 89074
702.990.9900 702.932.3222

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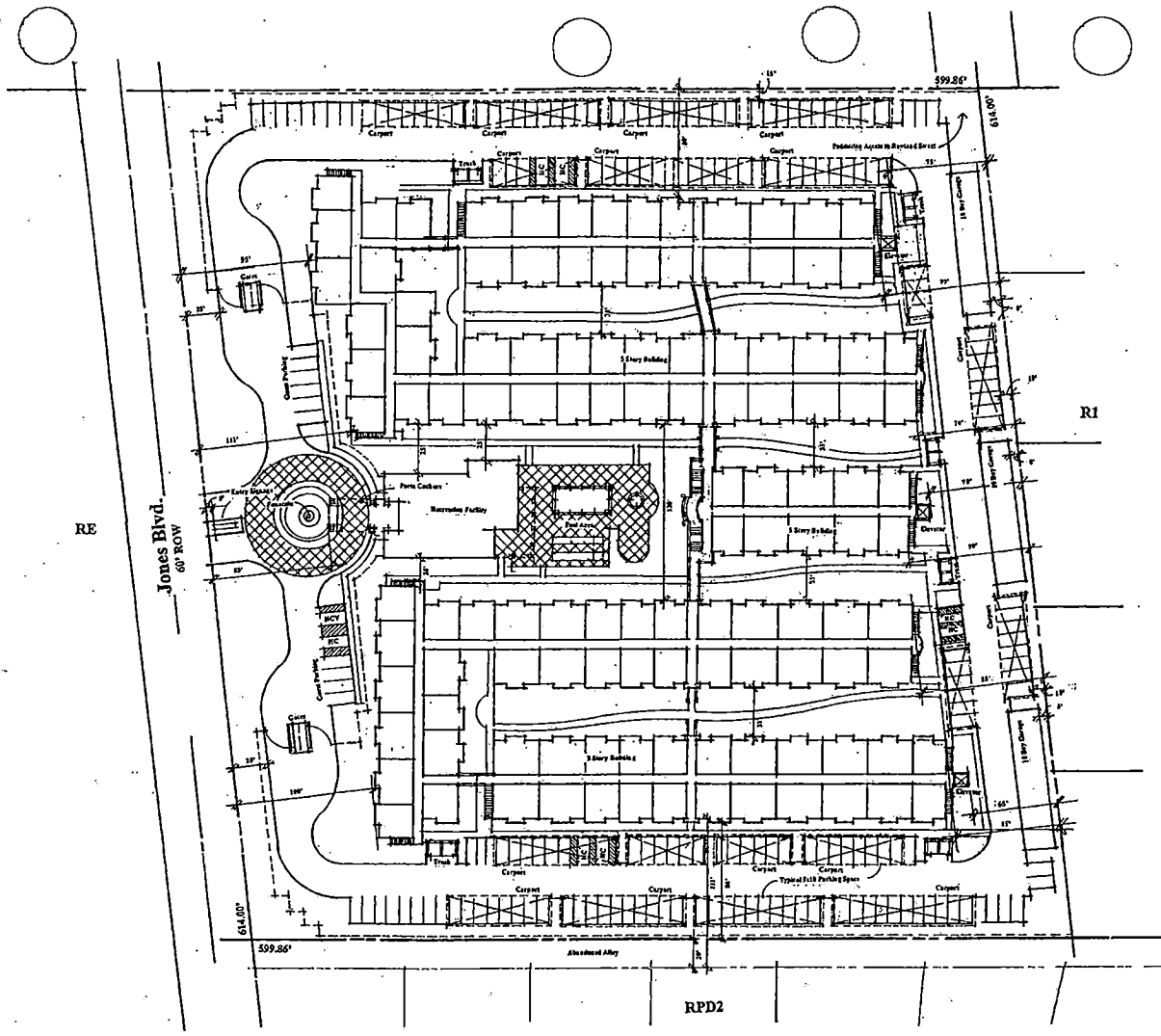

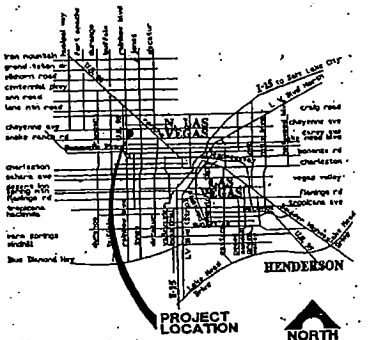

VICINITY MAP

Site Analysis

Land Use

Current Zoning	U and RE
Proposed Zoning	R3

9.55 Acres Gross
246 Units Total (25 du/ac)
132 2-bed units
114 1-bed units

Building Area

Residential/Clubhouse	192,500 s.f.
Total Residential Footprint	202,500 s.f.
Garages	11,450 s.f.
Carports	26,380 s.f.
Total Structural Coverage	244,400 s.f.
Total Lot Area	415,998 s.f.
F.A.R.	1.7

Parking

235 Parking Spaces Required
.75/unit + 1/5 Guest)
235 Parking Spaces Provided
192 Covered (162 carport/30garage)
39 Open
2% HC Accessible (6 spaces) Required
8 HC Accessible Spaces Provided
7 Standard
1 Van

STAFF

VAR-3083
10-23-03 PC

NORTH

Scale: 1:40

Jones/Cheyenne Senior Apts.

Las Vegas, Nevada

DEVELOPED BY:
GEORGE GEKAKIS, INC.

Conceptual Site Plan

Date: September 09, 2003
Project Number: 102276

Perlman ARCHITECTS
PERLMAN ARCHITECTS of NEVADA, INC.
2230 CORPORATE CIRCLE, #200
HENDERSON, NV. 89074
702.990.9900 702.932.3222

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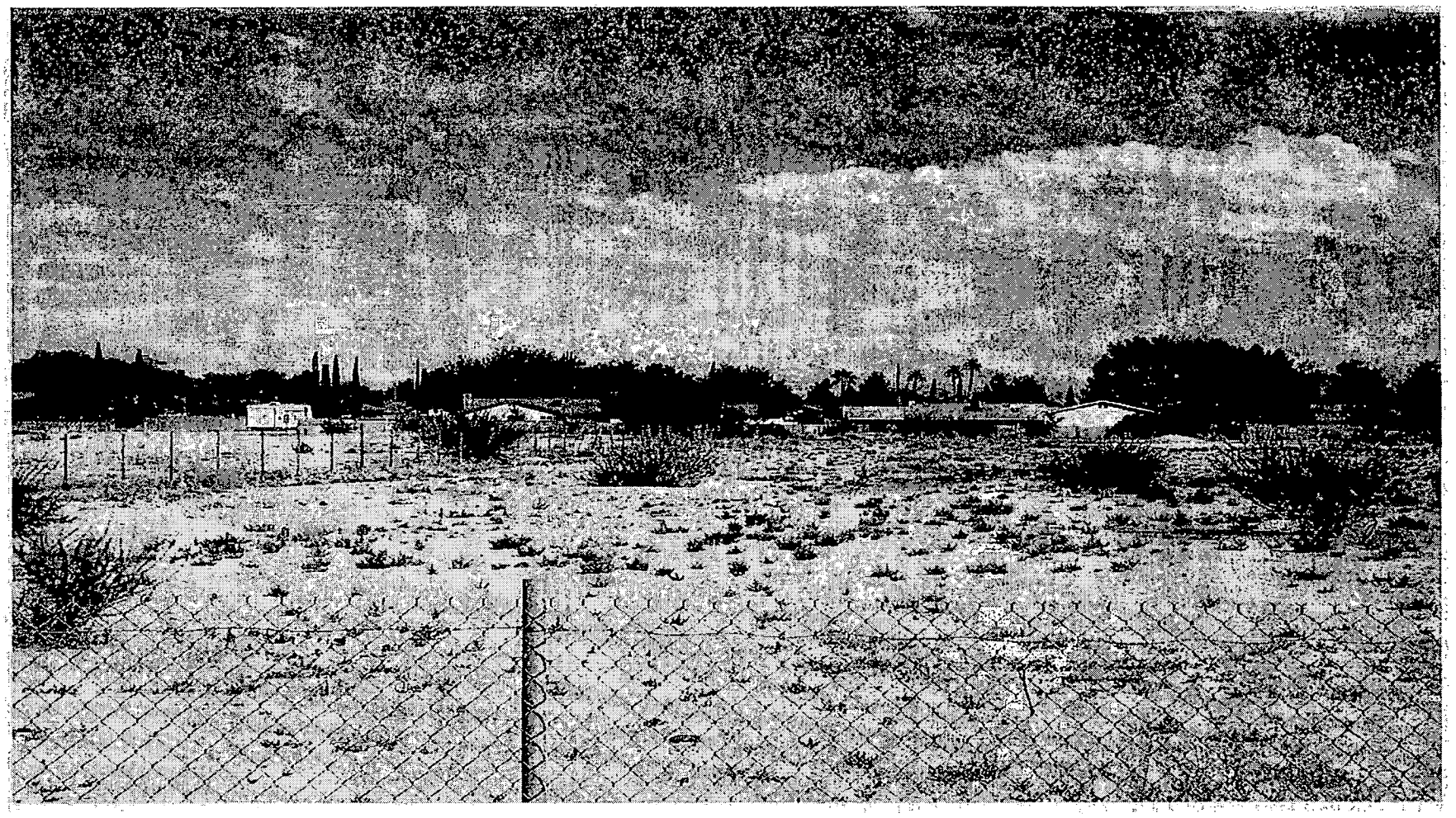
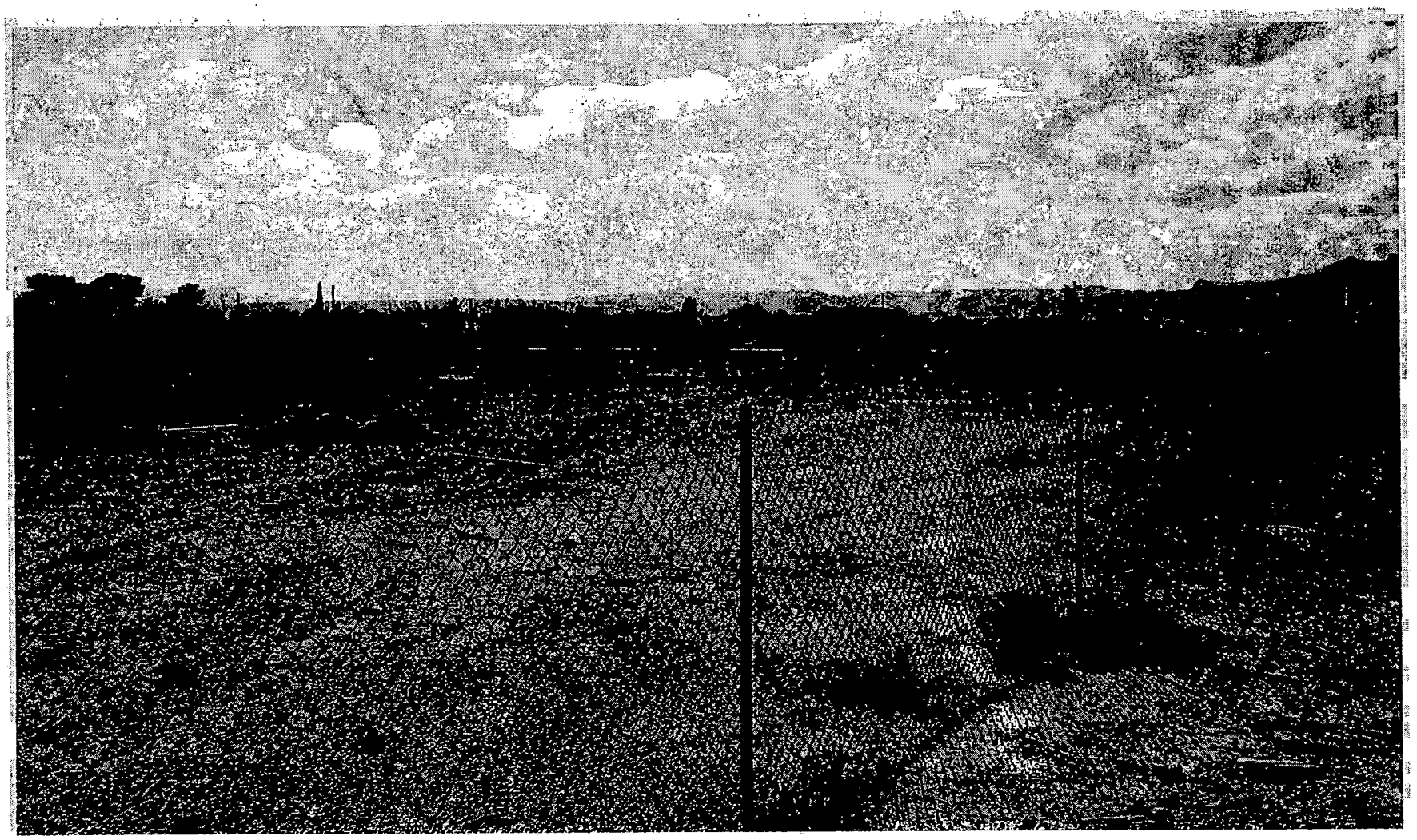


VAR-3083 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL
EAST SIDE OF JONES BOULEVARD, APPROXIMATELY 570 FEET SOUTH OF CHEYENNE AVENUE
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03



VAR-3083 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL
EAST SIDE OF JONES BOULEVARD, APPROXIMATELY 570 FEET SOUTH OF CHEYENNE AVENUE
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

RE: GPA 3043, ZON 3044, VAR 3083, [redacted], WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGNATURE	PRINT NAME	ADDRESS
11	Jeanne C Hackett	Jeanne C Hackett	6600 W. Brooks
11	Dorothy C. Kydd	Dorothy C. Kydd	6620 Brooks Ave
11	Judy Overcash	Judy Overcash	6040 W Brooks Ave
11	C.H. Oberg	TOM OBERG	6110 W. BROOKS AVE
11	Kathi Kobillard	KATHI KOBILLARD	6120 W Brooks
11	Louis A. DuBois	Louis A. DuBois	6210 W. Brooks Ave.
11	James P Driscoll	JAMES P D. JSCOLL	6240 W Brooks Ave
11	L Oei	Henry Oei	6310 W. Brooks Ave
11	Paul Wenzel	PAUL WENZEL	6320 W. BROOKS AVE
11	Roberta Hartwig	Roberta Hartwig	6405 Brooks Ave
11	Rebecca Conway	REBECCA CONWAY	6460 W. BROOKS AVE
11	Chris Payan	Chris Payan	6465 W. Brooks Ave
11	Jessica Heinman	Jessica Heinman	6435 W Brooks Ave
11	Frank Dowd	FRANK DOWD	6485 W. Brooks Ave
11	Leonard V. Davis	LEONARD V. DAVIS	6465 W. Brooks Ave
12	~~Jan Priest~~	Jan Priest.	~~5720 Avenida Tampico~~
12	Kamilla Hansen	KAMILLA HANSEN	5716 Avenida Tampico
12	John Fehner	John Fehner	5712 Avenida Tampico
12	Nancy Francis	Nancy Francis	5704 Avenida Tampico
12	Harold Powell	HAROLD POWELL	5700 AVENIDA TAMPICO
12	Keelie S. Wright	Keelie S. Wright	5616 Avenida Tampico
12	Tracey Meyer	TRACEY MEYER	5612 Avenida Tampico
12	Kevin Cabble	Kevin Cabble	5608 Avenida Tampico
12	Alma Graetz	Alma Graetz	5576 Avenida Laguna

RE: GPA 3043, ZON 3044, VAR 3083, SDR 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

ATE-2003

	SIGNATURE	PRINT NAME	ADDRESS
1/12		DONALD C. LANGDON	5605 Avenida Tampico 89108
1/12		STEPHEN LEWIS VANG	5609 AVENIDA TAMPICO 89108
1/12		John C Dinsmoor	5613 Avenida Tampico 8910
1/12		David Bagy	5705 Avenida Tampico 8910
1/12		MARGARET PRODOWAY	5717 AVENIDA Tampico
1/12		Lloyd K Pruet	5720 Avenida Tampico
1/12		bayla Pruet	5704 Avenida Silla
1/12		Debby Schmitt	5700 Avenid Silla
1/12		leslie A. STORMEN	5616 Avenida Silla
1/12		Russell Baumeister	5604 Avenida Silla
1/12		Fulgencio Martinez	5600 Avenida Silla
1/12		Theresa Goodman	5609 Avenida Silla
1/12		Shirley Cozzet	5613 AVENIDA SILLA
1/12		Lorene L. Junker	5617 Avenida Silla
1/12		MICHAEL CORRAL	5621 AVENIDA SILLA
1/12		O.M. MASTRANGELO	5705 Avenida Silla
1/12		GARY GOODELL	5409 AVENIDA CABALLO
1/12		PAUL HENDRICKX	5413 AVENIDA CABALLO
1/12		SUSAN HOFFERT	5417 Avenida Caballo
1/12		TERI MAY	5501 AVENIDA CABALLO
1/12		THOMAS ORAM	5509 AVENIDA CABALLO
1/12		DOUGLAS ROBINSON	5513 AVENIDA CABALLO
1/12		Brent Profaizer	5517 AVENIDA CABALLO
01/12		GAYLE STONER	5521 Avenida Caballo

RE: GPA 3043, ZON 3044, VAR 5083, 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGNATURE	PRINT NAME	ADDRESS
9/12	Elinor C. Holmes	ELINOR C. HOLMES	5520 AVENIDA CABALLO
9/12	JoAnn Ingram	JoAnn Ingram	5416 Avenida Caballo
9/12	C. Adrien Knowles	C. Adrien Knowles	5412 Avenida Caballo
9/12	Lacy X Bryan	Lacy X Bryan	5401 Avenida Vaquero
9/12		DAVID STANFIELD	5412 AVENIDA VAQUERO
9/12		CA-ONES	5500 " "
9/12	Dennis Smith	DENNIS SMITH	5508 " "
9/12		Brandon Milner	5512 " "
9/12	Mary A. Schmitt	MARY A. SCHMITT	5520 " "
9/12	Suzanne McGeachan	SUZANNE McGEACHAN	5521 " "
9/12	Susan Nixon	SUSAN NIXON	5509 " "
9/12	Javier A. Garcia	JAVIER A. GARCIA	5501 Avenida Vaquero
9/12	Patricia L. Alessi	PATRICIA L. ALESSI	5413 Avenida Vaquero
9/12	Raymond R. Laperuite	Raymond R. Laperuite	5446 Sheila Ave
9/12	Brenda Beber	BRENDA BEBER	5478 Sheila Ave.
9/12	Judy S. Klinkert	Judy S. Klinkert	5524 Sheila Ave
9/12	Linda Knudson	LINDA KNUDSON	5628 Sheila Av.
9/12	Barbara Jones	BARBARA JONES	5651 Sheila Ave.
9/12	Richard Mestas	Richard Mestas	5678 Sheila Ave
10/12	Jacqueline MacFarlane	JACQUELINE MACFARLANE	5750 Sheila Ave
10/12	Wayne Buchanan	Wayne Buchanan	5767 Sheila
10/12	Teresa Lasike	TERESA LASIKE	5820 Sheila
9/12	April H Butler	April H Butler (24)	5231 Smoke Ranch
10/12	Alan Springman	ALAN SPRINGMAN	5854 SHEILA

2E: GPA 3043, ZON 3044, VAR 3083, ZON 3045, WF. THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
1	Mattie M. MacDavid	MATTIE M. MACDAVID	5808 PASEO DEL MAR
2	Kathryn Ponsler	KATHRYN PONSLER	5804 Paseo Del Mar
3	Greg Hefer	GREG HEFER	5704 PASEO DEL MAR
4	Michael B Benton	MICHAEL B BENTON	5700 PASEO DEL MAR
5	Trudy Gibson	TRUDY GIBSON	5705 PASEO DEL MAR
6	Nancy Mielanczak	Nancy Mielanczak	5805 Paseo Del Mar
7	James Young	JAMES YOUNG	5809 Paseo Del Mar
8	Kim S. Holt	Kim S. Holt	5901 PASEO DEL MAR
9	Scarlet Cline	Scarlet Cline	5905 Paseo Del Mar
10	George F Muns	George F. Muns	5916 Paseo Del Mar
11	Ann Humphrey	Ann Humphrey	5912 Paseo Del Mar
12	R E Hall	R.E. HALL	5900 " " "
13	C. Bonaventura	C. BONAVENTURA	5801 PASEO DEL MAR
14	[illegible]	JEFFREY S. EBEL	5701 PASEO DEL MAR
15	Rebecca Trafford	Rebecca Trafford	5767 Mendanza Ct
16	Charles A Fickas	CHARLES A. FICKAS	5765 MENDOZA CT
17	Ty Flynn	Ty Flynn	5801 Mendanza Ct
18	H P Davidson	H.P. DAVIDSON	5812 Paseo Del Mar
19	Diane MacDavid	Diane MacDavid	5800 Paseo Del mar
20	Diane MacDavid	Diane macDavid	6570 W. Brooks
21	[illegible]	KEVIN FARRELL (25)	5804 PASEO MONTANA
22	Lynn Dykes	LYNN DYKES	5900 PASEO Montana
23	Moriah Ochoa	MORIAH OCHOA	5904 Paseo Montana
24	M. Hughes	FRANCIS M. Hughes	5915 PASEO MONTANA

2E: GPA 3043, ZON 3044, VAR 3083, 3045, WF. THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

ATE-2003

	SIGNNAME	PRINT NAME	ADDRESS
2/12	William Doyle	WILLIAM DOYLE	5910 SHEILA AV
2/12	Jeri Cope	JERILYNN COPE	5934 SHEILA AVE
2/12	Cint Young	CINT YOUNG	5925 SHEILA AVE.
2/12	Kath A. Rice	KATHERINE RICE	5901 Sheila AVE.
2/12	Jennifer Joyce	Jennifer Joyce	5871 Sheila AVE
2/12	Fred MacKenzie	FRED MACKENZIE	5807 Sheila Ave.
2/12	Babe Lynch	BABE LYNCH	5817 Sheila Ave
2/12	Brad Risling	Brad Risling	5759 Sheila Ave.
2/12	Don Fife	DON FIFE	5715 SHEILA AVE.
2/12	Jim Collins	JIM COLLINS	5607 SHEILA AVE
2/12	Douglas Vandehyde	Douglas Vandehyde	5573 SHEILA AVE
2/12	Coleen Layton	Coleen Layton	5541 Sheila Ave.
2/12	Malcolm Kistler	MALCOLM KISTLER	5489 SHEILA AVE
2/12	LeLa James	LeLa M. JAMES	5465 Sheila
2/12	Doyle James	DOYLE JAMES	5466 Madre Mesa
2/12	Velda K. Swena	Velda K. Swena	5441 Sheila Ave
2/13	Fred Castagnetti	FRED CASTAGNETTI	5875 MADRE MESA
2/13	Kathryn L. Girard	Kathryn L. Girard	5735 MADRE Mesa DR
2/13	Pam Casler	PAM CASLER	5659 Madre Mesa Dr
2/13	Pat Mull	PAT MULL	5619 MADRE MESA DR
2/13	Claudia Kings	CLAUDIA KINGS (23)	~~5597~~ MADRE MESA Dr
2/13	Joe Wells	~~Joe Wells~~	~~5615 Madre Mesa~~
2/13	John Peterson	JOHN PETERSON	5575 " "
2/13	Eleanor C. Scholl	ELEANOR C. SCHOLL	5553 MADRE MESA

RE: GPA 3043, ZON 3044, VAR 3083, ~~3045~~ 3045, W-. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
1/13		V M MERRITT	~~5465 MADRE MESA~~
1/13		JIMMIE JOHNSON	5554 MADRE MESA DR
1/13		GARY SHERRILL	5576 MADRE MESA DRIVE
1/13		Herbert Chester	5642 Madre Mesa
1/13		Ramona Pace	5732 Madre Mesa
1/13		Bertha Dominguez	5754 Madre Mesa Dr.
1/13		THOMAS A GUNN	5876 Madre Mesa Dr
1/13		SCOTT CARRELL	5900 madre mesa
1/13		Chris Brown	5924 Madre Mesa Dr.
2/13		GREG WARCZAK	5807 MADRE MESA DR
1/13		DIRICK VAN GORP	5510 MADRE MESA DR
1/13		Gloria M LeeKay	5550 Alfred Drive
1/13		Thomas T. Brady	5616 Alfred Dr.
1/13		James Talley	5734 " "
1/13		Tricia Pinter	5854 Alfred Dr.
2/13		MARVIN ZAMORA	5908 Alfred Dr.
1/13		Janet White	5970 Alfred Dr.
1/13		Susan Sibert	5980 W. Alfred Dr.
2/13			5735 ALFRED DR.
1/13		Michelle Fisher	5759 ALFRED DR
2/13		JOHN NARVAEZ	5661 ALFRED DR
2/13		HAROLD H. MANN	5617 ALFRED DR.
2/13		MONA L WHITE	5613 ALFRED DR
	E Lloyd Ewell	E. Lloyd Ewell	5603 ALFRED DR.

RE: GPA 3043, ZON 3044, VAR 3083, DVR 3045, WE THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
1/13	Bob Schoenrock		5901 Paseo Montana
1/13	William A. Lea	WILLIAM LEA	5809 Paseo Montana
1/13	Steven A Shapiro	STEVEN A. SHAPIRO	5801 Paseo Montana
1/13	Debra Bascom	Debra Bascom	5709 paseo montana
1/13	Doreen S Blevens	DOREEN S. BLEVENS	5708 Paseo Del Mar
1/13	Biljana Mirkovic	BILJANA MIRKOVIC	5904 PASEO DEL MAR
1/13	Mac Smith	MAC Smith	5908 Paseo Del Mar
1/13	Jesus Cardenas	JESUS CARDENAS	2908 Jones
1/13	Terry Schaeppel	Terry Schaeppel	2854 Jones
1/13	Margaret Brown	MARGARET BROWN	2867 Jones
1/13	Ruth M Day	RUTH M DAY	2879 N Jones Blvd.
1/13	Scott Malone		2891 N JONES BLVD
1/13	Ann Marie Sleightholm	Ann Marie Sleightholm	2915 N. Jones Blvd
1/13	Nancy Holton	Nancy Holton	6030 Brooks Ave.
1/13	Nancy Holton	Nancy Holton	3004 Brair Knoll Ct
1/13	Betty Ward	BETTY WARD	3013 Brair Knoll
1/13	Link R. Luce	LINK R. LUCE	3008 Brair Knoll
1/13	Jeff Richardson	Jeff Richardson	6004 Heather Mist Ln
1/13	Dennis E Quinn	DENNIS E. QUINN	6008 Heather Mist Ln
1/13	Debra Smith	Debra Smith	6012 Heather Mist Ln
1/13	Kristina L Wiser	Kristina L. Wiser	6016 Heather Mist Ln.
1/13	Richard E Williams	RICHARD E WILLIAMS	6020 Heather Mist
1/13	Jerry J. White	Jerry J. White	6028 Heather Mist LN
1/13	George L McFadden	GEORGE L. MCFADDEN	6040 HEATHER MIST LN

RE: GPA 3043, ZON 3044, VAR 3083, SUP 3045. WE THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

#	SIGNATURE	PRINT NAME	ADDRESS
1/13		Linette Smith	6108 Heather Mist
2/13		Dennis Bace	6116 Heather Mist Ln.
3/13		EDWARD SEBRON	6125 HEATHER MIST LANE
4/13		Irene Granato	2120 Heathermist
5/13		Tina Gentile	6121 Heathermist
6/13		Samuel Cooper	6200 Heather Mist Ln.
7/13		ROBERT S. CUTTS	6220 HEATHER MIST LN
8/13		NORBERT ZAWISLAK	6234 Heather Mist Ln.
9/13		Wayne SCOTT	6226 HEATHER MIST LN
10/13		PEGGY STATEN	6232 Heather Mist
11/13		PATRICIA CALALCO	6236 Heather Mist LN
12/13		SUSAN Cunningham	3017 LEAFWOOD ST
13/13		STEVE Bouton	6241 Heather Mist
1/13		MARIA JAWORSKY	6237 Heather Mist Ln
2/13		JOSEPH MOLNAR	6255 HEATHER MIST LN
3/13		CHARLES R. FOX	6117 HEATHER MIST LN.
4/13		George Withers	6113 Heather Mist
5/13		Freya Hays	6109 Heather Mist
6/13		Richard Power Jr	6105 Heathermist Ln
7/13		Peggy Gould	6220 W. Parks
8/13		Charlene VanHorn	5809 Nature Maze Dr.
9/13		Sue Brandt	5855 ALFRED DR.
10/13		DONALD MANNING	6121 HEATHER MIST LN
11/13		FRANK THOMPSON	3017 BRIAR KNOLL CT.

RE: GPA 3045; [illegible] 3045; WE, THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE 2003

E	SIGN NAME	PRINT NAME	ADDRESS
9/14	Jerry W. Strickland	Jerry Strickland	3000 Briar Knoll Court
9/14	[illegible]	Alex J. Frazzone	3005 Briar Knoll Ct
9/14	Steven C. Geyer	STEVEN C. GEYER	3008 BEECH KNOLL CT.
9/14	Ernest C. Bilsland	ERNEST C. BILSLAND	3004 BEACH KNOLL CT.
9/14	Theresa Chavanu	Theresa Chavanu	3009 Beech Knoll Ct
9/14	Lien Billiteri	LIEN BILLITERI	6113 Blossom Knoll Ave
9/14	Waurayne Winney	Waurayne Winney	6125 Blossom Knoll Ave.
9/14	Michael J Delves	MICHAEL J. DELVES	6133 Blossom Knoll Ave
9/14	[illegible]	JAMES B. BUCKLEY	6116 Blossom Knoll Ave
9/14	Ralph Mintor	RALPH M MINTOR	6105 Blossom Knoll Ave
9/14	Thomas Parresol	THOMAS PARRESOL	3101 LEAFWOOD
9/14	Amanda Brubaker	Amanda Brubaker	3004 Olivegrove
9/14	Barbara Heaton	Barbara Heaton	3000 Olivegrove St
9/14	[illegible] Shapiro	KEITH SHAPIRO	6253 Blossomwood Ave
9/14	Linda Goergen	LINDA GOERGEN	6241 Blossomwood Ave
9/14	Heidi Neeley	Heidi Neeley	6309 Blossomwood Ave
9/14	Carol Gabereel	CAROL GABEREEL	6315 Blossomwood Ave
9/14	Lynda Stevenson	Lynda Stevenson	3001 Nutwood St.
9/14	Charlotte S Bellamy	CHARLOTTE S. BELLAMY	3013 Nutwood St
9/14	Frank M. Gizist	FRANK M. GIZIST	3017 Nutwood St.
9/14	Sid Benoist	SID BENOIST (A)	3021 Nutwood
9/14	[illegible]	Tiffany Gandy	3025 Nutwood St.
9/14	T Smith	TERRIE SMITH	3024 Nutwood St
9/14	Terry E Stover	TERRY E STOVER	3012 Nutwood St

RE: GPA 3045, [illegible] 3044, VAC 3045, 3045; WE, THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

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#	SIGN NAME	PRINT NAME	ADDRESS
9/14	Diana Bunker	DIANA BUNKER	2921 Michael Way
9/14	Camille Stack	Camille Stack	2917 Michael Way
9/14	DEAWNA ELLIOTT	DEAWNA ELLIOTT	2901 MICHAEL WAY
9/14	Natasha Shriner	Natasha Shriner	2825 Michael Way
9/14	CRICHMOND	CORAZON RICHMOND	2817 MICHAEL WAY
9/14	Ken Coulon	KEN COULON	5505 ALFRED DR.
9/14	[illegible]	Joy A. Williams	5417 ALFRED DR
9/14	Hillard B. Dunn	HILLARD B. DUNN	5605 PASEO RECALLO CT
9/14	Dona L Sturgiss	Donal Sturgiss	5701 Paseo Recallo Ct.
10/14	H Scott Chorn	H. Scott Chorn	5704 Paseo Recallo
10/14	Colleen Sawyer	Colleen Sawyer	5604 Paseo Recallo Ct.
9/14	Joseph Lutomski	Joseph LUTOMSKI	6190 MADRE MESA
10/14	Rosalie Higgs	Rosalie Higgs	6190 Madre Mesa
10/14	Herberto Treviño	Josefina Treviño	6160 Madre Mesa
10/14	Cindy Gosz	CINDY GOSZ	6140 MADRE MESA
9/14	Renée O'Brien	Renée O'Brien	2727 CHERRY TREE LN
9/14	Robert Barth	ROBERT BARTH	2735 CHERRY TREE LN
9/14	[illegible]	STEVE MIRICK	2755 CHERRY TREE LN
9/14	C. J. Hampton	CHERI HAMPTON	2740 CHERRY TREE LN.
9/14	T VanCoolen	TREVOR VANOOSTENDORP	2720 CHERRY TREE LN
9/14	Oliver Lee	OLIVER LEE	6100 Bronco Loco
9/14	[illegible]	MARY CENTERS (24)	6190 Bronco Loco
10/14	[illegible]	JIMMY FRENCH	6191 Bronco Loco
10/14	Tom Martinez	Tom Martinez	6161 Bronco Loco Ct

2E: GPA 3043, ZON 3044, VAR 3083, SUR 3045, WT. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/14	Vincent M. Arcaro	Vincent M Arcaro	6236 Blossomwood Ave.
9/14	Edyth Vicari	Edyth Vicari	3013 Fern Hollow Ct.
9/14	Tao Black	Tao Black	3005 Fern Hollow Ct.
9/14	Vincent Clark D. Barte	VINCENT CLARK D. BARTE	3001 Fern Hollow CT. Ave.
9/14	John R Aird	JOHN AIRD	3000 Fern Hollow Ct
9/14	Johnie Austin	JOHNIE AUSTIN	3008 OLIVE GROVE
9/14	Corine Swiney	CORINE SWINEY	3105 Whispering Willow
9/15	Anna Maria Behuniak	Anna Maria Behuniak	3116 Autumn Leaf Ct.
9/15	Janet Owstek	Janet Owstek	3112 Autumn Leaf Ct.
9/15	Terrance F. Stroh Jr.	TERRANCE F. STROH JR.	3105 Autumn Leaf Ct.
9/15	James Kabas	JAMES KABAS	3104 AUTUMN LEAF CT
9/15	Art Galgani	ART GALGANI	3100 Autumn Leaf CT
9/15	Rose Mireles	ROSE MIRELES	3106 Autumn Leaf CT
9/15	Everardo Mendoza	Everardo Mendoza	3113 Autumn Leaf CT
9/15	Gypsy Stresing	Gypsy Stresing	3112 Autumn Leaf CT
9/15	Ben Rojas	BEN ROJAS	3121 Autumn Leaf CT
9/15	Elmer Pama	Elmer Pama	6200 Barkstone Ave
9/15	Wendy C. Sucilu	WENDY C. SUCILU	6204 Barkstone Ave.
9/15	Miriam Richardson	MIRIAM RICHARDSON	6208 Barkstone Ave
9/15	Bradley L. Anderton	BRADLEY ANDERTON	6212 BARKSTONE
9/15	Carmen Ukise	CARMEN UKISE	6216 Barkstone ave
9/15	Pamela Smith	Pamela Smith	6304 Barkstone
9/15	Ronald L. Papp Jr.	RONALD L. PAPP JR (JA)	6308 BARKSTONE
	David Bradford	DAVID BRADFORD	6312 BARKSTONE

RE: GPA 3045, LUN 58144, VAR 5065, SUP 3045, WE, THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE. (12)

ATE 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/14	David Carson	DAVID CARSON	5705 Paseo Rocallo Ct.
1/14	Pamela R Warick	Pamala R. Warick	5709 Paseo Rocallo Ct
1/15	Laura A. Ct	Laura A. Ct	2975 Maverick Ct.
2/15	Michael King	Michael King	2955 Maverick St.
1/15	Warren Eizman	Warren Eizman	2903 Maverick St
		~~Tommy Lee~~	
2/15	Mary Reed	Mary Reed	2890 Maverick St.
2/15	Savvy Corker	SAVVY CORKER	2940 MAVRICK
2/15	Jennifer Jestey	Jennifer Jestey	2930 Maverick St.
1/15	Gary Ferguson	GARY Ferguson	6016 MIRACOSTA
1/15	Sandra McEntee	Sandra McEntee	6012 Miracosta Ave
1/15	Michael Tarr	Michael TARR	6008 Miracosta Ave
1/15	Edward Luce	EDWARD LUCE	5904 MIRACOSTA AVE
1/15	Israel Suarez	ISRAEL SUAREZ	5900 " "
1/15	Ana Maria Gomez	Ana Maria Gomez	3309 Dauehorst ct
1/15	Fabila Roy	FABILA Roy	3301 Davehurst Ct
1/15	Judy Allen	JUDY ALLEN	3300 DAVEHURST Ct.
1/15	Aracel De Santiago	Aracel DeSantiago	3308 Darehurst ct.
1/15	Dean Dahlen	DEAN DAHLEN	3312 Davehurst Ct.
1/15	Christa Dahlen	Christine Dahlen	3313 Heatherdale Ct
1/15	Bradley Hall	Bradley Hall (23)	3305 Heatherdale ct.
1/15		DAVID FLYNN	3301 HEATHERDALE CT
1/15		KYLE NIELSEN	3300 HEATHERDALE CT.
1/15	Kim Williams	Kim Williams	3304 Heatherdale Ct.

RE. GPA 3045, [illegible] 3045, 000, THE UNDER-
SIGNED, ASK OUR CI., LEADERS TO DENY THE PROPOSAL TO
REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE.
THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING
THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDEN-
TIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE
APARTMENTS BUILT THERE.

DATE: 2003

E.	SIGNATURE	PRINT NAME	ADDRESS
9/15	[signature]	DeBRA Hicks	6316 Barkstone Ave 8910
9/15	Sherry Valdez	Sherry Valdez	6320 Barkstone Ave 89108
9/15	V. O. Campbell	V. O. CAMPBELL	6325 BARKSTONE 89108
9/15	J. Lindsey	Jonathon Lindsey	6321 Barkstone Av.
9/15	Mary Ellen Wilson	Mary Ellen WILSON	6317 Barkstone Ave
9/15	Margaret Way	MARGARET WAY	6313 Barkstone ave
9/15	Deborah Jackson	Deborah Jackson	6309 Barkstone Ave
9/15	[signature]	Lauren T. York	6301 Barkstone Ave
9/15	[signature]	STEVEN IVORS	6300 BLOSSOM WOOD
9/15	Sandy Pittle	SANDY PITTLE	6301 Crosswood
9/15	Al Sibille	AL SIBILLE	6309 CROSSWOOD
9/15	Marge Parreal	MARGE PARREAL	6305 Crosswood
9/15	W. A. Schreiber	W. A. SCHREIBER	6321 CROSSWOOD
9/15	Sherrie Wright	Sherrie Wright	6320 Crosswood
9/16	Doris Seigart	DORIS SEIGART	3013 WILLOW WHISPERING
9/16	Howard J. Howe (by Mary K. Howe)	HOWARD J. HOWE	3120 BUDDING BLOSSOM
9/16	[signature]	ANDREW SARVIS	3112 BUDDING BLOSSOM
9/16	Helen Abbey	HELEN [redacted] ABBEY	3108 Budding Blossom
9/16	Peggy Reese	Peggy Reese	3100 Budding Blossom
9/16	Troy Peterson	Troy Peterson	3101 Budding Blossom
9/16	[signature]	ROBERT GADELHA JR	3057 WOODS DRIVE
9/16	Jahira Tokes	Jahira TOKES	3020 Woods Dr.
9/16	Sandi Conway	Sandi Conway	3038 Woods Dr
	MARTHA FOSTER	Martha Foster	3056 WOODS DR

RE. GPA 3045; [illegible] 3045, WE, THE UNDER-SIGNED, ASK OUR CI./LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U,R,+RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "...THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE 2003

#	SIGN NAME	PRINT NAME	ADDRESS
9/16	Linda K Helm	LINDA HELM	3308 Heatherdale Ct. 8910
9/15	Daniel Marca	DANIEL MARCA	3312 HEATHERDALE CT
9/16	Steven Hawker	STEVEN HAWKER	6020 SANTA CATALINA AVE
9/16	Edward Tiecko	EDWARD TIECKO	6008 SANTA CATALINA
9/16	Ana B. Aguirre	Ana B. Aguirre	6004 Sta. Catalina ave
9/16	Maribel Bustamante	Maribel Bustamante	5912 Santa Catalina
9/16	Darryl W Doiron	DARRYL W DOIRON	5836 SANTA CATALINA
9/16	Ricky Ward	RICKY WARD	5828 Santa Catalina
9/16	Alethea N. Stoughton	Alethea N. Stoughton	5820 Santa Catalina
9/16	Carol Atkinson	Carol Atkinson	5801 Santa Catalina
9/16	C.J. Martin	C. J. MARTIN	5817 SANTA CATALINA
9/16	A Stewart	A STEWART	5821 SANTA CATALINA
9/16	Michael V Napoleon III	MICHAEL V NAPOLEON III	5909 Santa Catalina
9/16	Phil Jestic	Phil Jestic	5913 Santa Catalina
9/16	Kathryn J Mendoza	Kathryn J Mendoza	6001 Santa Catalina
9/16	Lorraine Pallas	~~LOR~~ LORRAINE PALLAS	6005 SANTA CATALINA
9/16	Charles Blake	CHARLES BLAKE	3120 TERRY ST.
9/16	Leonard Morris	LEONARD MORRIS	3116 TERRY ST.
9/16	Eleanor Gabriel	Eleanor Gabriel	3112 Terry ST
9/16	Loyd Mead	Loyd Mead	3108 Terry ST.
9/16	Craig Mondroski	Craig Mondroski	3100 Terry St.
9/16	Richard Derr	RICHARD DERR 24	3133 TERRY ST
9/16	Frances E. Beaudette	Frances E. Beaudette	3141 N. Terry St
9/16	Betty Lefaivre	FRANKLIN LEFAIVRE	3149 TERRY ST #1

RE: GPA 3045, [illegible] 3045, [illegible]
SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE-2003

	SIGN NAME	PRINT NAME	ADDRESS
9/16	Ann Scaglione	Ann Scaglione	3181 Terry St, 89108
9/17	Toi L Chalker	Toi L. Chalker	3051 Breton Dr. 89108
9/17	Mary L. Marshall	MARY L. MARSHALL	3011 Breton Dr. 89108
9/17	Ken HARRington	Ken HARRington	3070 Breton
9/17	Grant Graan	Grant Graan	3050 Breton
9/17	[illegible]	Heidi Septer	~~3070 Breton~~
9/17	[illegible]	RICHARD SEPTER	3070 BRENTON
9/17	Stan C. Khee	STAN C. KHEE	3116 ROWLAND
9/17	Juanita Jordan	JUANITA JORDAN	3164 Rowland ST
9/17	[illegible]	MARIA I. CARDENAS	3325 Corona del Mar
9/17	Angela Wallet	Angela Wallet	3317 Corona del Mar
9/17	[illegible]	BRIAN PARKS	3308 CORONA DEL MAR Dr.
9/17	Mike Gresham	Mike Gresham	3312 Corona Del Mar
9/18	Gerardo Flores	Gerardo Flores	3201 Goleta Dr
9/18	Ben T.	Ben Daileda	3205 Goleta Dr
9/18	[illegible]	OBRIEN	~~3205 Goleta Dr~~
9/18	Philip Gutierrez	Philip Gutierrez	3213 Goleta Dr.
9/18	Ronald Goano	RONALD GOANO	5813 Maynard
9/18	Dolores Josephs	DOLORES JOSEPHS	5805 MAYNARD AVE
9/18	Jesus Gallardo	Jesus Gallardo	5801 Maynard Ave
9/18	Marielle Mor	Marielle Mor (22)	5812 Maynard
9/18	Ronnie Smith	Ronnie Smith	5824 Maynard
9/18	[illegible]	Debbie Dominguez	5815 maynard
9/18	R Morgan	MORGAN, ROBERT	3212 N. GOLETA DR LAS VEGAS, NEV.

RE: GPA 3045, ZON 3044, VAR 3085, SUP 3045; WE. THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

#	SIGNATURE	PRINT NAME	ADDRESS
9/18	Luis Ulloa	Luis Ulloa	3208 Goleta Dr
9/18	Joe Dolce	Joe Dolce	3204 Goleta DR
9/18	Jimmy Mack	Jimmy MACK	3205 Miramar
9/18	Donald Cox	Donald Cox	3213 Miramar
9/18	Jean Bruce	Jean Bruce	3301 Miramar
9/18	Lee Ann Shull	Lee Ann Shull	3305 MIRAMAR
9/18	Katherine Hoagland	Katherine HOAGLAND	3313 MIRAMAR
9/18	Barbara J. Payne	Barbara Wayne	3317 Miramar
9/18	Robert D Peters	Robert D Peterson	3325 Miramar
9/18	Leslie Titus	Leslie Titos	5729 Capitola Ave
9/18	Antonio Salcido	ANTONIO SALCIDO	5725 CAPITOLA
9/18	Tom Matz	TOM MATZ	5717 CAPITOLA AVE
9/18	Carolyn Smith	CAROLYN SMITH	5705 CAPITOLA AVE
9/18	Crystal Acevedo	Crystal Acevedo	3201 Point lobos Dr
9/18		LAREY G. MURPHY	3205 POINT LOBOS DR.
9/18		Carmen Ponce.	3213 Point Lobos Dr.
9/18	Elmo Brown	ELMO BROWN	3217 Point Lobos Dr.
9/18	R.L. Jemison	ROY JEMISON	3225 POINT LOBOS DR
9/18		Shane Pollan	3301 Point lobos Dr
9/18	Valerie M. Ariotta	Valerie M. Ariotta	3304 Point Lobos Dr.
9/18	Rick Lugo	RICK LUGO	3220 point LobosDR
9/18	Linda Light	Linda Light	3216 point Lobos DR
9/18		RAMONA PALLY	3208 Point lobos dr
9/18	Rogelio Alvarado	Rogelio A	3209 Terra Bella

RE: GPA 3043, 2014 3044, VAC 3045, 3045, WE, THE UNDER-SIGNED, ASK OUR CI. / LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

E.	SIGN NAME	PRINT NAME	ADDRESS
/18	Arzelle Ritchie	Arzelle Ritchie	3213 Terra Bella Dr.
/18	~~George Williams~~	~~George Williams~~	~~3213 Terra Bella Dr.~~
/18		JESS MELTON	3221 TERRA BELLA DR.
/18	Jim Miller	Jim Miller	3328 Terra Bella Dr.
/18	Cheri Gurschke	CHERI GURSCHKE	3321 TERRA BELLA
/18	Laurene Palma	Laurene Palma	3312 Terra Bella Dr.
/18	Tim Oswalt	Tim Oswalt	3304 TERRA BELLA
/18	Sharon Lambert	Sharon Lambert	3228 Terra Bella Dr.
/18	Danielle Brugan	Danielle Brugan	3224 Terra Bella Dr
/18	Dorothy Reichenbach	Dorothy Reichenbach	3212 TERRA BELLA DR
/18	José Hernandez	José Hernandez	3206 Terra Bella Dr
/18	Ted Gonzales	Ted Gonzales	3204 Terra Bella Dr.
/18	Harold Young	Harold Young	5804 CAPITOLA AVE
/18	Thelma J Dunn	THELMA J DUNN	5816 CAPITOLA AVE.
/18	Wendy Uriarte	Wendy Uriarte	5805 Capitola Ave.
/18	Steve Bault	Steve Bault	5809 Mary Way
/18	Jane Chanik	JANE CHANIK	5824 MARY WAY
/18	Lori Mason	Lori Mason	5828 mary way
/18	Dan Austin	DAN AUSTIN	5813 MARY WAY
/18	Barbara Evans	Barbara Evans	5812 Robin Lane
/18		CLINT FULLER	5816 ROBIN LANE
/18	Lisa Alford	Lisa Alford	5820 Robin Lane
/18	Thomas Staggs	Thomas Staggs	5821 Robin Lane
/18		JOHN H. DANCER	5813 ROBIN LANE

RE: GPA 3043, ZON 3044, VAR 3083, SDR 3045, WE THE UNDER-
SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO
REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE.
THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING
THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDEN-
TIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE
APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/16		DONNA HOLMES TR	3093 WOODS DR
9/16		Barbara Spavin	3094 Woods Dr
9/16		Jim Perry	3075 Woods DR
9/16		Justin Vaughn	3059 Woods Dr
9/16		Holly Mynarcik	3021 Woods DR
9/18		JOHN PAYNE	3009 BRAIR KNOLL CT
9/18		Robert Tucci	5700 Paseo Montana
9/18		PETER S. PIZZUTI	5701 PASEO MONTANA
9/18		Claudette Blalock	2875 N Bronco St.
9/18		Christina Lum	2815 N. Bronco St.
9/18		Claude E. Logan	2810 N. Bronco St
9/18		CHRIS D. IDEKER	2916 N. BRONCO ST
9/19		FRED BRANN	2875 MAVERICK ST.
9/19		STEVE HOWARD	5785 W. CHEYENNE
9/19		Cynthia Franks	5708 Avenida Sella
9/19		Kevin M. Gannon	5608 Avenida Silla
9/19		Richard McIntyre	5701 Avenida Silla
9/19		Joan White	5505 Avenida Caballo
9/19		MIKE KROMME	5500 AVENIDA CABALLO
10/19		GEORGE CHAVEZ	5421 AVENIDA CABALLO
10/19		TOM ZEDAKER	5401 AVENIDA CABALLO
10/19		GARY L. REESE	5517 AVENIDA VAQUERO
10/19		ANDREW SHARP	5518 AVENIDA VAQUERO
		DAVID JENSEN	5513 AVENIDA VAQUERO

RE: GPA 3043, ZON 3044, VAR 3083, SUP 3045, WE. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

DATE	SIGNATURE	PRINT NAME	ADDRESS
9/18	Keith Grytness	KEITH GRYTNESS	6016 MURRAY BAY LOE 89108
9/18	Sabino Mendez	SABINO MENDEZ	3013 CROSSWAY DR 89110
9/19	Francis Sullivan	FRANCIS SULLIVAN	2936 N BRONCO ST.
9/19	James Wade	JAMES WADE	6010 W. BROOKS AVE
9/19	Bruno Ensor	BRUNO ENSOR	3017 BEECH KNOLL
9/19	Max P Alba	MAX P ALBA	3804 Haley
9/19	Jeff Gold	JEFF GOLD	5808 MAYNARD AVE.
9/20	Florene Jones	Florene Jones	6204 Heather Mist Lane
9/20	Maureen R. Cooper	Maureen R. Cooper	3105 Budding Blossom Ct
9/20	Elliott R. Gerd	ELLIOTT R. GERD	3029 Nutwood St
9/20	Joyce C Borgna	Joyce C BORGNA	3012 Olivegrove St
9/20	Gerald Taylor	GERALD TAYLOR	2825 N Bronco St
9/20	Michael Helot	Michael Helot	6045 Madre Mesa
9/20	John D Hunt	John D. Hunt	5948 Madre Mesa
9/20	Drexel S. Steward	Drexel S. Steward	2845 N. Jones Blvd.
9/20	Debbie Arrighi	Debbie Arrighi	2835 N. Jones Bl.
9/20	Michael Brown	MICHAEL BROWN	2855 N. JONES BLVD
9/20	Beverly Nelson	Beverly Nelson	6130 W. Brooks Ave
9/20	Laura Zygmont	LAURA ZYGMONT	3117 TERRY STREET
9/20	John A. Gaines		

20

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SDR-3045 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL - Request for Site Development Plan Review FOR A PROPOSED 246 UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT AND A WAIVER TO THE DENSITY REQUIREMENTS WITHIN A RURAL PRESERVATION NEIGHBORHOOD BUFFER on 9.38 acres adjacent to the east side of Jones Boulevard, approximately 570 feet south of Cheyenne Avenue (APN: 138-13-101-002, 003 and 004), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] and R-E (Residence Estates) Zones [Proposed: R-3 (Medium Density Residential)], Ward 5 (Weekly).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	447	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – ABEYANCE TO 11/6/2003 Planning Commission meeting - UNANIMOUS

NOTE: CHAIRMAN TRUESDELL disclosed that he owns property in the notice area but was comfortable with voting on the abeyance.

NOTE: COMMISSIONER NIGRO disclosed that ATTORNEY GRONAUER'S law firm has represented him on a previous zoning action in Henderson. Although they currently represent him, it is not related to zoning, so he would be voting on this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

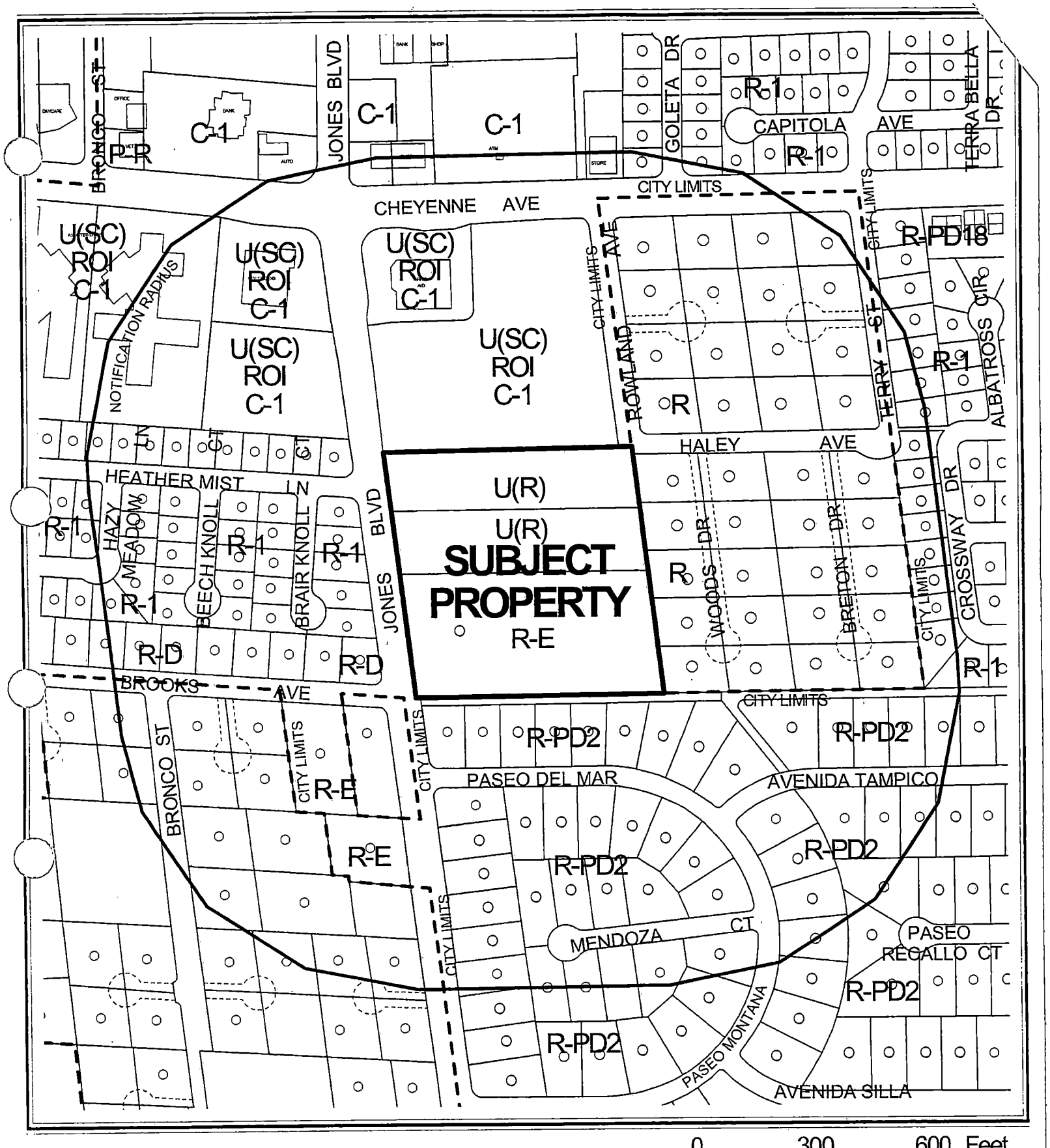
PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 37 – SDR-3045

MINUTES – Continued:
There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 34 [GPA-3043], Item 35 [ZN-3044], Item 36 [VAR-3083], and Item 37 [SDR-3045] was held under Item 34 [GPA-3043].

(6:12 – 6:13)



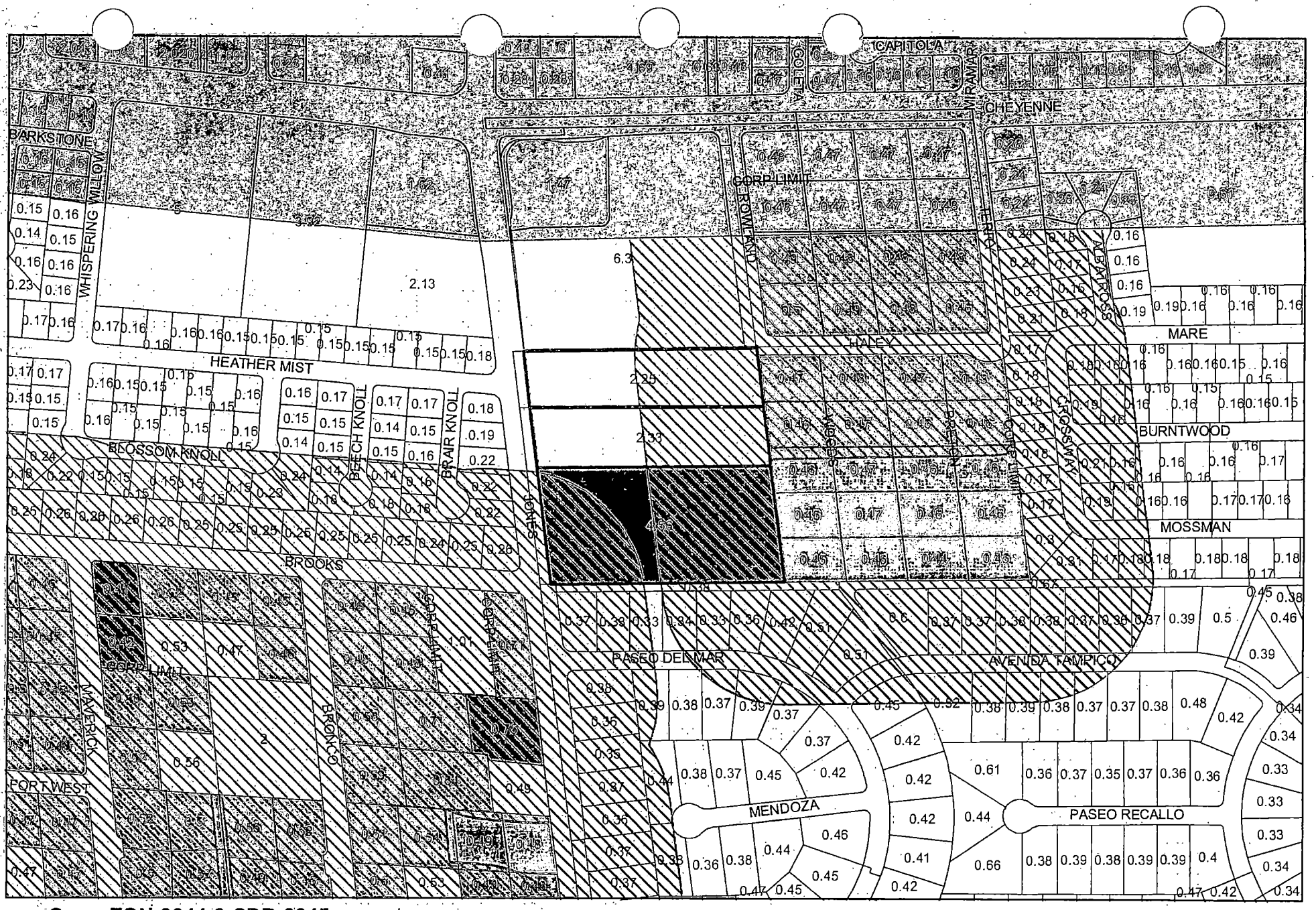
CASE: **SDR-3045**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



Case: ZON-3044 & SDR-3045

Rural Preservation Site Map

City of L.V. RPN Buffer

City of L.V. RPN Parcel

330 Buffer from Major Street

Clark County RPN Buffer

Clark County RPN Parcel

Subject Area

0.48 Parcel Size in Net Acres

9.14 Total Subject Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3045 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL

** CONDITIONS **

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

Planning and Development

1. Sign and record a Covenant Running with Land Agreement with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

2. A General Plan Amendment (GPA-3043) to an M (Medium Density Residential) and a Rezoning (ZON-3044) to a R-3 (Medium Density Residential) Zoning District 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. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

6. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center with a minimum of four five-gallon shrubs for each tree within provided planters along the southern and eastern property lines and a landscaping berm provided within these planting areas. The landscaping plan shall also depict 24-inch box trees planted a maximum of 30 feet on-center along the front property line and a minimum of four five-gallon shrubs for each tree within provided planters. Planted shrubs are not required to be between the garages and the perimeter wall.

7. The perimeter wall along the southern and eastern property lines shall be eight (8) feet in height. 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. All perimeter walls shall be in place prior to commencement of construction of any structures.

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

9. 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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary for this Site Development Review; if such map is required it should record prior to the issuance of any building permits for this site.

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

DDS

17. Site development to comply with all applicable conditions of approval for ZON-3044 and all other subsequent site-related actions.

DDS

** STAFF REPORT **

A) Action Requested

This request is for approval of a Site Development Plan Review for a proposed two story, 246-unit age restricted apartment complex and a waiver to the density requirements within a Rural Preservation Neighborhood Buffer on 9.83 acres adjacent to the east side of Jones Boulevard, approximately 630 feet south of Cheyenne Avenue.

B) Applicant's Justification

The proposed project is a community of independent living for seniors, age 55 and up. The project would be built as a two-story complex. Typically, senior communities provide a quiet, structured environment, and indicate a low impact use. The letter indicates the vacant parcel to the north of the site is zoned C-1 and will most likely be developed as a retail center. The addition of the proposed community constitutes an appropriate use for the subject property and would serve as a buffer between commercial and residential for the area. Quality housing of this nature is greatly needed in Las Vegas.

An additional justification letter was submitted to address the request for the waiver of the density requirements within the Rural Preservation Neighborhood Buffer. The applicant points out that within NRS 278.261 there is an item that indicates "The governing body may, for good cause shown, allow a greater density or intensity of use when that use is less that 330 feet from a rural preservation neighborhood". They indicate that in close proximity to the subject property, area densities include 2/acre, 6/acre, 8/acre, and 25/acre as well as Service Commercial. Their observations and analysis of the area indicate continued commercial growth with the inclusion of general services for area residents.

BACKGROUND INFORMATION

A) Previous Actions

08/10/98 The City Council Denied a General Plan Amendment (GPA-0019-98) to amend a portion of the southwest sector of the General Plan from R (Rural Density Residential) to M (Medium Density Residential) on this site. The Planning Commission recommended approval.

08/10/98 The City Council Denied a request for a Rezoning (Z-0038-98) from: R-E (Residence Estates) and U (Undeveloped) Zone to R-3 (Medium Density Residential) on this site. The Planning Commission recommended approval.

04/24/03 The Planning Commission heard a related General Plan Amendment (GPA-1996) to amend a portion of the Southwest Sector from R (Rural Density Residential) to M (Medium Density Residential), a Site Development Plan Review (SDR-1999), and a Variance (VAR-2002) for reduction of parking and to allow some three story buildings where a maximum height of 2 stories is permitted for a 237 unit senior apartment complex on this site. The applications were withdrawn without prejudice.

B) Pre-Application Meeting

03/04/03 A pre-application meeting was held on requests that were later withdrawn without prejudice. The requirement and process for the property owner's meeting for the general plan amendment application was explained to the applicant. A rezoning application will be required to go from U (Undeveloped) to R-3 (Medium Density Residential) and R-E (Residence Estates) to R-3 (Medium Density Residential). The previous request on this site was for 176 units and this request is for 238 units. Standards for the variance and the site plan review where discussed. A variance for the three story buildings will be required since the R-3 (Medium Density Residential) zone only allows 2 story buildings. At the time of the pre-application meeting a variance in the parking was not necessary. The applicant was informed of information pertaining to the parking requirements including handicapped parking spaces, that the residential adjacency standards were being met, and a waiver request would need to be submitted requesting not to provide a roof over the trash enclosures, provide perimeter wall details, and submit a detailed landscape plan. The applicant was made aware of a general plan amendment and a rezoning case that was proposed in 1998 for a similar request, and they were denied.

C) Neighborhood Meetings

09/24/03 A neighborhood meeting was held as part of the related General Plan Amendment application (GPA-3043). Staff of the Planning and Development Department did not receive prior notification of the meeting and did not attend.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.83
Net Acres: 9.55

B) Existing Land Use

Subject Property:	Undeveloped and Single-Family Residential
North:	Undeveloped
South:	Single-Family Residential
East:	Single-Family Residential
West:	Single-Family Residential

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	SC (Service Commercial)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	R (Rural Density Residential) & L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) & R-E (Residence Estates)
North:	U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial)
South:	R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	Clark County – R-E (Residence Estates)
West:	R-D (Single Family Residential-Restricted) & R-1 (Single Family Residential)

E) General Plan Compliance

The site is currently designated as R (Rural Density Residential) within the Southwest Sector Plan of the General Plan. The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

The applicant has requested a General Plan Amendment to change the designation to M (Medium Density Residential). The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density and variety of multifamily unit types, up to three stories in height. The applicant has requested to change the zoning on this site to R-3 (Medium Density Residential).

The proposed project is not consistent with the current general plan or zoning designations. If the general plan and rezoning request were approved, then the proposed project would be permitted.

DDS

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood	X	
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

A 6.3-acre portion of the site is within an area identified as a buffer for a Rural Preservation Neighborhood. NRS 278.261 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown. Land is disqualified from status as a Rural Preservation Neighborhood, or as a required buffer, if it is closer than 330 feet to a road greater than 99 feet in width. The applicant has requested a waiver from this requirement since they are proposing an overall density within the buffer of 24 units per gross acre.

PROJECT DESCRIPTION

Access to the site is proposed to be from one driveway onto Jones Boulevard, adjacent to the western end of the site. Resident and visitor parking are provided throughout the site. There will be a total of 246 units, with a minimum setback of 80 feet from the southern property line and 110 feet from the eastern property line. The buildings all will be two-stories with a total height of 23 feet. A clubhouse is located across from the entrance with a pool area centrally located. A management office will be located at the main entrance to the clubhouse. Garages and carports are shown around the perimeter with an eight-foot setback for the garages and a 10-foot setback for the carports from the adjacent property lines.

The landscape plan submitted depicts a landscaping area ranging between eight and 10 feet along the interior property lines with trees spaced every 30 feet and minimal landscaping along the front property line. Landscaping will also be provided throughout the development. Conditions of approval are proposed requiring 24-inch box trees 20 foot on center and a landscape berm along the southern and eastern property lines.

The submitted elevations portray stucco wall construction and concrete tile roofs. The buildings are colored in earth tones, with the darker shades toward the ground level and becoming lighter in value toward the upper floors. Windows and other architectural elements will break up building facades.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Feet	Will be one parcel	Y
Min. Lot Width	N/A	N/A	
Min. Setbacks			
• Front	20 Feet	Over 20'	Y
• Side	5 Feet	60 feet	Y
• Rear	20 Feet	115 feet	Y
Max. Lot Coverage	N/A	N/A	
Max. Building Height	2 Stories / 35 Feet	2 Stories/21 feet	Y
Trash Enclosure	Screened with roof	No Roof	N
Mech. Equipment	Screened from view from surrounding properties	Screened from view	Y

A2) Residential Adjacency Standards

Pursuant to Title 19.08.060, the following Residential Adjacency Standards apply to the subject proposal:

a) Proximity slope.
Residential dwellings are located adjacent to the east of this project and to the south of the property but are separated by a 20-foot wide common area. The 21 feet tall buildings would require a 63-foot setback. This setback is being met. The carports along the eastern and southern property lines will have a height of 10 feet while the garages will be 12 feet high.

b) Building setback.
The buildings closest to the eastern property line are two stories in height and have a minimum setback of 65 feet. The buildings along the southern property line are two stories in height and have a minimum setback of 100 feet. All of the buildings exceed the residential adjacency minimum setback requirements of 63 feet. The carports and garages are one story high and are less than 15 feet in height and therefore just need to adhere to the accessory structure setback requirements.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	Units	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Senior Citizen Apartments	246	1 space per unit plus 1 guest space for every 5 units	289	7	227	8

The project contains a total of 246 units that require a total of 296 parking spaces including eight of which are required to be handicapped accessible. The plan depicts a total of 235 parking spaces including 8 handicapped accessible spaces. The plan provide a sufficient amount of handicapped accessible spaces. Additional handicapped spaces may be required at the time of building permit review. The project does not provide the required amount of parking per Title 19 requirements. The applicant has submitted for a Variance (VAR-3083) to address parking and this issue will be addressed as part of that application. The required parking equals 1.2 spaces per unit and the proposed parking equals 1.05 spaces per unit. Staff is in the process of completing a text amendment changing the parking standards for senior housing to better address actual need for such projects.

The Department of Public Works has recommended the following condition regarding traffic issues related to the site:

> Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

DDS

A4) Landscape and Open Space Standards

Pursuant to Las Vegas Zoning Code Section 19.12, the following Landscape Standards apply to the subject proposal:

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree per 6 Spaces	*31 Trees	31 Trees
Buffer:			
• Min. Trees – Adj. to Jones Blvd	1-24" box tree/30 linear feet + 1 tree additional tree	21 trees	10 trees
• Min. Trees – Rear and Side Yard	**1-24" box tree/30 linear feet + 1 additional tree in each planter	**59 trees	59 trees
• Min. Zone Width – Adj. to Jones Blvd	15 Feet		18 Feet and larger
• Min. Zone Width – Rear and Side Yard	6 Feet		8-10 Feet
• Wall height	2'-8" to 8 feet wall height.		***6 foot

* The project only depicts 44 open parking spaces. The landscape plan indicates trees will be planted in the landscape islands between the carports and garages. Trees are also shown within the open areas at the end of the parking rows. This meets the requirement for planting within the landscaping islands.

** Trees shall be planted 20 foot on center along the southern and eastern property lines.

***The plan depicts a six (6) foot high CMU perimeter wall but a at the neighborhood meeting a concern was raised about additional buffering along the southern and eastern property lines. The applicant will be require to construct an eight (8) high perimeter wall along the southern and eastern property lines.

Ground cover is required and shall include a minimum of four five-gallon shrubs for each tree within provided planters. Ground cover will not be required to be planted between the each detached garage unit and the perimeter wall, just the trees.

DDS

B) General Analysis and Discussion

- Zoning

The site is currently designated as R (Rural Density Residential) within the Southwest Sector Plan of the General Plan. The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. The applicant has requested a General Plan Amendment to change the designation to M (Medium Density Residential). The Medium Density Residential category permits a maximum of 25 dwelling units per gross acre. The applicant has requested to change the zoning on this site to R-3 (Medium Density Residential). The proposed project is not consistent with the current general plan or zoning designations. If the general plan and rezoning request were approved then the proposed project would be permitted.

- Site Plan

The submitted site plan depicts an appropriate layout and circulation pattern. The two story buildings along the southern and eastern property lines are setback from the adjacent residential dwellings by a row of landscaping, a drive aisle, and two rows of parking. This provides additional buffering to the adjacent properties. The site plan depicts 235 parking spaces where Title 19 requires 296. The reduction of the parking spaces will be addressed as part of Variance (VAR-3083).

- Waivers

1. The applicant has requested a waiver from providing a roof over each trash enclosure. The applicant indicates the trash enclosures will be attached to the buildings and it would be easier for seniors to empty the trash in an open setting. The trash enclosures will be screened from view from adjacent properties. Therefore the waiver of the roof requirement is acceptable.

2. The applicant has requested a waiver from the three units per acre requirement within a Rural Preservation Neighborhood buffer. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown. The site contains two areas within a buffer and the applicant has submitted a site plan that depicts the two buffer areas.

The first location is labeled 'Area 1' and includes the eastern half of the site and is a total of 4.77 acres. There are a total of 109 units within this area with a density of 23 dwellings units per acre.

The second location is labeled 'Area 2' and includes the southwest corner of the site and is a total of 1.53 acres. There are a total of 42 units within this area with a density of 28 dwelling units per acre.

The total site area within the Rural Preservation Neighborhood buffer is 6.3 acres with an overall density of 23.9 dwelling units per acre. The overall density for the entire site is 25 dwelling units per acre. The property to the north of this site is zoned U (Undeveloped) under Resolution of Intent to C-1 (Limited Commercial) and this project could act as a buffer between that property and the surrounding residential properties. If the General Plan and Rezoning applications, as proposed, are approved then the site would be permitted an overall density of 25 units per acre. The proposed density within the buffer greatly exceeds the three units permitted but a senior apartment complex is a less intensive use than other permitted R-3 uses.

- Landscape Plan

The landscape plan is appropriate in that the width of the landscape planters around the perimeter exceeds the minimum landscaping requirements of Title 19. However, the amount of landscaping within the front planters are deficient and a trees are to be planted 20 foot on center along the southern and eastern property lines to provide additional buffering from the adjacent residential dwellings. A landscaping berm shall be constructed along the southern and eastern property lines to provide additional height to the planting areas. Ground cover is required and shall include a minimum of four five-gallon shrubs for each tree within provided planters. Ground cover will not be required to be planted between the each detached garage unit and the perimeter wall, just the trees. A condition has been included requiring the applicant to revise the landscape plan to include the additional landscaping and the landscaping berm.

- Elevation

The submitted elevations for the development are appropriate for the site and do not exceed the height limitation established in the code and Residential Adjacency Standards.

- Floor Plan

The submitted floor plans depict three different options. Unit Plan 'A' will be 650 square feet with one bedroom and one bath, Unit Plan 'B' will be 790 square feet with two bedrooms and one bath, and Unit Plan 'C' will be 860 square feet with two bedrooms and two baths.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The proposed development would be compatible with development on the adjacent property to the north since this property is zoned Limited Commercial. However, the development would not compatible with the surrounding residential properties as a conventional multi-family development. However, the age-restricted community proposed is a less intense development and compatible with adjoining lower density residential development.

2. **"The proposed development is consistent with the general Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed project is not consistent with the existing general plan and zoning designations. The development also does not comply with the density provisions of NRS 278.261. However, the project will be consistent with the Landscape, Wall and Buffer Standards with the recommended conditions.

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

   The subject site has direct access to Jones Boulevard, a Secondary Collector (80-foot) Road on the Master Plan of Streets and Highways. The access designed for this project will be adequate to meet the requirements of the proposed zoning district. The onsite circulation will not have a negative impact on the adjacent roadways.

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

   The proposed project will incorporate appropriate building materials and landscaping materials 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 proposed project will introduce two story building elevations in an area where the adjacent residential is only two-stories. The height will not exceed 35 feet, which is also the height limit on the surrounding residential properties. The proposed building materials would be similar to the materials used on the surrounding residential dwellings.

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

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

NOTICES MAILED 180 [Mailed with GPA-3043, ZON-3044 & VAR-3083]

APPROVALS 0

PROTESTS 447

DDS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3045 APN: 138-13-101-002

Name of Property Owner: RALPH + WILMA MOSA

Name of Applicant: GEORGE GEKAKIS, INC.

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

_____ Yes ___✓___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Corey Mosa

Subscribed and sworn before me

This 28th day of August, 2003

Marci Jo Edwards

Notary Public in and for said County and State

MARCI JO EDWARDS
Notary Public State of Nevada
No.93-4813-1
My appt. exp. Sept. 10, 2005

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3045 APN: 138-13-101-003 & 138-13-101-004

Name of Property Owner: FORTUNE N. LAMB

Name of Applicant: GEORGE GEKAKIS, INC.

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 _____ V 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: CLIFF LAMB

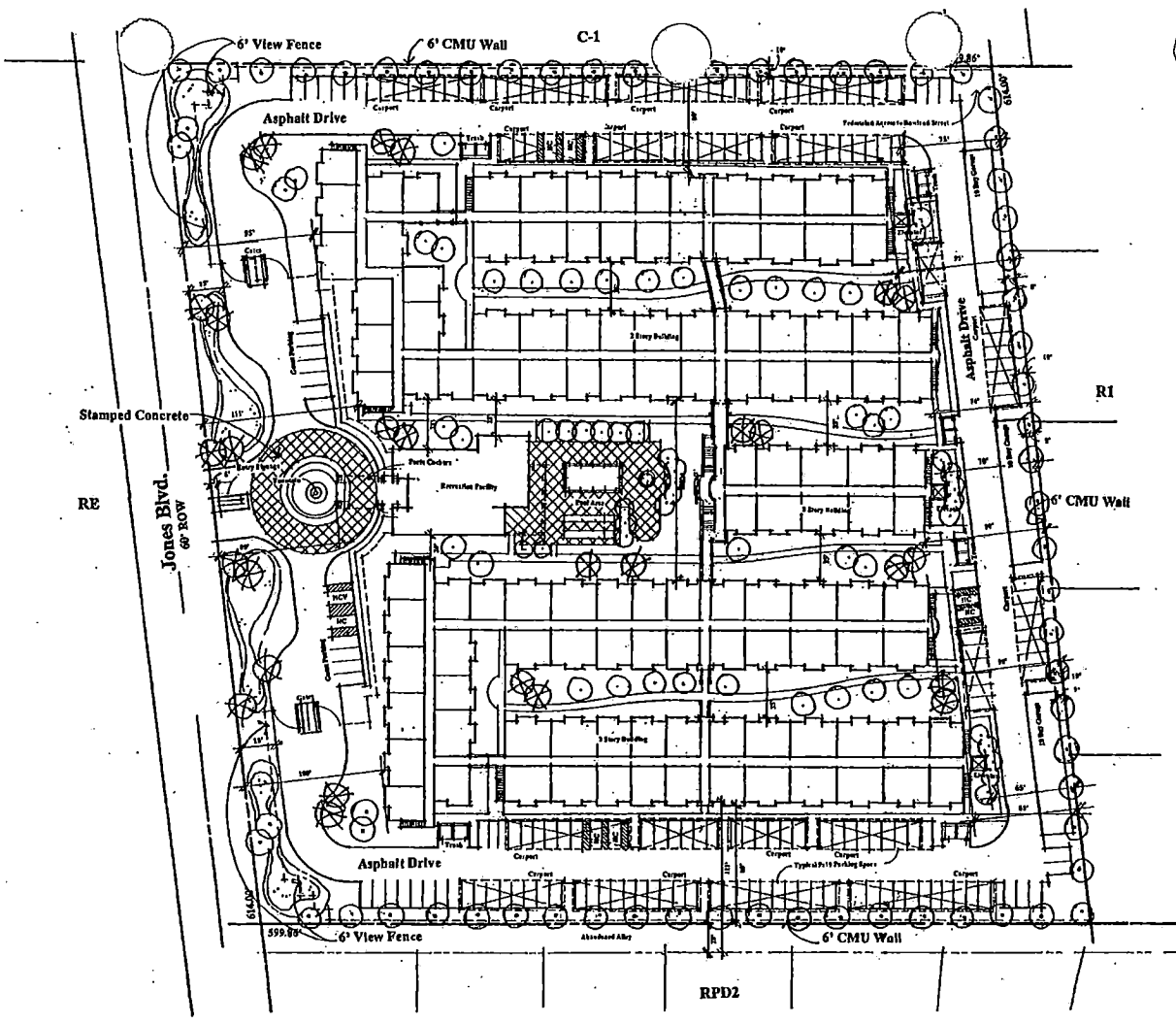
Subscribed and sworn before me

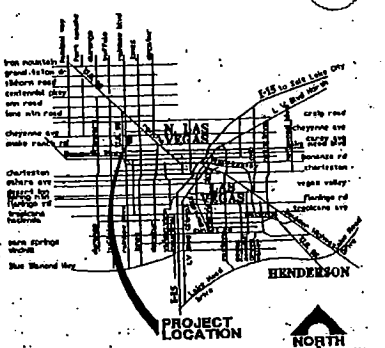
This 26th day of August, 2005

_____

Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007





VICINITY MAP

Landscape Key

- 24" Box Evergreen
- 24" Box Disiduous
- 18" Box Flowering Plut
- Z-Scape Landscape
- Turf

Per Section 19.12
Landscape and Buffer Standards
Las Vegas Zoning Code

Jones/Cheyenne Senior Apts.

,as Vegas, Nevada

DEVELOPED BY:
GEORGE GEKAKIS, INC.

