City of Las Vegas

Agenda Item No. 152

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-2988 - GAMESTOP, INCORPORATED ON BEHALF OF CHARLESTON COMMONS ASSOCIATES, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A SECOND HAND DEALER (COMPUTER SOFTWARE, VIDEO GAMES AND ACCESSORIES) on 4.47 acres at 161 North Nellis Boulevard (APN: 140-32-701-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese). **(NOTE: This item to be heard in conjunction with Morning Session Item #81.]** The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions – UNANIMOUS with MONCRIEF not voting

NOTE: COUNCILMAN MACK disclosed that near the site is a SuperPawn, for which he is a consultant and is owned by his brother, STEVEN MACK. There has been no discussion on this item with his brother, STEVEN MACK, and it will not affect SuperPawn. He will therefore be voting.

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

DAVID BENJAMIN, 4530 Meadows Lane, was present representing the applicant and concurred with all conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

City of Las Vegas

Agenda Item No. 152

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 152 – SUP-2988

MINUTES - Continued:

NOTE: All discussion related to Item 152 [SUP-2988] and Item 81 [Class II Secondhand License, Gamestop, Inc.] was held under Item 152 [SUP-2988].

(2:44 – 2:45)

5-236

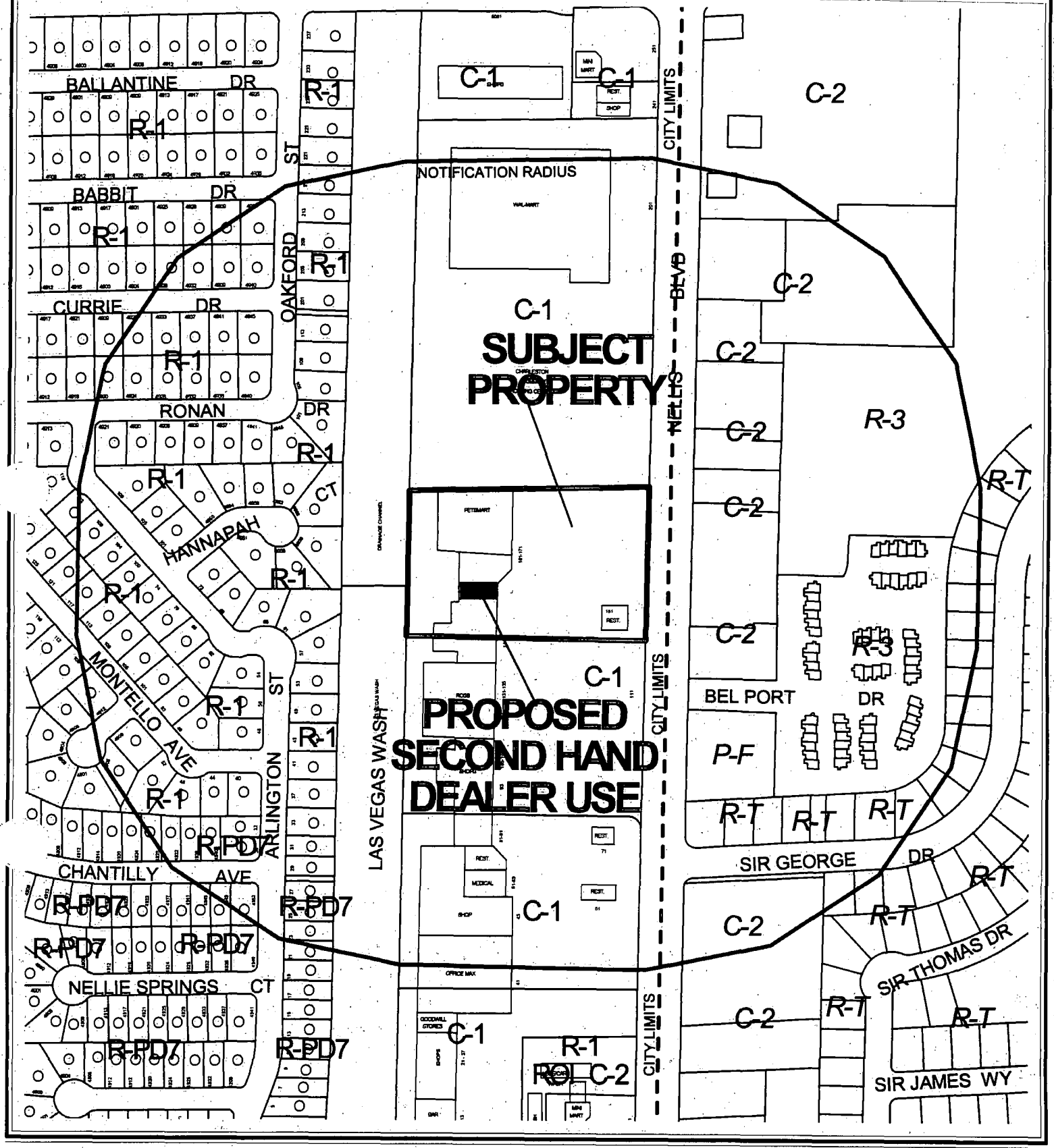
CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Secondhand Dealer use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

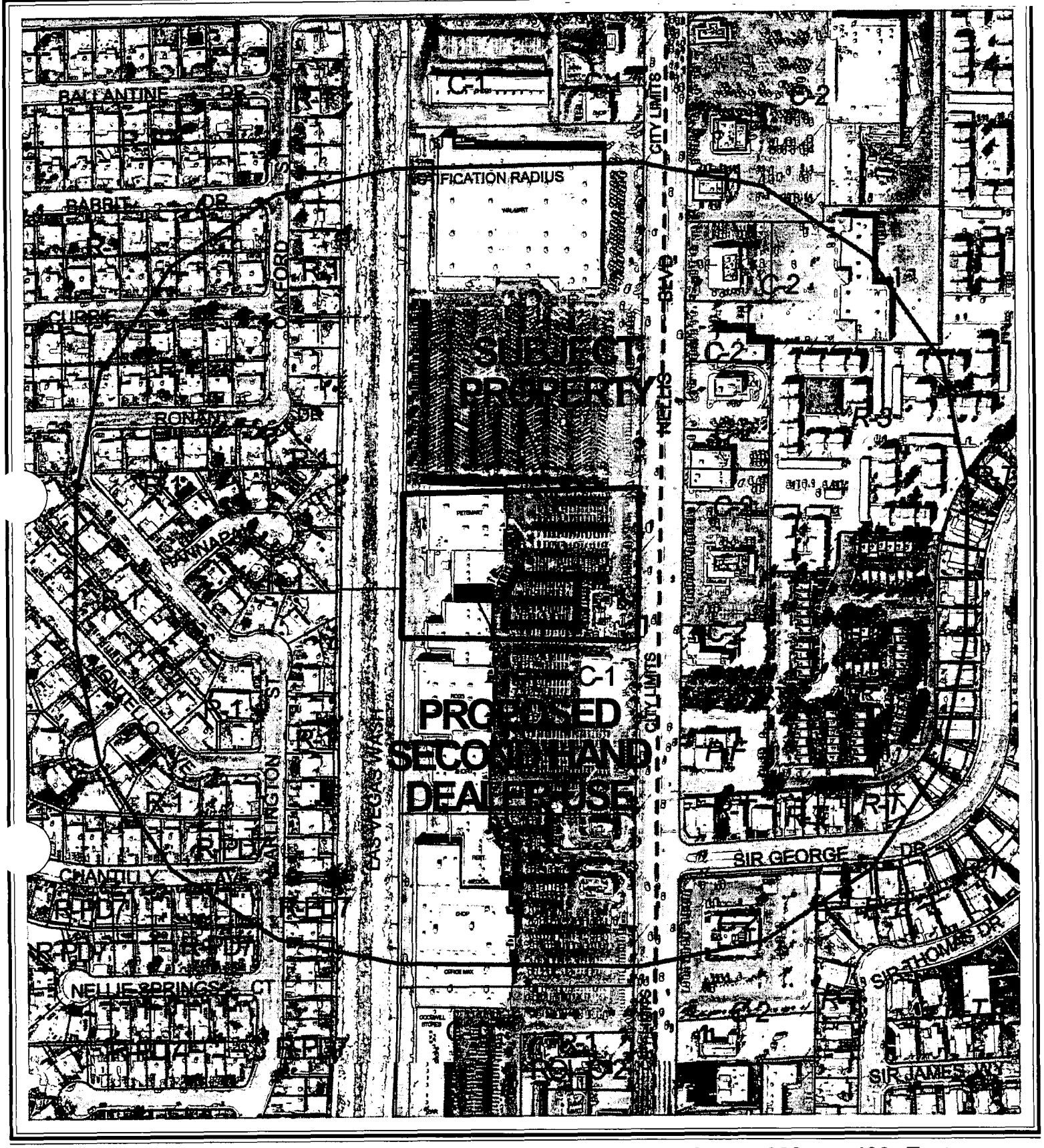
3. All City Code requirements and design standards of all City departments must be satisfied.



CASE: **SUP-2988**

RADIUS: 750 FT

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



0 200 400 Feet

CASE: **SUP-2988**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-2988 - GAMESTOP, INCORPORATED ON BEHALF OF CHARLESTON COMMONS ASSOCIATES, LIMITED PARTNERSHIP

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Secondhand Dealer use.

2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit for a proposed Secondhand Dealer (video games) located at 161 North Nellis Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates that the proposal is to buy, sell, and trade new and used computer software, video games, video game systems and accessories. The business hours of operation will be from the hours of 10:00 am to 9:00 pm Monday thru Saturday and 11:00 am to 6:00 pm on Sundays.

BACKGROUND INFORMATION

A) Previous Actions

08/03/88 The City Council approved a Rezoning (Z-0061-88) from R-1 (Single Family Residence) and R-3 (Limited Multiple Residence) to C-1 (Limited Commercial) on property including the subject site. The Planning Commission recommended approval on 7/14/88.

10/09/03 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #55).

B) Pre-Application Meeting

08/15/03 A pre-application meeting was held and the submittal requirements and application timetable for a Special Use Permit application were discussed. In addition, it was noted that this project would be deemed a 'Project of Regional Significance.'

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application, nor was one held for this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.47

B) Existing Land Use

Subject Property:	Video Game Retail Store
North:	Commercial Shopping Center
South:	Commercial Shopping Center
East:	Restaurant
West:	Single Family Dwellings

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	R-1 (Single Family Residence)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated as SC (Service Commercial) on the Southeast Sector Map of the General Plan. The SC (Service Commercial) land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. The C-1 (Limited Commercial) zoning designation is in conformance with the General Plan. The proposed Secondhand Dealer is a permitted use in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

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	

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. At the time of this report no comments have been received from the respective parties.

Project of Regional Significance
A Special Use Permit application concerning property within 500 feet of the city boundary with Clark County is deemed a Project of Regional Significance. The subject property is located adjacent to West Sahara Avenue, which, in this area, serves as a divider line between City and Unincorporated Clark County property.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

- Any Special Use Permit within 500' of the City boundary with Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. Area agencies and entities all found that this project would have a minimal impact on the environmental factors as outlined within the Environmental Impact Assessment questionnaire.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The addition of secondhand video game sales will not change the on-site parking requirements of the subject site because the retail business is already established.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed secondhand sales use.

B) General Analysis and Discussion

- Zoning

A secondhand dealer business is an allowed use within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. The subject site has been operating a retail store with a business license to sell and rent new video games and software which is a permitted use within the C-1 (Limited Commercial) zoning district.

- Use

  A secondhand dealer use is defined as a specialty shop which deals solely in one kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For the purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. The proposed used video game sales falls within the secondhand dealer use as defined.

- Conditions

  Pursuant to Title 19.04.050, a Secondhand Dealer use requires the approval of a Special Use Permit, within a C-1 (Limited Commercial) zoning district with three non-waivable conditions;

  1. No outdoor display, sales or storage of any merchandise shall be permitted.

  2. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

  3. No secondhand dealer shall be located on either side of Fremont Street or on Las Vegas Boulevard South, between Charleston Boulevard and Sahara Avenue.

  The subject site appears to be meeting all conditions as listed above.

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."**

   The proposed secondhand sales of video games and software can be conducted in a manner that is harmonious and compatible with surrounding commercial properties with the inclusion of Title 19.04.050 conditions and licensing requirements.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   Currently, the subject site is licensed and operating as a retail video games and software sales business. The addition of a secondhand dealer license will not physically alter the intensity of land use on the subject property.

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 subject site is located within an established commercial shopping center with access to Nellis Boulevard which is adequate in terms of right-of-way carrying capacity to meet the requirements of a general retail sales business with secondary sales of used video games.

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."**

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

NOTICES MAILED 201 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-2988 APN: 140-32-701-007

Name of Property Owner: Charleston Commons Assoc. LP

Name of Applicant: Gamestop, 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: Tobi Parker

Print Name: Tobi Parker

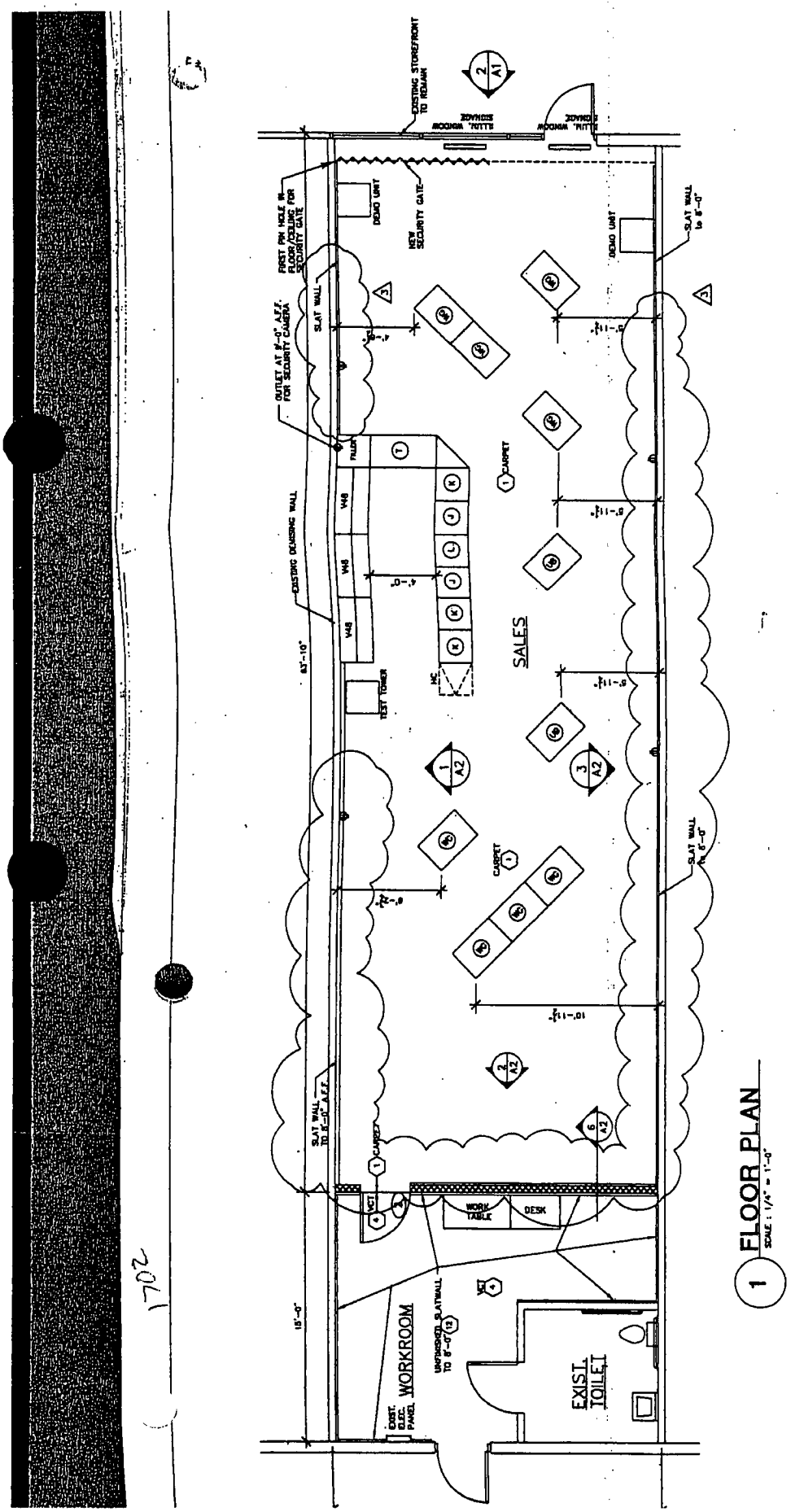
Subscribed and sworn before me

This 28th day of April, 2003

Ranji Patel

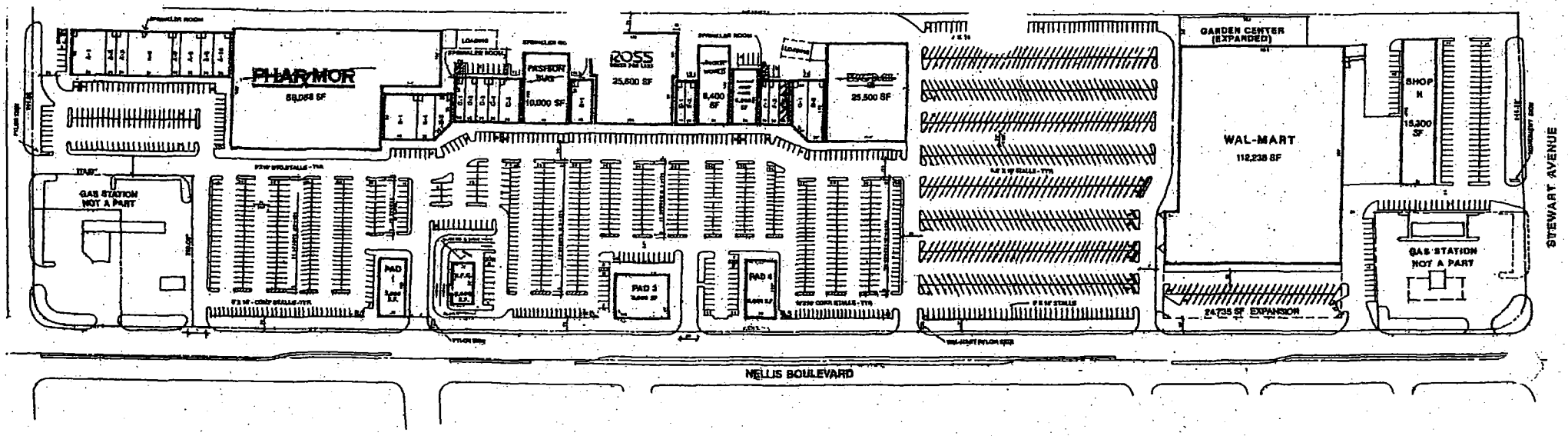
Notary Public in and for said County and State

RANJI PATEL
COMM. #1227830
Notary Public-California
SAN DIEGO COUNTY
My Comm. Exp. July 2, 2003



1 FLOOR PLAN
SCALE : 1/4" = 1'-0"

SUP-2988
10-09-03 PC



NOTE •

SUMMARY

			AFTER WALMART EXPANSION
AND AREA	•	1,316,512 SF (30.2 AC.)	
RE WALMART EXPANSION ILDING AREA	•	850,506 SF INCLUDES 110 SF OF SPRINKLER ROOM	375,241 SF
AND/BUILDING RATIO	•	2.75/1 27%	2.51/1 28.5%
ARKING REQUIRED	•	1,753	1,876
ARKING PROVIDED	•	1,968	1,913

48 PARKING REQUIRED CALUCULATION FOR THIS SCHEME IS ASED UPON THE FOLLOWING
50,506 SF @ 5/1000= 1,753

375,241 SF @ 5/1000= 1,876

STANDARD	1,427		STANDARD	1,372	
COMPACT	541	(27%)	COMPACT	541	(28%)
TOTAL	1,968		TOTAL	1,913	

LEASING LEGEND

BUILDING A	
A-1	4800 SF
A-2	1600 SF
A-3	1600 SF
A-6	6372 SF
A-7	1200 SF
A-8	2800 SF
A-9	1600 SF
A-10	2400 SF
TOTAL	22372 SF
PHAR MOR DRUGS	68088 SF
BUILDING B	
B-1	4800 SF
B-4	2400 SF
B-5	1950 SF
TOTAL	9,150 SF
BUILDING C	
C-1	1,672 SF
C-2	1,600 SF
C-3	1,600 SF
C-4	1,600 SF
C-5	3,200 SF
TOTAL	9,672 SF
FASHION BUG	10,000 SF

BUILDING D	
D-1	3,172 SF
TOTAL	3,172 SF
ROSS	25,600 SF
BUILDING E	
E-1	1,600 SF
E-2	1,600 SF
TOTAL	3,200 SF
CLOTHWORLD	8,400 SF
FAMOUS FOOTWEAR	5,000 SF
BUILDING F	
F-1	1,672 SF
F-2	1,600 SF
F-3	1,500 SF
TOTAL	4,772 SF
BUILDING G	
G-1	2,850 SF
G-2	3,300 SF
TOTAL	6,150 SF
ZONE II	25,500 SF
WAL-MART	112,238 SF
EXPANSION AREA	24,725 SF
WAL-MART TOTAL	136,973 SF
BUILDING H	15,300 SF

PAD 1	5,000 SF
KENTUCKY FRIED CHICKEN	2,880 SF
PAD 3	6,000 SF
RED ROBIN	6,300 SF

A PROJECT FOR•

SES PROPERTIES, INC.
8943 la Place Court, Suite 200
Carlsbad, CA 92009
(619) 931-0808
(619) 931-1494 FAX

A COMMERCIAL PROJECT AT •

NWC NELLIS BLVD. & CHARLESTON BLVD.

LAS VEGAS, NV.

2071

SUP-2988

10-09-03 PC



SUP-2988 - GAMESTOP, INCORPORATED ON BEHALF OF CHARLESTON COMMONS ASSOCIATED, LIMITED PARTNERSHIP
161 NORTH NELLSI BOULEVARD
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03

City of Las Vegas

Agenda Item No. 153

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:

ABEYANCE ITEM - REZONING - PUBLIC HEARING - **ZON-2457 - DONNA F. BEAM REVOCABLE TRUST** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (4-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION: REESE – Motion to HOLD IN ABEYANCE Item 158 [ZON-2849], Item 159 [VAR-2855], and Item 160 [SDR-2850] to 11/19/2003, Item 122 [MSP-2881], Item 161 [ZON-2918], and Item 162 [EOT-2623] to 12/17/2003 and Item 153 [ZON-2457] and Item 154 [SDR-2458] to 1/7/2004 – UNANIMOUS with L.B. McDONALD abstaining on Item 122 [MSP-2881] because she serves as an outside director for Station Casinos and this Item will affect Santa Fe Station and BROWN excused

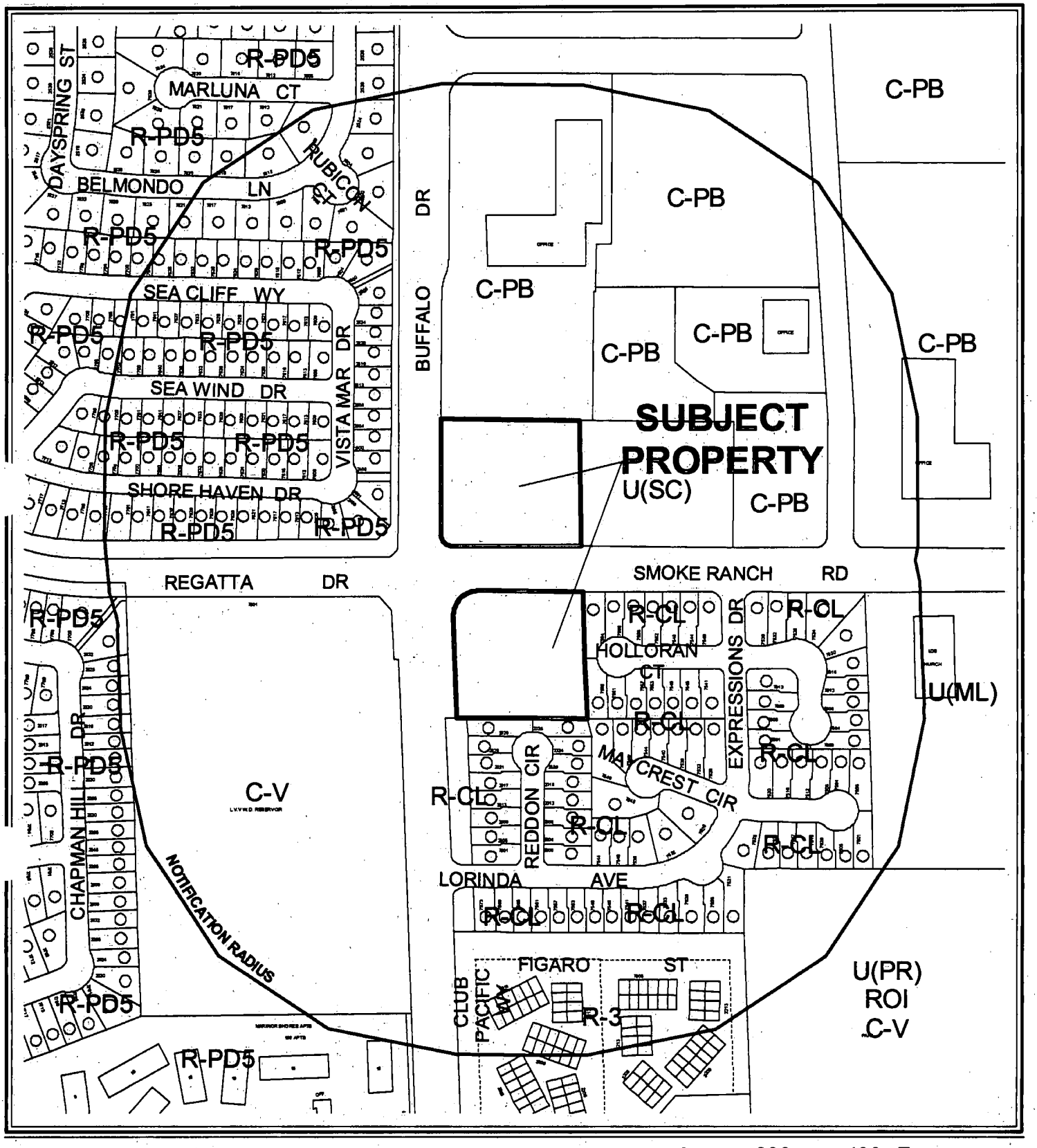
MINUTES:

ATTORNEY TOM AMICK appeared on behalf of the applicant for Item 153 [ZON-2457] and Item 154 [SDR-2458] and requested that these items be held in abeyance to the January 7, 2004 Council meeting because there are unresolved issues with COUNCILMAN BROWN'S office and the neighbors.

There was no further discussion.

(1:08 – 1:13)

4-1



CASE: **ZON-2457**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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



CASE: ZON-2457

RADIUS: 750 FT

0 200 400 Feet

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - ZON-2457 - DONNA F. BEAM REVOCABLE TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 1, 2003 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

The Planning Commission (4-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

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

Public Works

3. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes and all additional rights-of-way required by Standard Drawing #234.1 or 234.3 and #234.2 for bus turnouts prior to or concurrent with the commencement of on-site development activities unless specifically allowed otherwise by the City of Las Vegas Traffic Engineer in writing.

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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 or submittal of any construction drawings, whichever may occur first. 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, 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.

6. A Drainage Plan and Technical Drainage Study for both parcels comprising this overall site 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 for approval of a Rezoning from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive. A companion Site Development Plan Review (SDR-2458) to allow two 15,300 square-foot retail buildings, one on each parcel, was reviewed concurrently by Planning Commission.

B) Applicant's Justification

The applicant has justified the request by stating that the proposed zoning is in conformance with the General Plan designation on the two sites, and that the proposed one-story projects are compatible with adjacent residential and business park uses.

BACKGROUND INFORMATION

A) Previous Actions

10/03/84 The City Council approved a petition (A-0015-84) to annex 985 acres of land, including the subject parcels. The effective date was 10/12/84.

05/10/99 The City Council accepted a request to withdraw without prejudice a request for Rezoning (Z-0006-99) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on a site located at the northeast corner of Buffalo Drive and Smoke Ranch Road. The Planning Commission recommended denial on 03/11/99.

05/10/99 The City Council accepted a request to withdraw without prejudice a request for two Special Use Permits (U-0010-99 and U-0011-99) located at the northeast corner of Buffalo Drive and Smoke Ranch Road for the Off-Premise Sale of Beer and Wine and for a proposed Minor Auto Repair facility, Full Service Car Wash and Gasoline Sales in conjunction with a proposed Convenience Store/Car Wash. The Planning Commission recommended denial of both applications on 03/11/99.

07/10/03 The Planning Commission recommended approval of a companion request for a Site Development Plan Review (SDR-2458) to allow two 15,300 square-foot retail buildings, one on each parcel.

07/10/03 The Planning Commission voted 4-2 to recommend APPROVAL (PC Agenda Item #37).

B) Pre-Application Meeting

A pre-application meeting was held on 05/12/03. At that meeting, the development parameters of the application were reviewed to determine that no waivers to Code standards would be required. A number of requirements from the Public Works department were also identified, including ensuring that drive entrances lined up across from each other on Smoke Ranch Road, and that drainage and traffic analyses were required. The applicant was also advised to indicate on-site signage on the site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.88

B) Existing Land Use

Subject Property:	Undeveloped
North:	Business Park uses
South:	Single Family Residential
East:	Undeveloped and Single Family Residential
West:	Single Family Residential and Water District facility

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	LI/R (Light Industrial/Research)
South:	ML (Medium Density Residential)
East:	ML (Medium Density Residential) and SC (Service Commercial)
West:	ML (Medium Density Residential) and PF (Public Facilities)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation]
North:	C-PB (Planned Business Park)
South:	R-CL (Residential - Compact Lot)
East:	U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and R-CL (Residential - Compact Lot)
West:	R-PD5 (Residential Planned Development – 5 Units per Acre) and C-V (Civic)

E) General Plan Compliance

The site is designated as SC (Service Commercial) on the Southwest Sector Map of the General Plan. The requested Rezoning to C-1 (Limited Commercial) and the proposed commercial development are consistent with this 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

There are no special area plans, special overlay districts or study areas that affect the subject sites, although the Las Vegas Technology Park abuts the northern edge of the northern parcel.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The compliance of the project detailed in the companion Site Development Plan Review (SDR-2458) with the relevant Development Standards of the Zoning Code are outlined in the case report on that application.

B) General Analysis and Discussion

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. The proposed retail development is consistent with the uses typically found in C-1 (Limited Commercial) zoning designations.

C-1 (Limited Commercial) zoning districts should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. This project is located along Buffalo Drive at the intersection with Smoke Ranch Road, both of which are primary thoroughfares, at the edge of an established business park. Approval is therefore recommended.

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 site is designated as SC (Service Commercial) on the Southeast Sector Map of the General Plan. The requested Rezoning to C-1 (Limited Commercial) is consistent with the existing SC (Service Commercial) land use designation of the General Plan.

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

   The retail development of the northern parcel would be compatible with the existing business park use to the north and the undeveloped parcel to the east that is designated identically to the subject site. The companion parcel is to the south, and to the west across Buffalo Drive is the Desert Shores community, which is protected by a wall.

   The retail development of the southern parcel would be compatible with the single-family residential areas to the east and south of the parcel, as the proposed building has been set back from these property lines a sufficient distance to comply with Residential Adjacency Standards. Again, the companion parcel is to the north, while to the west is a Las Vegas Valley Water District facility.

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

   The continuing development in this area, particularly within the Las Vegas Technology Park to the northeast of the site, demonstrates that the requested rezoning is appropriate, given proper measures to ensure design compatibility with the adjacent residential community to the south and east of the 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."**

   This project is located on Buffalo Drive at the intersection with Smoke Ranch Road, both of which are identified as Primary (100-foot) Arterials on the Master Plan of Streets and Highways. These roads provide sufficient capacity for the intended development on the subject parcels.