NORTH
Scale: 1:40

Perlman ARCHITECTS
PERLMAN ARCHITECTS of NEVADA, INC.
2230 CORPORATE CIRCLE, #200
HENDERSON, NV. 89074
702.990.9900 702.932.3222

Conceptual Landscape Plan

Date: September 09, 2003
Project Number: 02276

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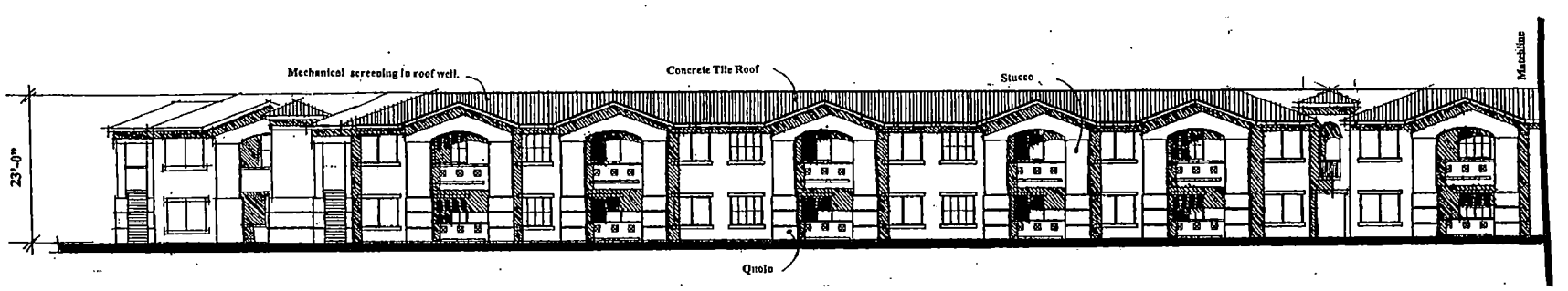
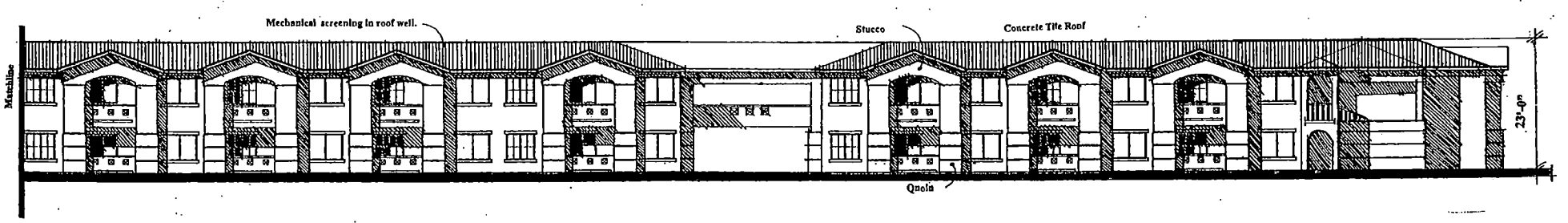
STAFF
SDR-3045
10-23-03 PC



Building One - North Elevation



Building One - North Elevation

Jones/Cheyenne Senior Apts.

DEVELOPED BY:
GEORGE GEKAKIS, INC.

Scale:1/8"=1'

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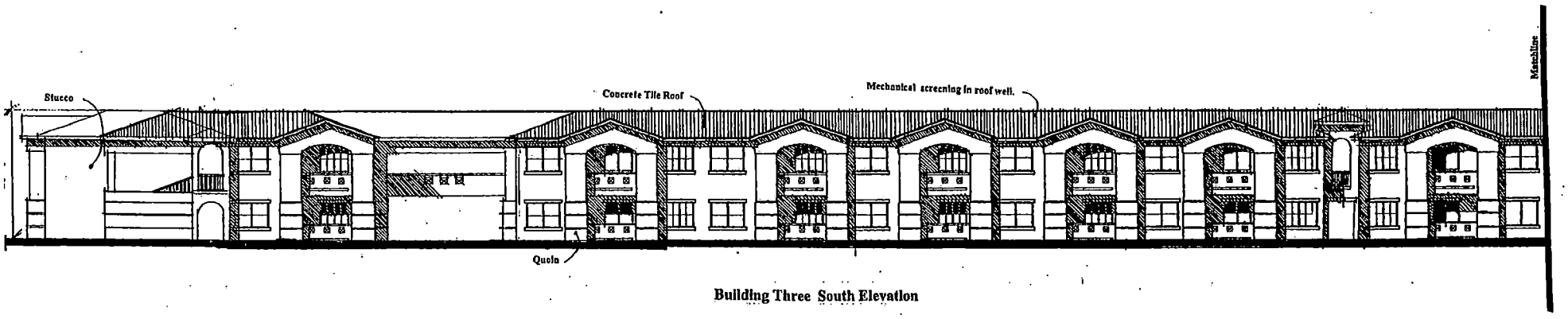
,as Vegas, Nevada

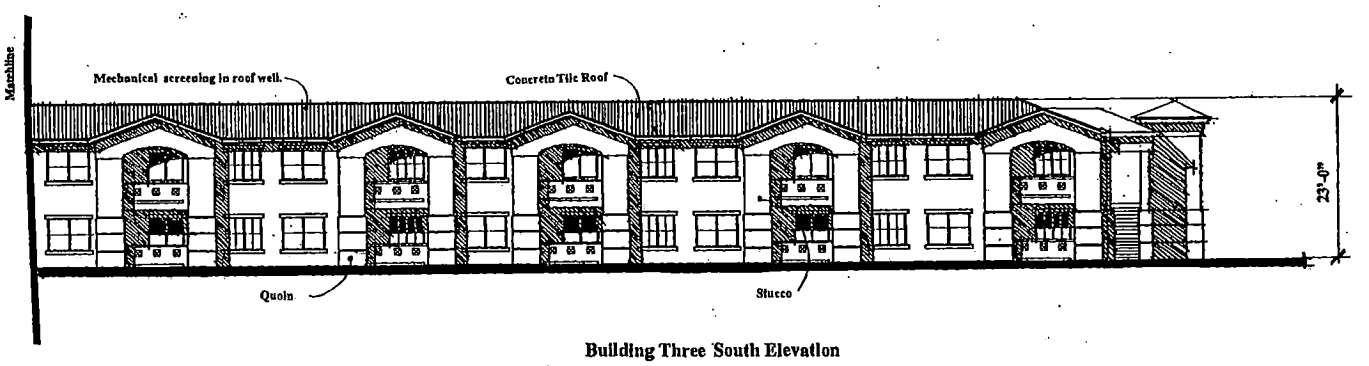
Conceptual Elevations

Date: September 09, 2003
Project Number: 102276

SDR-3045
10-23-03 PC
STAFF



Building Three South Elevation



Building Three South Elevation

Jones/Cheyenne Senior Apts.

as Vegas, Nevada

DEVELOPED BY:
GEORGE GEKAKIS, INC.

Scale:1/8"=1'

Conceptual Elevations

Date: September 09, 2003
Project Number: 102276

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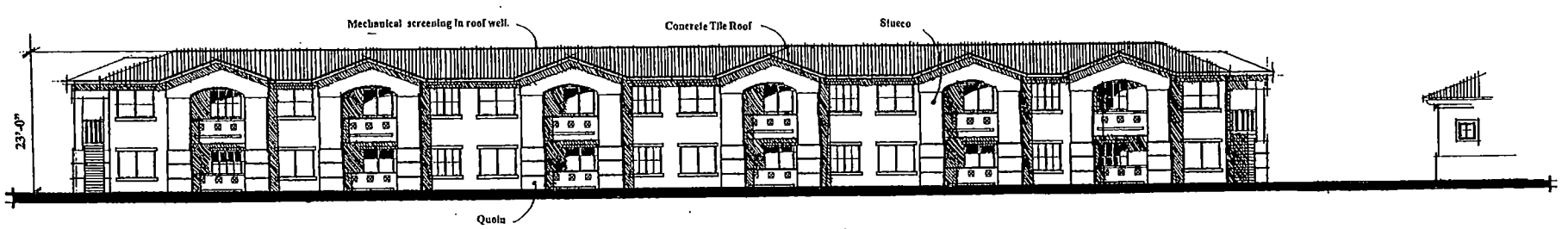
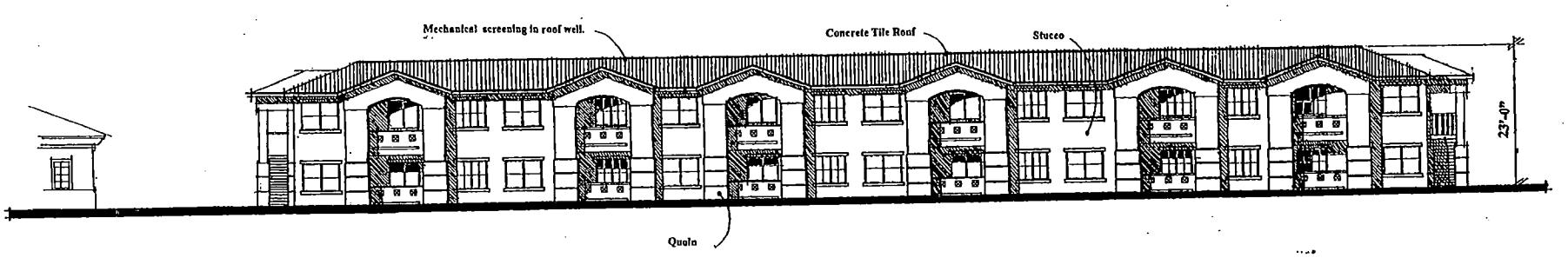


Building One . West Elevation



Building Three West Elevation

Jones/Cheyenne Senior Apts.

DEVELOPED BY:
GEORGE GEKAKIS, INC.

Scale: 1/8"=1'

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Conceptual Elevations

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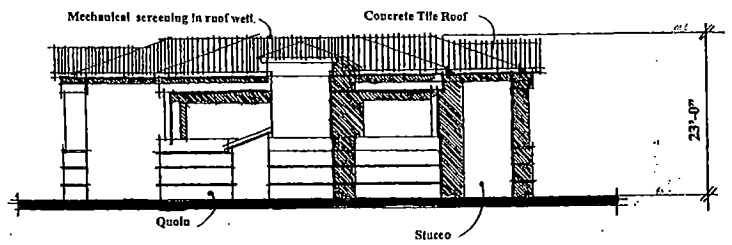
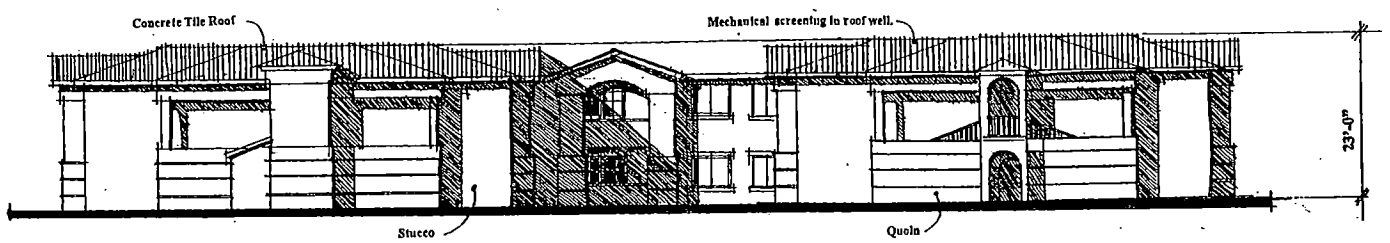
10-23-03 PC



Building Two East Elevation



Building One Two Elevation

Jones/Cheyenne Senior Apts.

Las Vegas, Nevada

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GEORGE GEKAKIS, INC.

Conceptual Elevations

Scale: 1/8"=1'

Date: September 09, 2003
Project Number: 102276

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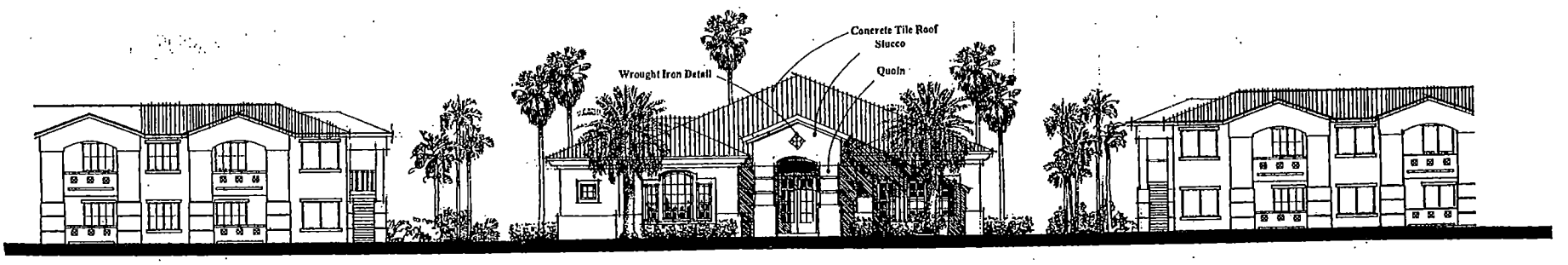

West Elevation

RECREATION FACILITY
ELEVATION

Jones/Cheyenne Senior Apts.

DEVELOPED BY:
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Scale: 1/8" = 1'-0"

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Date: 2003
Project Number: 102276

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Conceptual Elevations

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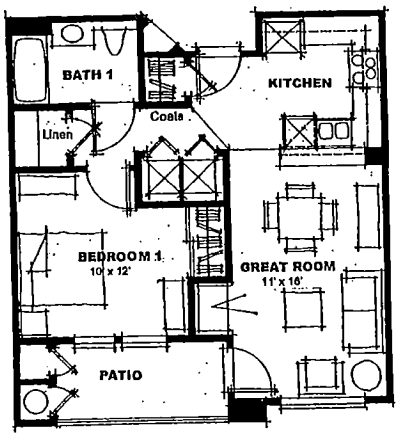
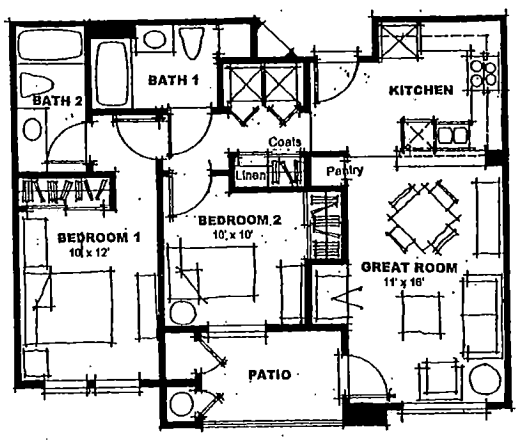
STAFF



UNIT PLAN A
1 BED/1 BATH
650 SQ. FT.



UNIT PLAN B
2 BED/2 BATH
860 SQ. FT.

Jones/Cheyenne Senior Apts.

Las Vegas, Nevada

DEVELOPED BY:
GEORGE GEKAKIS, INC.

Conceptual Unit Plans

Scale: 1" = 1/4"

Date: September 09, 2003
Project Number: 102276

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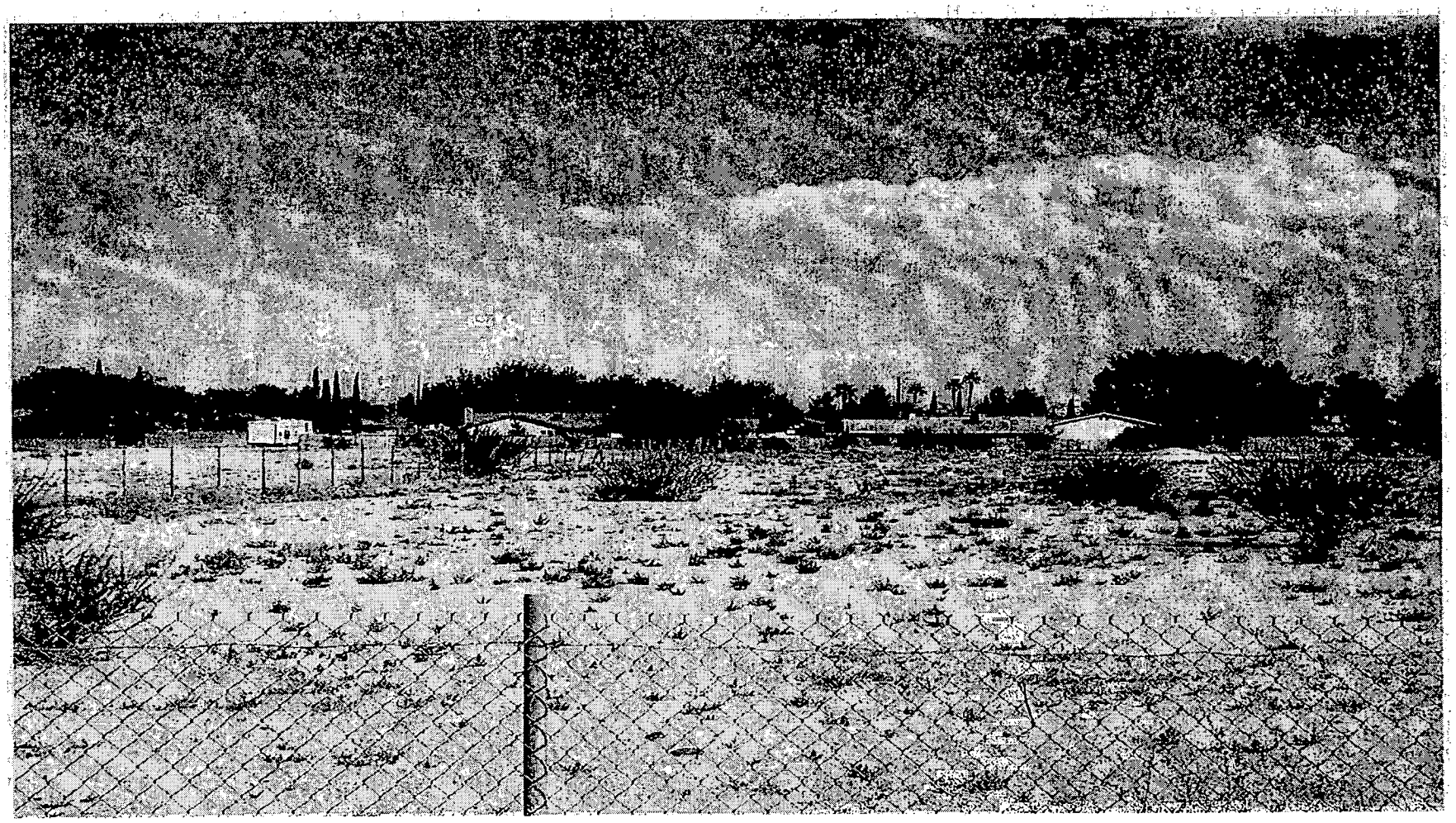
SDR-3045
STAFF 10-23-03 PC

SDR-3045 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL
EAST SIDE OF JONES BOULEVARD, APPROXIMATELY 570 FEET SOUTH OF CHEYENNE AVENUE
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03



SDR-3045 - GEORGE GEKAKIS, INC. ON BEHALF OF FORTUNE N. LAMB, ET AL
EAST SIDE OF JONES BOULEVARD, APPROXIMATELY 570 FEET SOUTH OF CHEYENNE AVENUE
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

RE: GPA 3043, ZON 3044, VAR 3083, [redacted], WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE-2003

	SIGN NAME	PRINT NAME	ADDRESS
1	[signature]	JEANNE C HACKETT	6000 W. BROOKS
1	[signature]	Dorothy C. Kydd	6020 Brooks Ave
1	[signature]	July Overcash	6040 W Brooks Ave
1	[signature]	TOM OBERG	6110 W. BROOKS AVE
1	[signature]	KATHI LOBILLARD	6150 W BROOKS
1	[signature]	Louis A. DuBois	6210 W. Brooks Ave.
1	[signature]	James P Driscoll	6240 W Brooks Ave
1	[signature]	Henry Ozi	6310 W. Brooks Ave
1	[signature]	PAUL WENZEL	6320 W. BROOKS AVE
1/11	[signature]	Roberta Hartwig	6105 Brooks Ave
1/11	[signature]	Rebecca Conway	6160 W. Brooks Ave
1/11	[signature]	Chris Payan	6165 W. Brooks Ave
1/11	[signature]	Jessica Heimann	6135 W Brooks Ave
1/11	[signature]	Frank David	6085 W. Brooks Ave
1/11	[signature]	Jennifer V. Davis	6065 W. Brooks Ave
1/12	~~[signature]~~	~~Jan Priest~~	~~5720 Avenida Tampico~~
1/12	[signature]	Karla Knudsen	5716 Avenida Tampico
1/12	[signature]	John Fehner	5712 Avenida Tampico
1/12	[signature]	Nancy Francis	5704 Avenida Tampico
1/12	[signature]	Harold Powell	5700 Avenida Tampico
1/12	[signature]	Keelie S. Wright	5616 Avenida Tampico
1/12	Tracey Meyer	Tracey Meyer	5612 Avenida Tampico
1/12	[signature]	Kevin Cabble	5608 Avenida Tampico
1/12	[signature]	Alma Graetz	5576 Avenida Tampico

21

RE: GPA 3043, ZON 3044, VAR 3083, SDR 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE-2003

	SIGN NAME	PRINT NAME	ADDRESS
9/12	Donald Charles Langdon	DONALD C. LANGDON	5605 Avenida Tampico 89108
9/12	Stephen Lewis Vang	STEPHEN LEWIS VANG	5609 AVENIDA TAMPICO 89108
9/12	John C Dinsmoor	John C. Dinsmoor	5613 Avenida Tampico 89110
9/12	D Bagy	David Bagy	5705 Avenida Tampico 89108
9/12	Margaret Prowdiwy	MARGARET PROWDIWY	5717 AVENIDA Tampico
9/12	Lloyd K Pruet	Lloyd K Pruet	5720 Avenida Tampico
9/12	Gayle Pruet	Gayle Pruet	5704 Avenida Silla
9/12	Debby Schmitt	Debby Schmitt	5700 Avenid Silla
9/12	Leslie A. Stormoen	Leslie A. Stormoen	5616 Avenida Silla
9/12	Russell Baumeister	Russell Baumeister	5604 Avenida Silla
9/12	Fulgencio Martinez	Fulgencio Martinez	5600 Avenida Silla
9/12	Theresa Goodman	Theresa Goodman	5609 Avenida Silla
9/12	Shirley Cozzek	Shirley Cozzek	5613 AVENIDA SILLA
9/12	Lorene L. Junker	Lorene L. Junker	5617 Avenida Silla
9/12		MICHAEL CORRAL	5621 AVENIDA SILLA
9/12	L. A. Mastrangelo	O.M. MASTRANGELO	5705 Avenida Silla
9/12	Gary Goodell	GARY GOODELL	5409 AVENIDA CABALLO
9/12	Paul Hendrickx	PAUL HENDRICKX	5413 AVENIDA CABALLO
9/12	Susan Hoffert	SUSAN HOFFERT	5417 Avenida Caballo
9/12	Teci Nixy	TECI NIXY	5501 AVENIDA CABALLO
9/12	Thomas Orum	THOMAS ORUM	5509 AVENIDA CABALLO
9/12	Douglas Robinson	DOUGLAS ROBINSON	5513 AVENIDA CABALLO
9/12	Brent R Profaizer	Brent Profaizer	5517 AVENIDA CABALLO
9/12	Gayle Stoner	GAYLE STONER	5521 Avenida Caballo

RE: GPA 3043, ZON 3044, VAR 3043, 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

ATE 2003

	SIGN NAME	PRINT NAME	ADDRESS
9/12	Elinor C Holmes	ELINOR C. HOLMES	5520 AVENIDA CABALLO
9/12	JoAnn Ingram	JoAnn Ingram	5416 Avenida Caballo
9/12	C Adrien Knowles	C. Adrien Knowles	5412 Avenida Caballo
9/12	Lacy X Bryan	Lacy X Bryan	5401 Avenida Caballo
9/12		DAVID STANFIELD	5412 AVENIDA VAQUERO
9/12		CA-BONES	5500 " "
9/12	Dennis Smith	DENNIS SMITH	5508 " "
9/12		Brandon Milner	5512 " "
	Mary A. Schmitt	MARY A. SCHMITT	5520 " "
9/12	Suzanne McClanahan	SUZANNE McCLANAHAN	5521 " "
9/12	Susan Nixon	SUSAN NIXON	5509 " "
9/12	Javier A. Garcia	JAVIER A. GARCIA	5501 Avenida Vaquero
	Patricia L. Alessi	PATRICIA L. ALESSI	5413 Avenida Vaquero
9/12	Raymond R. Lapointe	Raymond R. Lapointe	5446 Sheila Ave
9/12	Brenda Reber	BRENDA REBER	5478 Sheila Ave.
9/12	Judy S. Klinkert	Judy S. Klinkert	5524 Sheila Ave
9/12	Linda Knudson	LINDA KNUDSON	5628 Sheila Av.
9/12	Barbara Jones	BARBARA JONES	5651 Sheila Ave.
9/12	Richard Mestas	RICHARD MESTAS	5678 Sheila Ave
10/12	Jacqueline MacFarlane	JACQUELINE MACFARLANE	5750 Sheila Ave
10/	Wayne Buchanan	WAYNE BUCHANAN	5767 Sheila
10/12	Tesa Lasike	TESA LASIKE	5820 Sheila
9/12	April H Butler	April H Butler (24)	5231 Smoke Ranch
10/12	Alan Springman	ALAN SPRINGMAN	5854 SHEILA

RE: GPA 3043, ZON 3044, VAR 3083, SUP 3045, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
1	Mattie M. MacDavid	MATTIE M. MACDAVID	5808 PASEO DEL MAR
2	Kathryn Ponsler	KATHRYN PONSLER	5804 Paseo Del Mar
3		GREG HOEFER	5704 PASEO DEL MAR
4	Michael B Benton	MICHAEL B BENTON	5700 PASEO DEL MAR
5	Trudy Gibson	TRUDY GIBSON	5705 PASEO DEL MAR
6	Nancy Mielanczak	Nancy Mielanczak	5805 Paseo Del Mar
7	James Young	JAMES YOUNG	5809 Paseo Del Mar
8	Kim S. Holt	Kim S. Holt	5901 PASEO DEL MAR
9	Scarlet Cline	Scarlet Cline	5905 Paseo Del Mar
10	George F Muns	George F. Muns	5916 Paseo Del Mar
11	Jim Humphrey	Jim Humphrey	5912 Paseo Del Mar
12		R.E. HALL	5900 " " "
13	C. Bonaventura	C. BONAVENTURA	5801 PASEO DEL MAR
1		JEFFREY S. EGEL	5901 PASEO DEL MAR
2	Rebecca Tostenson	Rebecca Tostenson	5704 Alcalde Ct
3		CHARLES A. FIORES	5705 ALCALDE CT
4	Tom Flynn	TOM FLYNN	5801 MESA DR CT
5	H.P. Davidson	H.P. DAVIDSON	5812 Paseo Del Mar
6	Diane MacDavid	Diane MacDavid	5800 Paseo Del mar
7	Diane MacDavid	Diane MacDavid	6570 W. Brooks
8		KEVIN FARRELL (25)	5804 PASEO MONTANA
9	Lynn Krauss	LYNN KRAUSS	5900 PASEO MONTANA
10	Moriah Ochoa	MORIAH OCHOA	5904 Paseo Montana
11	M. Hughes	FRANCIS M. HUGHES	5913 PASEO MONTANA

2E: GPA 3043, ZON 3044, VAR 3083, ~~3045~~, WF. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

ATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
2/12	William Doyle	WILLIAM DOYLE	5910 SHEILA AV
2/12	Jeri Cope	JERILYNN COPE	5934 SHEILA AVE
2/12	Curt Young	CURT YOUNG	5925 SHEILA AVE.
2/12	Katherine A. Rice	KATHERINE RICE	5901 Sheila AVE.
2/12	Jennifer Joyce	Jennifer Joyce	5871 Sheila Ave
2/12	Fred Mackenzie	FRED MACKENZIE	5807 Sheila Ave.
2/12	Babe Rynch	BABE LYNCH	5817 Sheila Ave
2/12	Brad Risling	Brad Risling	5759 Sheila Ave.
2/12	Don Fife	DON FIFE	5715 SHEILA AVE.
2/12	Jim Collins	JIM COLLINS	560 SHEILA ~~AVE~~
2/12	Douglas Vandehyde	Douglas Vandehyde	5573 SHEILA AVE
2/12	Coleen Layton	Coleen Layton	5541 Sheila Ave.
2/12	Malcolm Kistler	MALCOLM KISTLER	5489 SHEILA AVE
2/12	Lela James	LELA M. JAMES	5465 Sheila
2/12	Doyle James	DOYLE JAMES	5466 Madre Mesa
2/12	Kelda K. Swena	Kelda K. Swena	5441 Sheila Ave
2/12	Fred Cartwright	FRED CARTWRIGHT	5875 MADRE MESA
2/13	Cathryn L. Girard	Cathryn L. Girard	5735 MADRE MESA DR
2/13	Pam Casler	PAM CASLER	5659 Madre Mesa Dr.
2/13	Pat Mull	PAT MULL	5619 MADRE MESA DR.
2/	Claudia King	Claudia King (23)	~~5597~~ MADRE MESA Dr.
2/13	~~Joe Wells~~	~~Joe Wells~~	~~5615 madre mesa~~
2/13	John Peterson	JOHN PETERSON	5575 " "
2/13	Eleanor C. Scholl	ELEANOR C. SCHOLL	5553 MADRE MESA

RE: GPA 3043, ZON 3044, VAR 3083, 3045, WP. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

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	SIGN NAME	PRINT NAME	ADDRESS
2/13		CAMERON	5465 MADRE MESA
2/13		JIMMIE JOHNSON	5554 MADRE MESA DR
2/13		GARY SHERRILL	5576 MADRE MESA DRIVE
2/13		Herbert Chester	5642 Madre Mesa
2/13		Ramona Pace	5732 Madre Mesa
2/13		Bertha Dominguez	5754 Madre Mesa Dr.
2/13		THOMAS A GUNN	5876 Madre Mesa Dr
2/13	Scott Carrell	Scott Carrell	5900 madre mesa
2/13		Chris Brown	5924 Madre Mesa Dr.
2/13		GREG WARCZAK	5807 MADRE MESA DR
2/13		DIRICK VAN GORP	5510 MADRE MESA DR
2/13	Gloria M. LeeKay	Gloria M. LeeKay	5550 Alfred Drive
2/13		Thomas T. Brady	5616 Alfred Dr.
2/13		James Talley	5734 " "
2/13		Tricia Pinter	5854 Alfred Dr.
2/13		MARIA ZAMORA	5908 Alfred Dr.
2/13		Janet White	5970 Alfred Dr.
2/13	SUZAN Sibert	Suzan Sibert	5980 W. Alfred Dr.
2/13	JOSEPH COSS		5735 ALFRED DR.
2/13		Michelle Usher	5759 ALFRED DR
2/13		JOHN NARVAEZ	5661 ALFRED DR
2/13		HAROLD H. MANN	5617 ALFRED DR.
2/13		NONA L WHITE	5613 ALFRED DR
	E Lloyd Ewell	E. Lloyd Ewell	5609 ALFRED DR.

RE: GPA 3043, ZON 3044, VAR 3083, ~~3045~~, WE THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE-2003

	SIGN NAME	PRINT NAME	ADDRESS
9/13	Ray Schoenrock	[illegible]	5901 Paseo Montana
9/13	William J. Lea	WILLIAM LEA	5809 Paseo Montana
9/13	Steven A Shapiro	STEVEN A. SHABIRO	5801 Paseo Montana
9/13	Debra Briscoe	Debra Briscoe	5709 paseo montana
9/13	Doreen S Blevens	DOREEN S. BLEVENS	5708 Paseo Del Mar
9/13	Biljana Mirkovic	BILJANA MIRKOVIC	5904 PASEO DEL MAR
9/13	Mac Smith	MAC Smith	5908 Paseo Del Mar
9/13	Jesus Cardenas	JESUS-CARDENAS	2908 Jones
9/13	Terry Schaeffer	TERRY Schaeffer	2854 Jones
9/13	Margaret J Brown	MARGARET BROWN	2867 Jones
9/13	Ruth M Day	RUTH M DAY	2879 N Jones Blvd.
9/13	Scott MALONE		2891 N JONES BLVD
9/13	Ann Marie Sleighthome	Ann Marie Sleighthome	2915 N. Jones Blvd
3	Nancy HOLTON	Nancy HOLTON	6030 BROOKS AVE.
2	Nancy HOLTON	Nancy HOLTON	3004 Brair Knoll Ct
	Betty Ward	BETTY WARD	3013 BRAIR KNOLL
	Link R. Luce	LINK R. LUCE	3008 BRAIR KNOLL
	Jeff Richardson	Jeff Richardson	6004 Heather Mist Ln
	Dennis E Quinn	DENNIS E QUINN	6008 HEATHER MIST LN
	Debra Smith	Debra Smith	6012 Heather Mist Ln
	Kristina L Wiser	Kristina L Wiser	6016 Heather Mist Ln.
	Richard E Williams	RICHARD E WILLIAMS	6020 Heather Mist
	Jerry J. White	Jerry J. White	6028 Heather Mist LN
	George L McFadden	GEORGE L. MCFADDEN	6104 HEATHER MIST LN

RE: GPA 3043, ZON 3044, VAR 3083, ZON 3045, WE THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

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	SIGN NAME	PRINT NAME	ADDRESS
3/13	Linette Smith	Linette Smith	6108 Heather Mist
3/13	Dennis J Baca	Dennis Baca	6116 Heather Mist Ln.
3/13	Edward Sebren	EDWARD SEBREN	6125 HEATHER MIST LANE
3/13	Irene Granato	Irene Granato	2120 Heathermist
3/13	Tina Gentile	Tina Gentile	6121 Heathermist
3/13	Samuel Camper	Samuel Camper	6200 Heather Mist Ln.
3/13	Robert S. Curtis	ROBERT S. CURTIS	6220 HEATHER MIST LN
3/13	Norbert Zawislak	Norbert Zawislak	6201 Heather Mist Ln.
3/13	Wayne Scott	Wayne SCOTT	6226 Heather Mist Ln
3/13	Peggy Staten	Peggy STATEN	6232 Heather Mist
3/13	Patricia M Calaco	PATRICIA CALACO	6236 Heather Mist LN
3/13	Susan A Cunningham	SUSAN Cunningham	3017 LEAFWOOD ST
3/13	Steve Bowden	Steve Bowden	6241 Heather mist
3/13	Maria Jaworsky	MARIA JAWORSKY	6237 Heather Mist Ln
3/13	Joseph Molnar	JOSEPH MOLNAR	6253 HEATHER MIST Ln
3/13	Grace R Fox	GRACE R. FOX	6117 HEATHERMIST LN.
3/13	George Withers	George Withers	6113 Heathermist
3/13	Freya Hays	Freya Hays	6109 Heather Mist
3/13	Richard Poer Jr	Richard Poer Jr	6105 Heathermist Ln
3/13	Peggy Gould	Peggy Gould (24)	6120 W. Parks
3/13	Christine Van Hoose	Christine VanHoose	5309 Marie Hays Dr
3/13	Sue Brandt	Sue Brandt	5855 ALFRED DR.
3/14	Donald Manning	DONALD MANNING	6121 HEATHER MIST LN
3/14	Erik Thompson	ERIK THOMPSON	3017 BRIAR KNOLL CT.

RE: GPA 3043, [illegible] 3044, VAC 3045, 3045, WE, THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

E	SIGN NAME	PRINT NAME	ADDRESS
9/14	Jerry W. Strickland	Jerry Strickland	3000 Briar Knoll Court
9/14	[illegible]	Alo + J Franzone	3005 Briar Knoll Ct
9/14	Steven C. Geyer	STEVEN C. GEYER	3008 BEECH KNOLL CT.
9/14	Ernest C. Bilsland	ERNEST C. BILSLAND	3004 BEACH KNOLL CT.
9/14	Theresa Chavana	Theresa Chavana	3009 Beech Knoll Ct
9/14	Lien Billitteri	LIEN BILLITTERI	6113 Blossom Knoll Ave
9/14	Waurayne Winney	Waurayne Winney	6125 Blossom Knoll Ave.
9/14	Michael J Delves	MICHAEL J. DELVES	6133 Blossom Knoll Ave
9/14	[illegible]	JAMES B. BUCKLEY	6116 Blossom Knoll Ave
9/14	Ralph M. Minter	RALPH M MINTER	6108 Blossom Knoll Ave
9/14	Thomas Parresol	THOMAS PARRESOL	3101 LEAFWOOD
9/14	Amanda Brubaker	Amanda Brubaker	3004 Olivegrove
9/14	Barbara Heaton	Barbara Heaton	3000 Olivegrove St
9/14	Keith Shapiro	KEITH SHAPIRO	6253 Blossomwood Ave
9/14	Linda Goergen	LINDA GOERGEN	6241 Blossomwood Ave
9/14	Heidi Neeley	Heidi Neeley	6030 Blossomwood Ave
9/14	Carol Gabereel	CAROL GABEREL	6315 Blossomwood Ave
9/14	Lynda Stevenson	Lynda Stevenson	3001 Nutwood St.
9/14	Charlotte S. Bellamy	CHARLOTTE S. BELLAMY	3013 Nutwood St
9/14	Frank M. Gizist	FRANK M. GIZIST	3017 Nutwood St.
9/14	Sid Bennett	SID BENNETT (24)	3021 Nutwood
9/14	[illegible]	Tiffany Candy	3025 Nutwood St.
9/14	T Smith	TERRIE SMITH	3024 Nutwood St
9/14	Terry E Stover	TERRY E STOVER	3012 Nutwood St

RE: GPA 3043, [illegible] 3044, 3045, WE, THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

E	SIGN NAME	PRINT NAME	ADDRESS
1/14	Diana Bunker	DIANA BUNKER	2921 Michael Way
2/14	Camille Stack	Camille Stack	2917 Michael Way
3/14	DEAWNA ELLIOTT	DEAWNA ELLIOTT	2901 MICHAEL WAY
4/14	Natasha Shriner	Natasha Shriner	2825 Michael Way
5/14	RICHMOND	CORAZON RICHMOND	2817 MICHAEL WAY
6/14	Ken Coulon	KEN COULON	5505 ALFRED DR.
7/14		Joy A. Williams	5417 ALFRED DR
8/14	Hillard B. Dunn	HILLARD B. DUNN	5605 PASEO RECALLO CT
9/14	Dona L Sturgiss	Dona L. Sturgiss	5701 Paseo Recallo Ct.
10/14	H Scott Ghormley	H. Scott Ghormley	5704 Paseo Recallo
11/14	Colleen Sawyer	Colleen Sawyer	5604 Paseo Recallo Ct.
12/14	Joseph Lutomski	JOSEPH LUTOMSKI	6190 MADRE MESA
13/14	Rosalie Higgs	Rosalie Higgs	6190 Madre Mesa
14/14	Herberto Trujillo	Josefina Cuegd.	6160 Madre Mesa
15/14	Cindy Gosz	CINDY GOSZ	6140 MADRE MESA
16/14	Renee O'Brien	Renee O'Brien	2727 CHERRY TREE LN
17/14	Robert Barth	ROBERT BARTH	2735 CHERRY TREE LN
18/14		STEVE MIRICK	2755 CHERRY TREE LN
19/14	C. L. Hampton	CHERI HAMPTON	2740 CHERRY TREE LN.
20/14	Trevor Vanoostenkirp	TREVOR VANOOSTENKIRP	2720 CHERRY TREE LN
21/14	Oliver Lee	OLIVER LEE	6100 Bronco Loco
22/14	Nancy Centers	NANCY CENTERS	6190 Bronco Loco
23/14	Jimmy Frenner	JIMMY FRENNER	6191 Bronco Loco
24/14	Tom Martinez	Tom Martinez	6161 bronco loco CT

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2E: GPA 3043, ZON 3044, VAR 3083, SUP 3045, W. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGNATURE	PRINT NAME	ADDRESS
9/14	Vincent M. Arcaro	Vincent M Arcaro	6236 Blossomwood Ave.
9/14	Edyth Vicari	Edyth Vicari	3013 Fern Hollow Ct.
9/14	Tao Black	Tao-Black	3015 Fern Hollow Ct.
9/14	Vincent Clark D. Barte	VINCENT CLARK D. BARTE	3001 Fern Hollow CT. Ave.
9/14	John R Aird	JOHN AIRD	3000 Fern Hollow Ct
9/14	Johnnie Austin	Johnnie Austin	3008 Olive Grove
9/15	Corine Swiney	CORINE SWINEY	3105 Whispering Willow
9/15	Anna Maria Behuniak	AnnaMaria Behuniak	3116 Autumn Leaf Ct.
9/15	Janet Ostash	Janet Ostash	3112 Autumn Leaf Ct.
9/15	Terrance F. Strohl Jr.	TERRANCE F. STROHL JR.	3108 Autumn Leaf Ct.
9/15	James Kabas	JAMES KABAS	3104 AUTUMN LEAF CT
9/15	Art Galgani	ART GALGANI	3100 Autumn Leaf Ct
9/15	Rose Mirabella	ROSE MIRABELLA	3109 Autumn Leaf Ct
9/15	Everardo Mendoza	Everardo Mendoza	3113 Autumn Leaf Ct
9/15	Gypsy Stresing	Gypsy Stresing	3117 Autumn Leaf Ct
9/15	Ben Rojas	BEN ROJAS	3121 Autumn Leaf Ct
9/15	Elmer Pama	Elmer Pama	6200 Barkstone Ave
9/15	Wendy C. Sucilu	WENDY C. SUCILU	6204 Barkstone Ave.
9/15	Miriam Richardson	MIRIAM RICHARDSON	6208 Barkstone Ave
9/15	Bradley Anderton	BRADLEY ANDERTON	6212 BARKSTONE
9/15	Carmen Ukise	CARMEN UKISE	6216 Barkstone Ave
9/15	Pamela Smith	Pamela Smith	6304 Barkstone
9/15	Ronald L. Papp Jr.	RONALD L. PAPP JR (JA)	6308 BARKSTONE
	D. V. Bedford	DAVID BEDFORD	6312 BARKSTONE

RE: GPA 3043, ZON 05144, VAR 5065, SUP 3045, WE, THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. (12) THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
4	David Carson	DAVID CARSON	5705 Paseo Rocallo Ct.
4	Pamela R Warick	Pamala R. Warick	5709 Paseo Rocallo Ct
15	Laura A. Ct	Laura A. Ct	2975 Maverick Ct.
15	Michael King	Michael King	2955 Maverick St.
5	Warren Eizman	Warren Eizman	2903 Maverick St
		~~Tommy Lee~~	
5	Mary Reed	Mary Reed	2890 Maverick St.
15	Savvy Corker	SAVVY CORKER	2940 MAVERICK
15	Jennifer Jestey	Jennifer Jestey	2930 Maverick St.
15	Gary Ferguson	Gary Ferguson	6016 Miracosta
15	Sandra M. Mcc	Sandra McEntosh	6012 Miracosta Ave
5	Michael Tarr	Michael TARR	6008 Miracosta Ave
5	Edward Luce	EDWARD LUCE	5904 MIRACOSTA AVE
5	Israel Suarez	ISRAEL SUAREZ	5900 " "
5	Ana Maria Gomez	Ana Maria Gomez	3309 Danehorst ct
5	Fabila Roy	FABILA ROY	3301 Danehurst Ct
5	Judy Allen	JUDY ALLEN	3300 Danehurst Ct.
5	Araceli De Santiago	Araceli DeSantiago	3308 Danehurst ct.
5	Dean Dahlen	DEAN DAHLEN	3312 Danehurst Ct.
5	Christa Dahlen	Christine Dahlen	3313 Heatherdale Ct
5	Bradley Hall	Bradley Hall (23)	3305 Heatherdale ct.
5		DAVID FLYNN	3301 HEATHERDALE CT
5		KYLE NIELSEN	3300 HEATHERDALE CT.
15	Tim Williams	Tim Williams	3301 Heatherdale Ct.

RE: GPA 3045; [illegible] 3045, WE, THE UNDER-SIGNED, ASK OUR CI., LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003	SIGN NAME	PRINT NAME	ADDRESS
9/15	[signature]	DeBRA Hicks	6316 Barkstone Ave 89108
9/15	Sherry Valdez	Sherry Valdez	6320 Barkstone Ave 89108
9/15	V. O. Campbell	V. O. CAMPBELL	6325 BARKSTONE 89108
9/15	J. Lindsey	Jonathon Lindsey	6321 Barkstone Ave
9/15	Mary Ellen Wilson	Mary Ellen Wilson	6317 Barkstone Ave
9/15	Margaret Way	MARGARET WAY	6313 Barkstone ave
9/15	Deborah Jackson	Deborah Jackson	6309 Barkstone Ave
9/15	[signature]	Lauren T. York	6301 Barkstone Ave
9/15	[signature]	STEVE- IRONS	6300 BLOSSOM WOOD
9/15	Sandy Pittle	SANDY PITTLE	6301 Crosswood
9/15	Al Sibille	AL SIBILLE	6309 CROSSWOOD
9/15	Marge Parrent	MARGE PARRENT	6305 Crosswood
9/15	W. A. Schreiber	W. A. SCHREIBER II	6321 CROSSWOOD
9/15	Sherrie Wright	Sherrie Wright	6320 Crosswood
9/16	[signature]	DORIS SEIGART	3013 WHISPERING WILLOW
9/16	Howard J. Howe (by Mary K. Howe)	HOWARD J. HOWE	3120 BUDDING BLOSSOM
9/16	[signature]	ANDREW SARVIS	3112 BUDDING BLOSSOM
9/16	Helen Abbey	HELEN [redacted] ABBEY	3108 BUDDING BLOSSOM
9/16	Peggy Reese	Peggy Reese	3100 Budding Blossom
9/16	Troy Peterson	Troy Peterson	3101 Budding Blossom
9/16	[signature]	ROBERT GADDELLI JR	3057 WOODS DRIVE
9/16	Jahira Tokes	Jahira Tokes	3020 Woods Dr.
9/16	Sandi Conway	Sandi Conway	3038 Woods Dr
	MARTHA PEARSON	Martha Pearson	3056 WOODS DR

RE: GPA 3045; [illegible] 3044, VAC 3045, 3045, WE, THE UNDER-SIGNED, ASK OUR CI. / LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

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E	SIGN NAME	PRINT NAME	ADDRESS
9/4	Linda K Helm	Linda Helm	3308 Heatherdale Ct. 8910
9/15	Daniel Mendez	DANIEL MARCA	330 HEATHERWOOD CT
9/16	Steven Hawker	STEVEN HAWKER	6020 SANTA CATALINA AVE
9/16	Edw. C. Tlecko	EDW. C. TLECKO	6008 SANTA CATALINA
9/16	Ana B. Aguirre	Ana B. Aguirre	6004 Sta. Catalina ave
9/16	Maribel Bustamante	Maribel Bustamante	5912 Santa Catalina
9/16	Darryl W Doiron	DARRYL W DOIRON	5836 SANTA CATALINA
9/16	Ricky Ward	Ricky WARD	5828 Santa Catalina
9/16	Alethea Stoughton	Alethea W. Stoughton	5820 Santa Catalina
9/16	Carol Atkinson	Carol Atkinson	5801 Santa Catalina
9/16	C. J. Martin	C. J. MARTIN	5817 SANTA CATALINA
9/16	A Stewart	A STEWART	5821 SANTA CATALINA
9/11	Michael V Napoleon III	MICHAEL V Napoleon III	5909 Santa Catalina
9/16	Phil Jestic	Phil Jestic	5913 Santa Catalina
9/16	Kathryn J Mendoza	Kathryn J Mendoza	6001 Santa Catalina
9/16	Lorraine Pallas	~~Lee~~ LORRAINE PALLAS	6005 SANTA CATALINA
9/16	Charles Blake	CHARLES BLAKE	3120 TERRY ST.
9/16	Leonard Morris	LEONARD MORRIS	3116 TERRY ST
9/16	Edward Gabriel	Edward Gabriel	3112 Jerry ST
9/16	Loyd Mead	Loyd Mead	3108 Terry St.
9/16	Craig Monbvoski	Craig Monbvoski	3100 Terry St.
9/16	Richard Derr	RICHARD DERR (24)	3133 TERRY ST
10/16	Frances E. Beaudette	Frances E. Beaudette	3141 N. Terry St
9/16	Betty Lafaive	FRANKLIN LEFAIVE	3149 TERRY ST #1

RE: GPA 3045, [illegible] 3045, [illegible]
SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY ... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

#	SIGN NAME	PRINT NAME	ADDRESS
9/16	Ann Scaglione	Ann Scaglione	3181 Terry St, 89108
9/17	Toi L Chalker	Toi L. Chalker	3051 Breton Dr. 89108
9/17	Mary L. Marshall	MARY L. MARSHALL	3011 Breton Dr 89108
9/17	Ken HARRington	Ken HARRington	3070 Breton
9/	Grant Graan	Grant Graan	3050 Breton
9/17	~~Heidi Septer~~	~~Heidi Septer~~	~~3070 Breton~~
9/17		RICHARD SEPTER	3070 BRENTON
9/17	Stan C. Khee	STAN C. KHEE	3116 ROWLAND
9/	Juanita Jordan	JUANITA JORDAN	3164 Rowland ST
9/17	Maria Cardenas	MARIA I. CARDENAS	3325 Corona del Mar
9/17	Angela Wallet	Angela Wallet	3317 Corona del Mar
9/17	Brian Parks	BRIAN PARKS	3308 Corona Del Mar Dr
9/	Mike Gresham	Mike Gresham	3312 Corona Del Mar
9/18	Gerardo Flores	Gerardo Flores	3201 Goleta Dr
9/18	Ben Daileda	Ben Daileda	3205 Goleta Dr
9/	~~[illegible]~~	~~[illegible]~~	~~3205 Goleta Dr~~
9/18	Philip Gutierrez	Philip Gutierrez	3213 Goleta Dr.
10/18	Ronald Cano	RONALD CANO	5813 Maynard
10/18	Dolores Josephs	DOLORES JOSEPHS	5805 MAYNARD AVE
10/18	Jesus Gallardo	Jesus Gallardo	5801 Maynard Ave
10/18	Mariellen Mar	Mariellen Mar (22)	5812 Maynard
10/	Ronnie Smith	Ronnie Smith	5824 Maynard
10/18	[illegible]	Debbie Dominguez	5815 maynard
10/18	RM Morgan	MORGAN, ROBERT	3212 N. GOLETA DR LAS VEGAS, NEV.

RE: GPA 3043, ZON 3044, VAR 3045, 3045, WF. THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

	SIGN NAME	PRINT NAME	ADDRESS
2/18	Luis Ulloa	Luis Ulloa	3208 Goleta Dr
2/18	Joe Dolce	Joe Dolce	3264 Goleta DR
2/18	Jimmy Mack	Jimmy MACK	3205 Miramar
2/18	Donald Cox	Donald Cox	3213 Miramar
2/1	Jean Bruce	Jean Bruce	3301 Miramar
2/18	Lee Ann Shull	Lee Ann Shull	3305 MIRAMAR
2/18	Katherine Hoagland	Katherine HOAGLAND	3313 MIRAMAR
2/18	Barbara J Warne	Barbara Warne	3317 Miramar
2/	Robert D Peterson	Robert D Peterson	3325 Miramar
2/18	Leslie Titos	Leslie Titos	5729 Capitola Ave
2/18	Antonio Salcido	ANTONIO SALCIDO	5725 CAPITOLA
2/18	Tom Matz	TOM MATZ	5717 CAPITOLA AVE
2/18	Carolyn Smith	Carolyn Smith	5705 CAPITOLA Ave
2/18	Crystal Acevedo	Crystal Acevedo	3201 Point Lobos Dr
2/18		LAREY G. MURPHY	3205 POINT LOBOS DR.
2/18		Carmen Ponce	3213 Point Lobos Dr.
2/18	Elmo Brown	ELMO BROWN	3217 Point Lobos Dr.
2/18	R.L. Jemison	ROY JEMISON	3225 POINT LOBOS DR
2/18		Shane Pollan	3301 Point Lobos Dr
2/18	Yolie M. Ariotta	Yolie M. Ariotta	3304 Point Lobos Dr.
2/18	Rick Lugo	RICK LUGO	3220 point Lobos dr
2/18	Linda Light	Linda Light	3216 point Lobos DR.
2/18		RAMONA PALLY	3208 POINT Lobos dr
2/18	Rogelio Alvarado	Rogelio A	3209 Terra Bella

RE: GPA 3045, ZON 3044, VAC 3045, 3045, WE, THE UNDER-SIGNED, ASK OUR CI. / LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE 2003

	SIGN NAME	PRINT NAME	ADDRESS
3/18	Arzelle Ritchie	Arzelle Ritchie	3213 Terra Bella Dr.
3/18	~~George Williams~~	~~George Williams~~	~~3213 Terra Bella Dr~~
3/18		JESS MELTON	3221 TERRA BELLA DR
3/18		Jim Miller	3328 Terra Bella Dr.
3/18		CHERI GURSCHKE	3321 TERRA BELLA
3/18		Laurene Palma	3312 Terra Bella Dr.
3/18		Tim Oswalt	3304 TERRA BELLA
3/18		Sharon Lambert	3228 Terra Bella Dr
3/18		Danielle Bryan	3224 Terra Bella D
3/18		Dorothy Reichenbach	3212 TERRA BELLA DR
3/18		José Hernandez	3206 Terra Bella Dr
3/18		Ted Gonzales	3904 Terra Bella Dr.
3/18		Harold Joering	5804 CAPITOLA AVE
3/18		THELMA J DUNN	5816 CAPITOLA AVE.
3/18		Wendy Uriarte	5805 Capitola Ave
3/18		Steve Bault	5804 Mary Way
3/18		JANE CHANIK	5824 MARY WAY
3/18		Lori Mason	5828 mary way
3/18		DAN AUSTIN	5813 MARY WAY
3/18		Barbara Evans 23	5812 Robin Lane
3/18		CLINT FULLER	5816 ROBIN LANE
3/18		Lisa Alford	5820 Robin Lane
3/18		Thomas Stuggs	5821 Robin Lane
3/18		JOHN H. DANCER	5813 ROBIN LANE

RE: GPA 3043, ZON 3044, VAR 3083, SDR 3045, WE THE UNDER-SIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, TO RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE 2003

	SIGNATURE	PRINT NAME	ADDRESS
9/16		DONNA HERMELSTEL	3093 Woods Dr
9/16		Barbara Spavin	3094 Woods Dr
9/16		Jim Perry	3075 Woods DR
9/16		Justin Vaughn	3059 Woods Dr.
9/16		Holly Mynarcik	3021 Woods DR
9/18		JOHN PAYNE	3009 BRAIR KNOLL CT.
9/18		Robert Tucci	5700 Paseo Montana
9/18		PETER S. PIRZYNSKI	5701 PASEO MONTANA
9/18		Claudette Blalock	2875 N Bronco St.
9/19		Christina Lum	2815 N. Bronco St.
9/18		Claude E. Logan	2800 N. Bronco St
9/18		CHRIS D. IDEKER	2916 N. Bronco ST
9/19		FRED BRANN	2875 MAVERICK ST.
9/19		STEVE HOWARD	5785 W. CHEYENNE
9/19		Cynthia Franks	5708 Avenida Sella
9/19		Kevin M. Gannon	5608 Avenida Sur
9/19		Richard M. Lapsley	5701 Avenida Sur
9/19		Joan White	5505 Avenida Caballo
9/19		Mike Krumme	5500 AVENIDA CABALLO
9/19		George Chavez	5421 Avenida Caballo
9/19		TOM ZEDAKER	5401 Avenida Caballo
9/19		GARY L. REESE	5517 Avenida Vaquero
9/19		ANDREW SHARP	5518 Avenida Vaquero
		DAVID JENSEN	5513 AVENIDA VAQUERO

RE: GPA 3043, ZON 3044, VAR 3083, DDR 3045, WE. THE UNDERSIGNED, ASK OUR CITY LEADERS TO DENY THE PROPOSAL TO REZONE THE PROPERTY AT 3050 N. JONES FROM U, R, +RE. THIS IS A RURAL PRESERVATION NEIGHBORHOOD, STATING THAT, "... THE DENSITY... DOES NOT EXCEED THREE RESIDENTIAL UNITS PER ACRE." PLEASE, WE DO NOT WANT TO HAVE APARTMENTS BUILT THERE.

DATE: 2003

DATE	SIGN NAME	PRINT NAME	ADDRESS
9/18	Keith Grytness	KEITH GRYTNESS	6016 Murrieta Bay Ln 89108
9/18	Sabino Melendez	Sabino Melendez	3013 Crossway Dr 89110
9/19	Francis Sullivan	FRANCIS SULLIVAN	2936 N Bronco St.
9/19	James Wade	JAMES WADE	6010 W. BROOKS AVE.
9/19	Bruno Ensor	Bruno Ensor	3017 BEECH KNOLL
9/19	Max P. Alba	MAX P ALBA	3804 Haley
9/19	Jeff Gold	JEFF GOLD	5808 MAYNARD AVE.
9/20	Florene Jones	Florene Jones	6204 Heather Mist Lane
9/20	Maureen R. Cooper	Maureen R. Cooper	3105 Budding Blossom Ct
9/20	Elliott R. Gerd	Elliott R. GERD	3029 Nutwood St
9/20	Joyce C Borgna	Joyce C BORGNA	3012 Olivegrove St
9/20	Gerald Taylor	Gerald Taylor	2825 N Bronco St
9/20	Michael Held	Michael Held	6045 Madre Mesa
9/20	John D Hunt	John D. Hunt	5948 Madre Mesa
9/20	Drexel S. Stewart	Drexel S. Stewart	2845 N. Jones Blvd.
9/20	Debbie Arrighi	Debbie Arrighi	2835 N. Jones Bl.
9/20	Michael Brown	MICHAEL BROWN	2855 N. JONES BLVD
9/20	Beverly Nelson	Beverly Nelson	6130 W. Brooks Ave
9/20	Laura Zygmont	LAURA ZYGMONT	3117 TERRY STREET
9/20	John A. Jones		

20

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

GPA-3050 - EWING BROTHERS, INC. - Request to amend a portion of the Las Vegas Downtown Redevelopment Plan of the General Plan FROM: SC (SERVICE COMMERCIAL) TO: LI/R (LIGHT INDUSTRIAL/RESEARCH) on 1.36 acres adjacent to the north side of Owens Avenue, approximately 150 feet east of "D" Street (APN: 139-22-404-003 and 004), Ward 5 (Weekly).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant proposes to construct professional office buildings and an office for the Ewing Brothers on a small portion of land that is already designated C-2. The GPA is no longer required.

RICHARD GALLEGOS, 10 Commerce Center Drive, appeared on behalf of the applicant and concurred with the withdrawal.

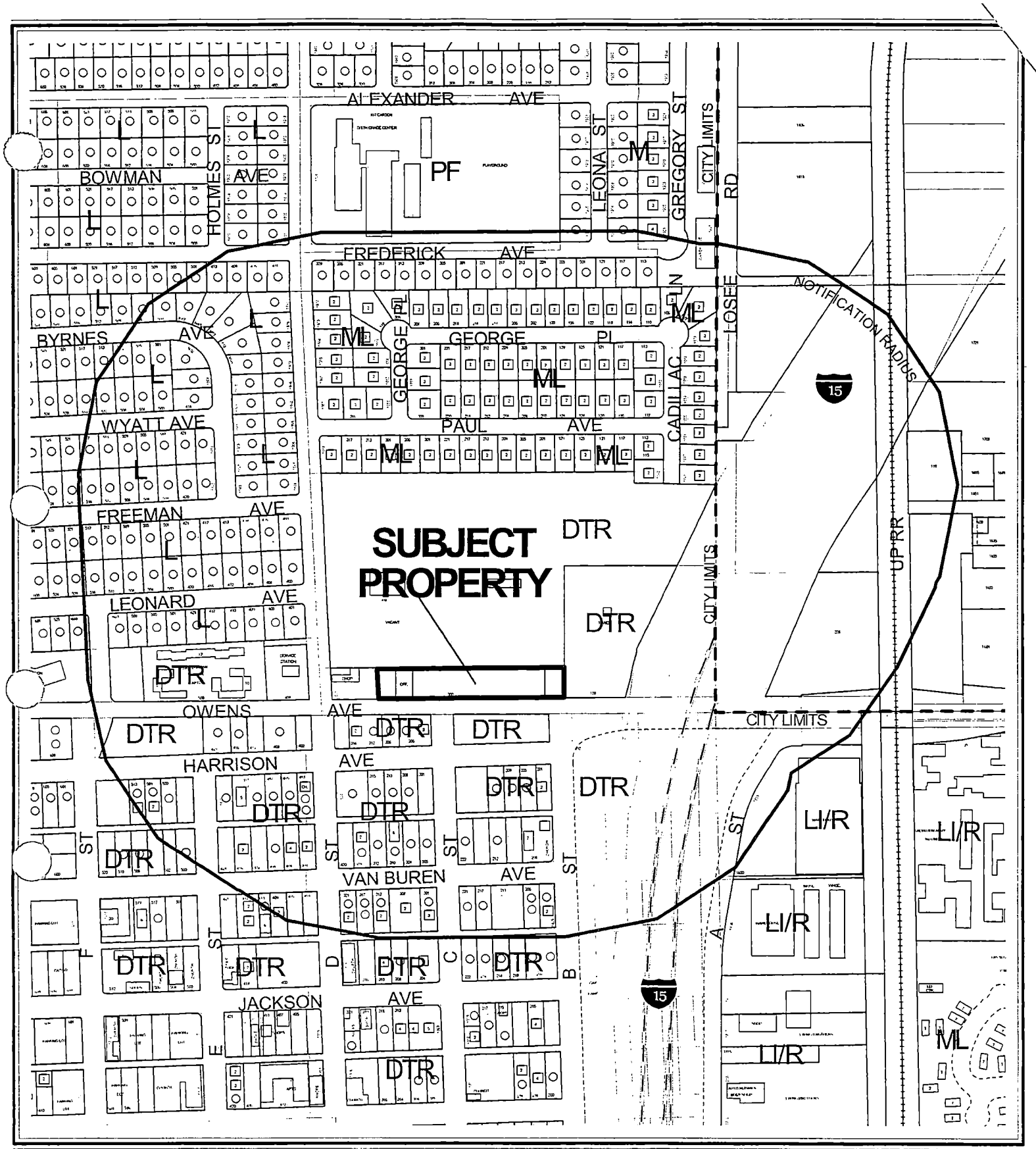
No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 38 – GPA-3050

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 39 [ZON-3051] and Item 40 [SDR-3052] for related discussion.
(6:13 – 6:15)
1-275



0 300 600 Feet

CASE: **GPA-3050**

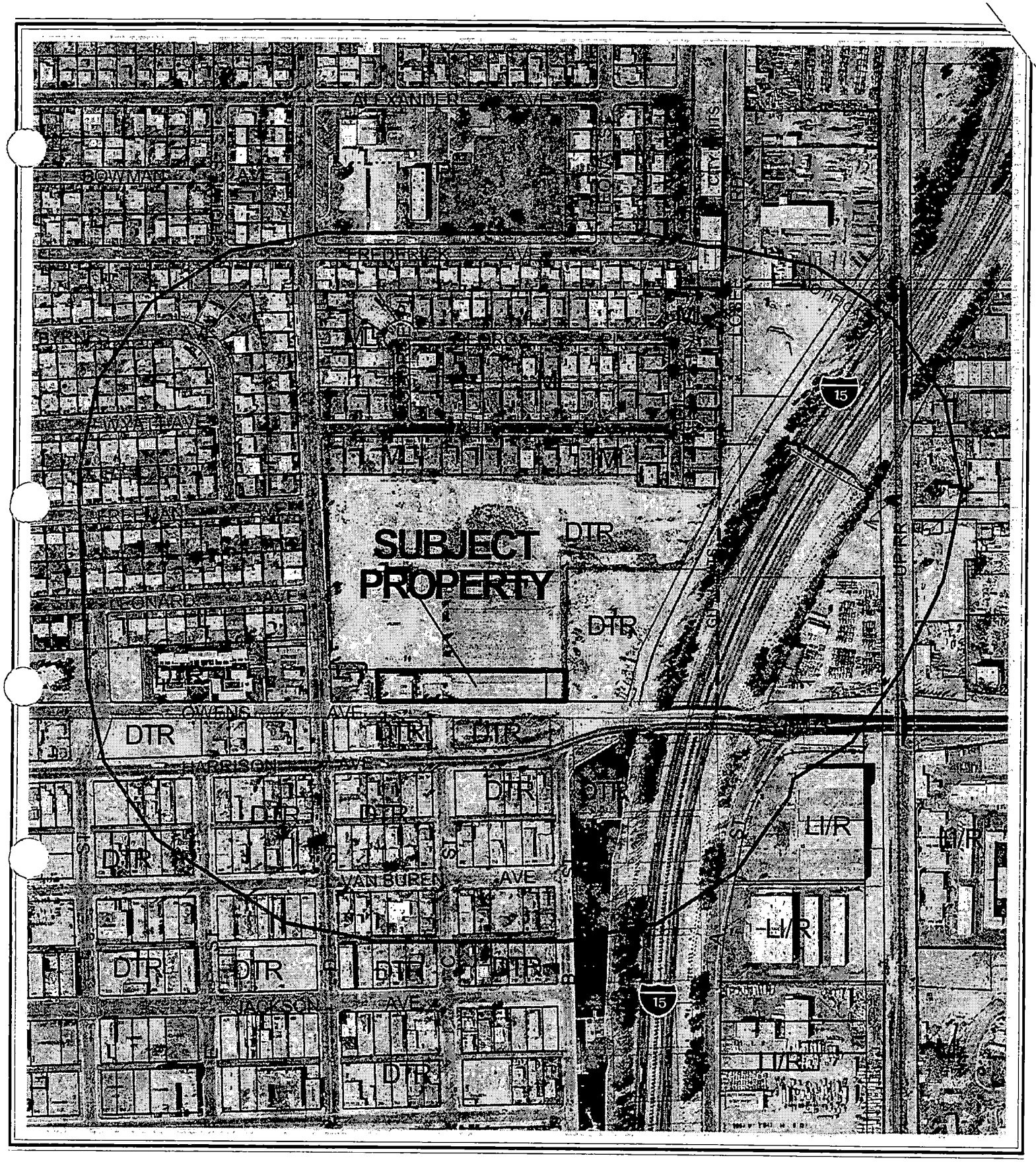
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L/IR (LIGHT INDUSTRIAL/RESEARCH)

N



0 300 600 Feet

CASE: **GPA-3050**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L/IR (LIGHT INDUSTRIAL/RESEARCH)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3050 - EWING BROTHERS, INC.

ON OCTOBER 15, 2003 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

LM

ARCHITECT
GERALD GARAPICH AIA, LLC
10 COMMERCE CENTER DRIVE, HENDERSON, NV 89014 (702) 454-5842 FAX (702) 454-7842

October 14, 2003

City of Las Vegas Planning Department
731 S. Fourth Street
Las Vegas, NV 89101

Attn: Dave Clapsaddle

RE: EWING BROTHERS **PROJECT NO: 03-141A**
GPA-3050-03

Dear Mr. Clapsaddle:

Pursuant to my phone conversation on 10-10-03 with Lori, we respectfully request to withdraw our General Plan Amendment application.

Should you have any questions or require additional information, please contact our office.

Sincerely,

W/O PREDUCE

Richard C. Gallegos
Project Director

CC: 03-141withdrawl.GPA.ltr

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3050 APN: 139-22-404-003, 139-22-404-004

Name of Property Owner: Ewing Bros., Inc.

Name of Applicant: Ewing Bros., Inc.

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: _____

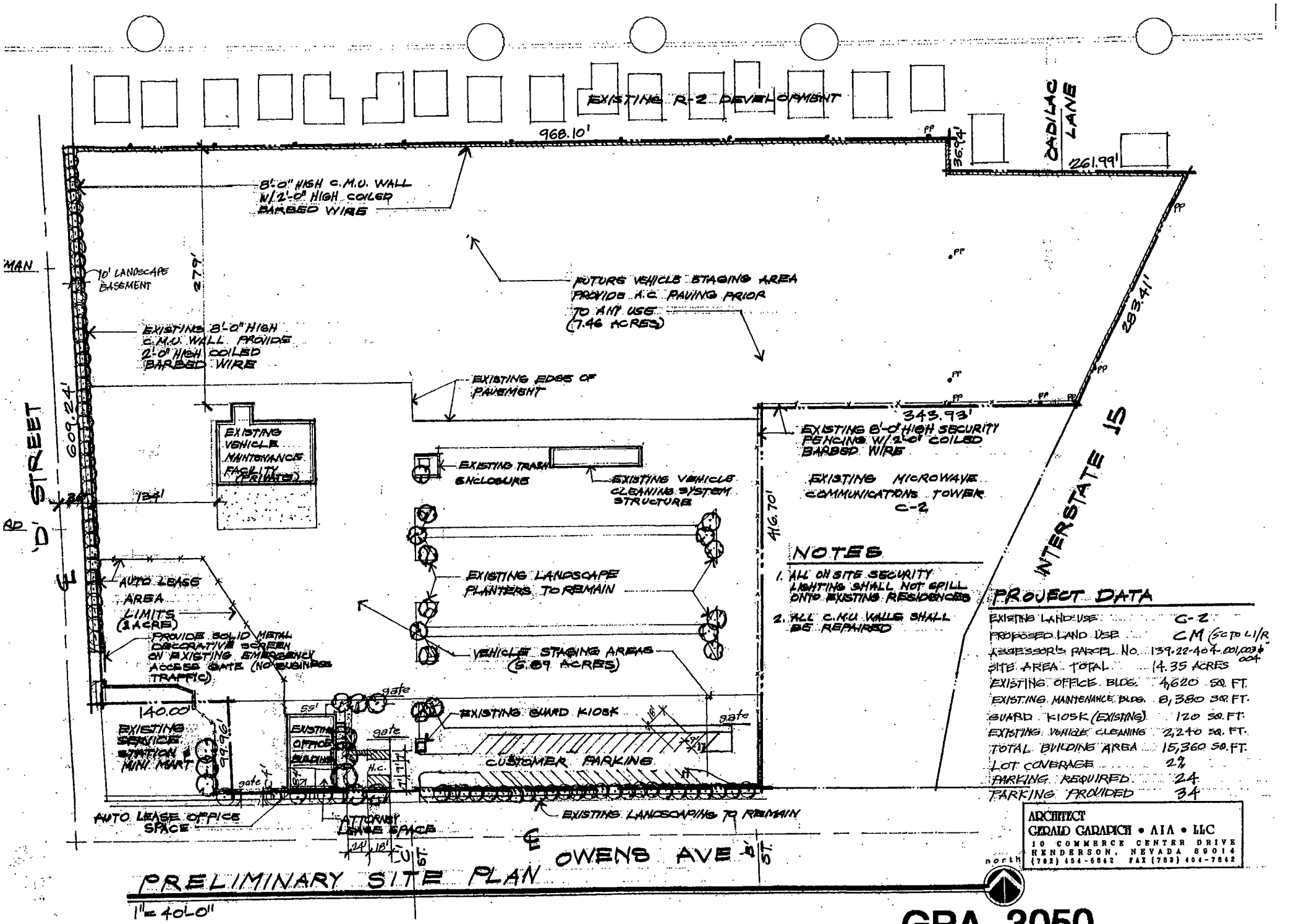
Print Name: Rex C. Ewing III

Subscribed and sworn before me

This 5 day of September, 2003

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
R. JARVIS
No: 93-3136-1
My Appointment Expires April 13, 2005



NOTES

1. ALL ON SITE SECURITY LIGHTING SHALL NOT SPILL ONTO EXISTING RESIDENCES
2. ALL C.M.U WALLS SHALL BE REPAIRED

PROJECT DATA

EXISTING LAND USE	C-2
PROPOSED LAND USE	CM (GC TO LI/R
ASSESSOR'S PARCEL No.	139-22-404-001,003 & 004
SITE AREA TOTAL	14.35 ACRES
EXISTING OFFICE BLDG.	4,620 SQ. FT.
EXISTING MAINTENANCE BLDG.	8,380 SQ. FT.
GUARD KIOSK (EXISTING)	120 SQ. FT.
EXISTING VEHICLE CLEANING	2,240 SQ. FT.
TOTAL BUILDING AREA	15,360 SQ. FT.
LOT COVERAGE	2%
PARKING REQUIRED	24
PARKING PROVIDED	34

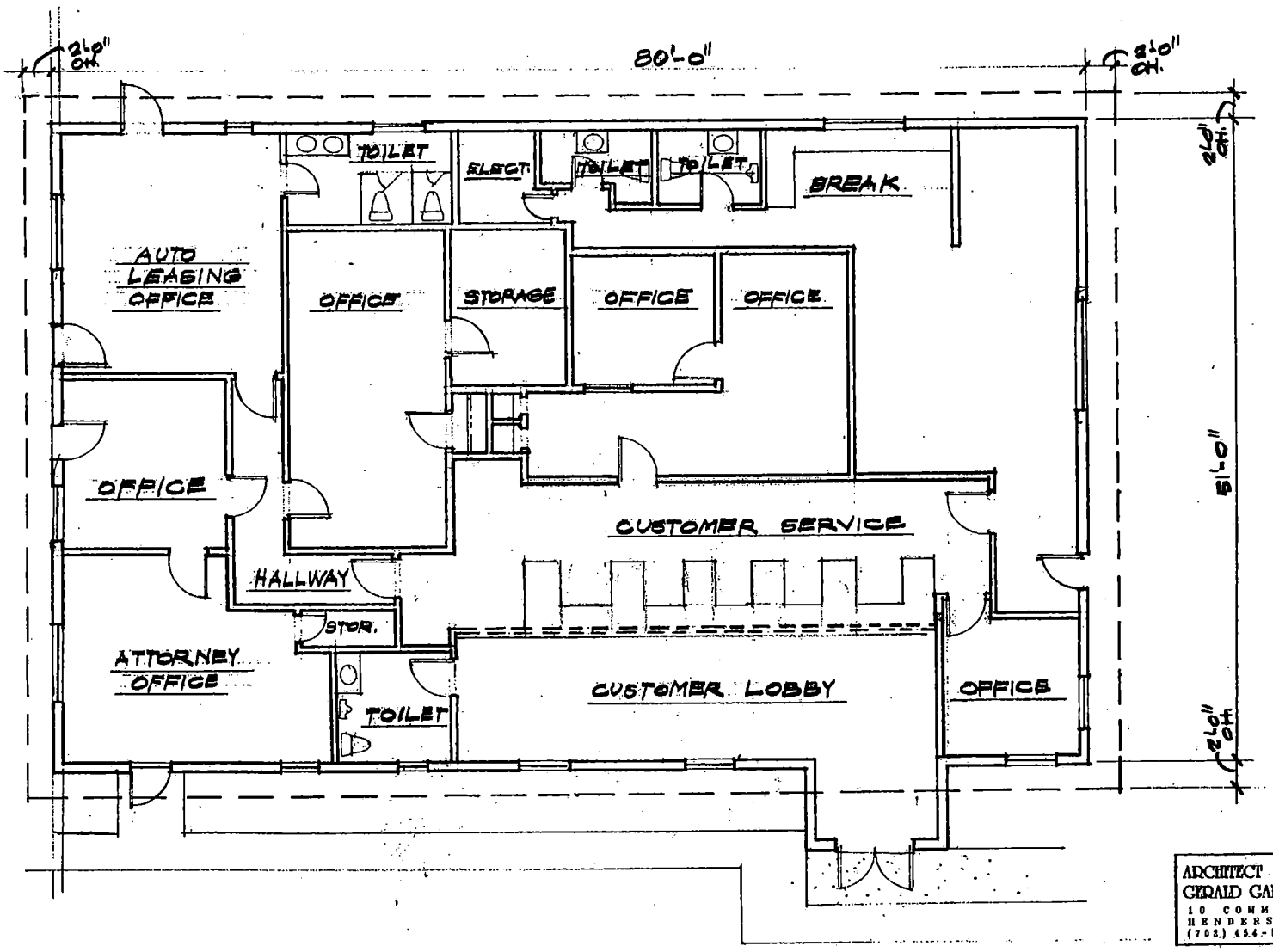
ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-6062 FAX (702) 454-7062

north

PRELIMINARY SITE PLAN

1"=40'-0"

STAFF GPA-3050 10-23-03 PC



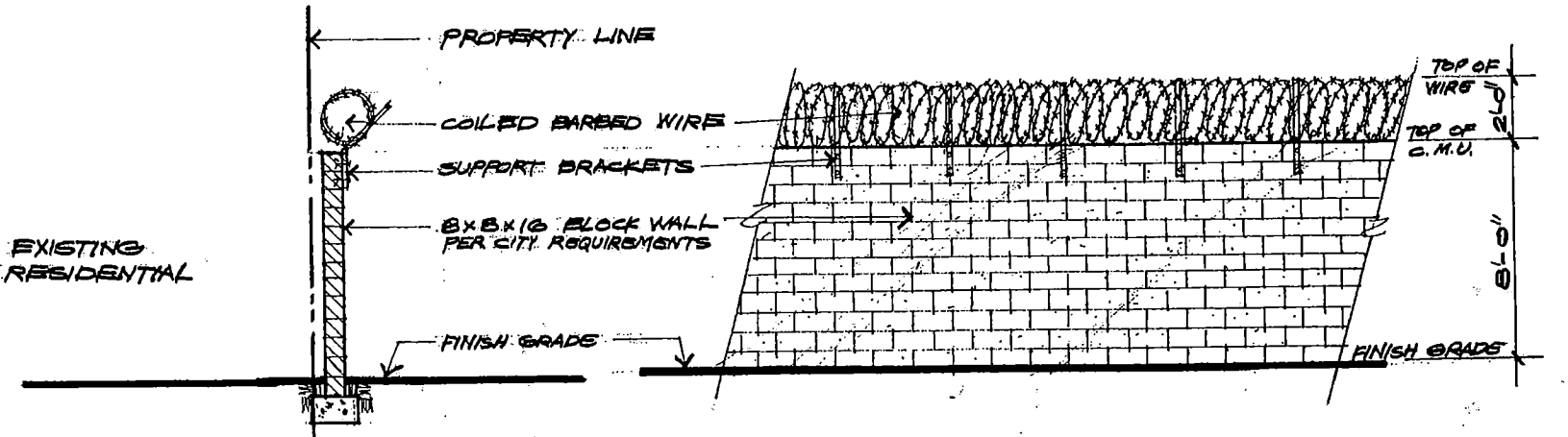
ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIV
HENDERSON, NEVADA 8901
(702) 454-5842 FAX (702) 454-78

EXISTING CONDITIONS FLOOR PLAN

1/4"=1'-0"

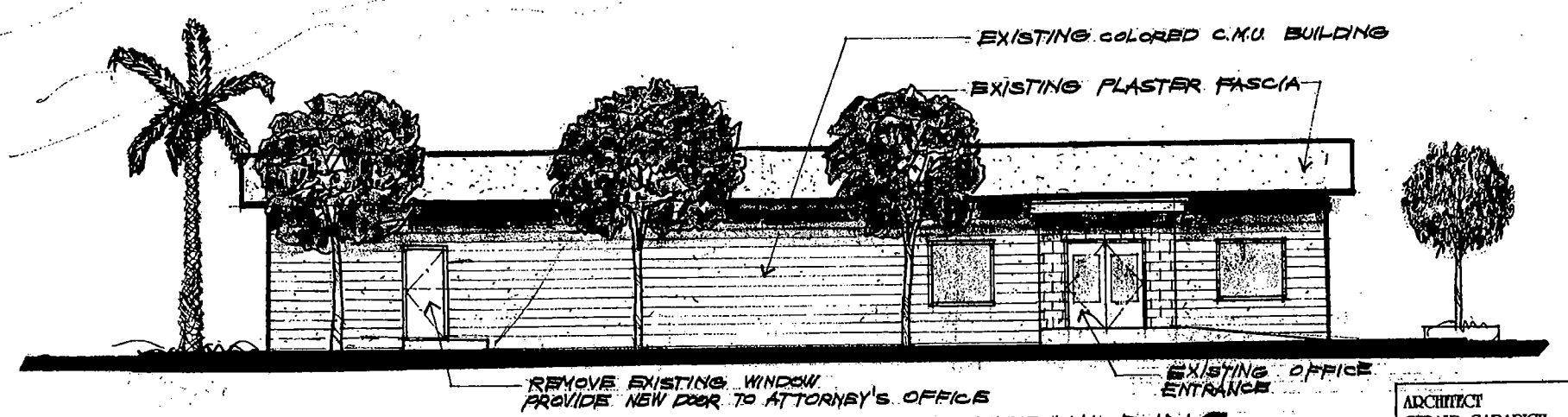
NORTH

GPA-3050
STAFF 10-23-03 PC



BLOCK (C.M.U) WALL SECTION
1/2"=1'-0"

BLOCK (C.M.U.) WALL ELEVATION
1/2"=1'-0"



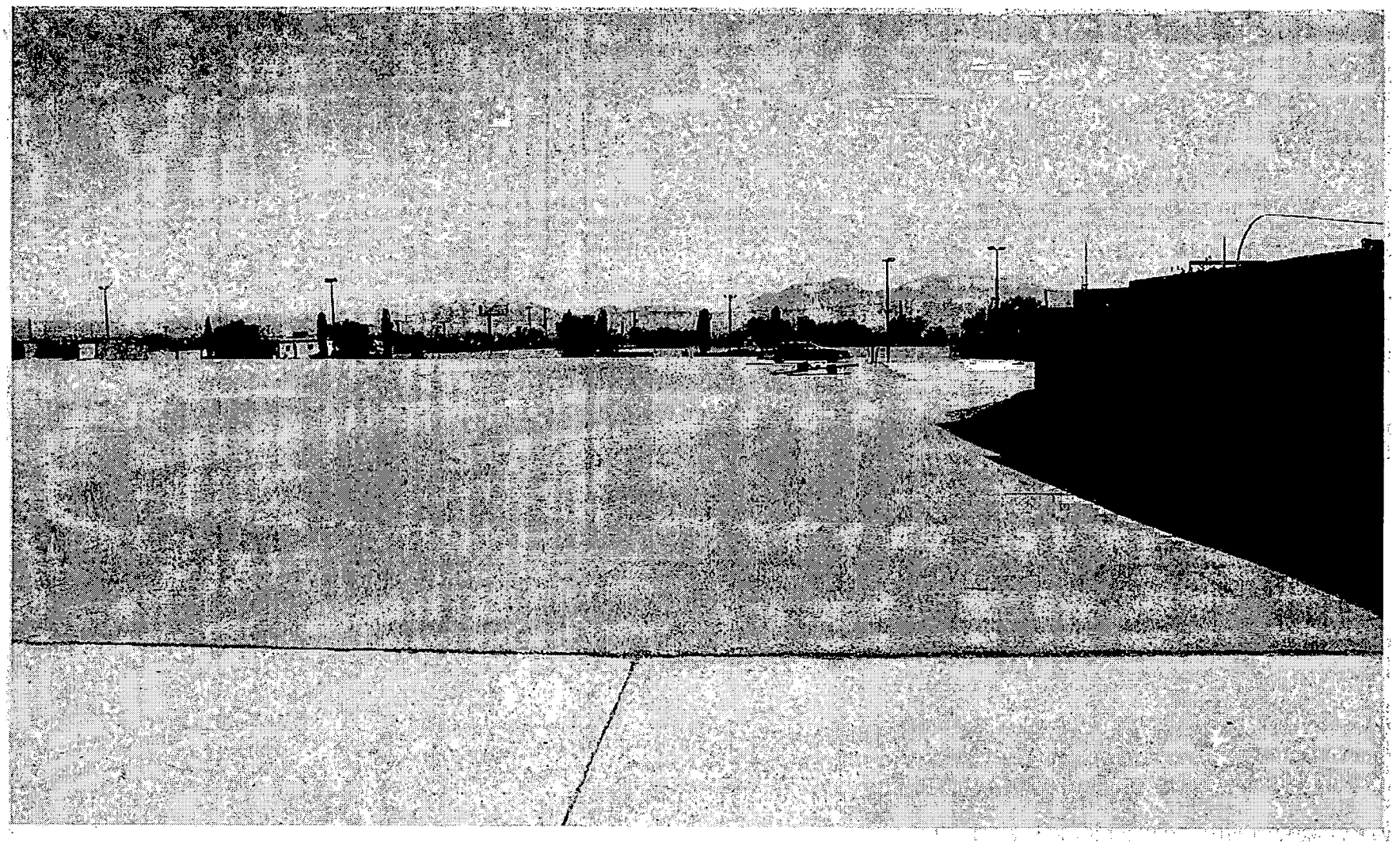
FRONT ELEVATION - OFFICE BUILDING
1/4"=1'-0"

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

STAFF GPA-3050
10-23-03 PC

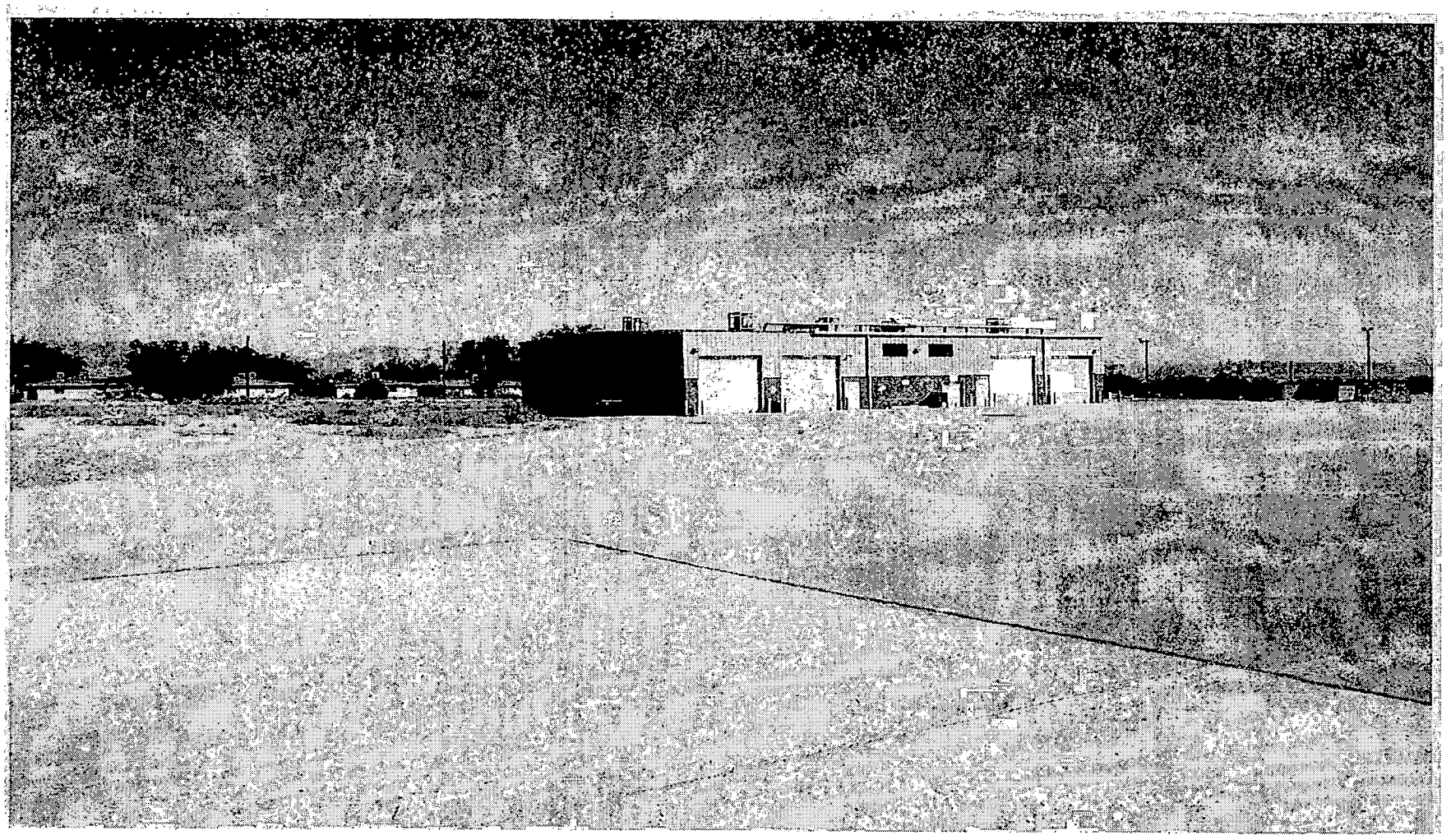
GPA-3050 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03



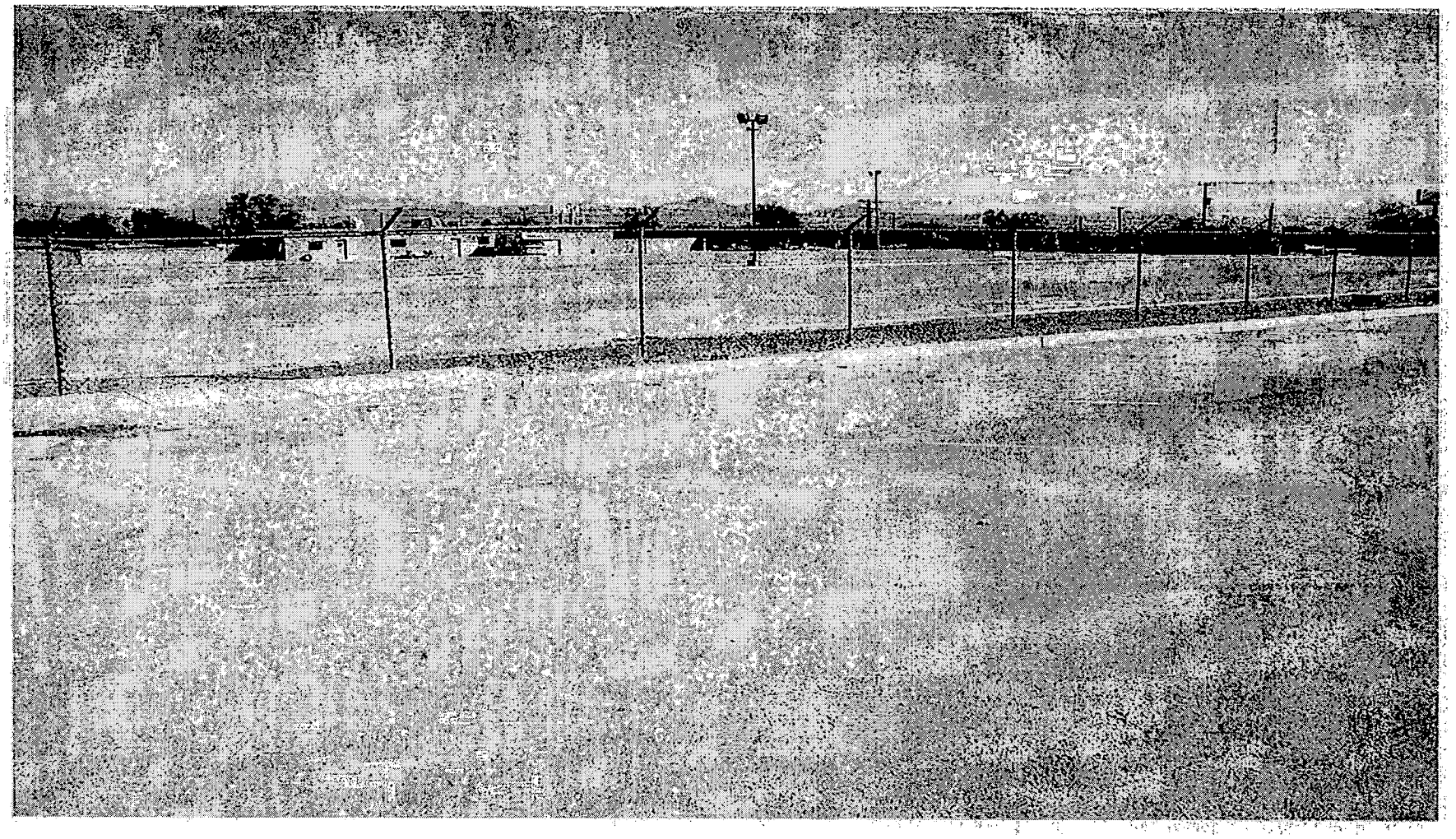
GPA-3050 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03



GPA-3050 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03



GPA-3050 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03

Telephone Protest/ Approval Log

GPA - 3050

Meeting Date: 10/23/03 **Case Number:** ZON - 3051
SDR - 3052

Date: 10/14
Name: MS ALICE WILSON
Address: 1325 HEWITT AVE
89106
Phone: 646-3504
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

P

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
ZON-3051 - EWING BROTHERS, INC. - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL INDUSTRIAL) on 14.35 acres adjacent to the north side of Owens Avenue and east side of "D" Street (APN: 139-22-404-001, 003 and 004), Ward 5 (Weekly).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	13	Planning Commission Mtg.	4
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter from Ewing Bros., Inc. dated 10/21/2003

MOTION:
McSWAIN – DENIED – UNANIMOUS with GOYNES abstaining as he was not present for the public hearing portion of this item

To be heard by the City Council on 11/19/2003

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, using the overhead, explained that the General Plan Amendment was Withdrawn Without Prejudice because the subject site can only be confined to C-2 uses. With reference to the Rezoning Request, the C-M zoning is in conformance with the General Plan. With regard to the Site Development Plan Review, MR. CLAPSADDLE explained that the proposed project would encompass a towing and impound yard with no additional structures planned for the site. He also clarified that no auto body paint shop can be located on the site. The site will be utilized specifically for the temporary storage of involuntary towing. MR. CLAPSADDLE stated that vehicle maintenance would be permitted within an enclosed building and available strictly for vehicles used by Ewing Brothers. He enumerated conditions relative to parked vehicles, walls, landscaping and prohibition of auctions and loudspeakers on this site.