NOTICES MAILED 190 by Planning Department

APPROVALS 0

PROTESTS 3

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-2457 APN: 138-22-101-001

Name of Property Owner: Donna F. Beam Rev. Trust

Name of Applicant: INVESTMENT EQUITY BUILDERS

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: Donna F. Beam

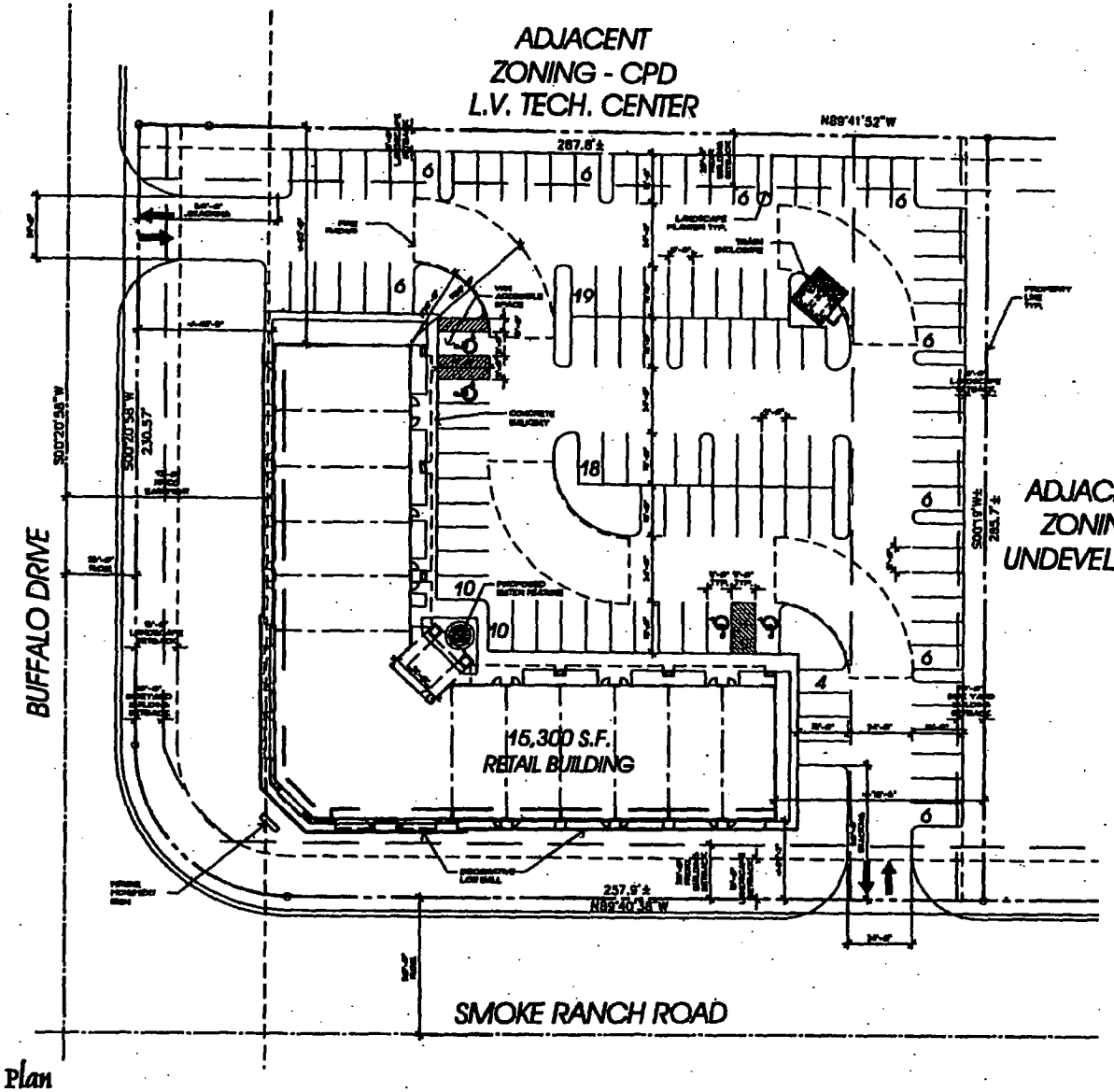
Print Name: DONNA F. BEAM

Subscribed and sworn before me

This 17 day of May, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELANIE SYLVIA
Appt. No. 99-56611-1
My Appt. Expires May 19, 2003



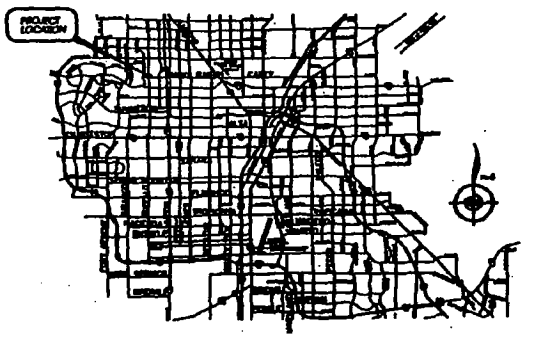
Site Data

ASSESSORS PARCEL NUMBER (APN)	138-15-403-001
CURRENT ZONING	U
PROPOSED ZONING	C-1
PARCEL AREA	
SITE GROSS	+/- 3.04 ACRES GROSS 88,744 S.F.
BUILDING AREA GROSS	+/- 15,300 S.F.
BUILDING SITE COVERAGE	17 PERCENT
PARKING REQUIRED	
RESTAURANT 2000 SF PUBLIC	1/80 S.F. 40 SPACES
RETAIL/BANK AND SERVICE 13,300 SF	1/280 S.F. 49 SPACES
TOTAL PARKING REQUIRED	109 SPACES
PROVIDED	X,XX,XXX S.F. 113 SPACES

Owner / Developer

INVESTMENT EQUITY BUILDERS
4550 S. DECATUR , SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4545

Vicinity Map



Site Plan

Scale: 1" = 10'-0"

North

Tech Retail Center I

May 15, 2003

Schematic Design

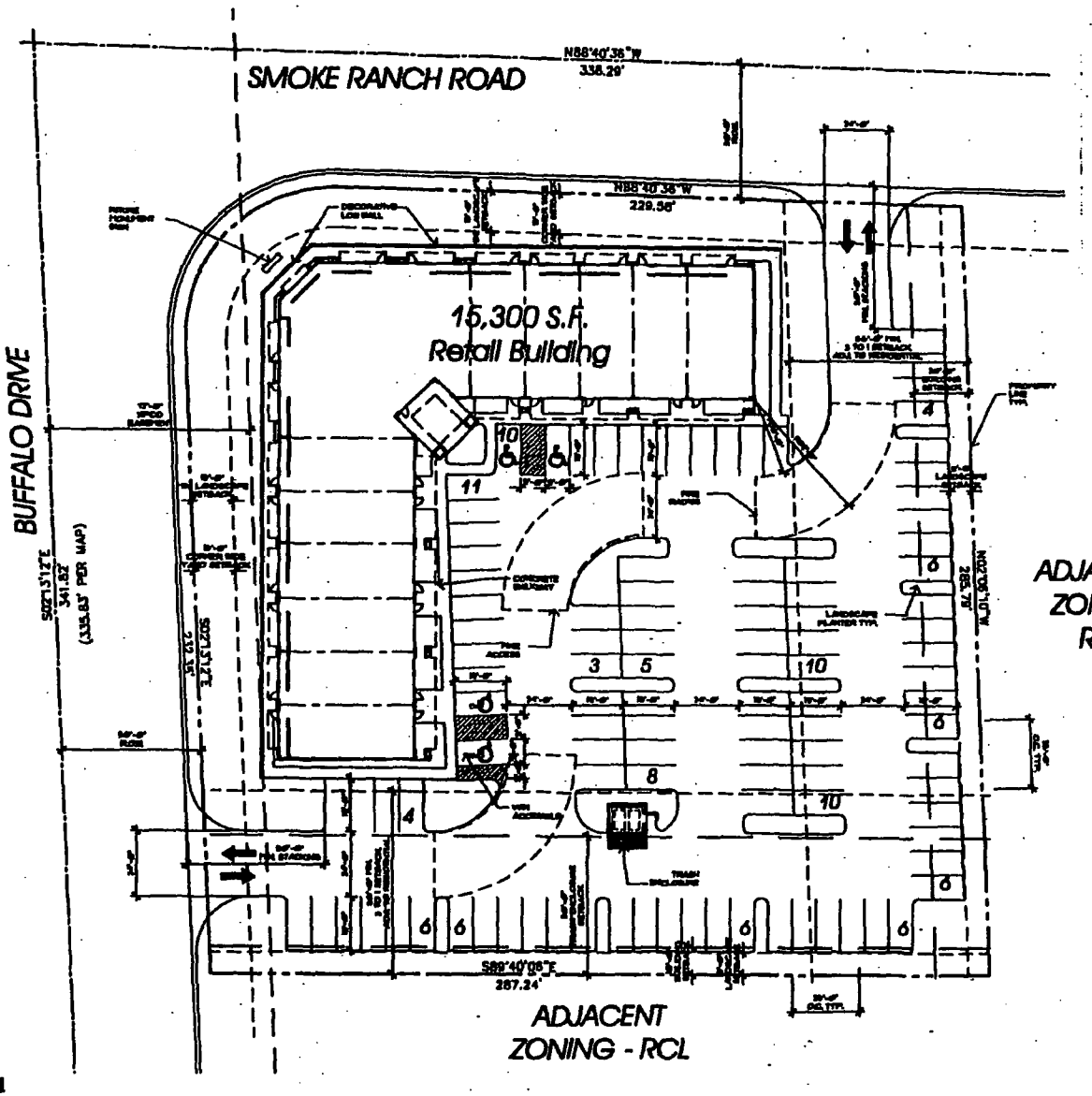
Las Vegas, Nevada

This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

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Inflip Architecture, Inc.

ZON-2457
SDR-2458
07-10-03 PC



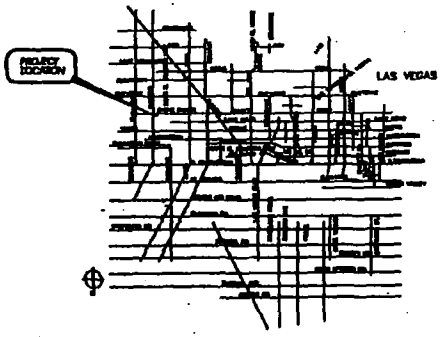
Site Data

ASSESSOR PARCEL NUMBER (APN)	138-03-101-001
CURRENT ZONING	C
PROPOSED ZONING	C-1
GROSS AREA	
SITE GROSS	+/- 1.69 ACRES GROSS 73,784 S.F.
BUILDING AREA GROSS	+/- 15,300 S.F.
BUILDING SITE COVERAGE	19 PERCENT
PARKING REQUIRED	
RESTAURANT +/- 3,600 PUBLIC	1/50 S.F. 69 SPACES
REMAINING RESTAURANT 12,600	1/250 S.F. 51 SPACES
TOTAL PARKING REQUIRED	101 SPACES
PROVIDED	7.4/1000 S.F. 107 SPACES

Owner / Developer

INVESTMENT EQUITY BUILDERS
4560 S. DECATUR, SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4646

Vicinity Map



Site Plan

Scale: 1" = 10'-0"

North

This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

Tech Retail Center II

May 15, 2003

Schematic Design

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Las Vegas, Nevada

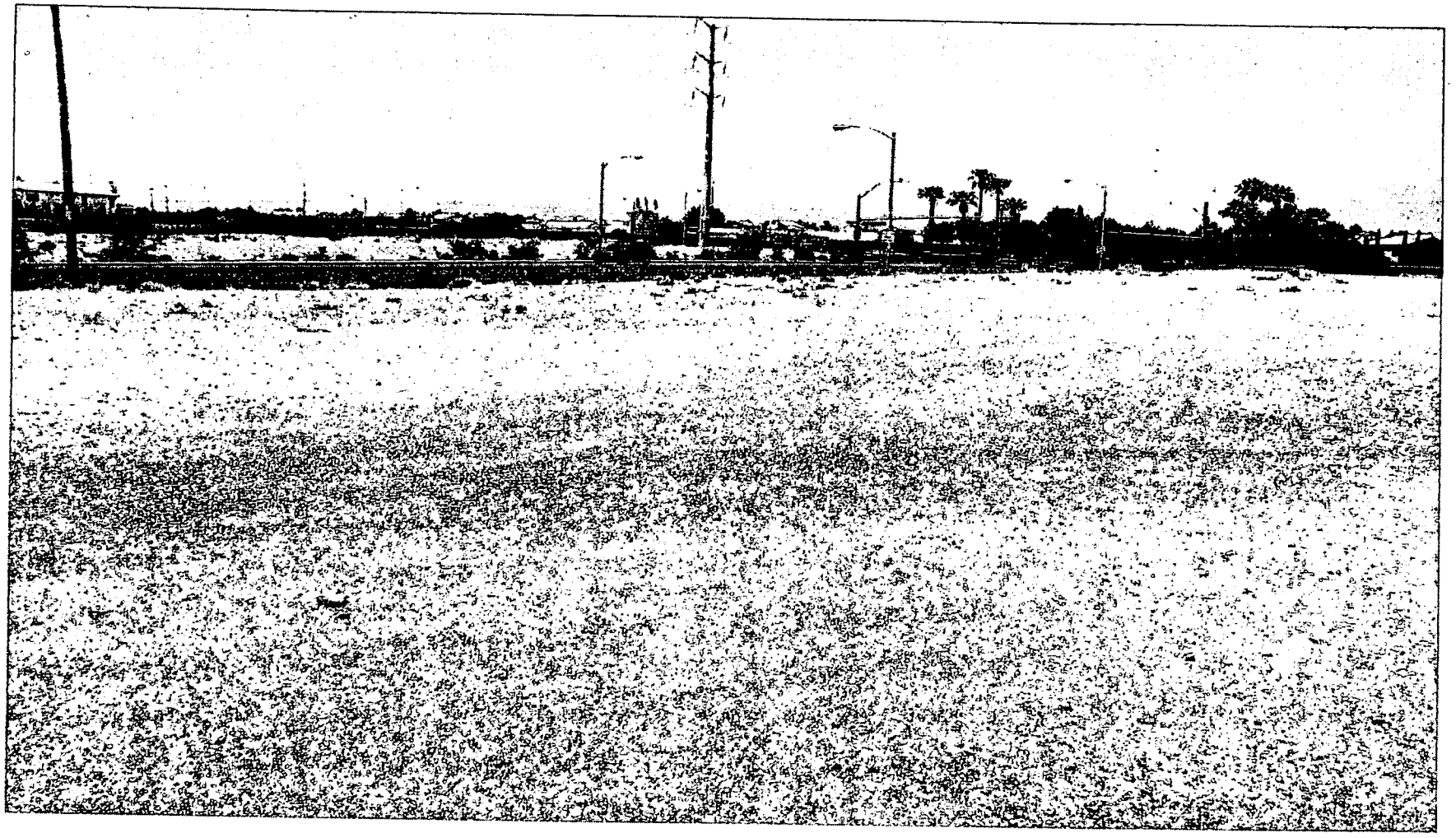
ZON-2457
SDR-2458
07-10-03 PC

Indigo Architecture, Inc.
Las Vegas, Nevada
(702) 458-4778



ZON-2457 - DONNA F. BEAM REVOCABLE TRUST
NORTHEAST AND SOUTHEAST CORNERS OF SMIKE RANCH ROAD AND BUFFALO DRIVE
JULY 10, 2003 PLANNING COMMISSION

6/23/03



ZON-2457 - DONNA F. BEAM REVOCABLE TRUST
NORTHEAST AND SOUTHEAST CORNERS OF SMIKE RANCH ROAD AND BUFFALO DRIVE
JULY 10, 2003 PLANNING COMMISSION

6/23/03

City of Las Vegas

Agenda Item No. 154

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:

ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-2457 - PUBLIC HEARING - **SDR-2458 - DONNA F. BEAM REVOCABLE TRUST** - Request for a Site Development Plan Review FOR TWO PROPOSED COMMERCIAL BUILDINGS on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001 and 138-22-101-001) U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown). The Planning Commission (4-2 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (4-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

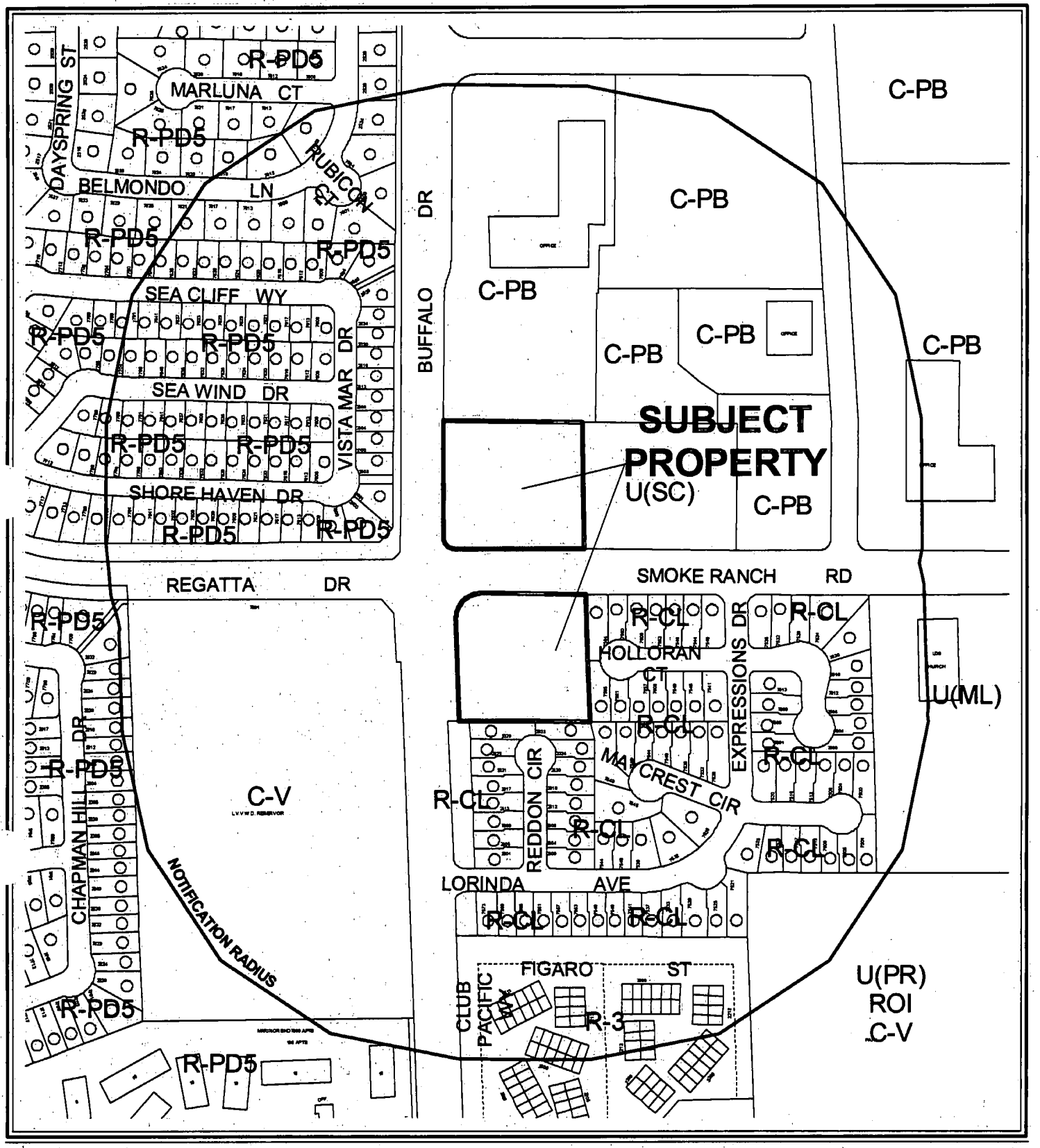
REESE – Motion to HOLD IN ABEYANCE Item 158 [ZON-2849], Item 159 [VAR-2855], and Item 160 [SDR-2850] to 11/19/2003, Item 122 [MSP-2881], Item 161 [ZON-2918], and Item 162 [EOT-2623] to 12/17/2003 and Item 153 [ZON-2457] and Item 154 [SDR-2458] to 1/7/2004 – UNANIMOUS with L.B. McDONALD abstaining on Item 122 [MSP-2881] because she serves as an outside director for Station Casinos and this Item will affect Santa Fe Station

MINUTES:

ATTORNEY TOM AMICK appeared on behalf of the applicant for Item 153 [ZON-2457] and Item 154 [SDR-2458] and requested that these items be held in abeyance to the January 7, 2004 Council meeting because there are unresolved issues with COUNCILMAN BROWN'S office and the neighbors.

There was no further discussion.

(1:08 – 1:13)



0 200 400 Feet

CASE: SDR-2458

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SDR-2458 - DONNA F. BEAM REVOCABLE TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE OCTOBER 1, 2003 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

The Planning Commission (4-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-2457] 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. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permit, to reflect access aisles on both sides of all handicap spaces, in accordance with Title 19.10.G.3.a.

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 Planning and Development Department staff, 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 where fronting on to streets or adjacent to residential areas and 30 feet on-center for other perimeters and a minimum of four five-gallon shrubs for each tree within provided planters.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]

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

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

10. 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.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

12. 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.

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. 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 for both parcels comprising this overall site 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. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2457 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Site Development Plan Review to allow two 15,300 square-foot retail buildings, one on each of two parcels, on 3.88 acres adjacent to the northeast and southeast corners of Smoke Ranch Road and Buffalo Drive. A companion Rezoning (ZON-2457) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on the subject property will be reviewed concurrently by Planning Commission.

B) Applicant's Justification

The applicant has justified the request by stating that the proposed one-story projects are compatible with adjacent residential and business park uses, and will be in conformance with the proposed zoning and existing General Plan designation on the two sites.

BACKGROUND INFORMATION

A) Previous Actions

10/03/84 The City Council approved a petition (A-0015-84) to annex 985 acres of land, including the subject parcels. The effective date was 10/12/84.

05/10/99 The City Council accepted a request to withdraw without prejudice a request for Rezoning (Z-0006-99) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on a site located at the northeast corner of Buffalo Drive and Smoke Ranch Road. The Planning Commission recommended denial on 03/11/99.

05/10/99 The City Council accepted a request to withdraw without prejudice a request for two Special Use Permits (U-0010-99 and U-0011-99) located at the northeast corner of Buffalo Drive and Smoke Ranch Road for the Off-Premise Sale of Beer and Wine and for a proposed Minor Auto Repair facility, Full Service Car Wash and Gasoline Sales in conjunction with a proposed Convenience Store/Car Wash. The Planning Commission recommended denial of both applications on 03/11/99.

07/10/03 The Planning Commission recommended approval of a companion request for a Rezoning (ZON-2457) from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on the subject site.

07/10/03 The Planning Commission voted 4-2 to recommend APPROVAL (PC Agenda Item #38).

B) Pre-Application Meeting

A pre-application meeting was held on 05/12/03. At that meeting, the development parameters of the application were reviewed to determine that no waivers to Code standards would be required. A number of requirements from the Public Works department were also identified, including ensuring that drive entrances lined up across from each other on Smoke Ranch Road, and that drainage and traffic analyses were required. The applicant was also advised to indicated on-site signage on the site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	3.88

B) Existing Land Use

Subject Property:	Undeveloped
North:	Business Park uses
South:	Single Family Residential
East:	Undeveloped and Single Family Residential
West:	Single Family Residential and Water District facility

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	LI/R (Light Industrial/Research)
South:	ML (Medium Density Residential)
East:	ML (Medium Density Residential) and SC (Service Commercial)
West:	ML (Medium Density Residential) and PF (Public Facilities)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation]
North:	C-PB (Planned Business Park)
South:	R-CL (Residential - Compact Lot)
East:	U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] and R-CL (Residential - Compact Lot)
West:	R-PD5 (Residential Planned Development – 5 Units per Acre) and C-V (Civic)

E) General Plan Compliance

The site is designated as SC (Service Commercial) on the Southwest Sector Map of the General Plan. The requested Rezoning to C-1 (Limited Commercial) and the proposed commercial development are consistent with this 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

There are no special area plans, special overlay districts or study areas that affect the subject sites, although the Las Vegas Technology Park abuts the northern edge of the northern parcel.

PROJECT DESCRIPTION

The proposal calls for a one-story, 15,300 square-foot retail/restaurant building on each of the two parcels that comprise the subject site (total space will be 30,600 square feet). The 3.88-acre site is comprised of a 1.88-acre parcel on the southeast corner of Smoke Ranch Road and Buffalo Drive and a 2.0-acre parcel on the northeast corner of the intersection. Each building is designed in an "L" shape to provide building exposure to the two adjacent streets. The parking area for each building is located to the rear.

The site plan indicates one entrance to each parcel from Buffalo Drive and from Smoke Ranch Road. The project contains 222 surface parking spaces, 107 spaces on the south parcel and 115 spaces on the northern parcel. Depending on the blend of uses, the parking provided should be adequate to support a predominantly retail development with a restaurant on each parcel. The site plan does not fully meet Zoning Code requirements with respect to perimeter buffering and landscaping; a condition of approval will require these standards to be met prior to issuance of building permits.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards C-1 District	Required	Provided	Compliance
Min. Lot Width	100 Feet	285 Feet	Y
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side	10 Feet	76 Feet	Y
• Corner	15 Feet	17 Feet	Y
• Rear	20 Feet	78 Feet	Y

Max. Lot Coverage	50 %	18 %	Y
Max. Building Height	None	26 Feet/1 Story	Y
Trash Enclosure	Walled, gated, roofed, 50' from residential	Complies	Y
Loading Zone	2 per site	Not indicated	N
Mech. Equipment	Concealed behind roof parapet	Complies	Y

The proposed development meets all development standards of the Zoning Code relevant to the C-1 (Limited Commercial) zoning district. The applicant has not identified a dedicated loading zone area on each parcel; as the development will be occupied by a number of small business tenants, the limited demand for loading functions will be met from the parking area at each business premise as the need arises.

A2) Residential Adjacency Standards

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

a) *Proximity slope.* The proximity slope requirement applies to the eastern and southern boundaries of the southern parcel. The project meets the 3:1 standard by providing 78 feet of distance between the 26-foot high building and these property lines.
b) *Building setback.* The building setback requirements apply to the southern parcel only, but are less (10-foot rear yards in the R-CL zoning district) than the distance required to satisfy the proximity slope requirement.

A3) Parking and Traffic Standards

The blend of retail and restaurant uses on the two sites has not been finalized at this time. Pursuant to Las Vegas Zoning Code Section 19.10, the Parking Standards that apply to the subject proposal would require 88 spaces on each parcel (176 spaces total) if fully occupied with retail uses, but would require nearly 200 spaces per parcel (400 spaces total) if fully developed with Restaurant uses. Only 222 spaces in total are available on the two sites.

The applicant has expressed interest in having one or possibly two Restaurant uses on each parcel, with the remaining space occupied with Retail uses. The applicant has indicated that the intent would be to achieve a blend of uses that does not exceed Zoning Code parking standards. A condition of approval would require the applicant to provide a calculation of remaining parking as each space is leased to the Planning and Development, to ensure the site does not become parking-impaired. A sufficient amount of handicap spaces have been identified on the site plan as submitted.

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	1 Tree / 6 Spaces	37 Trees	41 Trees
Buffer:			
• Min. Trees	• 1 Tree /30 Linear Feet + 1 Tree along internal perimeters (574 feet – north site)	21 Trees	18 Trees
	• 1 Tree / 20 Linear Feet + 1 Tree internal perimeters adjacent to residential (573 Feet – south site)	30 Trees	22 Trees
	• 1 Tree / 20 Linear Feet + 1 Tree where adjacent to right-of-way (1,146 feet – 100 feet for entrances = 1,046 Feet – both sites)	36 Trees	13 Trees
• Min. Zone Width	15 Feet in front, 8 Feet on internal perimeters		Meets or exceeds standards
• Wall height	6 Feet		Not indicated

The proposal meets parking lot landscaping standards, but is deficient on perimeter landscape standards. A condition of approval will require the landscape plan to be revised prior to issuance of building permits to address these deficiencies.

A5) Sign Standards

Pursuant to Title 19.14, the following Sign Standards apply to the subject proposal:

Monument Signs: C-1 District

Standards	Allowed	Provided
Maximum Number	1 / 200 lineal feet of street frontage 4 total	0.5 / Street frontage 2 total
Maximum Area	75 SF /sign	Not indicated
Maximum Height	10 Feet	Not indicated
Minimum Setback	5 Feet	9 Feet
Illumination	Direct/Internal	Not indicated

Wall Signs: C-1 District

Standards	**Allowed**	**Provided**
Maximum Number	No limit – total area limit only	X / Street frontage X total
Maximum Area	20% of wall area	< 20%
Maximum Projection	4 Feet	Not indicated
Illumination	Internal/External	Not indicated

The proposed signage for the development, as indicated schematically on the elevations, appears to meet the signage development standards of the Zoning Code. The applicant has indicated that as tenant signage is developed, it will be designed to meet all signage provisions of the Code.

B) General Analysis and Discussion

- Zoning

The current zoning of the subject property is U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation]. A companion request (ZON-2457) would change the zoning on the two parcels to C-1 (Limited Commercial). The site plan as proposed conforms to the requirements of the C-1 zoning district.

- Site Plan

The proposal calls for a one-story, 15,300 square-foot retail/restaurant building on each of the two parcels that comprise the subject site (total space will be 30,600 square feet). The 3.88-acre site is comprised of a 1.88-acre parcel on the southeast corner of Smoke Ranch Road and Buffalo Drive and a 2.0-acre parcel on the northeast corner of the intersection. Each building is designed in an "L" shape to provide building exposure to the two adjacent streets. The parking area for each building is located to the rear.

The site plan indicates one entrance to each parcel from Buffalo Drive and from Smoke Ranch Road. The project contains 222 surface parking spaces, 107 spaces on the south parcel and 115 spaces on the northern parcel. Depending on the blend of uses, the parking provided should be adequate to support a predominantly retail development with a restaurant on each parcel. The site plan does not fully meet Zoning Code requirements with respect to perimeter buffering and landscaping; a condition of approval will require these standards to be met prior to issuance of building permits.

- Waivers

No waivers have been requested by the applicant.

- Landscape Plan

  The landscape plan depicts a blend of landscaping on the site, including a total of 94 trees comprised of 24-inch box Modesto Ash and African Sumac 10 to 15' bth Date Palm on both parcels. A variety of five-gallon plants is proposed as understory planting.

- Elevation

  The elevations depict two one-story, painted concrete tilt-up structures with an accent cornice and canvas or metal awnings over the retail windows and entrances. The building will have storefronts mounted in aluminum frames, with decorative wall-mounted accent lighting between the storefronts.

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 retail development of the northern parcel would be compatible with the existing business park use to the north and the undeveloped parcel to the east that is designated identically to the subject site. The companion parcel is to the south, and to the west across Buffalo Drive is the Desert Shores community, which is protected by a wall.

   The retail development of the southern parcel would be compatible with the single-family residential areas to the east and south of the parcel, as the proposed building has been set back from these property lines a sufficient distance to comply with Residential Adjacency Standards. Again, the companion parcel is to the north, while to the west is a Las Vegas Valley Water District facility.

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 site is designated as SC (Service Commercial) on the Southeast Sector Map of the General Plan. The proposed development will be consistent with the companion request for Rezoning (ZON-2457) to C-1 (Limited Commercial), and is consistent with the existing SC (Service Commercial) land use designation of the General Plan.

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

This project is located on Buffalo Drive at the intersection with Smoke Ranch Road, both of which are identified as Primary (100-foot) Arterials on the Master Plan of Streets and Highways. These roads provide sufficient capacity for the intended development on the subject parcels.

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

The building and landscape materials for the proposed retail/restaurant development meet the requirements of Title 19, provided that perimeter buffering and landscaping is revised as conditioned.

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 articulation and design of this building will create an attractive and aesthetically pleasing appearance that will be harmonious with the future 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, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 190 by Planning Department

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-2458 APN: 138-15-402-001

Name of Property Owner: Donna F. Beam Rev. Trust

Name of Applicant: INVESTMENT EQUITY BUILDERS

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: Donna F. Beam

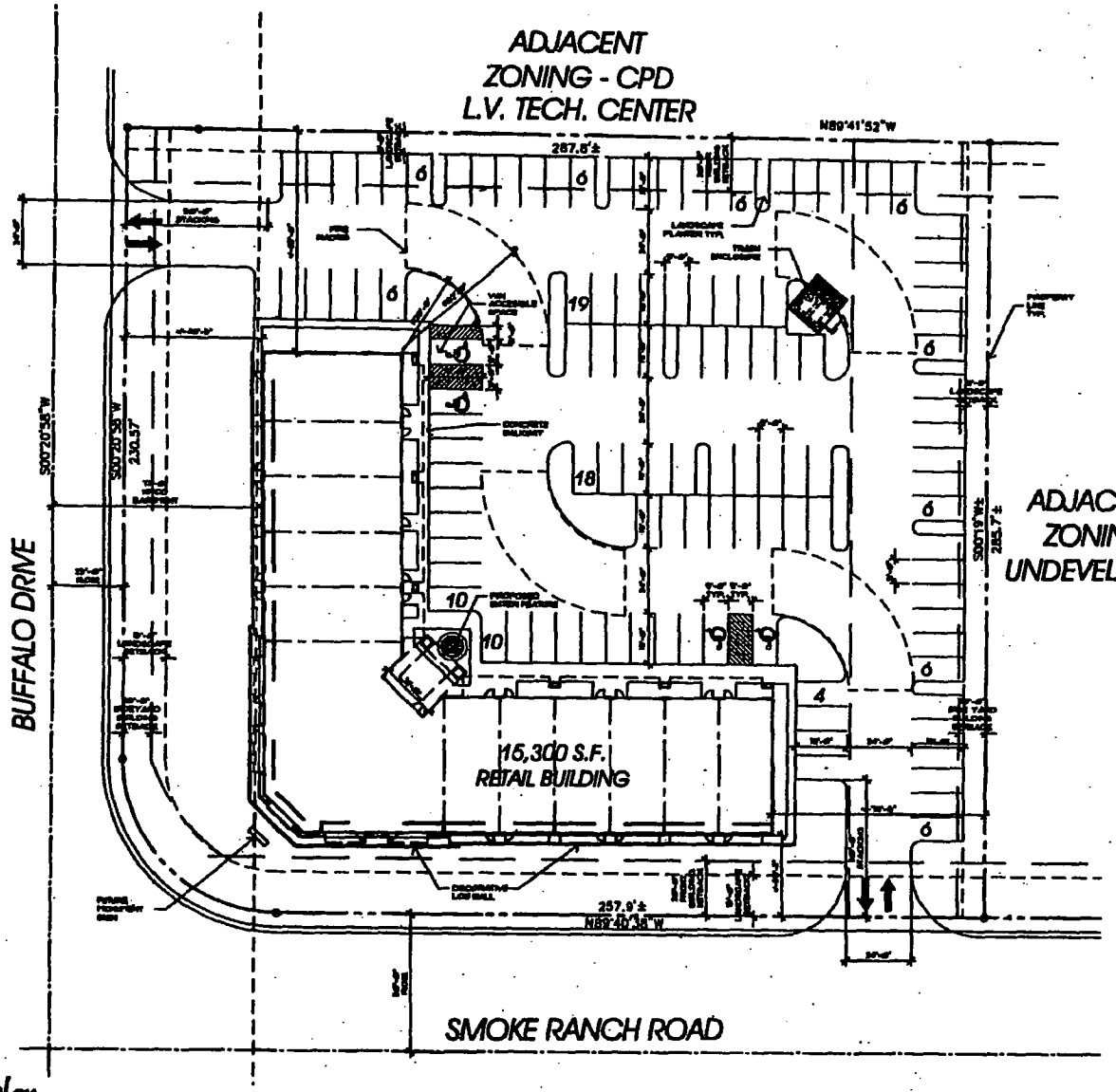
Print Name: DONNA F. BEAM

Subscribed and sworn before me

This 17 day of May, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MARIE SYLVIA
Appt. No. 96-56611-1
My Appt. Expires May 18, 2003



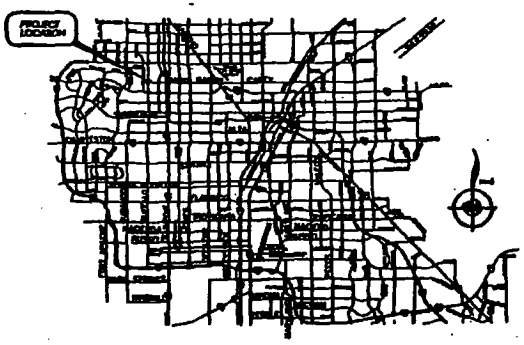
Site Data

ASSESSOR PARCEL NUMBER (APN)	138-05-403-001
CURRENT ZONING	U
PROPOSED ZONING	C-1
PARCEL AREA	
SITE GROSS	+/- 2.04 ACRES GROSS 88,744 S.F.
BUILDING AREA GROSS	+/- 16,300 S.F.
BUILDING SITE COVERAGE	17 PERCENT
PARKING REQUIRED	
RESTAURANT 3000 SF (PUBLIC)	1/80 S.F. 40 SPACES
RETAIL/SERVICE/RESTAURANT 13,300 SF	1/350 S.F. 40 SPACES
TOTAL PARKING REQUIRED	107 SPACES
PROVIDED	7,870.00 S.F. 116 SPACES

Owner / Developer

INVESTMENT EQUITY BUILDERS
4560 S. DECATUR , SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4545

Vicinity Map



Site Plan

Scale: 1" = 10'-0"

North

This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

Tech Retail Center I

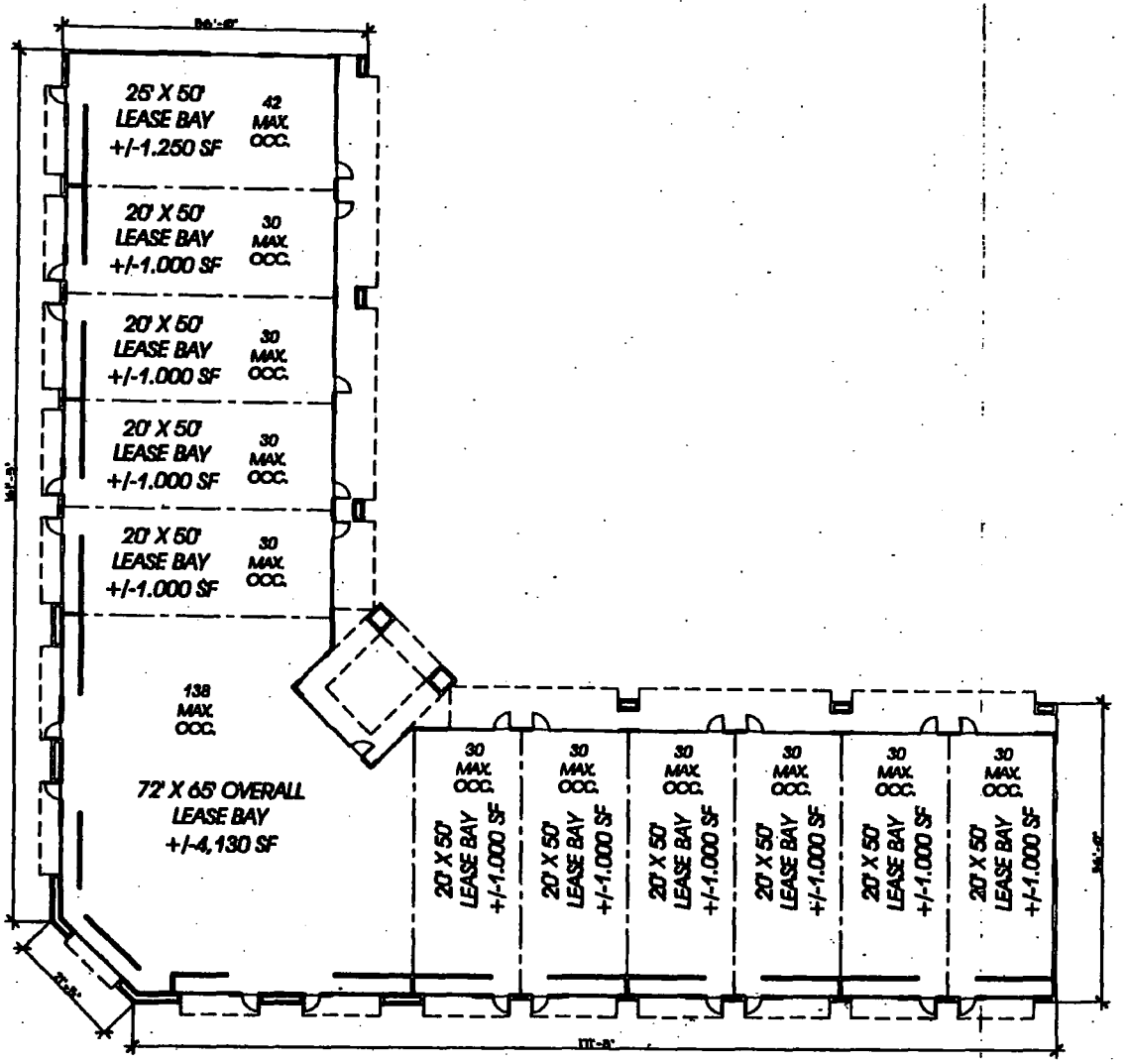
May 15, 2003

Schematic Design

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Las Vegas, Nevada
(702) 458-0771

ZON-2457
SDR-2458
07-10-03 PC



Floor Plan — 15,300 Gross SF

North

This plan is Conceptual in Nature and No Guarantee of its accuracy is implied.

Tech Retail Center I

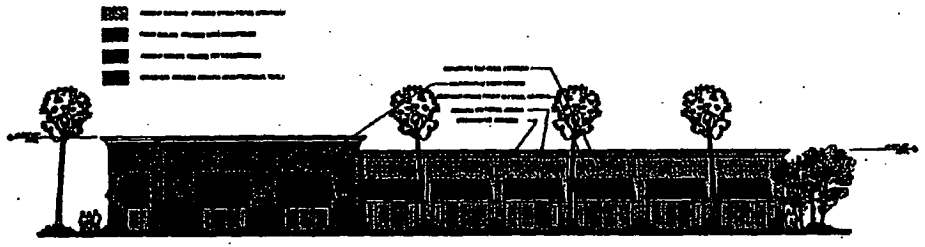
Schematic Design

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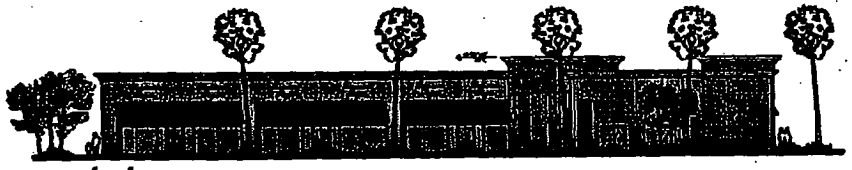
ZON-2457
SDR-2458
07-10-03 PC

CITY COUNCIL MEETING OF NOVEMBER 5, 2003 PAGE 1779



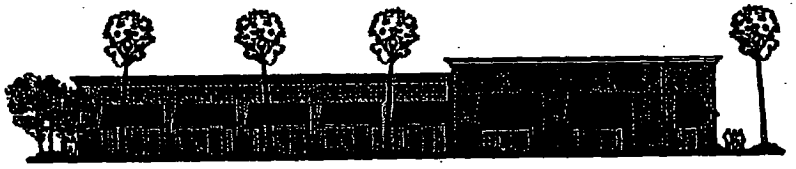
South Elevation (Smoke Ranch Road)

Scale: 1/16" = 1'-0"



North Elevation

Scale: 1/16" = 1'-0"



West Elevation (Buffalo Drive)

Scale: 1/16" = 1'-0"



East Elevation

Scale: 1/16" = 1'-0"

Tech Retail Center I

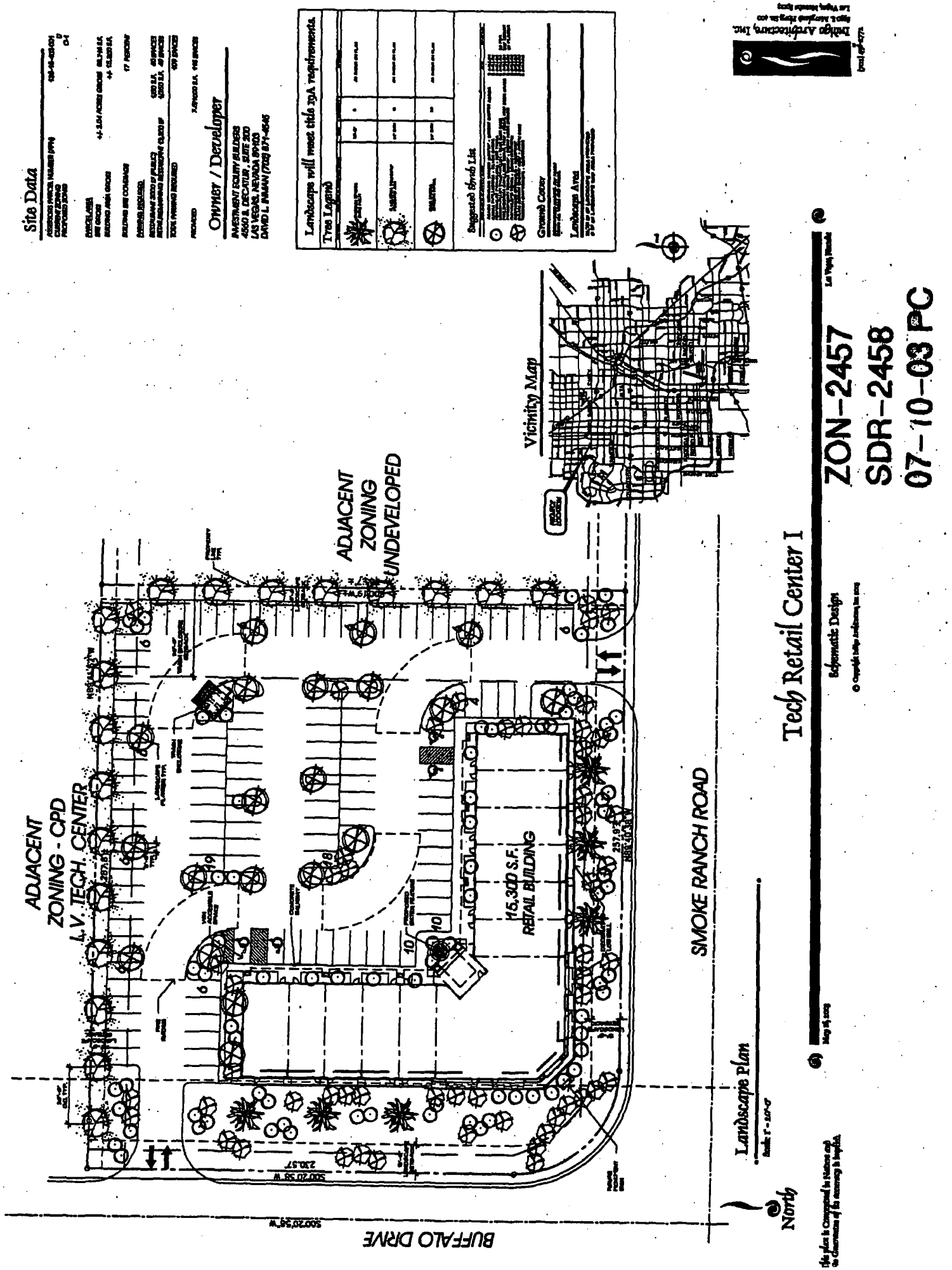
May 15, 2003 — Schematic Design — Las Vegas, Nevada

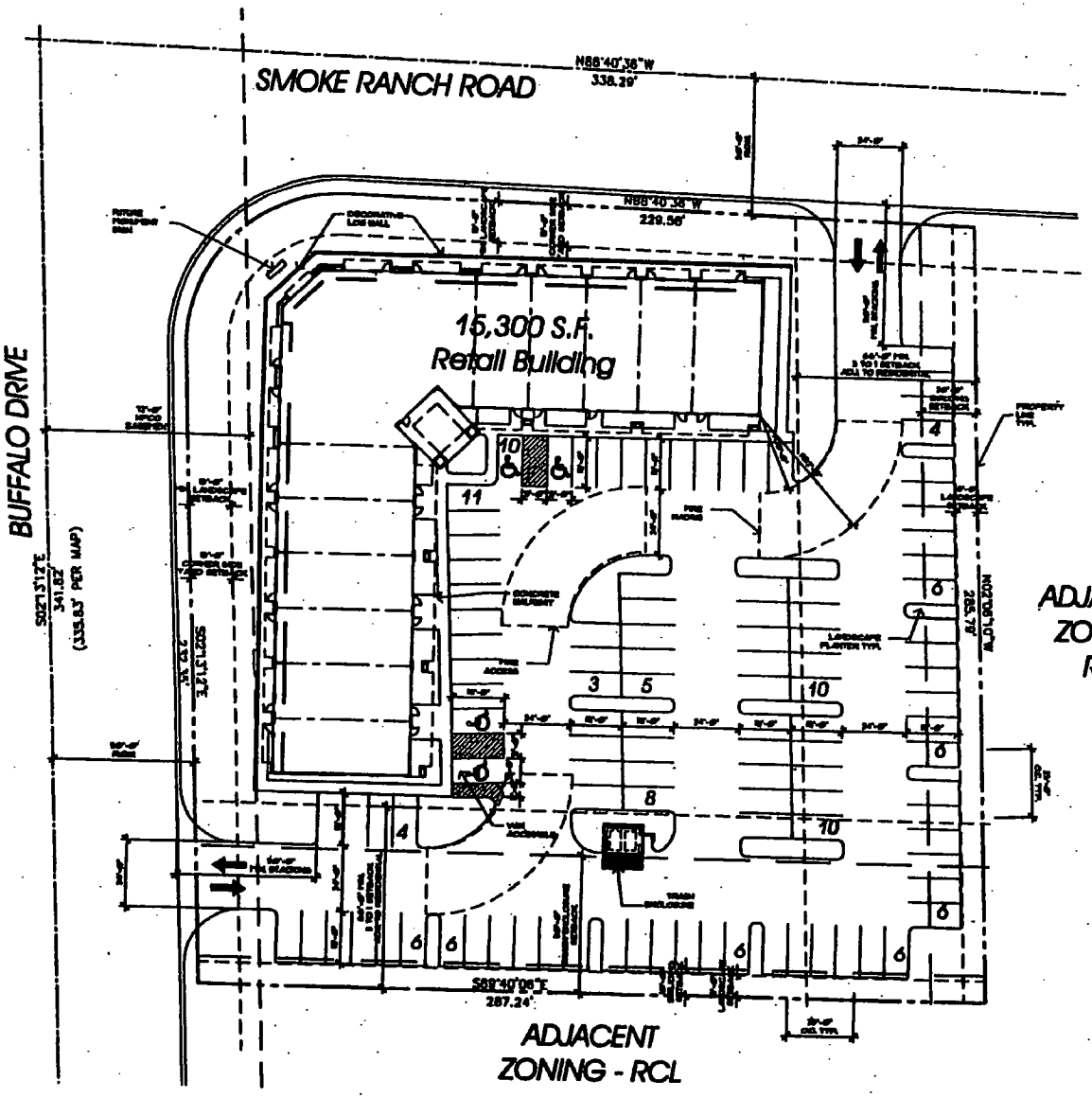
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ZON-2457
SDR-2458
07-10-03 PC

Tilbe Architecture, Inc.
[illegible]
(702) 456-7772


Site Data
Owner / Developer
Landscape will meet title 19A requirements.
Tree Legend
Suggested Shrub List
Ground Cover
Landscape Area
Vicinity Map
ADJACENT ZONING - CPD L.V. TECH. CENTER
ADJACENT ZONING UNDEVELOPED
16,300 S.F. RETAIL BUILDING
SMOKE RANCH ROAD
BUFFALO DRIVE
Landscape Plan
North
Tech Retail Center I
Schematic Design
ZON-2457
SDR-2458
07-10-03 PC



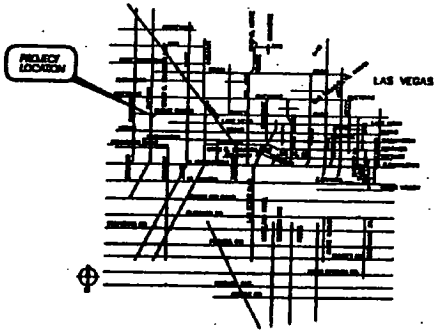
Site Data

ASSESSOR PARCEL NUMBER (APN)	138-23-401-004
CURRENT ZONING	C-1
PROPOSED ZONING	C-1
PARCEL AREA	
SITE GROSS	+/- 1.66 ACRES GROSS 62,084 S.F.
BUILDING AREA GROSS	+/- 15,300 S.F.
BUILDING SITE COVERAGE	19 PERCENT
PARKING REQUIRED	
RESTAURANT +/- 3,600 (PUBLIC)	1/80 S.F. 60 SPACES
RETAIL/REMAINING RESTAURANT 12,800	1/250 S.F. 51 SPACES
TOTAL PARKING REQUIRED	101 SPACES
PROVIDED	7.4/1000 S.F. 107 SPACES

Owner / Developer

INVESTMENT EQUITY BUILDERS
4550 S. DECATUR , SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4545

Vicinity Map



Site Plan

Scale: 1" = 20'-0"

North

The plans is Conceptual in Nature and its Correctness of its accuracy is implied.

Tech Retail Center II

May 15, 2003

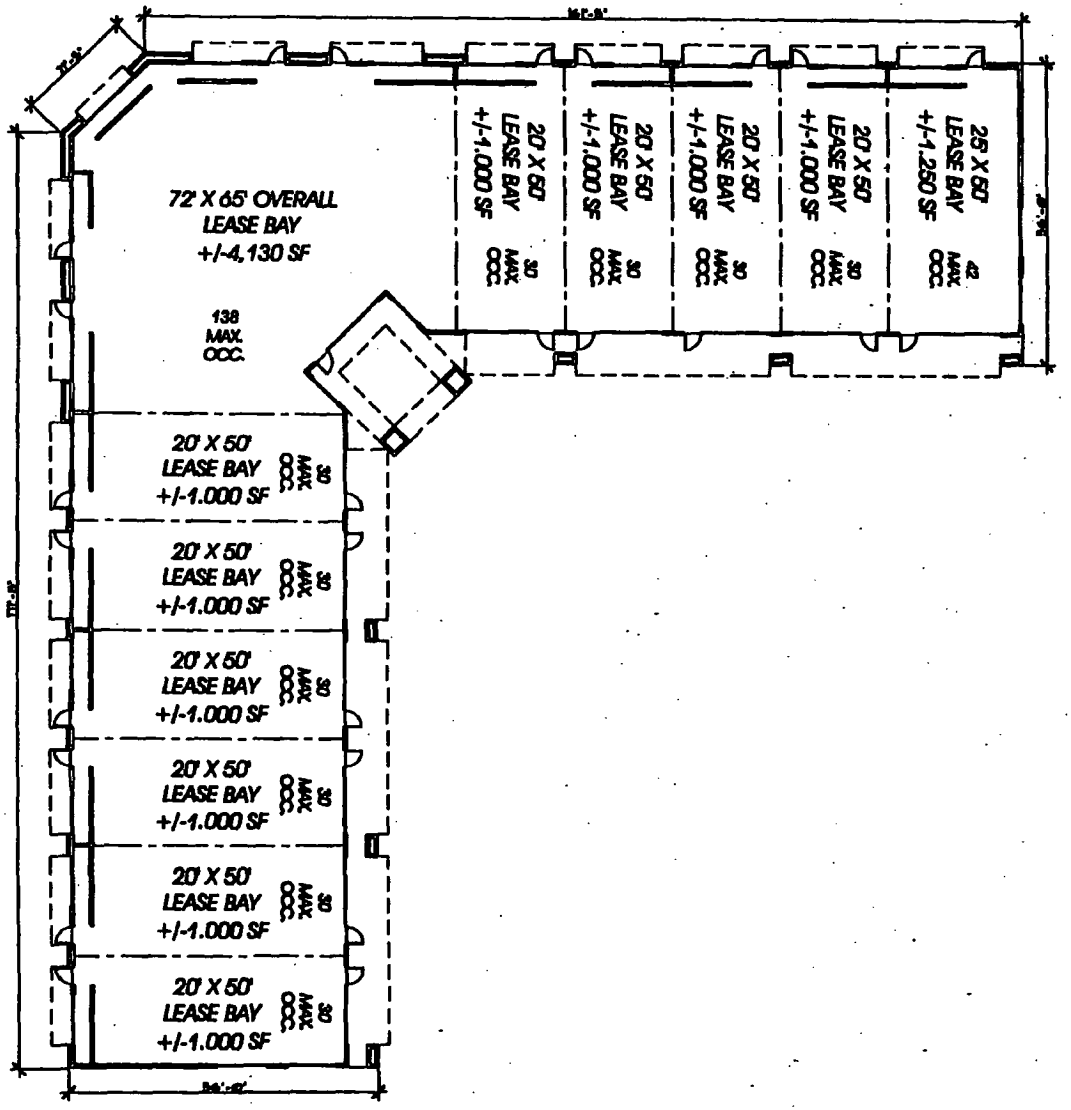
Schematic Design

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Las Vegas, Nevada

ZON-2457
SDR-2458
07-10-03 PC

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Las Vegas, Nevada 89102
(702) 871-4777



Floor Plan — 15,300 Gross SF

North

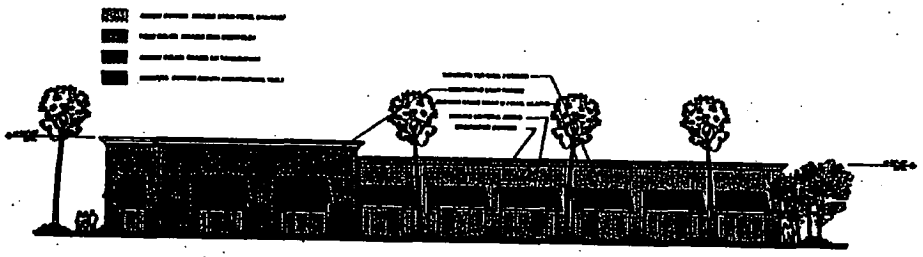
Tech Retail Center II

Schematic Design

ZON-2457
SDR-2458
07-10-03 PC

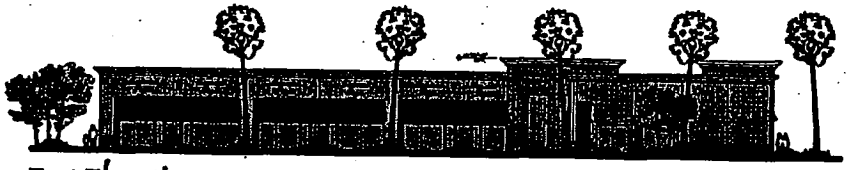
Indigo Architecture, Inc.

CITY COUNCIL MEETING OF NOVEMBER 5, 2003 PAGE 1783



West Elevation (Buffalo Drive)

Scale: 1/16" = 1'-0"



East Elevation

Scale: 1/16" = 1'-0"



North Elevation (Smoke Ranch Road)

Scale: 1/16" = 1'-0"



South Elevation

Scale: 1/16" = 1'-0"

Tech Retail Center II

May 15, 2003

Schematic Design

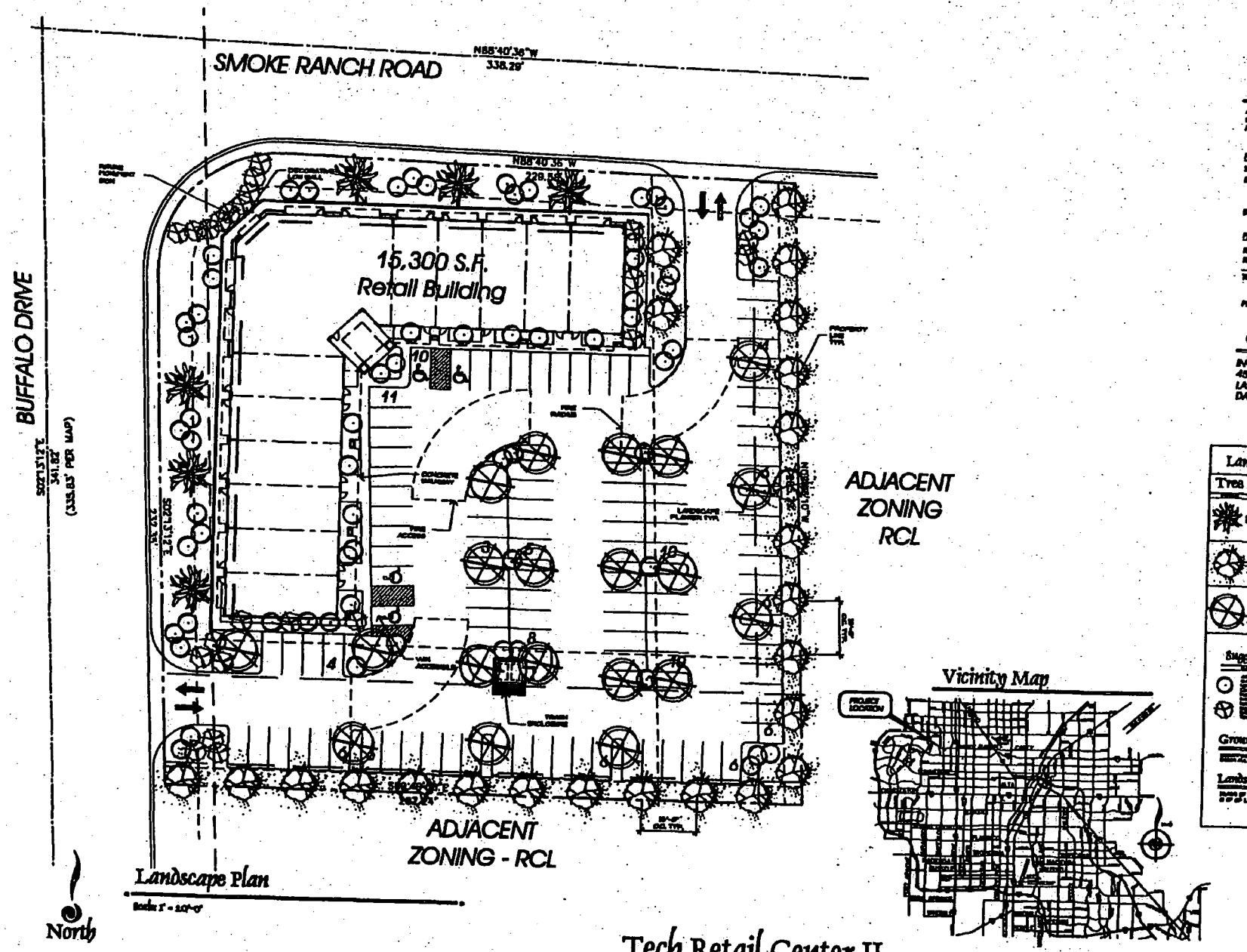
Las Vegas, Nevada

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ZON-2457
SDR-2458
07-10-03 PC



Site Data

ASSESSOR PARCEL NUMBER (APN)	138-03-101-021
CURRENT ZONING	D
PROPOSED ZONING	C-1
PARCEL AREA	
SITE GROSS	+/- 1.69 ACRES GROSS 83,094 S.F.
BUILDING AREA GROSS	+/- 15,300 S.F.
BUILDING SITE COVERAGE	19 PERCENT
PARKING REQUIRED	
RESTAURANT +/- 5,800 PUBLIC	1/80 S.F. 60 SPACES
RETAIL REMAINING RESTAURANT 13,800	1/250 S.F. 54 SPACES
TOTAL PARKING REQUIRED	101 SPACES
PROVIDED	7,470/200 S.F. 107 SPACES

Owner / Developer

INVESTMENT EQUITY BUILDERS
4560 S. DECATUR , SUITE 200
LAS VEGAS, NEVADA 89103
DAVID L. INMAN (702) 871-4545

Landscape will meet title 19A requirements.

Tree Legend

Suggested Shrub List

Ground Cover

Landscape Area

Vicinity Map

Tech Retail Center II

Schematic Design

Las Vegas, Nevada

May 16, 2003

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ZON-2457
SDR-2458
07-10-03 PC



SDR-2458 - DONNA F. BEAM REVOCABLE TRUST
NORTHEAST AND SOUTHEAST CORNERS OF SMIKE RANCH ROAD AND BUFFALO DRIVE
JULY 10, 2003 PLANNING COMMISSION

6/23/03



SDR-2458 - DONNA F. BEAM REVOCABLE TRUST
NORTHEAST AND SOUTHEAST CORNERS OF SMIKE RANCH ROAD AND BUFFALO DRIVE
JULY 10, 2003 PLANNING COMMISSION

6/23/03

City of Las Vegas

Agenda Item No. 155

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
REZONING - PUBLIC HEARING - **ZON-2643 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 10.08 acres located approximately 900 feet north of Alta Drive, between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL

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

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3 Staff Report
4. Backup referenced from the 10/9/2003 Planning Commission meeting Item 9

MOTION:
WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open on Items 155 [ZON-2643], Item 156 [SDR-2644] and Item 157 [WVR-2834].