MINUTES – Continued:

In conclusion, MR. CLAPSADDLE clarified the definition of towing and impound yard and the 14-day restriction related to the length of time towed vehicles are allowed to remain on the site. Staff recommended approval subject to all conditions.

RICHARD GALLEGOS, Architect, 10 Commerce Center Drive, appeared on behalf of the applicant. He explained that Ewing Brothers has been in operation well over half a century and the need for expansion was based on the consistent increase in business over the years. He stated that the proposed site was selected because of its close proximity to the existing site as well as the previous function of the site is similar to what the applicant is proposing. He explained that this is not a junkyard, wrecking yard or salvage yard. MR. GALLEGOS mentioned that the neighbors requested an eight-foot high block wall that partially exists along D Street. The wall would be extended north towards the flood channel and I-15. He also noted that there will be car rental firm and an attorney located on the property.

MR. GALLEGOS concurred with the conditions related to the zoning request. He stated that with regard to Condition 4 of the Site Development Plan Review, it is essential to have a secured yard and to justify this need he submitted an attachment from the Nevada Highway Patrol indicating the requirement for barbed wire. He also noted that the property currently has fences with barbed wire. Regarding Condition 10 related to the 14-day restriction, he provided an exhibit listing the various circumstances that could affect that requirement. Finally, with regard to Condition 11, MR. GALLEGOS stated that the neighbors did not want landscaping along the north or east portions of the property mainly because of its attraction to homeless individuals or drug activity. MR. GALLEGOS affirmed that the applicant would work with the neighbors if the current lighting impacts their properties.

The following citizens appeared to express their opinions: DONALD BROWN, 408 Leonard Avenue, JOSEPH BOSSARD, JR., 1665 North G Street; spoke on behalf of his father who lives at 504 Freeman Avenue; VIRGINIA HODGES, 1654 E Street; EARL ONDON, 500 Freeman Avenue; R.C. BURTON, 517 Freeman Avenue; LINDA BELL, 500 Holland Avenue; TODD FARLOW, 240 North 19th Street, SKIP TURNER, 1610 North Rancho Drive; AGNES CLAY MARSHALL, 1666 D Street; BEATRICE TURNER, West Las Vegas; ELTIZA BUTTON, 517 Wyatt Avenue; A.J. THOMPSON, 609 Alexander Avenue, owner of the Rent-a-car Company; RUTH DON'T, 500 Freeman Avenue; BRANDON OAKES, no address given; CARL SNOWDEN, 601 Freeman Avenue;

MINUTES – Continued:

Several citizens appeared in opposition to this project and expressed their concerns regarding pollution, increase in traffic, safety concerns for the children who attend the nearby elementary school and parking. One speaker stated that the community had been promised jobs for its residents but that never materialized. Residents asked how this project would benefit their neighborhood and particularly how it would impact the value of their homes. One resident felt it would be more beneficial if Ewing Brothers used the property to build stores and food establishments rather than utilize it as an impound yard. Several residents stated they have invested a lot of money to upgrade their properties and they expressed pride in ownership not just for their homes but for the entire community for its historical value. A number of residents referred to the project as a junkyard and opposed having it placed in their community. There were concerns that the area is not large enough to accommodate commercial development such as the proposed project.

Speaking in support of the applicant, several citizens voiced their approval and stated that the Ewing Family has consistently offered employment to those who met the job requirements. One speaker, having been employed by Ewing Brothers, spoke of the firm's practice of meeting all regulations dealing with dust control and complying with Federal Regulations concerning environmental issues. All speakers praised the Ewing Family for consistently contributing and supporting sport teams, and both the fire fighters and police training programs. There was a general consensus that the proposed project will indeed provide employment and bring much needed revenue into the community. One speaker focused on the 219 churches located within the area and asked the residents to determine how much revenue they produce and give back to the community. The owner of the rental car agency was surprised and disappointed that the residents opposed the project and appalled at the innuendos that the impound yard as well as the associated businesses would be detrimental to the community.

MR. GALLEGOS responded to the residents' concerns and stated that they have made every effort to work with the community. He explained that the property was acquired in 1999 and has been maintained as if a use existed there. He verified that there are employment opportunities that will be created if this use is approved. He pledged to work with the community and stated that the applicant would try and resolve many of the concerns expressed by the neighbors.

COMMISSIONER EVANS referenced a neighborhood meeting attended by approximately 30 citizens and noted that there were issues raised but no direct opposition to the project. He questioned why those residents who objected to this project were not present at the meeting. COMMISSIONER EVANS was curious to learn if there was any feedback from the group who initiated the West Las Vegas Neighborhood Plan.

MINUTES – Continued:

COMMISSIONER McSWAIN expressed her concern regarding the barbed wire fencing as it related to the security and landscaping issues and felt it would be appropriate for the applicant to provide another means of security to ensure the site maintains a quality appearance. MR. CLAPSADDLE clarified that LIR allows commercial and industrial uses. He affirmed that the property is currently C-2 on the East portion. COMMISSIONER NIGRO related that he had the same concerns as COMMISISONER McSWAIN and he felt it would be difficult to support a project, surrounding by residential uses on three sides of the parcel, that asked for more intense zoning that currently exists on the property.

CHAIRMAN TRUESDELL felt that it was eminent that trucks would use D Street to access the I-15. He was surprised that residents who reside on the street that backs up to the proposed project were not present. He agreed with the neighbors that barbed wire is not compatible in a residential district.

REX EWING III, the applicant, provided clarification on some of the issues. He explained that the barbed wire fence has been existence for the past 15 years. The only reason that is not visible is because of the oleander plants that screen it. With regard to noise pollution, he explained that his wreckers are quiet. He further explained the use of barbed wire fencing, noting that it is a requirement when a company tows for a law enforcement agency. COMMISSIONER McSWAIN remarked that if this is required by the law, perhaps the applicant should consider another location as it does not appear to be an appropriate area to locate his business.

There was no further discussion.

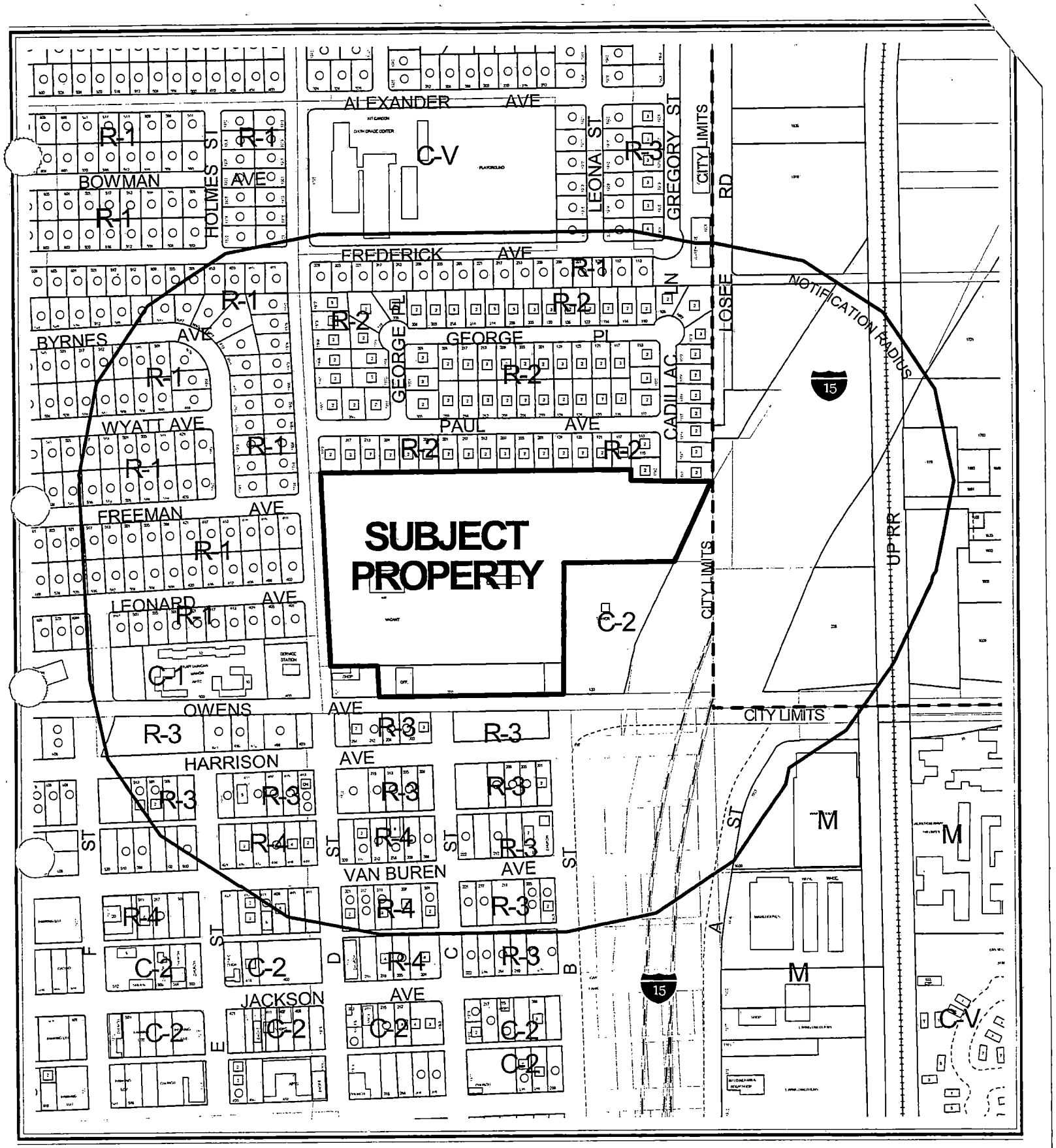
CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 39 [ZON-3051] and Item 40 [SDR-3052] was held under Item 39 [ZON-3051]. See Item 38 [GPA-3050] for related discussion.

NOTE: COMMISSIONER GOYNES returned at 7:57 P.M.

(7:00 – 8:55)

1-1916/2-1



0 300 600 Feet

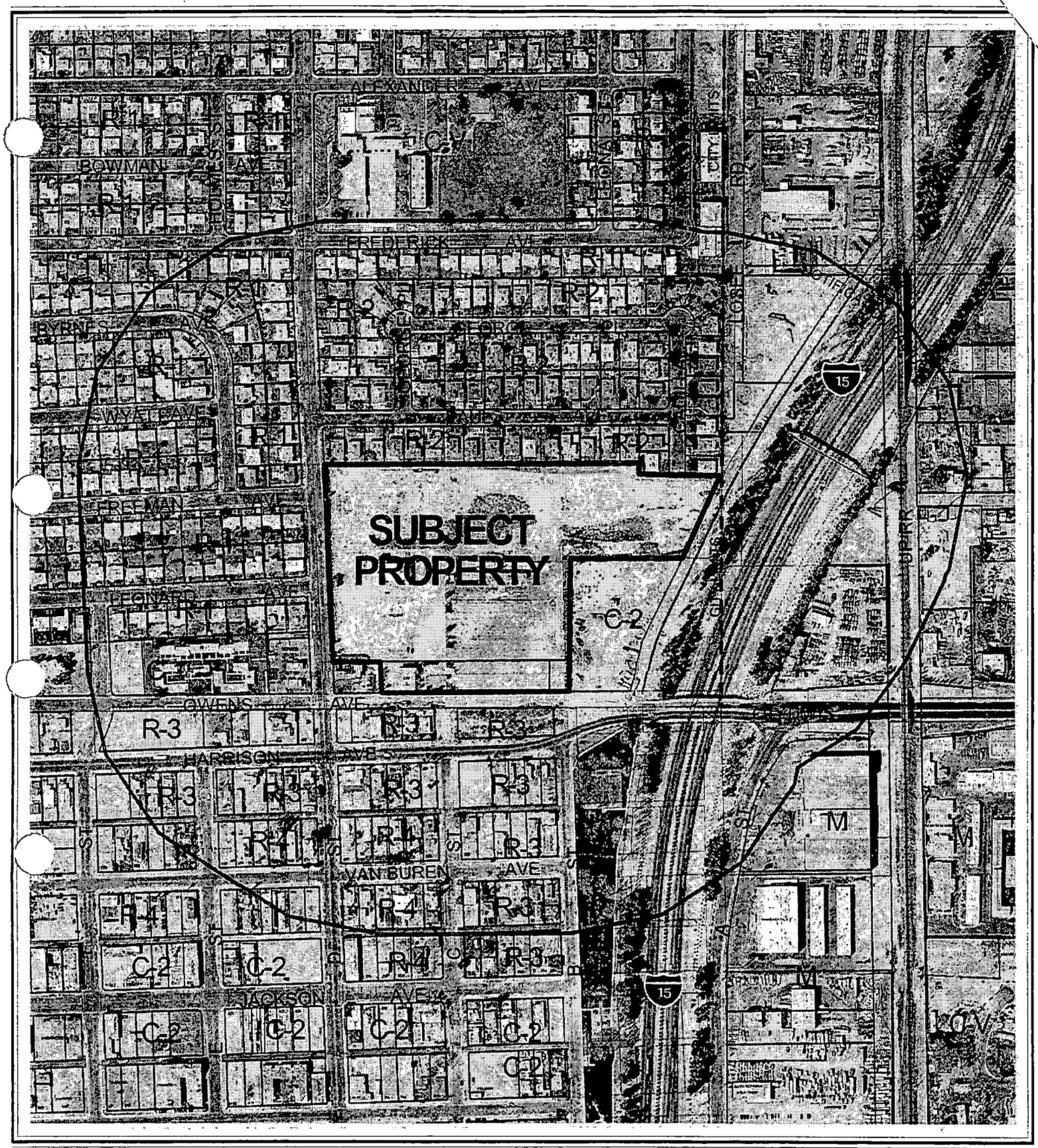
CASE: **ZON-3051**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL INDUSTRIAL)

N



0 300 600 Feet

CASE: **ZON-3051**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3051 - EWING BROTHERS, INC.

** CONDITIONS **

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

Planning and Development

1. The Rezoning to C-M (Commercial/Industrial) shall only be designated on the northern parcel (APN: 139-22-401-001). The C-2 (General Commercial) designation shall remain on APN: 139-22-404-003 and 004.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

LM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from C-2 (General Commercial) to C-M (Commercial/Industrial) on 14.35 acres adjacent to the north side of Owens Avenue and east side of "D" Street.

B) Applicant's Justification

The applicant's justification letter states that in February 2000, Ewing applied to have this property rezoned from C-2 to C-M (Z-0007-00), and although the application received staff approval, it was denied by both the Planning Commission and the City Council. Following the denial, Ewing filed an action in District Court against the City (Case No. A423415). This suit against the City was filed in September 2000 and has been dismissed. Ewing purchased the property in 1999 for the sole purpose of establishing a towing and vehicle storage yard. Prior to Ewing's purchase of the property, it was used by Ray & Ross transport for several years as its bus terminal, storage, and maintenance yard for its fleet of diesel vehicles. The letter continues to state that the primary operation will be the towing and storage of vehicles. Vehicles that will be towed to the West Owens property will include involuntary tows from the police department and other law enforcement agencies after accidents, arrests, or illegally parked vehicles. Vehicles may also be stored for individuals. Many of the vehicles are stored for only a few hours, and other vehicles may be held for a matter of days until inspection by an insurance adjustor.

BACKGROUND INFORMATION

A) Previous Actions

03/02/94	The City Council adopted the West Las Vegas Plan as an Element of the City of Las Vegas General Plan. In this document, the subject property is designated for SC (Service Commercial).
08/02/00	The City Council denied a request for a Rezoning (Z-0007-00) from C-2 (General Commercial) to C-M (Commercial/Industrial) on the subject property. The Planning Commission recommended denial on March 23, 2000.

04/03/02 The City Council adopted the West Las Vegas Neighborhood Plan.

10/23/03 The Planning Commission will consider a related item, a Site Development Plan Review (SDR-3052) for a proposed towing & impound yard on the subject site.

B) Pre-Application Meeting

08/11/03 Issues discussed included the submittal of a General Plan Amendment request to LI/R (Light Industry/Research) for the southern parcels (APN: 139-22-404-003 and 004). Landscaping along the street frontages and adjacent to residential was also discussed. It was also recommended to revise the handicap accessible parking spaces.

C) Neighborhood Meetings

09/22/03 A neighborhood meeting is not required for the Rezoning application. However, a neighborhood meeting was held for a related General Plan Amendment (withdrawn because it was not needed). Approximately 30 persons attended the hour-long meeting. No one was in direct opposition of the project but the following issues were raised:

- Landscaping – The applicant intends to keep the existing landscaping along Owens and D Street, extend the wall along D Street and construct an eight-foot high wall along the north property line.
- The applicant indicated that there could be as many as 3,000 cars on the site. There would be no permanent storage on site, all the vehicles are moved within 30 days. The applicant was informed that the code limits vehicle storage in impound yards for 14 days.
- The residents questioned how many people would be hired from the immediate area.
- The fire risks of gasoline storage were discussed.
- The applicant also stated the office space in the existing C-2 (General Commercial) zone would be leased to an attorney and a car rental agency.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 14.35 acres

B) Existing Land Use

Subject Property:	Parking Lot; Office Building
North:	Multi-Family Residential (Duplexes)
South:	Single and Multi-Family Residential; Park
East:	Communication Tower; Undeveloped
West:	Commercial; Shops; Single Family Residential

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research) Downtown Redevelopment Plan Implementation Designation, SC (Service Commercial)
North:	ML (Medium Low Density Residential)
South:	Downtown Redevelopment Plan Implementation Designation, PR (Parks/Recreation) ROW (Right-of-Way)
East:	Downtown Redevelopment Plan Implementation Designation, SC (Service Commercial)
West:	L (Low Density Residential) Downtown Redevelopment Plan Implementation Designation, SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	R-2 (Medium-Low Density Residential)
South:	R-3 (Medium Density Residential)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial); R-1 (Single Family Residential)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan, more specifically the site is located within the boundaries of the Las Vegas Downtown Redevelopment Plan and West Las Vegas Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
West Las Vegas Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

LM

Downtown Las Vegas Redevelopment Plan - A portion of the subject site (APN's: 139-22-404-003 and 004) consisting of 1.36-acres is designated as Commercial [O, SC, GC (Office, Service Commercial, General Commercial) in the Las Vegas Downtown Redevelopment Plan Map, adopted on October 1, 2003. The O (Office) category provides for small lot office transition and for large planned office areas. The SC (Service Commercial) land use category allows low to medium intensity retail, office, and other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. The GC (General Commercial) land use category allows retail, service, wholesale, office and other general business uses of a more intense commercial character. If the zoning remains C-2 (General Commercial) on the two subject parcels, than the existing land use designation will be in conformance the existing land use designation.

West Las Vegas Plan - The remainder of the site, 12.99-acres is located within the West Las Vegas Plan and has a LI/R (Light Industry/Research) land use designation. The LI/R (Light Industry/Research) category allows areas appropriate for clean, low-intensity industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. The request for a Rezoning to C-M (Commercial/Industrial) for vehicle towing and impound yard will be in conformance with the LI/R (Light Industry/Research) designated parcel only.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-3052) application.

B) General Analysis and Discussion

The zone change to C-M (Commercial/Industrial) zone will be consistent with the proposed towing and impound yard use. It is recommended that the application be amended to only change the zoning designation on the northern 12.99-acre parcel (APN: 139-22-404-001) to C-M (Commercial/Industrial). The southern 1.26 acre portion of the site should remain as a C-2 (General Commercial) zoning district in order to provide a transition between the residential and recreation uses to the south and the proposed industrial use to the north. The proposed office and automobile rental agency use, is consistent with permitted uses in the C-2 (General Commercial) zoning district.

Title 19.04.040 allows the towing and impound yard use in a C-M (Commercial/Industrial) zone as a Conditional Use subject to two conditions:

1. All areas for the parking and storage of operable vehicles shall be paved.

2. All stored, damaged, or wrecked vehicles; parts and equipment shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

   The 12.99-acre parcel comprising most of the site is designated Light Industrial/Research (LI/R) in the West Las Vegas Plan. The two parcels comprising the remaining 1.36 acres are currently designated as Commercial [O, SC, GC (Office, Service Commercial, General Commercial) in the Las Vegas Downtown Redevelopment Plan Map, adopted on October 1, 2003. The requested rezoning to C-M (Commercial/Industrial) is consistent with the West Las Vegas Plan designation of LI/R (Light Industry/Research). It is recommended that the two parcels designated as part of the Downtown Redevelopment Plan remain as commercial designated parcels. Therefore a condition is recommended to not change the C-2 (General Commercial) zoning designation of those parcels.

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

   The towing and impound yard use, which is permitted in the requested C-M (Commercial/Industrial) zoning district with conditions, can be compatible with the adjacent residential uses and zoning districts to the north and northeast with appropriate screening such as landscape planters with trees (this is addressed in the Site Development Plan Review (SDR-3052) application).

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

   A portion of the subject site (12.99 acres) is designated LI/R (Light Industrial/Research) on the West Las Vegas Plan. Therefore, staff finds the proposed rezoning will be consistent with the planned future land use designation of the site, and therefore the proposed zoning will meet anticipated need for C-M (Commercial/ Industrial) zoning in the community.

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

Access to this site is provided via Owens Avenue, a 50-foot wide westbound one-way right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 246 [Mailed with GPA-3050 & SDR-3052]

APPROVALS 0

PROTESTS 1

LM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3051 APN: 139-22-404-001, 003, 004

Name of Property Owner: Ewing Bros., Inc.

Name of Applicant: Ewing Bros., Inc.

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: Rex C. Ewing III

Subscribed and sworn before me

This 5 day of September, 2003

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
R. JARVIS
No: 93-3130-1
My Appointment Expires April 13, 2005

EXISTING R-2 DEVELOPMENT

968.10'

CADILAC LANE

261.99'

36.74'

8'-0" HIGH C.M.U. WALL W/ 2'-0" HIGH COILED BARBED WIRE

FUTURE VEHICLE STAGING AREA PROVIDE A.C. PAVING PRIOR TO ANY USE (7.46 ACRES)

283.41'

343.93'

EXISTING 8'-0" HIGH SECURITY FENCING W/ 2'-0" COILED BARBED WIRE

EXISTING MICROWAVE COMMUNICATIONS TOWER C-2

INTERSTATE 15

SMAN

10' LANDSCAPE EASEMENT

279'

EXISTING 8'-0" HIGH C.M.U. WALL PROVIDE 2'-0" HIGH COILED BARBED WIRE

EXISTING EDGE OF PAVEMENT

609.24'

STREET

EXISTING VEHICLE MAINTENANCE FACILITY (PRIVATE)

184'

EXISTING TRASH ENCLOSURE

EXISTING VEHICLE CLEANING SYSTEM STRUCTURE

416.70'

EXISTING LANDSCAPE PLANTERS TO REMAIN

VEHICLE STAGING AREAS (6.89 ACRES)

AUTO LEASE AREA LIMITS (1 ACRE)

PROVIDE SOLID METAL DECORATIVE SCREEN ON EXISTING EMERGENCY ACCESS GATE (NO BUSINESS TRAFFIC)

140.00'

gate

95'

EXISTING SERVICE STATION & MINI MART

EXISTING OFFICE BUILDING

EXISTING GUARD KIOSK

CUSTOMER PARKING

AUTO LEASE OFFICE SPACE

ATTORNEY LEASE SPACE

EXISTING LANDSCAPING TO REMAIN

OWENS AVE

NOTES

1. ALL ON SITE SECURITY LIGHTING SHALL NOT SPILL ONTO EXISTING RESIDENCES
2. ALL C.M.U. WALLS SHALL BE REPAIRED

PROJECT DATA

EXISTING LAND USE	C-2
PROPOSED LAND USE	CM (SEE TO LI/R)
ASSESSOR'S PARCEL No.	139-22-404-001,003 & 004
SITE AREA TOTAL	14.35 ACRES
EXISTING OFFICE BLDG.	4,620 SQ. FT.
EXISTING MAINTENANCE BLDG.	8,380 SQ. FT.
GUARD KIOSK (EXISTING)	120 SQ. FT.
EXISTING VEHICLE CLEANING	2,240 SQ. FT.
TOTAL BUILDING AREA	15,360 SQ. FT.
LOT COVERAGE	2%
PARKING REQUIRED	24
PARKING PROVIDED	34

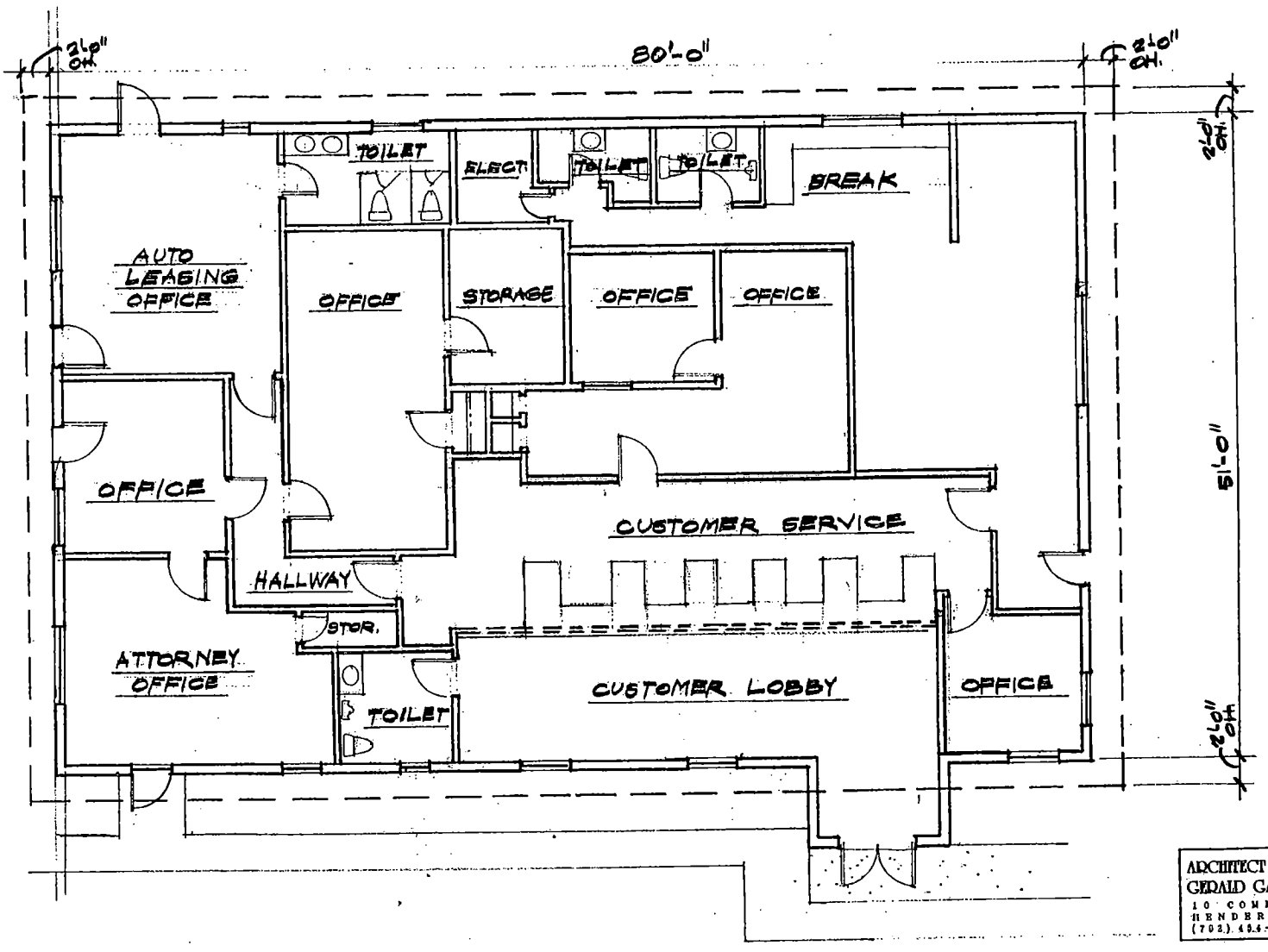
ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

north

PRELIMINARY SITE PLAN

1"=40'-0"

STAFF ZON-3051
10-23-03 PC



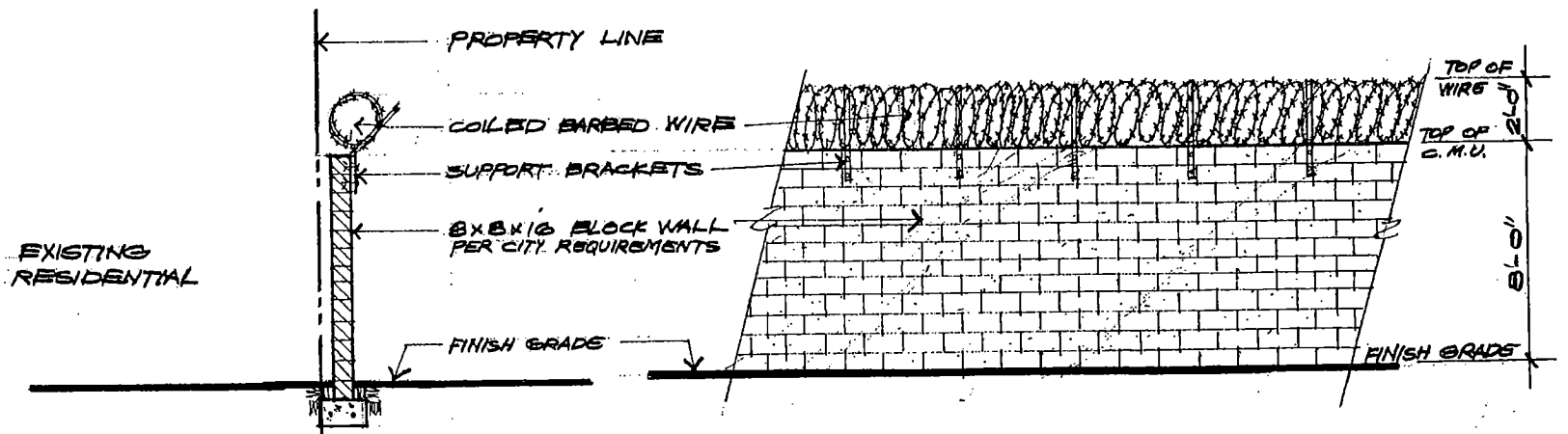
ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIV
HENDERSON, NEVADA 8901
(702) 456-5042 FAX (702) 454-78

EXISTING CONDITIONS FLOOR PLAN

1/4"=1'-0"

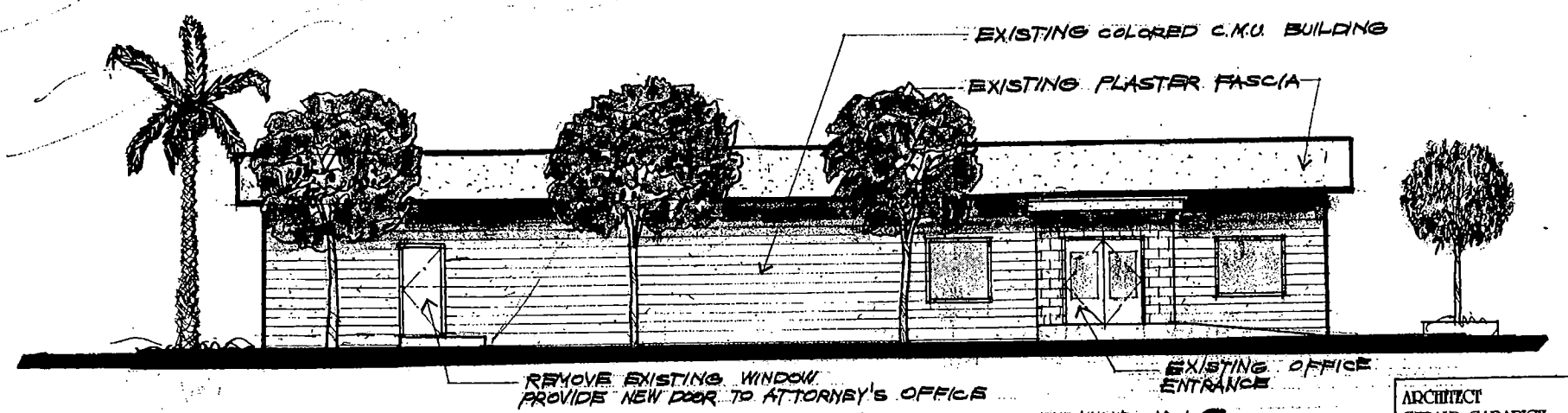
STAFF

ZON-3051
10-23-03 PC



BLOCK (C.M.U) WALL SECTION
1/2"=1'-0"

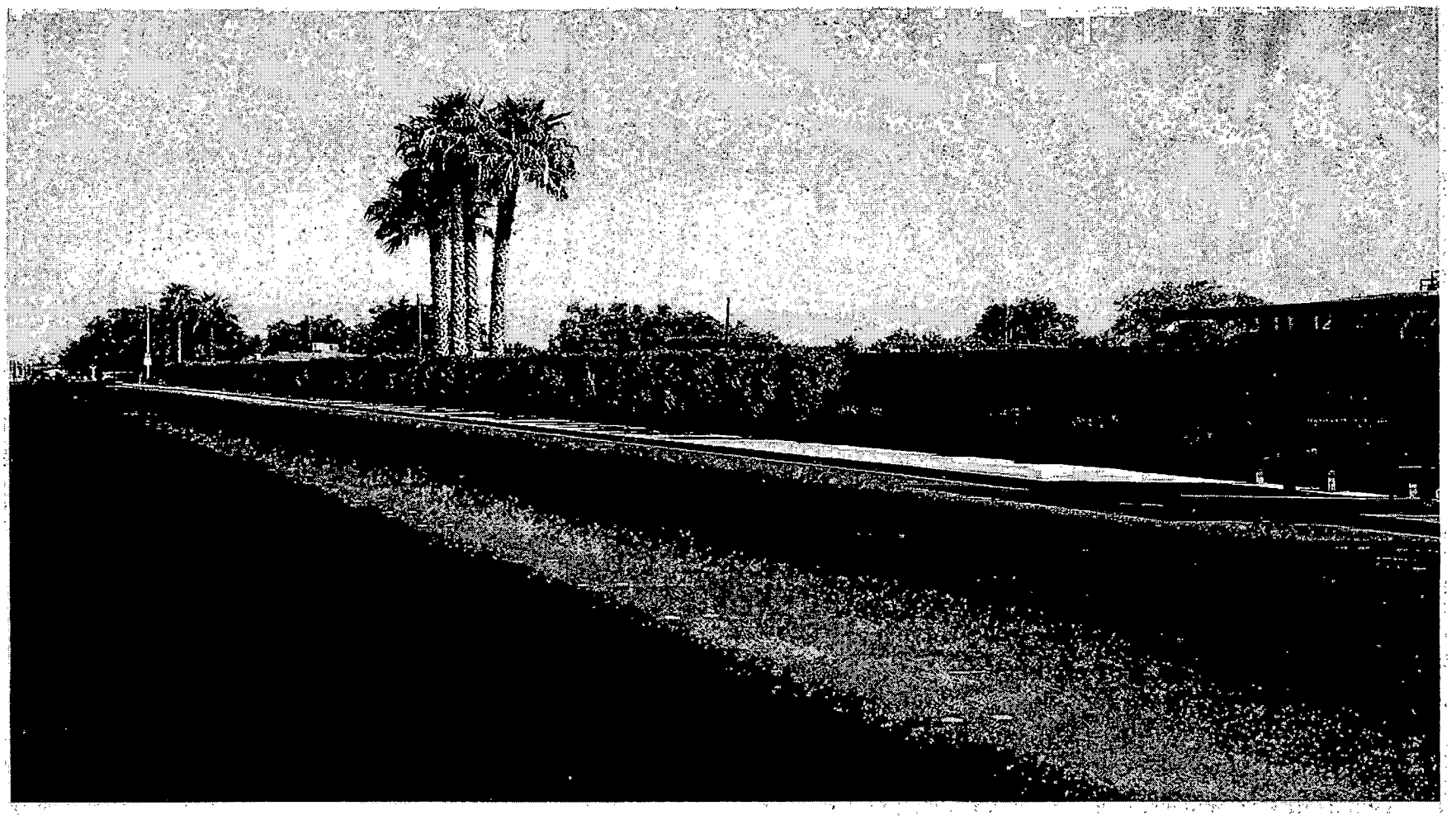
BLOCK (C.M.U.) WALL ELEVATION
1/2"=1'-0"



FRONT ELEVATION - OFFICE BUILDING
1/4"=1'-0"

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

STAFF ZON-3051
10-23-03 PC



ZON-3051 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03

ZON-3051 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03

ZON-3051 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03

Telephone Protest/ Approval Log

GPA - 3050

Meeting Date: 10/23/03 **Case Number:** ZON - 3051
SDR - 3052

Date: 10/14
Name: MS ALICE NICSON
Address: 1325 HEWITT AVE
89106
Phone: 646-3504
☑ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

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☐ **PROTEST** ☐ **APPROVE**

P

EWING BROS., INC.

dba Ewing Bros. Auto Body, R&R Salvage, R&R Auto Sales

24 Hour Towing Service — I.C.C. Authority

Complete Auto Body Repairing and Painting
Auto Refrigeration

1200 North A Street -Phone (702) 382-9261
Las Vegas, Nevada 89106

HAND DELIVER

October 21, 2003

City of Las Vegas
Development Services Center
Planning & Development Dept.
ATTN: Kyle C. Walton
731 So. Fourth Street
Las Vegas, NV 89101

Re: ZON-3051
SDR-3052

Dear Mr. Walton:

A copy of the Planning and Development Department's DRAFT staff recommendations and conditions relating to this company's application was received over the week end and has now been discussed with our representative.

Rather than contact you by telephone, as you offered, it was decided that our questions and concerns should be addressed by this letter.

The DRAFT (ZON-3051 - Staff Report Page Two): Under paragraph C) Neighborhood Meetings appears "The applicant indicated that there could be as many as 3,000 cars on the site." This statement, as I recall was made by the representative from the car rental and is patently incorrect. The figure was taken out of context and should have been that this company has 3,000 calls or more each month. At our present "A" Street facility this company at any given time has only had a maximum of 700/800 vehicles on site. The same would apply to the 300 West Owens property.

Towed vehicles are not always taken to our tow yard impound. In many instances a vehicle is towed from the break down or accident site directly to the owner's residence or business. In still other instances a vehicle might be towed to a dealership, out of state, or as directed by an automobile club. There are any number of situations where a vehicle is not towed to our impound yard.

Submitted at Planning Commission
Date 10/23/03 Item #39 and #40

The DRAFT (SDR-3052 - Staff Report Pages One and Two): Under approval subject to conditions are listed conditions that require comment as follows:

No. 4 Barbed Wire. Pages one and ten recommend the elimination of barbed wire from all block walls. This company and any tow company is a bailee for hire and is responsible for loss or damage to bailed property. This company has been in busines for over 50 years and has had first hand experience with thieves, trespassers, vagrants and the homeless as related to vehicle security, and I can safely represent, aside from locked gates, that barbed wire is the major deterrent and factor in vehicle and impound yard security. Barbed wire is used extensively at our "A" Street facility.

The existing block wall will be extended to eight feet and the block wall on the north property line (Cadillac Arms) will be eight feet. The barbed wire would not be placed on top of the wall but would be attached and angled on our side of the wall. The barbed wire would not be visible to the public.

This company is one of six tow companies that provides towing service to the Nevada Highway Patrol. Towing is rotated monthly by the NHP and every sixth month this company is on rotation. The NHP requires towed vehicles be secured within a towing facility with barbed wire. I have attached the first page and the unnumbered page of the NHP's Tow Truck/Wrecker Policy reflecting this requirement.

Eliminating the security of barbed wire would effect our cost of insurance and the cost would ultimately be passed on to the customer. I could go into further explanation touting the use of barbed wire, but will abstain and hope that the foregoing dissuades the staff recommendation. Additionally, the north and east property lines are fenced with chain link fence topped with barbed wire. The same fencing has been in place for at least 15 years without community complaint.

No. 10 Vehicle Storage. The definition of "impound yard" in Title 19.20 limits vehicle storage to not more than 14 days. I do not know when this definition was enacted, but I do know that it conflicts with both Nevada Revised States and the Nevada Administrative

Code. This issue was addressed in an undelivered letter to Matt Pinjuv dated October 15, 2003. The letter was not delivered pending receipt of the staff report and whether the 14 day limitation was an issue.

I have enclosed a copy of the October 15th letter. The letter points out the many statutory time requirements that a tow operator must meet as opposed to the City's 14 day storage limitation. A tow operator has no time control over when a customer will reclaim a vehicle. If a vehicle is no reclaimed a tow operator must meticulously follow statutory time requirements to comply with procedural due process. If a vehicle is not claimed it will ultimately be sold at lien sale to satisfy the tow operator's lien or junked for salvage.

There is no reason for me to believe that any of the larger tow operators in the City of Las Vegas are in compliance with the 14 day storage limitation.

As the general manager of one of the largest, if not the largest tow companies, and as a businessman, it is a matter of sound business policy to retain towed vehicles no longer than required by statute and in this regard it is requested that the 14 day limitation be waived.

No. 11 Landscaping. This company proposes to build an eight foot block wall along the entire length of the property's north boundary line (Cadillac Arms) to the east property line. The east property line is presently chain link fenced and will remain so fenced but with screening to obscure the tow yard from public view.

It is recommended that an eight-foot wide landscape planter with minimum 24-inch box trees spaced twenty feet on center be placed on the north and east property lines. This recommendation cannot be reconciled and is impractical. Why is it necessary to landscape an eight foot block wall? The north property line is well beyond the service area for customers and will front on impounded vehicles. There will be no aesthetic benefit. Also who would maintain the landscape? This company or Cadillac Arms?

I have been informed that the various owners of Cadillac Arms property want an eight foot block wall without landscaping embellishments. It is our combined observation and experience that landscaping is an attraction for the homeless, vagrants, and drug dealers.

Although I am not totally in accord, I can see some merit in landscaping the east property line. However, the vagrants, homeless and drug dealers present a problem. When this company purchased this property the east property line was a "squatters paradise" the vagrants, homeless and drug dealers and users were living and existing in the bushes and landscaping adjacent to the east property line. There was garbage and debris every where, including human excretion. It took considerable time for my employees to clear the area and it still requires daily checks. The City was helpful in providing trucks to haul away the garbage and debris.

It would be more practial to wait until the block wall is finished on the north property line and additional fencing is provided on the east property line and it can then be determined whether landscaping, as recommended, is necessary.

No. 14 Parking Lot Lights. It is recommended that parking lot lighting standards be no more than 20 feet in height, utilizing 'shoe-box' fixtures and downward-directed lights, and that non-residential lighting be directed away from residential property.

This company is in full agreement that lighting, all lighting should be directed away from the residential area of "D' Street and Cadillac Arms. There are many lighting standards on the property, and many are in excess of 20 feet in height. It would and will be expensive to replace standards in excess of 20 feet. It would be more beneficial to all concerned, and in co-operation with the community residents, if a determination is first made that existing lights adversely impact the residents. If any or all of the existing lights adversely effect residents the lights can then be changed and staff recommendations followed.

The conditions and recommendations of staff, other than above stated, are acceptable to this company. Thank you.

Respectfully submitted,

EWING BROS., INC.

By _____
Rex C. Ewing III, General Manager

Encls.

NEVADA HIGHWAY PATROL

TOW TRUCK/WRECKER POLICY

Tow services used by the Nevada Highway Patrol must furnish proof of compliance and agree to the requirement minimums as specified in Sections 1 through 20 of this policy.

I. General Requirements

Sec. 1. Shall hold a certificate of public convenience and necessity issued by the Nevada Public Service Commission.

Sec. 2. Shall, when required, maintain valid Nevada registration.

Sec. 3. Shall, when required, maintain valid motor carrier licenses.

Sec. 4. Shall maintain valid amber light permits on all tow trucks.

(a) Tow trucks shall be equipped with amber warning lamps of not less than 50 candlepower with an effective projected luminous area of not less than 19.0 square inches which operate at a rate of 60 to 120 flashes per minute and mounted in a manner as to be clearly visible to vehicular traffic in all directions. Revolving amber warning lamps which meet the above specifications are permissible.

Sec. 5. Shall (1) show proof of having conducted a reputable tow service for at least three years; or (2) show proof of having conducted a reputable business enterprise for at least three years; or (3) submit to an intensive personal background investigation for the purpose of determining reputability.

Sec. 6. Shall have the charge rates set down by the Public Service Commission displayed either on the sides of all tow trucks or on a printed placard form which shall be displayed in a conspicious place inside the cab of all tow trucks, in addition charge rates shall be displayed on a placard form in a conspicuous place at their place of business. No company shall charge more than these rates and only for those services rendered.

Sec. 7. Shall, after approval of the Public Service Commission, furnish the Highway Patrol with a copy of all towing, storage and related services. There shall be no deviation from these rates without written notice to the Highway Patrol.

(6) At least two highway warning signs.

(7) Rear and stop lamps with a portable electric extension cord for use in displaying such lamps on the rear of a disabled vehicle.

b. Each truck shall display signs conspicuously on both the right and left sides of the truck showing the name of the company or owner and the business address and telephone number.

c. Each truck shall be equipped with a minimum of two (2) 3 ton snatch blocks for use during winching operations, if required.

d. Each truck shall be equipped with two chock blocks for use in blocking the tow truck wheels, if required.

e. Each truck shall carry a portable or collapsible dolly used to tow a disabled vehicle which cannot be towed, from the scene of a traffic accident, on its own wheels.

4. A lighted outside storage facility, enclosed with a chain link or block wall fence, at least 6 ft. in height and topped with 5 strands of barbed wire, 3 inches between strands, capable of storing at least 40 vehicles with a minimum distance of 3 ft. between each vehicle on either side as well as front and rear.

a. An inside storage area of sufficient size to allow the storing of at least 4 vehicles with space between each vehicle to allow easy access to any area of any stored vehicle.

b. May have other storage area for vehicles requiring little security or junked vehicles.

5. Both inside and outside facilities must be locked when no responsible person is present.

a. Preference may be given to any company that has a 24 hour attendant on duty at the storage facility.

B. Class"B" - Moderate size community or urban area with a population of 15,000 to 50,000; or any area within 10 air miles distance from the established boundaries of a Class A area.

Tow company minimum requirements:

1. Shall have a sufficient number of tow trucks to expeditiously handle any situation that would be considered as a normal demand by the Highway Patrol.

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May 13, 2003

Mr. Rex Ewing, Jr.
Ewing Bros Auto Body/R & R Salvage/R & R Auto Sales
1200 N. A St.
Las Vegas, NV 89106-3215

CONGRATULATIONS!!!
YOU AND YOUR COMPANY ARE WINNERS!!!
WE ARE PROUD TO HAVE YOU AS MEMBERS OF THE BETTER BUSINESS BUREAU OF SOUTHERN NEVADA AND WE LOOK FORWARD TO OUR CONTINUED BENEFICIAL BUSINESS RELATIONSHIP!!!

The Better Business Bureau of Southern Nevada, Inc. recognizes companies with a 12-month complaint-free status on an annual basis. We refer to these companies as Honor Roll Members.

At this time, we would like to congratulate and recognize your company as a 2002 Honor Roll Member. This is not to say that your company has not maintained a complaint-free status for many other years, but to congratulate you on your current complaint free status from January through December.

In recognition of your company's achievement, we have enclosed an Honor Roll sticker so that your customers may be made aware of your commitment to ethical marketplace conduct.

THANK YOU for your excellence of and commitment to provide the highest quality of service to your customers. Your complaint-free status demonstrates your accountability to the standards that you agreed to uphold when joining the Better Business Bureau.

Very truly yours,

Sylvia Campbell
President/CEO

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-3052 - EWING BROTHERS, INC. - Request for a Site Development Plan Review FOR A PROPOSED TOWING & IMPOUND YARD on 14.35 acres adjacent to the north side of Owens Avenue and east side of "D" Street (APN: 139-22-404-001, 003 and 004), C-2 (General Commercial) Zone [Proposed: C-M (Commercial Industrial)], Ward 5 (Weekly).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	13
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4
City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter from Ewing Bros., Inc. dated 10/21/2003 (attached at Item 39 [ZON-3051].

MOTION:
McSWAIN – DENIED – UNANIMOUS with GOYNES abstaining as he was not present for the public hearing portion of this item

To be heard by the City Council on 11/19/2003

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

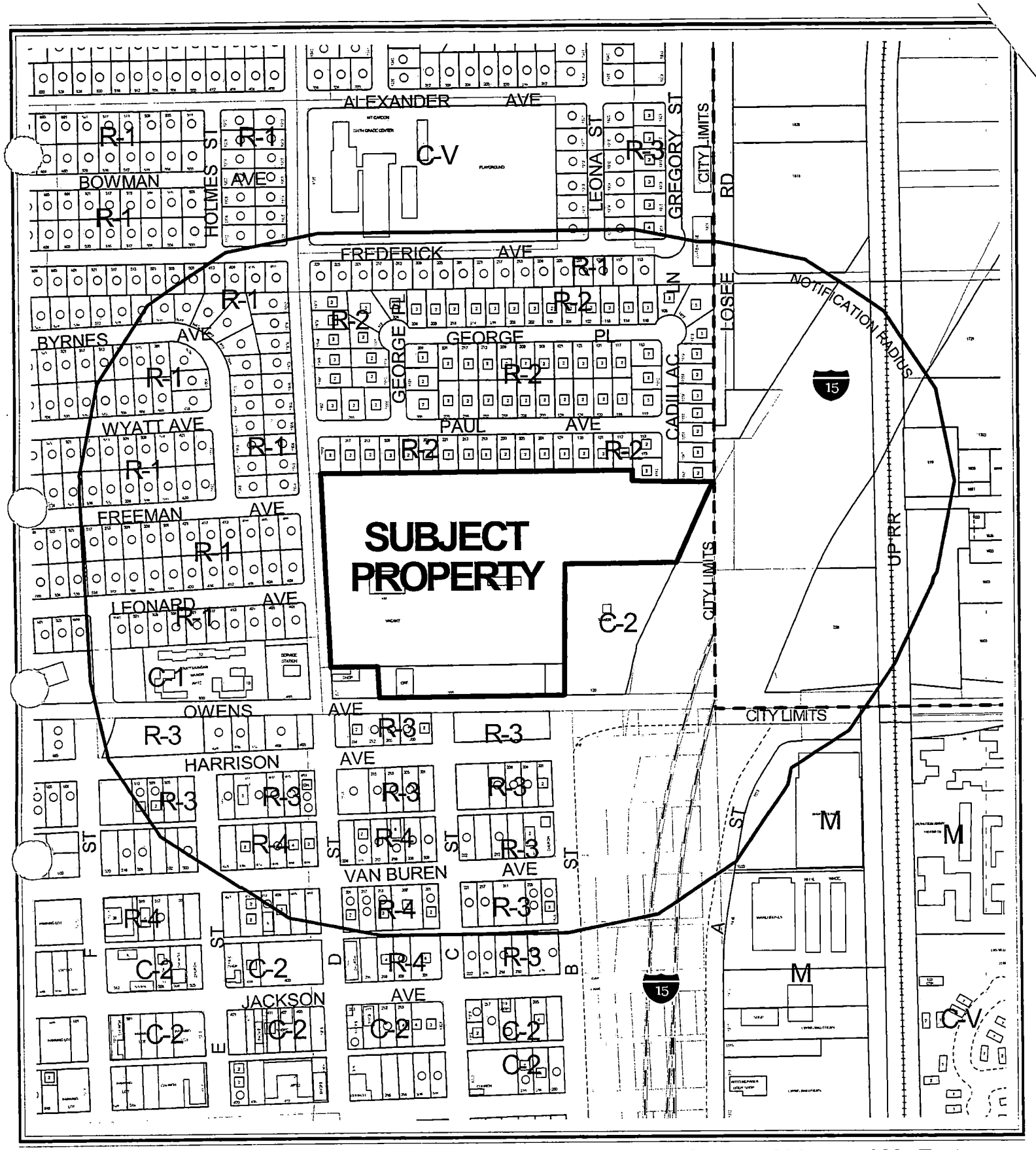
There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 39 [ZON-3051] and Item 40 [SDR-3052] was held under Item 39 [ZON-3051]. See Item 38 [GPA-3050] for related discussion.

(7:00 – 8:55)

1-1916/2-1



0 300 600 Feet

CASE: **SDR-3052**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003 .
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3052 - EWING BROTHERS, INC.

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-3051) to a C-M (Commercial/Industrial) Zoning District on APN: 139-22-404-001 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, landscape plan and building elevations, except as amended by conditions herein.

4. No barbed wire shall be permitted on top of the any C.M.U. walls located adjacent to the perimeter of the site.

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the handicap accessible parking space relocated to the east side of the office building, or an alternatively suitable location; and all parking areas for customer parking and the towing and impound yard shall be stripped in accordance with Title 19.10. No parking shall occur on unpaved surfaces.

6. A Site Development Plan Review shall be required for any future development of the site. Any major changes to the site plan will require review by the Planning Commission.

7. No on-site loud speakers will be permitted.

8. Automotive repair shall occur only within a completely enclosed structure. No outside automotive repair is permitted. Repairs may only be made on fleet vehicles owned by Ewing Brothers, Inc. Repair on any other vehicles is prohibited.

9. On-site auctions are not permitted.

10. Cars shall not be stored for more than 14 days, in accordance with Title 19.20.

11. A chain link fence shall be installed in the interior of the site that will separate the paved area from the unpaved area.

12. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect an eight-foot wide landscape planter with minimum 24-inch box trees (combination of deciduous and evergreen trees) spaced twenty feet on center along all side and rear property lines, with the exception of the west property line, which consists of landscaping along "D" Street. Four five-gallon shrubs for each tree within provided planters. Revise the landscape plan to provide parking lot landscape islands every six parking spaces within the customer parking area only. Replace and or repair any portion of the existing landscape planters (including block wall planters adjacent to the office building) along Owens Avenue and "D" Street need maintenance. All planters shall be properly maintained. All additional landscaping shall meet the requirements of the Las Vegas Urban Design Guidelines and Standards.

13. 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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

15. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

17. 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.

18. 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.

LM

19. All City Code requirements and design standards of all City departments must be satisfied.

20. 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.

Public Works

21. Provide a copy of a recorded Joint Access and Parking Agreement between the three parcels comprising this overall site prior to the issuance of any permits.

22. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

22. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3051 and all other subsequent site-related actions.

LM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed towing and impound yard on 14.35 acres adjacent to the north side of Owens Avenue and east side of "D" Street.

B) Applicant's Justification

The letter states that the primary operation will be the towing and storage of vehicles. Vehicles that will be towed to the West Owens property will include involuntary tows from the police department and other law enforcement agencies after accidents, arrests, or illegally parked vehicles. Vehicles may also be stored for individuals. Many of the vehicles are stored for only a few hours, and other vehicles may be held for a matter of days until inspection by an insurance adjustor.

The letter continues to state that the neighborhood residents have expressed to Ewing and to its representatives that he construct an eight-foot tall block wall running the length of the West Owens property on "D" Street and the length of the north and east property lines. The block wall, as requested, would enhance security and aesthetics.

BACKGROUND INFORMATION

A) Previous Actions

03/02/94	The City Council adopted the West Las Vegas Plan as an Element of the City of Las Vegas General Plan. In this document, the subject property is designated for SC (Service Commercial).
08/02/00	The City Council denied a request for a Rezoning (Z-0007-00) from C-2 (General Commercial) to C-M (Commercial/Industrial) on the subject property. The Planning Commission recommended denial on March 23, 2000.
04/03/02	The City Council adopted the West Las Vegas Neighborhood Plan.
10/23/03	The Planning Commission will consider a related item, a Rezoning (ZON-3051) C-2 (General Commercial) to C-M (Commercial/Industrial).

LM

B) Pre-Application Meeting

08/11/03 Issues discussed included the submittal of a General Plan Amendment request to LI/R (Light Industry/Research) for the southern parcels (APN: 139-22-404-003 and 004). Landscaping along the street frontages and adjacent to residential was also discussed. It was also recommended to revise the handicap accessible parking spaces.

C) Neighborhood Meetings

09/22/03 Approximately 30 persons attended the hour-long meeting. No one was in direct opposition of the project but the following issues were raised:

- Landscaping – The applicant intends to keep the existing landscaping along Owens and "D" Street, extend the wall along "D" Street and construct an eight-foot high wall along the north property line.
- The applicant indicated that there could be as many as 3000 cars on the site. There would be no permanent storage on site, all the vehicles are moved within 30 days. The applicant was informed that the code limits vehicle storage in impound yards for 14 days.
- The residents questioned how many people would be hired from the immediate area.
- The fire risks of gasoline storage were discussed.
- The applicant also stated the office space in the existing C-2 (General Commercial) zone would be leased to an attorney and a car rental agency.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acres: 14.35 acres

B) Existing Land Use

Subject Property:	Parking Lot; Office Building
North:	Multi-Family Residential (Duplexes)
South:	Single and Multi-Family Residential; Park
East:	Communication Tower; Undeveloped
West:	Commercial; Shops; Single Family Residential

LM

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research) Downtown Redevelopment Plan Implementation Designation, SC (Service Commercial)
North:	ML (Medium Low Density Residential)
South:	Downtown Redevelopment Plan Implementation Designation, PR (Parks/Recreation) ROW (Right-of-Way)
East:	Downtown Redevelopment Plan Implementation Designation, SC (Service Commercial)
West:	L (Low Density Residential) Downtown Redevelopment Plan Implementation Designation, SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	R-2 (Medium-Low Density Residential)
South:	R-3 (Medium Density Residential)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial); R-1 (Single Family Residential)

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan, more specifically the site is located within the boundaries of the Las Vegas Downtown Redevelopment Plan and West Las Vegas Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
West Las Vegas Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

LM

Downtown Las Vegas Redevelopment Plan - A portion of the subject site (APN's: 139-22-404-003 and 004) consisting of 1.36-acres is designated as Commercial [O, SC, GC (Office, Service Commercial, General Commercial) in the Las Vegas Downtown Redevelopment Plan Map, adopted on October 1, 2003. The O (Office) category provides for small lot office transition and for large planned office areas. The SC (Service Commercial) land use category allows low to medium intensity retail, office, and other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. The GC (General Commercial) land use category allows retail, service, wholesale, office and other general business uses of a more intense commercial character. If the zoning remains C-2 (General Commercial) on the two subject parcels, than the existing land use designation will be in conformance the existing land use designation.

West Las Vegas Plan - The remainder of the site, 12.99-acres is located within the West Las Vegas Plan and has a LI/R (Light Industry/Research) land use designation. The LI/R (Light Industry/Research) category allows areas appropriate for clean, low-intensity industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and research, development and testing laboratories. The request for a Rezoning to C-M (Commercial/Industrial) for vehicle towing and impound yard will be in conformance with the LI/R (Light Industry/Research) designated parcel only.

PROJECT DESCRIPTION

The applicant proposes to use the subject site for a towing and impound yard as well as for office use (attorney's office, automobile leasing office). The previous use on the site was a bus terminal, storage and maintenance yard for Ray & Ross Transport. The site plan indicates that the 12.99-acre parcel will be utilized for the towing and impound yard use, while the remaining 1.36 acres will be utilized for office use and customer parking. On-site there are four existing structures that include an office, vehicle maintenance facility, vehicle cleaning system and guard shack. A portion of the site, 5.89 acres, will be used as the vehicle staging area and consists of landscape planter islands located at the west end of the parking rows. The site will also consist of a one-acre area for the storage and parking of leased automobiles. The remaining northern 7.46 acres will remained unpaved and is planned for future vehicle storage area.

The site plans exhibits existing mature landscaping along "D" Street in an approximately three to five foot wide planter with Oleander bushes and six mature palm trees. The Owens Avenue frontage consists of Oleander bushes and three palm trees varying in height, in elevated and ground three to five-foot wide planters. Mature deciduous trees and palm trees are found near the main office building abutting Owens Avenue. The landscape planter islands in the towing and impound yard parking area consist of Cypress trees and Oleander bushes. The site is enclosed with a C.M.U. block wall that varies in height from three to eight feet. A retaining wall

is located on the east portion side of the site. The site plan proposes to improve all walls to eight-feet tall with two-feet of high coiled barbed wire for a total of ten-feet in height, adjacent to "D" Street, the north (abutting residential property) and east property lines and portions of the south property line. An emergency access gate is provide on the "D" Street frontage.

The existing flat-roofed one story office building is built with colored (brown) CMU block with a plaster fascia. The existing vehicle maintenance facility consists of a combination of C.M.U. block with vertical metal siding with a hip roof.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

C-M Standards (Existing Maintenance and Vehicle Cleaning System Buildings)

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	14.65 Acres	N/A
Min. Lot Width	100 Feet	600 Feet	Yes
Min. Setbacks			
• Front	10 Feet	340 Feet	Yes
• Side	10 Feet	490 Feet	Yes
• Corner	10 Feet	150 Feet	Yes
• Rear	20 Feet	279 Feet	Yes
Max. Lot Coverage	N/A	1.8 %	N/A
Max. Building Height	None	1-story	N/A
Trash Enclosure	N/A	Yes	N/A
Loading Zone	N/A	No	N/A
Mech. Equipment	N/A	No	N/A

C-2 Standards (Office Building)

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	14.65 Acres	N/A
Min. Lot Width	100 Feet	100 Feet	Yes
Min. Setbacks *			
• Front	20 Feet	5 Feet	Yes
• Side	10 Feet	60 Feet	Yes
• Corner	15 Feet	N/A	Yes
• Rear	20 Feet	15 Feet	Yes
Max. Lot Coverage	50%	8%	Yes
Max. Building Height	None	1-story	Yes
Trash Enclosure	Yes	Yes	Yes
Loading Zone	N/A	N/A	N/A
Mech. Equipment	Yes, screened	Yes	Yes

This Site Development Plan Review does not propose to construct any additional structures. Many of the site's structures were built (circa 1982 and 1985) prior to the enactment of the existing Title 19 Zoning Code. One of the existing structures, the office building located adjacent to Owens Avenue, does not comply with current Title 19 Commercial District Development Standards as built and is considered a nonconforming structure (Title 19.16.030). A non-conforming structure is defined as "*a building or structure legally or properly located on a lot or parcel at the time of construction or erection of said building, but which subsequently would not be permitted to be constructed at the location by virtue of adoption of this title (Title 19), or an amendment thereto.*" Since the applicant is not proposing to expand or redevelop the building, the structure is considered a legally non-conforming structure.

A2) Residential Adjacency Standards

The City's Residential Adjacency Standards do not apply to this commercial/industrial project.

LM

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office, Other Than Listed (Main Office)	4,420 SF.	1/300 GFA	15	1	25	1
Motor Vehicle Rental (located within main office building)	200 SF +/-	1/200 GFA	1	N/A	1	
Industrial/ Warehousing (Vehicle Maintenance building)	8,380 SF	1/1000	9	N/A	9	
TOTAL			**25**	**1**	**35**	**1**

The proposed towing and impound yard use, office and auto leasing office meets the minimum Title 19.10 parking requirements. A condition is recommended that all parking for the towed or impounded vehicles to occur on a paved surface and the handicap accessible parking space is relocated to the east side of the office building or another suitable location.

LM

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	**Required** Ratio	Trees	**Provided**
Parking Area (Customer parking area)	1 Tree per 6 Spaces	6 Trees	0 Trees
Buffer: • Min. Trees – Adj. to R-O-W	1-24" box tree/20 linear feet + 1 tree along right-of-way	62 trees	9 palm trees
• Min. Trees – Rear and Side Yard	1-24" box tree/30 linear feet + 1 tree along side and rear lot lines	81 trees	0 trees
• Min. Zone Width – Adj. to R-O-W	15 Feet		3-5 Feet
• Min. Zone Width – Rear and Side Yard	8 Feet		0 Feet
• Wall height	• No specific wall height for industrial zone. • 2'-8" to 6 feet wall height for commercial zone. • Adjacent to residential zones – conform to the residential zone (8 feet).		Eight feet with two feet barbed wire, for a total of ten feet (10')

All landscaping, including the perimeter landscaping along Owens Avenue and "D" Street was installed prior to the current landscaping requirements. Landscaping adjacent to rights-of-way, require a minimum of a fifteen-foot wide landscape planter with 24-inch box trees spaced twenty feet on center, side and rear landscape planters are required to be eight-feet wide with 24-inch box trees planted thirty-feet on center and twenty-feet on center adjacent to residential development. Parking lot landscaping requires one 24-inch box tree within a five-foot wide planter per six parking spaces.

LM

The existing landscaping does not meet current Title19 standards. The existing landscaping, however, does meet the intent of providing screening to the site along Owens Avenue and "D" Street. The customer parking area is screened with an existing block wall (height varies). No waivers of the landscaping requirements were requested as part of this application.

Conditions are recommended to provide perimeter landscaping along the side and rear lot lines and planter islands within the customer parking area.

A4) Sign Standards

The application submittal did not include information regarding freestanding, monument or wall signs. Pursuant to Title 19.14, the Sign Standards for the C-M (Commercial/Industrial) and C-2 (General Commercial) zoning districts shall apply to the subject proposal.

B) General Analysis and Discussion

- Zoning

The companion rezoning (ZON-3051) application requests a zone change from C-2 (General Commercial) to C-M (Commercial/Industrial) zone on the 14.35 acre site. The C-M (Commercial/Industrial) zoning category will be consistent with the proposed towing and impound yard use. It is recommended that the rezoning application be amended to only change the zoning designation on the northern 12.99-acre parcel (APN: 139-22-404-001) to C-M (Commercial/Industrial). The southern 1.26 acre portion of the site should remain as a C-2 (General Commercial) zoning district in order to provide a transition between the residential and recreation uses to the south and the proposed industrial use to the north as well as meet the intent of the Downtown Redevelopment Plan and the West Las Vegas Plan to maintain these parcels as commercial. The proposed office and automobile rental agency use, which are ancillary to the towing and impound yard use, is consistent with permitted uses in the C-2 (General Commercial) zoning district.

Las Vegas Municipal Code Title 19.04.040 allows the towing and impound yard use in a C-M (Commercial/Industrial) zone as a Conditional Use subject to two conditions:

1. All areas for the parking and storage of operable vehicles shall be paved.
2. All stored, damaged, or wrecked vehicles; parts and equipment shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

- Site Plan

The site plan does not propose any physical significant changes or improvements to the site, with the exception of constructing an eight-foot tall block wall on the north property line, which is adjacent to the residentially zoned property. There is concern regarding the addition of two-feet of barbed wire on top of the existing block walls and to the proposed eight-foot tall block wall abutting residential properties. A condition is recommended to eliminate the barbed wire from all block walls. All parking areas for customer parking and the towing and impound yard shall be stripped in accordance with Title 19.10 and no parking shall occur on unpaved surfaces. The handicap accessible parking space is recommended to be relocated to the east side of the office building or another suitable location. The site plan indicates the north 7.46-acres will be a future vehicle staging area, a Site Development Plan Review shall be required for any future development of the site. Any additional light poles to the site shall not exceed twenty feet in height and shall not spill over to the existing residences. No on-site loud speakers should be permitted. And auto-related repair should only occur within a completely enclosed structure, no outside repair is permitted.

- Waivers

No waivers were requested as part of this application.

- Landscape Plan

The landscape plan indicates existing mature landscaping along the Owens Avenue and "D" Street frontages. A landscape planter island is not proposed along the north property line, which would provide a buffer to the residences. In addition to the proposed eight-foot tall block wall, an eight-foot wide landscape planter with 24-inch box trees (combination of deciduous and evergreen trees) spaced twenty feet on center as required by the Las Vegas Urban Design Guidelines and Standards is recommended along all side and rear property lines, with the exception of the west property line, which consists of landscaping along "D" Street. Another condition is recommended to provide parking lot landscape islands every six parking spaces within the customer parking area only. Upon a site inspection it was noted that a portion of the existing landscape planters (including block wall planters adjacent to the office building) along Owens Avenue and "D" Street need maintenance. A condition is recommended to repair and properly maintain these planters.

- Elevation

The building elevations of the existing structures appear to be well maintained and typical for this type of development.

LM

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The proposed towing and impound yard use with the existing office, maintenance facility, vehicle cleaning building and guard shack is compatible with the residential, commercial and industrial character of the area. The site is designated for industrial and commercial use in the General Plan. However, the site plan does not propose any aesthetic screening methods adjacent to the residences to the north, with the exception of the eight-foot tall block wall. A condition is recommended to provide additional on-site landscaping.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed project is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards, with implementation of the listed conditions.

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

   The site access and circulation will not negatively impact adjacent roadways, including Owens Avenue and "D" Street, which are fully developed roadways. The primary access is proposed via Owens Avenue, a 50-foot wide westbound one-way right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities.

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

   The building elevations of the existing approximately twenty-year old structures are typical for this type of development and are appropriate for the area. The existing landscaping with the recommended conditions for additional on-site landscaping will be 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 concrete block building elevations of the existing structures appear to be suitable for the residential, commercial, industrial character of the area. Additional screening will the addition of the eight-foot tall block wall and recommended eight-foot wide landscape planter with 24-inch box trees along the north property line will soften the appearance of the industrial-type buildings.

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

   The proposed development will be subject to permits and final inspection for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

NOTICES MAILED 246 [Mailed with GPA-3050 & ZON-3051]

APPROVALS 0

PROTESTS 1

LM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3052 APN: 139-22-404-001, 003, 004

Name of Property Owner: Ewing Bros., Inc.

Name of Applicant: Ewing Bros., Inc.