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of Signature Homes. He stated that this 10-acre infill project is located north of Alta Drive, bounded by Shadow Lane and Tonopah Drive. They have worked with the Rancho Manor Homeowners Association, which supports the project. They are providing more open space than required. ATTORNEY GRONAUER indicated that the neighbors want the streets to be blocked off with crash gates. In addition a traffic-calming device will be installed along Shadow Lane and Tonopah Drive subject to the Traffic Engineer's approval.

City of Las Vegas

Agenda Item No. 155

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 155 – ZON-2643

MINUTES – Continued:

STEVEN "CAPTAIN TRUTH" DEMPSEY asked the reason for staff's recommendation for denial and the Planning Commission's recommendation for approval. Information should be provided as to that reason. ATTORNEY GRONAUER explained that typically with an infill project developers request waivers to remove all open space, reduce the setbacks or reduce front and side yards. However, no waivers are being asked for this Project. Staff's recommendation for denial is based on the alignment of the existing streets. The neighbors did not want these streets to be through streets running north and south, but wanted them to be gated. The Planning Commission approved half moon streets, which is a reduction in the cul-de-sac giving some type of movement, where vehicles will be able to turn into these areas. The Planning Commission realized that there was a project on this property that was previously approved for a senior care facility, and it had a block wall going across the southern portion of the property. With the evidence presented at the Planning Commission, they determined that it was appropriate to keep what was there to respect the neighbors' wishes.

DANIEL DEEGAN, 1801 Granite Avenue, stated that the gated project would add to the value of the neighborhood. Since it will be gated, residents of the area will not use the streets as cut-through streets. Two neighborhood meetings were held to discuss this project and the applicant agreed to a traffic-calming device on the north end of their property. The neighbors support the applicant keeping the extension of the lot.

TODD FARLOW, 240 North 19th Street, stated that homes with back loading garages are the homes of the future. They are more energy efficient and he likes the proposed project. However, he does not support gated communities.

FRANK PERONE, 120 Shadow Lane, stated that he met with neighbors and thanked Signature Homes and COUNCILMAN WEEKLY for their assistance in this project.

TOM MC GOWAN concurred with the two previous speakers with a recommendation not to use gates.

COUNCILMAN WEEKLY thanked ATTORNEY GRONAUER for working with the residents. He received a letter of protest from one of the neighbors who felt that the Rancho Homeowners Association does not speak for all neighbors. COUNCILMAN WEEKLY commented that the homeowners association holds monthly meetings, and everyone is welcome to attend and voice their opinion. He thanked the Council for touring the developed site and for their support. He would have preferred the project not be gated, but understood that the demand is for a gated community. Many people want to move back into this redevelopment area of town.

City of Las Vegas

Agenda Item No. 155

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 155 – ZON-2643

MINUTES – Continued:
There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed on Items 155 [ZON-2643], Item 156 [SDR-2644] and Item 157 [WVR-2834].

NOTE: All discussion for Items 155, 156 and 157 took place under Item 155.
(2:47 – 3:07)
5-288

CONDITIONS:
Planning and Development
1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application (SDR-2644) and a Waiver of certain Title 18 standards (WVR-2834) 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. Dedicate 30 feet of right-of-way adjacent to this site for Shadow Lane and 20 feet for Tonopah Lane along the southern portion of this site widening to 30 feet at the northern border of this site.

4. Dedicate appropriate right-of-way to terminate Beaumont Street, Arnold Street, Vandalia Street, and Deauville Street in a circular cul-de-sac or, if WVR-2834 is approved, in a manner acceptable to the City Engineer. Alternatively, dedicate appropriate public street right-of-way to continue these public streets through this site to intersect with Shadow Lane or Tonopah Drive. Construct appropriate public street improvements to implement the selected alternative to the satisfaction of the City Engineer.

5. Construct half-street improvements on Shadow Lane and Tonopah Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of 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, 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

City of Las Vegas

Agenda Item No. 155

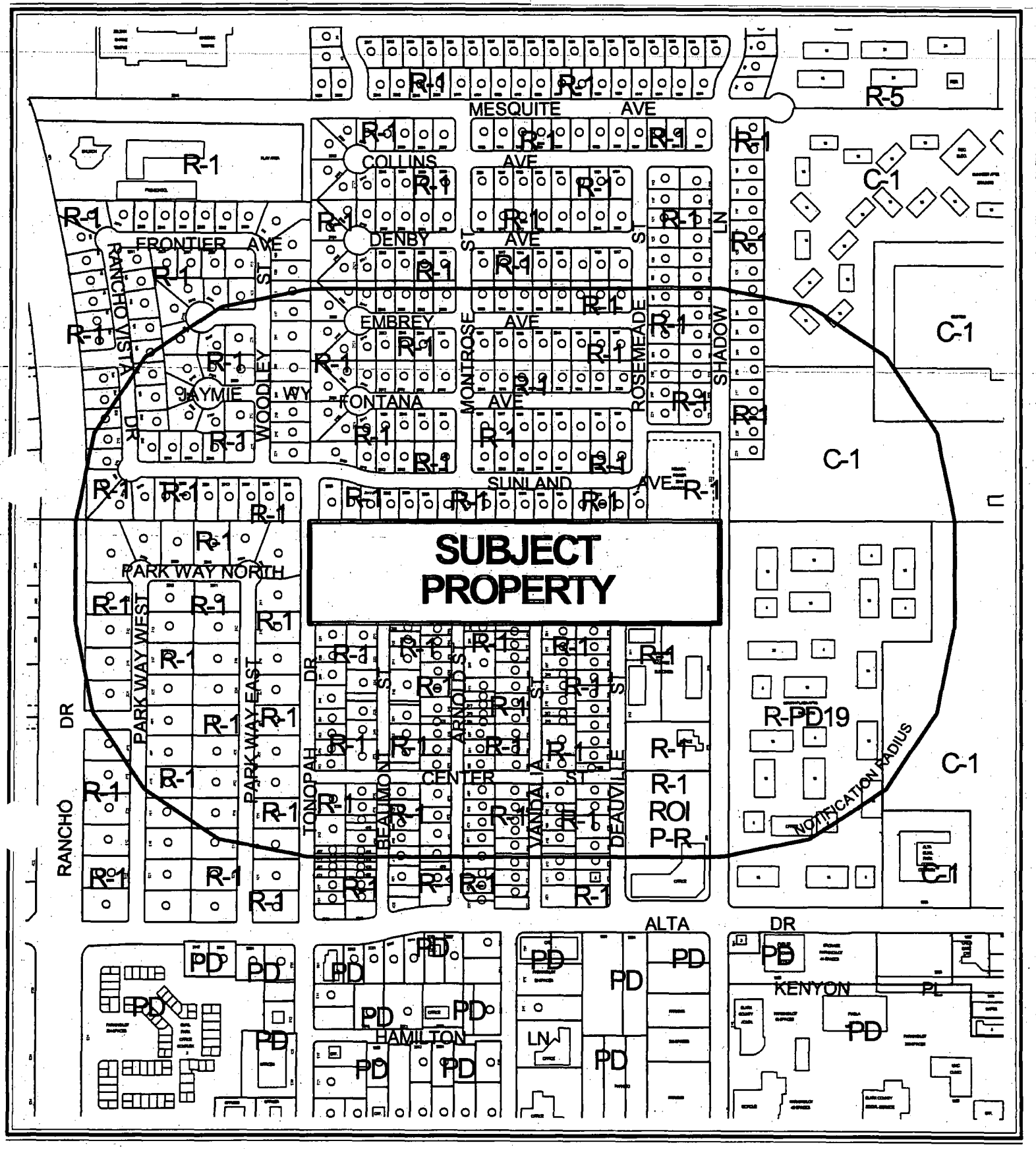
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 155 – ZON-2643

MINUTES – Continued:

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 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.



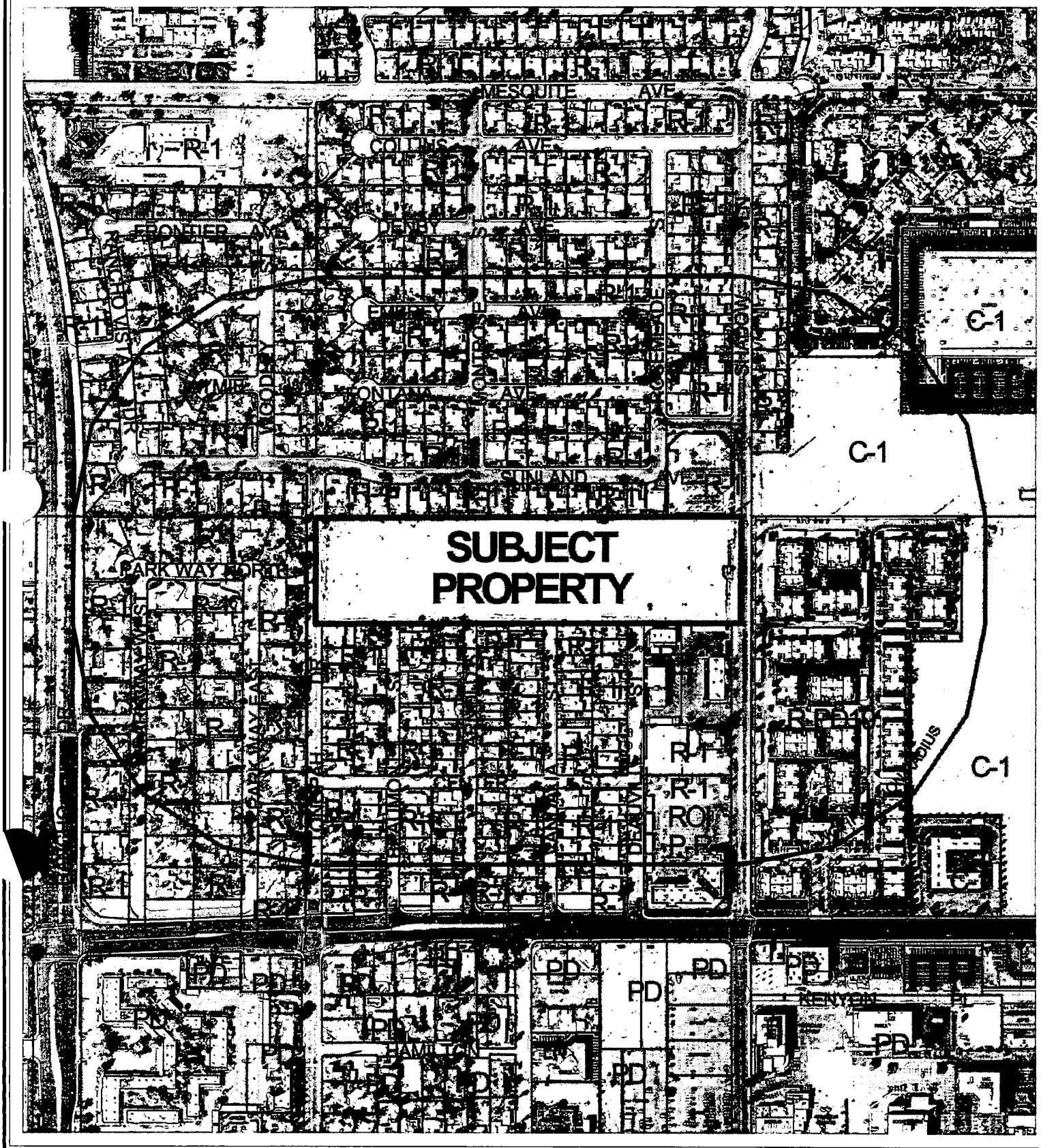
CASE: ZON-2643

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)



CASE: **ZON-2643**

RADIUS: 750 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-2643 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommend APPROVAL, subject to:

Planning and Development

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

2. A Site Development Plan Review application (SDR-2644) and a Waiver of certain Title 18 standards (WVR-2834) 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. Dedicate 30 feet of right-of-way adjacent to this site for Shadow Lane and 20 feet for Tonopah Lane along the southern portion of this site widening to 30 feet at the northern border of this site.

4. Dedicate appropriate right-of-way to terminate Beaumont Street, Arnold Street, Vandalia Street, and Deauville Street in a circular cul-de-sac or, if WVR-2834 is approved, in a manner acceptable to the City Engineer. Alternatively, dedicate appropriate public street right-of-way to continue these public streets through this site to intersect with Shadow Lane or Tonopah Drive. Construct appropriate public street improvements to implement the selected alternative to the satisfaction of the City Engineer.

5. Construct half-street improvements on Shadow Lane and Tonopah Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of 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, 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. 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 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 is a request for a Rezoning from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 7 Units per Acre) on 10.08 acres located approximately 900 feet north of Alta Drive, between Tonopah Drive and Shadow Lane. Companion applications for a Site Development Plan Review (SDR-2644) to allow a 75-lot single-family subdivision and a Waiver of certain Title 18 standards (WVR-2834) will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed R-PD7 zoning district, which would allow density up to 7.49 units per acre, conforms to the current land use designation of ML (Medium-Low Density Residential), which allows for Residential Planned Development densities of up to 8.49 units per acre.

BACKGROUND INFORMATION

A) Previous Actions

02/06/91 The City Council approved a request for Rezoning (Z-0155-90) from R-1 (Single Family Dwelling) to R-2 (Medium-Low Density Residential). The Planning Commission recommended approval on 01/10/91.

06/03/92 The City Council approved a request for a Reinstatement and Extension of Time (Z-0155-90(1)) on Rezoning Z-0155-90. The Planning Commission recommended approval on 05/14/92.

06/02/93 The City Council approved a request for a second Reinstatement and Extension of Time (Z-0155-90(2)) on Rezoning Z-0155-90. The Planning Commission recommended approval on 05/13/93.

10/14/93 The Planning Commission approved a request for a Plot Plan and Elevation Review (Z-0155-90(3)) for a Convalescent Care Facility on the subject site.

07/06/94 The City Council approved a request for a third Reinstatement and Extension of Time (Z-0155-90(4)) on Rezoning Z-0155-90. The Planning Commission recommended approval on 06/09/94.

05/12/97 The City Council approved a request for a Rezoning (Z-0026-97) from R-1 (Single Family Dwelling) to R-2 (Medium-Low Density Residential) on the subject site. The Planning Commission recommended approval on 04/10/97.

05/11/98 The City Council approved a request for a Reinstatement and Extension of Time [Z-0026-97(1)] on Rezoning Z-0026-97. The Planning Commission recommended approval on 04/09/98.

08/14/03 The Planning Commission abeyed this request and companion applications for a Site Development Plan Review (SDR-2644) to allow a 75-lot single-family development and a Waiver of certain Title 18 standards (WVR-2834) on the subject site to its 09/11/03 meeting, to give the applicant time to address staff concerns through design modifications.

09/11/03 The Planning Commission again abeyed this item and the two companion requests to its 10/09/03 meeting at the request of the applicant to afford the applicant an opportunity to meet with the area's Homeowner's Association Board of Directors.

10/09/03 The Planning Commission recommended approval of companion applications for a Site Development Plan Review (SDR-2644) to allow a 75-lot single-family development and a Waiver of certain Title 18 standards (WVR-2834) on the subject site.

10/09/03 The Planning Commission voted 5-0-2 to recommend APPROVAL (PC Agenda Item #9).

B) Pre-Application Meeting

06/11/03 The issues discussed included the problems associated with connecting a private street network directly to adjacent public streets, the need for a landscape plan, elevations and floor plans, as well as the proposed density of the project and other designed-related concerns.

C) Neighborhood Meetings

09/29/03 A neighborhood meeting is not required with respect to a Rezoning application; however, the applicant requested abeyance of this item at the 09/11/03 Planning Commission to conduct such a meeting with the area's Homeowner's Association. Four members of the Association's Board of Directors were in attendance. No city staff was present at the meeting. The applicant advised that the Board members were generally in favor of the project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.08
Net Acres:	5.15

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings and Nevada Power substation
South:	Single Family Dwellings and Union office
East:	Apartments
West:	Single Family Dwellings

C) Planned Land Use

Subject Property:	ML (Medium-Low Density Residential)
North:	L (Low Density Residential) and PF (Public Facilities)
South:	L (Low Density Residential) and SC (Service Commercial)
East:	M (Medium Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
South:	R-1 (Single Family Residential)
East:	R-PD17 (Residential Planned Development - 17 Units per Acre) and C-1 (Limited Commercial)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The Southeast Sector Plan designates this site as ML (Medium-Low Density Residential). The allowable density range for lands so designated is up to 8.49 units per acre for Residential Planned Development sites. The proposed zoning change to the R-PD7 (Residential Planned Development - 7 Units per Acre), which allows up to 7.49 units per acre, is in conformance with the ML (Medium-Low Density Residential) land use designation. The Plan states that within such areas, development will consist of "...single family detached homes, including compact lots and zero lot lines; mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreational facilities, schools and churches are allowed in this category." In the Southeast Sector, this designation is intended to apply to infill sites.

SPECIAL DISTRICT/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

There are no special area plans, overlay districts or study areas that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

Site plan development standards are discussed in companion Site Development Plan Review (SDR-2644).

B) General Analysis and Discussion

In terms of overall density, this rezoning application falls within the parameters of the existing General Plan designation for the site, and is consistent with the approved General Plan designation that applies to the area south of the site. The areas to the north and west of the site, however, are designated, zoned and developed as low-density single-family development.

Development of the subject site as a ML (Medium-Low Density Residential) project will represent about a 40% increase in density over the developed densities to the west and north of the site. In fact, the average lot size of 2,892 square feet is far below the 6,500 square-foot minimum lot size mandated for the R-1 (Single Family Residential) zoning district. The site has, twice before in the 1990s, been rezoned to R-2 (Medium-Low Density Residential), which also requires a minimum lot size of 6,500 square feet. The lands to the south, although designated as ML (Medium-Low Density Residential), are zoned as R-1 (Single Family Residential), and contain developed lots that are substandard to R-1 requirements, and that are served by substandard-width public streets.

From the standpoint of the proposal as an R-PD development, the companion Site Development Plan Review (SDR-2644) presents a site plan that proposes a 39-foot wide private street network that connects at four locations with substandard-width public streets to the south. This design is contrary to City standards, since a transition from a public street to a private street other than at an intersection is not permitted. The applicant initially proposed the installation of emergency access (crash) gates at these transition points, however, this alternative did not provide for a sufficient turning movement on the existing public street. Revised plans were submitted that provided a "half-moon" terminus on the subject property to each street with an emergency access gate that aligns with the tip of the "half-moon". This solution, although better than the previous concept of simply placing an emergency access gate mid-block, still does not meet city standards and cannot be supported. These existing streets must either terminate in full cul-de-sacs on the subject site, or must connect to a new public street on the subject site that meets current width standards.

The applicant has requested a Waiver of Title 18.12.130 to allow the development of the private streets as proposed. The applicant has also revised the site plan to provide a 12-foot wide open space area along the south and north boundaries of the site, adjacent to the existing R-1 areas. While this design change may improve the overall appearance of the site, it does not address the fundamental issues of concern on this application.

For these reasons, it is recommended that the request for this R-PD7 rezoning, which is dependent on an appropriate site plan design, be denied.

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 Southeast Sector Plan designates this site as ML (Medium-Low Density Residential). The allowable density range for lands so designated is up to 8.49 units per acre for R-PD development. The proposed zoning change to the R-PD7 (Residential Planned Development - 7 Units per Acre), which allows up to 7.49 units per acre, is in conformance with the maximum density provisions of the ML (Medium-Low Density Residential) land use 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 intended use of the site for a single-family residential development is compatible with existing and proposed land uses on adjacent and surrounding sites; however, the design of the specific project, which forms part of the R-PD7 application, contains certain design and access deficiencies that render the proposed site plan unacceptable.

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

   The proposed rezoning, if designed with larger and fewer lots, and if designed to connect with adjacent streets in a manner that meets current standards, would allow for low-density single-family residential development that is appropriate for the area; however, as designed, the project meets no identified growth or development factors in the 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 subject site has direct access to Tonopah Drive to the west of the site and to Shadow Lane at the east end of the site, both of which are designated as local streets on the Master Plan of Streets and Highways. Tonopah Drive is 50 feet wide at the south end of the site, but widens to 60 feet at the north end. Shadow Lane is a 60-foot wide street. The site plan proposes gated entrances to both these streets. This access is sufficient to serve the needs of the proposed development.

   The latest revised site plan depicts four "half-moon" cul-de-sacs with emergency access gates where the private streets within the development are intended to connect with the existing public portions of Beaumont, Arnold, Vandalia and Deauville Streets to the south of the site. As indicated earlier in the report, although the use of the "half-moon" cul-de-sacs is an improvement over the previously submitted concept of simply placing an emergency access gate at mid-block on these sub-standard width streets, this proposal does not meet established minimum standards in the Subdivision Ordinance. As a result, this request cannot be supported.

PLANNING COMMISSION ACTION

There were five speakers at the Planning Commission meeting opposed to the project based upon concerns about density, lack of open space, circulation and traffic.

NOTICES MAILED 318 by Planning Department

APPROVALS 4

PROTESTS 4

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-2643 APN: 139-33-201-001

Name of Property Owner: TOL & % G. WILSON

Name of Applicant: _____

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

_____Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Gray W. Wilson

Print Name: Gray W. Wilson, Manager

Subscribed and sworn before me

This 9 day of May, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELANIE SYLVIA
Appt. No. 99-56611-1
My Appt. Expires May 18, 2003

TENTATIVE MAP
FOR
SHADOW LANE

APN: 139-33-201-001
CITY OF LAS VEGAS, NEVADA
BEING A PORTION OF THE SOUTHWEST QUARTER (SE1/4) OF
THE NORTHWEST QUARTER (NW1/4) OF SECTION 33, T.20S., R.61E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVER-HEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION, AND SUPERCEDITION THAT IT SHOW THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN BY THEIR PROPER LOCATION.

Call before you Dig 1-702-372-3999

Call before you Overhead 1-702-372-3999

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW1/4) OF THE NORTH WEST QUARTER (NW1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF AMENDED MAP OF LAS VEGAS PARK, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 5 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM PARCELS 1, 2, AND 3, AS SHOWN BY PARCEL MAP IN FILE 11, PAGE 46, RECORDED JANUARY 11, 1977 AS DOCUMENT No. 409826.

ALSO FURTHER EXCEPTING THEREFROM ALL THOSE PORTIONS LYING WITHIN DONOVILLE STREET AND RANCHO LANE, AND ALSO DRIVE, AS CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD AND INCIDENTAL PURPOSES.

BASIS OF BEARINGS

BEING THE CENTERLINE OF SHADOW LANE AS DEPICTED UPON FILE 89 PAGE 69 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, SAID LINE BEARS NORTH 00°07'32" E

BENCH MARK

BEING THE CITY OF LAS VEGAS BENCHMARK NUMBER 3,101 STAMPED "AB ALIGN, 1992" AND PLACE IN TOP OF CURB, EAST SIDE LONE MOUNTAIN LANE, 1650 FEET NORTH OF ALEXANDER

PUBLISHED ELEVATION = 637.4997 METERS (NAVD 88 DATUM)
CONVERTED ELEVATION = 2091.63 FEET (NAVD 88 DATUM)

SITE DATA

LAND USE
EXISTING = VL

ZONING
EXISTING ZONING = R-1
PROPOSED ZONING = RPD-7

ACREAGE
NET ACREAGE = 9.76 AC.
GROSS ACREAGE = 10.03 AC.

DENSITY
NUMBER OF UNITS = 70
UNITS PER ACRE = 7.44
MINIMUM LOT SIZE = 3,641 SF
MINIMUM LOT SIZE = 3,994 SF
AVERAGE LOT SIZE = 5,866 SF

DEVELOPER
SIGNATURE HOMES
691 S. RANCHO DRIVE, SUITE B-4
LAS VEGAS, NV 89106
PHONE: (702) 388-8039

OWNER
[illegible]
691 S Rancho Drive
LAS VEGAS NV
89106-4230
PHONE: (702) 388-8039

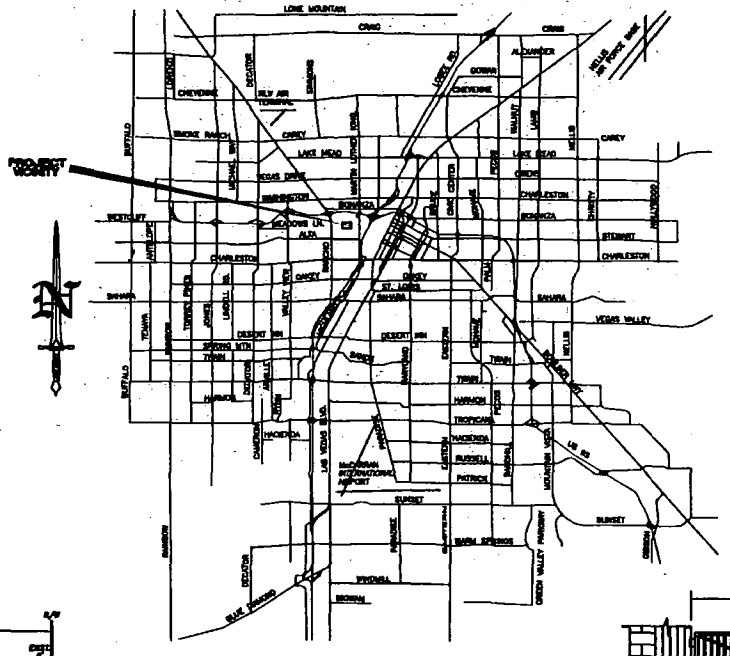
R-2 SETBACKS
FRONT 15 FEET
SIDE 5 FEET
(NO CORNER LOT)

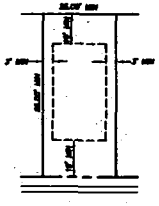
OPEN SPACE
REQUIRED 43,822 SF / 1.01 ACRES
PROVIDED 93,531 SF / 2.14 ACRES

PARKING
REQUIRED 130
PROVIDED 208
GUEST PARKING 14 (INCLUDING 2 ADA SPACES)
TOTAL PARKING 353 SPACES

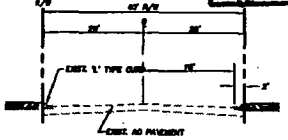
ZON-2643
SDR-2644
WVR-2834
10-09-03 PC

REVISED
9-25-03

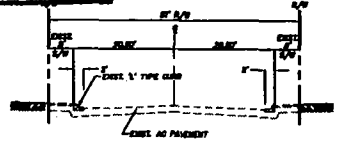




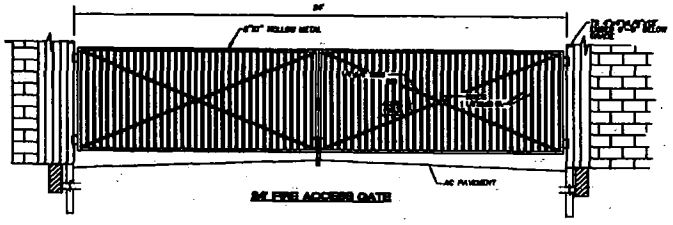
TYPICAL LOT SETBACKS
NTS



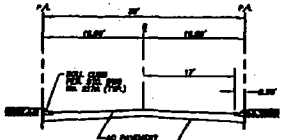
40' EXIST. STREET SECTION
NTS PUBLIC STREET BENJAMIN ST. / ARVILLE ST. / MADELINE ST.



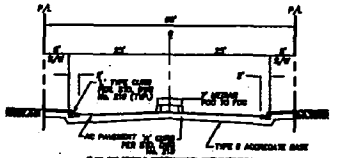
51' EXIST. STREET SECTION
NTS PUBLIC STREET BONANZA ST.



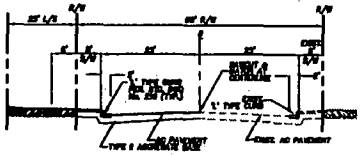
84' FIRE ACCESS GATE



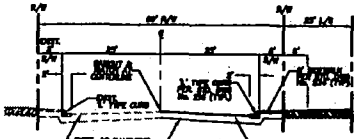
50' PRIVATE INTERIOR STREET SECTION
NTS PRIVATE STREET



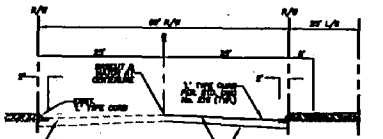
60' ENTRY STREET SECTION
NTS PRIVATE STREET BUSY MAPLE AVE.



60' STREET SECTION
NTS



60' STREET SECTION
NTS



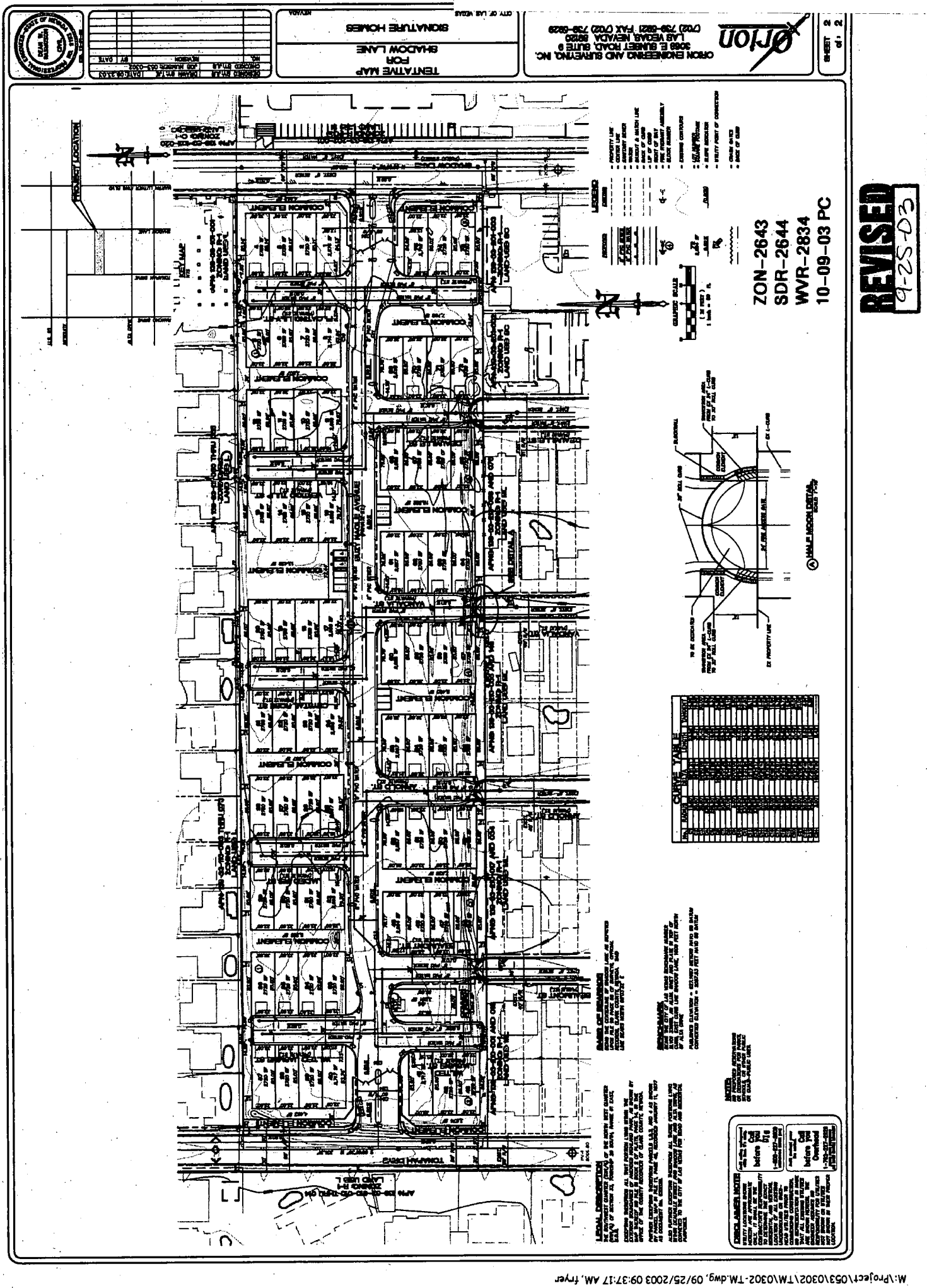
60' STREET SECTION
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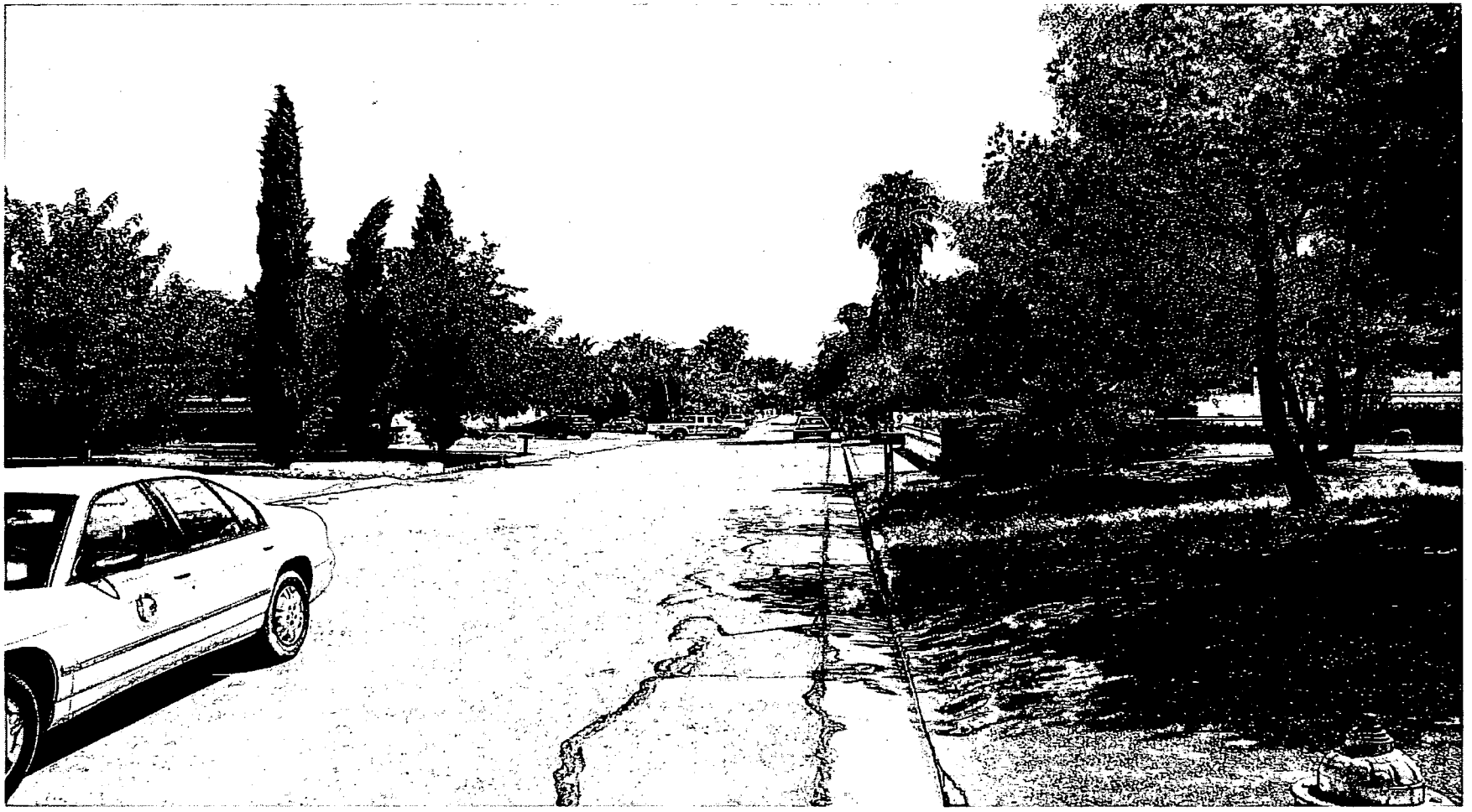
TENTATIVE MAP FOR SHADOW LANE
SIGNATURE HOMES
CITY OF LAS VEGAS NEVADA

ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-5929 FAX (702) 739-5929

SHEET 1 of 2

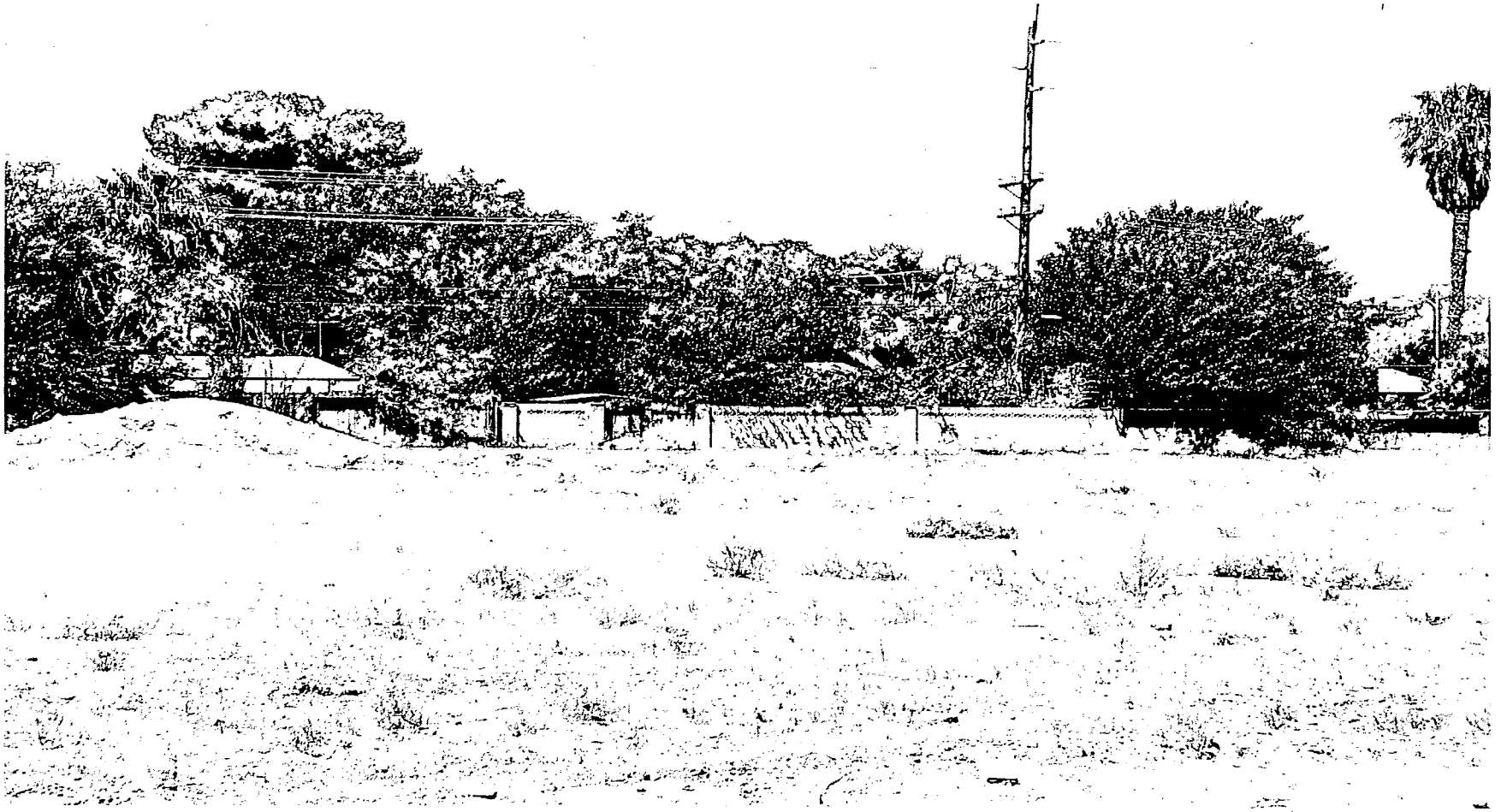
M:\Project\053\0302\TM\0302-TM.dwg, 09/25/2003 09:37:05 AM, fryer


TENTATIVE MAP
FOR
SHADOW LANE
SIGNATURE HOMES
CITY OF LAS VEGAS
NEVADA
ORION ENGINEERING AND SURVEYING, INC.
3069 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-6821 FAX (702) 739-6829
SHEET 2 of 2
REVISED 9-25-03
ZON-2643
SDR-2644
WVR-2834
10-09-03 PC
PROJECT LOCATION
SHADOW LANE
TOWNHAM ROAD
COMMON ELEMENT
CURVE TABLE
LEGAL DESCRIPTION
BASIS OF BEARINGS
BENCHMARK
NOTES
DISCLAIMER NOTE
before you dig
Call Two Working Days Before You Excavate
1-800-227-2600



ZON-2643 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP
APPROXIMATELY 900 FEET NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE
OCTOBER 9, 2003 PLANNING COMMISSION

7/23/03



ZON-2643 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP
APPROXIMATELY 900 FEET NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE
OCTOBER 9, 2003 PLANNING COMMISSION

7/23/03



ZON-2643 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP
APPROXIMATELY 900 FEET NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE
OCTOBER 9, 2003 PLANNING COMMISSION

7/23/03

City of Las Vegas

Agenda Item No. 156

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-2643 - PUBLIC HEARING - **SDR-2644 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP -** Request for a Site Development Plan Review FOR A PROPOSED 75-LOT SINGLE FAMILY DEVELOPMENT on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1(Single Family Residential) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	5	Planning Commission Mtg.	5
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 10/9/2003 Planning Commission meeting Item 10

MOTION:
WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:
See Item 155 [ZON-2643] for all related discussion.

(2:47 – 3:07)

5-288

CONDITIONS:
Planning and Development

1. A Rezoning [ZON-2643] to an R-PD7 (Residential Planned Development - 7 Units per Acre) Zoning District and a Waiver of certain Title 18 standards (WVR-2834) 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.

City of Las Vegas

Agenda Item No. 156

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 156 – SDR-2644

CONDITIONS – Continued:

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum distance between buildings of ten feet and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 18 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

6. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect wall design that meets condition #11 below.

7. 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 minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

9. Air conditioning units shall not be mounted on rooftops.

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

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

City of Las Vegas

Agenda Item No. 156

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 156 – SDR-2644

CONDITIONS – Continued:

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall 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.

15. 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.

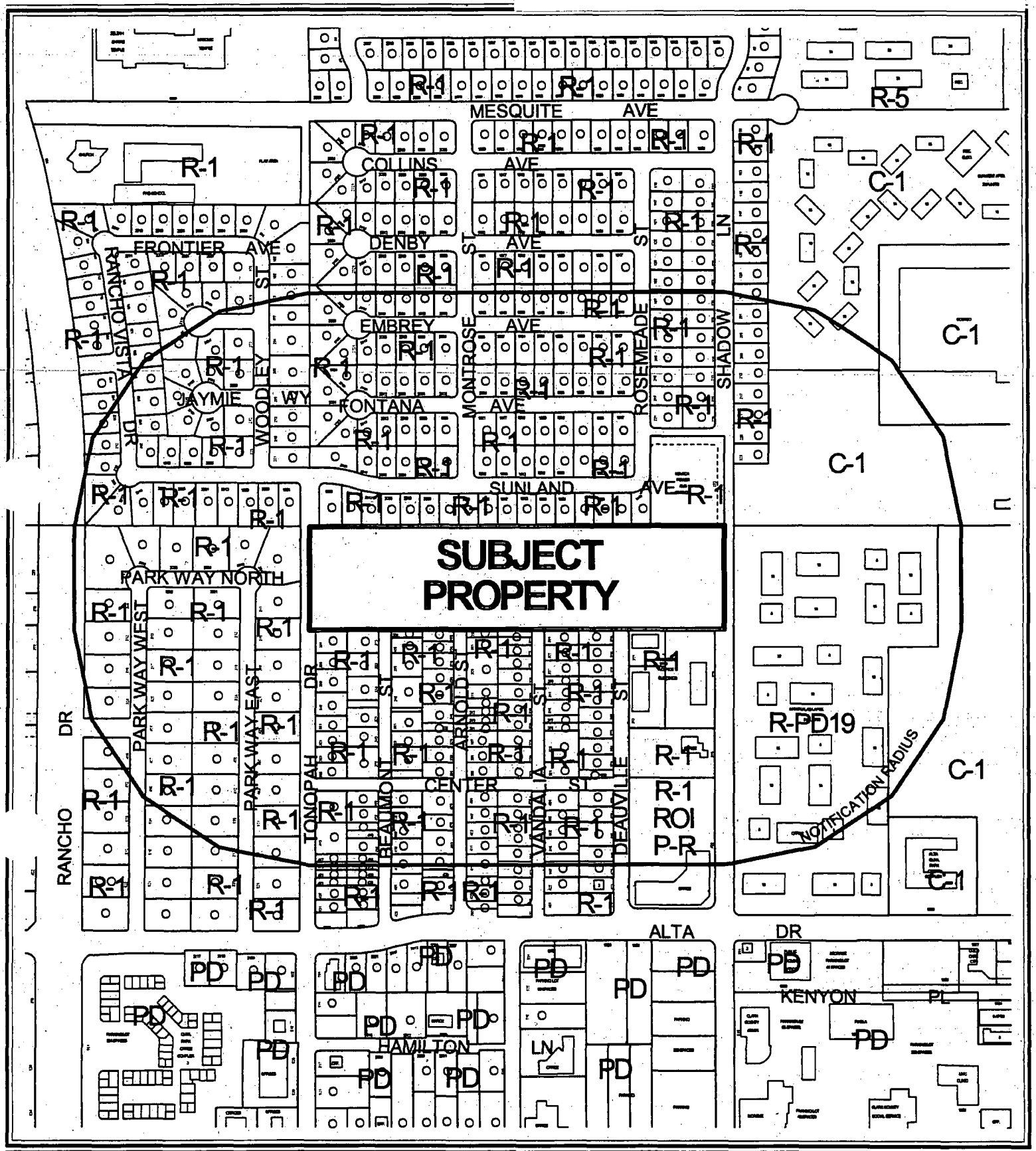
16. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

17. Site development to comply with all applicable conditions of approval for ZON-2643 and all other site-related actions.

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

19. 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.

20. Coordinate with the city of Las Vegas Traffic Engineer to provide traffic calming and control improvements within Shadow Lane and Tonopah Drive. The developer of this site shall be responsible to construct such traffic calming and control improvements as recommended by the city of Las Vegas Traffic Engineer concurrent with development of this site.



CASE: SDR-2644

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-2644 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-2643] to an R-PD7 (Residential Planned Development - 7 Units per Acre) Zoning District and a Waiver of certain Title 18 standards (WVR-2834) approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum distance between buildings of ten feet and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 18 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

6. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect wall design that meets condition #11 below.

7. 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 minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

9. Air conditioning units shall not be mounted on rooftops.

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

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall 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.

15. 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.

16. 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.

17. Site development to comply with all applicable conditions of approval for ZON-2643 and all other site-related actions.

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

19. 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.

20. Coordinate with the city of Las Vegas Traffic Engineer to provide traffic calming and control improvements within Shadow Lane and Tonopah Drive. The developer of this site shall be responsible to construct such traffic calming and control improvements as re recommended by the city of Las Vegas Traffic Engineer concurrent with development of this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a 75-lot single-family subdivision on 10.08 acres located approximately 900 feet north of Alta Drive, between Tonopah Drive and Shadow Lane. Companion applications for a Rezoning (ZON-2643) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 5 Units per Acre) and a Waiver of certain Title 18 standards (WVR-2834) will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed development would be developed at less than the maximum allowable density, and would contain open space and parking that exceed minimum standards. The applicant indicated that this product has been developed elsewhere in the Las Vegas Valley and has been well received by the public.

BACKGROUND INFORMATION

A) Previous Actions

02/06/91	The City Council approved a request for Rezoning (Z-0155-90) from R-1 (Single Family Dwelling) to R-2 (Medium-Low Density Residential). The Planning Commission recommended approval on 01/10/91.
06/03/92	The City Council approved a request for a Reinstatement and Extension of Time [Z-0155-90(1)] on Rezoning Z-0155-90. The Planning Commission recommended approval on 05/14/92.
06/02/93	The City Council approved a request for a second Reinstatement and Extension of Time [Z-0155-90(2)] on Rezoning Z-0155-90. The Planning Commission recommended approval on 05/13/93.
10/14/93	The Planning Commission approved a request for a Plot Plan and Elevation Review [Z-0155-90(3)] for a Convalescent Care Facility on the subject site.
07/06/94	The City Council approved a request for a third Reinstatement and Extension of Time [Z-0155-90(4)] on Rezoning Z-0155-90. The Planning Commission recommended approval on 06/09/94.

05/12/97 The City Council approved a request for a Rezoning (Z-0026-97) from R-1 (Single Family Dwelling) to R-2 (Medium-Low Density Residential) on the subject site. The Planning Commission recommended approval on 04/10/97.

05/11/98 The City Council approved a request for a Reinstatement and Extension of Time [Z-0026-97(1)] on Rezoning Z-0026-97. The Planning Commission recommended approval on 04/09/98.

08/14/03 The Planning Commission abeyed this request and companion applications for a Rezoning (ZON-2643) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 5 Units per Acre) and a Waiver of certain Title 18 standards (WVR-2834) on the subject site to its 09/11/03 meeting, to give the applicant time to address staff concerns through design modifications.

09/11/03 The Planning Commission again abeyed this item and the two companion requests to its 10/09/03 meeting at the request of the applicant to afford the applicant an opportunity to meet with the area's Homeowner's Association Board of Directors.

10/09/03 The Planning Commission recommended approval of companion applications for a Rezoning (ZON-2643) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 5 Units per Acre) and a Waiver of certain Title 18 standards (WVR-2834) on the subject site.

10/09/03 The Planning Commission voted 5-0-2 to recommend APPROVAL (PC Agenda Item #10).

B) Pre-Application Meeting

06/11/03 The issues discussed included the problems associated with connecting a private street network directly to adjacent public streets, the need for a landscape plan, elevations and floor plans, as well as the proposed density of the project and other designed-related concerns.

C) Neighborhood Meetings

09/29/03 A neighborhood meeting is not required with respect to a Site Development Plan Review application; however, the applicant requested abeyance of this item at the 09/11/03 Planning Commission to conduct such a meeting with the area's Homeowner's Association. Four members of the Association's Board of Directors were in attendance. No city staff were present at the meeting. The applicant advised that the Board members were generally in favor of the project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.08
Net Acres:	5.15

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings and Nevada Power substation
South:	Single Family Dwellings and Union office
East:	Apartments
West:	Single Family Dwellings

C) Planned Land Use

Subject Property:	ML (Medium-Low Density Residential)
North:	L (Low Density Residential) and PF (Public Facilities)
South:	L (Low Density Residential) and SC (Service Commercial)
East:	M (Medium Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
South:	R-1 (Single Family Residential)
East:	R-PD17 (Residential Planned Development - 17 Units per Acre) and C-1 (Limited Commercial)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The Southeast Sector Plan designates this site as ML (Medium-Low Density Residential). The allowable density range for lands so designated is up to 8.49 units per acre for Residential Planned Development sites. The proposed zoning change to the R-PD7 (Residential Planned Development - 7 Units per Acre), which allows up to 7.49 units per acre, is in conformance with the ML (Medium-Low Density Residential) land use designation. The Plan states that within such areas, development will consist of "...single family detached homes, including compact lots and zero lot lines; mobile home parks and two-family dwellings. Local supporting uses such as parks, other recreational facilities, schools and churches are allowed in this category." In the Southeast Sector, this designation is intended to apply to infill sites.

SPECIAL DISTRICT/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**

There are no special area plans, overlay districts or study areas that affect the subject site.

PROJECT DESCRIPTION

The project consists of 75 single-family residential lots on a 10.08-acre site, and are to be developed with two-story homes. The development is to be served by a network of 39-foot wide private streets. Access to the site is to be provided from Tonopah Drive to the west and Shadow Lane to the east, via a gated entrance in each case. The proposed private street network connects at four locations with substandard-width public streets to the south. The city does not accept a transition from a public street to a private street other than at an intersection.

The applicant had initially proposed the installation of crash gates at these transition points, however, that proposal did not provide for a sufficient turning movement on the existing public street, and the presence of a crash gate at the mid-point of a block could present a potential safety hazard. Revised plans were submitted that provided a "half-moon" terminus on the subject property to each street with an emergency access gate that aligns with the tip of the "half-moon". This solution, although better than the previous concept of simply placing an emergency access gate mid-block, still does not meet city standards and cannot be supported. These existing streets must either terminate in full cul-de-sacs on the subject site, or must connect to a new public street on the subject site that meets current width standards. The applicant has requested a Waiver of Title 18.12.130 to allow the development of the private streets as proposed. For these reasons, it is recommended that the request for this site plan be denied.

As an R-PD development, an open space component is required. The original application was designed with 1.29 acres of open space, which exceeds the minimum standards of the Zoning Code. A revised plan now uses 32-foot wide lots instead of 35-foot wide lots, and incorporates a 12-foot wide landscape buffer along the south and north edges of the site, along the existing R-1 properties. The total open space in this revised plan is 2.02 acres.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.06.040, the Development Standards within an R-PD District are established by the Site Development Plan. The following table shows the setbacks and standards proposed under the Site Development Plan for this site:

Standards	Proposed
Min. Lot Size	2,695 Square Feet
Min. Lot Width	35 Feet
Min. Setbacks • Front • Side • Corner • Rear	 18 Feet 3 Feet 10 Feet 10 Feet
Max. Building Height	2 Stories / 35 Feet

The density of the proposed development is similar to the development pattern in the older non-conforming R-1 area to the south of the site. It is substantially denser than the existing R-1 areas to the north and west of the site.

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that apply to this project,

A3) Parking and Traffic Standards

Uses	Required			Provided	
	Ratio	Parking		Parking	
		Regular	Handicap	Regular	Handicap
Single Family Dwelling	2 spaces/Dwelling	150 spaces	N/A	313 Spaces (including tandem driveway spaces and 13 guest parking spaces)	2 spaces

The proposed project meets the parking requirements of the Zoning Code.

The Public Works Department has determined this site plan as proposed is not in compliance with Title 18 Subdivision Ordinance and must obtain a waiver of Subdivision Code 18.12.130 for public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate emergency service vehicles for termination.

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	
Perimeter Landscaping	1 - 24" box tree/30 linear feet of gross perimeter frontage plus one tree	23 Trees (660 feet)	30 Trees
• Min. Zone Width	6 Feet		20 Feet
• Wall height	8 Feet		8 Feet

The project exceeds the minimum perimeter landscaping requirements of the Zoning Code. The landscape plan does not specify that the trees to be planted in perimeter areas are a 24-inch box minimum. A condition of approval will require an adjustment to the landscaping plan to meet the current standard. The project exceeds minimum buffer area requirements and meets wall height limits. Proposed wall surfaces will have to meet a 20% minimum decorative element requirement.

In R-PD Districts, pursuant to Las Vegas Zoning Code Section 19.06.040, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
10.08 acres	7.44 u.p.a.	1.65	12.3 %	1.23 acres (53,902 s.f.)	20.2%	2.02 acres (87,990 s.f.)

The proposal exceeds the requirement for Open Space in the Zoning Code.

B) General Analysis and Discussion

- Zoning

The site is proposed for rezoning to R-PD7 (Residential Planned Development - 7 Units per Acre) zoning district, which allows up to 7.49 units per acre. This zoning district would be in conformance with the density provisions of the ML (Medium-Low Density Residential) land use designation of the site; however, the small size of the lots in comparison to the existing R-1 lots to the north and west, and the failure to meet Title 18 standards with respect to the proposed street layout, particularly in the connections to adjacent land to the south, result in a recommendation of denial.

- Site Plan

The proposed site plan conforms with the density maximums of both the existing General Plan designation and proposed rezoning for the site; however, the site design under R-PD guidelines result in lots which average 2,990 square feet in area, far more dense than adjacent R-1 lots to the north and west, where a 6,500 square-foot limit is in effect. There are houses built on substandard-sized R-1 lots to the south; there lots average 2,500 square feet in area, similar to the proposed plan for the subject property. As an R-PD development, the project has been designed with more than the required amount of open space on which the approval of R-PD development is predicated.

- Waivers

The development has been designed in a manner that conflicts with the provisions of Title 18.12.130. Thirty-nine foot wide private streets have been designed within the development to align with substandard-width public streets to the south, but with a recent revision to include an on-site "half-moon" cul-de-sac and an emergency gate for each street at the transition point between the two properties, to prevent access from the existing residential area to the south into the subject site.

Although this proposal is better than the initial proposal which represented a potential safety issue by placing an emergency access gate across each street in mid-block, it still does not meet the minimum standards of the Subdivision Code. To approve the design as proposed, a Waiver of this portion of Title 18 would have to be approved by Planning Commission and City Council. The applicant has requested a Waiver of Title 18.12.130 to allow the development of the private streets as proposed.

- Landscape Plan

  The landscape plan for the site proposes a mix of Mondel Pines, Live Oak and Mesquite trees to be located within the perimeter landscaping strips along Tonopah Drive and Shadow Lane. The landscape plan does not reference the size of these trees, which are required to be a minimum of 24-inch box trees. A mix of shrubs, crushed granite and sod are also proposed as ground cover for these landscaped areas.

- Elevation

  The elevations submitted as part of this application indicate that two-story homes with two-car garages will be developed on the proposed lots.

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, with an average lot size of 2,892 square feet in area, is substantially denser than adjacent R-1 lots to the north and west, where a 6,500 square-foot limit is in effect. This is not as significant at the east end of the site, which is surrounded by non-residential activities and apartments, and along the south property line, where substandard width R-1 zoned lots currently exist.

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 development is consistent with the General Plan as well as Title 19 and other standards, with the exception of the conflict with Title 18 standards created by the proposed layout of private streets.

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

   The development is to be served by a network of 39-foot wide private streets. The subject site has direct access to Tonopah Drive to the west of the site and to Shadow Lane at the east end of the site, both of which are designated as local streets on the Master Plan of Streets and Highways. Tonopah Drive is 50 feet wide at the south end of the site, but widens to 60 feet at the north end. Shadow Lane is a 60-foot wide street. The site plan proposes gated entrances to both these streets. This access is sufficient to serve the needs of the proposed development.

The proposed private street network connects at four locations with substandard-width public streets to the south. This design solution is unacceptable, as the city does not accept a transition from a public street to a private street other than at an intersection. The latest revised site plan depicts four "half-moon" cul-de-sacs with emergency access gates where the private streets within the development are intended to connect with the existing public portions of Beaumont, Arnold, Vandalia and Deauville Streets to the south of the site. As indicated earlier in the report, although the use of the "half-moon" cul-de-sacs is an improvement over the previously submitted concept of simply placing an emergency access gate at mid-block on these sub-standard width streets, this proposal does not meet established minimum standards in the Subdivision Ordinance. As a result, this request cannot be supported.

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

The building and landscape materials are appropriate for this type of development, although the building and landscaping themes for this project will not reflect those that have been established on adjacent older residential sites.

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 building elevations are typical of single-family residential developments, although at the density proposed, may not be compatible with surrounding development to the north and west.

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, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

Condition #20 was added by the Planning Commission.

NOTICES MAILED 318 by Planning Department

APPROVALS 5

PROTESTS 5

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-2644 APN: 139-33-201-001

Name of Property Owner: TO LP c/o G. WILSON

Name of Applicant: _____

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Gray W. Wilson, Manager

Subscribed and sworn before me

This 9 day of May, 2003

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MELANIE SYLVIA
Appt. No. 99-56611-1
My Appt. Expires May 18, 2003

Revised 2/12/02

f:\depot\Application Packet\Statement of Financial Interest.doc

TENTATIVE MAP
FOR
SHADOW LANE

APN: 139-33-201-001
CITY OF LAS VEGAS, NEVADA
BEING A PORTION OF THE SOUTH-WEST QUARTER (SE1/4) OF
THE NORTHWEST QUARTER (NW1/4) OF SECTION 33, T.20S., R.61E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN SHOWN PROPER LOCATION.

Call before you Dig 811 or 1-800-227-2600

Call before you Overhead 1-702-227-2929

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW1/4) OF THE NORTH WEST QUARTER (NW1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF ANDERSON HIGHLAND PARK, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 94, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM PARCELS 1,2,3, AND 4 AS SHOWN BY PARCEL MAP IN FILE 72, PAGE 46, RECORDED JANUARY 11, 1977 AS DOCUMENT No. 609826.

ALSO FURTHER EXCEPTING THEREFROM ALL THOSE PORTIONS LYING WITHIN SEAVILLE STREET AND SHADOW LANE AND ALTA DRIVE, AS DEDICATED TO THE CITY OF LAS VEGAS FOR ROAD AND INCIDENTAL PURPOSES.

BASIS OF BEARINGS

BEING THE CENTERLINE OF SHADOW LANE AS DEPICTED UPON FILE 93 PAGE 99 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SAID LINE BEARS NORTH 00°12'30" E

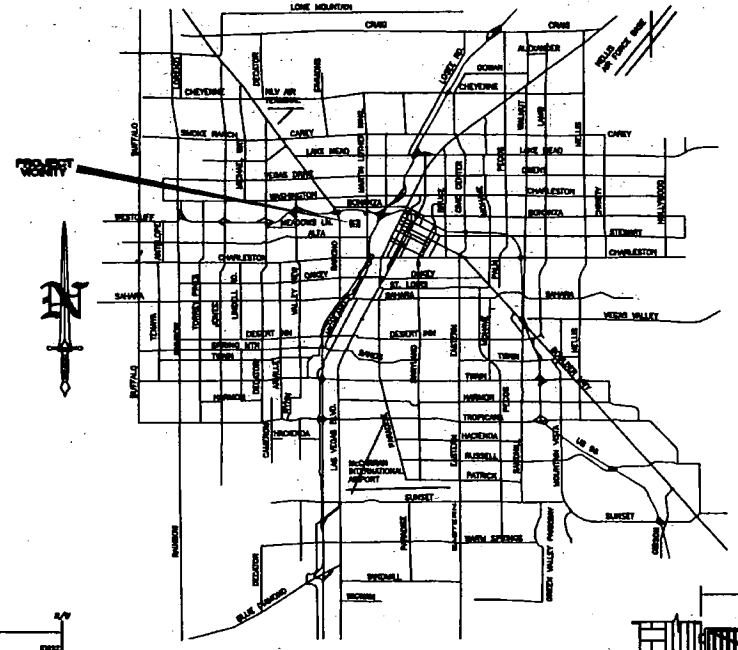
BENCHMARK

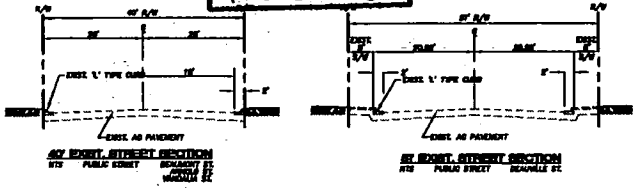
BEING THE CITY OF LAS VEGAS BENCHMARK NUMBER 5,106 (1998), BE #5,106, BRASS CAP IN TOP OF CURB, 2,637' LEAD LINE SHADOW LANE, 1600' FEET NORTH OF ALTA DRIVE

PUBLISHED ELEVATION = 2,011.937 FEET NAVD 88 DATUM
CONVERTED ELEVATION = 2,007.63 FEET NAVD 88 DATUM

ZON-2643
SDR-2644
WVR-2834
10-09-03 PC

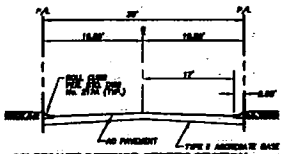
REVISED
9-25-03



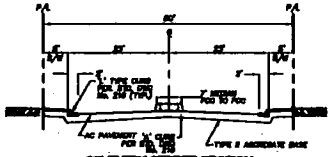


40' EXIST. STREET SECTION
N.T.S. PUBLIC STREET BONANZA ST. / MADELINE ST.

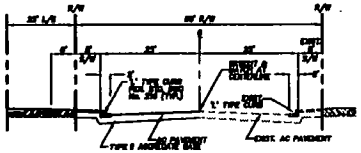
40' EXIST. STREET SECTION
N.T.S. PUBLIC STREET BEAVILLE ST.



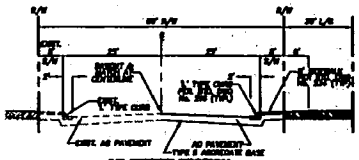
28' PRIVATE INTERIOR STREET SECTION
N.T.S. PRIVATE STREET



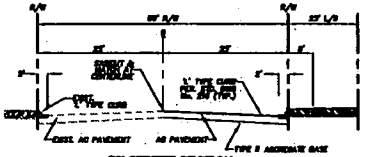
28' ENTRY STREET SECTION
N.T.S. PRIVATE STREET SHADY EAGLE AVE.