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: _____

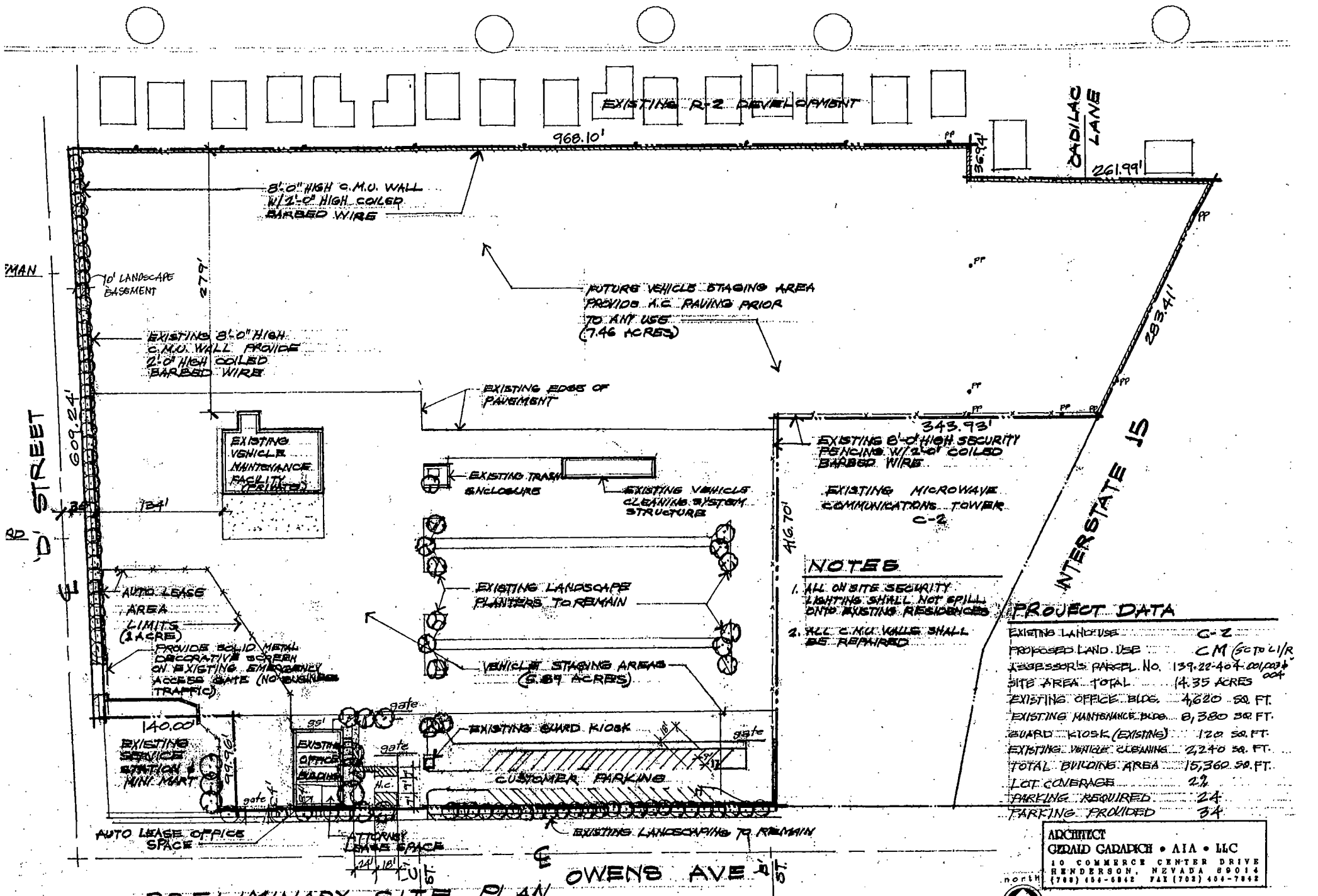
Print Name: Rex C. Ewing III

Subscribed and sworn before me

This 5 day of September, 2003

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
R. JARVIS
No: 93-3130-1
My Appointment Expires April 13, 2005



NOTES

1. ALL ON SITE SECURITY LIGHTING SHALL NOT SPILL ONTO EXISTING RESIDENCES
2. ALL C.M.U. WALLS SHALL BE REPAIRED

PROJECT DATA

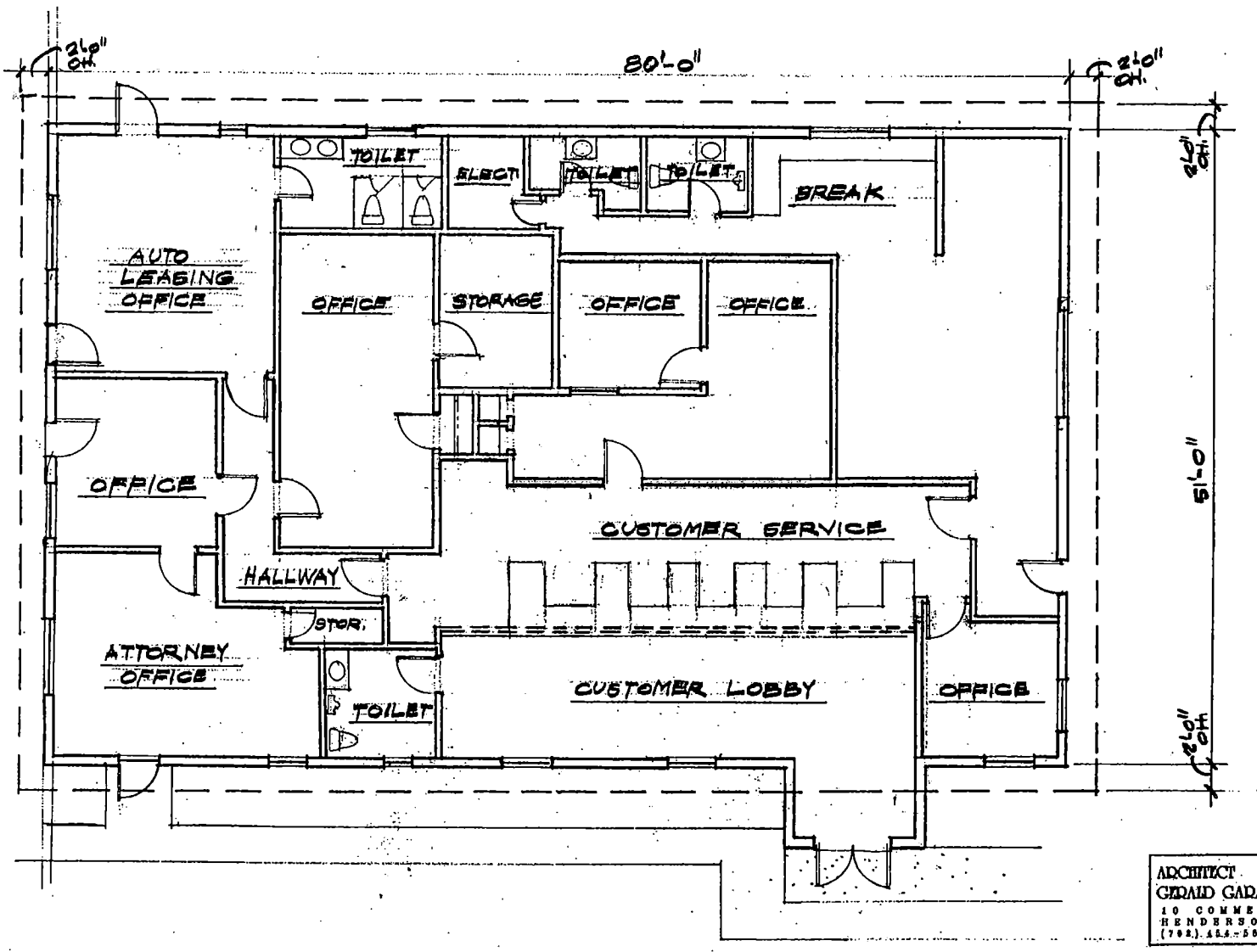
EXISTING LAND USE	C-2
PROPOSED LAND USE	CM (SC TO LI/R
ASSESSOR'S PARCEL No.	139-22-404-001,003, 004
SITE AREA TOTAL	14.35 ACRES
EXISTING OFFICE BLDG.	4,620 SQ. FT.
EXISTING MAINTENANCE BLDG.	8,380 SQ. FT.
GUARD KIOSK (EXISTING)	120 SQ. FT.
EXISTING VEHICLE CLEANING	2,240 SQ. FT.
TOTAL BUILDING AREA	15,360 SQ. FT.
LOT COVERAGE	2.2
PARKING REQUIRED	24
PARKING PROVIDED	34

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

PRELIMINARY SITE PLAN

1"=40'-0"

SDR-3052
STAFF 10-23-03 PC



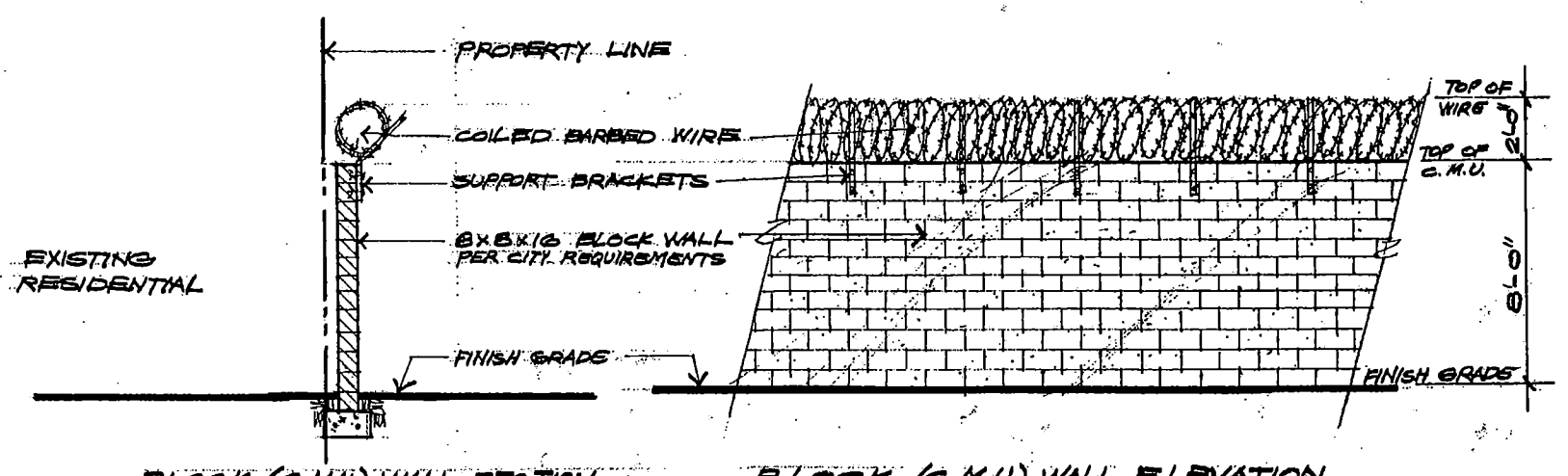
ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIV
HENDERSON, NEVADA 8901
(702) 454-5042 FAX (702) 454-78

EXISTING CONDITIONS FLOOR PLAN

1/4"=1'-0"

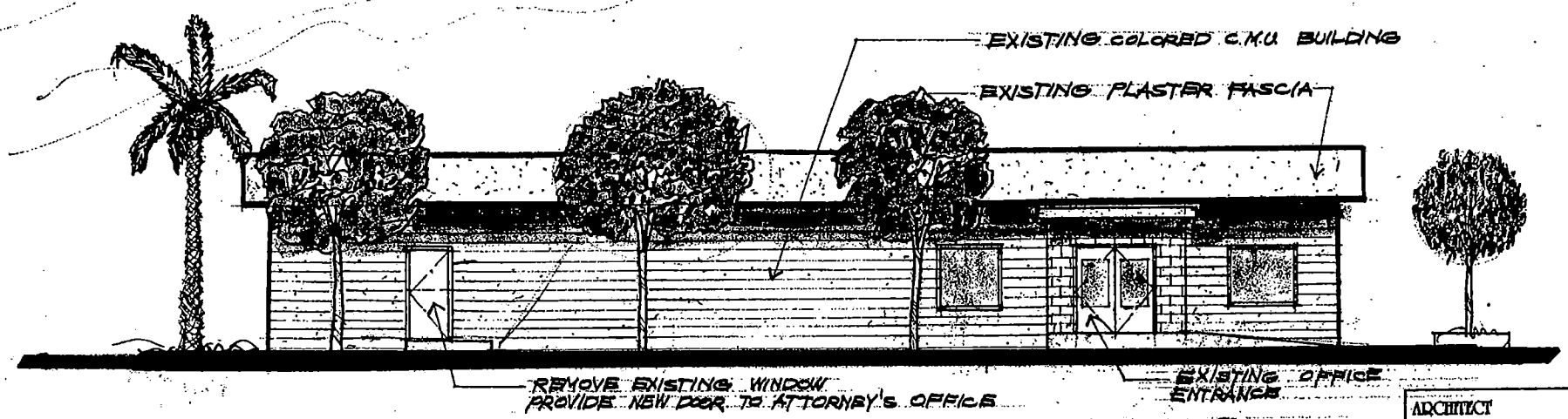
SDR-3052

STAFF 10-23-03 PC



BLOCK (C.M.U.) WALL SECTION
1/2"=1'-0"

BLOCK (C.M.U.) WALL ELEVATION
1/2"=1'-0"



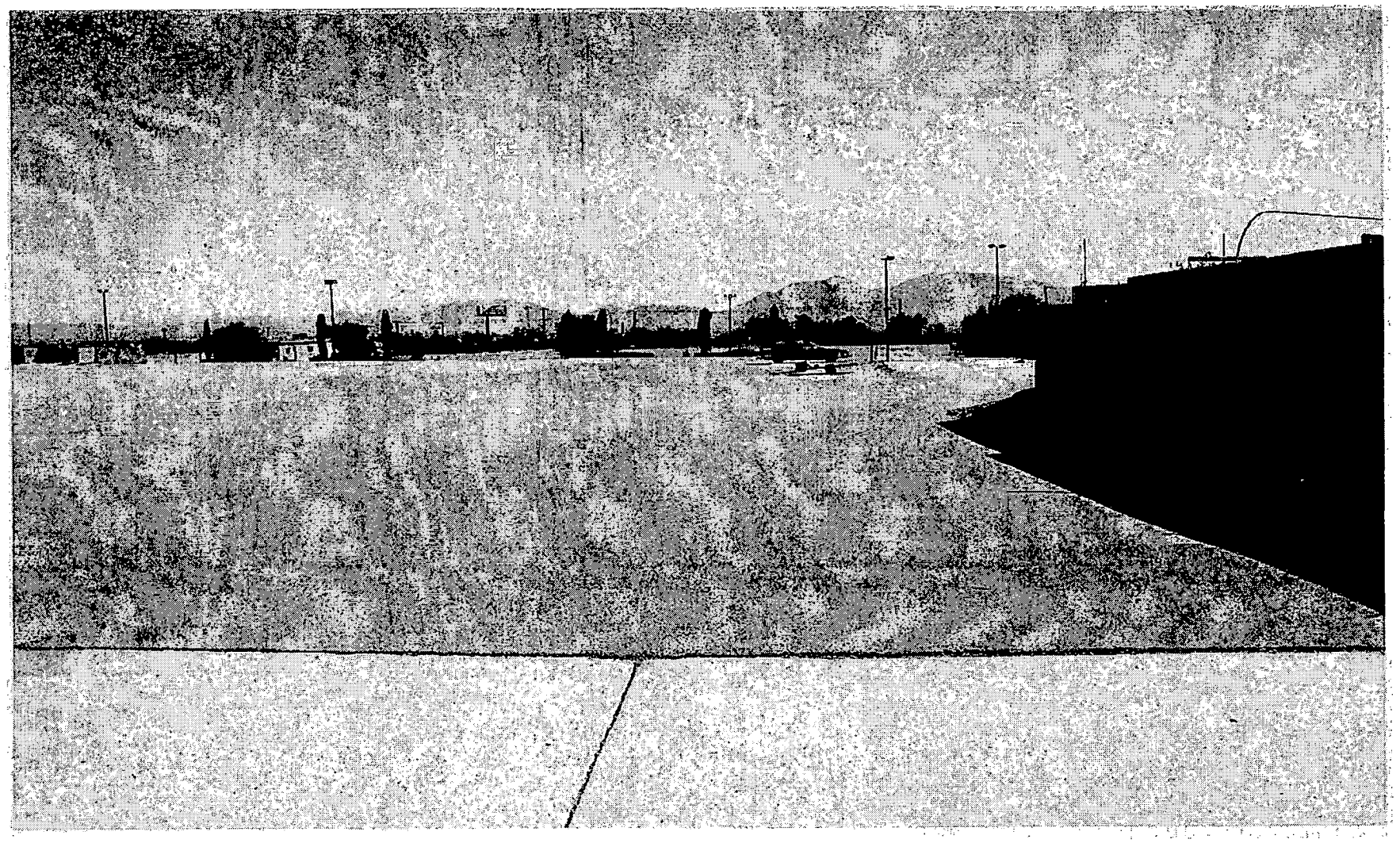
FRONT ELEVATION - OFFICE BUILDING
1/4"=1'-0"

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

STAFF SDR-3052
10-23-03 PC

SDR-3052 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

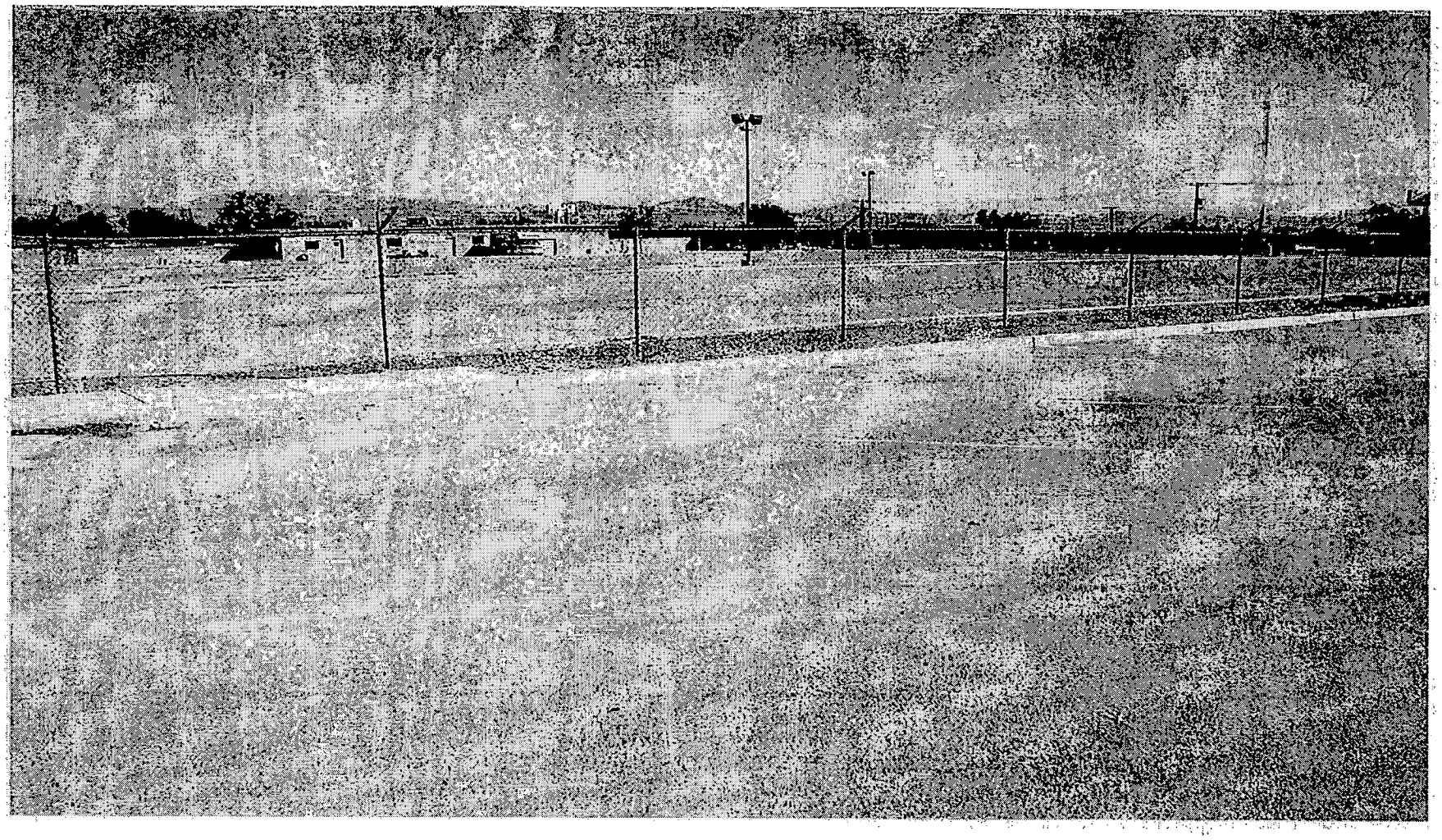


SDR-3052 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

SDR-3052 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03



SDR-3052 - EWING BROTHERS, INC.
NORTH SIDE OF OWENS AVENUE, APPROXIMATELY 150 FEET EAST OF "D" STREET
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

Telephone Protest/ Approval Log

Meeting Date: 10/23/03

Case Number: GPA - 3050
ZON - 3051
SDR - 3052

Date: 10/14
Name: MS ALICE WILSON
Address: 1325 HEWITT AVE 89106
Phone: 646-3504
☑ PROTEST ☐ APPROVE

Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

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P

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

GPA-3058 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard (a portion of APN: 138-23-201-008), Ward 6 (Mack).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
McSWAIN – APPROVED – UNANIMOUS

To be heard by the City Council on 11/19/2003

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that this is a mapping change and involves land already designated as SC (Service Commercial). Staff's recommendation is approval on the General Plan Amendment. With regard to the Zoning Request, the applicant is requesting the same zoning as is currently at that intersection and being as this is consistent with the current developments planned and existing along this area, staff recommended approval. As far as the Site Development Plan Review, the applicant proposes a small strip center in a separate pad that is also consistent with the existing commercial in the area. MR. WALTON noted that parking issues were resolved during the Site Plan Review, with the applicant making the appropriate adjustments to satisfy the parking requirements.

MINUTES – Continued:

MR. WALTON recommended Condition 5 be deleted and Condition 6 be modified where it references the eastern portion and replace it to read the northern property lines.

RUDY STARKS, Architect, 3980 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff conditions.

TODD FARLOW, 240 North 19th Street, expressed concern regarding the adjacent property to the west and the potential to maximize the area with units that will cause overbuilding on the site.

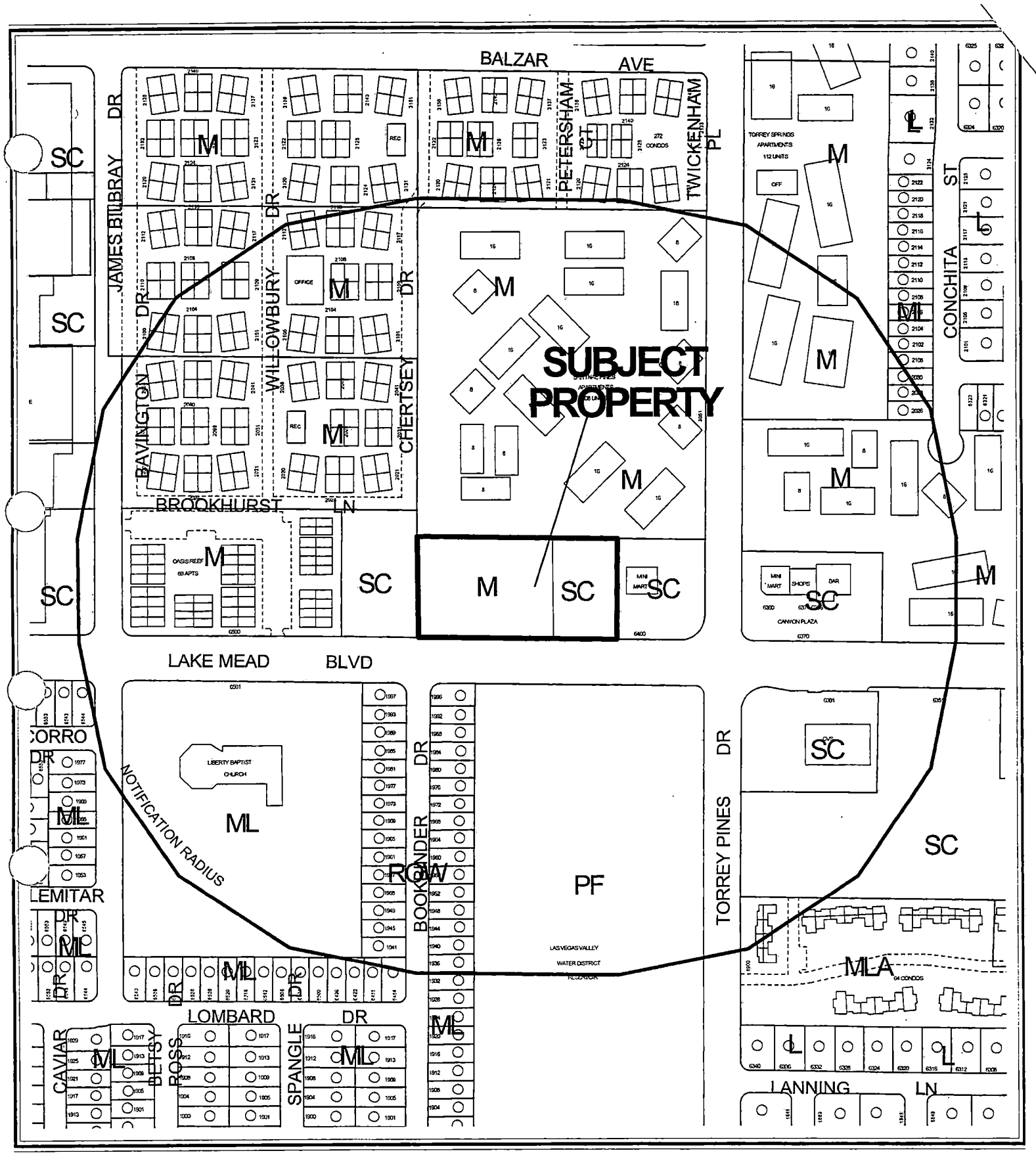
No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [GPA-3058], Item 42 [ZON-3060], and Item 43 [SDR-3062] was held under Item 41 [GPA-3058].

(8:55 – 9:01)



0 200 400 Feet

CASE: **GPA-3058**

RADIUS: 750 FT

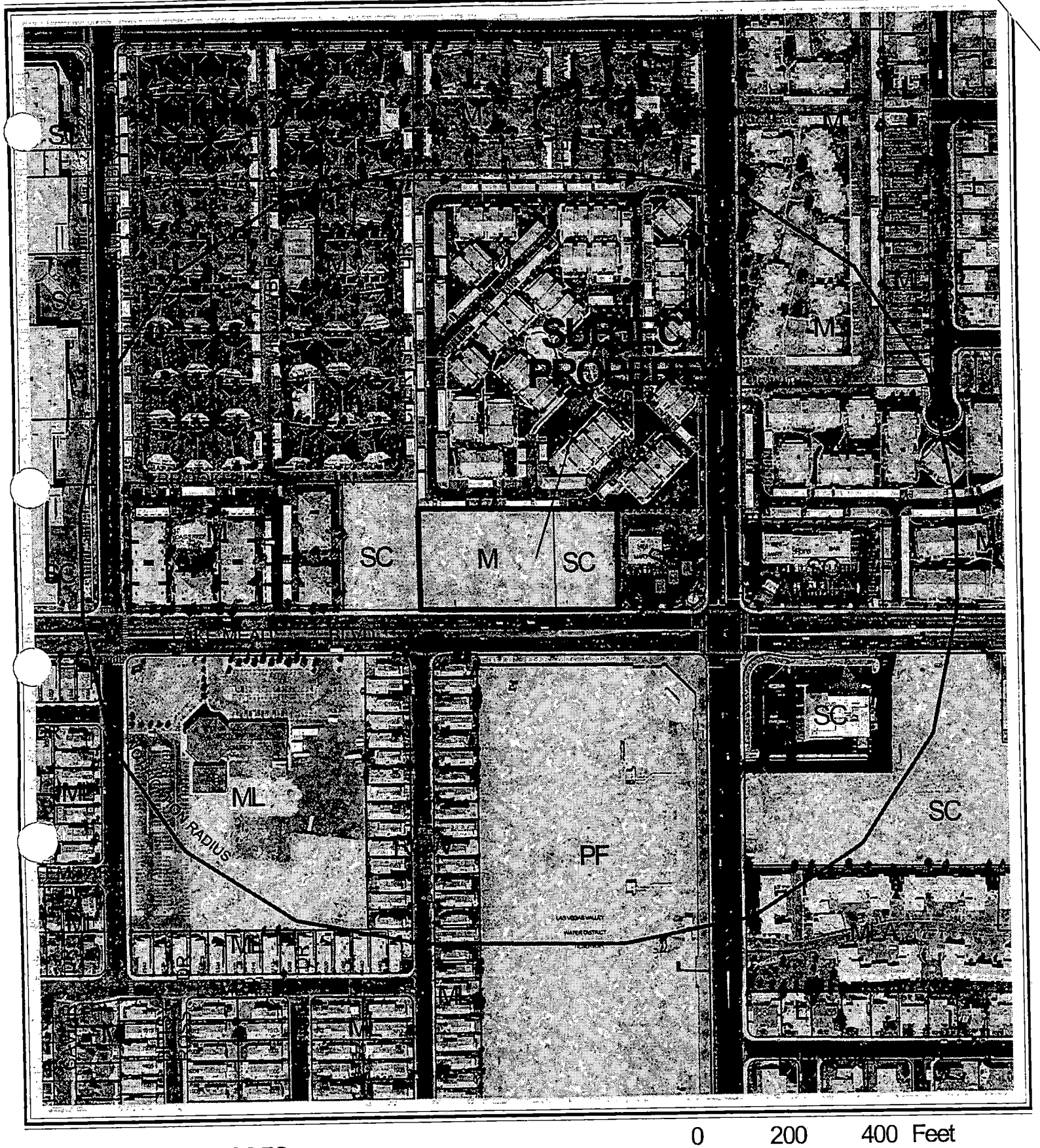
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

N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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3058 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

DDS

** STAFF REPORT **

APPLICATION REQUEST

This application requests an amendment of a portion of the Southwest Sector Land Use Plan of the General Plan from M (Medium Density Residential) to SC (Service Commercial) for a portion of a 2.27 acre parcel located 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard. Accompanying applications to this one include a request for rezoning (ZON-3060) and site plan review (SDR-3062).

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial), M (Medium Density Residential) and/or ML (Medium Low Density Residential) land uses with a maximum density of 20 dwelling units per acre of residential.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.

08/18/99 The City Council approved GPA-23-99, which amended the density range for Medium Density Residential to permit up to 25 dwelling units per acre.

08/18/99 The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan, which establishes goals and objectives for the community.

DETAILS OF APPLICATION REQUEST

Site Area: 2.27 Acres

DDS

EXISTING LAND USE

Subject Property	Vacant
North	Apartment complex
South	Across Lake Mead Boulevard: undeveloped and owned by the Las Vegas Valley Water District
East	Service commercial (Rebel gas station)
West	Vacant

PLANNED LAND USE

Subject Property	M (Medium Density Residential) and SC (Service Commercial)
North	M (Medium Density Residential)
South	Across Lake Mead Boulevard - ML (Medium-Low Density Residential and PF (Public Facility)
East	SC (Service Commercial)
West	SC (Service Commercial)

EXISTING ZONING

Subject Property	U (Undeveloped)
North	U (Undeveloped) under a resolution of intent to R-3 (Medium Density Residential)
South	Across Lake Mead Boulevard: U (Undeveloped) and R-CL (Single Family Compact Lot)
East	U (Undeveloped) under a resolution of intent to C-1 (Limited Commercial)
West	U (Undeveloped) under a resolution of intent to C-1 (Limited Commercial for a Family Dollar Store)

DEFINITIONS

M (Medium Density Residential) The Medium Residential category permits form 12.1 to a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

DDS

ANALYSIS

The applicant states in a letter submitted with the application that: "Trends subsequent to the adoption of the comprehensive plan established retail and office land uses as the type of uses most complementary for this land." The subject property is sandwiched between parcels along Lake Mead Boulevard that are designated for SC (Service Commercial) development. Each parcel is zoned for C-1 (Limited Commercial) development, as is the interest of the applicant for this property. To the rear is property developed for multi-family use and across Lake Mead Boulevard is a large tract owned by the Las Vegas Valley Water District. As not to introduce a residential use into an existing commercial area, the staff believes the subject property likewise should be developed for similar commercial uses.

FINDINGS

Title 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1," commercially designated property abuts the subject property to each side, multi-family development is located to the rear, and property owned by the Las Vegas Valley Water District is located across Lake Mead Boulevard. An SC (Service Commercial) land use designation is the same as existing classifications to each side and is the next lower classification of uses to that permitted for multi-family development to the rear. A land use classification that is a step lower in intensity of land use is designed to be compatible as a transition.

DDS

In regard to "2," the zoning designations permitted in a Service Commercial classification include C-1 (Limited Commercial), O (Office), N-S (Neighborhood Service), and P-R (Professional Office and Parking). The uses allowed in these zones permit similar uses and similar low intensity commercial uses.

In regard to "3," all public infrastructures necessary to support full development of the subject property are either located near or adjacent to the site or are proposed for construction. A proposed police station is to be located at Lake Mead Boulevard and Tenaya Way, approximately one mile from the site, and a proposed fire station is to be located at Torrey Pines Drive and Smoke Ranch Road, approximately one-half mile from the site.

In regard to "4," *The City of Las Vegas Master Plan 2020* specifies as Objective 2.6 (page 46): "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city." Development on the subject tract, which consists of a vacant parcel in a development part of the community, meets this objective.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/22/03 Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting is to be held with the surrounding property owners. Accordingly, a neighborhood meeting was held on September 22, 2003. One neighbor from the multi-family development to the north of the subject property was in attendance. She had no opposition to the project but requested the following:

- A wall between the subject property and the multi-family development to the maximum height allowed.
- To disallow a fast food restaurant that generated odors and undesirable late night traffic.

NOTICES MAILED: 359 [Mailed with ZON-3060 & SDR-3062]

APPROVALS: 1

PROTESTS: 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3058 APN: 138-23-201-008

Name of Property Owner: Farley Anderson, LP

Name of Applicant: Bullseye Commercial Real Estate, Nevada LLC

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 _____XX_____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: Farley Anderson, General Partner

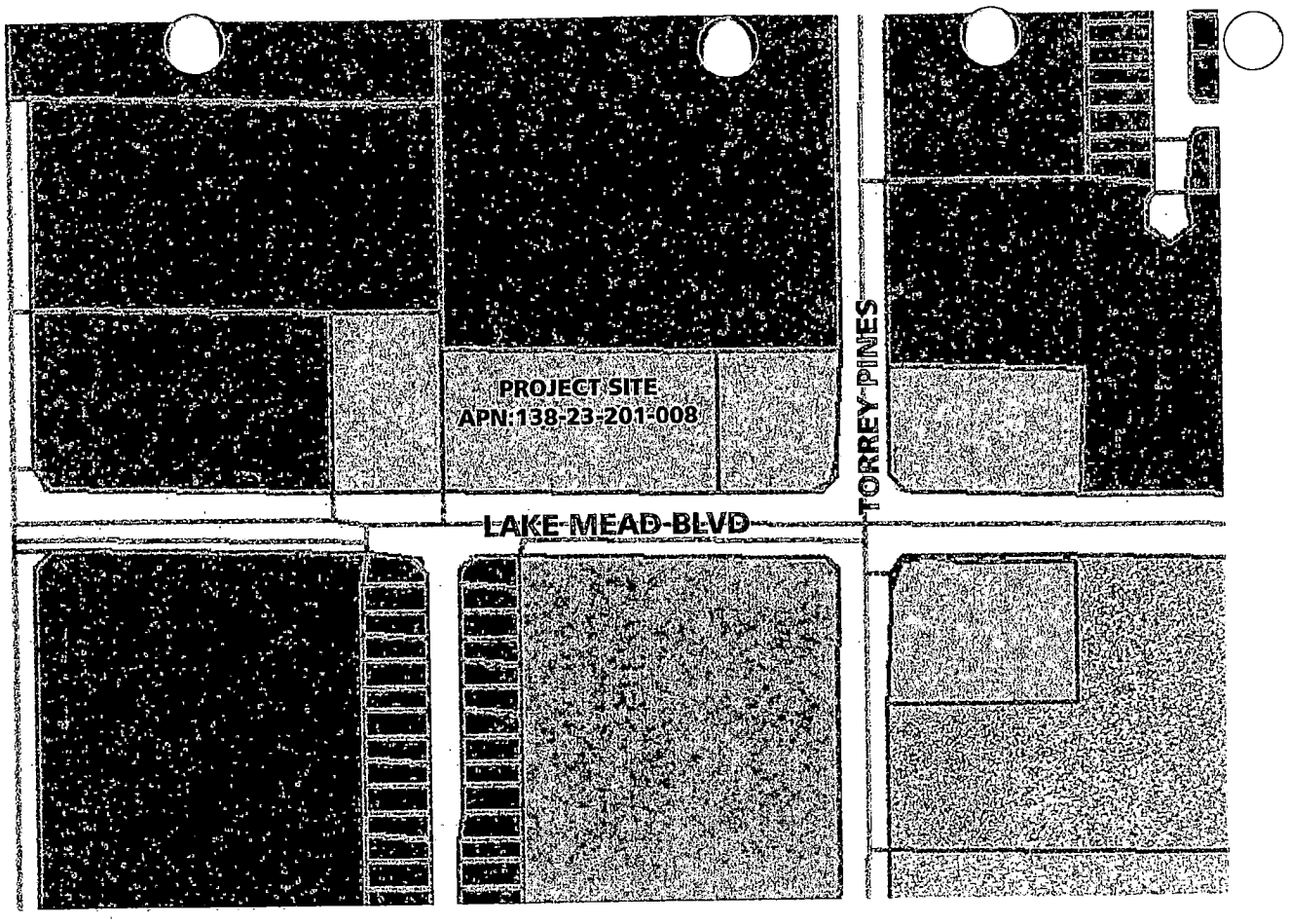
Print Name: Farley Anderson, G.

Subscribed and sworn before me

This 8th day of August, 2005

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RON BLOECKER
Appt. No. 94-5769-1
My Appt. Expires Aug. 28, 2006



- Desert Rural (0-2)
- Rural (2.1 to 3.5)
- Low (3.6 to 5.5)
- Medium-Low (5.6 to 8)
- Medium-Low Attached (8.1 to 12)
- Medium (12.1 to 25)
- High (> 25)
- Office
- Service Commercial
- General Commercial
- General Tourist Commercial
- Park/Recreation/Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Downtown Redevelopment Area
- Light Industrial/Research

MASTER PLANNED AREAS

- Planned Community Development
- Town Center
- University Medical Center

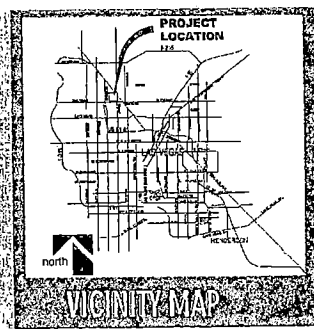
STAFF

GPA-3058
10-23-03 PC

Bullseye
Commercial Real Estate

LAKE MEAD PROMENADE

TORREY PINES & LAKE MEAD

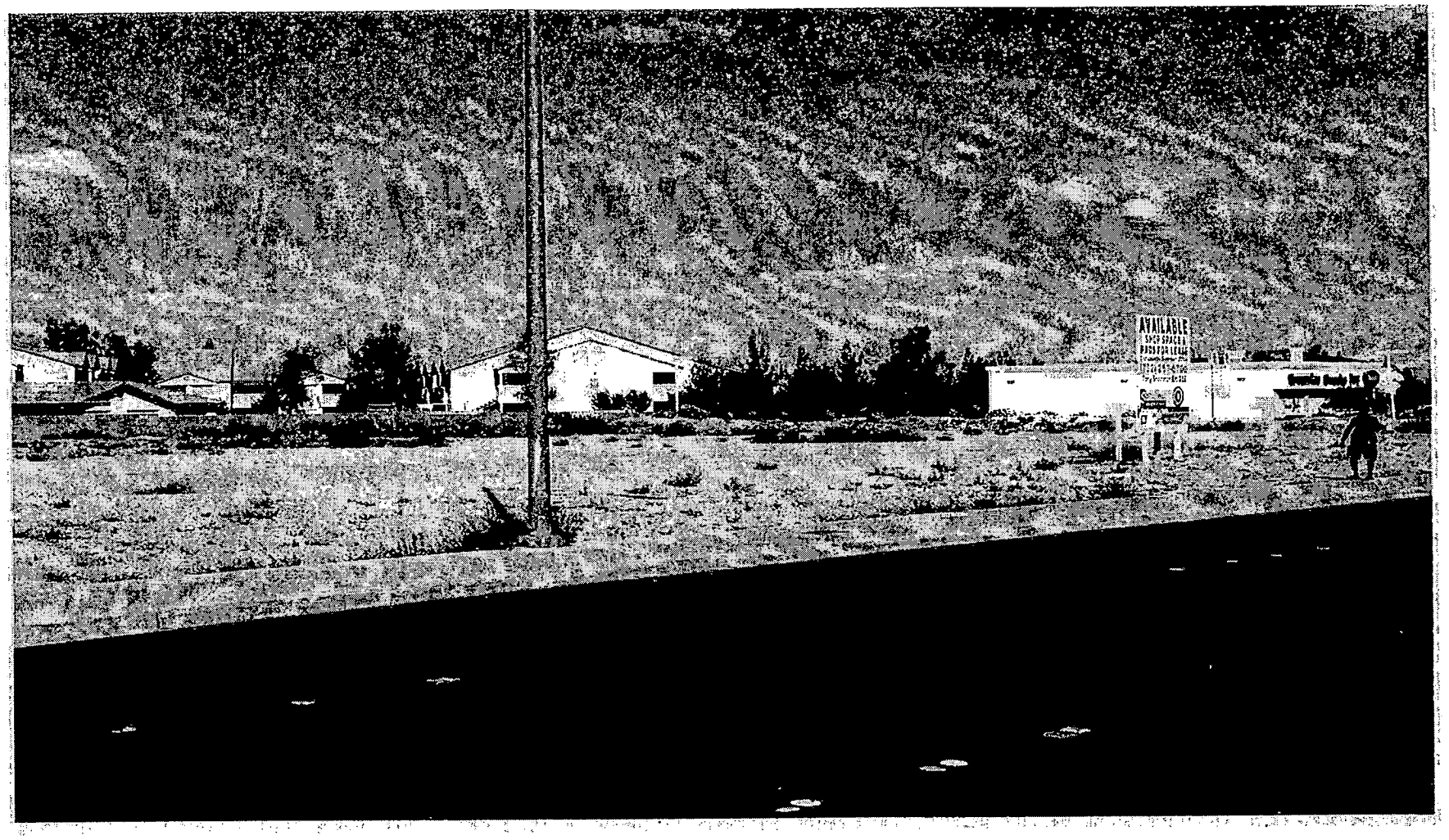


PROJECT
LAKE MEAD PROMENADE
LAS VEGAS, NV

CLIENT
BULLSEYE
COMMERCIAL REAL ESTATE

3900 Howard Hughes Pkwy
Suite 480
Las Vegas, Nv 89169
702-892-0500
702-892-0514 fax
www.prarchitects.com

PR



GPA-3058 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY
TORREY PINES DRIVE AND LAKE MEAD BOULEVARD
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

Carman Burney

Subject: FW: To Planning Commission--Item on 10/23/03 Agenda

-----Original Message-----
From: Carole Combs
Sent: Monday, October 13, 2003 8:08 AM
Subject: FW: To Planning Commission--Item on 10/23/03 Agenda

-----Original Message-----
From: Mary Kleven
Sent: Monday, October 13, 2003 8:07 AM
Subject: FW: To Planning Commission--Item on 10/23/03 Agenda

-----Original Message-----
From: Nick Tortarolo [mailto:tvworry@msn.com]
Sent: Monday, October 13, 2003 1:10 AM
To: mkleven@ci.las-vegas.nv.us
Cc: dclapsaddle@ci.las-vegas.nv.us; lskaar@ci.las-vegas.nv.us
Subject: To Planning Commission--Item on 10/23/03 Agenda

R.E. #SDR-3062
#ZON-3060
#GPA-3058

On behalf of the Bavington Court Homeowners Association, we basically approve the proposal for this piece of property to the south/southeast of us. However, we ask that if at all possible, no 24-hour business, or any business that would increase the probability of crime, such as a fast-food establishment, be located in this development(something such as a storefront sandwich shop or ice cream store might be acceptable). This neighborhood already has many problems with crime, because of the high amount of rentals and transient residents. Thank you very much for your time and consideration, it is appreciated.

Nick G. Tortarolo
2132 Petersham Ct., #D
Las Vegas, NV 89108-3453
(702)646-1015
tvworry@msn.com

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:

ZON-3060 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATIONS] TO: C-1 (LIMITED COMMERCIAL) on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard (APN: 138-23-201-008), Ward 6 (Mack).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/19/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 42 – ZON-3060

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [GPA-3058], Item 42 [ZON-3060], and Item 43 [SDR-3062] was held under Item 41 [GPA-3058].

(8:55 – 9:01)
2-2759

CONDITIONS:
Planning and Development

1. A General Plan Amendment (GPA-3058) to a SC (Service Commercial) land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review (SDR-3062) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

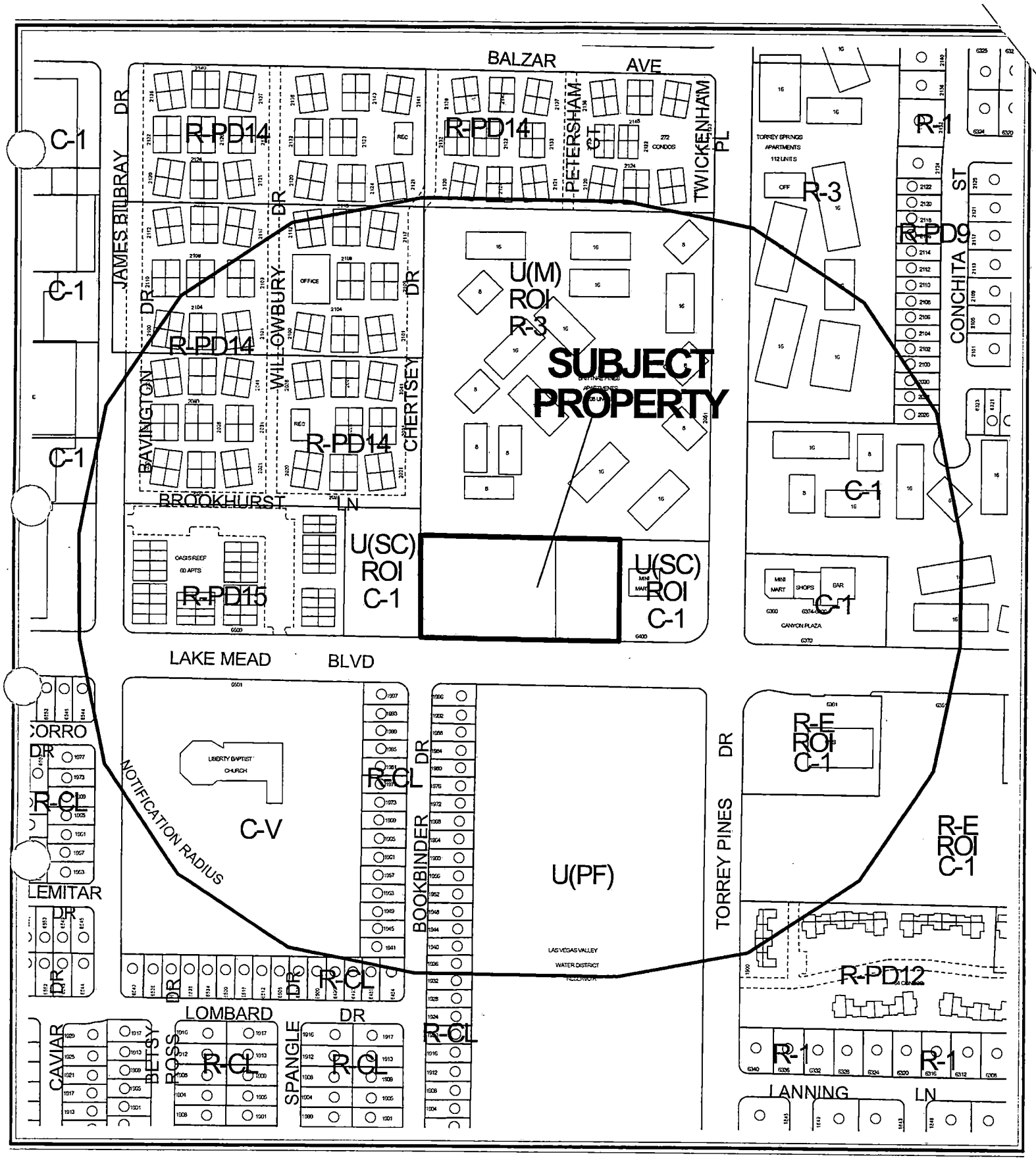
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

CONDITIONS – Continued:

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

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.



0 200 400 Feet

N

CASE: **ZON-3060**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION AND U (UNDEVELOPED) SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3060 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-3058) to a SC (Service Commercial) land use designation approved by the City Council.

2. A Resolution of Intent with a two-year time limit.

3. A Site Development Plan Review (SDR-3062) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

DDS

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

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to rezone the western 300 feet of a 2.27-acre parcel located 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard, from a U (Undeveloped) district to a C-1 (Limited Commercial) district.

B) Applicant's Justification

The applicant intends to develop the site for retail and office land uses. The applicant states in a letter submitted with the application: "Trends subsequent to the adoption of the comprehensive plan established retail and office land uses as the type of uses most complementary for this land." The applicant goes on to say: "A feasible and beneficial use can only be achieved through establishing a uniform General Plan Designation and consistent Zoning Classification by means of approving these applications."

BACKGROUND INFORMATION

A) Previous Actions

11/08/84 The City Council approved a request to rezone the subject property from N-U (Non-Urban) to R-3 (Limited Multiple Residence) and C-1 (Limited Commercial) to establish a medium high density residential and shopping center development. The resolution of intent had expired.

B) Pre-Application Meeting

08/21/03 Items discussed included the following:

- Parking for the proposed uses and to use the most restrictive standards to ensure that all future uses will be compliant; deficiency in the number of parking spaces if a residence is placed in the retail building on pad A
- Provide copy of agreement sharing ingress and egress onto corner parcel
- Concern of the location of the west entrance to Lake Mead Boulevard and a drive-through exit; modification of the plan for the driveway, parking, and landscaping; revision of the plan depicting one entrance onto Lake

- Mead Boulevard; meeting distance separation between entrance from the entrance to property across the street
- Show stacking for six vehicles at the drive thru for pad B; show how stacking will occur at pad A
- With the request to waive the parking lot fingers, a landscape plan that shows the trees being offset outside the parking area; show planters in front of the building; tree spacing
- Necessary submittal documents
- Rezoning of the property and General Plan amendment

C) Neighborhood Meetings

09/22/03 A neighborhood meeting was held as part of the related General Plan Amendment application (GPA-3058). One neighbor from the multi-family development to the north of the subject property was in attendance. She had no opposition to the GPA but requested the following:

- A wall between the subject property and the multi-family development to the maximum height allowed.
- To disallow a fast food restaurant that generated odors and undesirable late night traffic.

DETAILS OF APPLICATION REQUEST

A) Site Area

Acreage: 2.27 Acres

B) Existing Land Use

Subject Property:	Vacant
North:	Apartment complex
South:	Across Lake Mead Boulevard: undeveloped and owned by the Las Vegas Valley Water District
East:	Service commercial (Rebel gas station)
West:	Vacant

C) Planned Land Use

Subject Property:	M (Medium Density Residential) and SC (Service Commercial)
North:	M (Medium Density Residential)
South:	Across Lake Mead Boulevard - ML (Medium-Low Density Residential and PF (Public Facility)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	U (Undeveloped) under a resolution of intent to R-3 (Medium Density Residential)
South:	Across Lake Mead Boulevard: U (Undeveloped) and R-CL (Single Family Compact Lot)
East:	U (Undeveloped) under a resolution of intent to C-1 (Limited Commercial)
West:	U (Undeveloped) under a resolution of intent to C-1 (Limited Commercial for a Family Dollar Store)

E) General Plan Compliance

The subject portion of the site is currently designated as an M (Medium Density Residential) land use classification within the Southwest Sector Plan of the General Plan. The applicant has requested a General Plan Amendment (GPA-3058) to change the designation from M to SC (Service Commercial)

The proposed C-1 (Limited Commercial) zone is not consistent with the current general plan designation. However, if the accompanying General Plan Amendment request were approved, then the C-1 zone would be in compliance with the General Plan.

A) Zoning Code Compliance

Development standards for the proposed C-1 zoning are outlined within section 19.08 of the zoning code and will be addressed during the site development plan review process. Landscaping requirements will also be part of the review. The Planning Commission and City Council will review the development standards through the consideration of the Site Development Plan Review (SDR-3062), a related item.

B) General Analysis and Discussion

The applicant intends to develop the site for retail and office land uses. The applicant states in a letter submitted with the application that: "Trends subsequent to the adoption of the comprehensive plan established retail and office land uses as the type of uses most complementary for this land." The subject property is sandwiched between parcels along Lake Mead Boulevard that are zoned for C-1 (Limited Commercial) development, as is the interest of the applicant for the subject property. To the rear is property developed for multi-family use and across Lake Mead Boulevard is a large tract owned by the Las Vegas Valley Water District. As not to introduce a residential use into an existing commercial area, the staff believes the subject property likewise should be zoned and developed for similar commercial uses.

DDS

FINDINGS

To approve a rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

   The existing General Plan designation of the subject site is part SC (Service Commercial) and part M (Medium Density Residential). However, the applicant is requesting to amend this land use designation to SC (Service Commercial). The proposed rezoning to C-1 (Limited Commercial) is consistent with the proposed General Plan designation. Staff is recommending approval of this General Plan amendment.

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

   The same C-1 (Limited Commercial) zones abut the subject property to each side. A Rebel gas station is located to the east, and approval for a Family Dollar Store has been granted under a resolution of intent to the west. An R-3 (Medium Density Residential) district with multi-family development is located to the rear and is currently located to the rear of other C-1 (Limited Commercial) zones adjacent to the subject tract. Multi-family development is permitted in zones that are only a step higher in classification from the C-1 (Limited Commercial) district, because they entail many of the same characteristics of a commercial zone, i.e. intensity of land use, including vehicular traffic, building bulk, etc. The Las Vegas Valley Water District owns property located across Lake Mead Boulevard for a storm water detention basin - an innocuous use.

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

   The City of Las Vegas Master Plan 2020 specifies as Objective 2.6 (page 46): "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city." The subject tract is a vacant parcel in an area that is currently developed or planned for commercial use. Rezoning the property to the same zones as presently exists adjacent to the property will permit infill development consistent with the Master Plan.

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

The property abuts a primary arterial (100 ft.) street that is more than sufficient for access to this property.

NOTICES MAILED 359 [Mailed with GPA-3058 & SDR-3062]

APPROVALS 1

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3060 APN: 138-23-201-008

Name of Property Owner: Farley Anderson, LP

Name of Applicant: Bullseye Commercial Real Estate, Nevada LLC

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 XX 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: Farley Anderson, General Partner

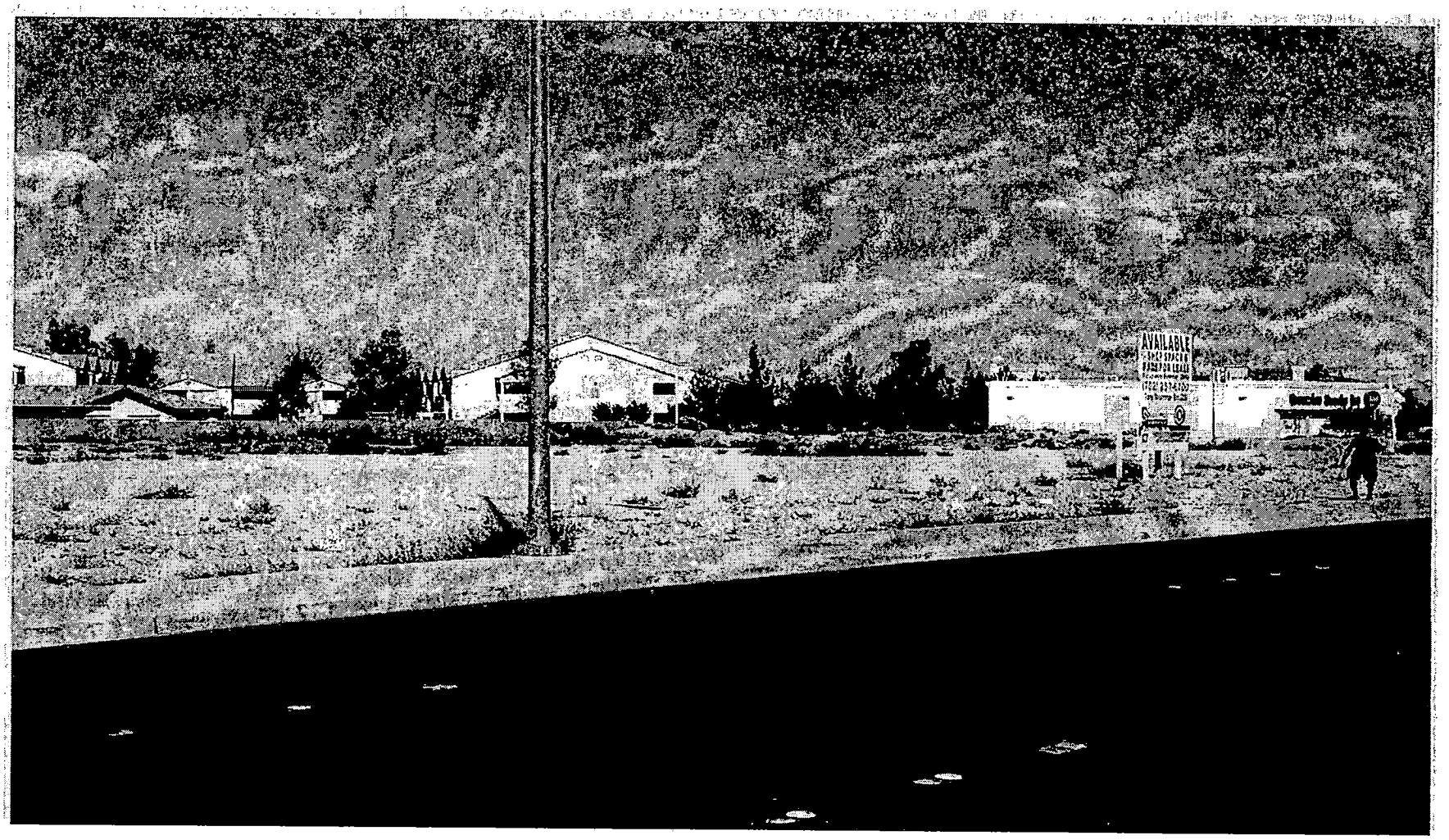
Print Name: Farley Anderson, G.

Subscribed and sworn before me

This 8th day of August, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RON BLOECKER
Appt. No. 94-5769-1
My Appt. Expires Aug. 28, 2006



ZON-3060 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY
TORREY PINES DRIVE AND LAKE MEAD BOULEVARD
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

Carman Burney

Subject: FW: To Planning Commission--Item on 10/23/03 Agenda

-----Original Message-----
From: Carole Combs
Sent: Monday, October 13, 2003 8:08 AM
Subject: FW: To Planning Commission--Item on 10/23/03 Agenda

-----Original Message-----
From: Mary Kleven
Sent: Monday, October 13, 2003 8:07 AM
Subject: FW: To Planning Commission--Item on 10/23/03 Agenda

-----Original Message-----
From: Nick Tortarolo [mailto:tvworry@msn.com]
Sent: Monday, October 13, 2003 1:10 AM
To: mkleven@ci.las-vegas.nv.us
Cc: dclapsaddle@ci.las-vegas.nv.us; lskaar@ci.las-vegas.nv.us
Subject: To Planning Commission--Item on 10/23/03 Agenda

R.E. #SDR-3062
#ZON-3060
#GPA-3058

On behalf of the Bavington Court Homeowners Association, we basically approve the proposal for this piece of property to the south/southeast of us. However, we ask that if at all possible, no 24-hour business, or any business that would increase the probability of crime, such as a fast-food establishment, be located in this development(something such as a storefront sandwich shop or ice cream store might be acceptable). This neighborhood already has many problems with crime, because of the high amount of rentals and transient residents. Thank you very much for your time and consideration, it is appreciated.

Nick G. Tortarolo
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(702)646-1015
tvworry@msn.com

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SDR-3062 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 19,100 SQUARE FOOT RETAIL BUILDING AND 3,600 SQUARE FOOT RETAIL PAD AND A WAIVER TO THE PARKING LOT LANDSCAPING REQUIREMENTS on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard (APN: 138-23-201-008), U (Undeveloped) Zone [M (Medium Density Residential) and SC (Service Commercial) General Plan Designations] [Proposed: C-1 (Limited Commercial)], Ward 6 (Mack).

C.C.: 11/19/03

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions and deleting Condition 5 and amending Condition 6 as follows:

6. The perimeter wall along the *northern* property line shall be eight (8) feet in height. 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. All perimeter walls shall be in place prior to commencement of construction of any structures.

– UNANIMOUS

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 41 [GPA-3058], Item 42 [ZON-3060], and Item 43 [SDR-3062] was held under Item 41 [GPA-3058].

(8:55 – 9:01)
2-2759

CONDITIONS:
Planning and Development

1. A General Plan Amendment (GPA-3058) to a SC (Service Commercial) classification and a Rezoning (ZON-3060) to a C-1 (Limited Commercial) 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 Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

5. A parking variance shall be approved by the City Council prior to the issuance of building permits.

6. The perimeter wall along the southern and eastern property lines shall be eight (8) feet in height. 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. All perimeter walls shall be in place prior to commencement of construction of any structures.

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

CONDITIONS – Continued:

8. 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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

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.

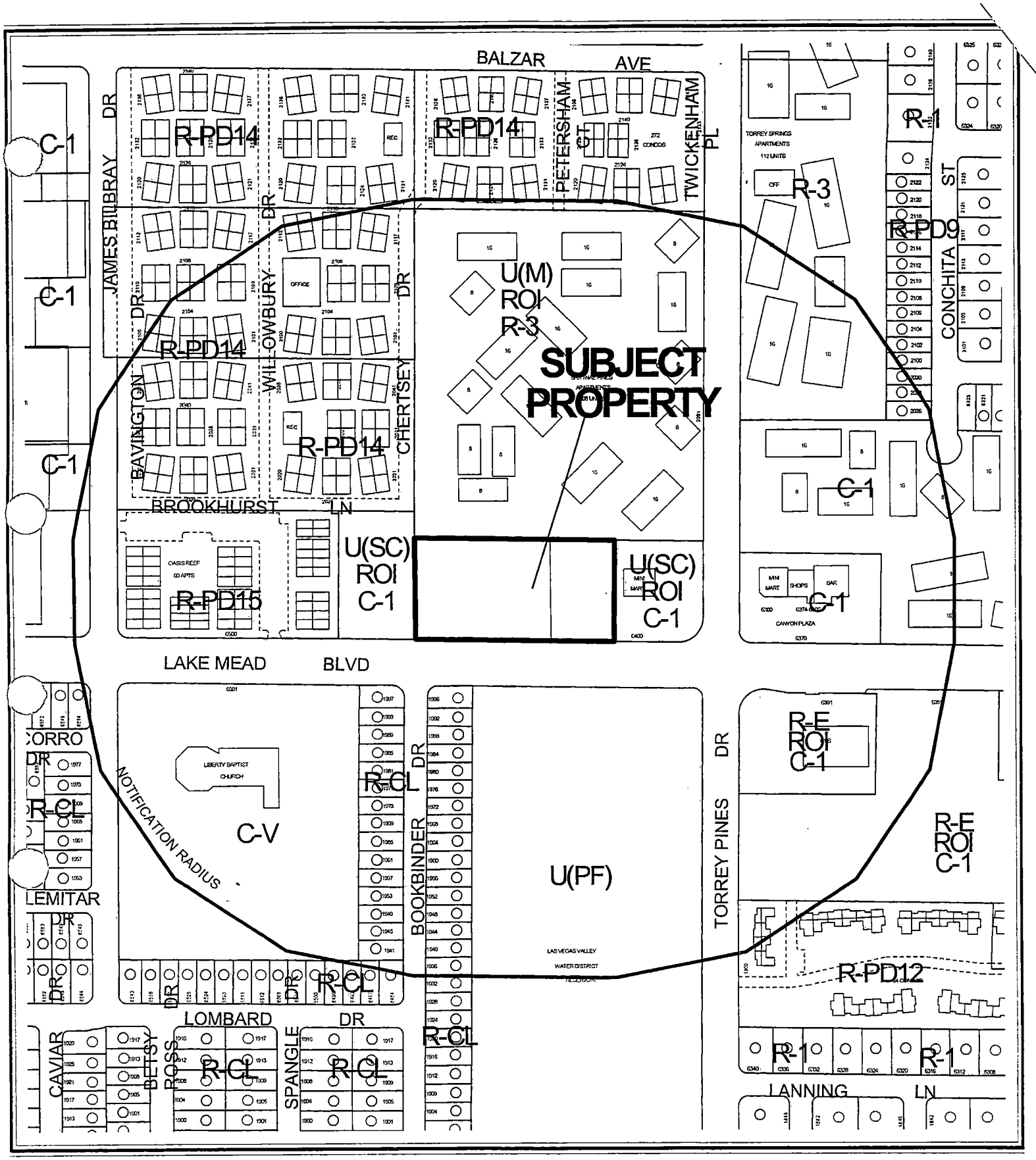
Public Works

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

16. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.

17. Site development to comply with all applicable conditions of approval for ZON-3060 and all other site-related actions.



0 200 400 Feet

N

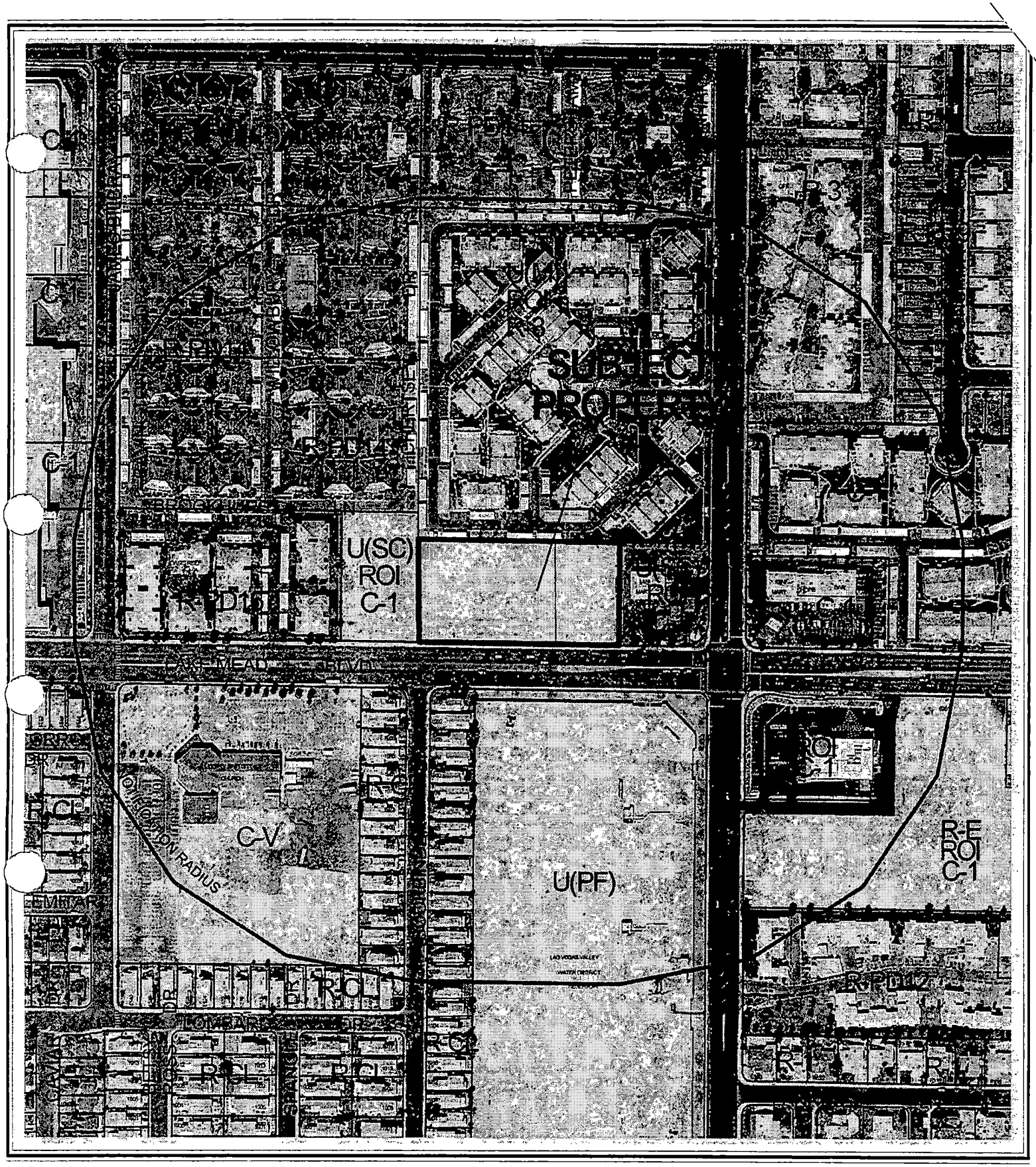
CASE: **SDR-3062**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION AND U (UNDEVELOPED) SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)


C-1
C-1
C-1
R-PD14
R-PD11
U(SC)
ROI
C-1
R-3
R-3
SUBJECT
PROPERTY
R-3
R-4
R-PD12
R-PD12
PAT-MEAD
DRIVE
C-V
R-C
R-C
R-C

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3062 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-3058) to a SC (Service Commercial) classification and a Rezoning (ZON-3060) to a C-1 (Limited Commercial) 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. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

5. A parking variance shall be approved by the City Council prior to the issuance of building permits.

6. The perimeter wall along the southern and eastern property lines shall be eight (8) feet in height. 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. All perimeter walls shall be in place prior to commencement of construction of any structures.

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. 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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

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. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

16. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.

17. Site development to comply with all applicable conditions of approval for ZON-3060 and all other site-related actions.

DDS

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a proposed 5,400 square foot retail building, a 3,600 square foot retail pad, and a waiver to the parking lot landscaping requirements on 2.27 acres of property located 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard.

B) Applicant's Justification

The applicant intends to develop the site for retail and office land uses. The applicant states in a letter submitted with the application: "Trends subsequent to the adoption of the comprehensive plan established retail and office land uses as the type of uses most complementary for this land." The applicant goes on to say: "A feasible and beneficial use can only be achieved through establishing a uniform General Plan Designation and consistent Zoning Classification by means of approving these applications."

The applicant also requests the requirement for the landscape "fingers" in the parking row abutting Lake Mead Boulevard be waived. The trees required within the fingers would be provided in the area between the parking row and Lake Mead Boulevard. The applicant indicates in the letter submitted with the application that this change will: "...allow the applicant to develop the site with an attractive and pedestrian friendly architectural theme that will help enhance the area."

BACKGROUND INFORMATION

A) Previous Actions

11/08/84 The City Council approved a request to rezone the subject property from N-U (Non-Urban) to R-3 (Limited Multiple Residence) and C-1 (Limited Commercial) to establish a medium high density residential and shopping center development. The resolution of intent had expired.

B) Pre-Application Meeting

08/21/03 Items discussed included the following:

- Parking for the proposed uses and to use the most restrictive standards to ensure that all future uses will be compliant; deficiency in the number of parking spaces if a residence is placed in the retail building on pad A
- Provide copy of agreement sharing ingress and egress onto corner parcel
- Concern of the location of the west entrance to Lake Mead Boulevard and a drive-through exit; modification of the plan for the driveway, parking, and landscaping; revision of the plan depicting one entrance onto Lake Mead Boulevard; meeting distance separation between entrance from the entrance to property across the street
- Show stacking for six vehicles at the drive thru for pad B; show how stacking will occur at pad A
- With the request to waive the parking lot fingers, a landscape plan that shows the trees being offset outside the parking area; show planters in front of the building; tree spacing
- Necessary submittal documents
- Rezoning of the property and General Plan amendment

C) Neighborhood Meetings

09/22/03 One neighbor from the multi-family development to the north of the subject property was in attendance. She had no opposition to the GPA but requested the following:

- A wall between the subject property and the multi-family development to the maximum height allowed
- To disallow a fast food restaurant that generated odors and undesirable late night traffic

DETAILS OF APPLICATION REQUEST

A) Site Area
Site Area: 2.27 Acres

B) Existing Land Use

Subject Property	Vacant
North	Apartment complex
South	Across Lake Mead Boulevard: undeveloped and owned by the Las Vegas Valley Water District
East	Service commercial (Rebel gas station)
West	Vacant

C) Planned Land Use

Subject Property	M (Medium Density Residential) and SC (Service Commercial)
North	M (Medium Density Residential)
South	Across Lake Mead Boulevard - ML (Medium-Low Density Residential and PF (Public Facility)
East	SC (Service Commercial)
West	SC (Service Commercial)

D) Existing Zoning

Subject Property	U (Undeveloped)
North	U (Undeveloped) under a resolution of intent to R-3 (Medium Density Residential)
South	Across Lake Mead Boulevard: U (Undeveloped) and R-CL (Single Family Compact Lot)
East	U (Undeveloped) under a resolution of intent to C-1 (Limited Commercial)
West	U (Undeveloped) under a resolution of intent to C-1 (Limited Commercial for a Family Dollar Store)

E) General Plan Compliance

The subject portion of the site is currently designated an M (Medium Density Residential) land use classification within the Southwest Sector Plan of the General Plan. The applicant has requested a General Plan Amendment (GPA-3058) to change the designation from M (Medium Density Residential) to SC (Service Commercial).

The proposed C-1 (Limited Commercial) zone is not consistent with the current general plan designation. However, if the accompanying General Plan Amendment request were approved, then the C-1 (Limited Commercial) zone would be in compliance with the General Plan.

DDS

PROJECT DESCRIPTION

This project consists of two buildings on 2.27 acres of property. On pad A is a proposed 19,100 square foot building and on pad B a 3,600 square foot building. The building on pad A is to be subdivided into individual retail and service commercial establishments. The second building, located at the west edge of the site is proposed for a drive-in restaurant.

One entrance is proposed to Lake Mead Boulevard and another access to the abutting Rebel gas station to the east. The applicant has requested that the landscaped "fingers" in the parking row along Lake Mead Boulevard be waived. The required trees that would be located in the fingers would be placed in the landscape strip between the parking area and Las Vegas Boulevard.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	123,604 sq ft	Y
Min. Lot Width	100 Feet	440 feet	Y
Min. Setbacks			
• Front	20 Feet	85 feet	Y
• Side	10 Feet	35/27 feet	Y
• Corner	15 Feet	N/A	Y
• Rear	20 Feet	65	Y
Max. Lot Coverage	50 %	23%	Y
Max. Building Height	2 Stories / 35 Feet	34 feet	Y
Trash Enclosure		Y	Y
Loading Zone		Y	Y
Mech. Equipment		N/A	N/A
Other …			

The proposal meets the minimum standard.

A2) Residential Adjacency Standards

Residential adjacency requirements do not apply to this application.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
General Retail	22,700 SF.	1/175sq ft GFA	129.7	5	112	5

The proposal does not meet the requirement for parking. A condition is included that will require approval a Variance application by the City Council before building permits can be issued.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Trees/6 Spaces	14 Trees	7
Buffer: • Min. Trees	1 Tree / 20 Linear Feet	22 Trees	22
• Min. Zone Width	15 Feet		15
• Wall height	8 Feet		8

The proposal does not meet the minimum requirement. A request for a waiver from the parking lot landscaping standards is part of this application.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Provide statement whether the proposal meets, exceeds, or needs variance from the requirement.

B) General Analysis and Discussion

- Zoning

The site is currently designated as SC (Service Commercial) and M (Medium Density Residential) within the Southwest Sector Plan of the General Plan. The applicant has requested a General Plan Amendment to change the M (Medium Density Residential) designation to SC (Service Commercial). The applicant also has requested a zoning amendment on this site to C-1 (Limited Commercial). The proposed project is not consistent with the current general plan or oning designations. If the general plan and rezoning requests were approved, then the proposed project would be permitted.

- Site Plan

The submitted site plan depicts an appropriate layout and circulation pattern. The access drive location may need to be located as to provide proper separation from a drive across Lake Mead Boulevard. The buildings will be screed from view of the multi-family development to the north by dense vegetation. Elimination of the fingers within the row of parking along Lake Mead Boulevard is addressed below.

- Waivers: Landscape Plan

The applicant requests the requirement for the landscape "fingers" in the parking row abutting Lake Mead Boulevard be waived. The applicant indicates that the trees that normally are required within these fingers will be provided in the area between the parking row and Lake Mead Boulevard. The landscaped fingers are being provided in the parking row in front of the building. The staff has no objection to the fingers being waived, provided the displaced trees are planted in the landscaped strip between the parking area and the street.

- Elevation

The submitted elevations for the development are appropriate for the site and do not exceed the height limitation permitted.

- Floor Plan

Floor plans have not been submitted. The site plan illustrates pad A having 19,000 square feet and being subdivided into potentially 13 spaces for retail and service commercial establishments. Pad A is proposed to have 3600 square feet.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The same C-1 (Limited Commercial) zones abut the subject property to each side. A Rebel gas station is located to the east, and approval for a Family Dollar Store has been granted under a resolution of intent to the west. An R-3 (Medium Density Residential) district with multi-family development is located to the rear and is currently located to the rear of other C-1 (Limited Commercial) zones adjacent to the subject tract. Multi-family

development is permitted in zones that are only a step higher in classification from the C-1 (Limited Commercial) district, because they entail many of the same characteristics of a commercial zone, i.e. intensity of land use, including vehicular traffic, building bulk, etc. The Las Vegas Valley Water District owns property located across Lake Mead Boulevard for a storm water detention basin - an innocuous use. The staff considers the project to be compatible with these existing adjoining uses.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed project is not consistent with the existing general plan and zoning designations. The development also does not comply with the parking lot design standards. However, the project will be consistent with all the conditions and requirements upon adoption of the requested applications and waivers recommended by the staff.

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

   The subject site has direct access to Lake Mead Boulevard, a Primary Arterial (100-foot) Road on the Master Plan of Streets and Highways. The access designed for this project will be adequate to meet the requirements of the proposed zoning district. The onsite circulation will not have a negative impact on the adjacent roadways.

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

   The proposed project will incorporate appropriate building materials and landscaping materials 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 project will introduce low profile one to two story buildings and be an attractive and pedestrian friendly architectural theme that is harmonious and compatible with development in the area

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

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

NOTICES MAILED 359 [Mailed with GPA-3058 & ZON-3060]

APPROVALS 1

PROTESTS 0

DDS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3062 APN: 138-23-201-008

Name of Property Owner: Farley Anderson, LP

Name of Applicant: Bullseye Commercial Real Estate, Nevada LLC

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 ____XX____ 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: Farley Anderson General Partner

Print Name: Farley Anderson, G.