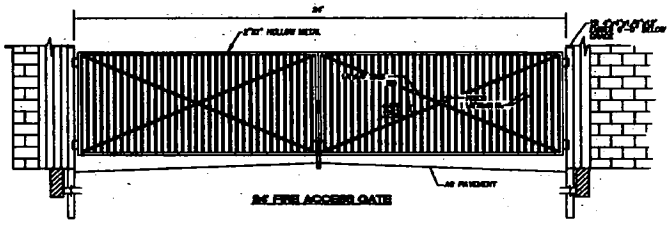
30' STREET SECTION
N.T.S. SHADOW LANE, PUBLIC ACCESS



30' STREET SECTION
N.T.S. SHADOW LANE, PUBLIC ACCESS



30' STREET SECTION
N.T.S. SHADOW LANE, PUBLIC ACCESS



24' FIRE ACCESS GATE

SITE DATA

LAND USE
EXISTING = RL

ZONING
EXISTING ZONING = R-1
PROPOSED ZONING = RPD-7

ACREAGE
NET ACREAGE = 9.70 AC.
GROSS ACREAGE = 10.00 AC.

DENSITY
NUMBER OF UNITS = 70
UNITS PER ACRE = 7.44
SMALLEST LOT SIZE = 3,600 SF
MINIMUM LOT SIZE = 3,600 SF
AVERAGE LOT SIZE = 5,662 SF

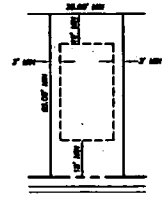
DEVELOPER
SIGNATURE HOMES
251 S. LAMBERT DRIVE, SUITE E-1
LAS VEGAS, NV 89060
PHONE: (702) 259-4529

OWNER
SAME
SAME
LAS VEGAS, NV
PHONE: (702) 259-4529

R-PD7 SETBACKS
GARAGE (REAR) 18 FEET
FRONT 10 FEET
SIDE 5 FEET
(NO CORNER LOT)

OPEN SPACE
REQUIRED: 43,560 SF / 1.00 ACRES
PROVIDED: 65,629 SF / 3.02 ACRES

PARKING
REQUIRED: 139
PROVIDED: 200
PARKING: 14 (INCLUDING 2 ADA SPACES)
TOTAL PROVIDED: 213 SPACES



TYPICAL LOT SETBACKS
N.T.S.

DEAN W. HARRISON
NEVADA
No. 9783
CIVIL
REGISTERED PROFESSIONAL ENGINEER
DATE: 10-21-03

NO.	DATE	DESCRIPTION

DESIGNED BY: R.H.
DRAWN BY: T.W.
CHECKED BY: R.H.
JOB NUMBER: 053-0302
SCALE:

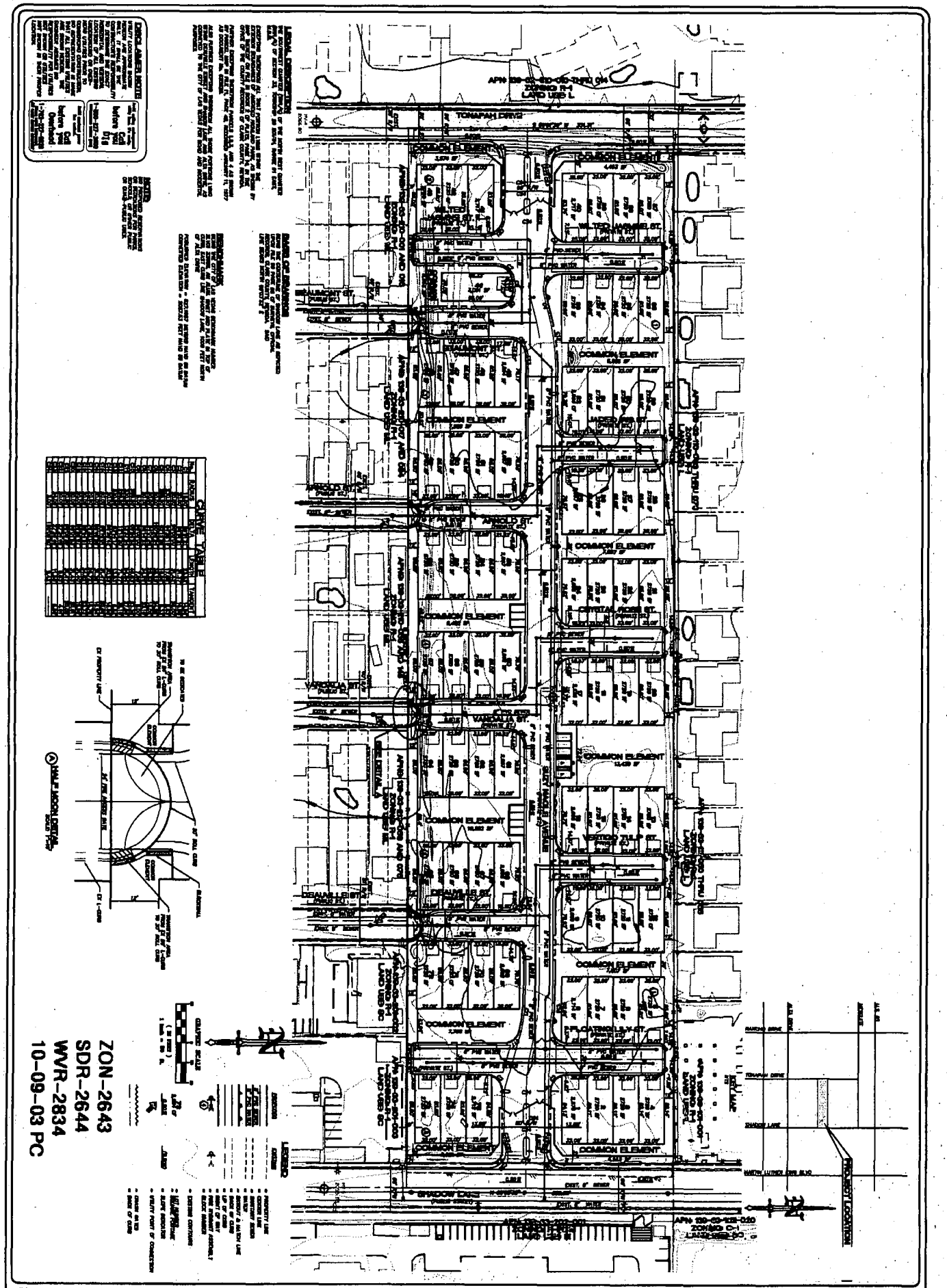
TENTATIVE MAP
FOR
SHADOW LANE
SIGNATURE HOMES
CITY OF LAS VEGAS
NEVADA

ORION ENGINEERING AND SURVEYING, INC.
3089 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-8021 FAX (702) 739-8029

SHEET 1 of 2

M:\Project\053\0302\TM\0302-TM.dwg, 09/25/2003 09:37:05 AM, fryer

M:\Project\053\0302\TM\0302-TM.dwg, 09/25/2003 09:37:17 AM, fryer



REVISED
9-25-03

ZON-2643
SDR-2644
WVR-2834
10-09-03 PC

SHEET	2
of	2

Orion
ORION ENGINEERING AND SURVEYING, INC.
3088 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-6921 FAX (702) 739-6929

TENTATIVE MAP
FOR
SHADOW LANE

SIGNATURE HOMES

NEVADA

DESIGNED BY: AB	DRAWN BY: YK	DATE: 08.31.03	
CHECKED BY: AB	JOB NUMBER: 053-0302		
NO.	REVISION	BY	DATE



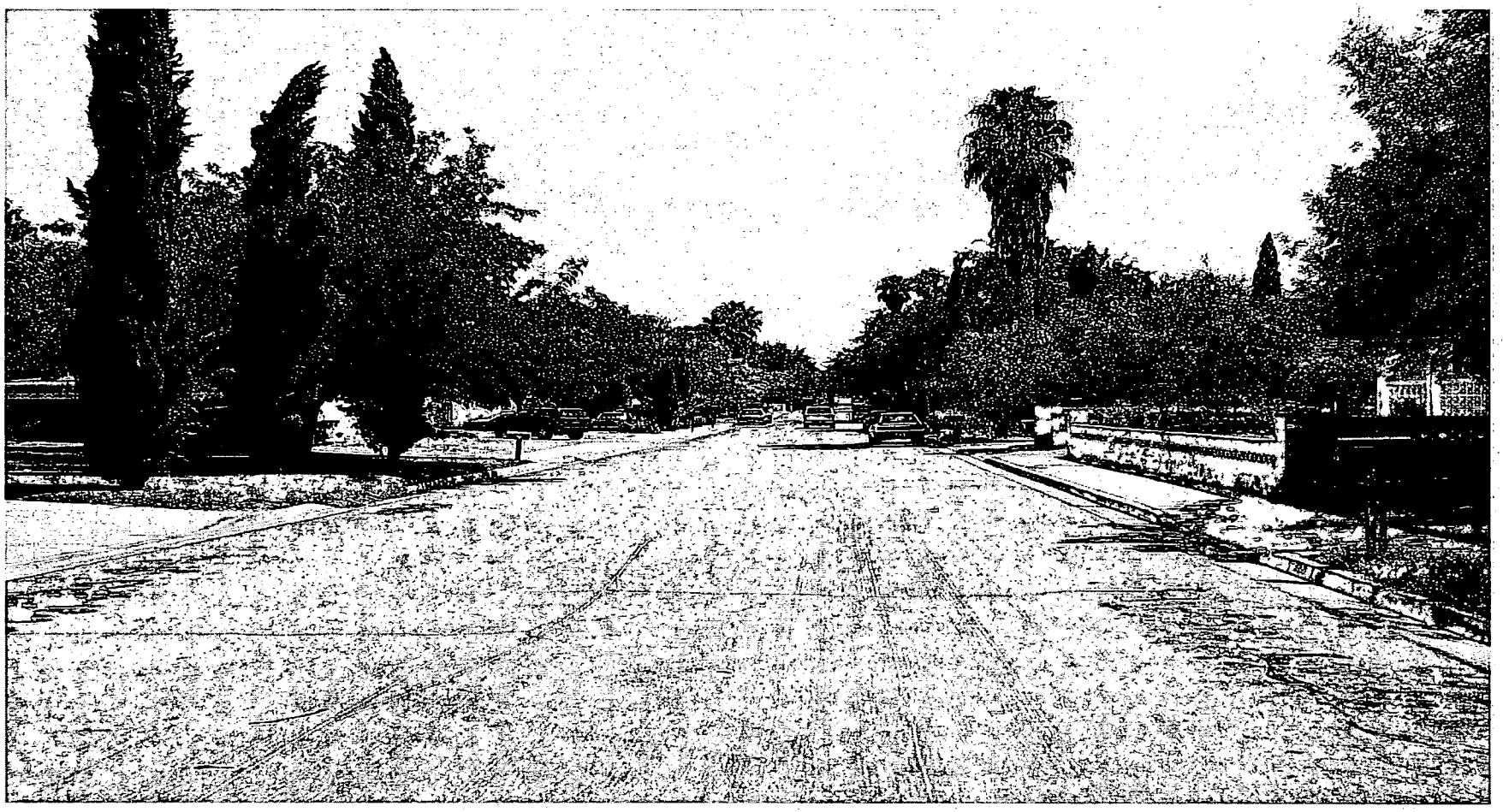
SDR-2644 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP
APPROXIMATELY 900 FEET NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE
OCTOBER 9, 2003 PLANNING COMMISSION

7/23/03



SDR-2644 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP
APPROXIMATELY 900 FEET NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE
OCTOBER 9, 2003 PLANNING COMMISSION

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SDR-2644 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP
APPROXIMATELY 900 FEET NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE
OCTOBER 9, 2003 PLANNING COMMISSION

7/23/03

City of Las Vegas

Agenda Item No. 157

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
WAIVER OF TITLE 18 - PUBLIC HEARING - **WVR-2834 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP** - Request for a Waiver of Title 18.12.130 FOR THE INSTALLATION OF CRASH GATES ON PRIVATE STREETS AT INAPPROPRIATE LOCATIONS on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1 Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	5	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 10/9/2003 Planning Commission meeting Item 11

MOTION:
WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:
See Item 155 [ZON-1643] for all related discussion.

(2:47 – 3:07)

5-288

CONDITIONS:
Planning and Development

1. The site plan shall include the use of "half-moon" cul-de-sac termini and the use of emergency access gates, designed to the satisfaction of the Fire Safety Department, on the subject site for Beaumont Street, Arnold Street, Vandalia Street, and Deauville Street as shown on revised site plans submitted by the applicant.

City of Las Vegas

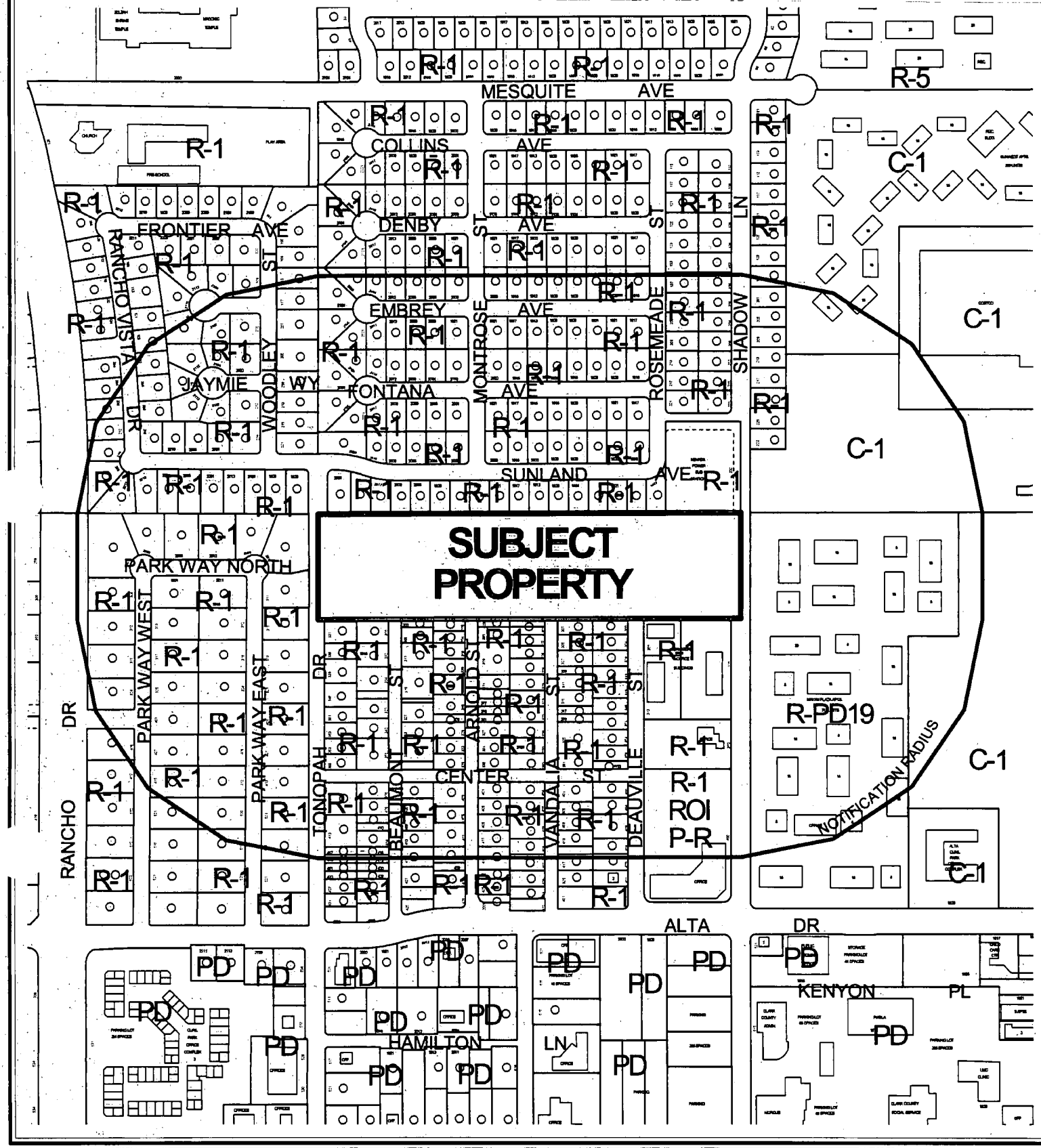
Agenda Item No. 157

CITY COUNCIL MEETING OF NOVEMBER 3, 2003
Planning and Development Department
Item 157 – WVR-2834

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2643), and Site Development Plan Review [SDR-2644].

3. All City Code Requirements and all City Departments design standards shall be met.



0 300 600 Feet

CASE: **WVR-2834**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

157

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-2834 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (5-0-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. The site plan shall include the use of "half-moon" cul-de-sac termini and the use of emergency access gates, designed to the satisfaction of the Fire Safety Department, on the subject site for Beaumont Street, Arnold Street, Vandalia Street, and Deauville Street as shown on revised site plans submitted by the applicant.

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2643), and Site Development Plan Review [SDR-2644].

3. All City Code Requirements and all City Departments design standards shall be met.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.130 standards on 10.08 acres located approximately 900 feet north of Alta Drive, between Tonopah Drive and Shadow Lane. Companion applications for a Rezoning (ZON-2643) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 5 Units per Acre) and a Site Development Plan Review (SDR-2644) to allow a 75-lot single-family subdivision on the subject site will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed development would be developed at less than the maximum allowable density, and would contain open space and parking that exceed minimum standards. The applicant indicated that this product has been developed elsewhere in the Las Vegas Valley and has been well received by the public.

BACKGROUND INFORMATION

A) Previous Actions

02/06/91	The City Council approved a request for Rezoning (Z-0155-90) from R-1 (Single Family Dwelling) to R-2 (Medium-Low Density Residential). The Planning Commission recommended approval on 01/10/91.
06/03/92	The City Council approved a request for a Reinstatement and Extension of Time [Z-0155-90(1)] on Rezoning Z-0155-90. The Planning Commission recommended approval on 05/14/92.
06/02/93	The City Council approved a request for a second Reinstatement and Extension of Time [Z-0155-90(2)] on Rezoning Z-0155-90. The Planning Commission recommended approval on 05/13/93.
10/14/93	The Planning Commission approved a request for a Plot Plan and Elevation Review [Z-0155-90(3)] for a Convalescent Care Facility on the subject site.
07/06/94	The City Council approved a request for a third Reinstatement and Extension of Time [Z-0155-90(4)] on Rezoning Z-0155-90. The Planning Commission recommended approval on 06/09/94.
05/12/97	The City Council approved a request for a Rezoning (Z-0026-97) from R-1 (Single Family Dwelling) to R-2 (Medium-Low Density Residential) on the subject site. The Planning Commission recommended approval on 04/10/97.

05/11/98 The City Council approved a request for a Reinstatement and Extension of Time [Z-0026-97(1)] on Rezoning Z-0026-97. The Planning Commission recommended approval on 04/09/98.

08/14/03 The Planning Commission abeyed this request and companion applications for a Rezoning (ZON-2643) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 7 Units per Acre) and a Site Development Plan Review (SDR-2644) to allow a 75-lot single-family subdivision on the subject site.

09/11/03 The Planning Commission again abeyed this item and the two companion requests to its 10/09/03 meeting at the request of the applicant to afford the applicant an opportunity to meet with the area's Homeowner's Association Board of Directors.

10/09/03 The Planning Commission recommended approval of companion applications for a Rezoning (ZON-2643) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 5 Units per Acre) and a Site Development Plan Review (SDR-2644) to allow a 75-lot single-family subdivision on the subject site.

10/09/03 The Planning Commission voted 5-0-2 to recommend APPROVAL (PC Agenda Item #11).

B) Pre-Application Meeting

06/11/03 The issues discussed included the problems associated with connecting a private street network directly to adjacent public streets, the need for a landscape plan, elevations and floor plans, as well as the proposed density of the project and other designed-related concerns.

C) Neighborhood Meetings

09/29/03 A neighborhood meeting is not required with respect to a Title 18 Waiver application; however, the applicant requested abeyance of this item at the 09/11/03 Planning Commission to conduct such a meeting with the area's Homeowner's Association. Four members of the Association's Board of Directors were in attendance. No city staff was present at the meeting. The applicant advised that the Board members were generally in favor of the project and had the following comments:

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.08
Net Acres:	5.15

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings and Nevada Power substation
South:	Single Family Dwellings and Union office
East:	Apartments
West:	Single Family Dwellings

C) Planned Land Use

Subject Property:	ML (Medium-Low Density Residential)
North:	L (Low Density Residential) and PF (Public Facilities)
South:	L (Low Density Residential) and SC (Service Commercial)
East:	M (Medium Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-1 (Single Family Residential)
South:	R-1 (Single Family Residential)
East:	R-PD17 (Residential Planned Development - 17 Units per Acre) and C-1 (Limited Commercial)
West:	R-1 (Single Family Residential)

E) General Plan Compliance

The Southeast Sector Plan designates this site as ML (Medium-Low Density Residential). The allowable density range for lands so designated is up to 8.49 units per acre for Residential Planned Development sites. The proposed zoning change to the R-PD7 (Residential Planned Development - 7 Units per Acre), which allows up to 7.49 units per acre, is in conformance with the ML (Medium-Low Density Residential) land use designation. There is no direct impact from General Plan policies with regard to this Waiver application.

SPECIAL DISTRICT/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**

There are no special area plans, overlay districts or study areas that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

This request seeks to waive the requirements of the Subdivision Code with regard to the method used to terminate public and private streets. The options for such termination are set forth in Title 18.12.130.

Specifically, Title 18.12.130 states:

> "Cul-de-sacs shall be designed and installed in accordance with City standards. For public streets which terminate other than at an intersection with another public street, the termination shall be provided by means of a circular cul-de-sac of a sufficient diameter to accommodate emergency service vehicles for termination. For private streets or drives which terminate at a length over one hundred and fifty feet, there shall be either a circular turn-around or emergency service vehicle access gates."

The applicant has held that the presence of substandard-width public streets to the south that terminate at the property line will have a significant impact on the development potential of the subject site, particularly if the applicant is required to terminate these four streets with circular cul-de-sacs on the subject site.

The Public Works Department advises that the Subdivision Ordinance requires that public streets terminate either at an intersection with another public street, or with a circular cul-de-sac meeting current City Standards. Public Works cannot support this Waiver request, particularly since the existing public streets proposed to be terminated are already of sub-standard width, thus making it difficult for large vehicles such as delivery trucks to turn around upon reaching the terminus.

FINDINGS

The development as proposed utilizes a network of 39-foot wide private streets. The applicant had initially proposed directly connecting the ends of these north-south private streets to the termini of the three north-south 40-foot public streets and one north-south 51-foot public street to the south. This was not possible, as private streets can only meet with public streets at an intersection.

The applicant then proposed the identical street pattern, but with emergency access gates across the streets at the boundary between the public and private portions. This was not an acceptable solution, as the public streets must terminate in a cul-de-sac if there is no intersection. There is also the safety concern that arises regarding the placement of metal emergency access gates across what appears to be through streets at mid-block locations.

The applicant then submitted revised plans that depict a "half-moon" cul-de-sac terminus on the subject property to each of the sub-standard streets to the south of the site, with an emergency access gate that aligns with the tip of the "half-moon" on each street. This solution, although better than the previous concept of simply placing an emergency access gate mid-block, still does not meet city standards and cannot be supported.

Although the proposed private streets are shorter than 150 feet, the portion of Title 18.12.130 that is incongruent with the project is the proposed termination of the public streets to the south in a method not prescribed in the Title. While it is true the existing public streets do not currently meet the standard, as long as the adjacent subject site is undeveloped, the opportunity exists to rectify the problem. The development as proposed would ensure a permanent non-compliance with the Title.

Alternative solutions were explored with the applicant, including the provision of an east-west public street along the immediate north side of the south property boundary, connecting the ends of the four public streets. The applicant did not appear to be amenable to solutions that compromised the maximum lot yield as proposed in the initial submission. A Rezoning to R-1 (Single Family Residential), as in the sites to the north and west, would yield about 50 to 55 lots. The 75 lots as proposed by the applicant are only possible with the use and flexibility available under R-PD zoning, yet the applicant is unwilling to use this flexibility to address an existing deficiency and improve the overall design of the area at a minimal cost in terms of lot yield. The project could be reconfigured to provide virtually the same number of lots, with the same amount of open space, while connecting the ends of these public streets and resolving the issue, thereby eliminating the need for the requested Waiver.

The hardship requiring the Waiver is self-imposed, as a result of proposing to overbuild the site, and therefore, denial of the Waiver is recommended.

NOTICES MAILED 318 by Planning Department

APPROVALS 3

PROTESTS 5

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-2834 APN: 139-33-201-001

Name of Property Owner: 70 LP % G. WILSON

Name of Applicant: SIGNATURE HOMES

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: Aimee Ignatowicz

Print Name: Aimee Ignatowicz

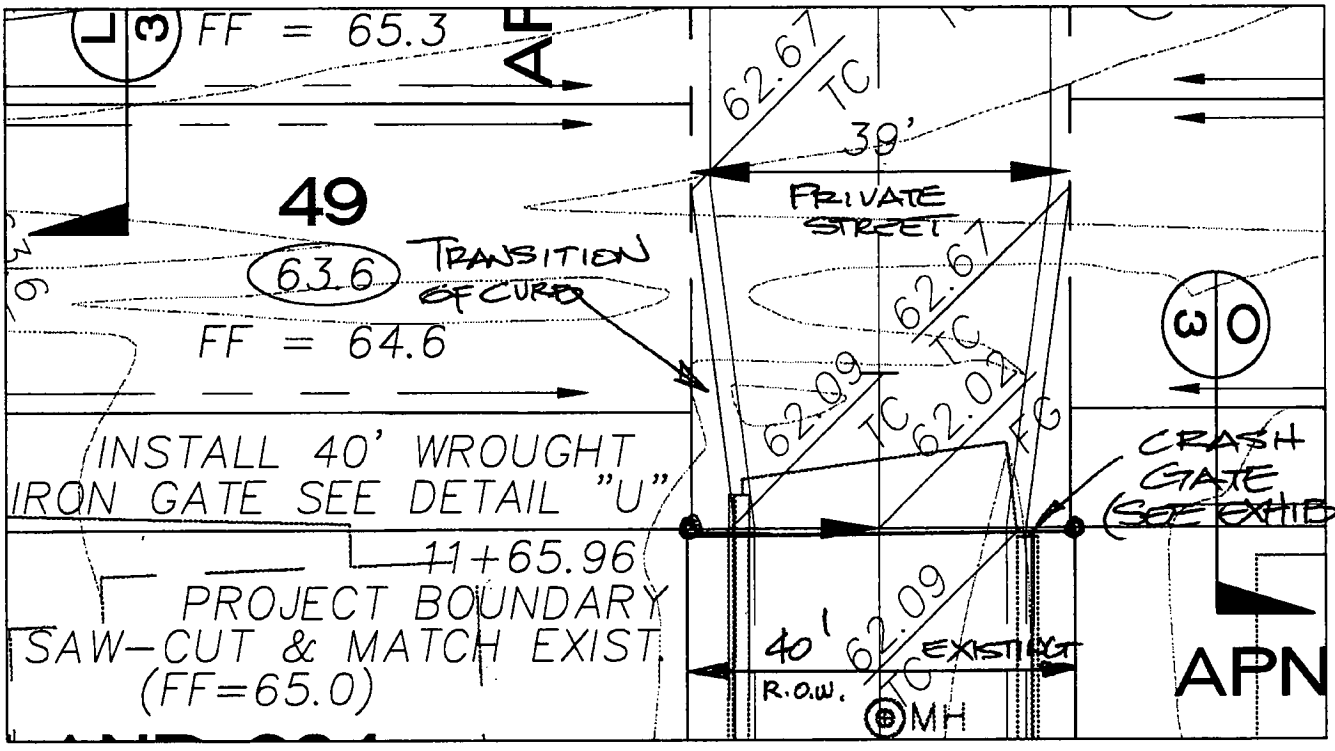
Subscribed and sworn before me

This 23rd day of July, 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

SCALE 1"=20'



ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-5921

WVR-2834
08-14-03 PC

053.0302

SHADOW LANE
EXHIBIT

TENTATIVE MAP
FOR
SHADOW LANE

APN: 139-33-201-001
CITY OF LAS VEGAS, NEVADA
BEING A PORTION OF THE SOUTHWEST QUARTER (SE1/4) OF
THE NORTHWEST QUARTER (NW1/4) OF SECTION 33, T.20S., R.61E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OR OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE CONTRACTOR ASSUMES SOLE RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THESE PROPER LOCATION.

Call before you Dig 1-702-227-2600

Call before you Overhead 1-702-227-2600

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW1/4) OF THE NORTH WEST QUARTER (NW1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF ANDREX AIRPLANE PARK, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM PARCELS 1, 2, 3, AND 4 AS SHOWN BY PARCEL MAP IN FILE 11, PAGE 42, RECORDED JANUARY 11, 1977 AS DOCUMENT No. 000000.

ALSO FURTHER EXCEPTING THEREFROM ALL THOSE PORTIONS LYING WITHIN DECATUR STREET AND SHADOW LANE AND ALTA DRIVE, AS DEDICATED TO THE CITY OF LAS VEGAS FOR ROAD AND INCIDENTAL PURPOSES.

BASIS OF BEARINGS

BEING THE CENTERLINE OF SHADOW LANE AS DEPICTED UPON FILE 93 PAGE 99 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SAID LINE BEARS NORTH 00°05'52" E

BENCHMARK

BEING THE CITY OF LAS VEGAS BENCHMARK NUMBER 2,106 BEING AN ALUM. DISC FIXED FLUSH IN TOP OF CURB, EAST SIDE LINE SHADOW LANE, 1000 FEET NORTH OF ALTA DRIVE

PUBLISHED ELEVATION = 625.1957 METERS NAVD 88 DATUM
CONVERTED ELEVATION = 2050.53 FEET NAVD 88 DATUM

SITE DATA

LAND USE
EXISTING = VL

ZONING
EXISTING ZONING = R-1
PROPOSED ZONING = RPD-7

ACREAGE
NET ACREAGE = 9.70 AC.
GROSS ACREAGE = 10.55 AC.

DENSITY
NUMBER OF UNITS = 70
UNITS PER ACRE = 7.44
MAXIMUM LOT SIZE = 3,000 SF
MINIMUM LOT SIZE = 2,604 SF
AVERAGE LOT SIZE = 3,002 SF

DEVELOPER
SIGNATURE HOMES
201 S. RAMPART BLVD., SUITE 0-1
LAS VEGAS, NV 89145
PHONE: (702) 255-0228

OWNER
TR & T MANOR (#18)
3330 S. MANOR (#18)
LAS VEGAS, NV
000-00-0000
PHONE: (702) 000-0000

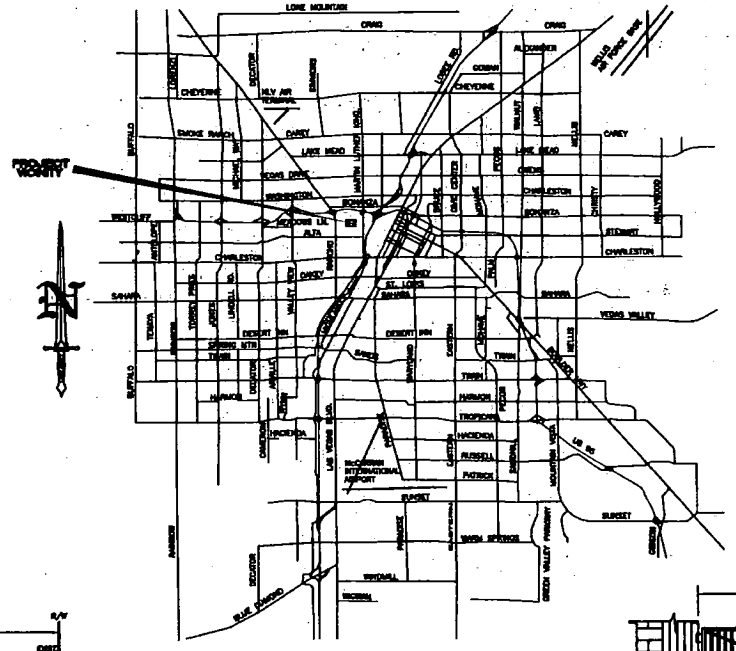
R-7 SETBACKS
GARAGE (REAR) 18' FEET
FRONT 10 FEET
SIDE 3 FEET
(ON CORNER LOT)

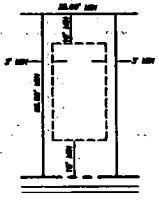
OPEN SPACE
REQUIRED: 43,923 SF / 1.00 ACRES
PROVIDED: 69,629 SF / 1.60 ACRES

PARKING
REQUIRED: 150
PROVIDED: 208
GUEST PARKING: 18 (INCLUDING 2 ADA SPACES)
TOTAL PROVIDED: 213 SPACES

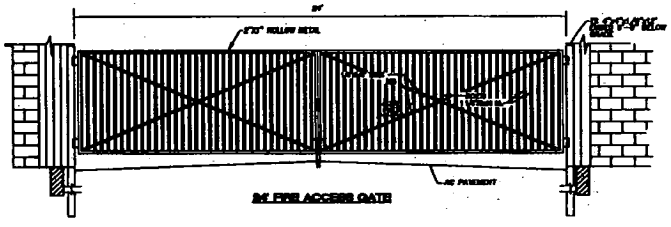
ZON-2643
SDR-2644
WVR-2834
10-09-03 PC

REVISED
9-25-03

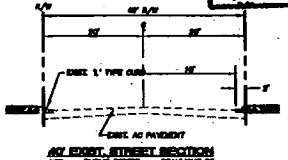




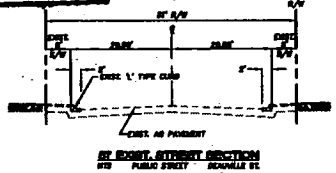
TYPICAL LOT SETBACKS
N.T.S.