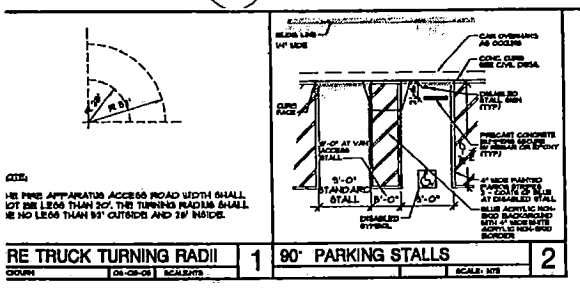
Subscribed and sworn before me

This 8th day of August, 2007

_____

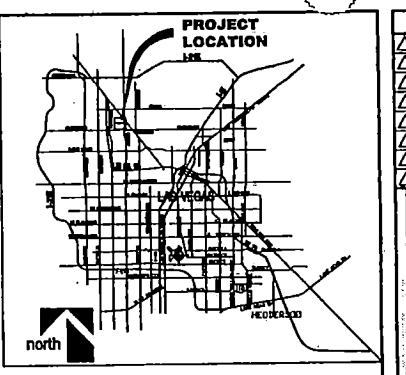
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RON BLOECKER
Appt. No. 94-5769-1
My Appt. Expires Aug. 28, 2006

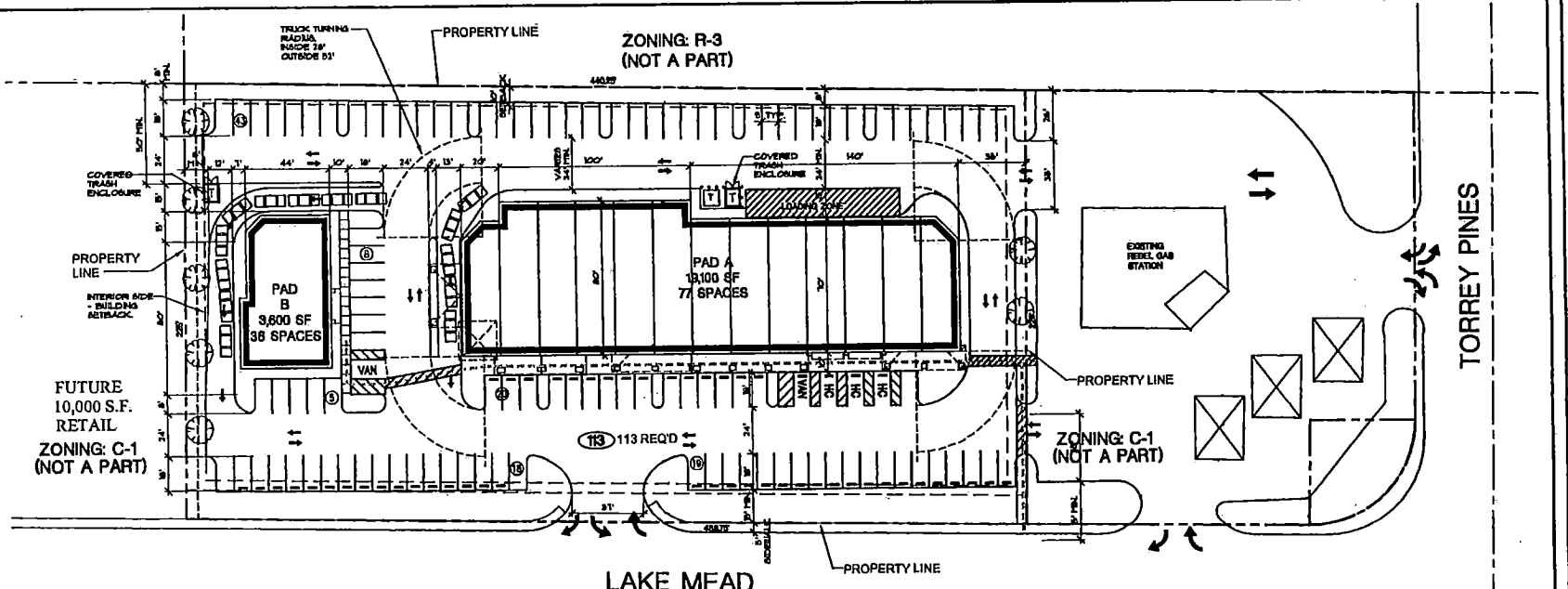


Property Information

± 123,604 sf Gross	Land Area
± 98,881 sf Net	
± 2.27 (± 2.84 Gross)	Acres
22,700 sf	Total Building Area
	Pad A: 19,100 sf
	Pad B: 3,600 sf
23%	Floor Area Ratio (F.A.R.)
23%	Lot Coverage
112 Stalls	Total Parking Provided
113 Stalls	Total Parking Required
5 Stalls/1,000 bldg. sf	Parking Ratio



VICINITY MAP - N.T.S.



MASTER SITE PLAN

STAFF
SDR-3062
10-23-03 PC

REVISIONS

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel (702) 892-8500

Bullseye

PROJECT:
LAKE MEAD PROMENADE
SITE DESIGN
NWC / TORREY PINES & LAKE MEAD
LAS VEGAS, NEVADA

BID DATE:
-
JOB NUMBER:
03-272.11
PLOT DATE:
09-08-03
DRAWN BY:
TEAM
SHEET TITLE:
MASTER SITE PLAN
SHEET NO:
SA.1

SEPTEMBER 08, 03
SCALE: 1" = 30'-0"
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TREE / SHRUB AND GROUND COVER SCHEDULE

SYMBOL	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	24" BOX	20' O/C ALONG PRIMARY THOROUGHFARE	FRUITLESS OLIVE	OLEA EUROPEAEA 'SWAN HILL'
	24" BOX	20' O/C ALONG PROP. LINE ADJACENT TO RESIDENTIAL	ITALIAN STONE PINE	PINUS PINEA
	24" BOX	30' O/C ALONG PROP. LINE ADJACENT TO COMMERCIAL	ITALIAN STONE PINE	PINUS PINEA
	24" BOX	ENTRY ACCENTS	MEDITERRANEAN FAN PALM	CHAMAEROPS HUMILIA
	1-GAL.	1 PER 3 LINEAR FEET (GROUP WHERE APPROPRIATE)	DESERT CARPET ACACIA	ACACIA REDOLENS
	24" BOX	ADDITIONAL TREES ADDED IN LIEU OF ISLANDS (5 MIN)	ITALIAN STONE PINE	PINUS PINEA

Note:

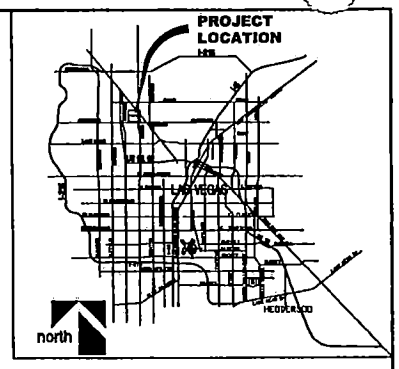
All landscaping to comply w/ CLV Zoning Code Chapter 19, Section 19.12, and ref. sections.

SITE LANDSCAPE INFORMATION:

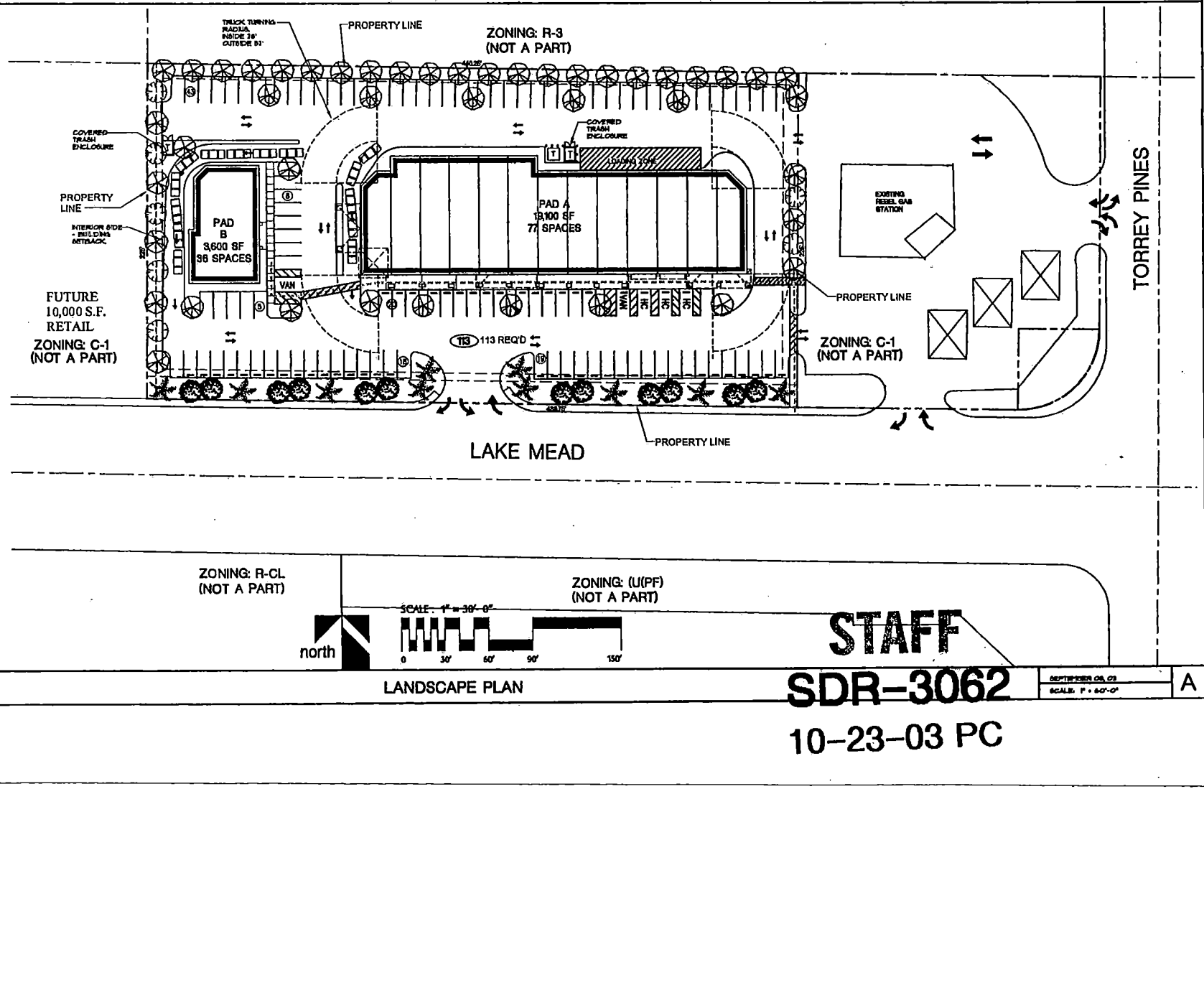
SITE :	123,604 SF
TOTAL LANDSCAPE AREA :	22,832 SF
PERCENT OF SITE LANDSCAPED :	18.3%

Property Information

± 123,604 sf Gross	Land Area
± 98,881 sf Net	
± 2.27 (± 2.84 Gross)	Acres
22,700 sf	Total Building Area
Pad A:	19,100 sf
Pad B:	3,600 sf
23%	Floor Area Ratio (F.A.R.)
23%	Lot Coverage
113 Stalls	Total Parking Provided
113 Stalls	Total Parking Required
5 Stalls/1,000 bldg. sf	Parking Ratio



VICINITY MAP - N.T.S.



LANDSCAPE PLAN

STAFF
SDR-3062
10-23-03 PC

REVISIONS

Perkowitz+Ruth Architects
Architecture/Planning/Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel (702) 892-8500

PROJECT: LAKE MEAD PROMENADE SITE DESIGN
NWC / TORREY PINES & LAKE MEAD
LAS VEGAS, NEVADA

BID DATE:
JOB NUMBER: 03-27211
PLOT DATE: 09-08-03
DRAWN BY: TEAM
SHEET TITLE: LANDSCAPE PLAN
SHEET NO: LS.1

SEPTEMBER 08, 03
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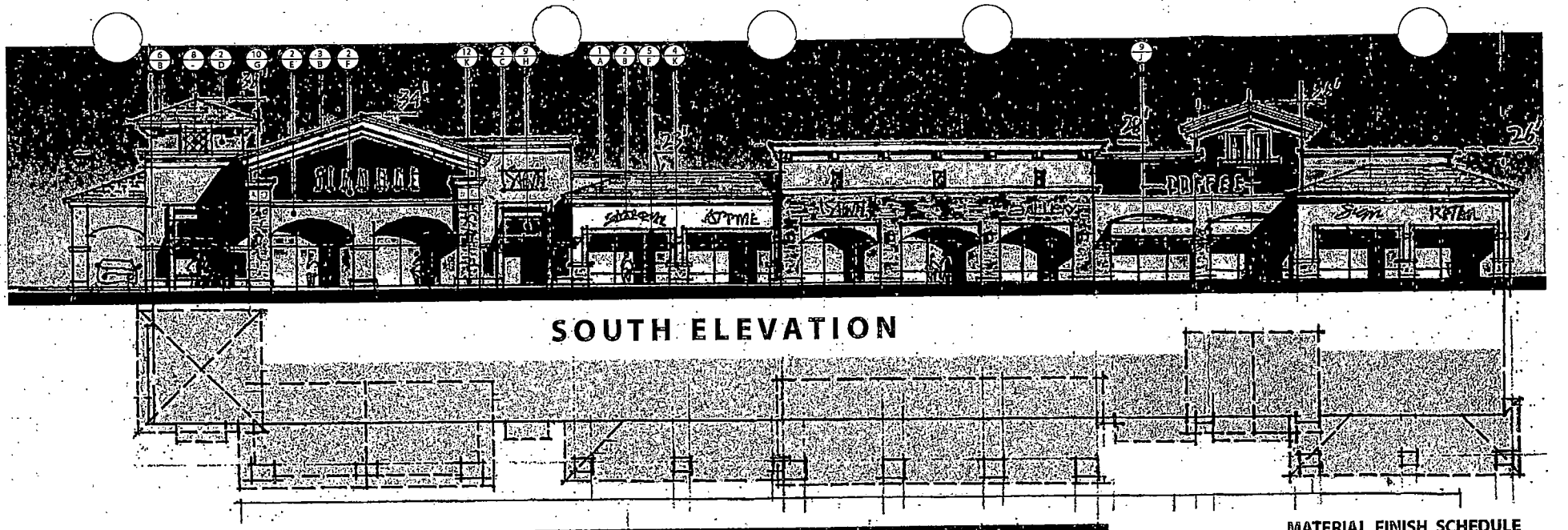
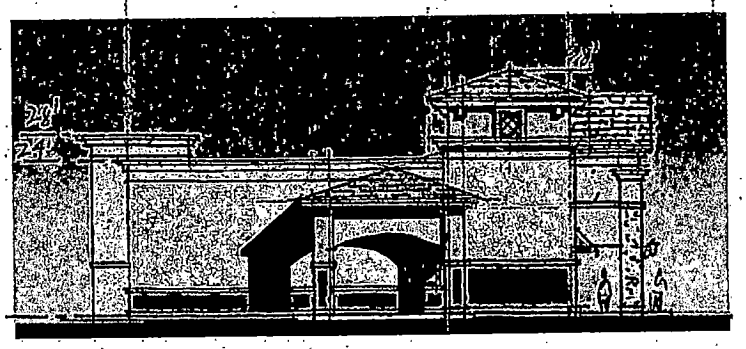


SOUTH ELEVATION



WEST ELEVATION

LAKE MEAD PROMENADE

EXTERIOR ELEVATIONS

SCALE 1/16"=1'-0"

19,100 SF PAD "A".
NWC LAKE MEAD BLVD. &TORREY PINES.
LAS VEGAS, NEVADA

GPA-3058
ZON-3060
SDR-3062
CASE:

OCT 23 2003

PC ADMIN.

MATERIAL FINISH SCHEDULE

MATERIALS

1	Clay Roof Tile
2	Smooth Stucco Plaster Finish
3	Foam Cornice with "Smooth Coat" Stucco Plaster Fin.
4	Precast Concrete Mouldings
5	Wood trim Mouldings with Plaster Fin.
6	Foam Shape with Plaster finish
7	Accent Ceramic Tiles
8	Decorative Metal Grille on Recessed Windows
9	Fabric Awning
10	Stone Veneer
11	Vertical Trellis
12	Concrete Base

COLORS

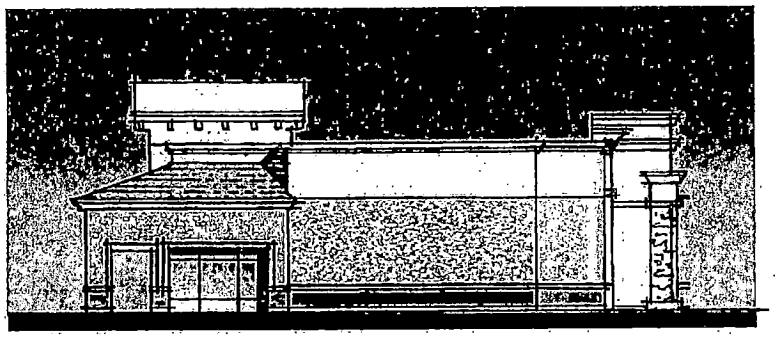
A	US Tile 2 piece Mission " El Camino Blend "
B	Benjamin Moore 2152-70 "Mayonnaise"
C	Benjamin Moore 2165-50 "Pearl Harbor"
D	Benjamin Moore 2161-40 "Acorn Yellow"
E	Benjamin Moore 2162-50 "Arizona Tan"
F	Benjamin Moore 2096-30 "Grandfather clock brown"
G	Cultured Stone "Honey Country Ledgestone"
H	Sunbrella "Burgundy - Style 4622"
J	Sunbrella "Oyster - Style 4642"
K	Color To match CDI "Wheat W W 34"
L	Del Tile "Oro TA-01 & Rosso TA-02"

Theodore M. Kruger
29100 Old Mill Creek Lane
Agoura, Ca 91301
voice (310) 456-7366 (702)380-4250
Email tmkbullseyecre@aol.com

03.272.11 RU

Perkowitz+Ruth ARCHITECTS
3980 Howard Hughes Parkway
Suite 450,Las Vegas, NV 89109
702.892.8500 fax 702.892.851

NORTH ELEVATION



EAST ELEVATION

LAKE MEAD PROMENADE

EXTERIOR ELEVATIONS

SCALE 1/16"=1'-0"

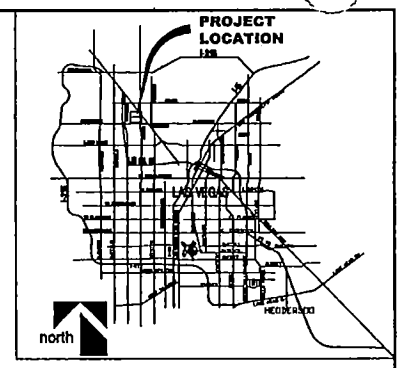
19,100 SF PAD "A".
NWC LAKE MEAD BLVD. &TORREY PINES.
LAS VEGAS, NEVADA

Theodore M. Kruger
29100 Old Mill Creek Lane
Agoura, Ca 91301
voice (310) 456-7366 (702)380-4250
Email tmkbullseyecre@aol.com

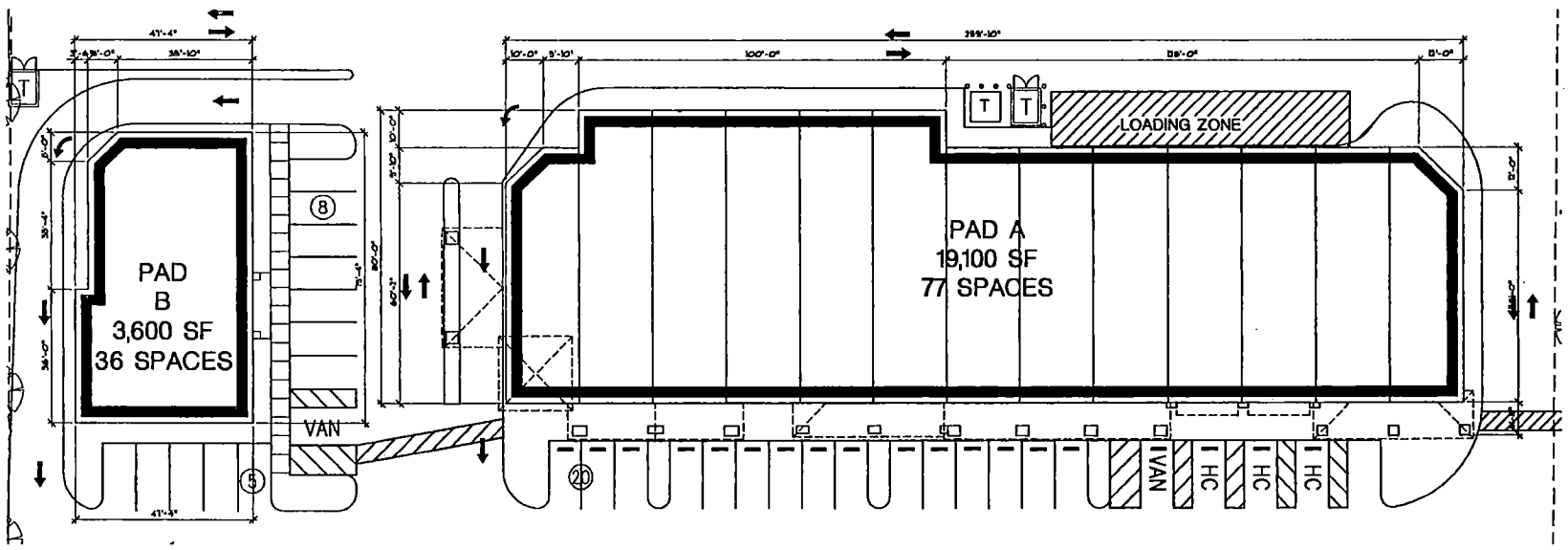
CASE:
OCT 23 2003
PC

03.272.11 RU

Perkowitz+Ruth ARCHITECTS
3980 Howard Hughes Parkway
Suite 450, Las Vegas, NV 89109
702.892.8500 fax 702.892.8514



VICINITY MAP - N.T.S.



north

SCALE : 1" = 16'- 0"

0 16' 32' 48' 80'

FLOOR PLAN 1/16"-1'-0"

STAFF

SDR-3062

10-23-03 PC

REVISIONS

Perkowitz+Ruth Architects
Architecture / Planning / Store Design
3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 Tel (702) 892-8500

PROJECT:
LAKE MEAD PROMENADE
SITE DESIGN
NWC / TORREY PINES & LAKE MEAD
LAS VEGAS, NEVADA

BID DATE:
JOB NUMBER: 03-27211
PLOT DATE: 09-8-03
DRAWN BY: TEAM
SHEET TITLE: FLOOR PLAN
SHEET NO.: A.1

SEPTEMBER 8, 03
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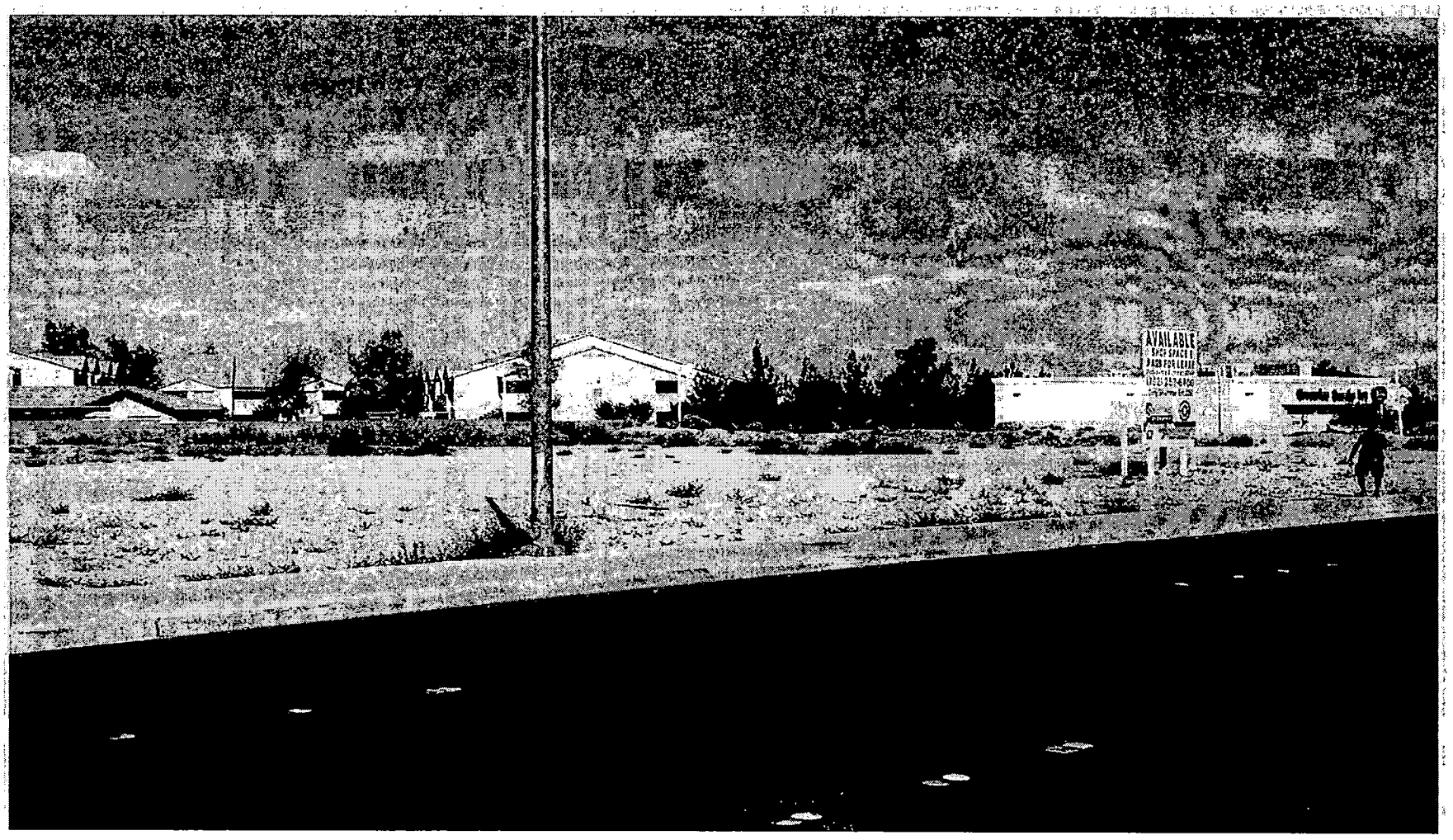


SDR-3062 - FARLEY ANDERSON, LIMITED PARTNERSHIP ON BEHALF OF BULLSEYE COMMERCIAL REAL ESTATE NEVADA, LIMITED LIABILITY COMPANY
TORREY PINES DRIVE AND LAKE MEAD BOULEVARD
OCTOBER 23, 2003 PLANNING COMMISSION

9/30/03

Carman Burney

Subject: FW: To Planning Commission--Item on 10/23/03 Agenda

-----Original Message-----
From: Carole Combs
Sent: Monday, October 13, 2003 8:08 AM
Subject: FW: To Planning Commission--Item on 10/23/03 Agenda

-----Original Message-----
From: Mary Kleven
Sent: Monday, October 13, 2003 8:07 AM
Subject: FW: To Planning Commission--Item on 10/23/03 Agenda

-----Original Message-----
From: Nick Tortarolo [mailto:tvworry@msn.com]
Sent: Monday, October 13, 2003 1:10 AM
To: mkleven@ci.las-vegas.nv.us
Cc: dclapsaddle@ci.las-vegas.nv.us; lskaar@ci.las-vegas.nv.us
Subject: To Planning Commission--Item on 10/23/03 Agenda

R.E. #SDR-3062
#ZON-3060
#GPA-3058

On behalf of the Bavington Court Homeowners Association, we basically approve the proposal for this piece of property to the south/southeast of us. However, we ask that if at all possible, no 24-hour business, or any business that would increase the probability of crime, such as a fast-food establishment, be located in this development(something such as a storefront sandwich shop or ice cream store might be acceptable). This neighborhood already has many problems with crime, because of the high amount of rentals and transient residents. Thank you very much for your time and consideration, it is appreciated.

Nick G. Tortarolo
2132 Petersham Ct., #D
Las Vegas, NV 89108-3453
(702)646-1015
tvworry@msn.com

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
GPA-3066 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: EC-TC (EMPLOYMENT CENTER MIXED-USE-TOWN CENTER) TO: ML-TC (MEDIUM-LOW RESIDENTIAL-TOWN CENTER) on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), Ward 6 (Mack).

C.C.: 11/19/03

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she would abstain on these items when they come back before the Planning Commission because her firm has a contract with D.R. Horton. However she felt comfortable voting on the abeyance.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff has requested these items be held in abeyance to the 11/6/2003 Planning Commission meeting due to an irregularity in the notification process. The abeyance will ensure that the proper notification takes place.

GEORGE SPENCER, 50 South Jones Boulevard, appeared on behalf of the applicant and concurred with the abeyance.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 44 – GPA-3066

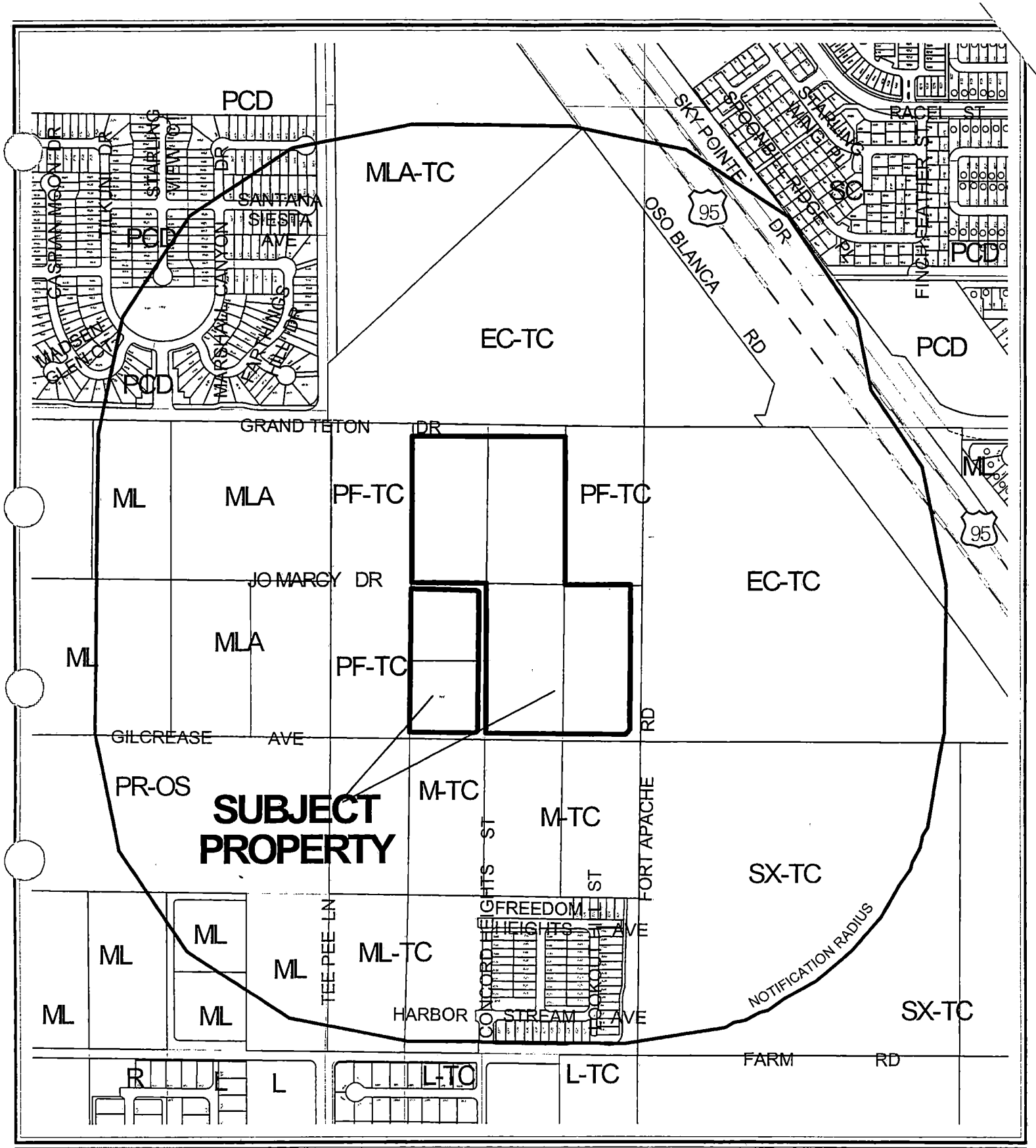
MINUTES – Continued:
No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 44 [GPA-3066], Item 45 [ZON-3071], Item 46 [SUP-3073], and Item 47 [SDR-3079] was held under Item 44 [GPA-3066].

(6:15 – 6:17)



CASE: **GPA-3066**

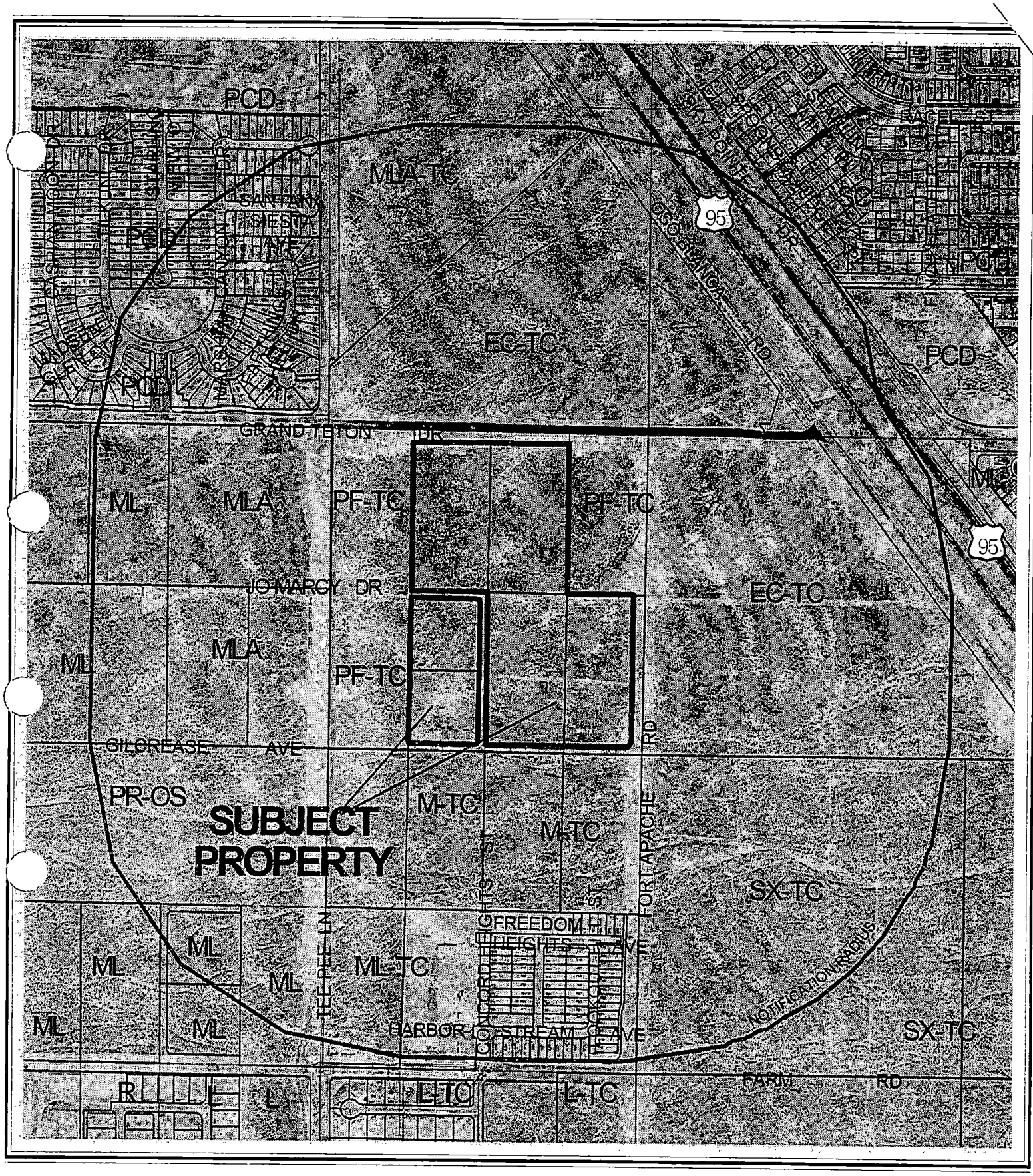
RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

EC-TC (EMPLOYMENT CENTER MIXED-USE - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER)



CASE: **GPA-3066**

RADIUS: 1320 FT

0 400 800 Feet

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

EC-TC (EMPLOYMENT CENTER MIXED-USE - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

ML-TC (MEDIUM-LOW RESIDENTIAL - TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3066 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

SR

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the northwest corner of Gilcrease Avenue and Fort Apache Road from EC-TC (Employment Center Mixed Use – Town Center) to ML-TC (Medium-Low Residential – Town Center). Also requested at this time are a rezoning to TC (Town Center) [ZON-3071]; a Special Use Permit for gated streets [SUP-3073]; and a Site Development Plan Review [SDR-3079].

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Plan designated these parcels as R (Rural) and L (Low Density Residential).

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as EC-TC (Employment Center Mixed Use – Town Center).

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.

11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.

SR

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for EC-TC (Employment Center – Town Center) land uses.

DETAILS OF APPLICATION REQUEST

Site Area: 25.68 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

PLANNED LAND USE

Subject Property	EC-TC (Employment Center Mixed Use – Town Center)
North	EC-TC (Employment Center Mixed Use – Town Center)
South	M-TC (Medium Density Residential – Town Center)
East	EC-TC (Employment Center Mixed Use – Town Center)
West	PF-TC (Public Facility – Town Center)

EXISTING ZONING

Subject Property	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
North	TC (Town Center)
South	U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)
East	TC (Town Center)
West	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

SR

DEFINITIONS

TC (Town Center) The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is located within the Town Center area. The effect of this Special Plan Area on this application and the area affected by this application is that it strongly discourages amendments that would reduce the amount of commercially designated land in Town Center. The Centennial Hills Sector Plan is based on the premise of concentrating commercial uses in Town Center so that residential areas will be preserved. Converting commercially planned land to residential will lead to the need for commercial uses at other locations thus degrading the Town Center concept.

ANALYSIS

The EC-TC (Employment Center Mixed Use – Town Center) designation is intended to provide for the "broadest spectrum of uses within the Centennial Hills Town Center." It is the only opportunity for light manufacturing uses in the northwest part of the city. There are currently 103 acres of land with this designation. As proposed, this request will reduce that by 25%. A previous request (GPA-0039-02) has already converted 26 acres from the amount originally allotted to allow them to be developed residentially.

Maintaining an adequate amount of land for commercial uses in Town Center is crucial to the goals of the Centennial Hills Sector Plan. As continued development in the northwest generates an increased demand for services, the city would be forced to locate them elsewhere if land in Town Center is no longer available. Because optional locations for more intensive uses are often difficult to find, they could be either at inconvenient distances or inappropriately close to neighborhoods. The result would be a loss of the intended buffering and preservation of residential developments and the need for increased travel to obtain desired services.

One of the goals of the 2020 Master Plan is to achieve development densities sufficient to support mass transit. Using the subject site for single-family homes rather than commercial uses will greatly detract from Town Center's ability to achieve that density. It will also make it difficult to require Employment Center type development in the future. Further, it is inequitable to those who have already invested in commercial development the area in anticipation of future similar development.

For these reasons, staff recommends denial of this request.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to "1": The proposed General Plan Amendment could result in development that is compatible with surrounding designations in terms of the direct impact of its adjacency. On a larger scale, however, development of the site at a significantly lower intensity than planned will have a negative impact on the immediate area. Town Center must maintain an adequate amount of land for each of the specified land use areas if it is to support the commercial needs of the northwest. It would be inappropriate and premature to assume that the subject parcels are not needed for that at this time.

In regard to "2": The Town Center area is proposed to come under the general zoning designation of Town Center as well. Therefore, the zoning designation supported by this General Plan Amendment request is appropriate.

In regard to "3": Access to these parcels will be provided by Grand Teton Drive to the north, Fort Apache Road to the east, and Gilcrease Avenue to the south. Construction of these rights-of-way will be required upon development. The Northwest Area Command Substation, of the Las Vegas Metropolitan Police Department, is approximately seven miles away from the subject parcel at the intersection of Rancho Drive and Decatur Boulevard. Fire station #41, located at Elkhorn Road and Buffalo Drive is the closest city facility to the site.

In regard to "4": There are no other plans or policies that would be applicable.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on September 24, 2003, a neighborhood meeting sponsored by the applicant was held. There were two residents and two neighboring developers in attendance. There were concerns raised about eliminating the requirement for high intensity projects on this site when they have been required on others in the area. They wanted the land use designation to remain the same.

NOTICES MAILED: 46 [Mailed with ZON-3071, SUP-3073 & SDR-3079]

APPROVALS: 0

PROTESTS: 0

SR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3066 APN: 125-18-501-004, 005, 000, 011, 012, & 013

Name of Property Owner: Robert J. Wueste

Name of Applicant: D.R. Horton

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: Robert J. Wueste

Print Name: Robert J. Wueste

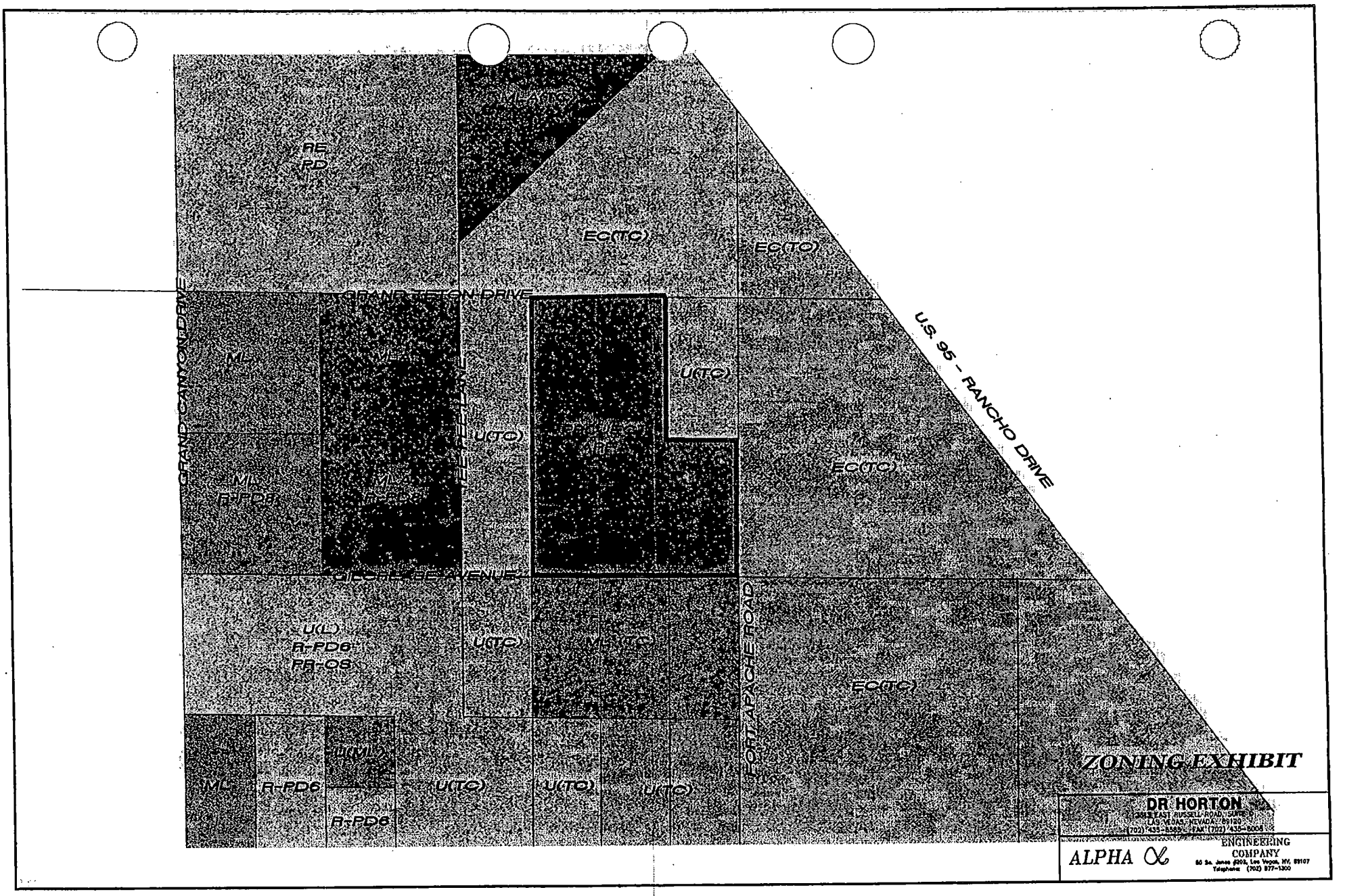
Subscribed and sworn before me

This 1st day of August, 2003

Adriana Wells

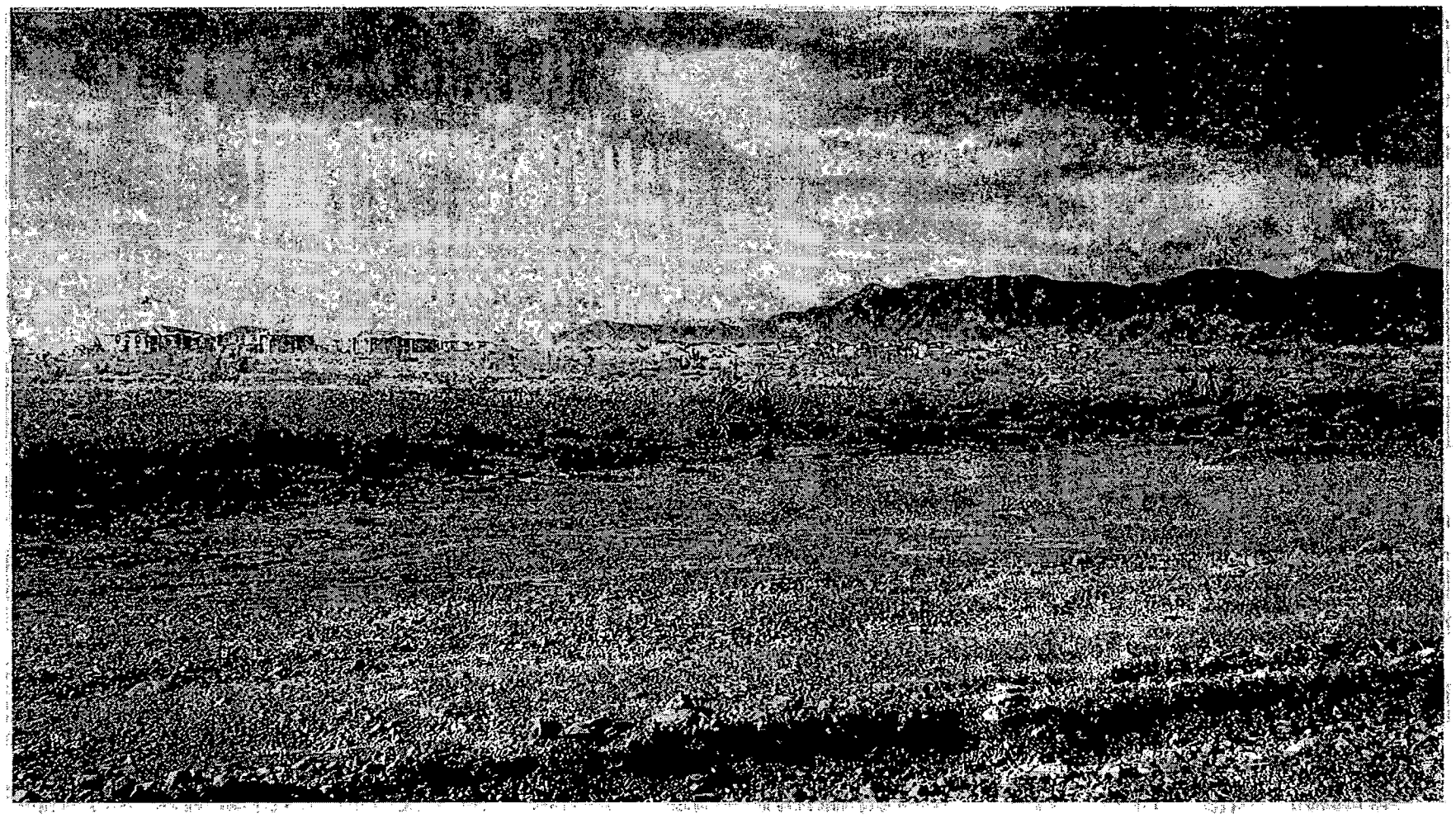
Notary Public in and for said County and State

Adriana Wells
Notary Public State of New York
No. 01WE6089404
Qualified in Queens County
Commission Expires March 24, 2007



GPA-3066

STAFF 10-23-03 PC



GPA-3066 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP
NORTHWEST CORNER OF GILCREASE AVENUE AND FORT APACHE ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
ZON-3071 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP - Request for a Rezoning FROM: U (UNDEVELOPED) [EC-TC (EMPLOYMENT CENTER MIXED-USE-TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), Ward 6 (Mack).

C.C.: 11/19/03

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she would abstain on these items when they come back before the Planning Commission because her firm has a contract with D.R. Horton. However she felt comfortable voting on the abeyance.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

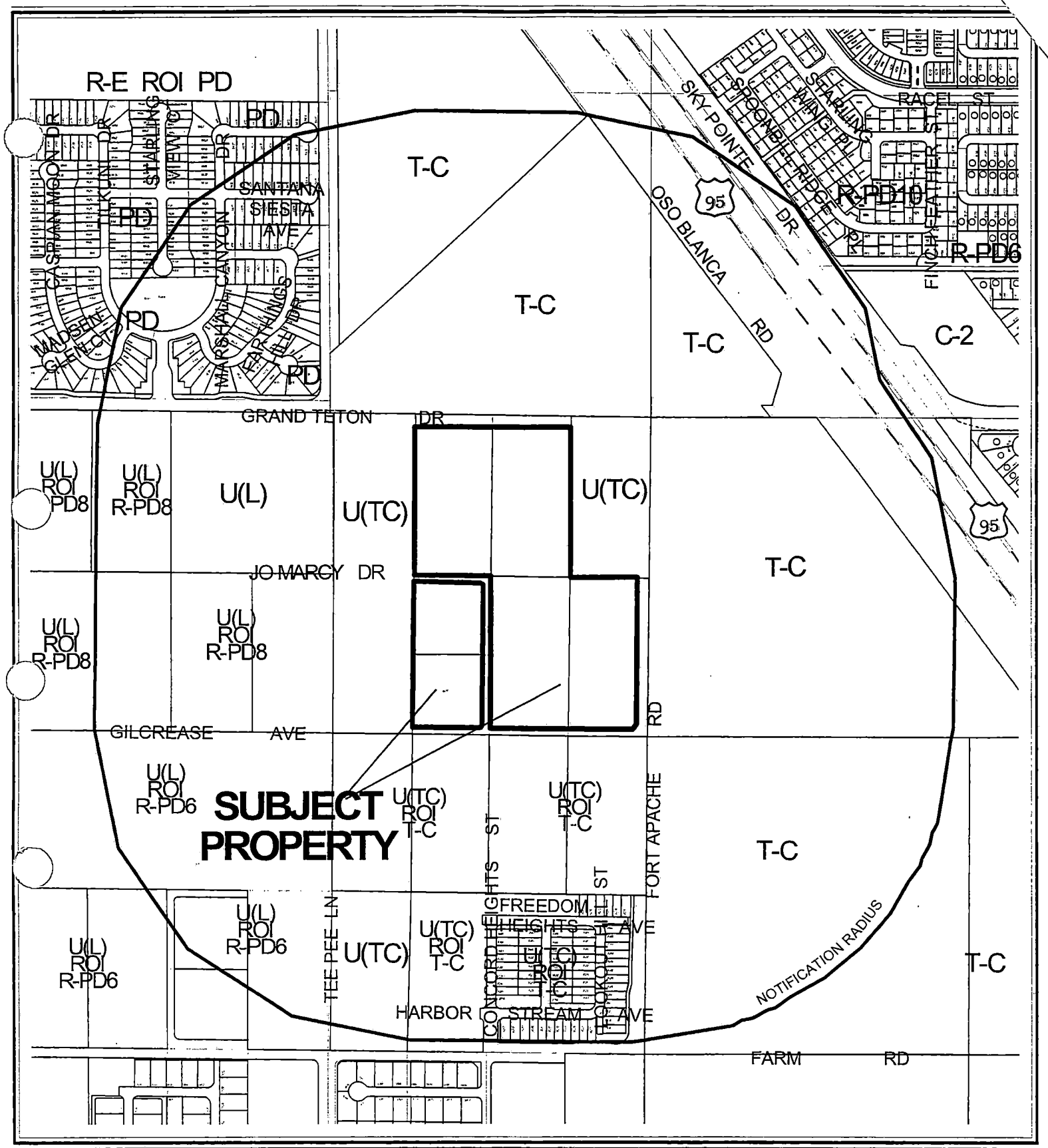
There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 45 – ZON-3071

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 44 [GPA-3066], Item 45 [ZON-3071], Item 46 [SUP-3073], and Item 47 [SDR-3079] was held under Item 44 [GPA-3066].

(6:15 – 6:17)



CASE: **ZON-3071**

0 400 800 Feet

RADIUS: 1320 FT

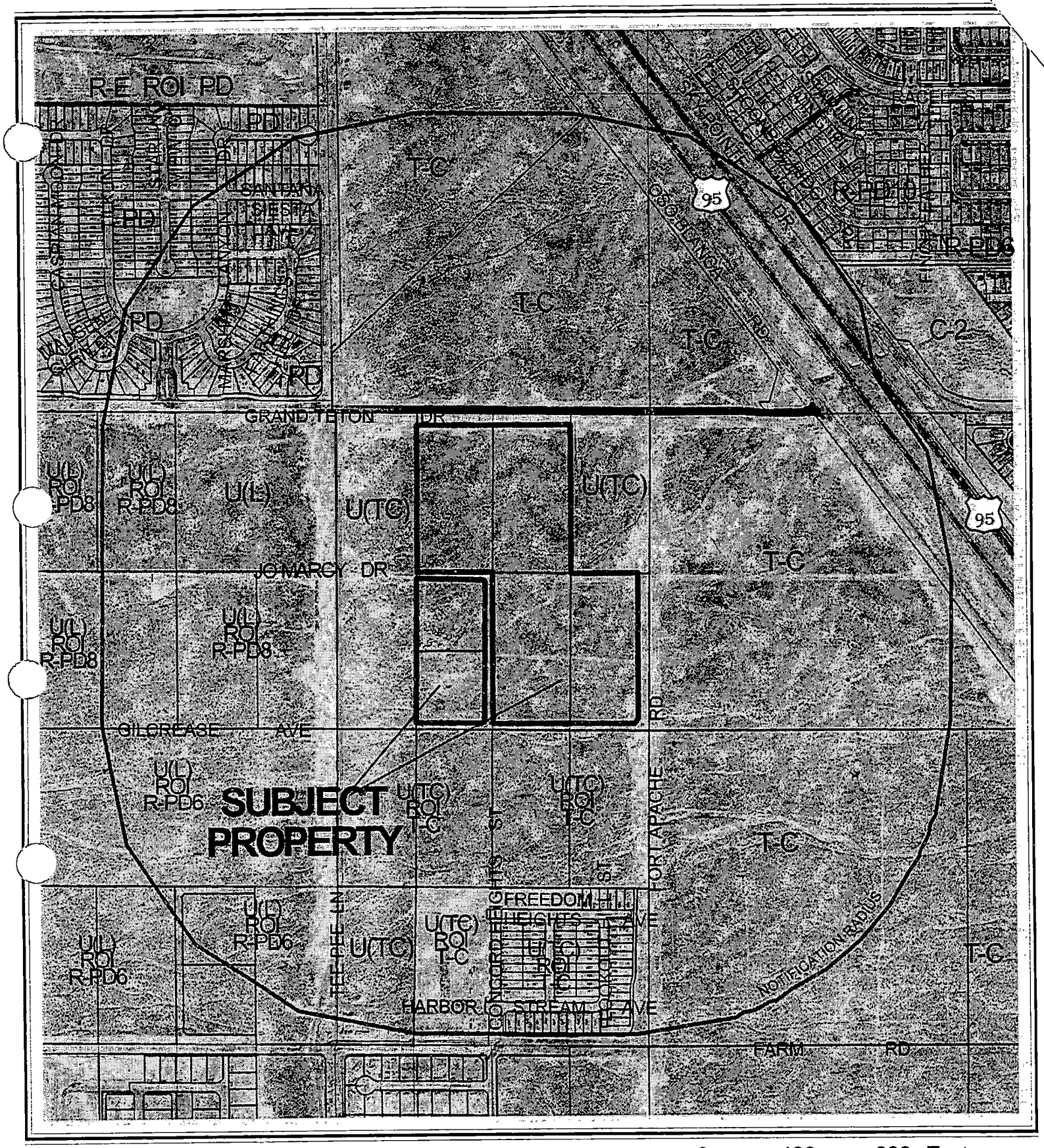
ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [EC-TC (EMPLOYMENT CENTER MIXED-USE - TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)

N



CASE: **ZON-3071**

0 400 800 Feet

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [EC-TC (EMPLOYMENT CENTER MIXED-USE - TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3071 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP

** CONDITIONS **

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

Planning and Development

1. A Site Development Plan Review application shall be approved by the Planning Commission and City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Submit a Petition of Vacation for Chieftain Street and Jo Marcy Drive for all rights-of-way in conflict with the proposed site plan. The Orders of Vacation must be recorded prior to recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Gilcrease Avenue and an additional 29 feet for a total 54 foot radius on the northwest corner of Fort Apache Road and Gilcrease Avenue adjacent to this site. Additional dedications in accordance with Standard Drawing #201.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis or alternative.

4. Construct half-street improvements, including appropriate overpaving if legally able, on Gilcrease Avenue, Fort Apache Road and Grand Teton Drive adjacent to this site concurrent with development of this site. Also, extend a minimum of two lanes of paving in the Fort Apache Road alignment from the north edge of permanent improvements northward to Grand Teton Drive adjacent to APN 125-18-501-006 and extend two lanes of paving in the Grand Teton Drive alignment from the east edge of permanent improvements eastward to Fort Apache Road adjacent to APN 125-18-501-006, if legally able, concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north, east, south and west boundaries of this site as necessary, prior to construction of hard surfacing (asphalt or concrete).

SR

5. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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

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

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

SR

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

SR

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Rezoning from U (Undeveloped) zone [EC-TC (Employment Center Mixed Use – Town Center) General Plan Designation] to T-C (Town Center) on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road.

B) Applicant's Justification

The justification letter states that the proposed project will fill a need for housing in the area and that neighboring property owners will prefer this to high density mixed use development.

BACKGROUND INFORMATION

A) Previous Actions

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as EC-TC (Employment Center Mixed Use – Town Center).

01/17/01 The City Council approved the annexation of these parcels as part of a larger request (A-0003-99).

B) Pre-Application Meeting

08/27/03 Because all of the parcels in this area are intended to be zoned T-C (Town Center), discussion at the pre-application meeting was mainly in regard to issues involved with the Site Development Plan Review and the Special Use Permit request.

C) Neighborhood Meetings

A neighborhood meeting is not required with this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 25.68

B) EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) PLANNED LAND USE

Subject Property	EC-TC (Employment Center Mixed Use– Town Center)
North	EC-TC (Employment Center Mixed Use – Town Center)
South	M-TC (Medium Density Residential – Town Center)
East	EC-TC (Employment Center Mixed Use – Town Center
West	PF-TC (Public Facility – Town Center)

D) EXISTING ZONING

Subject Property	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
North	TC (Town Center)
South	U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)
East	TC (Town Center)
West	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]

E) General Plan Compliance

The Centennial Hills Sector Plan designates the site as EC-TC (Employment Center Mixed Use – Town Center). This category is intended to accommodate "...non-polluting and non-nuisance services that...would not otherwise be found in a Central Business District. The Employment Center Mixed Use district permits the broadest spectrum of uses within the Town Center, however, residential opportunities are minimal." The requested zoning designation of T-C (Town Center) is consistent with General Plan designation, however the proposed development of a single-family subdivision is not.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails	**X**	
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The proposed development is with the Town Center area as defined by the Centennial Hills Sector Plan. The Town Center Development Standards manual provides policy direction for development within the Town Center area.

Trails

A multi-use transportation trail is required where the property fronts Grand Teton Drive to the north, Gilcrease Avenue to the south and Fort Apache road to the east.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

If the associated General Plan Amendment request is approved, the proposed T-C (Town Center) zoning will allow development of this property in accordance with the Town Center Development Standards manual. The Development Standards will be addressed as part of the related Site Development Plan Review (SDR-3079) application.

B) General Analysis and Discussion

The applicant is proposing to rezone this site to T-C (Town Center) with the intention of developing a 195 unit residential development. Although a development of this type is not consistent with the existing designation of EC-TC (Employment Center Mixed Use – Town Center), the rezoning to TC (Town Center) is appropriate regardless of the designation of the property. The applicant has submitted a related request to amend the property to ML-TC (Medium Density Residential – Town Center), which would support this development.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

   This site is within the Town Center are of the Centennial Hills Sector Plan. Therefore the T-C (Town Center) zoning is appropriate.

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

   The T-C (Town Center) zoning will allow the property to be developed in accordance with the provisions of the Town Center Development Standards Manual, and therefore compatible with adjacent development. The specific uses that are proposed, however, will require approval of the related General Plan Amendment that is also on this agenda.

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

   The Town Center area is intended to provide the majority of the services needed for the northwest part of the city. The T-C (Town Center) zoning district is the intended designation for all parcels within the Town Center area.

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

   The site will be accessed from a planned roadway system including Grand Teton Drive, Fort Apache Road, and Gilcrease Avenue. The rights-of-way will be adequate for the proposed development, if approved.

NOTICES MAILED 46 [Mailed with GPA-3066, SUP-3073 & SDR-3079]

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3071 APN: 125-18-501-004, 005, 010, 011, 012, & 013

Name of Property Owner: Robert J. Wueste

Name of Applicant: D.R. Horton

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: Robert J. Wueste

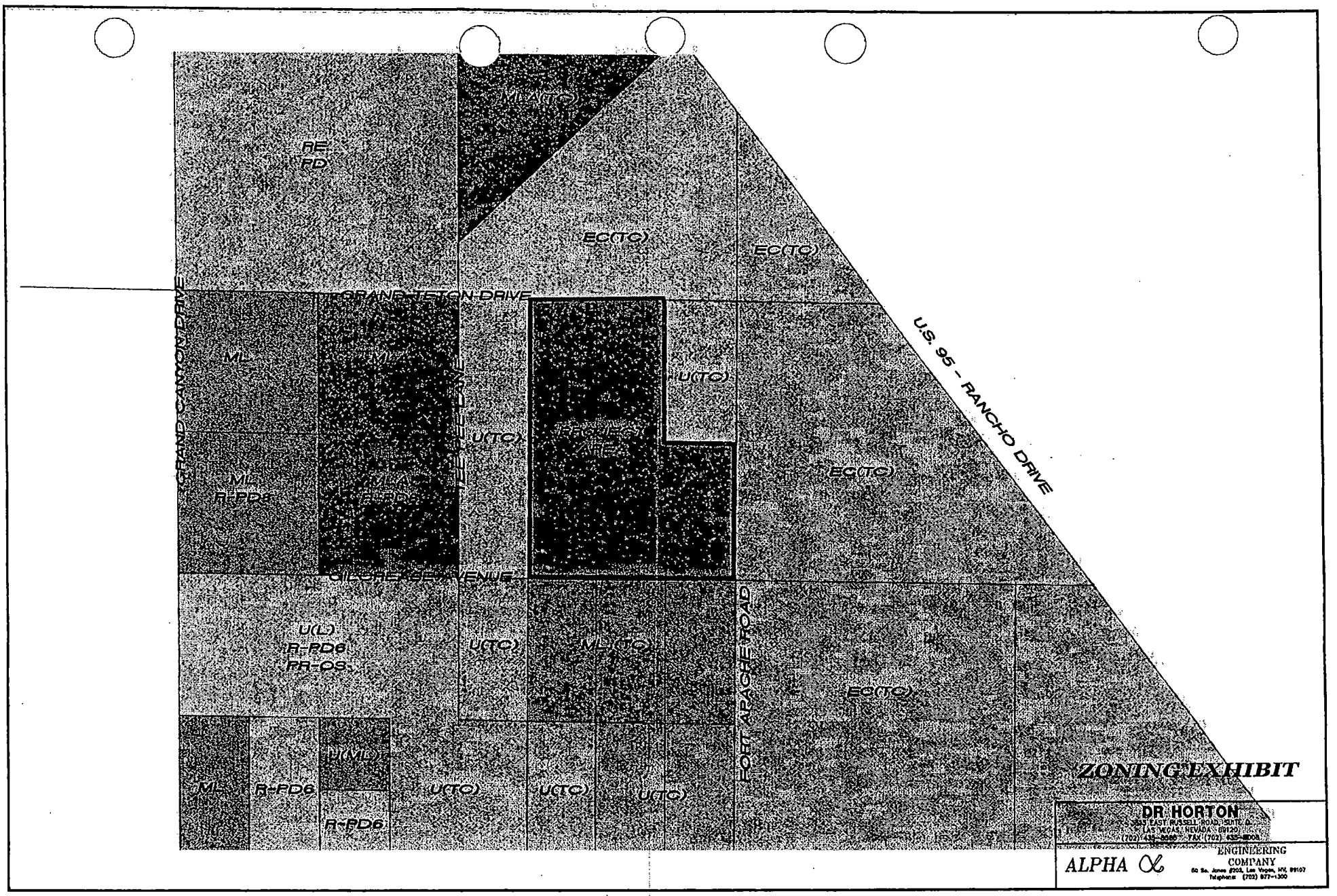
Print Name: ROBERT J. WUESTE

Subscribed and sworn before me

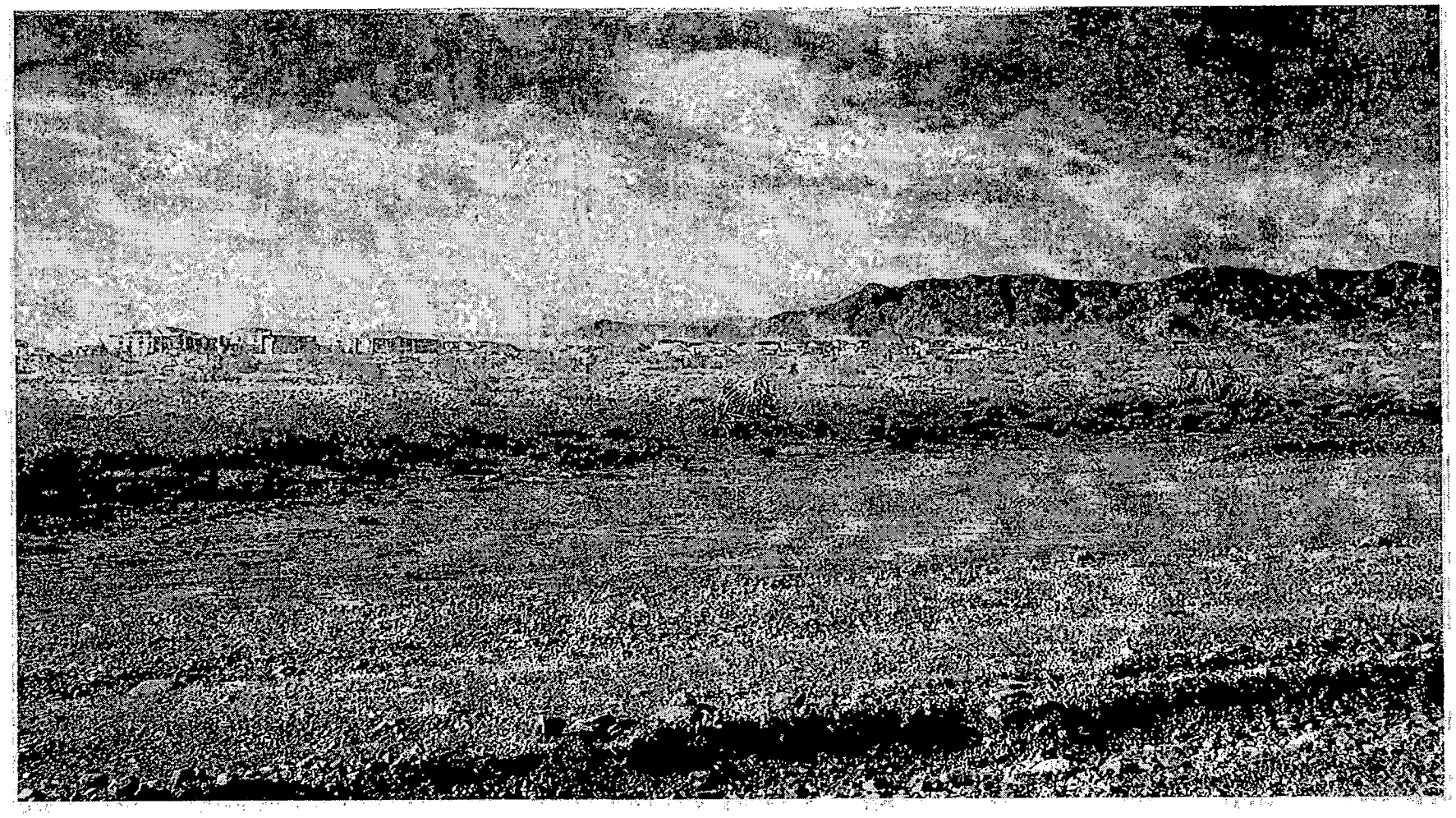
This 1st day of AUGUST, 20 02

Adriana Wells
Notary Public State of New York
No. 01WE6089404
Qualified in Queens County
Commission Expires March 24, 2007

Adriana Wells
Notary Public in and for said County and State



ZON-3071
STAFF 10-23-03 PC



ZON-3071 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP
NORTHWEST CORNER OF GILCREASE AVENUE AND FORT APACHE ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

SUP-3073 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), U (Undeveloped) Zone [EC-TC (Employment Center Mixed-Use - Town Center) General Plan Designation] [Proposed: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).

IF APPROVED: C.C.: 11/19/03
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she would abstain on these items when they come back before the Planning Commission because her firm has a contract with D.R. Horton. However she felt comfortable voting on the abeyance.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

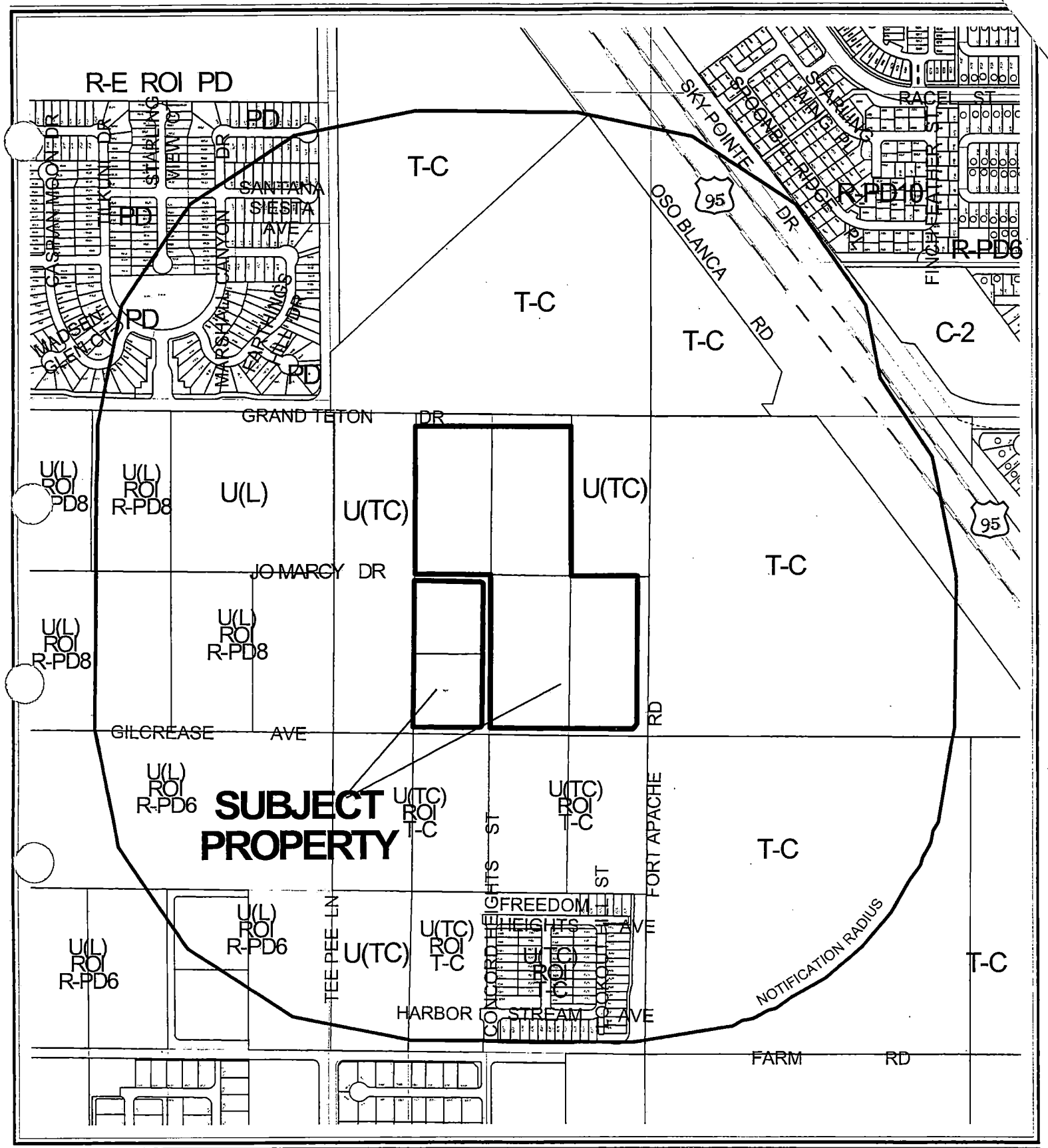
There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 46 – SUP-3073

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 44 [GPA-3066], Item 45 [ZON-3071], Item 46 [SUP-3073], and Item 47 [SDR-3079] was held under Item 44 [GPA-3066].

(6:15 – 6:17)



CASE: **SUP-3073**

0 400 800 Feet

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [EC-TC (EMPLOYMENT CENTER MIXED-USE - TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3073 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3071), and Site Development Plan Review (SDR-3079) and all other subsequent site-related actions.

2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

3. The private streets shall be subject to Title 19.04.050(B) for Private Streets and to Section E.G. of the Town Center Development Standards Manual.

4. All City Code requirements and design standards of all City departments must be satisfied.

5. Consideration must be given to previously approved grading plans and drainage studies, where such plans exist, to assure minimum impact to existing and future developments in the surrounding area.

Public Works

6. Private streets shall be identified as "Public Sewer and Public Drainage Easements to be privately maintained".

7. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3071 and Site Development Plan Review SDR-3079 and all other subsequent site-related actions.

8. A Homeowner's Association shall be established to maintain all private roadways and common areas created with this development.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit for a gated community with private streets within a proposed 195 lot single-family attached residential development adjacent to the northwest corner of Severance Lane and Fort Apache Road.

B) Applicant's Justification

The applicant feels that the gating of the subdivision will enhance the privacy and security as well as control access to the open space.

BACKGROUND INFORMATION

A) Previous Actions

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as EC-TC (Employment Center Mixed Use – Town Center).

01/17/01 The City Council approved the annexation of these parcels as part of a larger request (A-0003-99).

B) Pre-Application Meeting

08/27/03 The Department of Public Works stated that the proposed gated entrance must meet Drawing 22A standards, additional dedication may be required for turn lanes on Grand Teton Drive, and a flood study will be required.

C) Neighborhood Meetings

A neighborhood meeting is not required with this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 25.68

B) EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) PLANNED LAND USE

Subject Property	EC-TC (Employment Center Mixed Use– Town Center)
North	EC-TC (Employment Center Mixed Use – Town Center)
South	M-TC (Medium Density Residential – Town Center)
East	EC-TC (Employment Center Mixed Use – Town Center
West	PF-TC (Public Facility – Town Center)

D) EXISTING ZONING

Subject Property	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
North	TC (Town Center)
South	U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)
East	TC (Town Center)
West	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]

E) General Plan Compliance

The proposed development is with the Town Center area as defined by the Centennial Hills Sector Plan. The Town Center Development Standards manual provides policy direction for development within the Town Center area.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails	**X**	
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Trails

A multi-use transportation trail is required where the property fronts Grand Teton Drive to the north, Gilcrease Avenue to the south and Fort Apache road to the east.

ANALYSIS

A) Zoning Code Compliance

If the related General Plan Amendment request (GPA-3066) is approved, the proposed T-C (Town Center) zoning will allow development of this property in accordance with the Town Center Development Standards manual. The development standards will be addressed as part of the related Site Development Plan Review (SDR-3079).

B) General Analysis and Discussion

- Zoning

The site is currently zoned U (Undeveloped) Zone [EC-TC (Employment Center Mixed Use – Town Center) General Plan Designation]. The proposed rezoning (ZON-3071) will change the designation to T-C (Town Center). The related General Plan Amendment request would change the land use designation to ML (Medium Low Residential) Town Center). The proposed gated community with private streets would be permitted in Town Center with approval of a Special Use Permit by City Council.

- Use

Title 19.04.050 states the Planning Commission may deny the creation of any private street if, in the Commission's judgment, the private street would have any of the following effects:

a. Negatively affect traffic circulation on public streets;
b. Impair access to property either on-site of off-site to the subdivision;
c. Impair access to or from public facilities including schools, parks and libraries; or
d. Delay the response time of emergency vehicles.

The proposed private streets will not negatively affect the public streets or access to the subdivision. In addition, the private streets will not impair access to or from public facilities, nor delay the response time of emergency vehicles. While the proposal meets the base conditions of approval for a private street, staff's main concern is the change in land use from Commercial to Residential.

- Conditions

Section E.G of the Town Center Development Standards Manual provides the following conditions of approval for a Special Use Permit for a gated subdivision with private streets:

"1. Abutting public street stubs from previously approved adjacent developments shall be terminated in a cul-de-sac or shall be extended to connect to another public street.
2. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrance may be required to disperse the traffic throughout the street network.
3. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments."

The site plan depicts two gated access points, one off of Fort Apache Road to the east and one off of Grand Teton Drive to the north. As the surrounding land is undeveloped, there appears to be no issues with the other conditions.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   This portion of the Centennial Hills Sector Plan is designated as EC-TC (Employment Center Mixed Use – Town Center). The intent of this designation, in part, is to provide for light manufacturing uses for which there are few alternative opportunities. The proposed development would not only further diminish the supply of acreage available for these uses but would also detract from the physical environment anticipated by those who have already invested in the area. Residential uses will not be harmonious in an area intended for commercial uses.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject parcels are undeveloped and appear to have no major constraints to development.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   The site is accessed from Fort Apache Road and Grand Teton Drive, both 100-foot rights-of-way to be constructed per Town Center guidelines. Both streets will be adequate to support the development.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   One of the objectives of the Centennial Hills Sector Plan is to concentrate the majority of services in the Town Center area so that they do not become dispersed into residential areas. Approximately 24 acres, or 23% of the land originally designated as EC-TC (Employment Center Mixed Use – Town Center), has been converted to residential uses already. To convert additional acreage, particularly now when there is a great deal of growth yet to come, would be premature and detrimental to the ability of Town Center to provide services to the area intended.