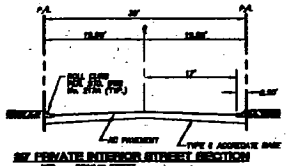
24' FIRE ACCESS GATE



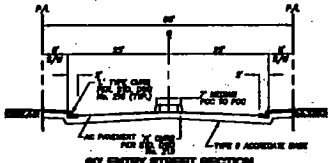
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N.T.S. PUBLIC STREET SEAGAVILLE ST.



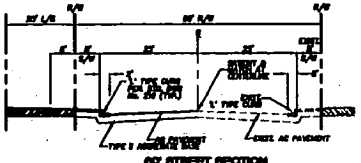
50' EXIST. STREET SECTION
N.T.S. PUBLIC STREET SEAGAVILLE ST.



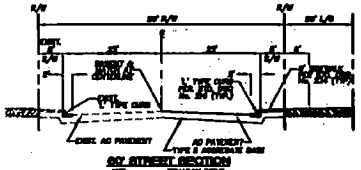
30' PRIVATE INTERIOR STREET SECTION
N.T.S. PRIVATE STREET



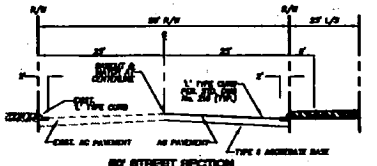
30' ENTRY STREET SECTION
N.T.S. PRIVATE STREET SEXY SMILE AVE.



50' STREET SECTION
N.T.S. SHADOW LANE, DECATUR



50' STREET SECTION
N.T.S. SHADOW LANE, DECATUR



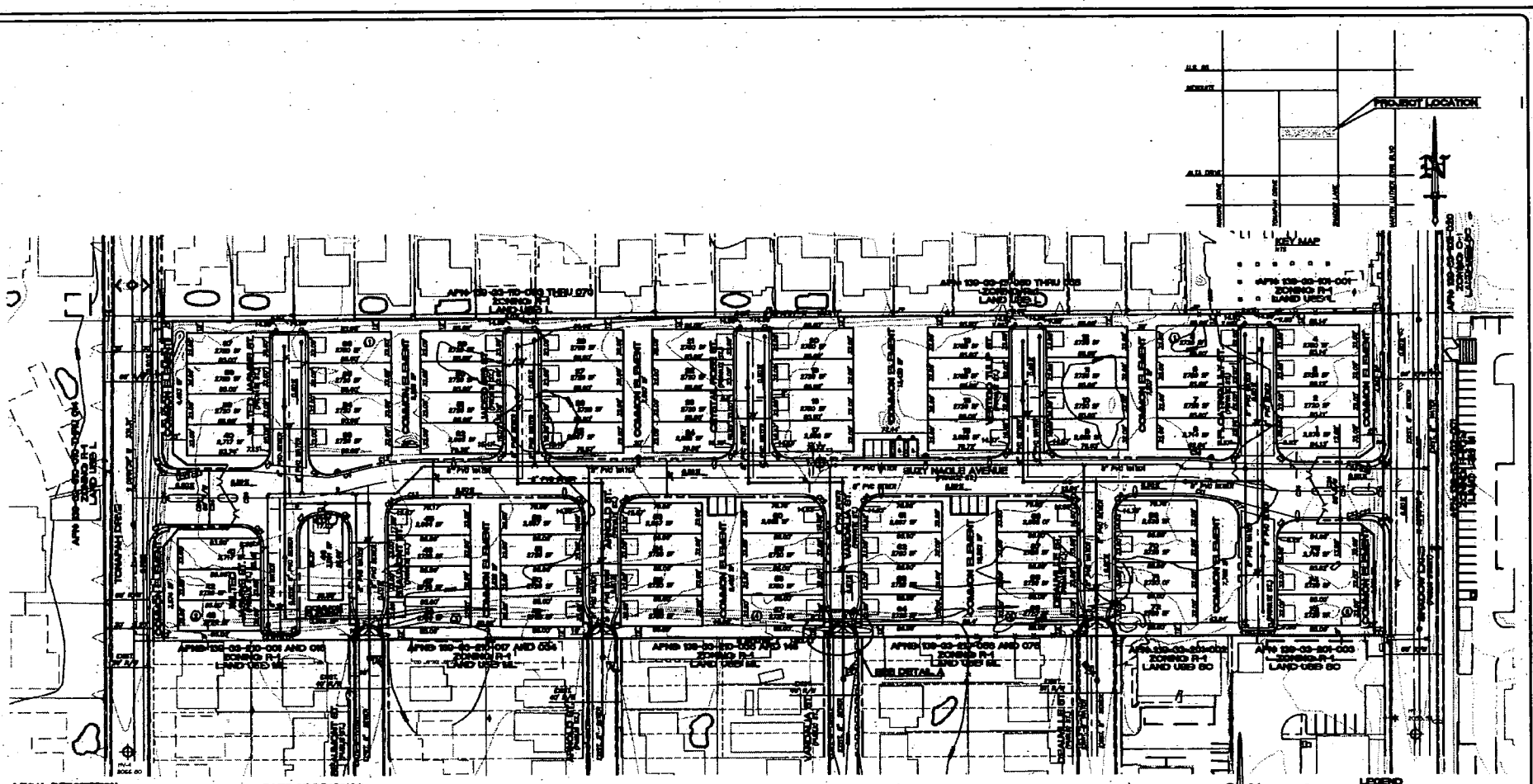
50' STREET SECTION
N.T.S. SHADOW LANE, DECATUR

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3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-3621 FAX (702) 739-3629

TENTATIVE MAP FOR SHADOW LANE
SIGNATURE HOMES
LAS VEGAS, NEVADA

SHEET 1 of 2

M:\Project\053\0302\TM\0302-TM.dwg, 09/25/2003 09:37:05 AM, fryer



LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTH WEST QUARTER (SW1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.&M.

EXCEPTING THEREFROM ALL THAT PORTION LYING WITHIN THE EXTERIOR BOUNDARIES OF ANDERSON RANCH AND PARK, AS SHOWN BY MAP THEREOF NO FILE 31 BOOK 8, OF PLATS, PAGE 14, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM PARCELS 1,2,3, AND 4 AS SHOWN BY PARCEL MAP IN FILE 74, PAGE 48, RECORDED JANUARY 17, 1977 AS DOCUMENT No. 638830.

ALSO FURTHER EXCEPTING THEREFROM ALL THOSE PORTIONS LYING WITHIN DECATUR STREET AND SHADOW LANE AND ALSO BEING CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD AND INCIDENTAL PURPOSES.

BASIS OF BEARINGS

BEING THE CENTERLINE OF SHADOW LANE AS SHOWN UPON FILE 89, PAGE 86, OF CLARK COUNTY, NEVADA RECORDS, CLARK COUNTY, NEVADA, SAID LINE BEARD NORTH 00°01'30" E

BENCHMARK

BEING THE CITY OF LAS VEGAS BENCHMARK NUMBER 31-007 SCRIBE, ON ALUM. RIVET AND PLATE AT TOP OF CURB, EAST SIDE LINE SHADOW LANE, 1000 FEET NORTH OF ALTA DRIVE

PUBLISHED ELEVATION = 2211.997 (DATUM NAVD 88 DATUM CORRECTED ELEVATION = 2207.23 FEET NAVD 88 DATUM

NOTES

NO PROPOSED ACCESSIONS OR DRIVEWAYS FOR PARCELS SHOWN ALONG DECATUR BOULEVARD OR GUST NAGLE AVENUE

DISCLAIMER NOTE

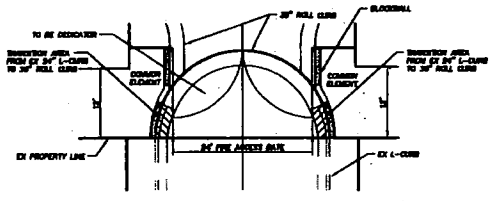
UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT ORIENTATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND/OR STRUCTURES WHETHER OR NOT SHOWN HEREON PRIOR TO COMMENCING CONSTRUCTION. IT IS REPRESENTED THAT IT SHOWN THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Call before you Dig 1-800-227-8600

Call before you Overhead 1-702-257-7777

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT



A HALF MOON DETAIL
SCALE: N.T.S.

ZON-2643
SDR-2644
WVR-2834
10-09-03 PC

REVISED
9-25-03

DESIGNED BY: E.M. | DRAWN BY: T.C. | UNITS: U.S.C.S.
CHECKED BY: E.M. | JOB NUMBER: 053-0302

NO.	REVISION	BY	DATE

TENTATIVE MAP FOR SHADOW LANE
SIGNATURE HOMES

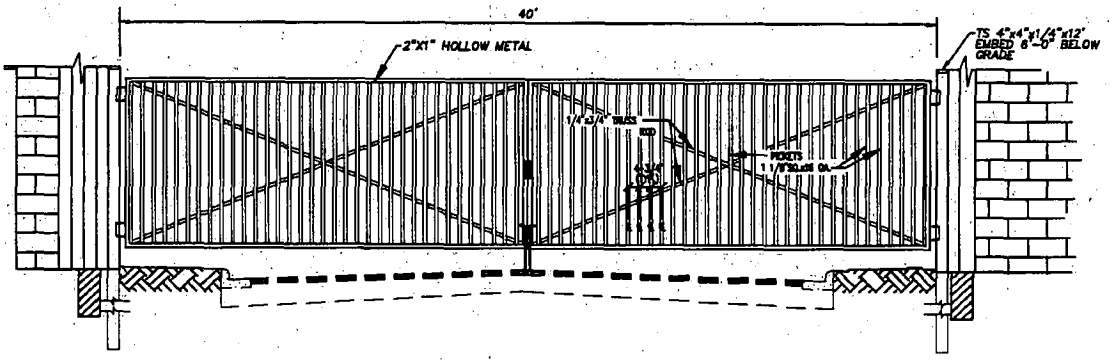
DEAN M. RASMUSSEN
CIVIL
No. 9163
REGISTERED PROFESSIONAL ENGINEER

ORION ENGINEERING AND SURVEYING, INC.
3080 E. BURNET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 736-6363 FAX (702) 736-6369

SHEET 2 of: 2

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SCALE 1"=20'



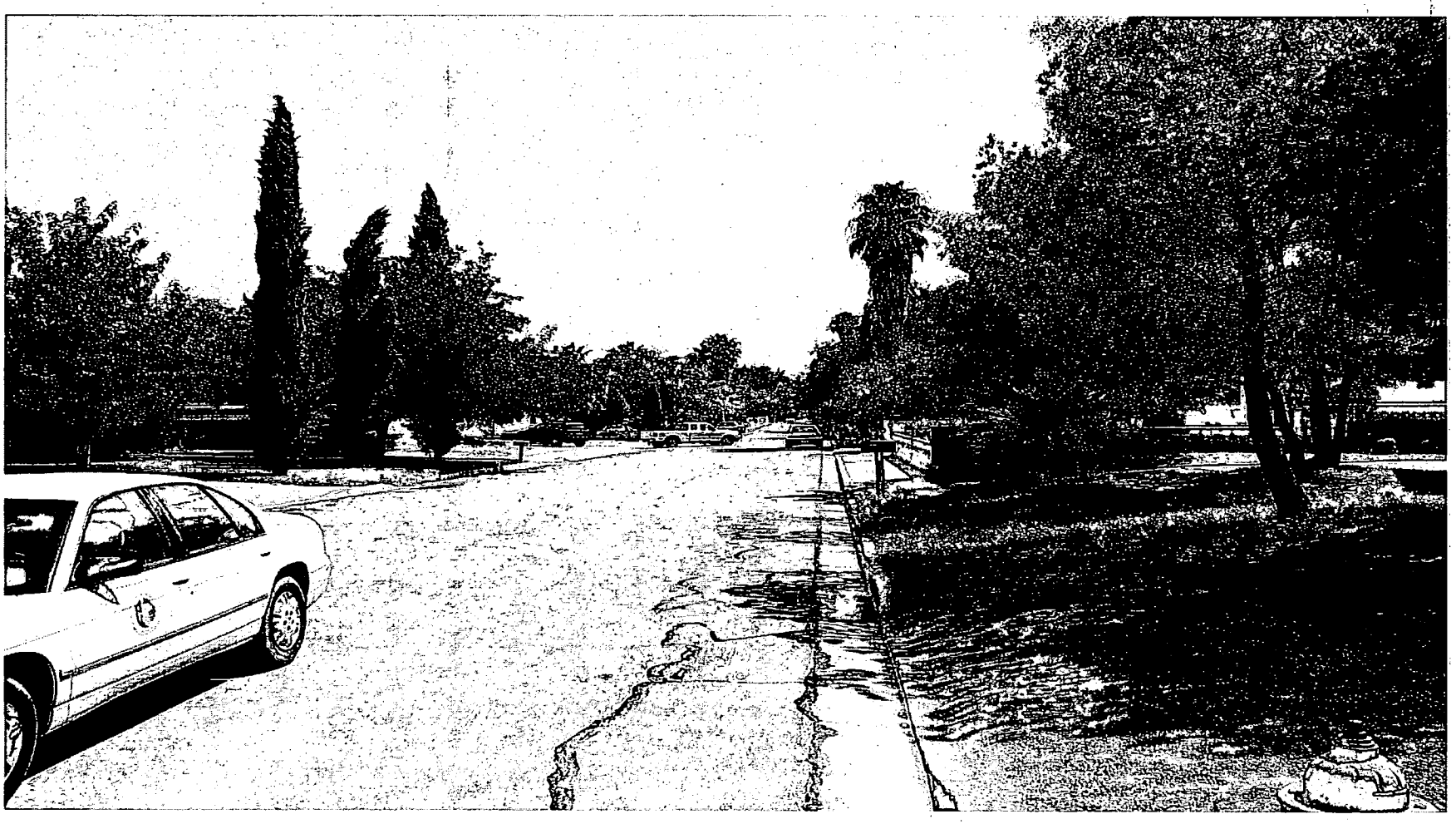
U/3 40' WROUGHT IRON GATE
N.T.S.

WVR-2834
08-14-03 PC

053.0302

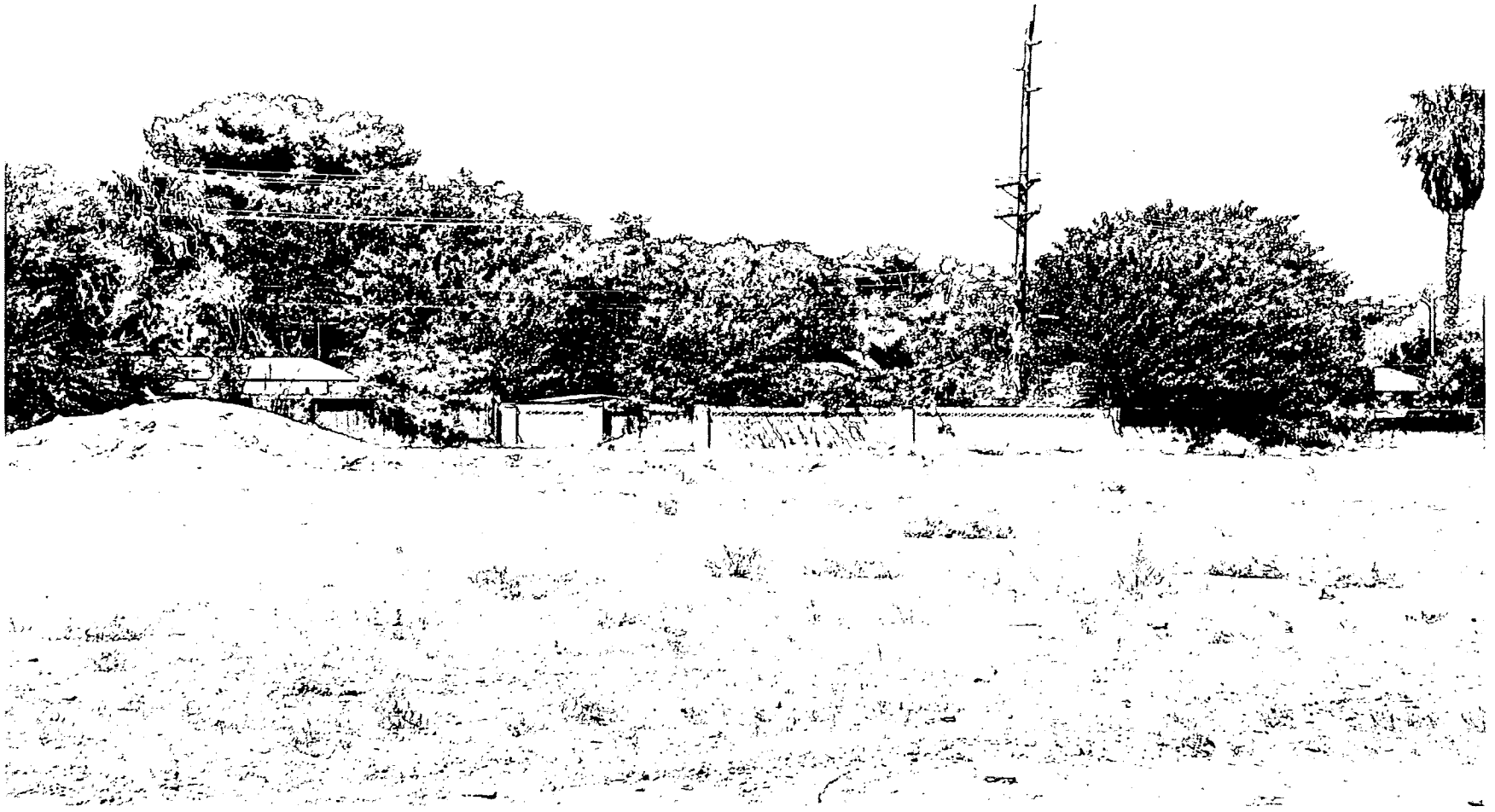
ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-5921

SHADOW LANE
EXHIBIT



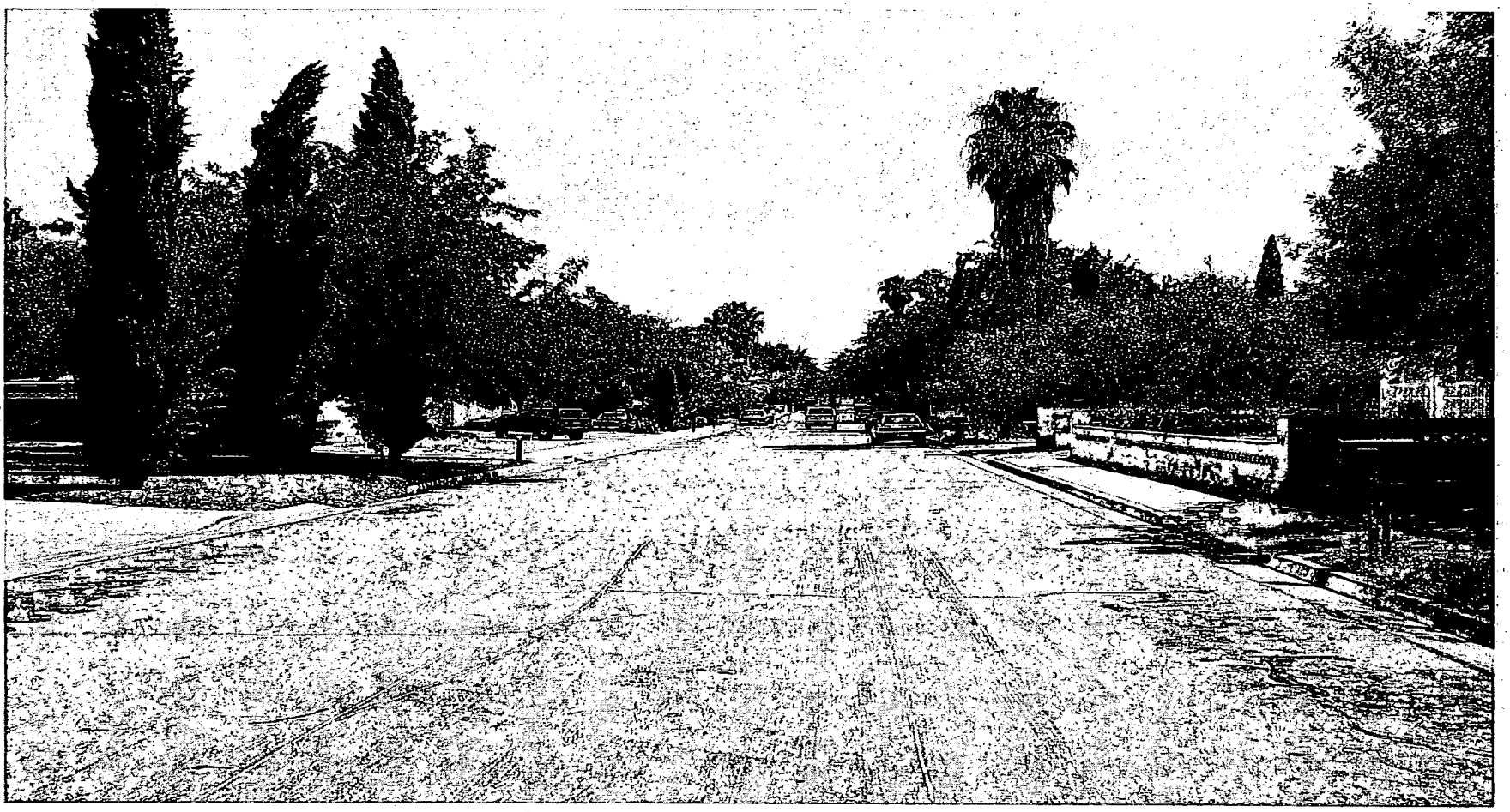
WVR-2834 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP
APPROXIMATELY 900 FEET NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE
OCTOBER 9, 2003 PLANNING COMMISSION

7/23/03



WVR-2834 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP
APPROXIMATELY 900 FEET NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE
OCTOBER 9, 2003 PLANNING COMMISSION

7/23/03



WVR-2834 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP
APPROXIMATELY 900 FEET NORTH OF ALTA DRIVE, BETWEEN TONOPAH DRIVE AND SHADOW LANE
OCTOBER 9, 2003 PLANNING COMMISSION

7/23/03

City of Las Vegas

Agenda Item No. 158

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
REZONING - PUBLIC HEARING - **ZON-2849 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [MLA (Medium-Low Attached Density Residential) General Plan Designation] TO: R-PD12 (Residential Planned Development - 12 Units Per Acre) on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend DENIAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend DENIAL.

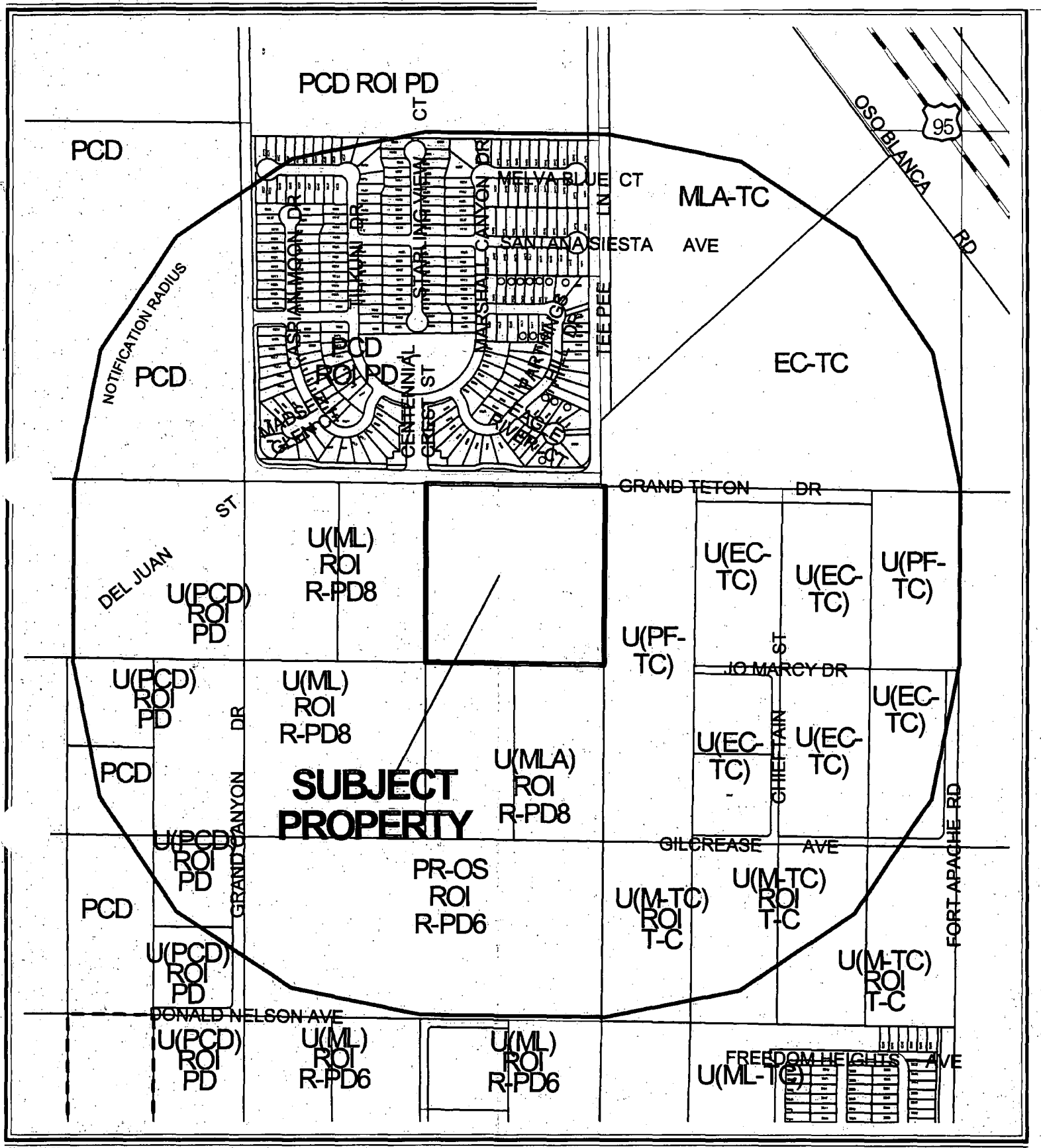
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
REESE – Motion to HOLD IN ABEYANCE Item 158 [ZON-2849], Item 159 [VAR-2855], and Item 160 [SDR-2850] to 11/19/2003, Item 122 [MSP-2881], Item 161 [ZON-2918], and Item 162 [EOT-2623] to 12/17/2003 and Item 153 [ZON-2457] and Item 154 [SDR-2458] to 1/7/2004 – UNANIMOUS with L.B. McDONALD abstaining on Item 122 [MSP-2881] because she serves as an outside director for Station Casinos and this Item will affect Santa Fe Station and BROWN excused

MINUTES:
COUNCILMAN MACK indicated there were site plan changes relating to Item 158 [ZON-2849], Item 159 [VAR-2855], and Item 160 [SDR-2850] and requested that these items be held in abeyance for two weeks until November 19, 2003 to allow him time to meet with the applicant.

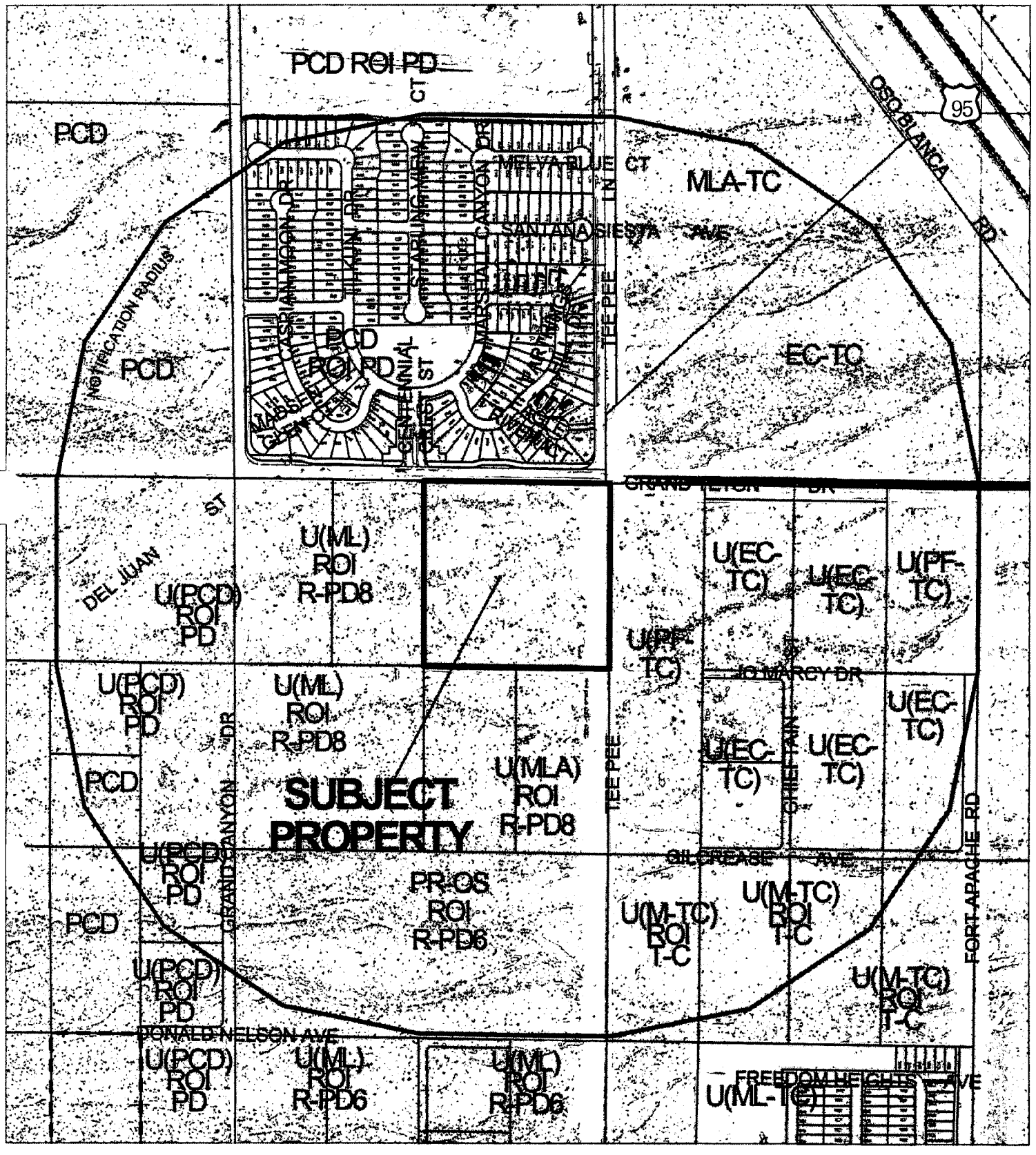
There was no further discussion.

(1:08 – 1:13)



0 300 600 Feet

CASE: **ZON-2849**
RADIUS: 1320 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)



0 300 600 Feet

CASE: **ZON-2849**
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-2849 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

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

2. A Variance application (VAR-2855) and a Site Development Plan Review application (SDR-2850) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. The density shall not exceed 12.49 dwelling units per acre.