SR

NOTICES MAILED 46 [Mailed with ZON-3071, GPA-3066 & SDR-3079]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3073 APN: 125-18-501-004, 005, 000, 011, 012, & 013

Name of Property Owner: Robert J. Wueste

Name of Applicant: D.R. Horton

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: _____

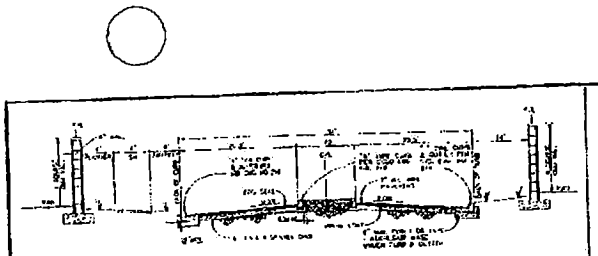
Print Name: ROBERT J. WUESTE

Subscribed and sworn before me

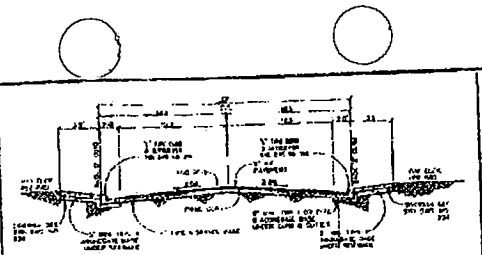
This 1st day of August, 2003

_____
Notary Public in and for said County and State

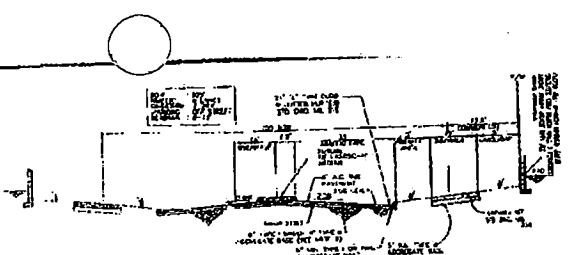
Adriana Wells
Notary Public State of New York
No. 01WE6089404
Qualified in Queens County
Commission Expires March 24, 2007



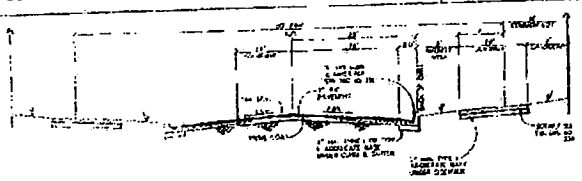
(A) ENTRY STREET (TYP.) – PRIVATE



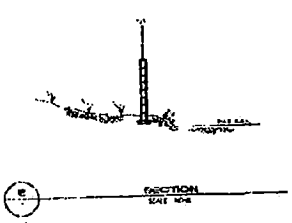
(B) INTERIOR STREET NORMAL CROWN (TYP.) – PRIVATE



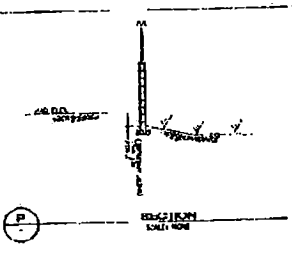
(C) 114'-0" (FEET SECTION
(GRAND TENON DRIVE / FORT APACHE ROAD)
100' ROW – PRIMARY ARTERIAL



(D) 80' TOWN CENTER COLLECTION – OLIVEAGE AVENUE

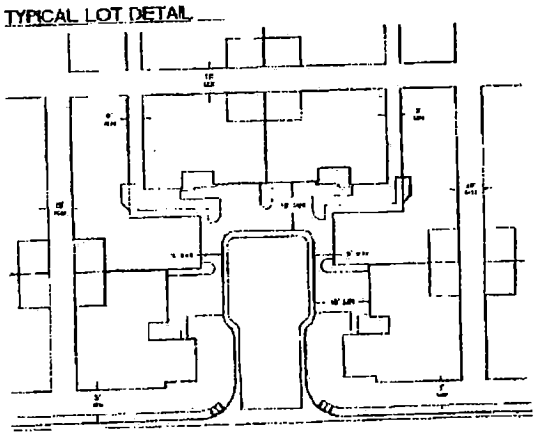


(E) SECTION



(F) SECTION

TYPICAL LOT DETAIL



CLUSTER SETBACKS
SEE TYPICAL LOT DETAIL ABOVE FOR CLUSTER DIM

PROFILE	
GARAGE TO HARDSCAPE	5 FEET
PROJECTION OF HOUR TO HARDSCAPE	[illegible]
SIDE - DRIVE	5 FEET
SIDE	10 FEET
REAR	15 FEET

DR HORTON INC.
[illegible]

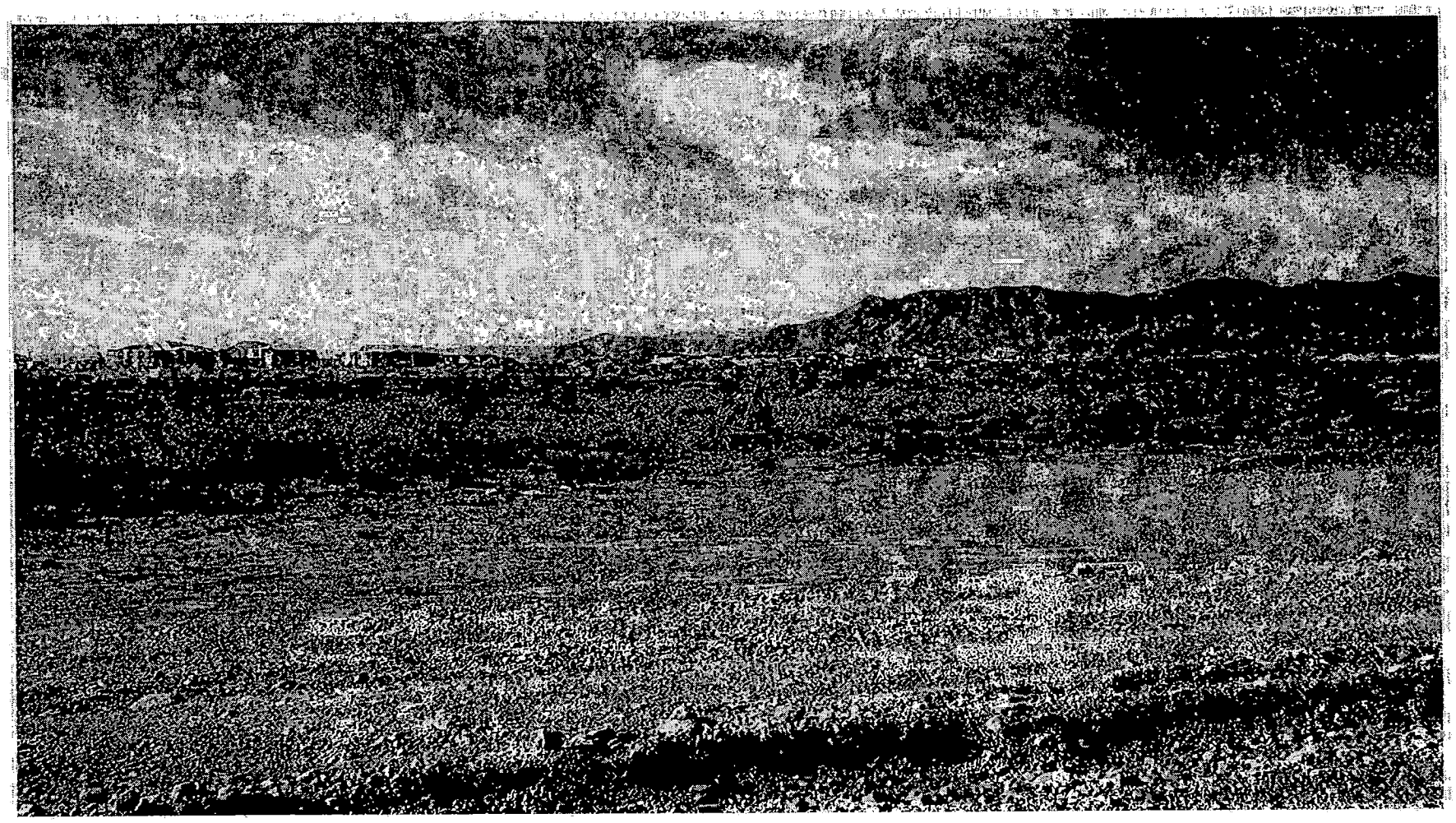
ENGINEERING COMPANY
ALPHA

FORT APACHE RANCH

SITE DETAILS

SP2

STAFF SUP-3073
10-23-03 PC



SUP-3073 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP
NORTHWEST CORNER OF GILCREASE AVENUE AND FORT APACHE ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-3079 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 195 UNIT SINGLE FAMILY CLUSTER DEVELOPMENT on 25.68 acres adjacent to the northwest corner of Gilcrease Avenue and Fort Apache Road (APN: 125-18-501-004, 005, 010, 011, 012 and 013), U (Undeveloped) Zone [EC-TC (Employment Center Mixed-Use - Town Center) General Plan Designation] [Proposed: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).

C.C.: 11/19/03

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

RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
NIGRO – ABEYANCE to 11/6/2003 Planning Commission meeting – UNANIMOUS

NOTE: COMMISSIONER McSWAIN disclosed that she would abstain on these items when they come back before the Planning Commission because her firm has a contract with D.R. Horton. However she felt comfortable voting on the abeyance.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

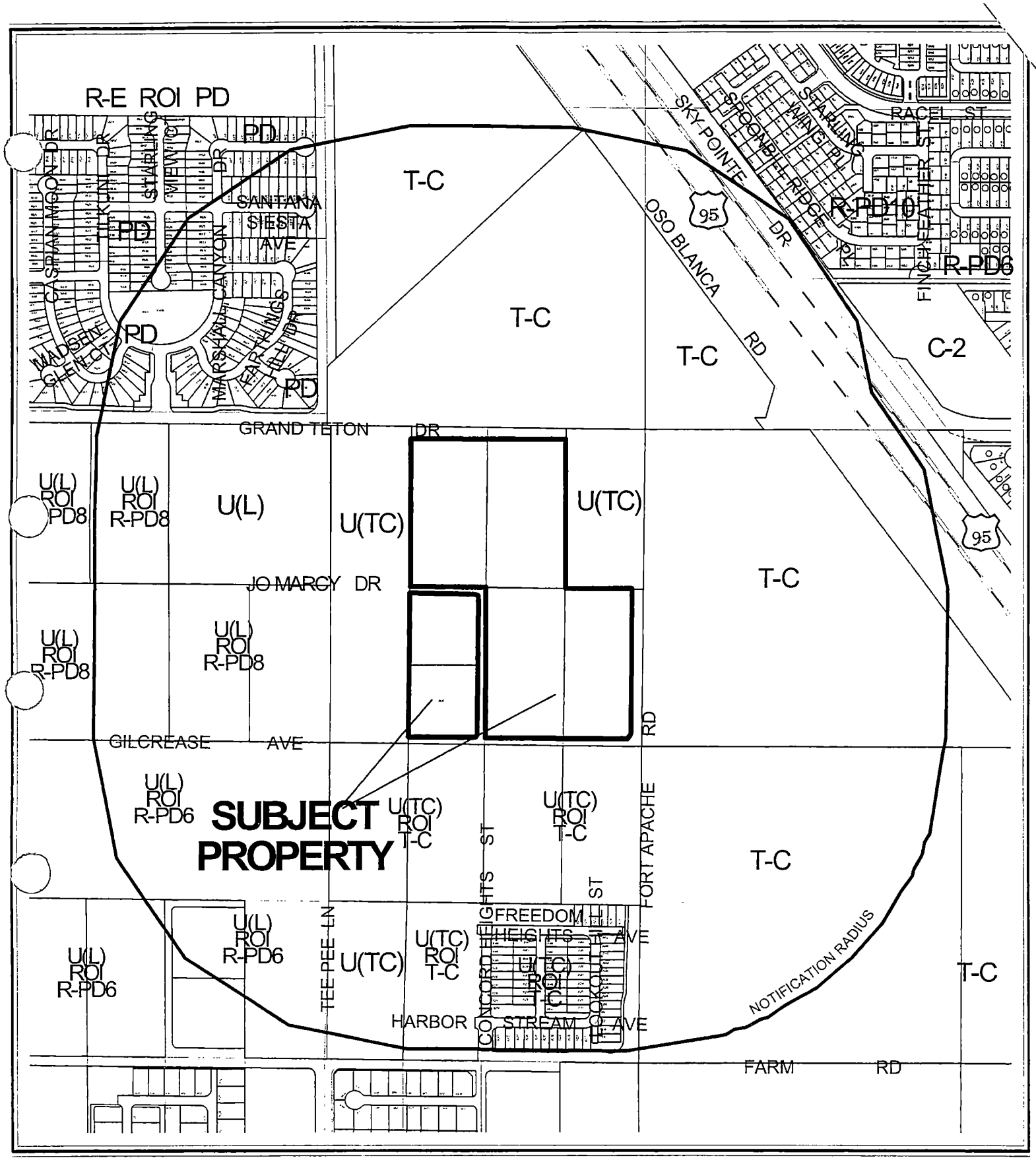
There was no discussion.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 47 – SDR-3079

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 44 [GPA-3066], Item 45 [ZON-3071], Item 46 [SUP-3073], and Item 47 [SDR-3079] was held under Item 44 [GPA-3066].

(6:15 – 6:17)



CASE: **SDR-3079**

0 400 800 Feet

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [EC-TC (EMPLOYMENT CENTER MIXED-USE - TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3079 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Approval of General Plan Amendment (GPA-3066) to designate this site as ML-TC (Medium Low Density Residential – Town Center).

2. A Rezoning (ZON-3071) to the T-C (Town Center) Zoning District approved by the City Council.

3. A Special Use Permit (SUP-3073) to allow a gated community with private streets.

4. A revised landscape plan must be submitted prior to the approval of a Final Map depicting perimeter landscaping in conformance the Town Center Development Standards.

5. Perimeter walls along Fort Apache Road, Grand Teton Drive, and Gilcrease Avenue must be constructed in conformance with the Town Center Development Standards. The total height of these walls, including the retaining portion, must not exceed eight feet from the lowest grade.

6. Trails along Fort Apache Road, Grand Teton Drive, and Gilcrease Avenue must be constructed in conformance with the Master Plan Transportation Trails Element.

7. The setbacks to the garage shall be 18 feet or greater or five feet or less.

Public Works

8. Submit a Petition of Vacation for Chieftain Street and Jo Marcy Drive for all rights-of-way in conflict with the proposed site plan. The Orders of Vacation must be recorded prior to recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.

9. Landscape and maintain all unimproved right-of-way adjacent to this site.

10. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

11. Provide public sewers within each cluster to allow for separate service laterals to each property.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout 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.

13. 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.

14. 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. We note that there have been concerns regarding terminations along "E" Street and "F" Street.

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3071 and all other subsequent site-related actions.

16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

SR

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review of a 195-unit single-family cluster development located on the northwest corner of Gilcrease Avenue and Fort Apache Road. Approval of this project is contingent upon related submittals for a General Plan Amendment (GPA-3066) to designate the site as ML-TC (Medium-Low Density Residential – Town Center); a Rezoning (ZON-3071) to the T-C (Town Center) designation; and a Special Use Permit (SUP-3073) to allow a gated community with private streets. Each of these items will also be heard on this agenda. If any are denied, this application cannot go forward as proposed.

B) Applicant's Justification

The applicant has indicated that the tremendous growth in the area has led to the demand for homes on the west side of U.S. 95, away from master planned communities. The trails and common areas are designed to maintain the character of the Town Center standards.

BACKGROUND INFORMATION

A) Previous Actions

05/24/99	The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as EC-TC (Employment Center Mixed Use – Town Center).
01/17/01	The City Council approved the annexation of these parcels as part of a larger request (A-0003-99).

B) Pre-Application Meeting

08/27/03 The odd shaped lots resulting from the knuckles and hammerheads may require deviations from standards and suggested the possibility of fronting some of the lots onto Gilcrease Avenue. It was also recommended that sidewalks be widened from 3 ½ feet to four or five feet. Areas intended to count towards open space must be clarified, as small pieces will not count. The wall design also needed to be addressed, as it will be required to be part block and part wrought iron. Other items discussed included the need to depict the required trails, guest parking, and a parking diagram to show how cars can maneuver without impacting neighboring properties.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 25.68

B) EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

C) PLANNED LAND USE

Subject Property	EC-TC (Employment Center Mixed Use– Town Center)
North	EC-TC (Employment Center Mixed Use – Town Center)
South	M-TC (Medium Density Residential – Town Center)
East	EC-TC (Employment Center Mixed Use – Town Center
West	PF-TC (Public Facility – Town Center)

D) EXISTING ZONING

Subject Property	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]
North	TC (Town Center)
South	U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)
East	TC (Town Center)
West	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]

E) General Plan Compliance

The Centennial Hills Sector Plan designates the site as EC-TC (Employment Center Mixed-Use –Town Center). This category is intended to accommodate "…non-polluting and non-nuisance services that…would not otherwise be found in a Central Business District. The Employment Center Mixed Use district permits the broadest spectrum of uses within the Town Center, however, residential opportunities are minimal." The requested zoning designation of T-C (Town Center) is consistent with General Plan designation, however the proposed development of a single-family subdivision is not. Approval of the related General Plan Application (GPA-3066) will be necessary for this item to move forward.

PROJECT DESCRIPTION

The site plan depicts a 195 unit single-family attached subdivision. Access is off of Fort Apache Road to the east and Grand Teton Drive to the north, both 100-foot rights-of-way. Internal streets are 37 feet wide with access to each cluster of lots provided by hammerheads. Three single-story models will be offered in sizes of 1000, 1200, and 1400 square feet.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Site Development Plan Review establishes the Development Standards within a T-C (Town Center) zoning district. The development standards that are proposed for this site through this site development plan are as follows:

	Proposed Standards
Min. Setbacks	
• Front	5 Feet
• Side	3.5 Feet
• Corner	3.5 Feet
• Rear	3.5 Feet

The setback from the garage must be a maximum of five feet or a minimum of 18 feet in order to prevent cars from encroaching into the street. The lot detail depicts the setback in this manner, however it is not specifically stated in the proposed setbacks. This requirement will be listed as a condition of approval. The 3.5-foot setbacks for rear and internal side yards are acceptable for this type of cluster development. In conjunction with the 13.5-foot common area, this setback is adequate for the corner side as well.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	**Required** Ratio	**Required** Parking		**Provided** Parking	
		Regular	Handicap	Regular	Handicap
Single-family Attached Dwellings	Two spaces per dwelling units plus one guest space for six dwelling units	423	0	420	4

All three models are shown to have two-car garages. Title 19 requires each single-family attached dwelling unit to provide a minimum of two parking spaces, plus one guest space for every six units. Although the site plan depicts an adequate amount of parking, the four handicap accessible spaces shown do not meet the city's requirements in that they do not have access aisles on both sides. An additional five-foot access aisle must be provided for each space. Also, the entire guest parking is located in the southern portion of the site, which is not convenient for the majority of homes.

The Department of Public Works:

- Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout 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.

- 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. We note that there have been concerns regarding terminations along "E" Street and "F" Street.

A4) Landscape and Open Space Standards

Pursuant to the Town Center Development Standards Manual, the following perimeter Landscape Standards apply to the subject proposal:

Standards	**Required** Ratio	**Meeting Requirements**
Ft Apache Road	Primary Arterial – trees 35 ft on-center, alternating 2 Palm trees and 1 Shade tree. Within the median – see section C.C.3 of the TC standards	NO, palm trees are required but none are shown. The median is also not shown.
Grand Teton Drive	Town Center Parkway Arterial – trees 35 ft on-center, alternating 2 Palm trees and 1 Shade tree. Within the median – see section C.C.3 of the TC standards	NO, palm trees are required but not shown. Median is also not shown.
Gilcrease Avenue	Town Center Collector – alternating shade and flowering trees 30 ft on-center	YES, planting may vary due to trail alignment
Intersections	2 accent trees per amenity zone at intersections	NO, trees not shown at intersection

The landscape plan provides acceptable size amenity zones but does not show the correct types of trees. Primary Arterials and Parkway Arterials are required to alternate two palm trees with one shade tree. No palm trees are shown. A revised landscape plan will have to be submitted prior to the approval of a Final Map. Because trail alignments are required along all three street frontages, spacing of the trees will be permitted to vary.

Because this proposal includes private streets, Open Space requirements are per the R-PD (Residential Planned Development) standards as required in Title 19.

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
25.68 acres	7.59	1.65	12.53 %	3.22 ac	12.88 %	3.31 ac

Open space depicted on the site plan consists of a trail system accessible to all areas of the development and a common area of approximately 180 feet by 60 feet. Also included in the open space are common elements along the internal streets. Although some of these common elements are small the overall open space plan is sufficient to meet the requirements.

B) General Analysis and Discussion

- Zoning

This site is currently zoned U (Undeveloped) zone [EC-TC (Employment Center Mixed Use – Town Center) General Plan designation]. Upon approval of the related rezoning application (ZON-3071) the site will be given the T-C (Town Center) zoning designation. In order for the proposed development to conform to this zoning, the requested General Plan Amendment (GPA-3066) must be approved which will give the site the land use designation of ML-TC (Medium Low Residential – Town Center).

- Site Plan

The proposed site plan depicts a 195-unit development of semi-detached homes. The units are primarily clustered in groups of four accessed by hammerheads off of 37-foot wide private streets. A 3-½ foot sidewalk is shown on one side of the street throughout the project. There are two gated entries, one off of Fort Apache Road to the east and one off of Grand Teton Drive to the north. Multi-use transportation trails, 20-feet in width, are depicted along the Fort Apache Road, Grand Teton Drive, and Gilcrease Avenue frontages. If this request is approved, a condition will be added stating that these trails will be constructed in conformance with Exhibit 1 of the Master Plan Transportation Trails Element.

Although the proposed site plan is in substantial conformance with requirements associated with the requested General Plan designation, a residential development of this nature is not intended for this portion of Town Center. A residential cluster subdivision will not be harmonious with the adjacent Employment Center uses proposed for the area.

- Waivers

No waivers are requested as part of this application.

- Landscape Plan

As indicated above, a revised landscape plan will have to be submitted prior to the approval of a Final Map. These revisions must show the appropriate Town Center plantings along Fort Apache Road and Grand Teton Drive for the street frontages, the intersections, and the required medians.

The open space shown on the plan is in substantial conformance with the requirements of Title 19.

- Elevation

All elevations depict single-story units with red tile roofs and stucco exterior. Architectural are added to the sides of buildings when facing a public way.

- Floor Plan

Three basic floor plans are proposed. These include a 1,000 square-foot unit with two bedrooms as well as 1,200 and 1,400 square-foot units with three bedrooms. Each model has a two-car garage.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   This development is in an area proposed for the most intense commercial uses intended for Town Center. A residential development of this type will not be appropriate adjacent to the light manufacturing uses associated with the EC-TC (Employment Center Mixed Use – Town Center) designation. Allowing this development will also be detrimental to those who have already invested in this area with the anticipation of being located amongst similar uses.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

This development is not consistent with the Centennial Hills Sector plan. If the related General Plan Amendment (GPA-3066) is approved, the site will be designated as ML-TC (Medium Density Residential – Town Center), which supports this request.

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

   Access will be provided off of Grand Teton Drive to the north and Fort Apache Road to the east, each having a 100-foot right-of-way width. 37-foot wide private streets provide internal circulation. It does not appear that any negative impacts to adjacent roadways or neighborhood traffic would be generated by this project.

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

   Building materials are appropriate and consistent with similar developments throughout the city. The amount of landscaping depicted is

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 proposed street and landscaping design as well as the proposed residences will provide an aesthetically appropriate environment with the implementation of the recommended conditions.

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

   The proposed development will be subject to inspection by the City and will not compromise the health, safety and welfare of the general public.

NOTICES MAILED 46 [Mailed with ZON-3071, SUP-3073 & GPA-3066]

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3079 APN: 125-18-501-004, 005, 000, 011, 012, & 013

Name of Property Owner: Robert J. Wueste

Name of Applicant: D.R. Horton

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: Robert J. Wueste

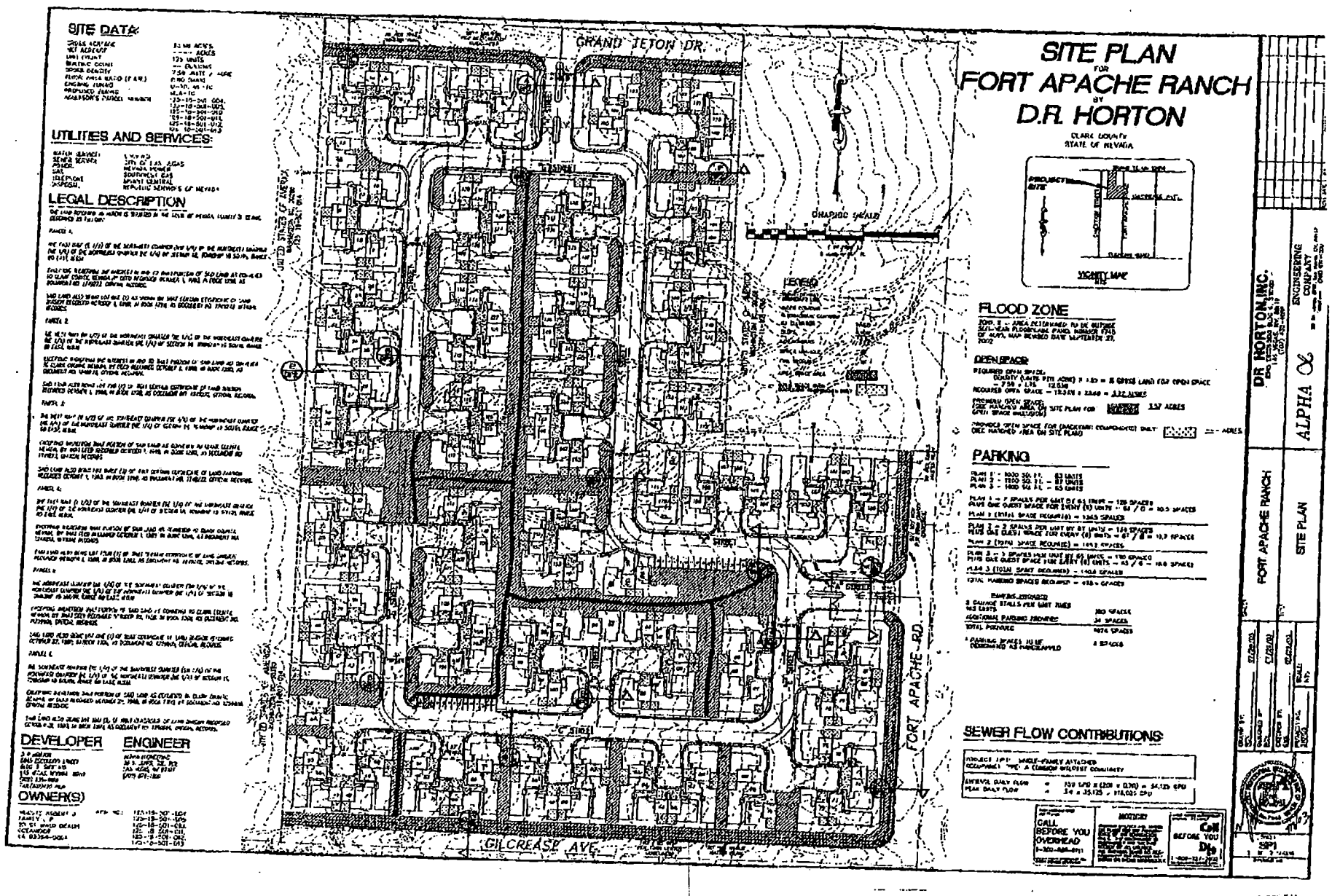
Print Name: ROBERT J. WUESTE

Subscribed and sworn before me

This 1ST day of AUGUST, 2007

Adriana Wells
Notary Public in and for said County and State
Notary Public State of New York
No. 01WE6089404
Qualified in Queens County
Commission Expires March 24, 2007

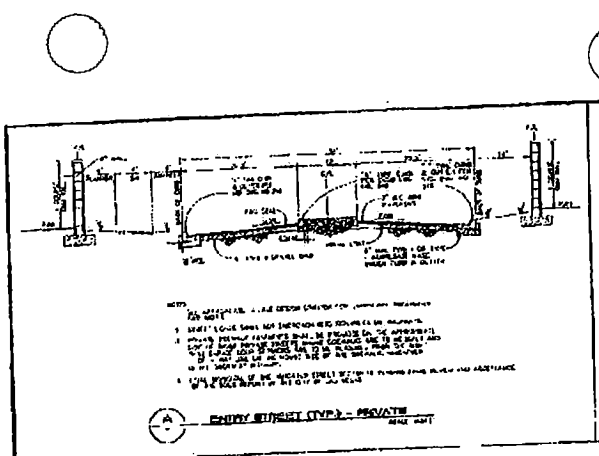
Sep 09 03 02:21p Alpha Engineers (702) 877-0300 p.2



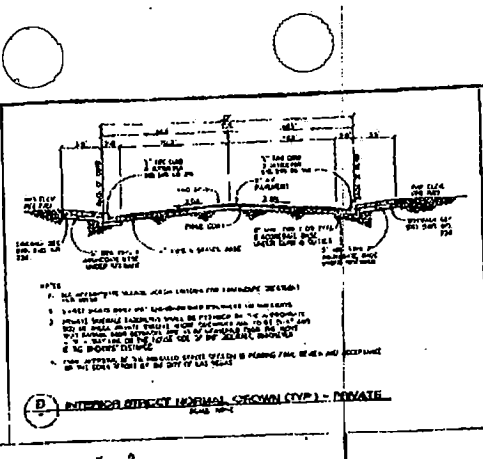
SDR-3079

STAFF 10-23-03 PC

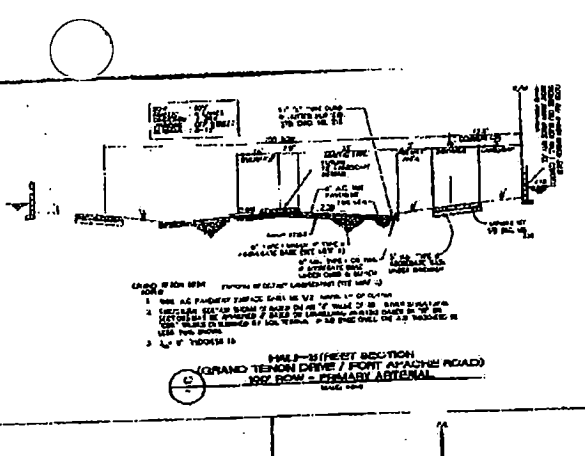
(702) 877-0300 P.3
Sep 09 03 02:23p Alpha Engineers



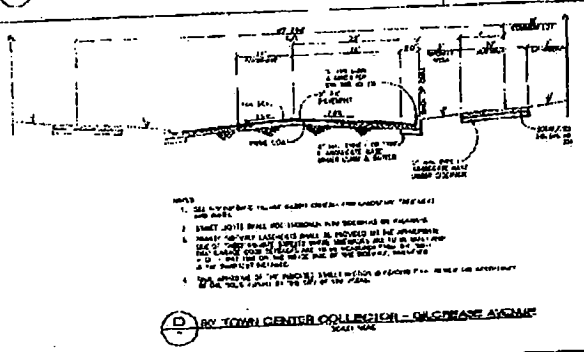
A ENTRY WITHOUT (TYP.) – PRIVATE



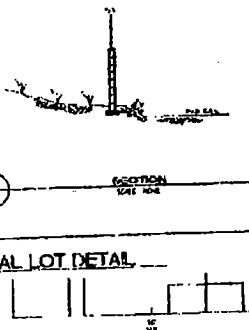
D INTERIOR STREET NORMAL CROWN (TYP.) – PRIVATE



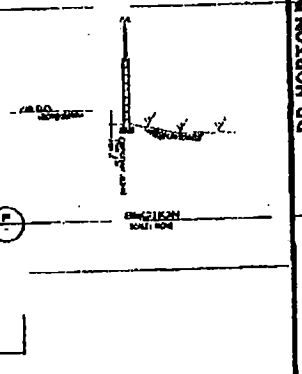
C MINIMUM STREET SECTION
(GRAND TENON DRIVE / FORT APACHE ROAD)
100' ROW – PRIMARY ARTERIAL



D RV TOWN CENTER COLLECTOR – GILCREASE AVENUE

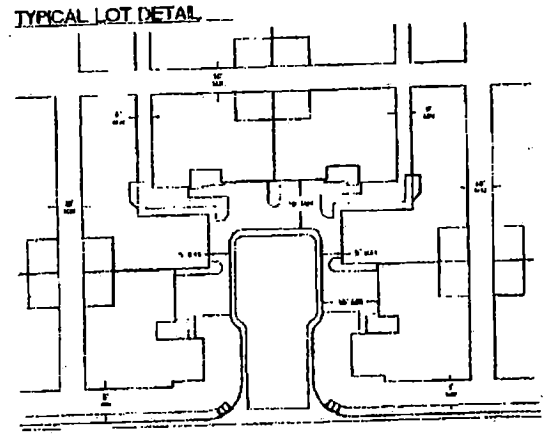


E SECTION



F ELEVATION

TYPICAL LOT DETAIL



CLUSTER SETBACKS
SEE TYPICAL LOT DETAIL ABOVE FOR CLARIFICATION

PROFILE	
GARAGE TO HANDICAP	5 FEET
PROJECTION OF HOUSE TO HANDICAP	10 FEET
SIDE CORNER	5 FEET
SIDE	10 FEET
REAR	15 FEET

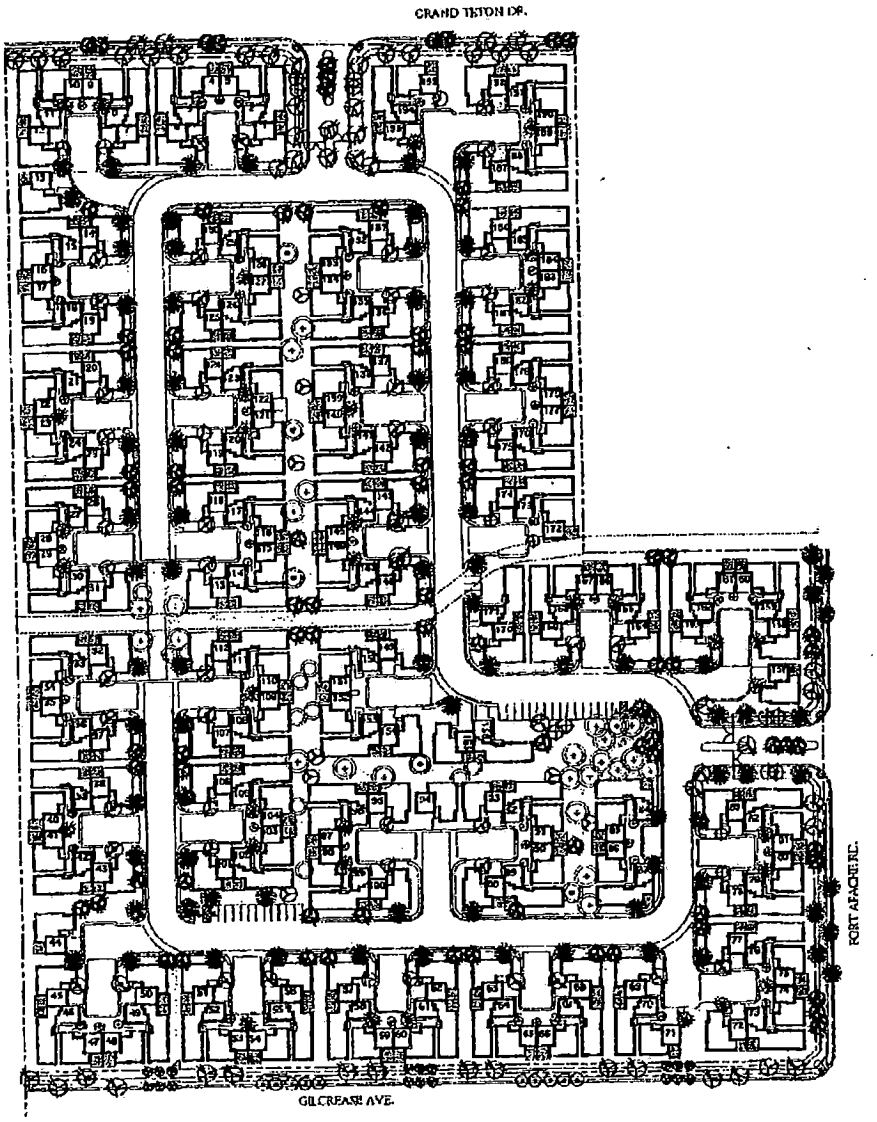
DR HORTON, INC.
ENGINEERING COMPANY
ALPHA

FORT APACHE RANCH

SITE DETAILS

SP2

SDR-3079
STAFF 10-23-03 PC



Landscape Palette

TREES

SYMBOL	SPECIES	COMMON NAME	SIZE
	QUERCUS ilex	Holly Oak	24" BOX 36" BOX
	FRAXILS velutina 'GU GLANDS'	Gu Glands Ash	24" BOX
	ACACIA stenophylla	Shoestring Acacia	24" 48D
	PINUS [illegible]	Aleppo Pines	24" BOX
	OLEO e. 'Wilsonii Olive'	Wilsonii Olive (Multi-trunked)	24" BOX 48" BOX
	LIGUSTRUM lucidum	Glossy Privet	24" BOX 36" BOX
	CHITALPA tashkentensis	Flowering Chitalpa (Multi-trunked)	24" BOX
	SOPHORA secundiflora	Texas Mtn. Laurel	24" BOX
	Desert Willow	Chilopsis Saira	24" Box
	Thornless Argentine Mesquite	Prosopis alba 'Thornless'	24"Box
	Blue Palo Verde	Cercidium floridum	24"Box
	Purpleleaf Plum 'Krauter Vesuvius	Prunus c. 'Krauter Vesuvius'	36"Box
	Rhaphiolepis I 'Majestic Beauty'	Majestic Beauty Hawthorn	24"Box

SHRUBS, GROUNDCOVERS & VINES

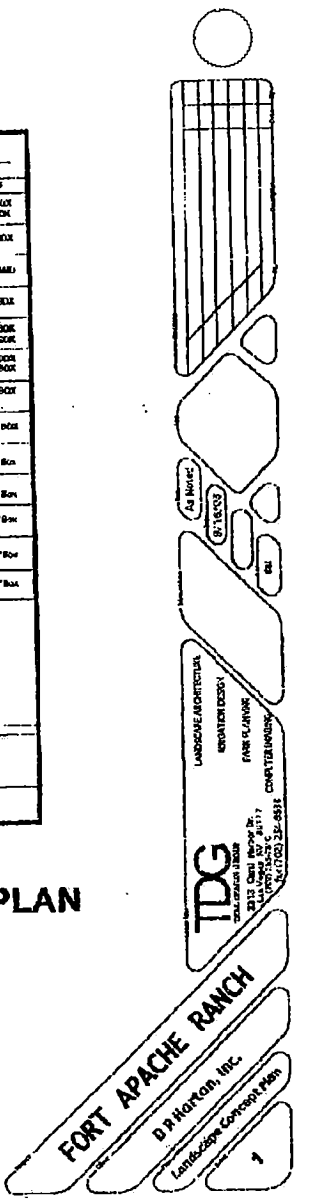
Shrubs, ground covers and vines to be selected from approved list of plants.

All plants to be watered with automated irrigation system.

LANDSCAPE CONCEPT PLAN

NORTH 60 180 0 120

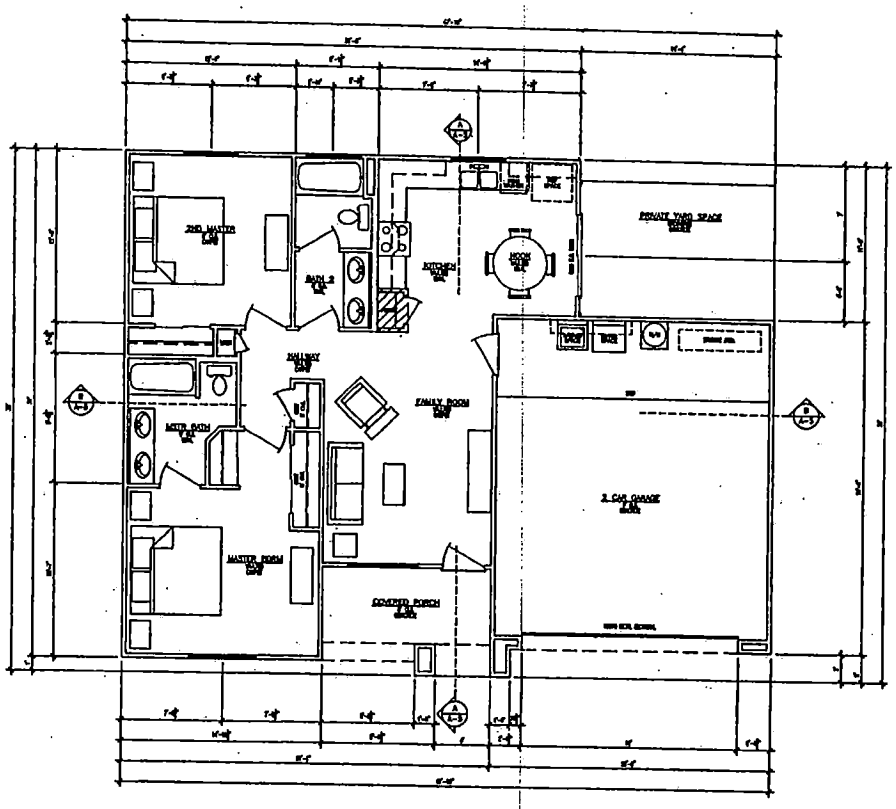
SCALE: 1"=60'-0"



SDR-3079

STAFF 10-23-03 PC

STAFF **SDR-3079**
10-23-03 PC



FLOOR PLAN
SCALE 1/4"=1'

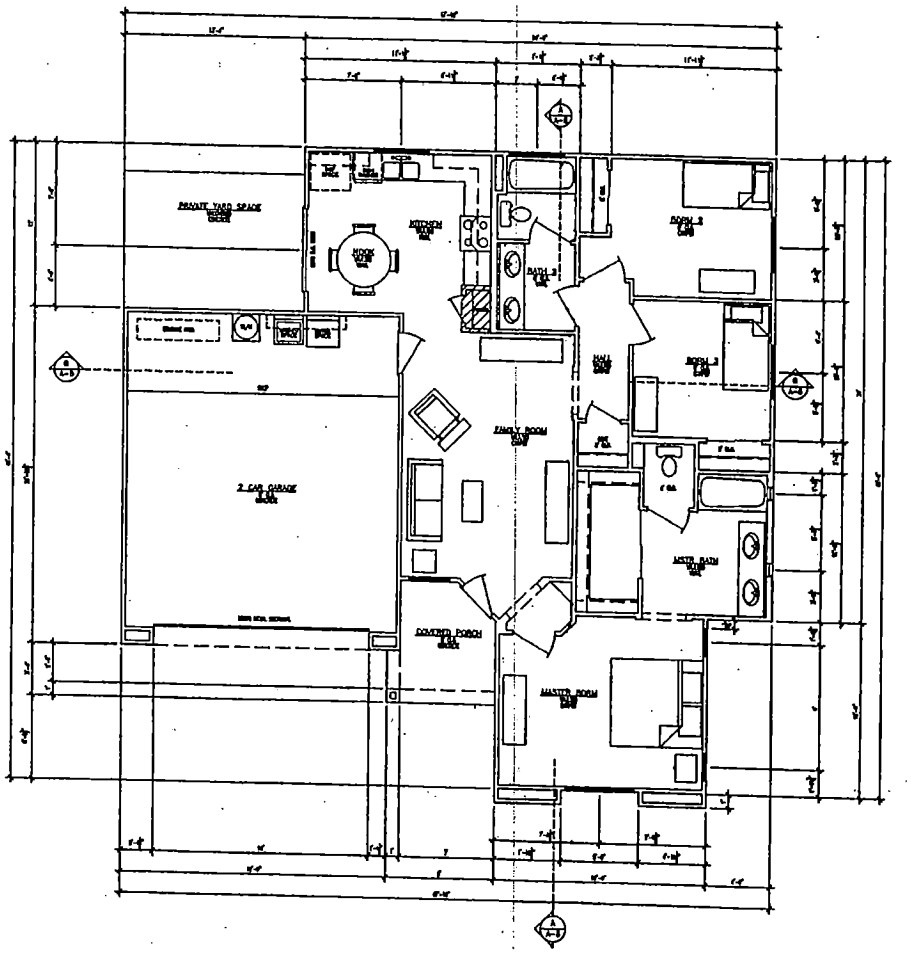
SQUARE FOOTAGE

LIVABLE AREA:	–	1,000 S.F.
GARAGE:	–	486 S.F.
PORCH:	–	87 S.F.

LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E.RUSSELL RD.,SUITE G
LAS VEGAS, NEVADA 89120
OFFICE-(702)597-5597
FAX-(702)597-5598

1,000 PLAN
D.R. HORTON, INC.

BY	
DATE	
REVISION	
JOB #	0383
FILE NAME	
DATE	8-20-03
SHEET NUMBER	1000 PLAN
	A-2
	FLOOR PLAN



FLOOR PLAN

SQUARE FOOTAGE

LIVABLE AREA:	–	1,200 S.F.
GARAGE:	–	487 S.F.
PORCH:	–	82 S.F.

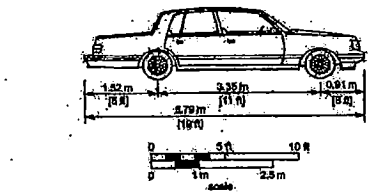
LARRY TINDALL
RESIDENTIAL DESIGNER
3531 E.RUSSELL RD.,SUITE G
LAS VEGAS, NEVADA 89120
OFFICE–(702)597–5597
FAX–(702)597–5598

1200 PLAN
D.R. HORTON, INC.

DO NOT SCALE DRAWINGS
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF LARRY TINDALL RESIDENTIAL DESIGNER AND SHALL NOT BE USED ON ANY WORK OTHER THAN THE SPECIFIED PROJECT WITHOUT THE WRITTEN CONSENT OF LARRY TINDALL RESIDENTIAL DESIGNER. ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT, ARE HEREBY RESERVED.

BY	
DATE	
REVISION	
JOB #	0369
FILE NAME	
DATE	5-23-03
SHEET NUMBER	1200 PLAN
	A-2
	FLOOR PLAN

STAFF SDR–3079
10–23–03 PC



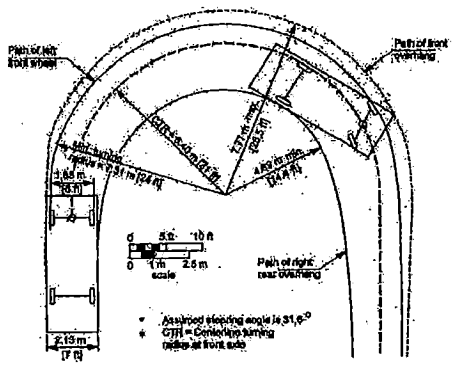


Exhibit 2-3. Minimum Turning Path for Passenger Car (P) Design Vehicle

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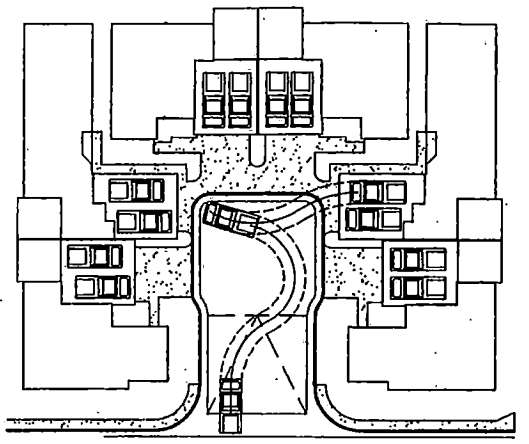
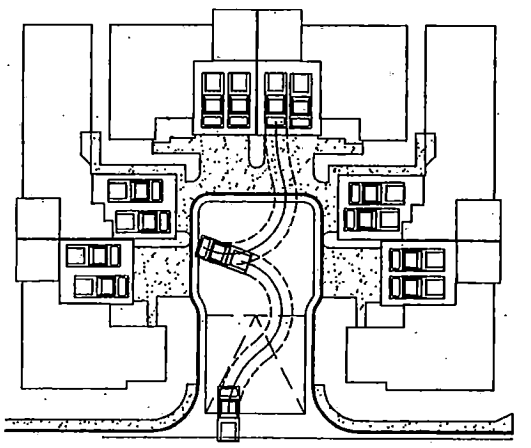
Duplication is a violation of applicable law.



PLAN 1400 TURNING



PLAN 1000 TURNING

CASE: SDR-3079
SUP-3073
OCT 23 2003
PC ADMIN.

CAR PARKING/ TURNING EXHIBIT

DR HORTON
3513 EAST RUSSELL ROAD, SUITE D
LAS VEGAS, NEVADA 89120
(702) 435-8585 FAX (702) 435-8008

ALPHA ENGINEERING COMPANY
50 So. Jones #202, Las Vegas, NV, 89107
Telephone (702) 877-1300

STAFF REVISED 9.15.03

SDR-3079
10-23-03 PC

SDR-3079 - D.R. HORTON, INC. ON BEHALF ROBERT J. WUESTE FAMILY, LIMITED PARTNERSHIP
NORTHWEST CORNER OF GILCREASE AVENUE AND FORT APACHE ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 48

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

MOD-3069 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY - Request for a Major Modification to the Iron Mountain Ranch Master Plan (Planned Area 16 and Section 2.3.2) TO ALLOW 14,000 SQUARE FOOT MINIMUM LOT SIZES WHERE 20,000 SQUARE FOOT IS THE MINIMUM ALLOWED on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

C.C.: 11/19/03

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

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the November 20, 2003 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Signature Homes

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant requested abeyance of these items to the 11/20/2003 Planning Commission meeting in order to meet with the neighbors. A copy of the letter is on file.

The applicant was not present.

No one appeared in opposition.

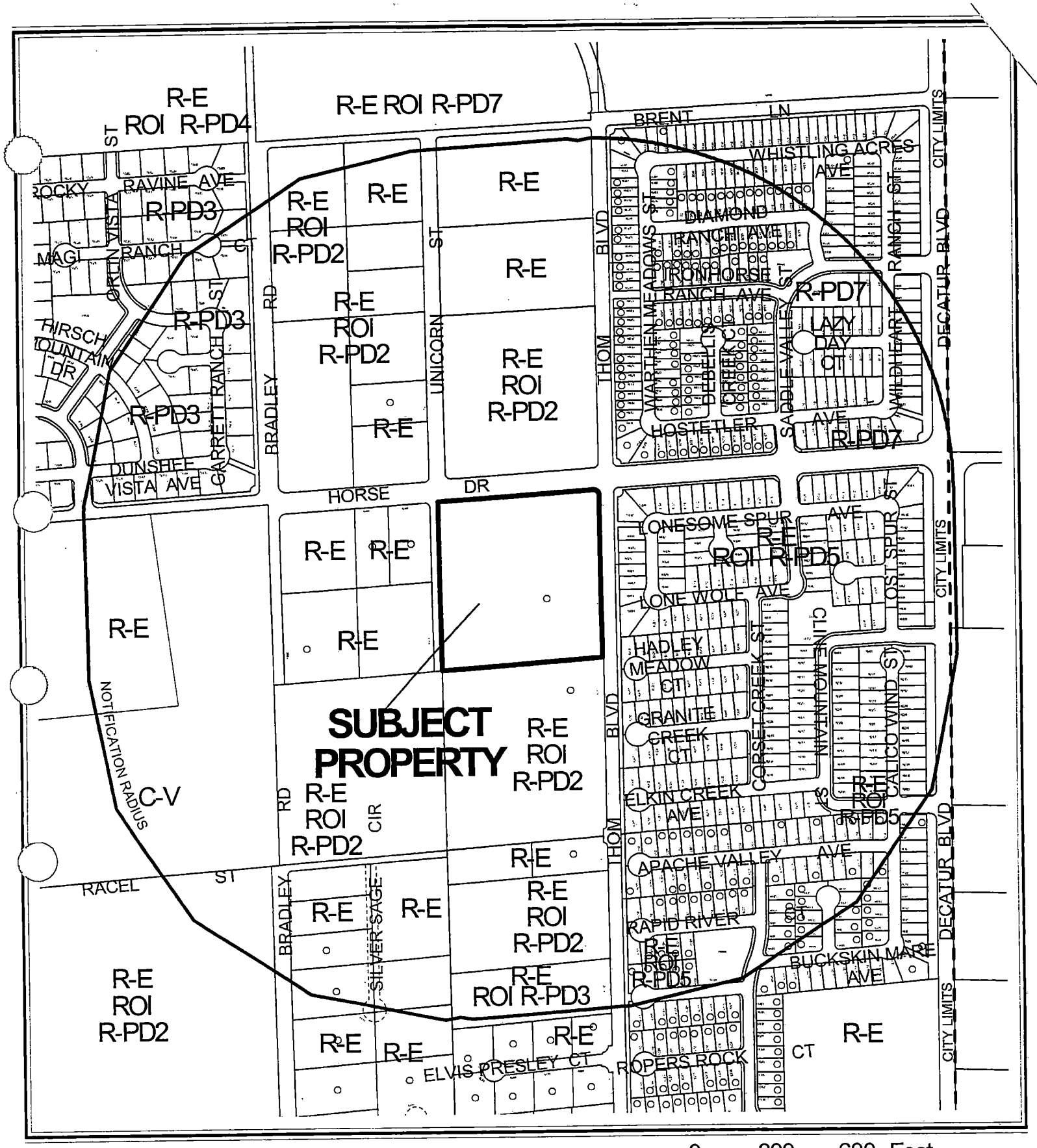
PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 48 – MOD-3069

MINUTES – Continued:
There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 48 [MOD-3069] and Item 49 [SDR-3072] was held under Item 48 [MOD-3069].

(6:17 – 6:18)



0 300 600 Feet

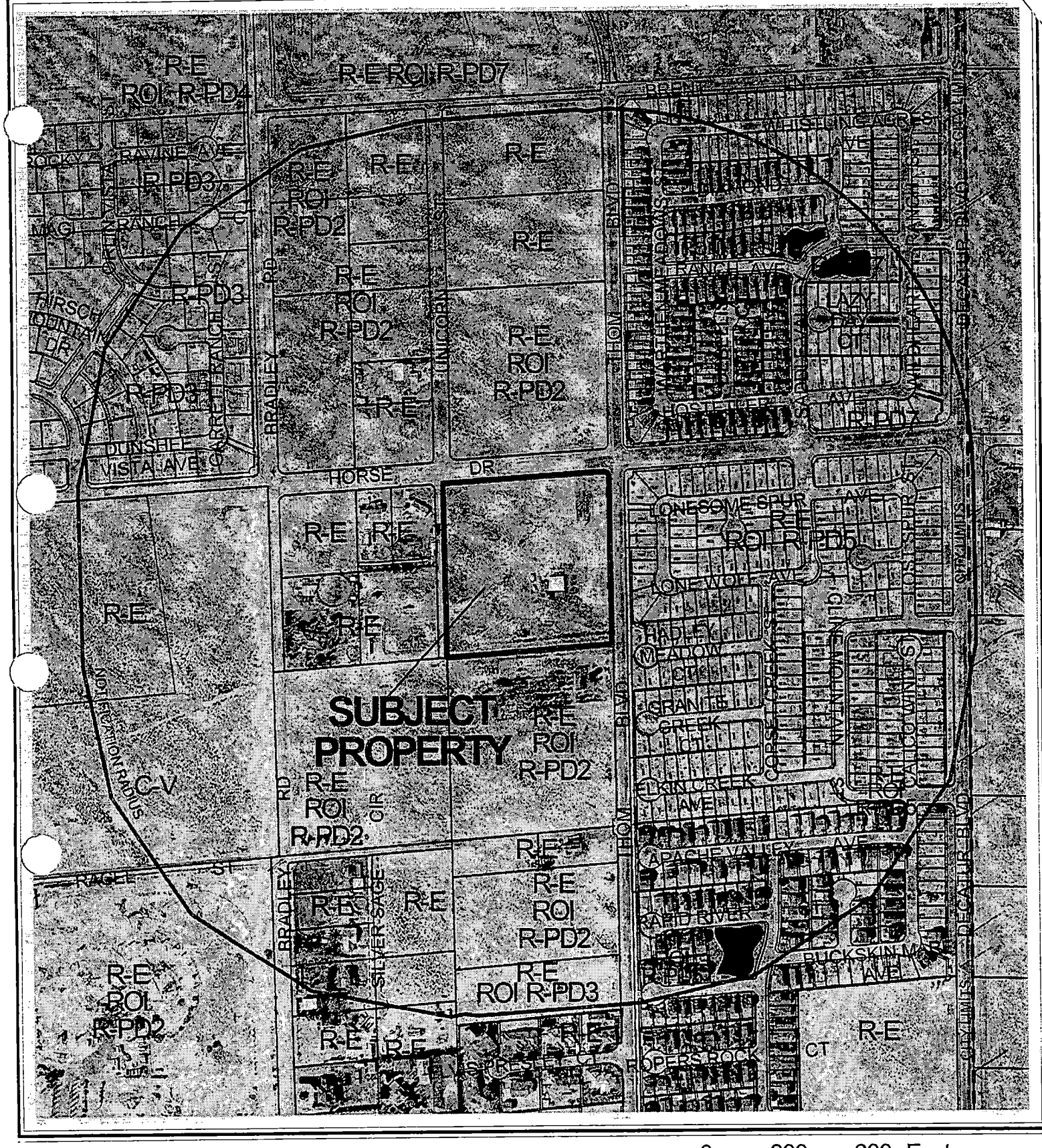
CASE: **MOD-3069**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



CASE: **MOD-3069**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

ENGINEERING AND SURVEYING, INC.

October 16, 2003

Matt Pinjuv
City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, Nevada 89102

Re: MOD-3069 & SDR-3072

Dear Matt:

On behalf of the applicant for the above referenced applications we are formally requesting a hold. As stated in our phone conversation this morning, it is the applicant's intention to meet with the neighbors on these items before proceeding to the Planning Commission. We are, therefore requesting MOD-3069 & SDR-3072 be held until the November 20th Planning Commission agenda.

Thank you for your help with this matter, and please feel free to contact our office if you have any questions or need additional information.

Sincerely,

Kathryn L. Grider
Planning Manger

3068 East Sunset, Suite 9 • Las Vegas, NV 89120 • TEL (702) 739-5921 • FAX (702) 739-5929

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MOD-3069 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY

ON OCTOBER 16, 2003 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE NOVEMBER 20, 2003 PLANNING COMMISSION MEETING.

MP

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-3069 APN: 125-12-701-005

Name of Property Owner: Plaster Development Company Inc.

Name of Applicant: Plaster Development Company Inc.

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

_____ Yes ✓ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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: Gary L Cavender

GARY L. CAVENDER, V.P.
PLASTER DEVELOPMENT COMPANY, INC

Subscribed and sworn before me

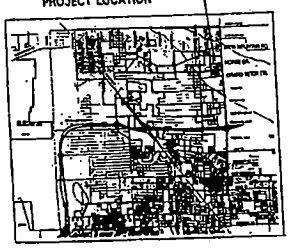
This 25th day of AUGUST, 2003

Notary Public in and for said County and State

ROBERT A. LEWIS
Notary Public State of Nevada
No. 99-3177-1
My appt. exp. Jan. 21, 2007

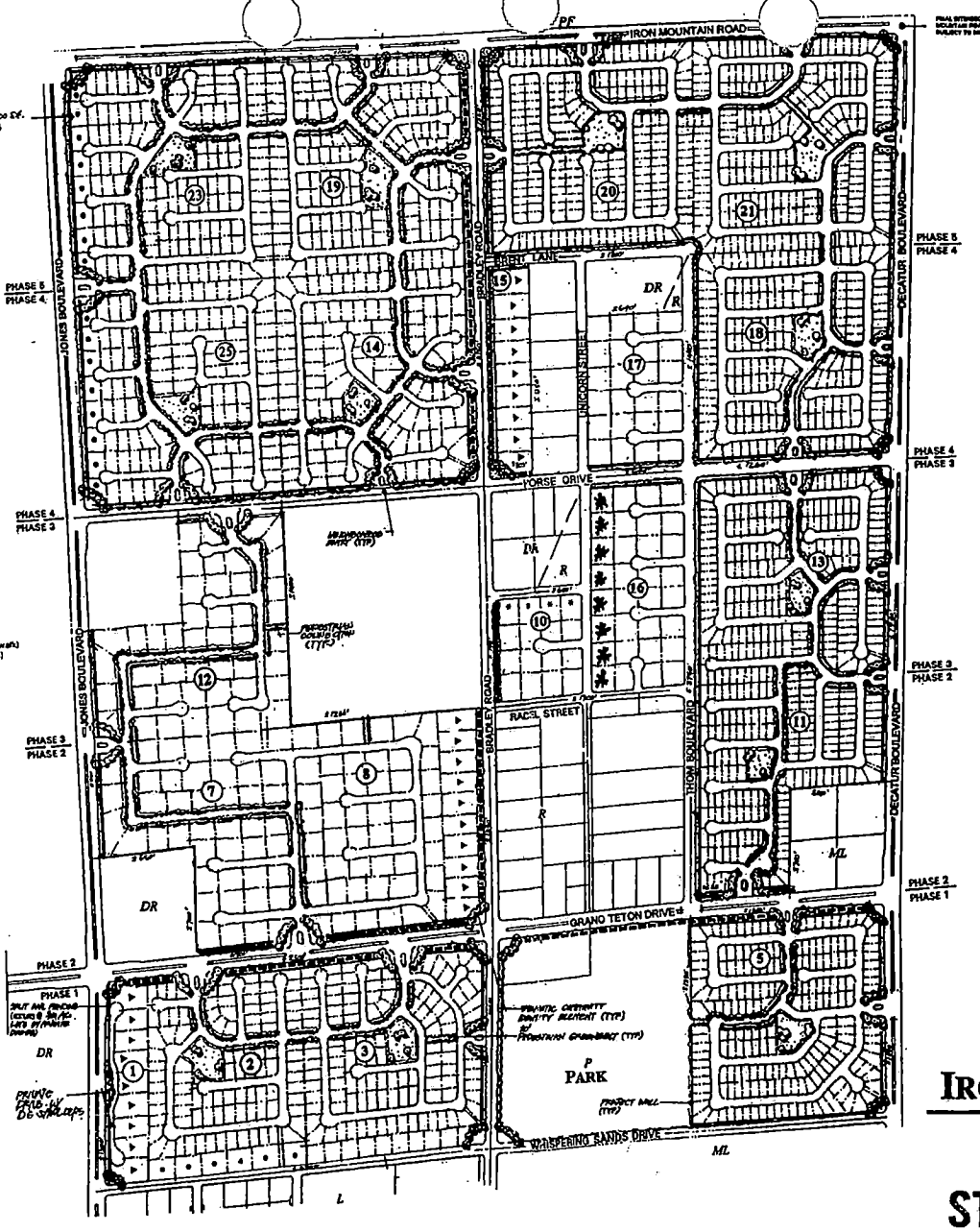
LOCATION MAP

IRON MOUNTAIN RANCH
PROJECT LOCATION



LEGEND

- 30' MULTI-PURPOSE TRAIL (Equestrian and Pedestrian Uses)
- 25' EQUESTRIAN TRAIL
- 20' MULTI-PURPOSE TRAIL (Equestrian Excluded)
- 10' LANDSCAPE AREA
  - Iron Mountain Road
  - Horse (Thom to Decatur)
  - Whispering Sands
  - Decatur
- 20' LANDSCAPE AREA (Inc. 5' meandering sidewalk)
  - Horse (Jones to Thom)
  - Jones Boulevard
  - Thom Boulevard
  - Brent Lane
- Min. 20,000 S.F. Lot
- Min. 30,000 S.F. Lot
- Single Story Residence Only



0 150 300 600 1200

SUMMARY

PLAN AREA	LAND USE / ZONING DESIGNATIONS	MIN. LOT SIZE (No. of Units S.D.U./)	GROSS ACRES	max. D.U.A.C.	MAX. UNITS	APPROX. PROPOSED UNITS
VILLAGE 1						
3	R-1/RPD-3	7,000 S.F. 10,000 S.F.	34.9	3.41	132	119 13
6	R-1/RPD-3	7,000 S.F.	23.5	3.40	97	97
1	DR-1/RPD-2	20,000 S.F. 20,000 S.F.	8.0	2.0	19	0 0
			71.4		339	234
VILLAGE 2						
8	L-1/RPD-5	4,500 S.F.	48.0	5.49	313	195
			48.0		313	195
VILLAGE 3						
9	DR-1/RPD-2	20,000 S.F. 20,000 S.F.	23.5	2.0	79	50 15
10	DR-1/RPD-2	20,000 S.F.	23.5	2.0	83	48
7	DR-1/RPD-2	20,000 S.F.	31.0	2.0	62	48
			108.0		200	136
VILLAGE 4						
12	L-1/RPD-5	4,500 S.F.	48.0	5.49	313	195
11	L-1/RPD-5	4,500 S.F.	28.0	5.49	150	155
10,10	DR-1/RPD-2	20,000 S.F. 14,000 SF	30.0	2.0	60	48
			106.0		443	401
VILLAGE 5						
15	R-1/RPD-3	10,000 S.F.	48.0	2.0	100	130
16	R-1/RPD-3	7,200 S.F.	48.0	5.49	130	109
			96.0		230	239
VILLAGE 6						
21	L-1/RPD-5	4,500 S.F.	48.0	5.49	313	313
19	L-1/RPD-5	4,500 S.F.	48.0	5.49	313	309
20	L-1/RPD-5	4,500 S.F.	48.0	5.49	313	313
15	DR-1/RPD-2	20,000 S.F.	8.0	2.0	19	0
17	DR-1/RPD-2	20,000 S.F.	14.0	2.0	28	24
			114.0		703	667
TOTAL			534.0	3.9	2,017	1,880
VILLAGE 8 (Annexation Area - For Informational Purposes Only)						
23	R-1/RPD-3	7,200 S.F. 10,000 S.F.	40.0	3.49	133	134 0
30	R-1/RPD-3	10,000 S.F. 20,000 S.F.	60.0	2.0	100	82 0
			100.0		495	
GRAND TOTAL			634.0	3.7	2,370	2,119

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED Density 2,615 S. Gross Acres (2.5 x 615) + 2.5 = 30.91	30.9
OPEN SPACE PROVIDED	30.9
CITY PARK*	11.0
NEIGHBORHOOD PARKS	10.0
30' MULTI-PURPOSE TRAIL (24' Open Space Credit)	0.7
30' MULTI-PURPOSE TRAIL (16' Open Space Credit)	2.7
25' EQUESTRIAN TRAIL (15' Open Space Credit)	2.4
GREENBELTS	1.0
PARKWAYS (Thomas Loop 2 cr) & Trail 2 cr	2.0
TOTAL	30.9

* City park acreage is in addition to 634 Acre master plan area

Champion Homes

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17592 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(714)851-2220 FAX(714) 851-2299

INCLUDING PROPOSED ANNEXATION AREA

CONCEPTUAL SITE PLAN

IRON MOUNTAIN RANCH

LAS VEGAS • NEVADA

JOB#14 10-13-99

STAFF MOD-3069 2
10-23-03 PC

MOD-3069 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND THOM BOULEVARD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 49

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-3072 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 18 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

C.C.: 11/19/03

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

RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the November 20, 2003 Planning Commission meeting.

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

MOTION:
NIGRO – ABEYANCE to 11/20/2003 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is under contract with Signature Homes

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

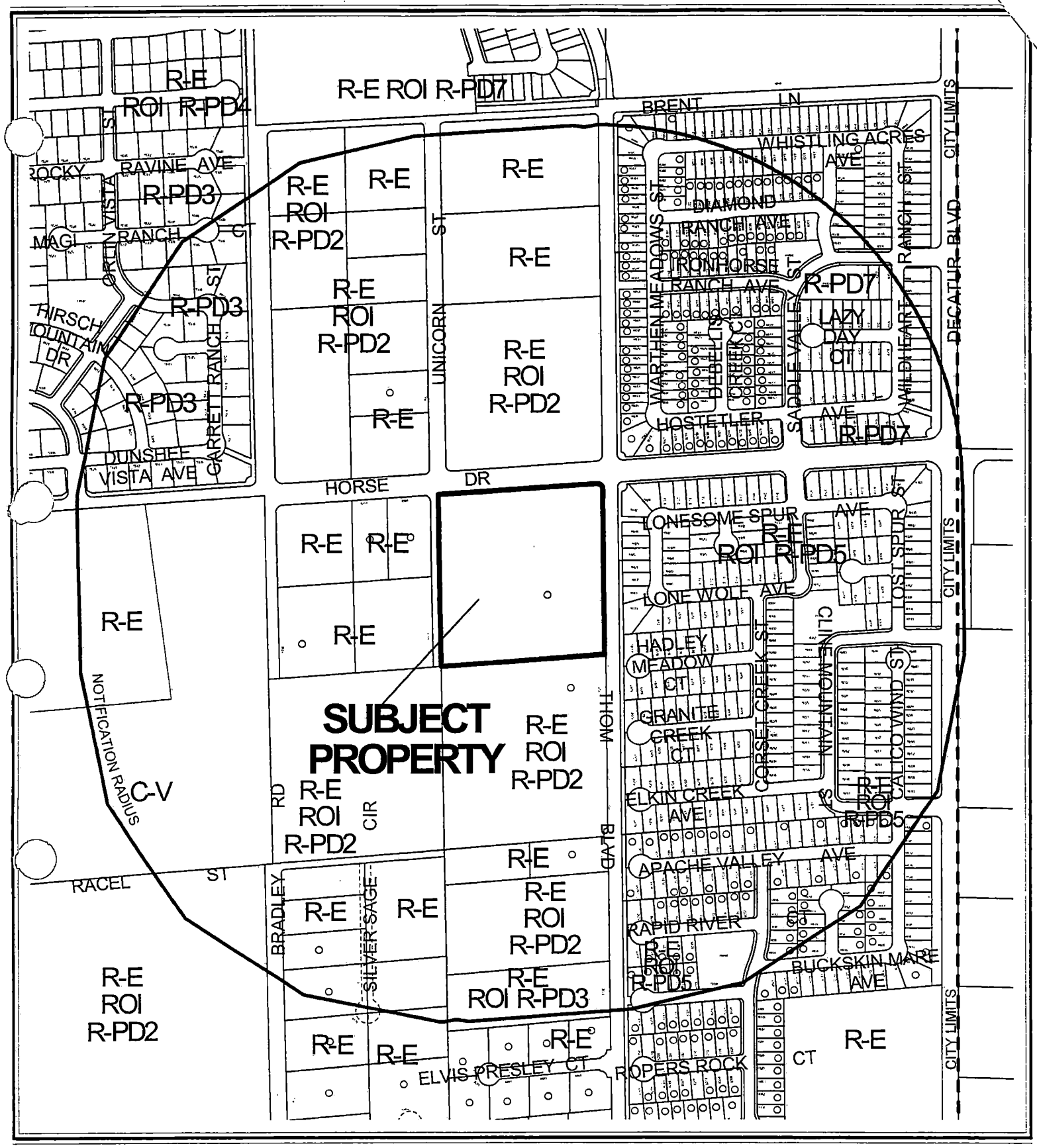
No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 48 [MOD-3069] and Item 49 [SDR-3072] was held under Item 48 [MOD-3069].

(6:17 – 6:18)



CASE: **SDR-3072**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3072 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY

ON OCTOBER 16, 2003 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE NOVEMBER 20, 2003 PLANNING COMMISSION MEETING.

Orion
ENGINEERING AND SURVEYING, INC.

October 16, 2003

Matt Pinjuv
City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, Nevada 89102

Re: MOD-3069 & SDR-3072

Dear Matt:

On behalf of the applicant for the above referenced applications we are formally requesting a hold. As stated in our phone conversation this morning, it is the applicant's intention to meet with the neighbors on these items before proceeding to the Planning Commission. We are, therefore requesting MOD-3069 & SDR-3072 be held until the November 20th Planning Commission agenda.

Thank you for your help with this matter, and please feel free to contact our office if you have any questions or need additional information.

Sincerely,

Kathryn L. Grider
Planning Manger

3068 East Sunset, Suite 9 • Las Vegas, NV 89120 • TEL (702) 739-5921 • FAX (702) 739-5929

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3072 APN: 125-12-701-005

Name of Property Owner: Plaster Development Company Inc.

Name of Applicant: Plaster Development Company Inc.

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

_____ Yes ✓ No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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: Gary L Cavender

GARY L. CAVENDER, V.P.
PLASTER DEVELOPMENT COMPANY, INC.

Subscribed and sworn before me

This 25th day of AUGUST, 2003

Robert A. Lewis

Notary Public in and for said County and State

ROBERT A. LEWIS
Notary Public State of Nevada
No. 99-3177-1
My appt. exp. Jan. 21, 2007

SITE PLAN
FOR
HORSE AND THOM

APN: 125-12-701-005

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

UTILITIES

WATER: LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89153

SEWER: CLARK COUNTY WATER RECLAMATION DISTRICT
5857 EAST FLAMINGO RD.
LAS VEGAS, NEVADA 89122

POWER: NEVADA POWER
6226 W. SAHARA AVE.
LAS VEGAS, NEVADA 89151

GAS: SOUTHWEST GAS CORPORATION
4300 W. TROPICANA AVE.
P.O. BOX 98870
LAS VEGAS, NEVADA 89193-8751

TELEPHONE: SPRINT
330 E. VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89107

DISPOSAL: SILVER STATE DISPOSAL
770 E. SAHARA AVE.-P.O. BOX 98900
LAS VEGAS, NEVADA 89193-8900

CABLE T.V.: COX COMMUNICATIONS
125 E. MARTIN LUTHER KING BLVD.
LAS VEGAS, NEVADA 89106

LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE STATE OF NEVADA, COUNTY OF CLARK, CITY OF LAS VEGAS, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M.;
EXCEPTING THEREFROM THE EAST THIRTY FEET (30.00') AS CONVEYED TO THE CITY OF LAS VEGAS IN A DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON MARCH 3, 1975 IN BOOK 808 AS DOCUMENT NO. 681897, OFFICIAL RECORDS.
FURTHER EXCEPTING THEREFROM THE NORTH FORTY FEET (40.00') AND THAT CERTAIN APPROVAL AREA AS CONVEYED TO THE CITY OF LAS VEGAS IN A DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA ON MARCH 3-5, 1975 IN BOOK 883 AS DOCUMENT NO. 521139, OFFICIAL RECORDS, LYING WITHIN THE EAST THIRTY FEET (30.00') OF THE NORTH FORTY FEET (40.00').

FIRE LANE TURNING RADII

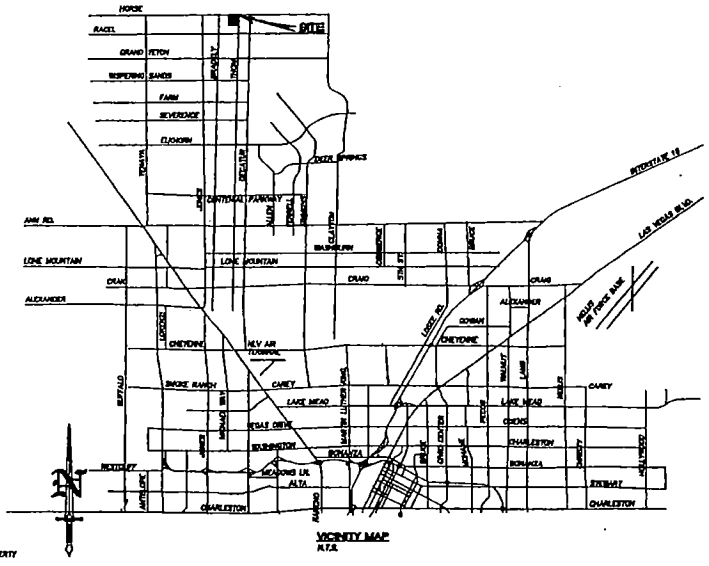
INSIDE RADII = 25'
OUTSIDE RADII = 52'

C.C. AND R'S

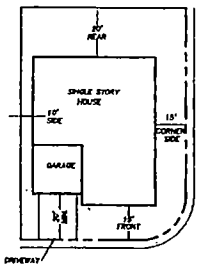
THE DEVELOPER SHALL FORMULATE AND RECORD PROTECTIVE CONDIANTS AND DEED RESTRICTIONS FOR ENFORCEMENT COLLECTIVELY REQUIRED BY EACH HOMEOWNER.

TRASH DISPOSAL

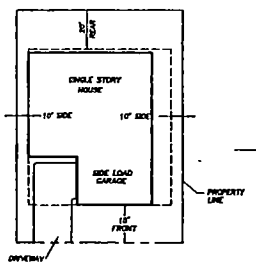
TRASH DISPOSAL SHALL BE HANDLED BY REPUBLIC SERVICES DISPOSAL COMPANY THE FRANCHISE FOR THE CITY OF NORTH LAS VEGAS



VICINITY MAP
N.T.S.



TYPICAL CORNER LOT SETBACK
N.T.S.



TYPICAL INTERIOR LOT DETAIL
N.T.S.

OWNER

PLASTER DEVELOPMENT COMPANY INC
801 S. RANCHO DRIVE
LAS VEGAS NV,
ATTN: DAVE SMITH
TEL: (702) 383-5031
FAX: (702) 384-2298

DEVELOPER

SIGNATURE HOMES
801 S. RANCHO DR.
LAS VEGAS, NEVADA 89106
ATTN: DAVE SMITH
TEL: (702) 383-5031
FAX: (702) 384-2298

SITE DATA

LAND USE

EXISTING = DESERT RURAL

ZONING

EXISTING ZONING = UC
EXISTING ZONING = RPD-8 (8.0U.) (SEE IRON H/L MASTER PLAN)

RPD-8 SETBACKS

FRONT = 20' GARAGE, 15' LIVING AREA, 15' SIDE LOAD GARAGE
CORNER = 15'
SIDE = 10'
REAR = 20'

ACREAGE

GROSS AREA = 8.8 ACRES
NET AREA = 8.8 ACRES
TOTAL UNITS = 78
DENSITY = 8.8M DU/ACRE

LOT SIZE

MIN LOT = 14,175 SF
MAX LOT = 20,191 SF
AVG LOT = 16,305 SF

PARKING

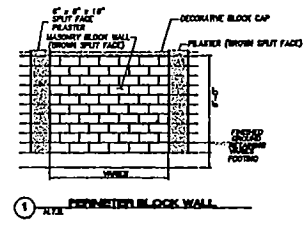
PARKING REQUIRED = 39
PARKING PROVIDED = 156 (2 CAR GARAGE)

BASIS OF BEARING

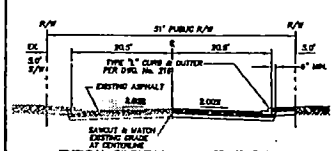
BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS DEPICTED UPON FILE 89 PAGE 99 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SAID LINE BEARS NORTH 01°41'56" EAST.

BENCHMARK

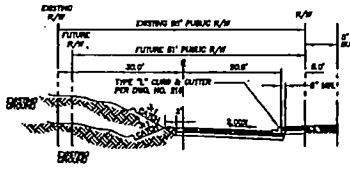
BEING CITY OF LAS VEGAS BENCHMARK NUMBER 5 (VP076), A CONCRETE MONUMENT MARKED RLS 10514 AND SLV AT INTERSECTION DECATUR BLVD. AND LOG CABIN WAY.
PUBLISHED ELEVATION = 774.459 METERS NAVD 88 DATUM
CONVERTED ELEVATION = 2541.35 FEET NAVD 88 DATUM



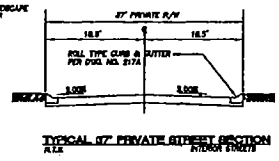
1 PERIMETER BLOCK WALL
N.T.S.



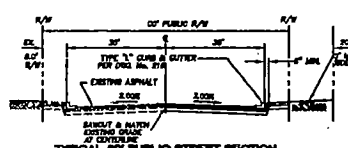
TYPICAL 51' PUBLIC STREET SECTION
N.T.S. THOM BLVD



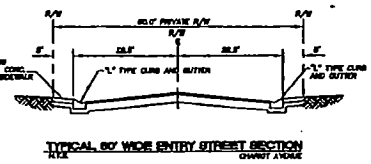
TYPICAL 56' PUBLIC STREET SECTION
N.T.S. LINCOLN STREET



TYPICAL 27' PRIVATE STREET SECTION
N.T.S. INTERIOR STREETS



TYPICAL 60' PUBLIC STREET SECTION
N.T.S. HORSE DRIVE



TYPICAL 60' WIDE ENTRY STREET SECTION
N.T.S. CHARIOT AVENUE

FOR REVIEW ONLY

ORION ENGINEERING AND SURVEYING, INC.
3089 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 736-5921 FAX (702) 736-5929

Orion

DEAN W. RASMUSSON — PROFESSIONAL ENGINEER — STATE OF NEVADA — CIVIL — NO. 9787 — EXP. 12-31-05

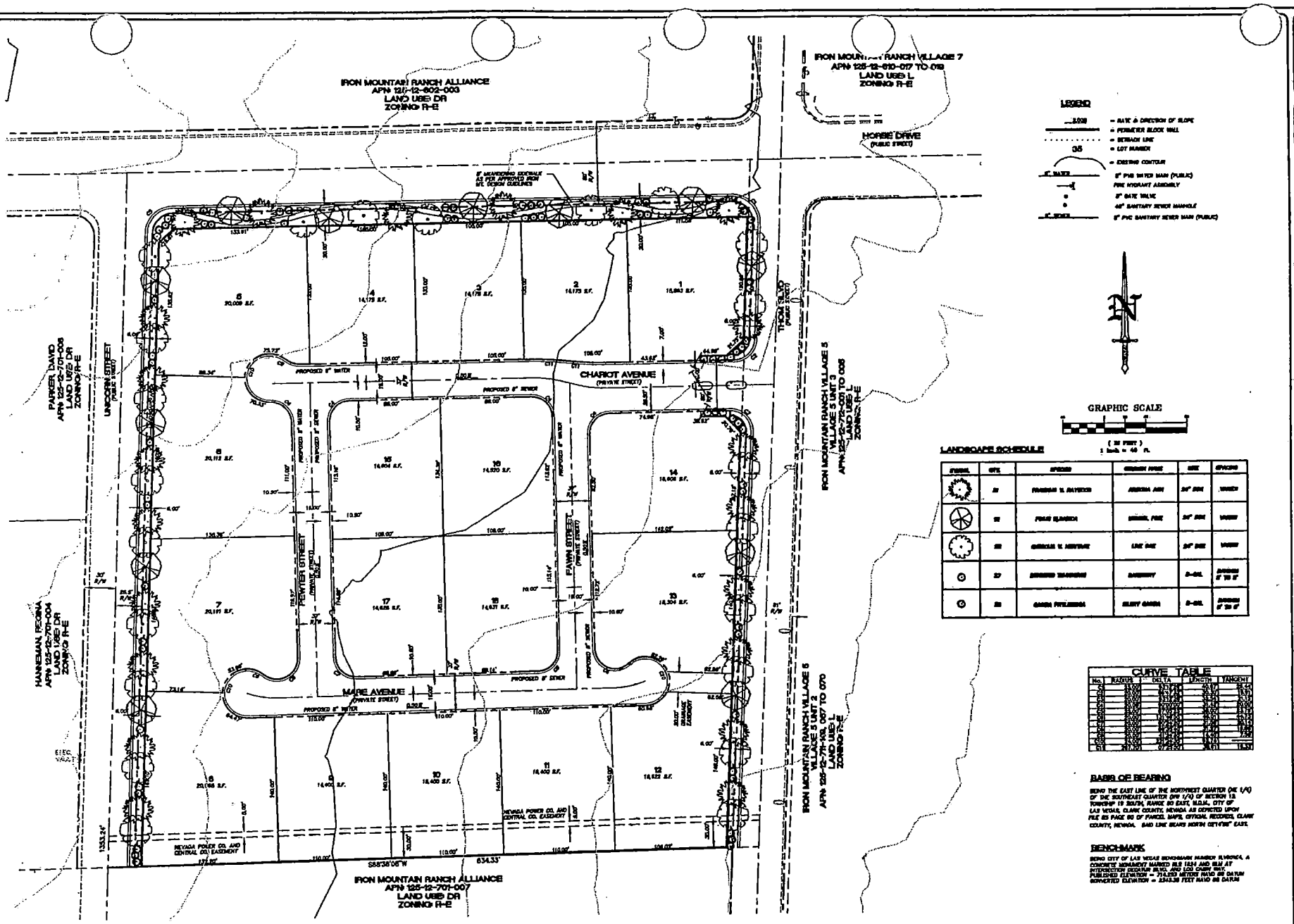
NO.	REVISION	BY	DATE

DESIGNED BY: H.F.
DRAWN BY: H.F./M.A.
CHECKED BY: A.S.P.
MAJOR SUBDIVISION
DATE: 09-08-03

SITE PLAN
HORSE AND THOM
SIGNATURE HOMES
CLARK COUNTY, NEVADA

SHEET 1 of 2

SDR-3072
STAFF 10-23-03 PC



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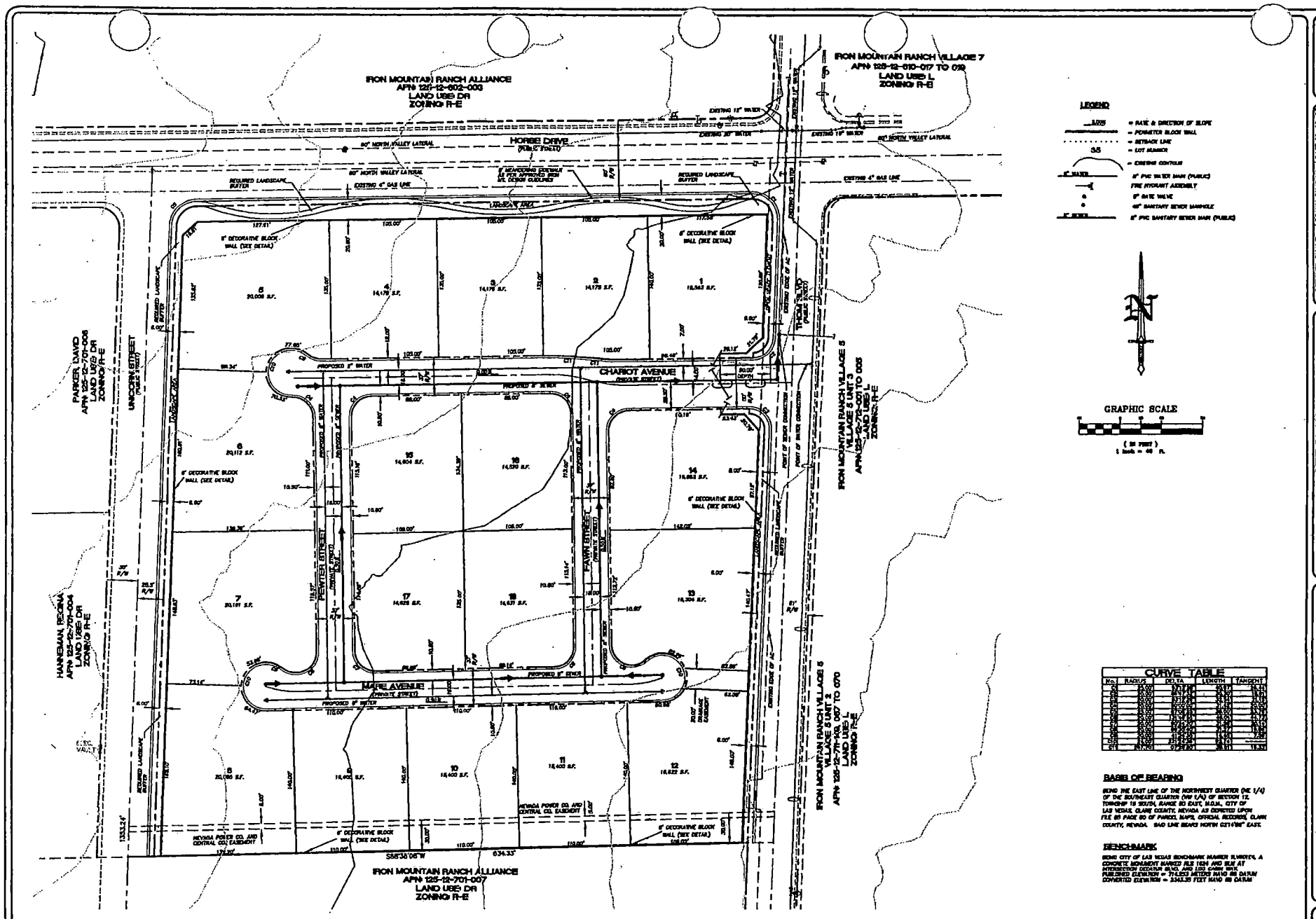
SDR-3072
STAFF 10-23-03 PC



DESIGNED BY: KWA | DRAWN BY: KWA | DATE: 09-08-03
CHECKED BY: ASP | JOB NUMBER: 043-0309

NO.	REVISION	BY	DATE

DEAN W. RASMUSSON
CIVIL
No. 9113
REGISTERED PROFESSIONAL ENGINEER
EXP. 12-31-03

SITE PLAN
HORSE AND THOM
SIGNATURE HOMES
CLARK COUNTY, NEVADA

ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-3921 FAX (702) 739-3929

SHEET 2 of 2

SDR-3072
STAFF 10-23-03 PC

SDR-3072 - SIGNATURE HOMES ON BEHALF OF PLASTER DEVELOPMENT COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND THOM BOULEVARD
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
ZON-3047 - MARCUS ALLEN - Request for a Rezoning FROM: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) AND TO ALLOW AN 82 FOOT MINIMUM LOT WIDTH WHERE 100 FEET IS THE MINIMUM REQUIRED on 0.21 acres at 1200 West Lake Mead Boulevard (APN: 139-21-610-285), Ward 5 (Weekly).

C.C.: 11/19/03

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/19/2003

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that this site is located within the Las Vegas Redevelopment area and is designated as SC (Service Commercial). The applicant's request to change to C-1 (Limited Commercial) is consistent with the Redevelopment Plan. He added that the applicant proposed to convert a single-family dwelling to a barbershop. Staff recommended approval subject to conditions.

MARCUS ALLEN, 1200 West Lake Mead Boulevard, concurred with staff recommendations.

TODD FARLOW, 240 North 19th Street, asked how the applicant plans to landscape the site. CHAIRMAN TRUESDELL remarked that shrubbery and groundcover will be installed.

MINUTES – Continued:

BEATRICE TURNER, West Las Vegas, expressed her approval and commended the applicant for establishing his business within the West Las Vegas community.

COMMISSIONER GOYNES agreed with MS. TURNER and stated that this endeavor will set a precedent to other citizens who reside in the West Las Vegas community.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 50 [ZON-3047] and Item 51 [SDR-3048] was held under Item 50 [ZON-3047].

(9:01 – 9:23)
2-3110/3-1

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application (SDR-3048) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

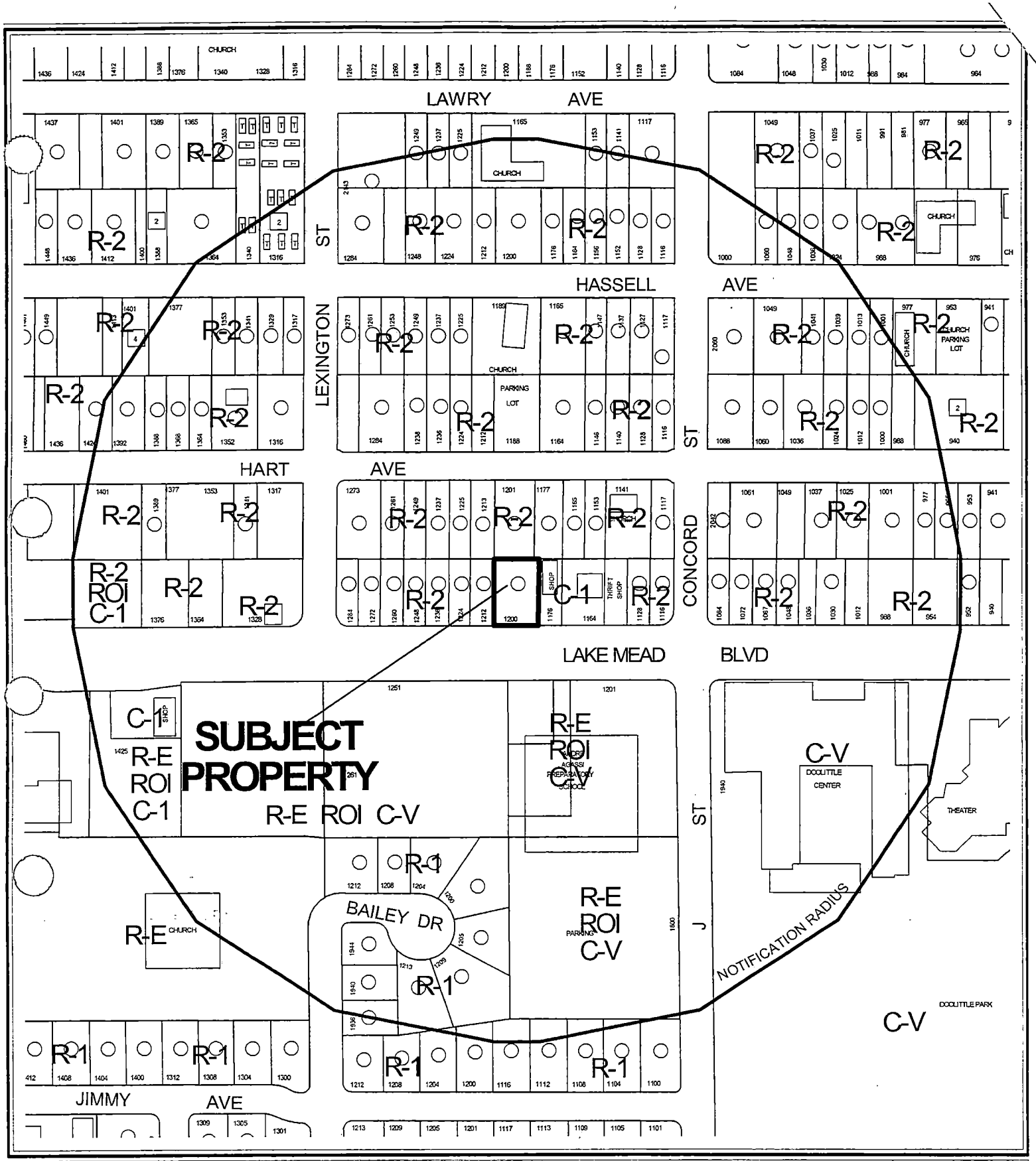
4. Meet with the Flood Control Section of the Department of Public Works for assistance in establishing drainage pathways required for this site, prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first.

5 If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Lake Mead Boulevard adjacent to this site.

CONDITIONS – Continued:

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

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

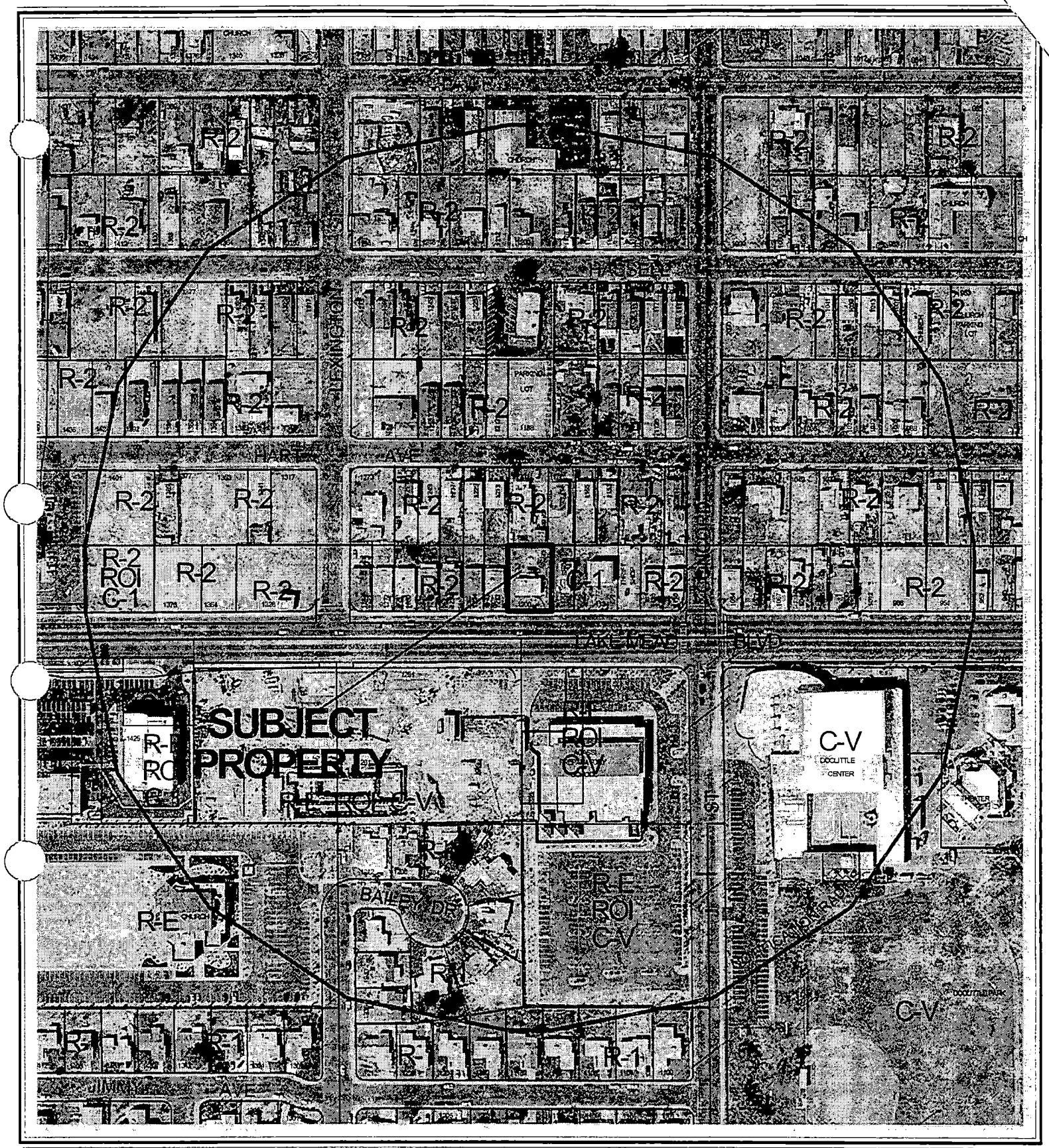


CASE: **ZON-3047**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



0 200 400 Feet

CASE: **ZON-3047**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3047 - MARCUS ALLEN

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application (SDR-3048) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

4. Meet with the Flood Control Section of the Department of Public Works for assistance in establishing drainage pathways required for this site, prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first.

5. If on street parking is not already prohibited adjacent to this site, submit a written request to the Traffic Engineer to eliminate on-street parking on Lake Mead Boulevard adjacent to this site.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not

MP

required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-2 (Medium-Low Density Residential) to C-1 (Limited Commercial) on 0.21 acres at 1200 West Lake Mead Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates the property is being rezoned to allow the existing single family residence to be converted to a barber shop. A waiver is also required to allow the lot with a width of 80 feet in the C-1 (Limited Commercial) zoning district where 100 feet is the minimum required by the Commercial Development Standards.

BACKGROUND INFORMATION

A) Previous Actions

There is no zoning case history for this site.

B) Pre-Application Meeting

06/04/03 A pre-application meeting was held and the applicant was advised of the requirements for a Rezoning application. Issues regarding the design of the site were discussed with the Site Development Plan Review. The pre-application form was verified on 09/09/03.

10/23/03 The Planning Commission will consider a request for a Site Development Plan Review (SDR-3048) for a 1,092 square foot barber shop on this site.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.21

B) Existing Land Use

Subject Property:	Single Family Residence
North:	Single Family Residence
South:	Preparatory School
East:	Commercial
West:	Single Family Residence

C) Planned Land Use

Subject Property:	DTR (Downtown Redevelopment)/SC (Service Commercial)
North:	ML (Medium-Low Density Residential)
South:	DTR (Downtown Redevelopment)/PF (Public Facility)
East:	DTR (Downtown Redevelopment)/SC (Service Commercial)
West:	DTR (Downtown Redevelopment)/SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-2 (Medium-Low Density Residential)
North:	R-2 (Medium-Low Density Residential)
South:	R-E (Residence Estates) under Resolution of Intent to C-V (Civic)
East:	C-1 (Limited Commercial)
West:	R-2 (Medium-Low Density Residential)

E) General Plan Compliance

This site is located within the Las Vegas Redevelopment Plan Area and is designated as SC (Service Commercial). The SC (Service Commercial) designation allows for light retail and commercial uses. Therefore, the proposed C-1 (Limited Commercial) zoning is appropriate in this land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is located within the Las Vegas Redevelopment Plan Area and is designated as SC (Service Commercial). Overall objectives of the Redevelopment Plan include replanning, redesign and development of undeveloped areas, which are stagnant, strengthening of retail, office and other uses, and promoting the orderly development of the Redevelopment Area. The proposed C-1 (Limited Commercial) zoning is appropriate in this land use designation.

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	80 Feet	N

A Waiver to the Commercial Development Standards is necessary to allow the existing lot at 80 feet wide to be rezoned to C-1 (Limited Commercial) where the standards require a minimum width of 100 feet.

B) General Analysis and Discussion

The applicant is proposing the C-1 (Limited Commercial) zoning in order to convert the existing single family residence for use as a barber shop. Issues regarding the design of the site and aesthetics will be evaluated with the Site Development Plan Review.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

   The proposed zoning designation of C-1 (Limited Commercial) will be in conformance with the General Plan. The subject site is designated as part of the Mixed Use area on the Downtown Redevelopment Plan map of the Las Vegas Redevelopment Plan. There are a number of land uses designations in the mixed use area, including SC (Service Commercial). The proposed commercial conversion conforms to this land use designation.

MP

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

   Other properties fronting on this segment of Lake Mead Boulevard have been rezoned to C-1 (Limited Commercial) for conversion to commercial, including the site to the east. The proposed C-1 (Limited Commercial) zoning will be compatible with surrounding land uses and zoning districts.

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

   The C-1 (Limited Commercial) zoning on the subject site is an appropriate transition for the lots fronting on Lake Mead Boulevard, a fully developed 100 foot wide primary arterial.

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

   Access to this site is provided from Lake Mead Boulevard, a fully developed 100-foot-wide right-of-way. The proposed development of the site will be sufficiently served by existing roadway facilities

NOTICES MAILED 181 [Mailed with SDR-3048]

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3047 APN: _____

Name of Property Owner: Marcus S Allen

Name of Applicant: Marcus S Allen

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Marcus S Allen

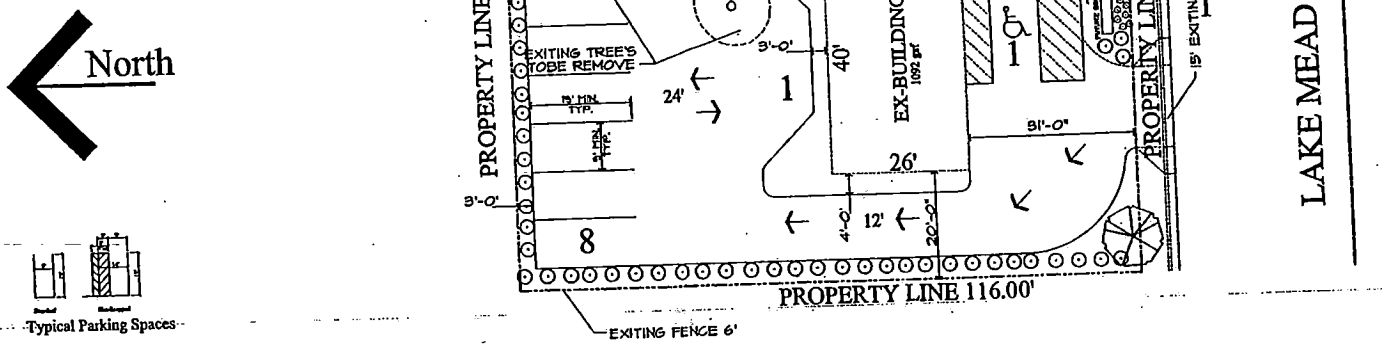
Subscribed and sworn before me

This 5th day of June, 2003

_____

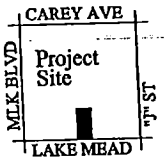
Notary Public in and for said County and State

MARTHA F. McCULLAH
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 98-1653-1
MY APPT. EXPIRES JAN. 27, 2006

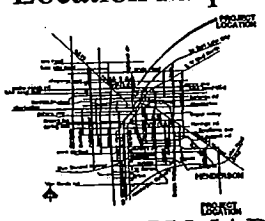


North

Typical Parking Spaces



Location Map



VICINITY MAP

Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

FUTURE SITE PLAN

Scale 1" : 10'-0"

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	2	24" Box	25'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	-	24" Box	25'-30' On Center	CALIFORNIA LAUREL "Peppermint"	Umbellularia californica
	-	24" Box	25'-30' On Center	TEXANUM PRIVET	Ligustrum japonicum "Texanum"
	-	24" Box	25'-30' On Center	MONDEL PINE	Pinus pigea
	-	Height Varies	Varies, See Setback Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	9	24" Box	Varies, See Setback Requirements	FLOWERING PLUM	Prunus blireiana
	42	1-5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeriscape / Turf	

MARCUS ALLEN BARBER SHOP

Las Vegas, Nevada

SITE INFORMATION

ZONING
R-2

AREA (Approximate)
Gross Area: 9,628.00 sf 0.22 acres
Building Area: 1,092 sf

PARKING REQUIREMENTS
Parking Required:
(EXISTING BUILDING) 5 STATION / 2 per station (2*5) = 10
TOTAL 10

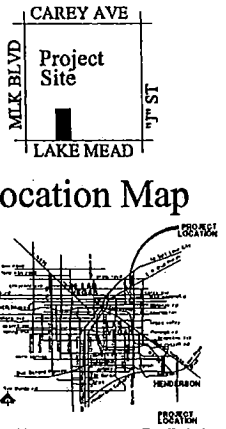
Future Parking Provided
Covered 0
Open Parking 12
TOTAL 12
H.C. Parking Required 1
H.C. Parking Provided 1

EXISTING SETBACKS
Front 31 ft
Rear 59 ft
Corner Side 0 ft
Side 20 ft

BUILDING SPACING 0 ft Avg
Landscape 10 ft
Minimum Building Spacing

EXISTING HEIGHT
Principal Structure 1 stories / 20 ft

STAFF ZON-3047
10-23-03 PC



Location Map

VICINITY MAP

Note:
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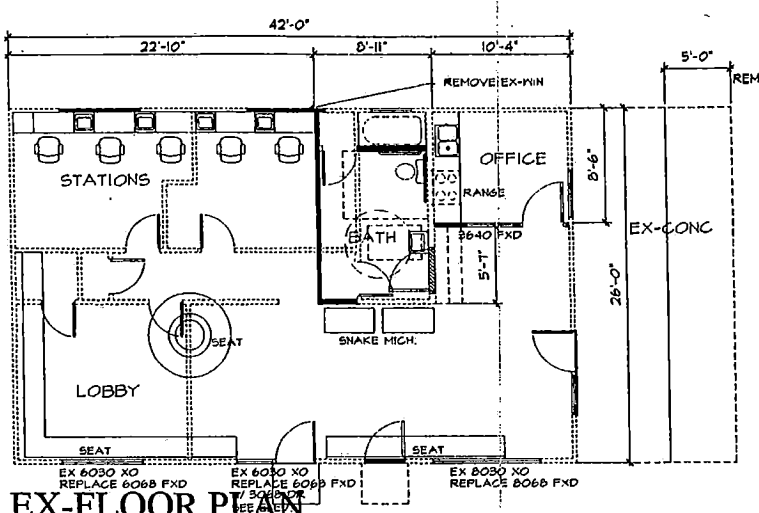
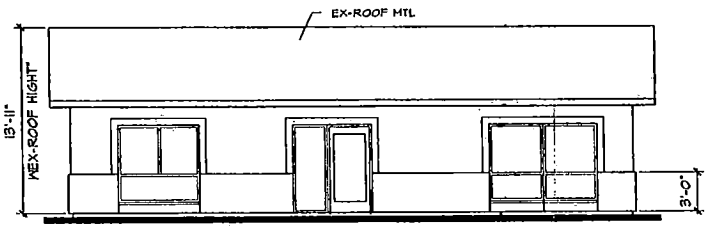


EX-FLOOR PLAN
Scale 1/4"=1'-0"

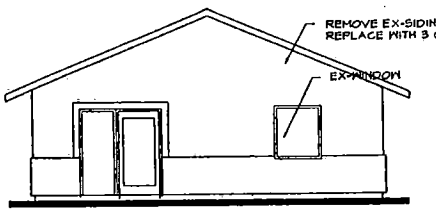
SYMBOL LEGEND
: EXISTING WALL 2x4
: NEW WALL 2x4
: EXISTING WALL TO BE REMOVE

GENERAL FLOOR PLAN NOTES
1. TYPICAL WALL CONSTRUCTION - 2 X 4 STUDS AT 16" O.C. - SEE PLAN FOR TYPICAL DETAIL INDICATED.
2. ALL DIMENSIONS ARE TO FACE OF STUD - TYP. UNLESS NOTED OTHERWISE.
3. WATER HEATER.
W/ TEMPERATURE AND PRESSURE RELIEF VALVE DISCHARGING DIRECTLY TO EXTERIOR, COVER HEATER W/ R6 MIN. INSULATING BLANKET AND WRAP FIRST 5' FT OF HOT WATER PIPE W/ R3 MIN. INSULT. HEAT HEATER ATOP 24" HIGH PLATFORM-PLYWD.

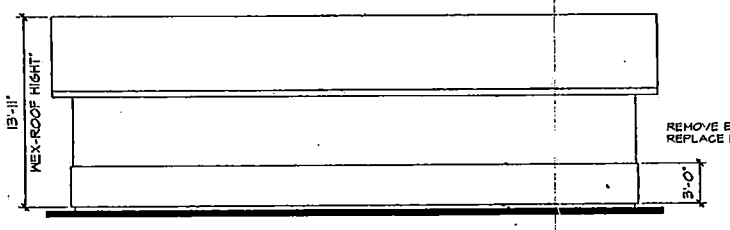
AREA CALC.
EX BUILDING = 1,092 S.F.



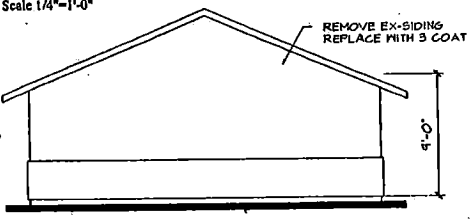
FRONT ELEVATION
Scale 1/4"=1'-0"



RIGHT SIDE ELEVATION
Scale 1/4"=1'-0"



FRONT ELEVATION
Scale 1/4"=1'-0"



LEFT SIDE ELEVATION
Scale 1/4"=1'-0"

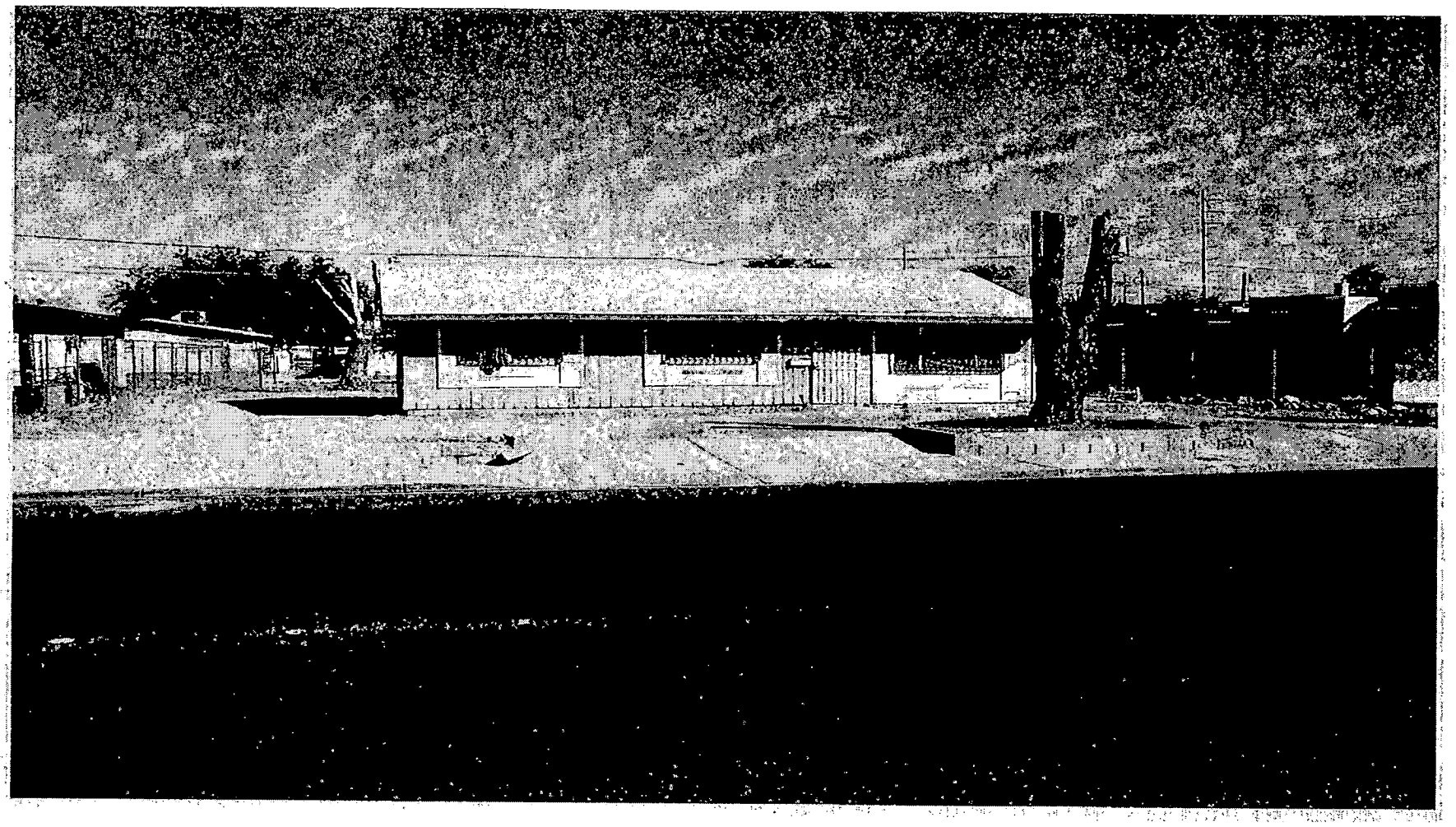
404 ELIZABETH AVE ADDON
N. LAS VEGAS, NEVADA
XXXXX

JOB NO.	01101
REVISION DATE	
DRAWN BY	RLJ
CHECKED BY	RLJ
DATE	9-8-03
REVISION	

SHEET TITLE:
REMODEL
FLOOR PLAN, FOUNDATION PLAN & DETAILS

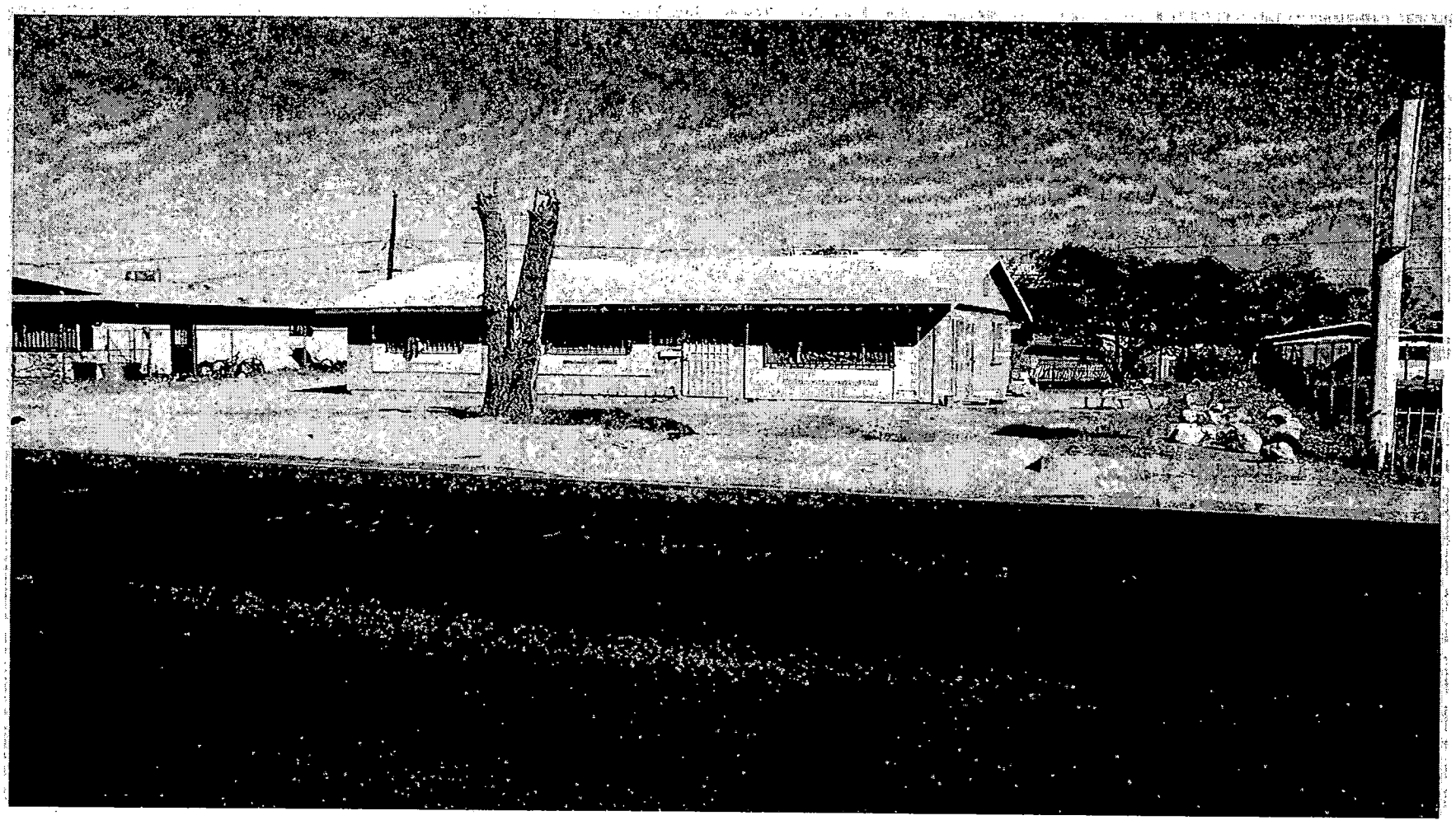
A-1

STAFF ZON-3047
10-23-03 PC



ZON-3047 - MARCUS ALLEN
1200 WEST LAKE MEAD BOULEVARD
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03



ZON-3047 - MARCUS ALLEN
1200 WEST LAKE MEAD BOULEVARD
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03

City of Las Vegas

Agenda Item No.: 51

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
SDR-3048 - MARCUS ALLEN - Request for a Site Development Plan Review FOR A 1,092 SQUARE FOOT BARBER SHOP, AND FOR A REDUCTION IN THE WIDTH OF THE PERIMETER LANDSCAPE PLANTER on 0.21 acres at 1200 West Lake Mead Boulevard (APN: 139-21-610-285), R-2 (Medium Density Residential) Zone [Proposed: C-1 (Limited Commercial)], Ward 5 (Weekly).

C.C.: 11/19/03

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/19/2003

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 50 [ZON-3047] and Item 51 [SDR-3048] was held under Item 50 [ZON-3047].

(9:01 – 9:23)
2-3110/3-1

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 51 – SDR-3048

CONDITIONS:

Planning and Development

1. A Rezoning application (ZON-3047) to C-1 (Limited Commercial) approved by the Planning Commission and 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. The existing chain link fence shall be removed and replaced with new walls meetings the current Commercial Development Standards.

4. Any property line wall along the perimeter of the overall site shall be a decorative block wall, with at least 20 percent contrasting materials, or a wrought iron fence with decorative concrete or stone pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.

8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. All City Code requirements and design standards of all City departments must be satisfied.

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

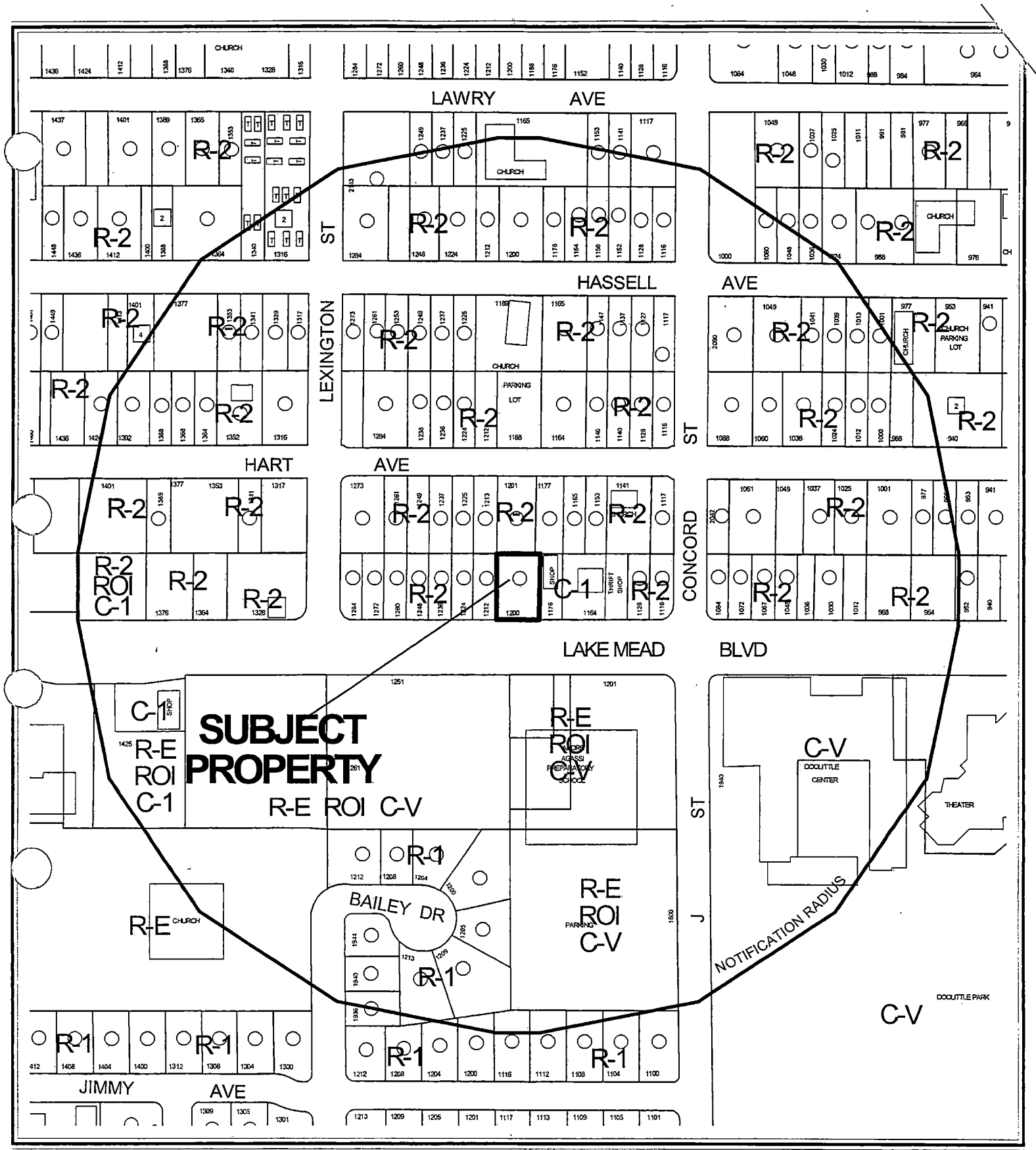
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 51 – SDR-3048

CONDITIONS - Continued:

Public Works

12. Site development to comply with all applicable conditions of approval for ZON-3047 and all other subsequent site-related actions.



0 200 400 Feet

CASE: **SDR-3048**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3048 - MARCUS ALLEN

** CONDITIONS **

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

Planning and Development

1. A Rezoning application (ZON-3047) to C-1 (Limited Commercial) approved by the Planning Commission and 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. The existing chain link fence shall be removed and replaced with new walls meetings the current Commercial Development Standards.

4. Any property line wall along the perimeter of the overall site shall be a decorative block wall, with at least 20 percent contrasting materials, or a wrought iron fence with decorative concrete or stone pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.

8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

9. All City Code requirements and design standards of all City departments must be satisfied.

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

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.

Public Works

12. Site development to comply with all applicable conditions of approval for ZON-3047 and all other subsequent site-related actions.

MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 1,092 square foot barbershop and a reduction in the width of the perimeter landscape planter on 0.21 acres at 1200 West Lake Mead Boulevard).

B) Applicant's Justification

The applicant's justification letter indicates the existing single family residence will be converted to a barber shop. A waiver is also requested to a reduction in the perimeter landscape planter.

BACKGROUND INFORMATION

A) Previous Actions

10/23/03 The Planning Commission will consider a request for a Rezoning (ZON-3047) to C-1 (Limited Commercial) this site.

B) Pre-Application Meeting

06/04/03 A pre-application meeting was held and the applicant was advised of the requirements for a Site Development Plan Review application. The applicant was also advised waivers are required to deviate from the Commercial Design Standards. The pre-application form was rechecked on September 9, 2003.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.21

MP

B) Existing Land Use

Subject Property:	Single Family Residence
North:	Single Family Residence
South:	Preparatory School
East:	Commercial
West:	Single Family Residence

C) Planned Land Use

Subject Property:	Mixed Use
North:	ML (Medium-Low Density Residential)
South:	Commercial
East:	Mixed Use
West:	Mixed Use

D) Existing Zoning

Subject Property:	R-2 (Medium-Low Density Residential)
North:	R-2 (Medium-Low Density Residential)
South:	R-E (Residence Estates) under Resolution of Intent to C-V (Civic)
East:	C-1 (Limited Commercial)
West:	R-2 (Medium-Low Density Residential)

E) General Plan Compliance

This site is located within the Las Vegas Redevelopment Plan Area and is designated as Mixed Use. The Mixed Use designation allows for light retail and commercial uses. Therefore, the proposed C-1 (Limited Commercial) zoning is appropriate in this land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

This site is located within the Las Vegas Redevelopment Plan Area and the proposed use conforms to the Plan.

MP

PROJECT DESCRIPTION

The submitted plans depict the existing single family residence will be converted to allow for use as a barber shop. The plans also show aesthetic improvements will be made to the exterior of the existing building. Access to the site is via two existing driveways from Lake Mead Boulevard that currently function as a circular driveway for the residence. One handicap accessible space is located in front of the building with the remaining parking located on the rear of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A Feet	0.21 Acres	Y
Min. Lot Width	100 Feet	80 Feet	N*
Min. Setbacks			
• Front	20 Feet	31 Feet	Y
• Side	10 Feet	20 Feet	Y
• Corner	15 Feet	N/A	Y
• Rear	20 Feet	59 Feet	Y
Max. Lot Coverage	50 %	11%	Y
Max. Building Height	None	14 Feet	Y
Trash Enclosure	Must Be Covered	No Trash Enclosure Shown	

*A waiver is included with the Rezoning (ZON-3047) to allow the lot at 80 feet in width where 100 feet in the minimum required by the Commercial Development Standards.

The proposed plans are in conformance with the Commercial Development Standards with regards to setbacks and building heights. A trash enclosure is not shown and is not necessary for this use. Additionally, a loading zone is not necessary for the proposed Barber Shop.

A2) Residential Adjacency Standards

The Residential Adjacency Standards of Title 19.08 do not apply to the subject proposal because the overall building height is less than 15 feet. The existing structure exceeds the minimum setback requirements of the adjacent residential properties. Therefore this proposal is in conformance with these standards.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Barber Shop	1,092 SF. – 5 Barber Chairs	2 Spaces for each barber chair	10	1	10	1

The proposed Barber Shop with 5 barber chairs requires a total of ten parking spaces including 1 handicap accessible space. The Site Plan shows the 10 required spaces and 1 handicap accessible space and is in conformance with the requirements of the code with regards to parking.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Tree/6 Spaces	2 Trees	0
Buffer:			
• Min. Trees	1 Tree/ 30 Linear Feet along the east property line adjacent to the existing commercial; 1 Tree/ 20 Linear Feet along the north, south and west property lines.	18 Trees	2
• Min. Zone Width	8 Feet along north east and west property lines 15 Feet along Lake Mead Boulevard		Varies – 3 Feet Minimum

The applicant has requested a waiver to allow for the reduction of the perimeter landscape planter. The submitted plans indicate landscaping will be provided in minimum 3 foot wide planters along the north east and west sides of the site. Only two 24inch box trees are shown on the plans and are located on the front of the site at the southeast and south west corners of the property. Shrubs and ground cover are shown in the planters along the remaining perimeter of the site.

A5) Sign Standards

The submitted plans depict one monument sign oriented toward Lake Mead Boulevard. The proposed sign shall meet all standards for monument signage as established in Title 19.14.

B) General Analysis and Discussion

- Zoning

The proposed Barber Shop is an allowed use in the C-1 (Limited Commercial) zoning district.

- Site Plan

The proposed site plan meets the minimum requirements with regards to setbacks. The plans also indicate there is an existing chain link fence that will remain. A condition has been added requiring the chain link fence be removed and replaced with a new wall meetings the current standards.

- Waivers

The applicant has requested a waiver to allow for the reduction of the perimeter landscaping. The standards require a minimum 15 foot wide planter along the street frontage and 8 feet along the remaining property lines. Since the applicant is proposing to convert the existing structure and the area of the site being small, strict application of the landscaping requirements would be impractical. Therefore, approval of the waiver is recommended.

- Landscape Plan

The submitted plans indicate landscaping will be provided in minimum 3 foot wide planters along the north east and west sides of the site. Only two 24inch box trees are shown on the plans and are located on the front of the site at the southeast and south west corners of the property. Shrubs and ground cover are shown in the planters along the remaining perimeter of the site. The applicant has requested a waiver to allow for the reduction of the perimeter landscaping. Since the applicant is proposing to convert the existing structure and the area of the site being small, strict application of the landscaping requirements would be impractical. Therefore, approval of the waiver is recommended.

- Elevation

The elevations indicate the siding on the existing structure will be removed and replaced with stucco. Additionally, the plans show the existing doors and windows will be replaced with new ones.

- Floor Plan

The submitted floor plan depicts 5 barber stations with a waiting area. There is also only restroom and an office proposed.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The proposed conversion of the existing single family residence to a Barber Shop is appropriate along this segment of Lake Mead Boulevard and is compatible with adjacent development in the area.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed project is consistent with the General Plan, Title 19 and the Commercial Development Standards with the approval of the waiver to allow for the reduction in perimeter landscaping.

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

   The site will have access to Lake Mead Boulevard, a 100 foot wide primary arterial on the Master Plan of Streets and Highways, which is adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The submitted building elevations and landscaping plan will demonstrate visual consistency with the surrounding developments along this segment of Lake Mead Boulevard. Approval of the waiver to allow the reduction in the perimeter landscaping is necessary to approval the plans as submitted.

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 submitted building elevations and landscaping will demonstrate visual consistency with the surrounding developments, in that the submitted materials depict appropriate façade design. The development will be harmonious and compatible with development in the area.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 181 [Mailed with ZON-3047]

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3048 APN: _____

Name of Property Owner: MARCUS ALLEN

Name of Applicant: MARCUS ALLEN

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: MARCUS ALLEN

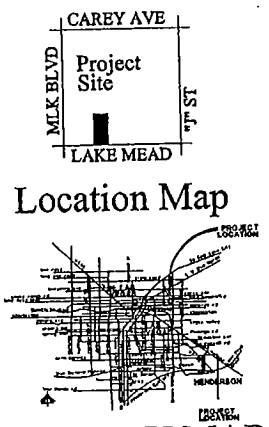
Subscribed and sworn before me

This 3rd day of October 2003

_____

Notary Public in and for said County and State

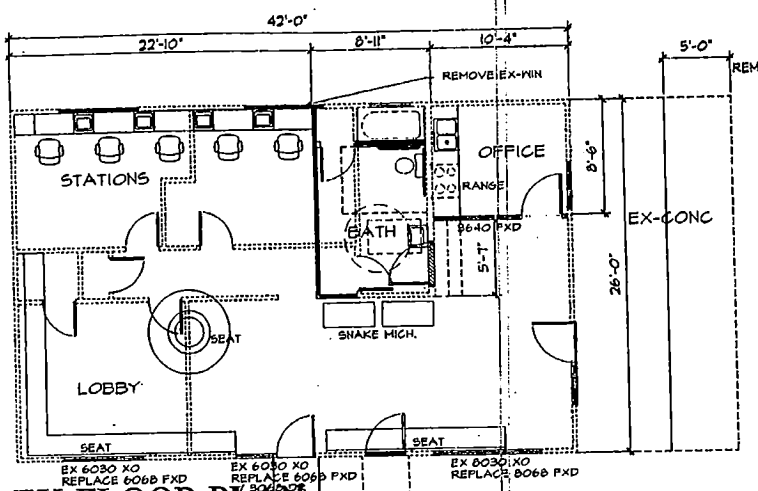
MARTHA F. McCULLAH
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 98-1653-1
MY APPT. EXPIRES JAN. 27, 2006



Location Map

VICINITY MAP

Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.



EX-FLOOR PLAN

Scale 1/4"=1'-0"

SYMBOL LEGEND

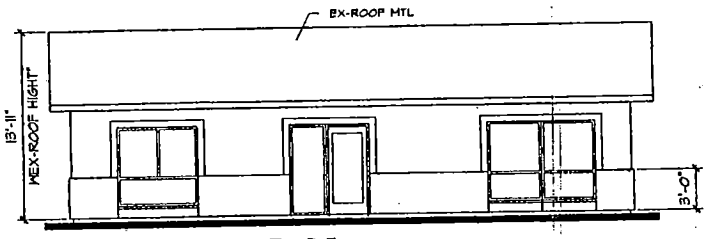
- EXISTING WALL 2x4
- NEW WALL 2x4
- EXISTING WALL TO BE REMOVE

GENERAL FLOOR PLAN NOTES

1. TYPICAL WALL CONSTRUCTION - 2 X 4 STUDS AT 16" O.C. - SEE PLAN FOR TYPICAL DETAIL INDICATED.
2. ALL DIMENSIONS ARE TO FACE OF STUD - TYP. UNLESS NOTED OTHERWISE.
3. WATER HEATER:
   W/ TEMPERATURE AND PRESSURE RELIEF VALVE DISCHARGING DIRECTLY TO EXTERIOR, COVER HEATER W/ R8 MIN. INSULATING BLANKET AND WRAP FIRST 5'-0"± OF HOT WATER PIPE W/ R3 MIN. INSULT. HOME HEATER ATOP 24" MIN PLATFORM-PLYWD.

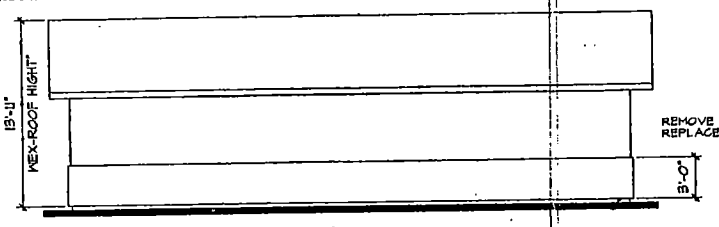
AREA CALC.

EX BUILDING = 1,092 S.F.



FRONT ELEVATION

Scale 1/4"=1'-0"



FRONT ELEVATION

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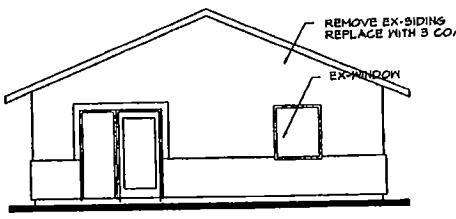

RIGHT SIDE ELEVATION

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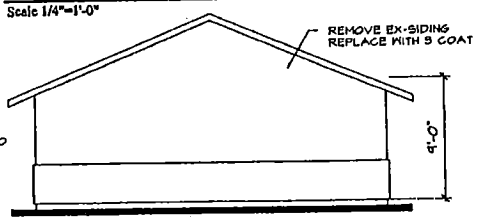


LEFT SIDE ELEVATION

Scale 1/4"=1'-0"

404 ELIZABETH AVE ADDON
N. LAS VEGAS, NEVADA

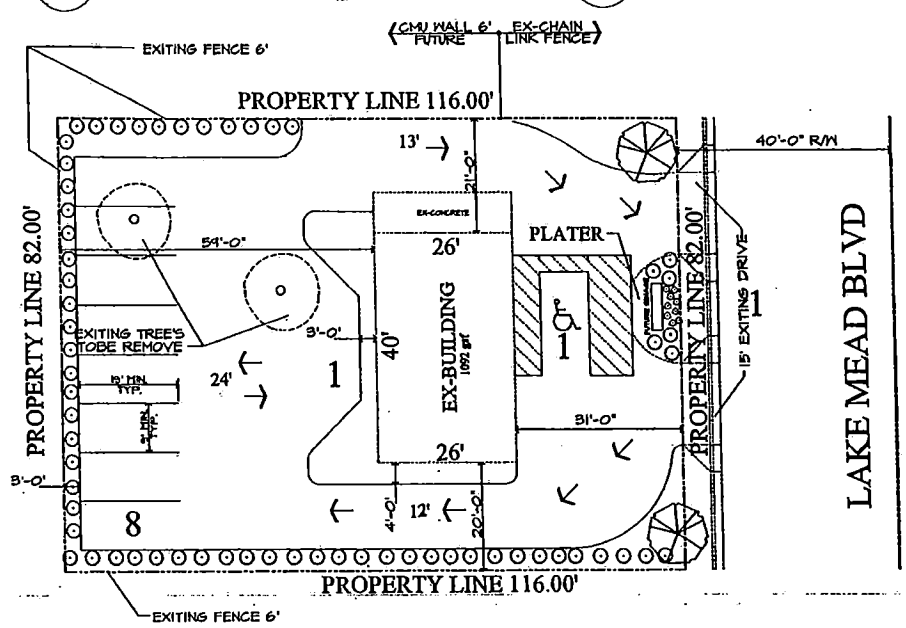
XXXX

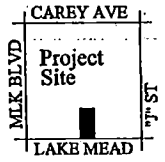
job no. 01101	REVISION 12-ATE	
drawn by RLS	checked RLS	
date 8-03	REVISION	

SHEET TITLE:
REMODEL
FLOOR PLAN + FOUNDATION PLAN & DETAILS

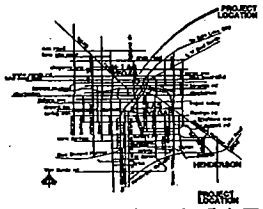
A-1

SDR-3048
STAFF 10-23-03 PC





Location Map



VICINITY MAP

Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

FUTURE SITE PLAN

Scale 1" : 10'-0"

TREE / PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	2	24" Box	20'-30' On Center	MODESTO ASH	Fraxinus velutina "Modesto"
	-	24" Box	20'-30' On Center	CALIFORNIA LAUREL "Peppermint"	Umbellularia californica
	-	24" Box	20'-30' On Center	TEXANUM PRIVET	Ligustrum japonicum "Texanum"
	-	24" Box	20'-30' On Center	MONDEL PINE	Pinus pigra
	-	Height Varies	Varies, See Setback Requirements	MEXICAN FAN PALM	Washingtonia robusta "Mexican Fan Palm"
	9	24" Box	Varies, See Setback Requirements	FLOWERING PLUM	Prunus blireiana
	61	1-5 Gallon	N/A	Ornamental Ground Shrubs and Cover	
		N/A	N/A	Xeroscape / Turf	

MARCUS ALLEN BARBER SHOP

LasVegas, Nevada

SITE INFORMATION

ZONING
R-2

AREA (Approximate)
Gross Area: 9,628.00 sf — 0.22 acres
Building Area: 1,092 sf

PARKING REQUIREMENTS
Parking Required:
(EXISTING BUILDING) 5 STATION / 2 per station (2*5) = 10
TOTAL 10

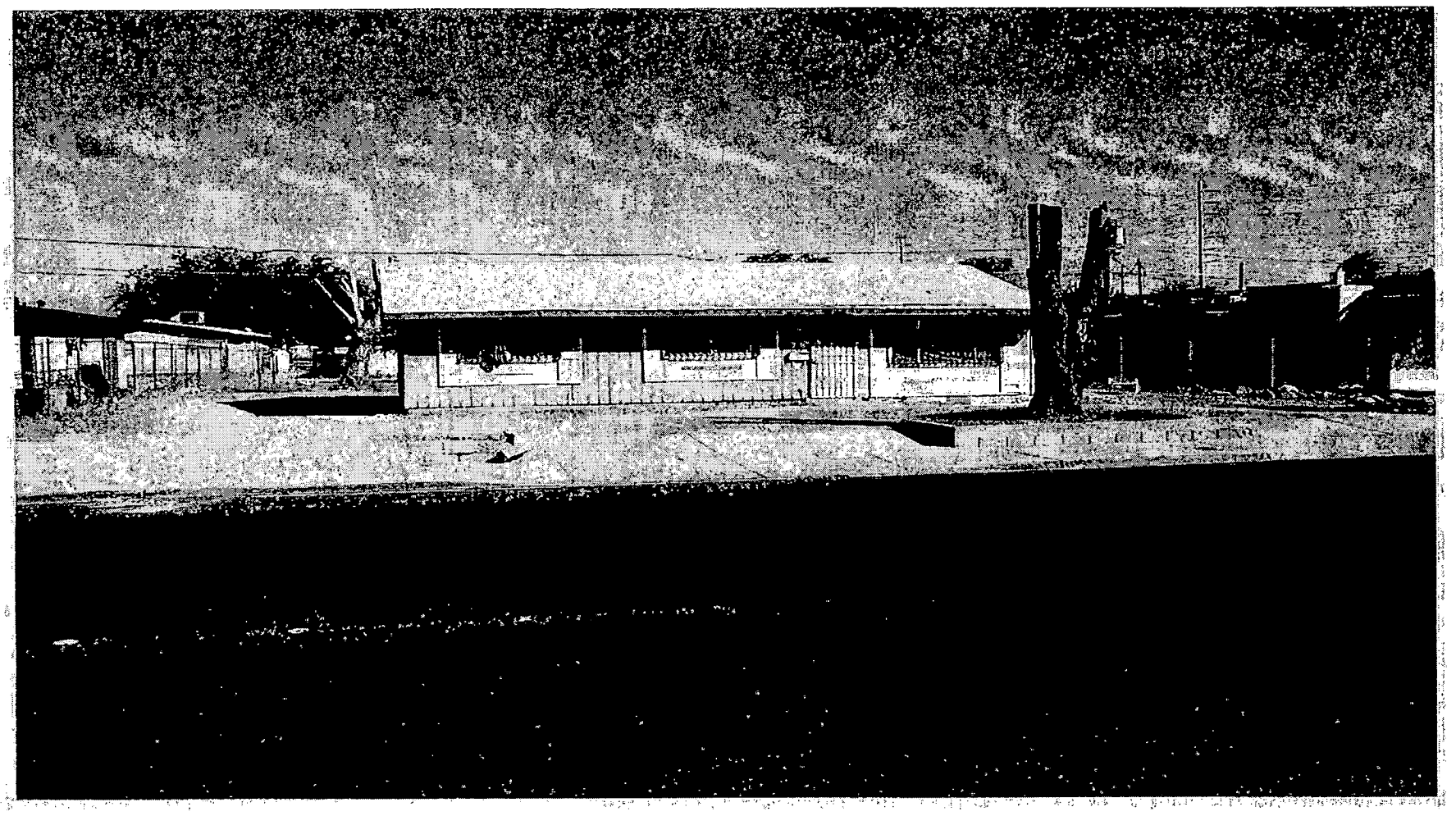
Future Parking Provided
Covered 0
Open Parking 12
TOTAL 12
H.C. Parking Required 1
H.C. Parking Provided 1

EXISTING SETBACKS
Front 31 ft
Rear 59 ft
Corner Side 0 ft
Side 20 ft

BUILDING SPACING
Landscape 0 ft Avg
Minimum Building Spacing 10 ft

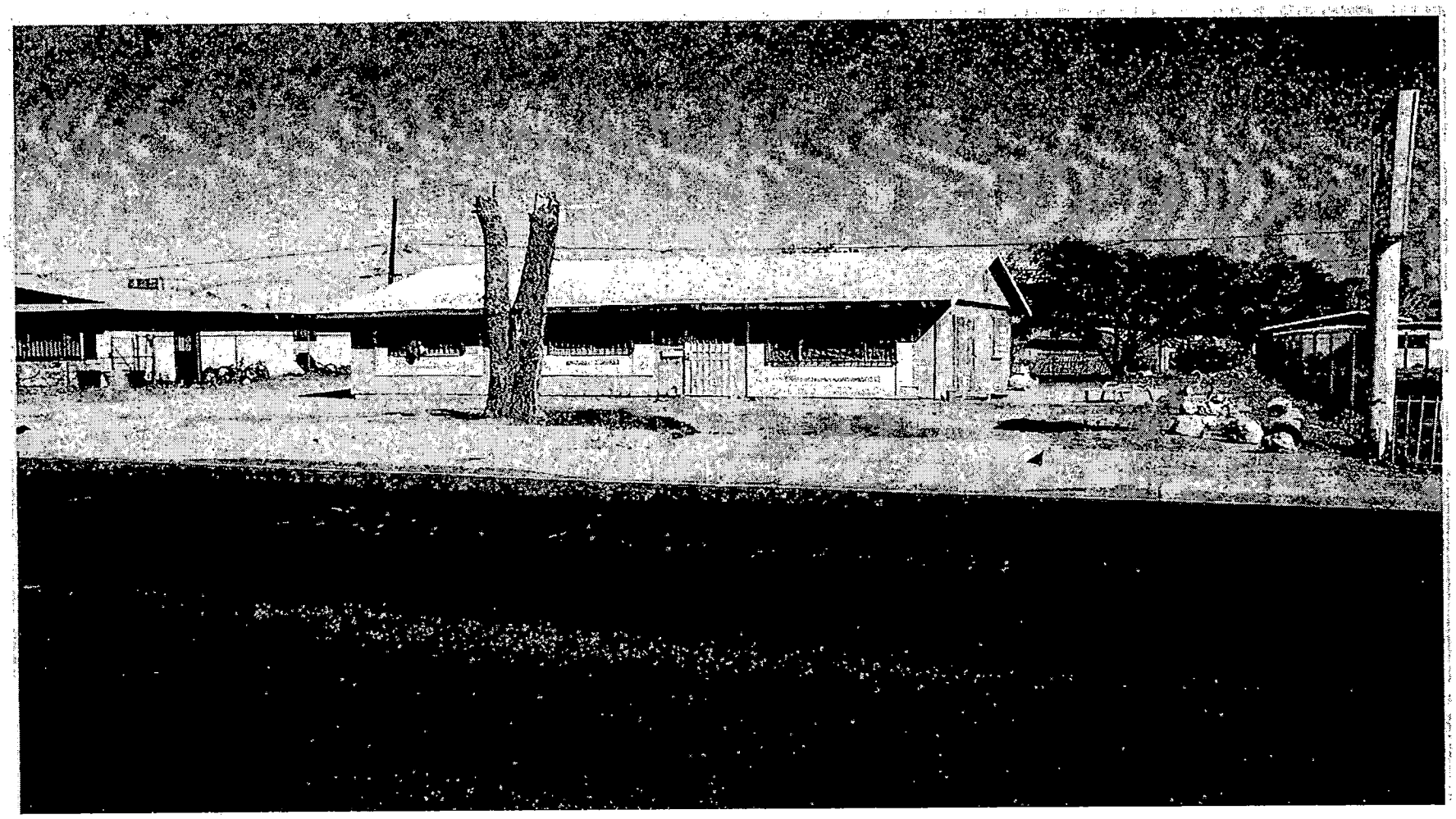
EXISTING HEIGHT
Principal Structure 1 stories / 20 ft

SDR-3048
STAFF 10-23-03 PC



SDR-3048 - MARCUS ALLEN
1200 WEST LAKE MEAD BOULEVARD
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03



SDR-3048 - MARCUS ALLEN
1200 WEST LAKE MEAD BOULEVARD
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03

City of Las Vegas

Agenda Item No.: 52

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
ZON-3067 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.92 acres on the north side of New York Avenue, approximately 110 feet east of Industrial Road (APN: 162-04-710-002, 004, 145 and 146), Ward 1 (Moncrief).

C.C.: 11/19/03

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
DAVENPORT – APPROVED subject to conditions – Motion carried with EVANS not voting

To be heard by the City Council on 11/19/2003

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the Rezoning Request conforms to the land use recommendations of the Redevelopment Plan and also the mixed-use designation. With regard to the Site Development Plan Review, the applicant is proposing a 72-space parking lot for employees of the taxi company. Staff's main concern relates to the fence that needs to conform with the standards of the Centennial Plan. Staff recommended approval subject to conditions.

ZEV KAPLAN, 501 South Rancho Drive, appeared on behalf of the applicant, and concurred with staff recommendations but requested consideration to allow the existing chain link fence to remain.

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, stated chain link fences have a tendency to attract flying fragments of debris making the area very unattractive.

EDWINA CANE, 15829 Lone Crest, Hacienda Heights, Los Angeles, California, owner of the property sandwiched between the applicant's proposed sites. She maintained that she had not received any notification of the applicant's intentions to develop his property. She was quite concerned for the tenants who occupy her five-unit apartment complex. JOHN CANE, 534 Concord Street, El Segundo, California, appeared with his mother and clarified that her main concern was being unaware of what was being proposed. CHAIRMAN TRUESDELL asked MS. CANE to speak with staff and ensured her that the applicant has committed to complying with all the conditions pertaining to lighting, fencing, and landscaping.

COMMISSIONER McSWAIN asked for the location of the cab company. MR. WALTON explained that it is located on Industrial Road and remarked that the proposed lot will resolve the problem of employees parking on the streets. Responding to COMMISSIONER McSWAIN'S comments regarding the wrought iron fencing, MR. KAPLAN stated that that type of fencing would be out of character with the area.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 52 [ZON-3067] and Item 53 [SDR-3070] was held under Item 52 [ZON-3067].

NOTE: Recess at 9:23 P.M.

(9:06 – 9:23)

2-3384/4-1

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review (SDR-3070) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

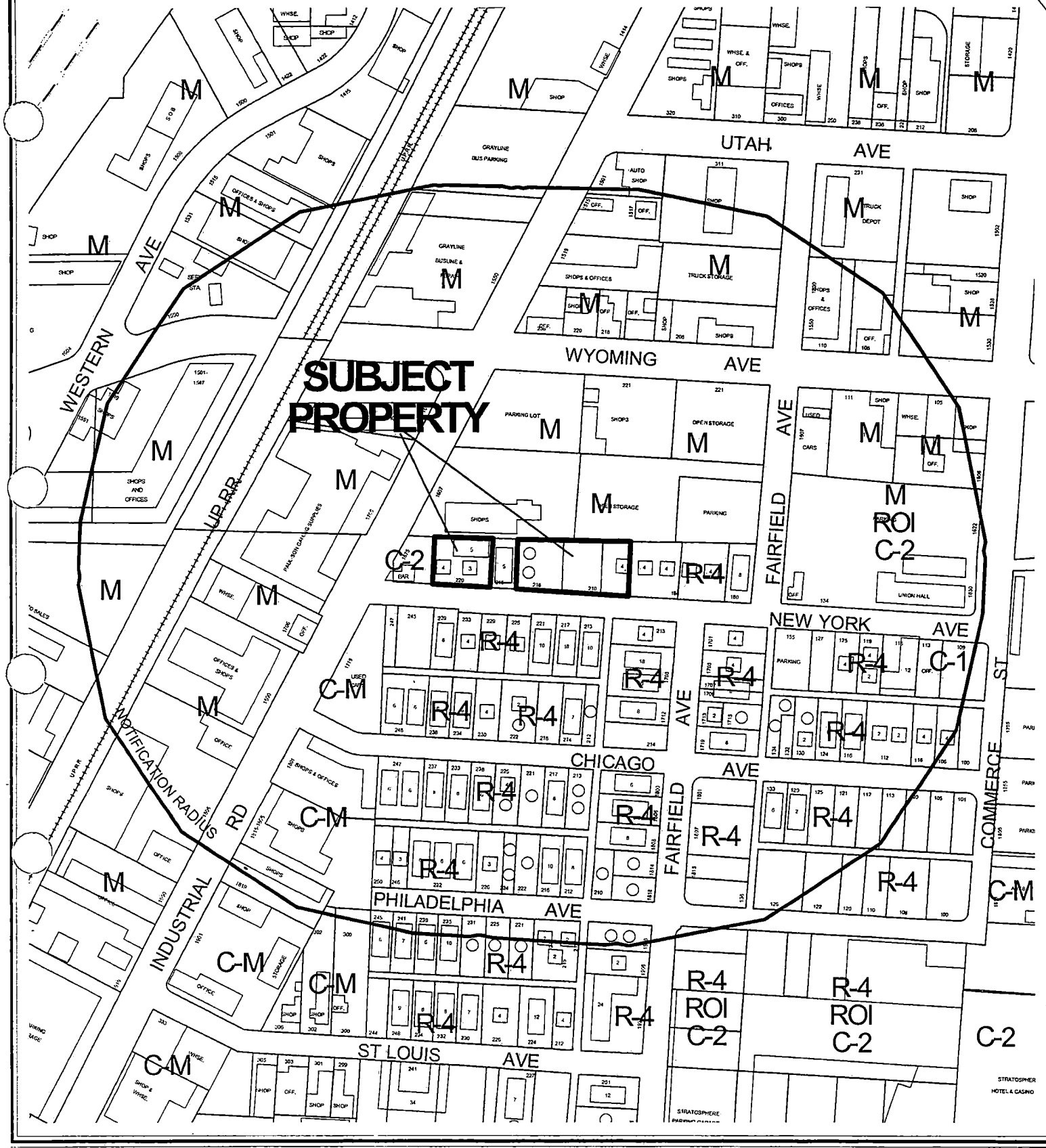
PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 52 – ZON-3067

CONDITIONS – Continued:

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

4. Meet with the Flood Control Section of the Department of Public Works for assistance in establishing finished floor elevations and drainage pathways required for this site, prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first.



0 200 400 Feet

CASE: **ZON-3067**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3067 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review (SDR-3070) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

4. Meet with the Flood Control Section of the Department of Public Works for assistance in establishing finished floor elevations and drainage pathways required for this site, prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first.

AL

** STAFF REPORT **

APPLICATION REQUEST

This is a Request for a Rezoning from R-4 (High Density Residential) to C-2 (General Commercial) of 0.92 acres on the north side of New York Avenue, approximately 110 feet east of Industrial Road. A 72-space parking lot is proposed for the site.

APPLICANT'S JUSTIFICATION

This request is justified because it will result in the demolition of four run-down duplex buildings. A related Site Development Plan Review (SDR-3070) will also be considered on this agenda

BACKGROUND INFORMATION

A) Previous Actions

There is no previous zoning history for this site.

B) Pre-Application Meeting

08/19/03 The applicant was informed of design issues related to a parking lot in the downtown area.

DETAILS OF APPLICATION REQUEST

A) Site Area 0.92 Acres

B) Existing Land Use

Subject Property:	Apartments
North:	Industrial shops/storage
South:	Apartments
East:	Apartments
West:	Industrial shops/storage

AR

C) Planned Land Use

Subject Property:	Commercial/residential rehab
North:	Commercial/residential rehab
South:	Commercial/residential rehab
East:	Commercial/residential rehab
West:	Commercial/residential rehab

D) Existing Zoning

Subject Property:	R-4 (High Density Residential)
North:	M (Industrial)
South:	R-4 (High Density Residential)
East:	R-4 (High Density Residential)
West:	C-2 (General Commercial)

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Downtown North		X
Town Center		X
West Las Vegas Plan		X
Las Vegas Medical District		X
Redevelopment Plan Area	X	

The proposed rezoning conforms to the land use recommendations of the Redevelopment Plan. The design standards recommended by the Downtown Centennial Plan will be addressed within the related Site Development Plan Review (SDR-3070).

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

   The proposed rezoning to C-2 (General Commercial) conforms to the Mixed Use land use of the Redevelopment Plan recommended for this property by the Las Vegas Redevelopment Plan.

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

AR

The proposed parking lot will be compatible with the commercial and industrial developments to the north and east.

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

   The proposed C-2 (General Commercial) will be an appropriate buffer between the intense industrial and commercial uses found along Industrial Road and the apartment uses to the east.

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

   New York Avenue and Industrial Road are of sufficient size to accommodate the traffic generated by this rezoning.

NOTICES MAILED 110 [Mailed with SDR-3070]

APPROVALS 0

PROTESTS 0

AR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3067 APN: 162-04-710-002; 162-04-710-004
162-04-710-145; 162-04-710-146

Name of Property Owner: Bell Real Estate, LLC

Name of Applicant: Bell Real Estate, LLC

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

_____ Yes _____✓_____ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Brent Bell

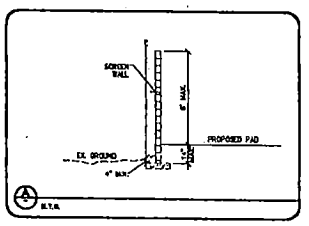
Subscribed and sworn before me

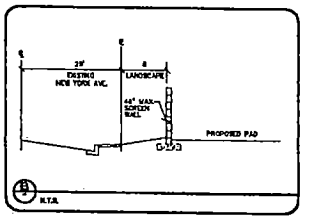
This 9th day of September, 2003

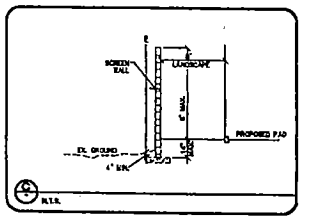
Deborah N. Garceau

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DEBORAH N. GARCEAU
My Appointment Expires
No: 99-35724-1 March 8, 2007







SITE PLAN FOR
APN # 162-04-710-002, 004, 145 & 146
BELL REAL ESTATE

PROJECT INFORMATION

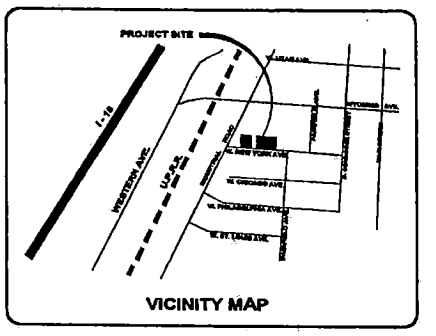
PARCEL SIZE: 0.92 ACRES
PARKING PROVIDED: 72 SPACES
OPEN SPACE:
REQUIRED: 10 S.F. PER SPACE
72 SPACES X 10 S.F. = 720 S.F.
PERIMETER: 3,446 S.F.
PARKING LOT: 8,206 S.F.
MINIMUM SETBACKS: FRONT - 0'
REAR - 0'
SIDE - 0'

LEGEND

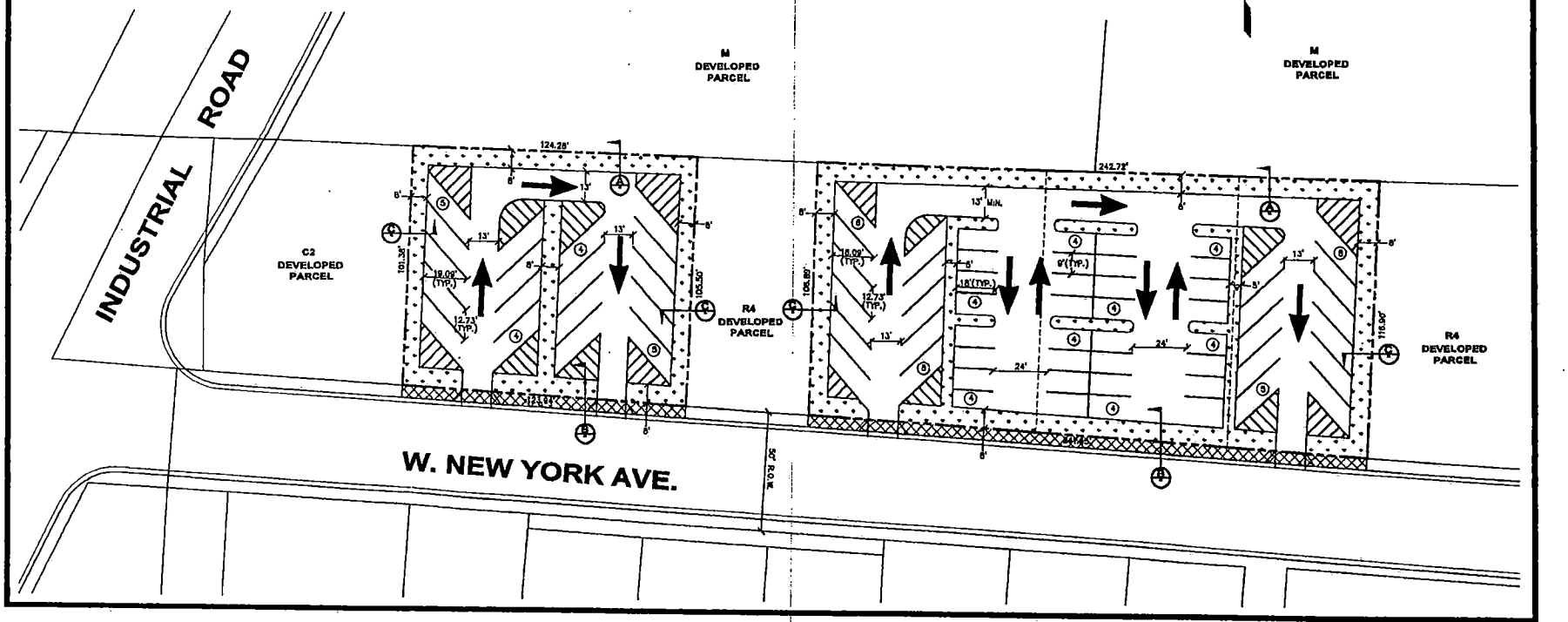
COMMERCIAL DRIVE PER UNIFORM STANDARD DRAWING NO: 224 (A)

LANDSCAPE AREA

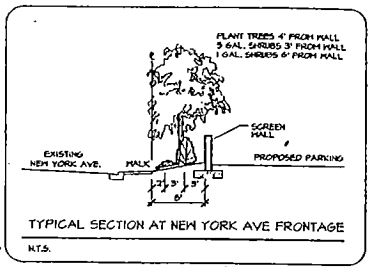
ADA ACCESS - EXISTING SIDEWALK



GRAPHIC SCALE

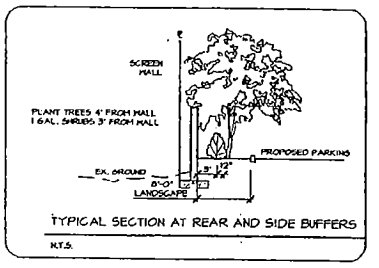


ZON-3067
STAFF 10-23-03 PC



TYPICAL SECTION AT NEW YORK AVE FRONTAGE

N.T.S.



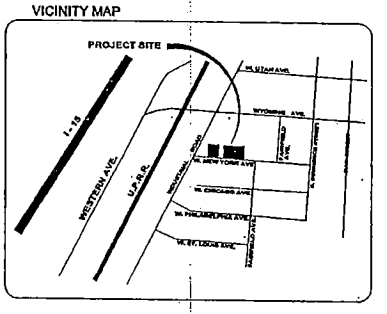
TYPICAL SECTION AT REAR AND SIDE BUFFERS

N.T.S.

LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
PARKING TREES (24" BOX MIN.)		
TOTAL UNCOVERED PARKING SPACES:	72	
TOTAL NUMBER OF ISLANDS AT ENDS OF ROWS:	8	
TOTAL MINIMUM NUMBER OF TREES REQUIRED (72/8 + 8=):	16	16
PARKING SHRUBS (5 GALLON MIN.)		
MINIMUM NUMBER OF SHRUBS REQUIRED (TOTAL TREES x 4):	60	60
REAR/SIDE YARD BUFFER TREES (24" BOX MIN.)		
ONE TREE PER EVERY 30 LINEAR FEET OF PLANTER, PLUS ONE ADDITIONAL TREE PER PLANTER. TREES AT 30'-0" ON CENTER MAX.	26	26
W. NEW YORK AVENUE FRONTAGE BUFFER TREES (24" BOX MIN.)		
ONE DECIDUOUS OR EVERGREEN TREE PER EVERY 20 LINEAR FEET OF PLANTER, PLUS ONE ADDITIONAL TREE PER PLANTER. TREES @ 20'-0" ON CENTER MAX.	14	14
W. NEW YORK AVENUE FRONTAGE BUFFER SHRUBS (5 GALLON)		
MINIMUM NUMBER OF SHRUBS REQUIRED (TOTAL TREES x 4):	56	56
ADDITIONAL 1 GALLON SHRUBS PROVIDED (NONE REQUIRED):	0	228

VICINITY MAP



LANDSCAPE GENERAL NOTES

1. Existing conditions are from drawings by:
PBS & J, 2270 Corporate Circle, Suite 100, Henderson, NV 89074 (702) 263-7275

2. 48 hours prior to start of construction the contractor shall contact:
Las Vegas Valley Water District (702) 258-3148 Nevada Power Company (702) 367-5000
Sprint Telephone Company (702) 244-7171 Southwest Gas Company (702) 365-1555
Valley Communications (cable) (702) 862-8300

3. Contractor shall verify the exact location of utilities prior to construction (CALL BEFORE YOU DIG). The Contractor's responsibility regarding utilities shall be as required under Section 107.17 of the Uniform Standard Specifications for Clark County area, Nevada and as provided in the specifications. The Contractor shall use extreme caution when working over or near existing gas mains. Special precautions shall be taken when installing trees near existing electrical switchpads and utility easements.

4. The Contractor shall take all precautionary measures necessary to protect existing improvements from damage and all such improvements or structures damaged by the Contractor's operations shall be repaired or reconstructed satisfactorily to the Owner's Representative at the expense of the Contractor.

5. Discrepancies between the plans and site conditions within the limits of work are to be brought to the attention of the Owner's Representative prior to commencing construction.

6. Contractor shall verify all quantities and is responsible for installing all improvements as shown on the Drawings regardless of discrepancies with written quantities.

LAYOUT & POTHOLING:

7. Contractor is required to adequately pothole to determine exact location and depth of all utility lines. Locations and depths are to be verified by a Owner's Representative, then painted on the ground surface and maintained until all trees are planted and irrigation installed.

8. Verify conduit sweeps prior to digging tree pits around all utilities.

GRAVEL MULCH:

9. Gravel mulch will be installed as 3/4" screened Vista Gold from Vista Landscape Center, Las Vegas, NV (702) 565-6611

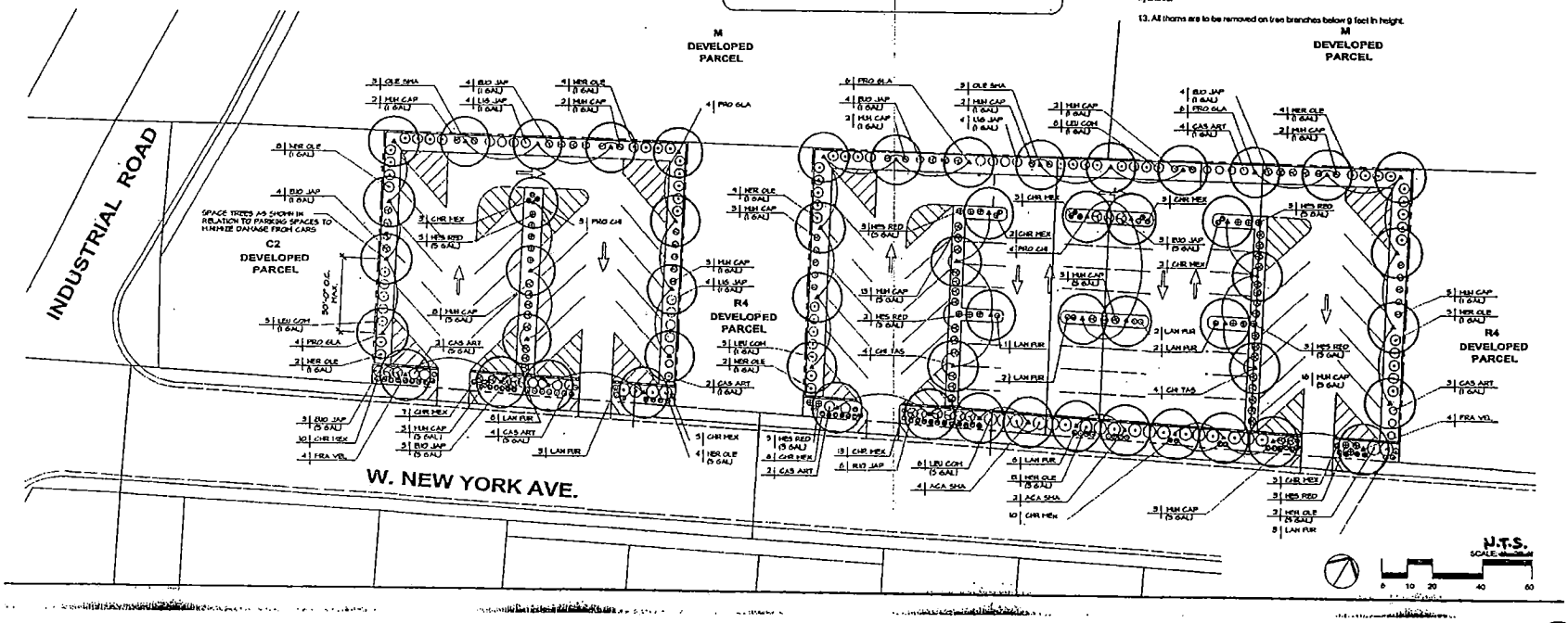
10. Gravel mulch is required in all planting areas.

11. Surface rocks larger than 1" dia. Are to be removed prior to spreading gravel mulch. After spreading gravel mulch to a neat, uniform 2" layer (enough for complete coverage with no subgrade visible), remove all existing caliche rocks that show through.

PLANTING:

12. Accurate layout of trees is essential. Paint location of trees in landscape area and have approved by Owner's Representative before digging holes. Plant trees 10' minimum from street lights and fire hydrants.

13. All thorns are to be removed on tree branches below 9 feet in height.



Glanville Associates
Landscape Architecture + Planning
29 Magnolia Avenue
San Anselmo, California 94960
Tel 415/453-9005
Fax 415/453-7838
CA License #2007
NV License #264

Seal

Consultants

Date SEPTEMBER 3, 2003

Revisions

Project
NEW YORK AVENUE PARKING LOT

LAS VEGAS, NV

Drawing Title
LANDSCAPE PLAN

Sheet Number
L1.1

Of Sheets

STAFF ZON-3067
10-23-03 PC

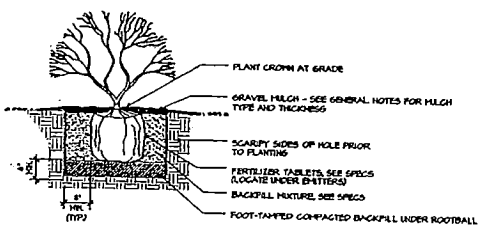
PLANT LIST

TREES

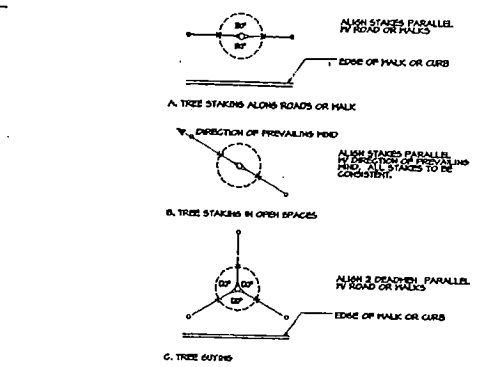
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	HT	SPRD	CAL	REMARKS	EVERGREEN / DECIDUOUS	LOCATION
ACA SMA	ACACIA SMALLII - Sunset Acacia	24" Box	8'-0"	6'-0"	1.5"	Multi trunk	Deciduous	Street Buffer
CHI TAS	CHITALPA TASHKENTENSIS - Chitalpa	24" Box	8'-0"	6'-0"	1.5"	Multi trunk	Deciduous	Parking
FRA VEL	FRAXINUS VELUTINA - Arizona Ash	24" Box	8'-0"	4'-0"	1.5"	Standard	Deciduous	Street Buffer
OLE SYA	OLEA 'SWAN HILL' - Swan Hill Olive	36" Box	10'-0"	8'-0"	1.5"	Multi trunk	Evergreen	Side & Rear Buffer
PRO CHI	PROSOPIS CHILENSIS 'THORNLESS' - Thornless Chilean Mesquite	24" Box	6'-0"	6'-0"	1.5"	Multi trunk	Evergreen	Parking
PRO GLA	PROSOPIS GLANDULOSA 'THORNLESS' - Thornless Honey Mesquite	24" Box	8'-0"	8'-0"	1.5"	Multi trunk	Evergreen	Side & Rear Buffer

SHRUBS & GROUNDCOVERS

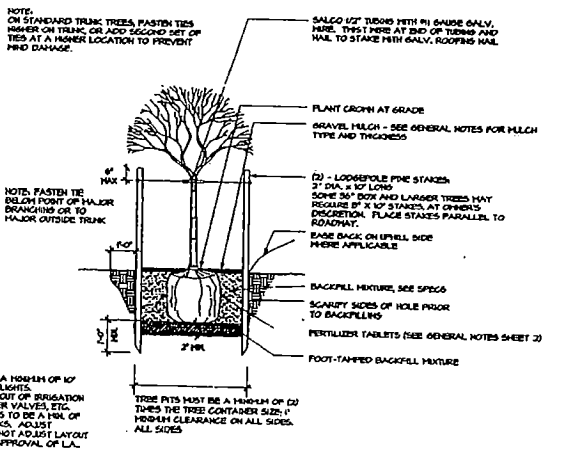
SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	HT	SPRD
1 GALLON SHRUBS				
CAS ART	CASSIA ARTEMISIOIDES - Feathery Cassia	1 Gal	18"	12"
CHR MEX	CHRYSACTINIA MEXICANA - Damianita	1 Gal	18"	18"
EUO JAP	EUONYMUS JAPONICA - Japanese Euonymus	1 Gal	6"	24"
LAN PUR	LANTANA PURPLE - Purple Hybrid Lantana	1 Gal	6"	12"
LEU COM	LEUCOPHYLLUM COMPACTA - Compact Texas Ranger	1 Gal	18"	18"
LIG JAP	LIGUSTRUM JAPONICA 'TEXANUM' - Japanese Wexford Privet	1 Gal	18"	12"
MUH CAP	MUHLENBERGIA CAPILLARIS 'REGAL MIST' - R. M. Muhlenbergia	1 Gal	12"	9"
NER OLE	NERIUM OLEANDER 'PETITE PINK' - Dwarf Oleander	1 Gal	12"	9"
5 GALLON SHRUBS				
CAS ART	CASSIA ARTEMISIOIDES - Feathery Cassia	5 Gal	24"	18"
EUO JAP	EUONYMUS JAPONICA - Japanese Euonymus	5 Gal	24"	18"
HES PAR	HESPERALOE PARVIFLORA - Red Yucca	5 Gal	24"	18"
LEU COM	LEUCOPHYLLUM COMPACTA - Compact Texas Ranger	5 Gal	24"	18"
LIG JAP	LIGUSTRUM JAPONICA 'TEXANUM' - Japanese Wexford Privet	5 Gal	24"	12"
MUH CAP	MUHLENBERGIA CAPILLARIS 'REGAL MIST' - R. M. Muhlenbergia	5 Gal	24"	18"
NER OLE	NERIUM OLEANDER 'PETITE PINK' - Dwarf Oleander	5 Gal	18"	12"



3 SHRUB PLANTING
NTS



1 TREE STAKING LOCATION
NTS



2 TREE PLANTING
NTS

Glanville Associates
Landscape Architecture + Planning

29 Magnolia Avenue
San Anselmo, California 94960

Tel 415/453-9006
Fax 415/453-7858

CA License #2607
NV License #364

Seal

Consultants

Date SEPTEMBER 3, 2003

Revisions

Project
NEW YORK AVENUE PARKING LOT

LAS VEGAS, NV

Drawing Title
LANDSCAPE PLANT LIST & DETAILS

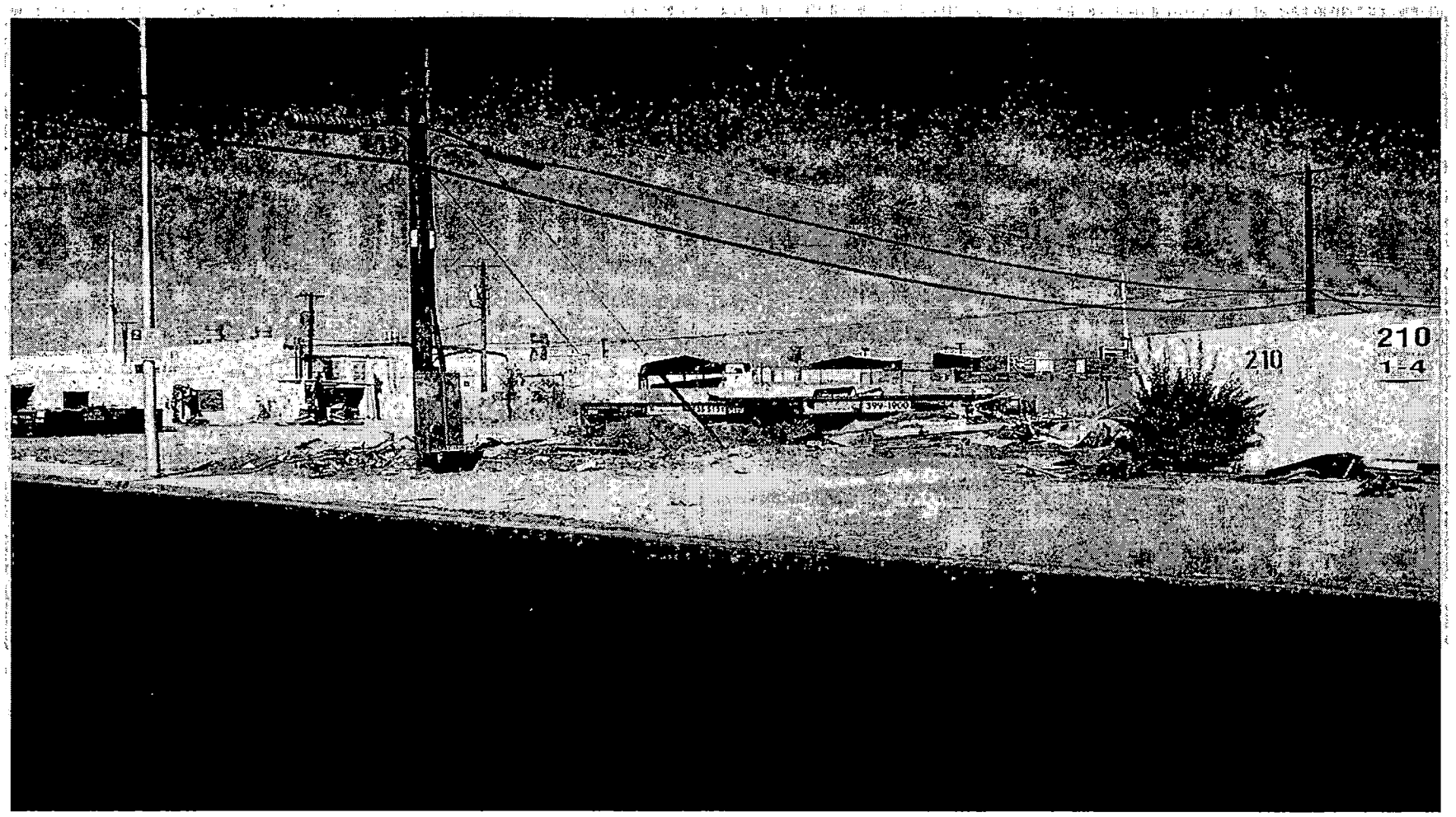
Sheet Number
L1.2

Of Sheets

STAFF ZON-3067 10-23-03 PC

ZON-3067 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY
NORTH SIDE OF NEW YORK AVENUE, APPROXIMATELY 110 FEET EAST OF INDUSTRIAL ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03



ZON-3067 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY
NORTH SIDE OF NEW YORK AVENUE, APPROXIMATELY 110 FEET EAST OF INDUSTRIAL ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03

City of Las Vegas

Agenda Item No.: 53

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] CONSENT [X] DISCUSSION

SUBJECT:
SDR-3070 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 0.92 acres on the north side of New York Avenue, approximately 110 feet East of Industrial Road (APN: 162-04-710-002, 004, 145 and 146), R-4 (High Density Residential) Zone [Proposed: C-2 (General Commercial)], Ward 1 (Moncrief).

C.C.: 11/19/03

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
DAVENPORT – APPROVED subject to conditions – Motion carried with EVANS not voting

To be heard by the City Council on 11/19/2003

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 52 [ZON-3067] and Item 53 [SDR-3070] was held under Item 52 [ZON-3067].

NOTE: Recess at 9:23 P.M.

(9:06 – 9:23)
2-3384/4-1

PLANNING COMMISSION MEETING OF OCTOBER 23, 2003
Planning and Development Department
Item 53 – SDR-3070

CONDITIONS:

Planning and Development

1. The fence along the south property line shall be constructed of wrought iron, painted Black-Forest Green, and designed in conformance with the standard drawing found on page 36 of the Las Vegas Downtown Centennial Plan.

2. All development shall be in conformance with the Site Development plan except as amended by Condition 1.

3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

6. All City Code requirements and design standards of all City departments must be satisfied.

7. 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.

8. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

9. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

10. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

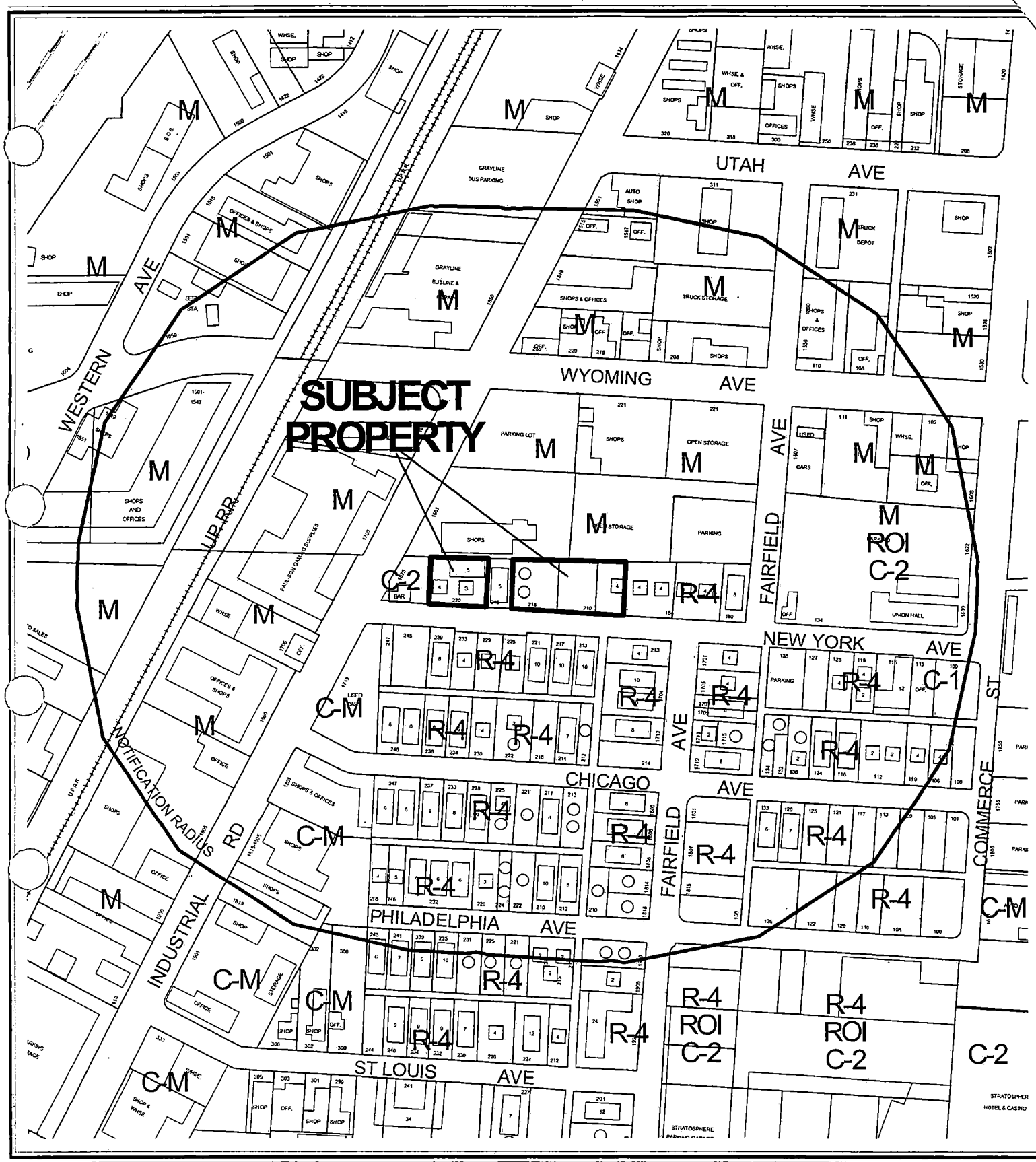
CONDITIONS - Continued:

Public Works

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of construction drawings 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.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

13. Site development to comply with all applicable conditions of approval for ZON-3067 and all other site-related actions.



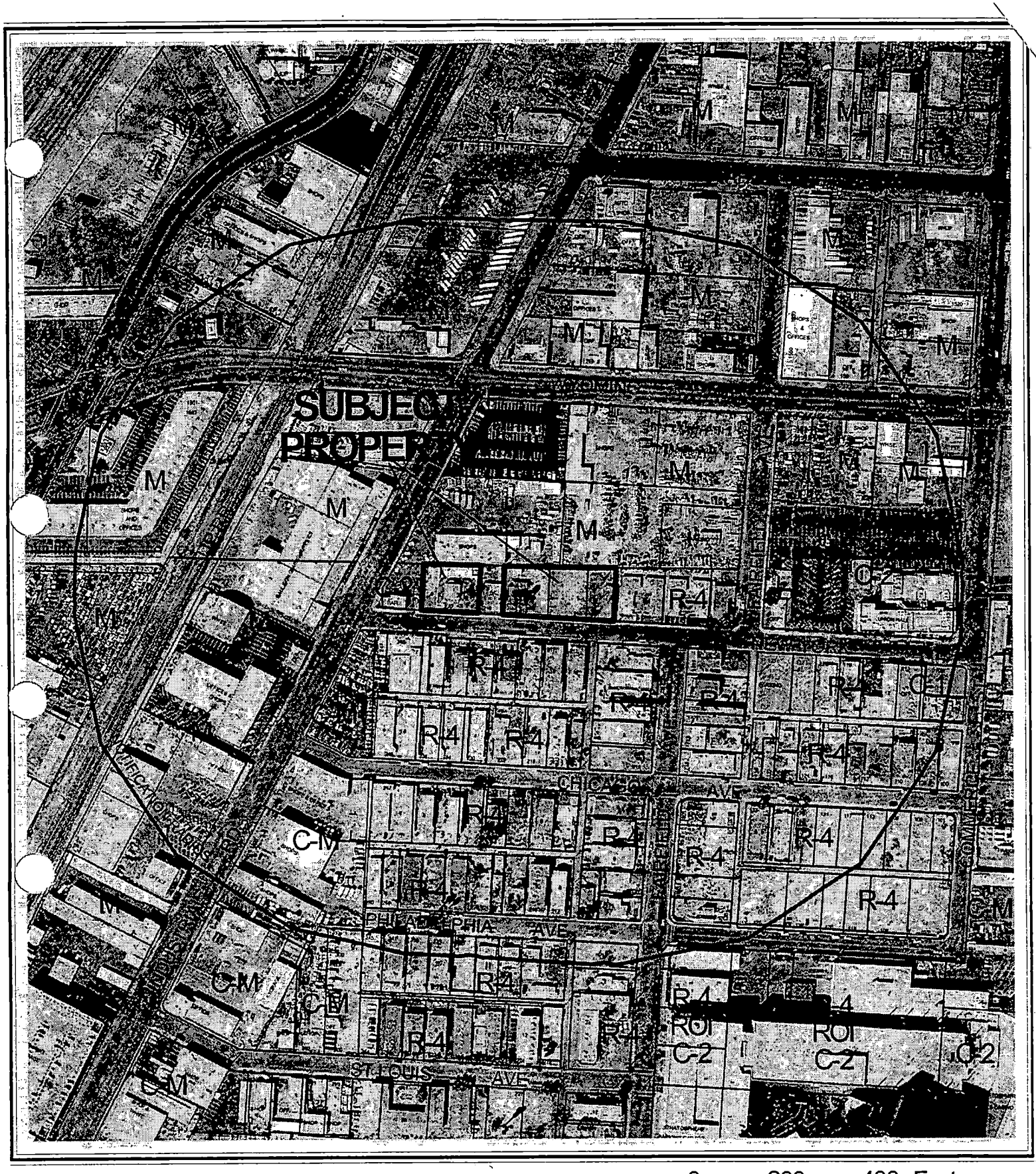
CASE: **SDR-3070**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 200 400 Feet

CASE: **SDR-3070**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3070 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. The fence along the south property line shall be constructed of wrought iron, painted Black-Forest Green, and designed in conformance with the standard drawing found on page 36 of the Las Vegas Downtown Centennial Plan.

2. All development shall be in conformance with the Site Development plan except as amended by Condition 1.

3. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

4. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

6. All City Code requirements and design standards of all City departments must be satisfied.

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11. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of construction drawings 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.

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13. Site development to comply with all applicable conditions of approval for ZON-3067 and all other site-related actions.

AL

** STAFF REPORT **

APPLICATION REQUEST

This is a Request for a Site Development Plan Review for a proposed 72 space parking lot on 0.92 acres on the north side of New York Avenue, approximately 110 feet East of Industrial Road.

APPLICANT'S JUSTIFICATION

The applicant indicates this request is justified because it will result in the demolition of four run-down duplex buildings. A related Rezoning (ZON-3067) will also be considered on this agenda

BACKGROUND INFORMATION

A) Previous Actions

There is no previous zoning history for this site.

B) Pre-Application Meeting

08/19/03 The requirement for a wrought-iron fence along New York Avenue was discussed and a condition addressing this issue is part of staff's recommendation.

DETAILS OF APPLICATION REQUEST

A) Site Area 0.92 Acres

B) Existing Land Use

Subject Property:	Apartments
North:	Industrial shops/storage
South:	Apartments
East:	Apartments
West:	Industrial shops/storage

AL

C) Planned Land Use

Subject Property:	Commercial/residential rehab
North:	Commercial/residential rehab
South:	Commercial/residential rehab
East:	Commercial/residential rehab
West:	Commercial/residential rehab

D) Existing Zoning

Subject Property:	R-4 (High Density Residential)
North:	M (Industrial)
South:	R-4 (High Density Residential)
East:	R-4 (High Density Residential)
West:	C-2 (General Commercial)

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Downtown North		X
Town Center		X
West Las Vegas Plan		X
Las Vegas Medical District		X
Redevelopment Plan Area	X	

The proposed rezoning conforms to the land use recommendations of the Redevelopment Plan. The design standards recommended by the Downtown Centennial Plan will be addressed within the related Site Development Plan Review (SDR-3070).

PROJECT DESCRIPTION

The subject area consists of four parcels which are currently developed with duplex apartment buildings. The applicant proposes to demolish the buildings and construct a 72-space parking lot for use by employees of the Whittlesea-Bell Taxi Company. Eight-foot wide landscape planters with trees and shrubs are shown adjacent to all property lines.

AL

ANALYSIS

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Tree/6 Space	12	15
Buffer:			
• Min. Trees (north)	1 Tree/30 Linear Feet	14	14
• Min. Trees (south) adj. to New York Avenue	1 Tree/20 Linear Feet 1 Tree/30 Linear Feet	14	14
• Min. Trees (east)	1 Tree/30 Linear Feet	10	10
• Min. Trees (west)	1 Tree/30 Linear Feet	10	10
• Min. Zone Width	8 Feet		8 Feet
• Wall height	6 Feet		6 Feet

The application meets or exceeds all landscaping requirements.

B) General Analysis and Discussion

The submitted site plan depicts a solid brick screen wall along the south property line of the parking lot, adjacent to New York Avenue. In order to ensure that the parking lot is compatible with other developments in the Downtown Centennial Plan Area, staff has included a condition requiring that the fence be constructed of wrought iron, painted Black-Forest Green, and designed in conformance with the standard drawing found on page 36 of the Las Vegas Downtown Centennial Plan.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

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

   The proposed parking lot will operate at a level of intensity comparable to the development along Industrial Road. This proposed development would be appropriate, in terms of the type and intensity of uses for the area.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed project will be consistent with Title 19 and applicable City plans, policies and standards with inclusion of the conditions recommended by staff.

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

   The parking lot will have access to New York Avenue and Industrial Road. The existing street network will be adequate to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The submitted site and landscaping plans will demonstrate visual consistency with the standards of the Downtown Centennial Plan will inclusion of the condition regarding the fence along the south property line.

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 submitted landscaping plan will demonstrate visual consistency with the surrounding developments, in that the submitted materials depict appropriate buffering. The development will be harmonious and compatible with development in the area.

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

   The proposed development will be subject to inspections for Certificate of Occupancy. Therefore, the development will not compromise the public health, safety or welfare.

NOTICES MAILED 110 [Mailed with ZON-3067]

APPROVALS 0

PROTESTS 0

AL

FLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3070** APN: 162-04-710-002; 162-04-710-004 162-04-710-145; 162-04-710-146

Name of Property Owner: Bell Real Estate, LLC

Name of Applicant: Bell Real Estate, LLC

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

____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Brent Bell

Subscribed and sworn before me

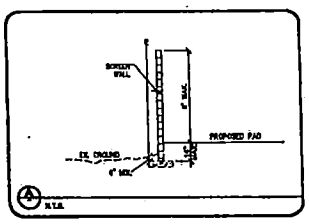
This 9th day of Sept, 2003

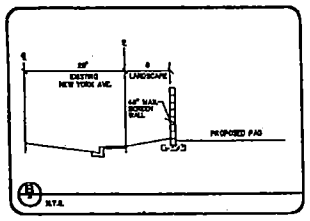
Deborah N. Garceau

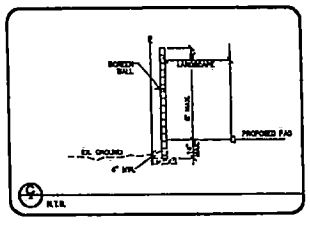
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DEBORAH N. GARCEAU
My Appointment Expires
No: 99-35724-1 March 8, 2007

SITE PLAN FOR
APN # 162-04-710-002, 004, 145 & 146
BELL REAL ESTATE







PROJECT INFORMATION

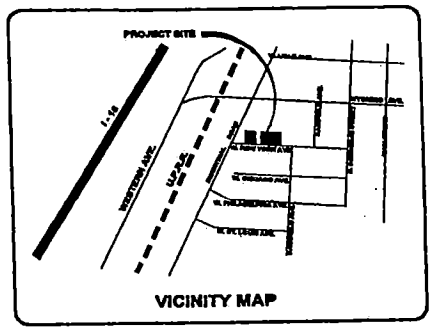
PARCEL SIZE: 6.93 ACRES
PARKING PROVIDED: 72 SPACES
OPEN SPACE:
REQUIRED: 10 S.F. PER SPACE
72 SPACES X 10 S.F. = 720 S.F.
PERIMETER: 3,445 S.F.
PARKING LOT: 8,306 S.F.
MINIMUM SETBACKS: FRONT - 5'
REAR - 5'
SIDE - 5'

LEGEND

COMMERCIAL DRIVE PER UNIFORM STANDARD DRAWING NO: 224 (A)

LANDSCAPE AREA

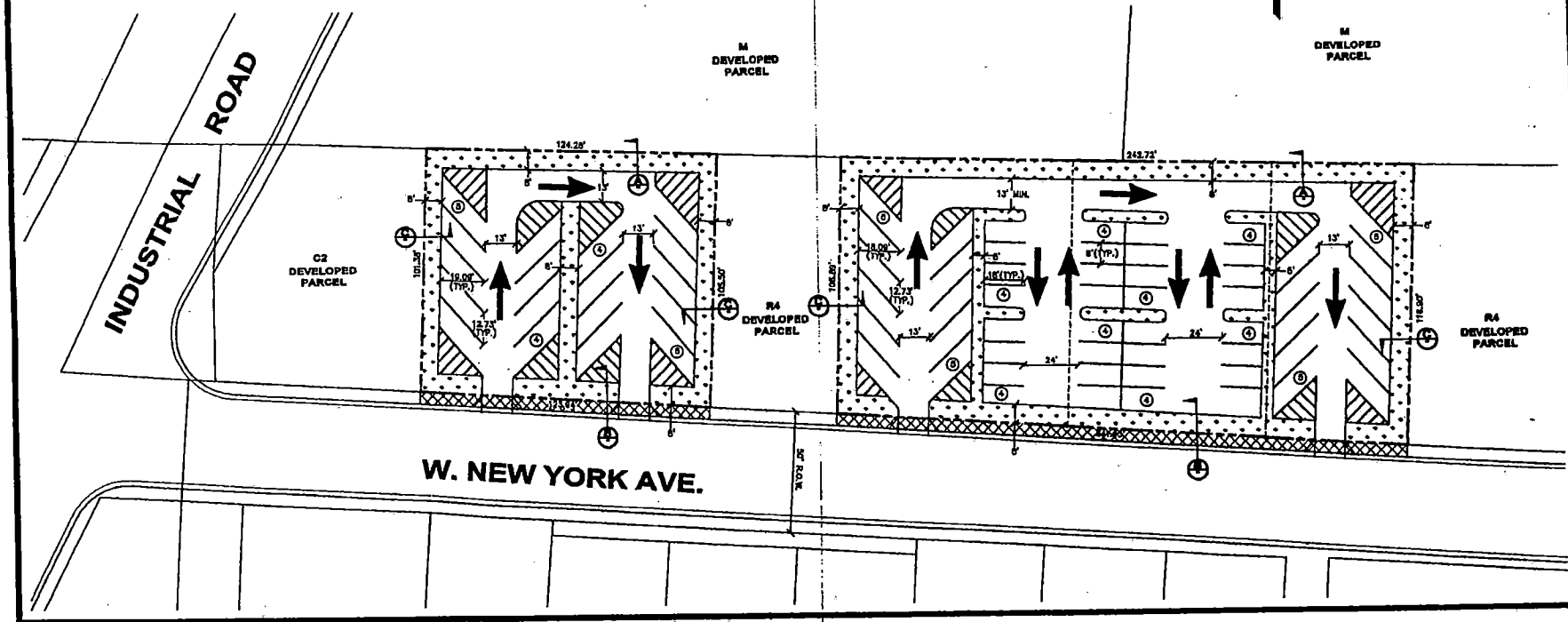
ADA ACCESS - EXISTING SIDEWALK



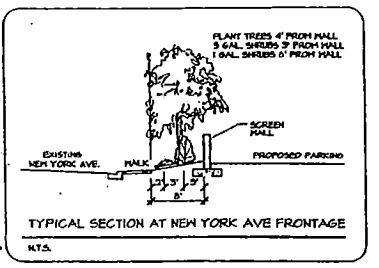
VICINITY MAP

GRAPHIC SCALE

N

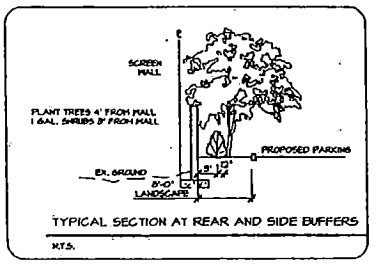


STAFF SDR-3070
10-23-03 PC



TYPICAL SECTION AT NEW YORK AVE FRONTAGE

N.T.S.



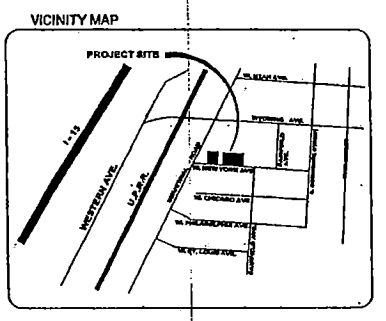
TYPICAL SECTION AT REAR AND SIDE BUFFERS

N.T.S.

LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIRED	PROVIDED
PARKING TREES (24" BOX MIN.) TOTAL UNCOVERED PARKING SPACES:	72	
TOTAL NUMBER OF ISLANDS AT ENDS OF ROWS:	6	
TOTAL MINIMUM NUMBER OF TREES REQUIRED (72/6 + 6/2):	18	18
PARKING SHRUBS (5 GALLON MIN.) MINIMUM NUMBER OF SHRUBS REQUIRED (TOTAL TREES x 4):	90	90
REAR/SIDE YARD BUFFER TREES (24" BOX MIN.) ONE TREE PER EVERY 30 LINEAR FEET OF PLANTER, PLUS ONE ADDITIONAL TREE PER PLANTER. TREES AT 20'-0" ON CENTER MAX.	26	26
W. NEW YORK AVENUE FRONTAGE BUFFER TREES (24" BOX MIN.) ONE DECIDUOUS OR EVERGREEN TREE PER EVERY 30 LINEAR FEET OF PLANTER, PLUS ONE ADDITIONAL TREE PER PLANTER. TREES AT 20'-0" ON CENTER MAX.	14	14
W. NEW YORK AVENUE FRONTAGE BUFFER SHRUBS (5 GALLON) MINIMUM NUMBER OF SHRUBS REQUIRED (TOTAL TREES x 4):	56	56
ADDITIONAL 1 GALLON SHRUBS PROVIDED (NONE REQUIRED):	0	228

VICINITY MAP



LANDSCAPE GENERAL NOTES

1. Existing conditions are from drawings by:
   - PBS & J, 2270 Corporate Circle, Suite 100, Henderson, NV 89074 (702) 263-7275

2. 48 hours prior to start of construction the contractor shall contact:
   Las Vegas Valley Water District (702) 258-3148 Nevada Power Company (702) 367-5000
   Sprint Telephone Company (702) 244-7171 Southwest Gas Company (702) 365-1555
   Valley Communications (cable) (702) 892-8300

3. Contractor shall verify the exact location of utilities prior to construction (CALL BEFORE YOU DIG). The Contractor's responsibility regarding utilities shall be as required under Section 107.17 of the Uniform Standard Specifications for Clark County area, Nevada and as provided in the specifications. The Contractor shall use extreme caution when working over or near existing gas mains. Special precautions shall be taken when installing trees near existing electrical switchgears and utility easements.

4. The Contractor shall take all precautionary measures necessary to protect existing improvements from damage and all such improvements or structures damaged by the Contractor's operations shall be repaired or reconstructed satisfactorily to the Owner's Representative at the expense of the Contractor.

5. Discrepancies between the plans and site conditions within the limits of work are to be brought to the attention of the Owner's Representative prior to commencing construction.

6. Contractor shall verify all quantities and is responsible for installing all improvements as shown on the Drawings regardless of discrepancies with written quantities.

LAYOUT & POTHOLING:

7. Contractor is required to adequately pothole to determine exact location and depth of all utility lines. Locations and depths are to be verified by a Owner's Representative, then painted on the ground surface and maintained until all trees are planted and irrigation installed.

8. Verify conduit sweeps prior to digging tree pits around all utilities.

GRAVEL MULCH:

9. Gravel mulch will be installed as 3/4" screened Vista Gold from Vista Landscape Center, Las Vegas, NV (702) 555-6611

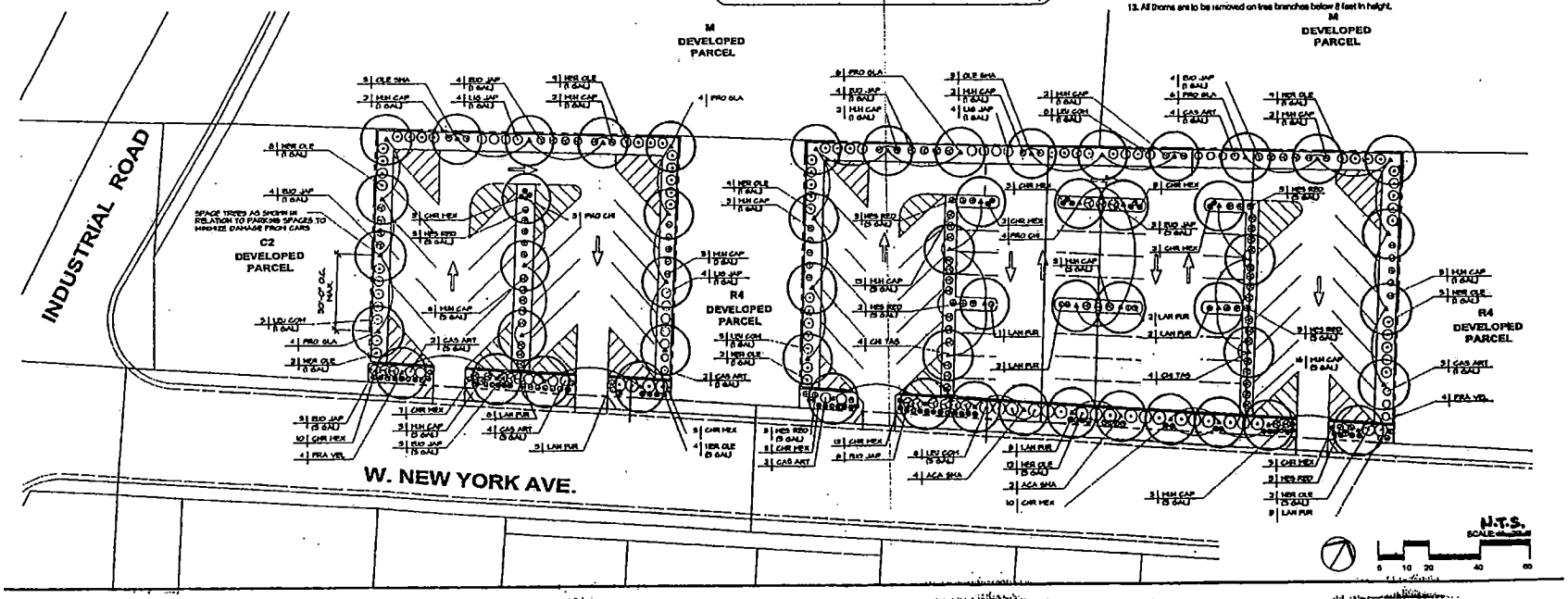
10. Gravel mulch is required in all planting areas.

11. Surface rocks larger than 1" dia. Are to be removed prior to spreading gravel mulch. After spreading gravel mulch to a neat, uniform 2" layer (enough for complete coverage with no subgrade visible), remove all existing caliche rocks that show through.

PLANTING:

12. Accurate layout of trees is essential. Point location of trees in landscape area and have approved by Owner's Representative before digging holes. Plant trees 10' minimum from street lights and fire hydrants.

13. All thorns are to be removed on tree branches below 8 feet in height.



Glanville Associates

Landscape Architecture + Planning

29 Magnolia Avenue
San Anselmo, California 94960

Tel 415/453-9056
Fax 415/453-7658

CA License #2007
NV License #164

Seal

Consultants

Date SEPTEMBER 3, 2003

Revisions

Project

NEW YORK AVENUE PARKING LOT

LAS VEGAS, NV

Drawing Title

LANDSCAPE PLAN

Sheet Number

L1.1

Of Sheets

SDR-3070
STAFF 10-23-03 PC

PLANT LIST

TREES

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	HT	SPRD	CAL	REMARKS	EVERGREEN/ DECIDUOUS	LOCATION
ACA BAI	ACACIA BAILEYANA - Bailey Acacia	24" Box	8'-0"	6'-0"	1.5"	Multi trunk	Deciduous	Street Buffer
CHI TAS	CHITALPA TASHKENTENSIS - Chitalpa	24" Box	8'-0"	6'-0"	1.5"	Multi trunk	Deciduous	Parking
FRA VEL	FRAXINUS VELUTINA - Arizona Ash	24" Box	8.0'	6'-0"	1.5"	Standard	Deciduous	Street Buffer
OLE SWA	OLEA 'SWAN HILL' - Swan Hill Olive	24" Box	10'-0"	7'-0"	1.5"	Multi trunk	Evergreen	Side & Rear Buffer
PRO CHI	PROSOPIS CHILENSIS 'THORNLESS' - Thornless Chilean Mesquite	24" Box	8'-0"	6'-0"	1.5"	Multi trunk	Evergreen	Parking
PRO GLA	PROSOPIS GLANDULOSA 'THORNLESS' - Thornless Honey Mesquite	24" Box	7'-0"	5'-0"	1.5"	Multi trunk	Evergreen	Side & Rear Buffer

SHRUBS & GROUNDCOVERS

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	HT	SPRD
1 GALLON SHRUBS				
CAS ART	CASSIA ARTEMISIOIDES - Feathery Cassia	1 Gal	1'-6"	1'-0"
CHR MEX	CHRYSACTINIA MEXICANA - Damianita	1 Gal	1'-0"	1'-0"
EUO JAP	EUONYMUS JAPONICA - Japanese Euonymus	1 Gal	3'-0"	3'-0"
LAN PUR	LANTANA PURPLE - Purple Hybrid Lantana	1 Gal	3'-0"	3'-0"
LEU COM	LEUCOPHYLLUM COMPACTA - Compact Texas Ranger	1 Gal	3'-0"	3'-0"
LIG JAP	LIGUSTRUM JAPONICA 'TEXANUM' - Japanese Waxleaf Privet	1 Gal	3'-0"	3'-0"
MUH CAP	MUHLENBERGIA CAPILLARIS 'REGAL MIST' - R. M. Muhlenbergia	1 Gal	1'-0"	1'-0"
NER OLE	NERIUM OLEANDER 'PETITE PINK' - Dwarf Oleander	1 Gal	3'-0"	3'-0"
5 GALLON SHRUBS				
CAS ART	CASSIA ARTEMISIOIDES - Feathery Cassia	5 Gal	3'-0"	3'-0"
EUO JAP	EUONYMUS JAPONICA - Japanese Euonymus	5 Gal	3'-0"	3'-0"
HES RED	HESPERALOE PARVIFLORA - Red Yucca	5 Gal	3'-0"	3'-0"
LEU COM	LEUCOPHYLLUM COMPACTA - Compact Texas Ranger	5 Gal	3'-0"	3'-0"
LIG JAP	LIGUSTRUM JAPONICA 'TEXANUM' - Japanese Waxleaf Privet	5 Gal	3'-0"	3'-0"
MUH CAP	MUHLENBERGIA CAPILLARIS 'REGAL MIST' - R. M. Muhlenbergia	5 Gal	1'-0"	1'-0"
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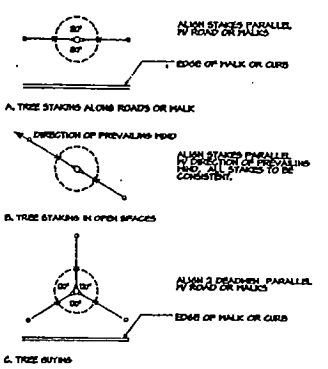
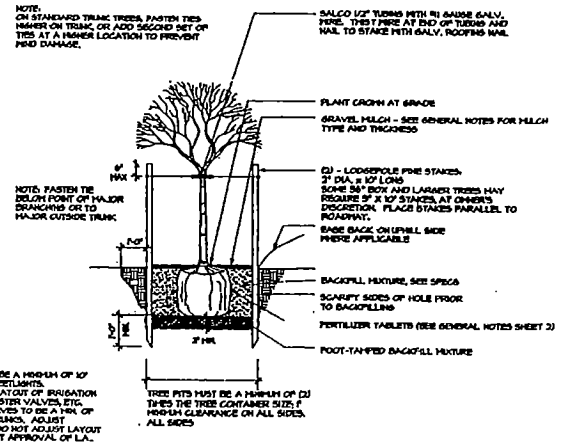
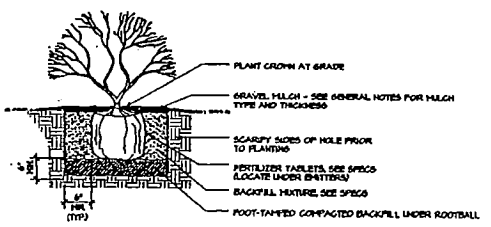


1 TREE STAKING LOCATION
NTS



2 TREE PLANTING
NTS



3 SHRUB PLANTING
NTS

Glanville Associates
Landscape Architecture + Planning
29 Magnolia Avenue
San Anselmo, California 94960
Tel 415/453-9006
Fax 415/453-7858
CA License #2307
NV License #364

Seal

Consultants

Date SEPTEMBER 9, 2003

Revisions

Project

NEW YORK AVENUE PARKING LOT

LAS VEGAS, NV

Drawing Title

LANDSCAPE PLANT LIST & DETAILS

Sheet Number

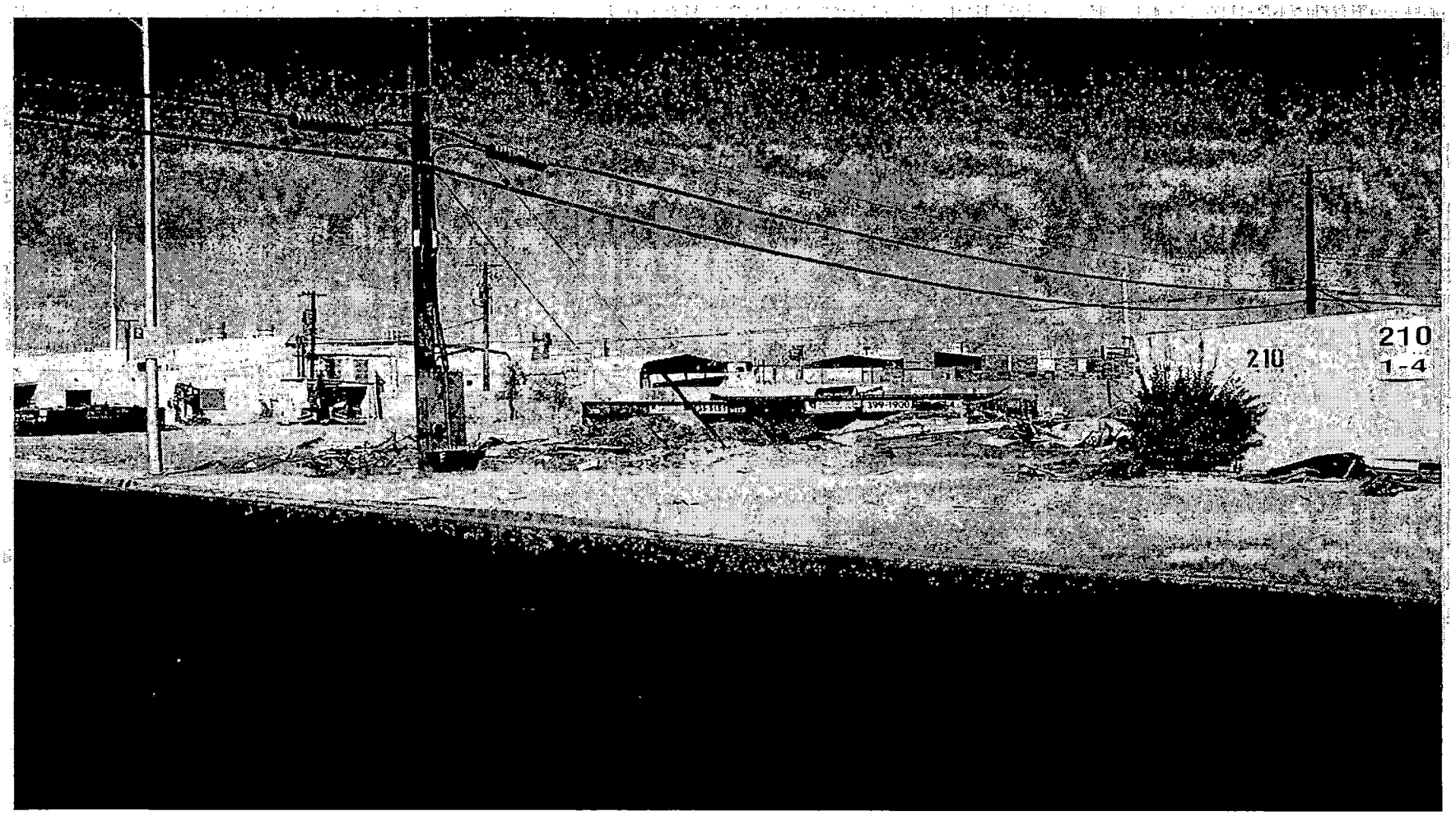
L1.2

Of Sheets

SDR-3070
STAFF 10-23-03 PC

SDR-3070 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY
NORTH SIDE OF NEW YORK AVENUE, APPROXIMATELY 110 FEET EAST OF INDUSTRIAL ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03



SDR-3070 - BELL REAL ESTATE, LIMITED LIABILITY COMPANY
NORTH SIDE OF NEW YORK AVENUE, APPROXIMATELY 110 FEET EAST OF INDUSTRIAL ROAD
OCTOBER 23, 2003 PLANNING COMMISSION

9/26/03

City of Las Vegas

Agenda Item No.: 54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2003

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
ZON-3080 - CARINA CORPORATION, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 14.01 acres north of Ann Road, west of Torrey Pines Drive (APN: 125-26-402-005 and 125-26-403-013), Ward 6 (Mack).

C.C.: 11/19/03

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 11/19/2003

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development Department, explained that the proposed R-PD2 is consistent with the current General Plan. He stated that the proposal is for a 32-lot single-family residential subdivision that equates to 2.49 units per acre and is less than the number of units allowed. MR. WALTON added that there are adjacent developments that are similar in design and density so therefore the zoning request and the site development plan are in conformance relative to density as well as compatible with other projects being developed in the area. Staff recommended approval subject to conditions.

CHRIS CROFT, Wright Engineers, 7425 Peak Drive, appeared on behalf of the application and concurred with staff recommendations.

MINUTES – Continued:
No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 54 [ZON-3080] and Item 55 [SDR-3082] was held under Item 54 [ZON-3080].

NOTE: Meeting resumed at 9:35 P.M.

(9:35 – 9:44)

3-320

CONDITIONS:
Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application (SDR-3082) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit a Petition of Vacation for Rebecca Road in both City and Clark County jurisdictions for all rights-of-way in conflict with the proposed site plan. Orders of Vacation for both the City and County properties shall record concurrently and must be recorded prior to recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.

4. Dedicate 40 feet of right-of-way for Torrey Pines Drive adjacent to this site.

5. Construct half-street improvements, including appropriate overpaving, if legally able, on Torrey Pines Drive adjacent to this site concurrent with development of this site. Also, extend a minimum of two lanes of paving from the south edge of this site on Torrey Pines Drive southward to Ann Road concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and south boundary of parcel 125-26-403-013 prior to construction of hard surfacing (asphalt or concrete).

CONDITIONS – Continued:

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

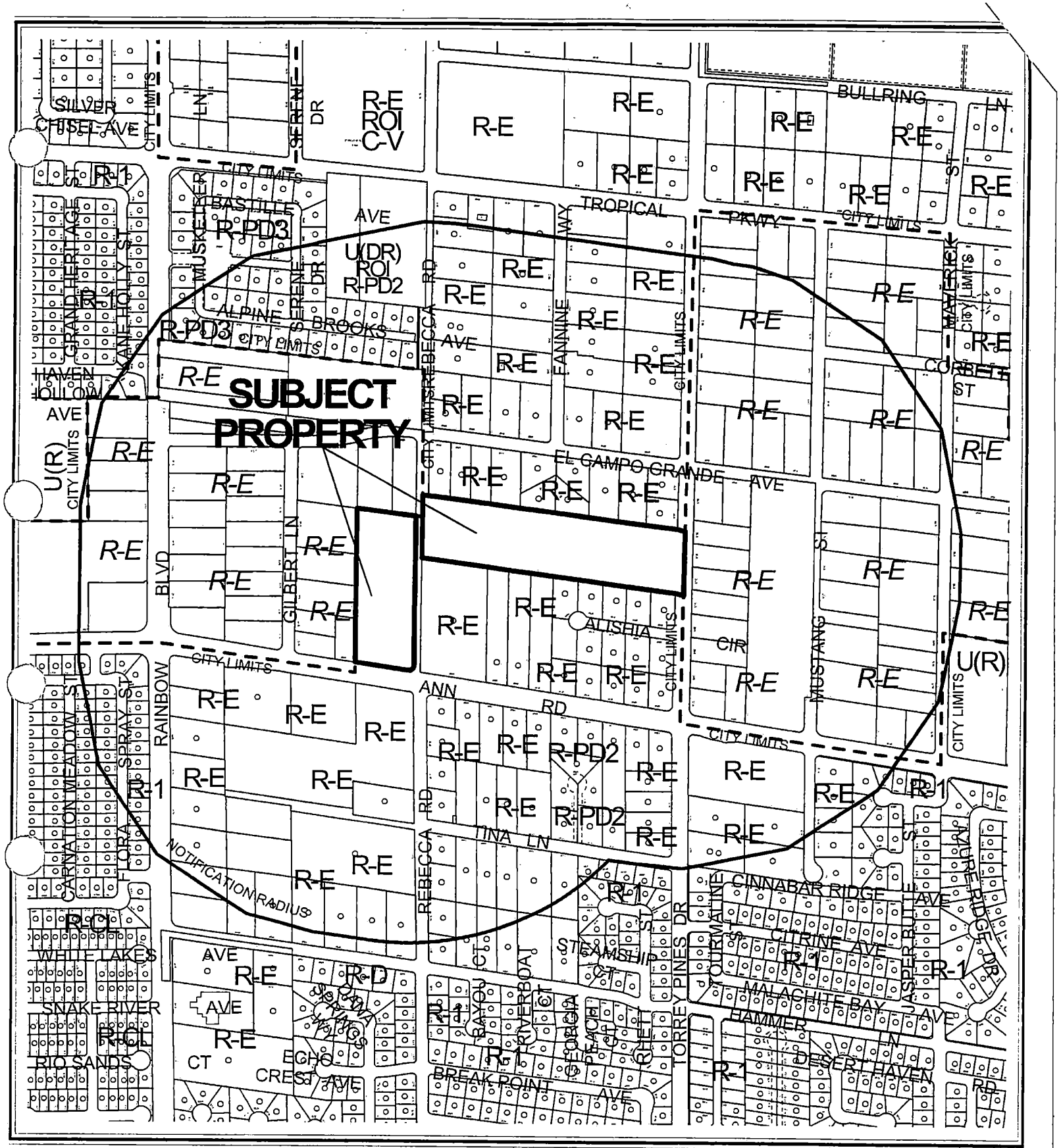
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact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

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

CONDITIONS – Continued:

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

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



0 400 800 Feet

CASE: **ZON-3080**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND R-E (RESIDENTIAL ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 23, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3080 - CARINA CORPORATION, ET AL

** CONDITIONS **

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application (SDR-3082) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Submit a Petition of Vacation for Rebecca Road in both City and Clark County jurisdictions for all rights-of-way in conflict with the proposed site plan. Orders of Vacation for both the City and County properties shall record concurrently and must be recorded prior to recordation of a Final Map abutting or overlying the area to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.

4. Dedicate 40 feet of right-of-way for Torrey Pines Drive adjacent to this site.

5. Construct half-street improvements, including appropriate overpaving, if legally able, on Torrey Pines Drive adjacent to this site concurrent with development of this site. Also, extend a minimum of two lanes of paving from the south edge of this site on Torrey Pines Drive southward to Ann Road concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and south boundary of parcel 125-26-403-013 prior to construction of hard surfacing (asphalt or concrete).

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

TB

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

TB

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Rezoning from: U (Undeveloped) [DR (Desert Rural Density Residential) General Plan Designation] and R-E (Residence Estates) to: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 14.01 acres north of Ann Road, west of Torrey Pines Drive.

B) Applicant's Justification

The applicant's justification letter states the proposal is for a gated 32-lot single-family residential subdivision on 14.75 acres. The requested R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning is consistent with those of adjacent properties and compatible with existing and future-surrounding land uses. The housing options will offer a variety of models, sizes and prices to be compatible with the surrounding neighborhood. The development is proposing detached casita and garage options. A vacation map will be submitted requesting Vacation and abandonment of dedicated right-of-way and patent easements including Rebecca Drive, located at the eastern property line of APN: 125-26-304-013. Lastly, it is stated that entitlements previously approved under cases U-0115-02, VAR-1389, and TMP-1854 shall be superceded by the current applications.

BACKGROUND INFORMATION

A) Previous Actions

11/06/02 The City Council approved a Special Use Permit (U-0115-02) for private streets within a proposed single-family development on a portion of the subject site. The Planning Commission recommended approval on September 26, 2002.

01/23/03 The Planning Commission Approved a Variance (VAR-1389) to allow a reduction of the minimum lot size to range from 16,241 to 18,041 square feet where 20,000 square feet is the minimum lot size required on a portion of the subject site.

02/05/03 The City Council approved a Petition to annex (A-0038-02) undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b) containing approximately 495 acres, including a portion of the subject site. The Planning Commission recommended approval on October 24, 2002 and the annexation effective date was February 14, 2003.

04/10/03 The Planning Commission approved a Tentative Map (TMP-1854) for an 18-Lot Single-Family Residential Subdivision on 8.88 acres adjacent to the west side of Torrey Pines Drive, approximately 300 feet south of El Campo Grande Avenue, which includes a portion of the subject site.

10/23/03 The Planning Commission will hear a request for a Site Development Plan Review (SDR-3082) for a 32-lot Single-Family Residential Subdivision on the subject site.

B) Pre-Application Meeting

08/29/03 It was determined that the entire subject property is located within a Rural Preservation Neighborhood buffer zone which requires that densities do not exceed three dwelling units per acre. The applicant was applying for an R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning, which allows for a maximum of 2.49 dwelling units per gross acre. In addition required applications were discussed including application submittal requirements.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application, nor was one held for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 14.01

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	Single Family Dwellings and Undeveloped
East:	Single Family Dwellings
West:	Single Family Dwellings

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential) and RNP (Rural Neighborhood Preservation)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential) and RNP (Rural Neighborhood Preservation)
West:	DR (Desert Rural Density Residential) and RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) and U (Undeveloped)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The site is designated as DR (Desert Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan of the General Plan. The DR (Desert Rural Density Residential) land use category allows a density range of 0 to 2.49 dwelling units per gross acre, depending upon compatibility with adjacent uses. The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning designation is in compliance with the DR (Desert Rural Density Residential) General Plan designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood	X	
County/North Las Vegas/HOA Notification	X	
Development Impact Notification Assessment		X
Project of Regional Significance		X

Rural Preservation Neighborhood

The subject site is located within a Rural Preservation Neighborhood buffer zone. The provisions of NRS 278.261 state that residential densities may not exceed three dwelling units per acre without good cause shown. The submitted site plan depicts 2.28 units per acre, which meets Rural Preservation Neighborhood limitations.

TB

Special Notification
Property located within the notification radius falls within sections of Unincorporated Clark County. The Clark County Planning Department and Clark County property owners within the notification radius have been notified of the land use application.

ANALYSIS

An analysis of the surrounding area, including the 1,320-foot notification area radius, found that two developed residential subdivisions currently have an R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning designation, with another residential subdivision that has obtained approval for an R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning designation from City Council May 21, 2003. Therefore, the request is harmonious and compatible with the surrounding area, since it is consistent with the emerging development pattern.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

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

   The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zone conforms to the existing DR (Desert Rural Density Residential) General Plan designation.

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

   The R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning, is compatible with the surrounding area, as properties are developed or designated for single family development at the proposed density.

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

   The subject site consists of two parcels, one of which has recently been annexed into the City of Las Vegas. This annexation indicates that more intense development of the site is now appropriate. Development of this site for single-family residential dwellings at a density of less than 2.49 dwelling units per acre indicates that the project will be in scale and compatible with surrounding low-density residential development.

TB

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

   The subject site will have access from Torrey Pines Drive, an 80-foot wide Secondary Collector Street and Ann Road, a 100-foot wide Primary Arterial which will adequately meet the requirements of the proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district. Due to the inclusion of Rebecca Road into the proposed site development, a condition has been included from the Department of Public Works requiring the Vacation for Rebecca Road in both City and Clark County jurisdictions for all rights-of-way in conflict with the proposed site plan.

NOTICES MAILED 300 [Mailed with SDR-3082]

APPROVALS 0

PROTESTS 0

TB

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3080 APN: 126-26-403-013

Name of Property Owner: Carina Corporation

Name of Applicant: Carina Corporation

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: R H McCarty

Print Name: R.H. McCarty

Subscribed and sworn before me

This 2nd day of September, 2003

A Probasco

Notary Public in and for said County and State

A. PROBASCO
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 06-01-2007
Certificate No:99-57956-1

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3080 APN: 125-26-402-005

Name of Property Owner: Watson Family Trust & Watson Lillian June Living Trust

Name of Applicant: Carina Corporation

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

For Watson Family Trust:

Signature of Property Owner/Authorized Agent: Charles P. Watson

Print Name: CHARLES P. WATSON, Trustee

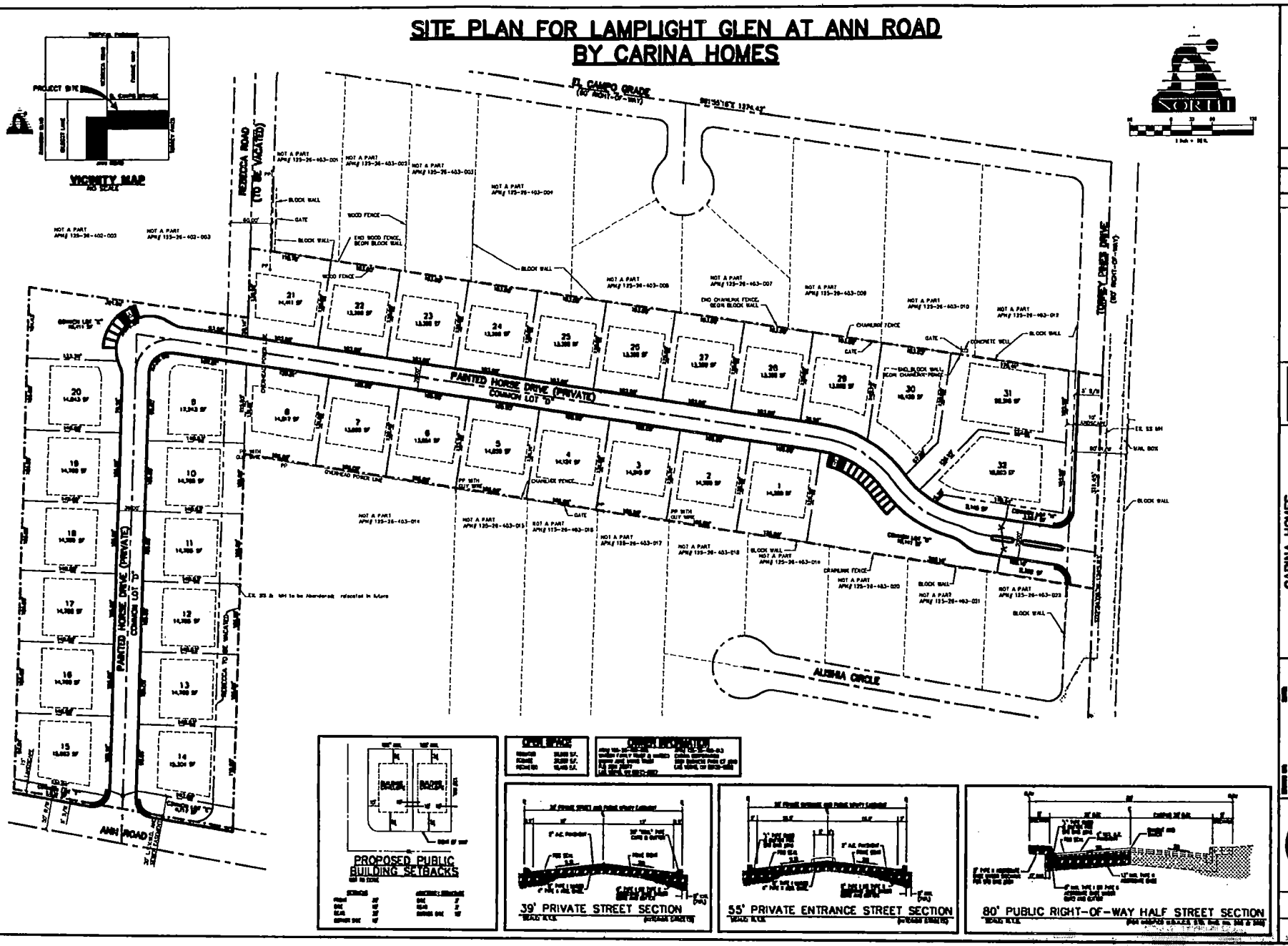
Subscribed and sworn before me

This 4 day of August, 2003

Notary Public in and for said County and State

SUSAN TRIBUZIO
Notary Public State of Nevada
No. 98-49276-1
My appt. exp. Oct. 26, 2006

SITE PLAN FOR LAMPLIGHT GLEN AT ANN ROAD
BY CARINA HOMES



VINCENT ENGINEERING, INC

WRIGHT ENGINEERS

CARINA HOMES

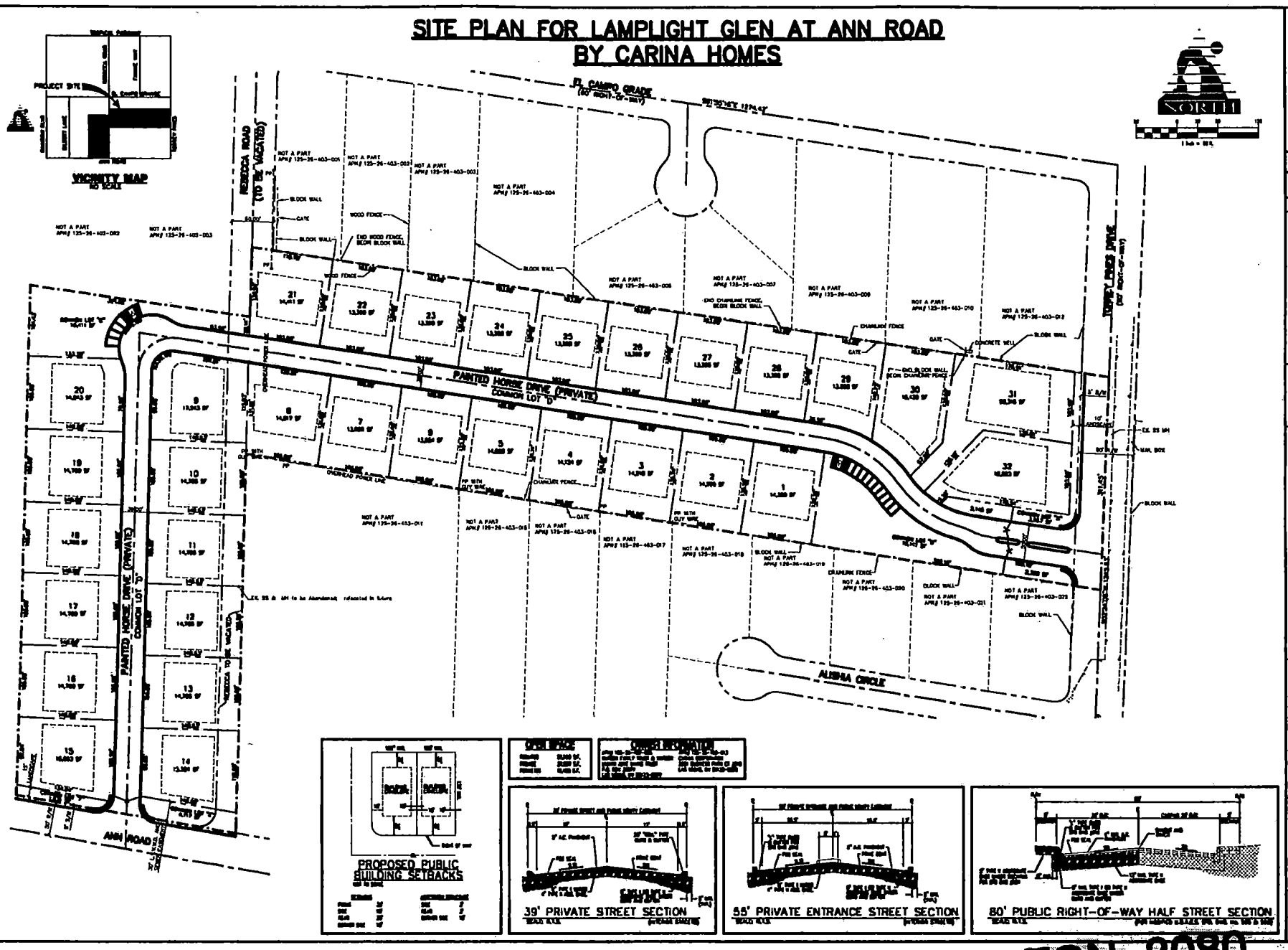
LAMPLIGHT GLEN AT ANN ROAD

SITE PLAN

ZON-3080

STAFF 10-23-03 PC

SITE PLAN FOR LAMPLIGHT GLEN AT ANN ROAD
BY CARINA HOMES



OPEN SPACE

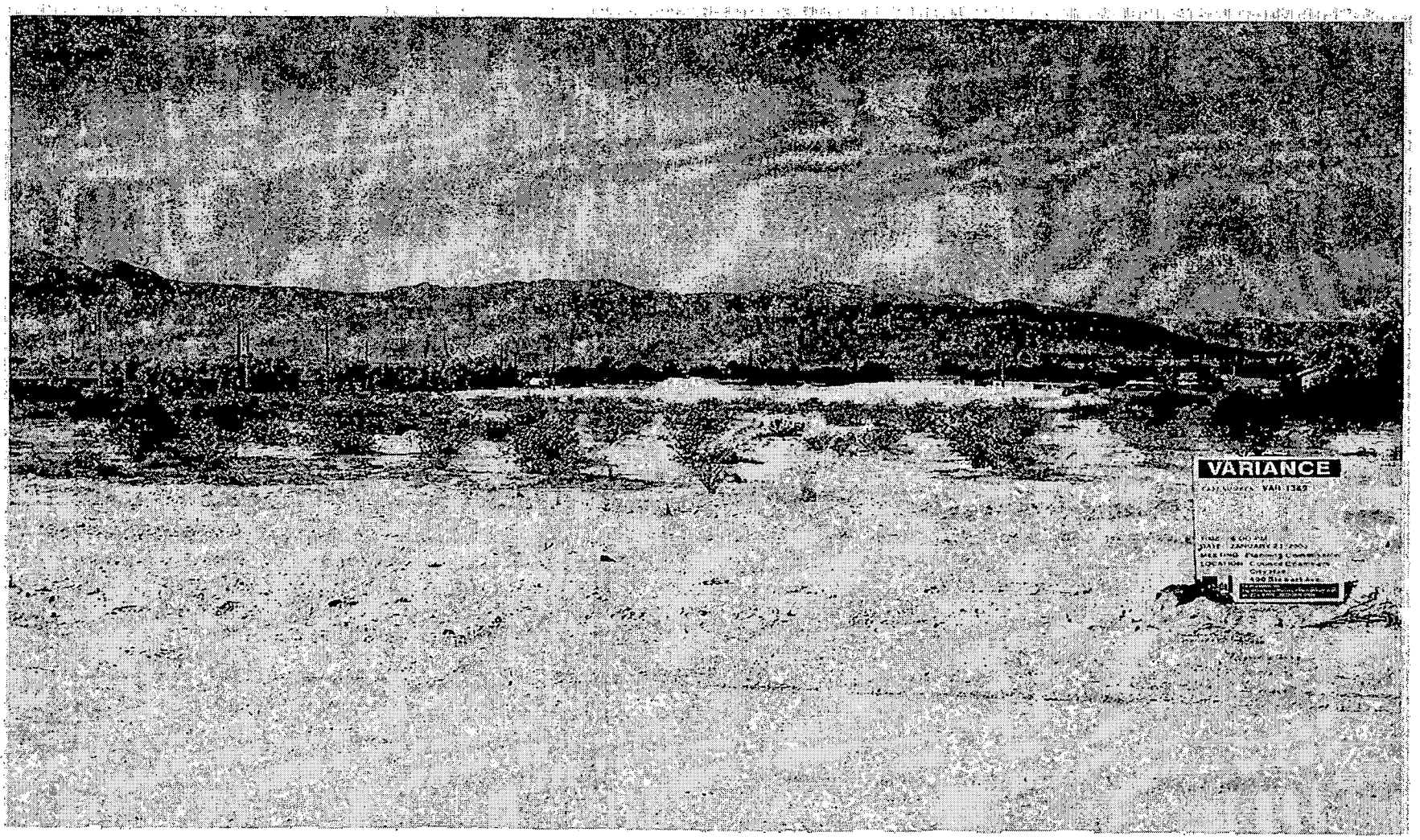
OWNER INFORMATION

WRIGHT ENGINEERS, INC

CARINA HOMES
LAMPLIGHT GLEN AT ANN ROAD
SITE PLAN

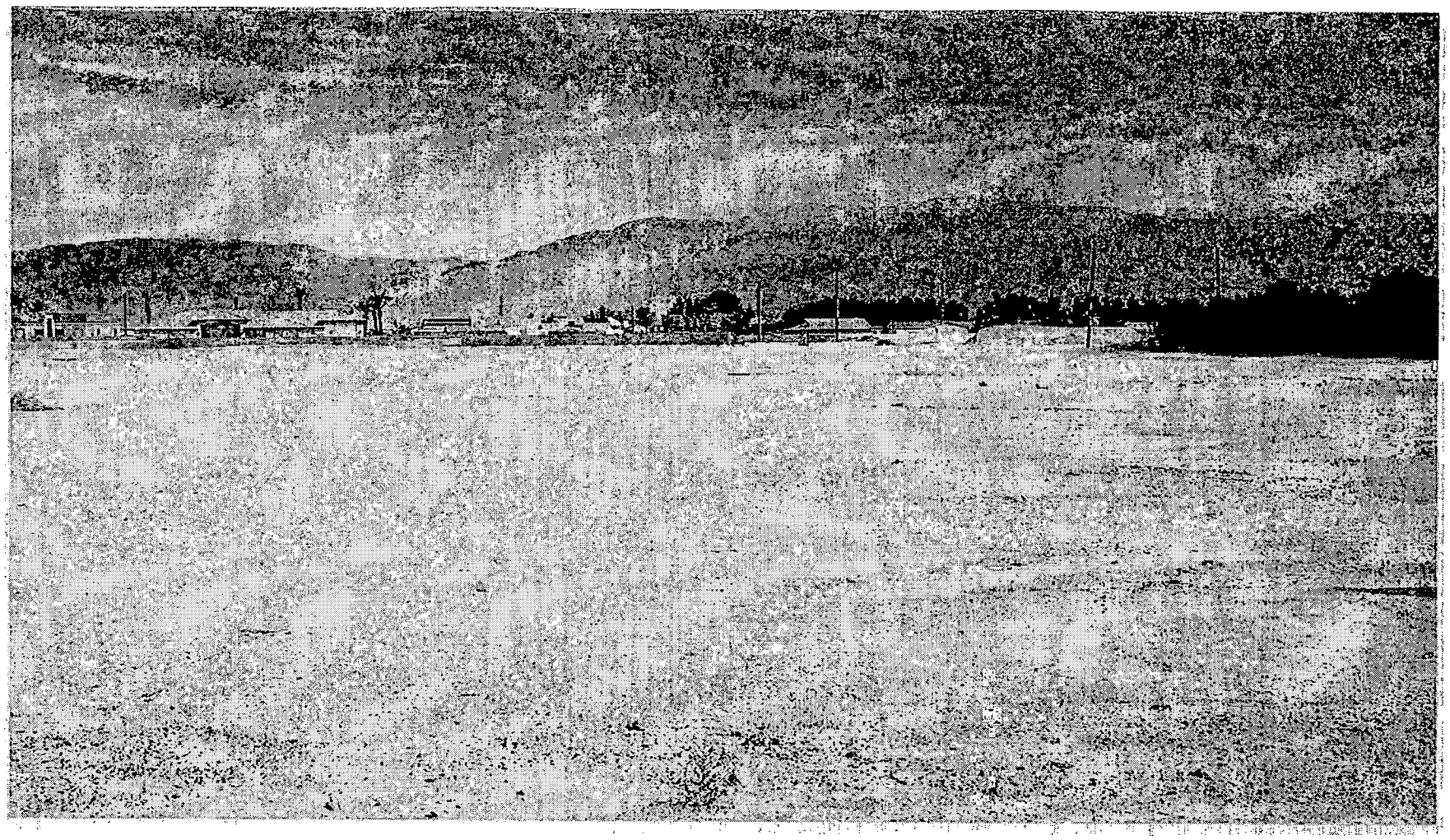
STAFF

ZON-3080
10-23-03 PC



ZON-3080 - CARINA CORPORATION, ET AL
NORTH OF ANN ROAD, WEST OF TORREY PINES DRIVE
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03



ZON-3080 - CARINA CORPORATION, ET AL
NORTH OF ANN ROAD, WEST OF TORREY PINES DRIVE
OCTOBER 23, 2003 PLANNING COMMISSION

10/01/03