Public Works

4. Dedicate 50 feet of right-of-way adjacent to this site for Grand Teton Drive, 40 feet for Tee Pee Lane, and a 54-foot radius at the southwest corner of Tee Pee Lane and Grand Teton Drive.

5. Construct half-street improvements including appropriate overpaving, if legally able, on Grand Teton Drive and Tee Pee Lane adjacent to this site concurrent with development of this site. Improvements on Teepee Lane shall meet Town Center standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system and extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of 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, 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. 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 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 is a request for Rezoning from U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] to R-PD12 (Residential Planned Development - 12 Units per Acre) on 10.3 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane. Companion applications for a Site Development Plan Review (SDR-2850) to allow a 129-unit condominium development, and Waivers of the perimeter landscaping requirements and five-foot driveway lengths, and a Variance (VAR-2855) to allow a 15-foot setback from single-family residential properties where Residential Adjacency Standards of the Code require a 90-foot setback, will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed rezoning is within the density range allowed by the current land use designation of MLA (Medium-Low Attached Density Residential) that applies to the subject site, and is consistent with surrounding development.

BACKGROUND INFORMATION

A) Previous Actions

07/27/98 The City Council approved a petition (A-0003-99) to annex approximately 615 acres located at the southwest corner of Gilmore Avenue and Buffalo drive. The Planning Commission recommended approval on 03/25/99. The effective date of the application was 08/06/98.

12/20/00 The City Council approved a request for a Rezoning (Z-0093-00) of 89.3 acres immediately to the north of the subject site from R-E (Residence Estates) to PD (Planned Development) Zone located at the northeast corner of the intersection of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 11/16/00.

03/21/01 The City Council approved a request for a Site Development Plan Review [Z-0093-00(1)] for a proposed 266-lot single-family residential development and a 384-unit multi-family apartment complex on the northeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 02/08/01.

07/17/02 The City Council approved a request for Rezoning (Z-0032-02) of 10.26 acres immediately south of the subject site from U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units per Acre) located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane. The Planning Commission recommended approval on 06/13/02.

07/17/02 The City Council approved a request for Site Development Plan Review [Z-0032-02(1)] for an 80-lot single-family subdivision on 10.26 acres immediately south of the subject site from U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units per Acre) located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane. The Planning Commission recommended approval on 06/13/02.

02/05/03 The City Council approved a request for a Rezoning (ZON-1260) of 10.3 acres immediately west of the subject site from U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units Per Acre) adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 01/09/03.

02/05/03 The City Council approved a request for a Site Development Plan Review (SDR-1262) for a proposed 77-lot single-family detached development on 10.3 acres immediately west of the subject site, adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 01/09/03.

09/11/03 The Planning Commission abeyed this item and the two companion requests to its 10/09/03 meeting, to renotify these applications to reflect the revised site plan submitted by the applicant that now calls for 129 instead of 123 apartment units on the site.

10/09/03 The Planning Commission recommended denial of companion applications for a Site Development Plan Review (SDR-2850) to allow a 129-unit condominium development, and waivers of the perimeter landscaping requirements and five-foot driveway lengths, and a Variance (VAR-2855) to allow a 15-foot setback from single-family residential properties where residential adjacency standards require a 90-foot setback.

10/09/03 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #12).

B) Pre-Application Meeting

07/03/03 Discussion at this pre-application meeting centered on a number of design-related issues, including the type of apartment development proposed, the amount of

parking required, residential adjacency requirements, the amount of required open space and the amount of perimeter buffering and landscaping required. There was a subsequent meeting on 07/29/03 to review progress on the site plan and provide further advice to the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.3

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	MLA (Medium-Low Attached Density Residential)
North:	PCD (Planned Community Development)
South:	MLA (Medium-Low Attached Density Residential)
East:	PF-TC (Public Facilities - Town Center)
West:	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation]
North:	R-E (Residence Estates) under Resolution of Intent to PD (Planned Development)
South:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre)
East:	U-TC (Undeveloped) Zone [TC (Town Center) General Plan Designation) and T-C (Town Center)
West:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre)

E) General Plan Compliance

This site is designated MLA (Medium-Low Attached Density Residential) within the Centennial Hills Sector Plan of the General Plan. The MLA (Medium-Low Attached Density Residential) designation allows densities from 8.1 to 12 dwelling units per acre.

The proposed R-PD12 (Residential Planned Development - 12 Units per Acre) zoning district is based on the companion site plan, which depicts an overall density of 12.49 dwelling units per acre. This density is consistent with the MLA (Medium-Low Attached Density Residential) General Plan designation. The Plan states that within such areas, development includes "...a variety of multi-family units such as plexes, townhouses, condominiums, and low density apartments."

SPECIAL DISTRICT/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

There is a Multi-Use Transportation Trail identified along the south side of Grand Teton Drive, on the north edge of the subject site. The developer will be required to include this trail as part of the companion Site Development Plan review (SDR-2850) and to develop that segment of the trail as part of this development. The Equestrian Trail that is also identified along Grand Teton Drive is located on the north side of the road and does not affect this site.

A Multi-Use Transportation Trail is also shown along Tee Pee Lane, which is the east boundary of the site. As Tee Pee Lane forms the western boundary of the Centennial Hills Town Center, Town Center trails standards are required to be met on both sides of Tee Pee Lane. In this area, Tee Pee Lane is identified as a Town Center Residential (80-foot) Collector, which requires a seven-foot sidewalk with a 7' 6" amenity zone on either side of the street. This sidewalk fulfills the trails function within Town Center areas.

There are no other special area plans, overlay districts or study areas that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

The specifics of the development standards for the site plan that is related to this rezoning application are discussed in companion Site Development Plan Review (SDR-2850).

B) General Analysis and Discussion

In terms of overall density, this rezoning application falls within the parameters of the existing General Plan designation for the site. It represents a reasonable transition between existing R-PD densities of eight units per acre to the immediate west of the site, and Town Center uses to the east of the site across Tee Pee Lane.

From the standpoint of the proposal as an R-PD development, however, the companion Site Development Plan Review (SDR-2850) presents a site plan that does not meet residential adjacency standards on the west and south edges of the property, providing only 15 feet of separation from the property line where 90 feet would be required, based on the height of the proposed buildings. The applicant could either design the site to reduce building height, move the buildings further from the property line or develop a different product that would not be subject to the Residential Adjacency Standards of the Code. Instead, the applicant has elected to request a Variance (VAR-2855) from this requirement. For this reason, it is recommended that the request for this R-PD12 rezoning, which is dependent on an appropriate site plan design, be denied.

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 Centennial Hills Sector Plan designates this site as MLA (Medium-Low Attached Density Residential). The allowable density range for lands so designated is up to 12 units per acre. The proposed zoning change to the R-PD12 (Residential Planned Development - 12 Units per Acre), which allows up to 12.49 units per acre, is in conformance with the MLA (Medium-Low Attached Density Residential) land use 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 density of the intended use of the site for a 129-unit residential condominium development is compatible with existing and proposed land uses on adjacent and surrounding sites; however, the design of the project, which forms part of the R-PD12 application, contains residential adjacency standard deficiencies that would be incompatible with adjacent planned single-family residential developments.

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

   The proposed Rezoning, if the site plan is reconfigured to address the Residential Adjacency Standards issue, will allow for medium-low density residential apartment or condominium development that is appropriate for the 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 subject site is proposed to have a single gated access point to Tee Pee Lane, designated as a Town Center Residential (80-foot) Collector on Map 4 of the Town Center Development Standards Manual. This access will be adequate to meet the requirements of the proposed zoning district.

PLANNING COMMISSION ACTION

The Planning Commission concurred with staff that the project was poorly designed and overly dense.

NOTICES MAILED 33 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-12849 APN: 125-18-501-015

Name of Property Owner: Maple Dev. LLC.

Name of Applicant: Land Development

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: _____

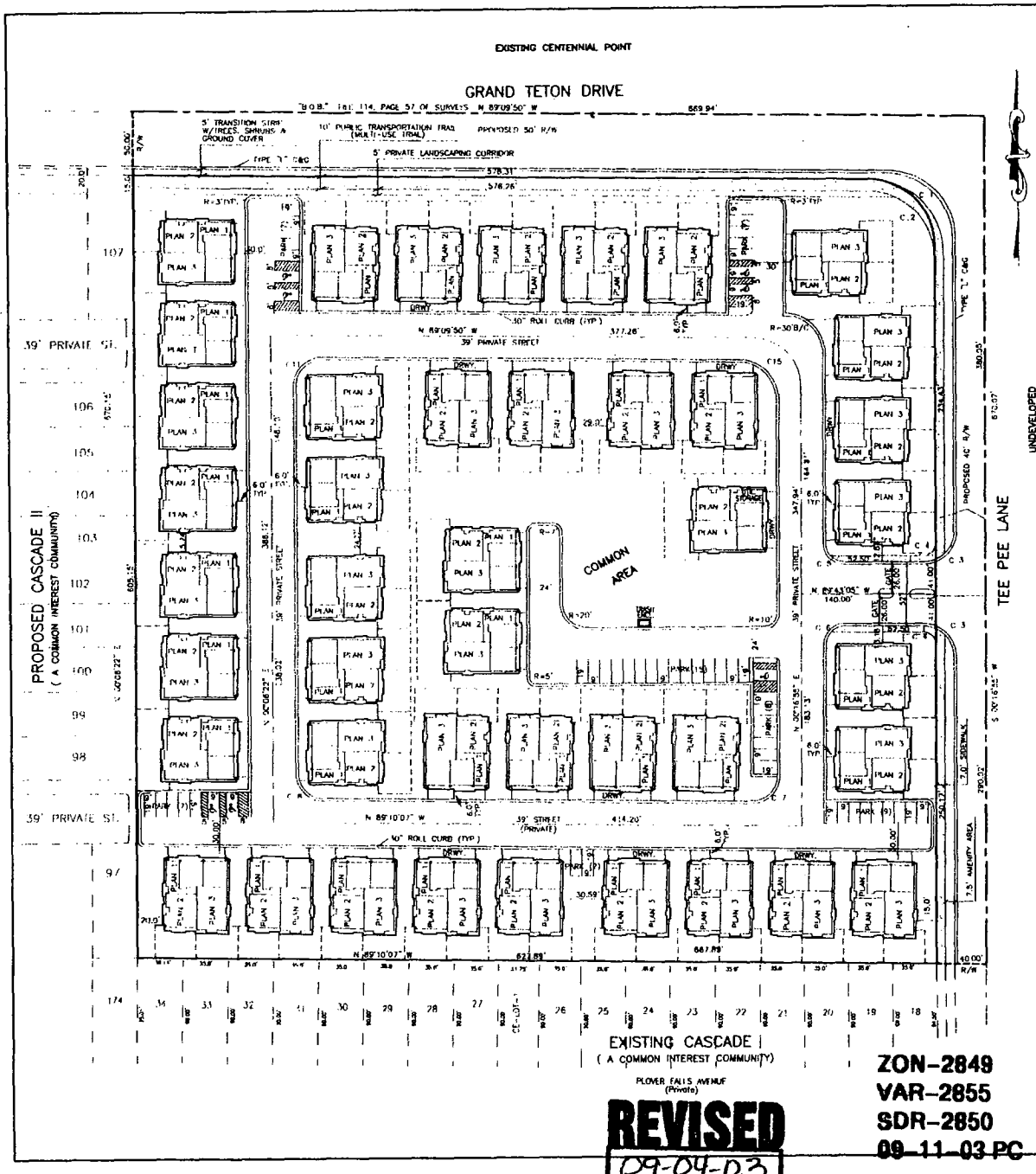
Print Name: Craig Brooksby Manager

Subscribed and sworn before me

This 14 day of July, 2003

_____
Notary Public in and for said County and State

JESUS GUILLEN
Notary Public, State of Nevada
Appointment No. 00619921
My Appt. Expires Mar. 21, 2004



ZON-2849
VAR-2855
SDR-2850
09-11-03 PC

REVISED
09-04-03

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	54.00'	84.30'	53.48'	89°26'45"
C2	54.00'	84.30'	53.48'	89°26'45"
C3	25.00'	39.27'	25.00'	90°00'00"
C4	10.00'	15.71'	10.00'	90°00'00"
C5	15.00'	23.56'	15.00'	90°00'00"
C6	15.00'	23.56'	15.00'	90°00'00"
C7	20.00'	31.81'	20.19'	90°32'58"
C8	20.00'	31.16'	19.75'	89°16'28"
C11	20.00'	31.67'	20.26'	90°43'48"
C15	20.00'	31.32'	19.81'	89°26'45"

(SCALE)
1 Inch = 40 ft.

SITE DATA

A.P.N. #125-18-501-003
GROSS AREA 448,220.78 S.F. = 10.2897 AC
NET AREA 378,717.49 S.F. = 8.6482 AC

EXISTING ZONING: U(MLA)
PROPOSED ZONING : R-PD12
10.2897 AC. X 12.49 = 128 UNITS ALLOWED
128 UNITS SHOWN FOR EXHIBIT PURPOSES ONLY.

COMMON AREA AND OPEN SPACE

COMMON AREA = 187,948.89 S.F. (4.31 AC.)

OPEN SPACE REQUIRED = 128/10.2897 = 12.4396 UNITS/AC.
12.44(1.65) = 20.51
0.2053 (448,220.78 S.F.) = 92,019.73 S.F. (2.11 AC.)

OPEN SPACE PROVIDED = 95,371.92 S.F. (2.19 AC.)

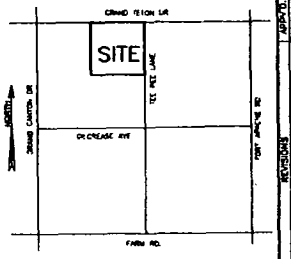
PARKING ANALYSIS

PARKING REQUIRED

42 - 2 BEDROOM UNITS = 42 UNITS
1.75 SPACES/ UNIT (42) = (73.5) =74 SPACES
VISITOR SPACES 1/6 UNITS = 7 SPACES
86 - 3 BEDROOM UNITS
2.00 SPACES/ UNIT = (86)(2) = 172 SPACES
VISITOR SPACES 1/6 UNITS = (14.33) =15 SPACES
TOTAL SPACES REQUIRED = 268 SPACES

PARKING PROVIDED

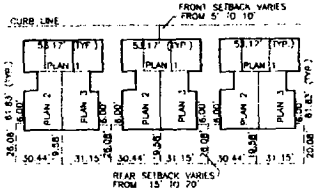
42 BLDGS. W/ 5 CAR GARAGES	=	210 SPACES
1 BLDG W/ 4 CAR GARAGES	=	4 SPACES
ADDITIONAL REGULAR SPACES	=	48 SPACES
HANDICAP SPACES	=	7 SPACES
TOTAL PARKING PROVIDED	=	269 SPACES



VICINITY MAP N.T.S.

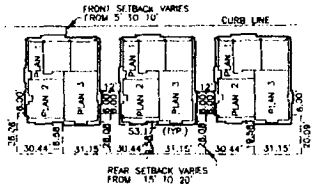
LEGEND:

- ZONE CHANGE BOUNDARY LINE
- PROPOSED PROPERTY LINES (BLDG. LINE)
- R/W RIGHT-OF-WAY
- AC. ACRES
- S.F. SQUARE FEET
- APN ASSESSORS PARCEL NUMBER
- "B.O.B." BASIS OF BEARING
- 19' / 24' MIN. TYPICAL PARKING

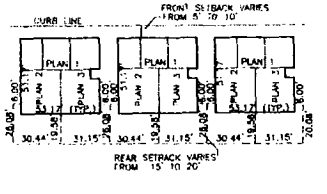


OPTION LAYOUT NO.2

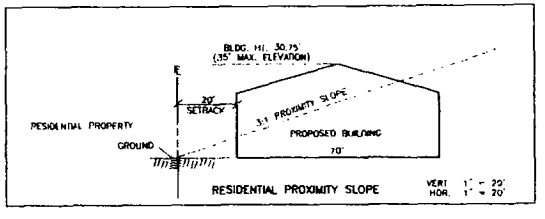
TYPICAL 3 UNIT BUILDING LAYOUT



OPTION LAYOUT NO.1



OPTION LAYOUT NO.3



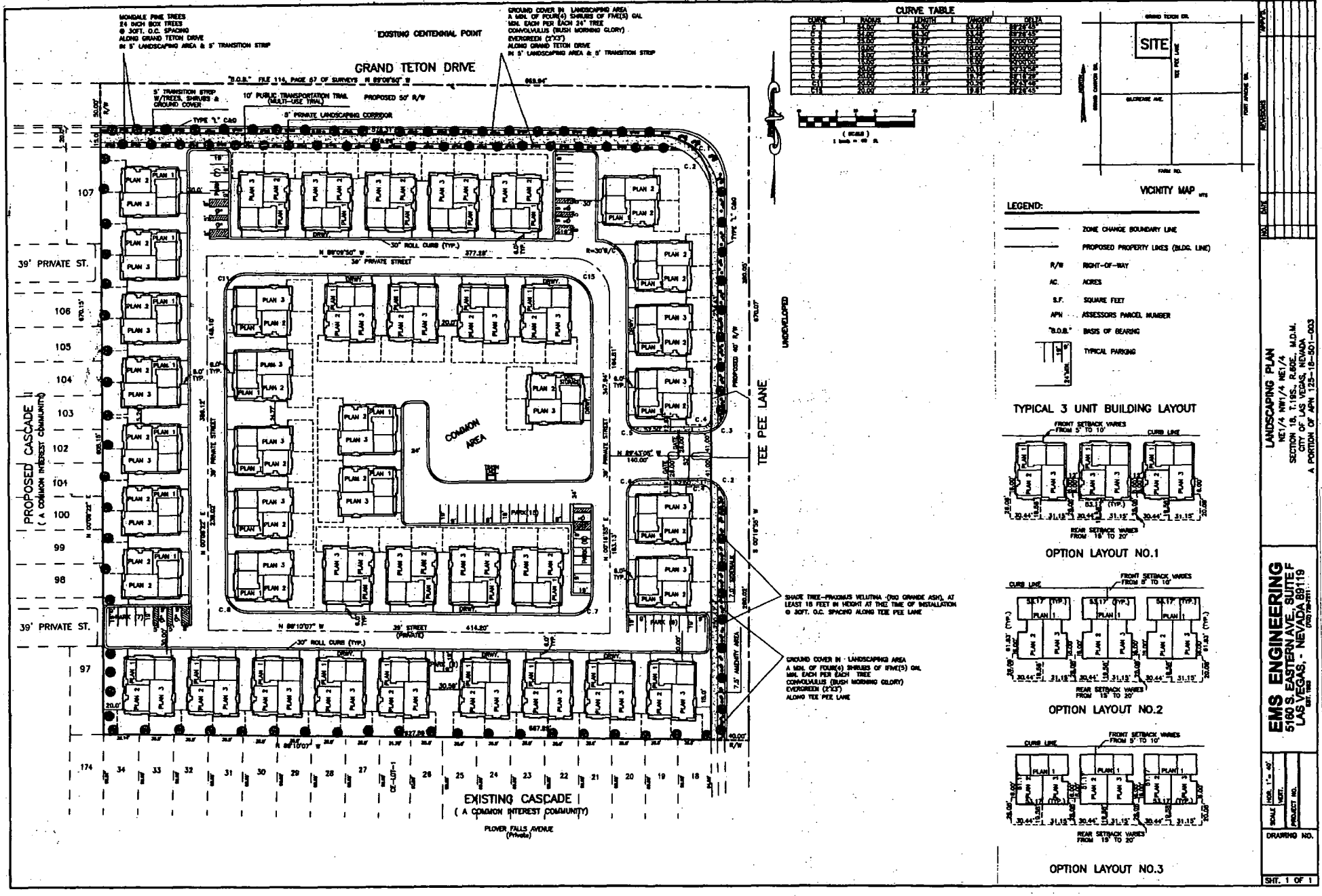
RESIDENTIAL PROXIMITY SLOPE VERT. 1" = 20'
HOR. 1" = 20'

NO.	DATE	REVISIONS

SITE PLAN
NE1/4 NW1/4 NE1/4
SECTION 18, T.19S., R.60E., M.D.M.
CITY OF LAS VEGAS, NEVADA
A PORTION OF APN 125-18-501-003

EMS ENGINEERING
5160 S. EASTERN AVE. SUITE F
LAS VEGAS, - NEVADA 89119
(702) 736-7211
EST. 1988

SCALE HOR. 1" = 40'
VERT.
PROJECT NO.
DRAWING NO.
SHT. 1 OF 1



ZON-2849
VAR-2855
SDR-2850
10-09-03 PC

REVISED
9-26-03

CITY COUNCIL MEETING OF NOVEMBER 5, 2003 PAGE 1858



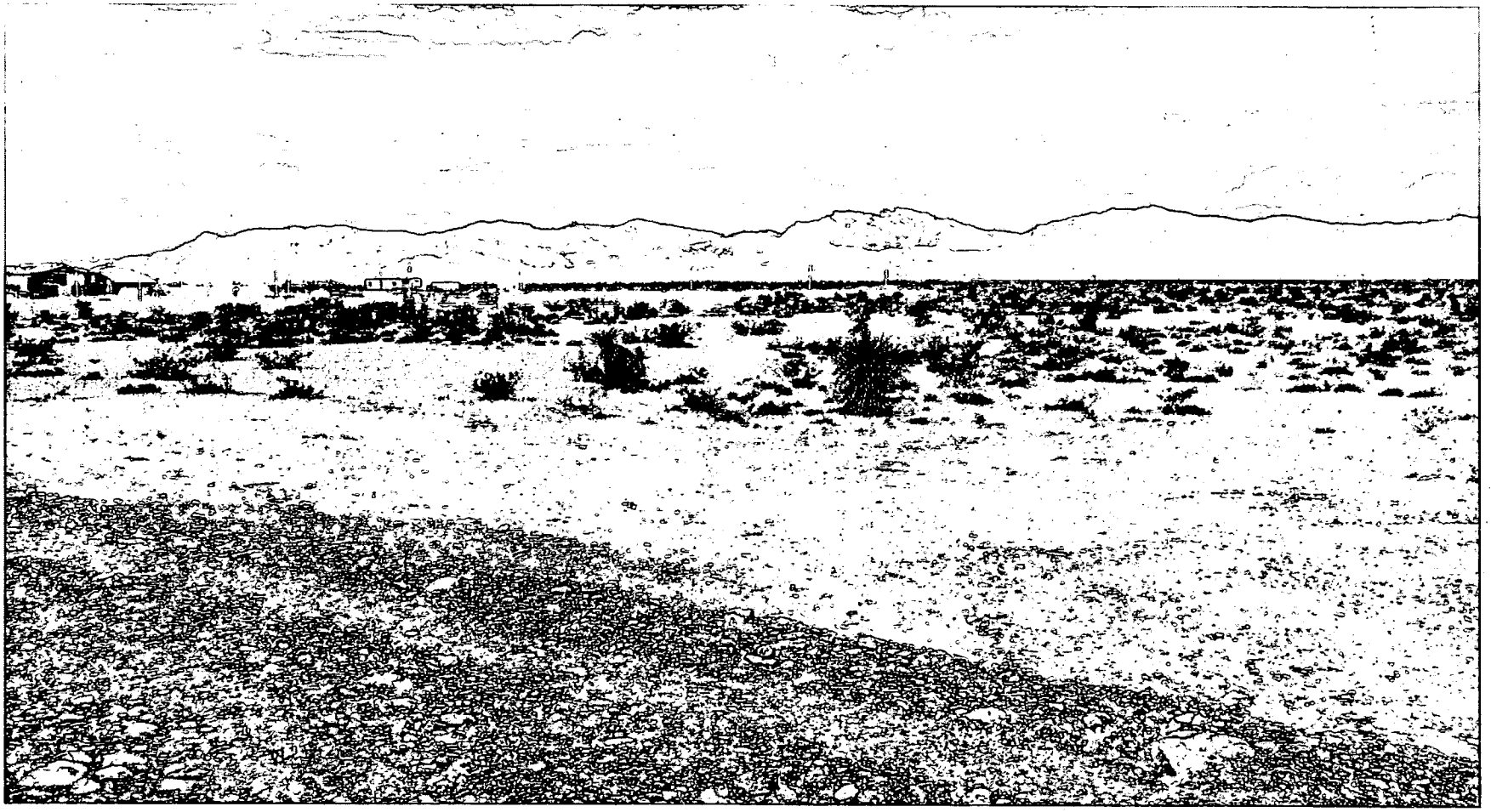
ZON-2849 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 660 FEET EAST OF GRAND CANYON DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

8/22/03



ZON-2849 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 660 FEET EAST OF GRAND CANYON DRIVE
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ZON-2849 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 660 FEET EAST OF GRAND CANYON DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

8/22/03

City of Las Vegas

Agenda Item No. 159

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
VARIANCE - PUBLIC HEARING - **VAR-2855 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Variance to ALLOW A 15-FOOT SETBACK FROM SINGLE-FAMILY RESIDENTIAL PROPERTIES WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 90-FOOT SETBACK for a proposed 129-Unit Condominium Development on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend DENIAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend DENIAL

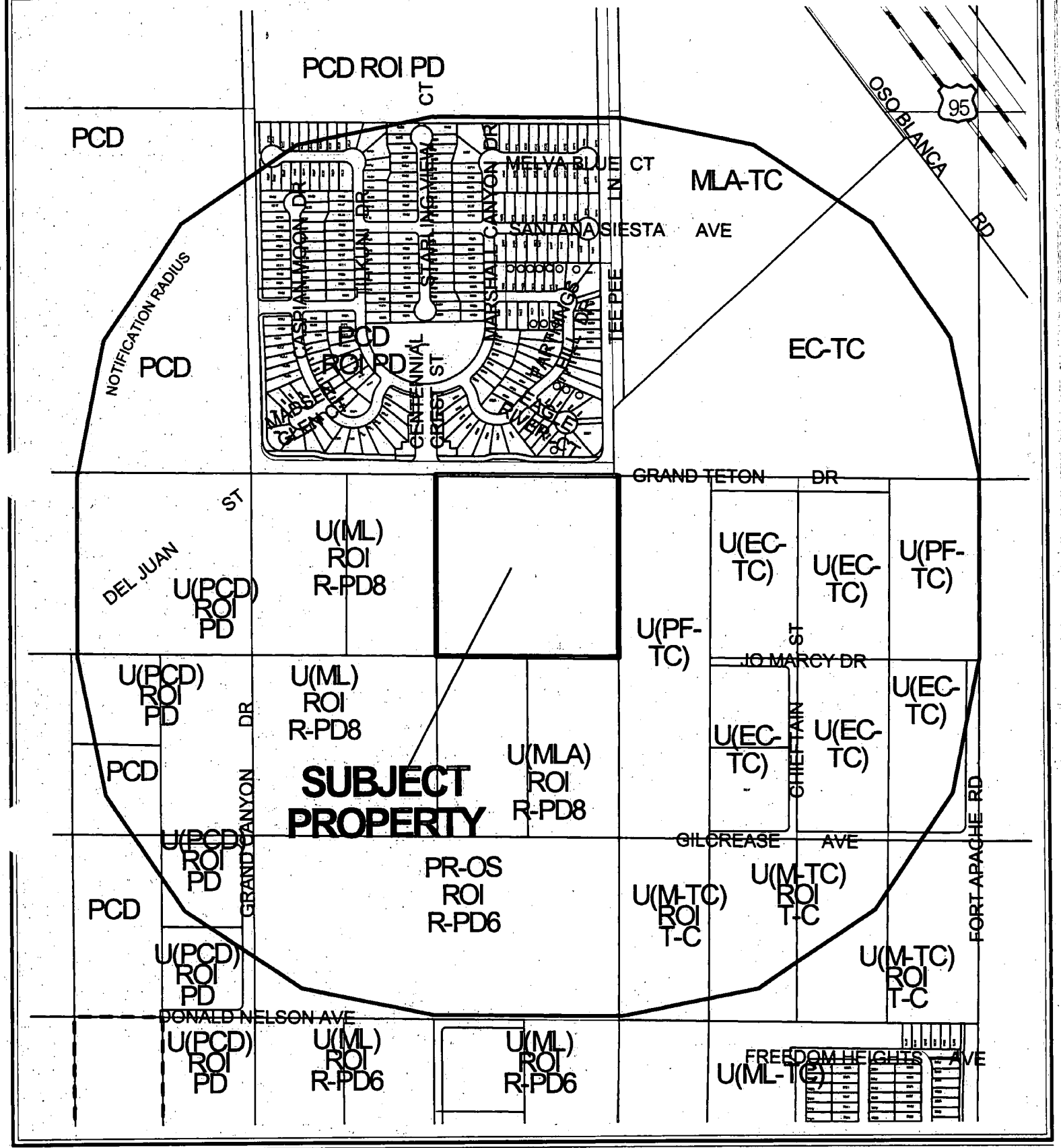
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
REESE – Motion to HOLD IN ABEYANCE Item 158 [ZON-2849], Item 159 [VAR-2855], and Item 160 [SDR-2850] to 11/19/2003, Item 122 [MSP-2881], Item 161 [ZON-2918], and Item 162 [EOT-2623] to 12/17/2003 and Item 153 [ZON-2457] and Item 154 [SDR-2458] to 1/7/2004 – UNANIMOUS with L.B. McDONALD abstaining on Item 122 [MSP-2881] because she serves as an outside director for Station Casinos and this Item will affect Santa Fe Station and BROWN excused

MINUTES:
COUNCILMAN MACK indicated there were site plan changes relating to Item 158 [ZON-2849], Item 159 [VAR-2855], and Item 160 [SDR-2850] and requested that these items be held in abeyance for two weeks until November 19, 2003 to allow him time to meet with the applicant.

There was no further discussion.

(1:08 – 1:13)



0 300 600 Feet

CASE: **VAR-2855**
RADIUS: 1320 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-2855 - MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2851) and Site Development Plan Review [SDR-2850].

2. This Variance 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow a 15-foot setback from single-family residential properties where the Residential Adjacency Standards of the Zoning Code require a 90-foot setback on 10.3 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane. Companion applications for a Rezoning (ZON-2849) from U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] to R-PD12 (Residential Planned Development - 12 Units per Acre) and a Site Development Plan Review (SDR-2850) to allow a 129-unit condominium development, and Waivers to perimeter landscaping requirements and five-foot driveway lengths, will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed site plan will include large backyards for the residents, thereby negating the need for landscape buffers, and that six-foot long driveways offer a better appearance to that side of the buildings.

BACKGROUND INFORMATION

A) Previous Actions

07/27/98 The City Council approved a petition (A-0003-99) to annex approximately 615 acres located at the southwest corner of Gilmore Avenue and Buffalo drive. The Planning Commission recommended approval on 03/25/99. The effective date of the application was 08/06/98.

12/20/00 The City Council approved a request for a Rezoning (Z-0093-00) of 89.3 acres immediately to the north of the subject site from R-E (Residence Estates) to PD (Planned Development) Zone located at the northeast corner of the intersection of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 11/16/00.

03/21/01 The City Council approved a request for a Site Development Plan Review [Z-0093-00(1)] for a proposed 266-lot single-family residential development and a 384-unit multi-family apartment complex on the northeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 02/08/01.

07/17/02 The City Council approved a request for Rezoning (Z-0032-02) of 10.26 acres immediately south of the subject site from U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units per Acre) located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane. The Planning Commission recommended approval on 06/13/02.

07/17/02 The City Council approved a request for Site Development Plan Review [Z-0032-02(1)] for an 80-lot single-family subdivision on 10.26 acres immediately south of the subject site from U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units per Acre) located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane. The Planning Commission recommended approval on 06/13/02.

02/05/03 The City Council approved a request for a Rezoning (ZON-1260) of 10.3 acres immediately west of the subject site from U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units Per Acre) adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 01/09/03.

02/05/03 The City Council approved a request for a Site Development Plan Review (SDR-1262) for a proposed 77-lot single-family detached development on 10.3 acres immediately west of the subject site, adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 01/09/03.

09/11/03 The Planning Commission abeyed this item and the two companion requests to its 10/09/03 meeting, to renotify these applications to reflect the revised site plan submitted by the applicant that now calls for 129 instead of 123 apartment units on the site.

10/09/03 The Planning Commission recommended denial of companion applications for a Rezoning (ZON-2849) from U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] to R-PD12 (Residential Planned Development - 12 Units per Acre), and a Site Development Plan Review (SDR-2850) to allow a 129-unit condominium development, and Waivers of the perimeter landscaping requirements and five-foot driveway lengths.

10/09/03 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #13).

B) Pre-Application Meeting

07/03/03 Discussion at the pre-application meeting centered on a number of design-related issues, including the type of apartment development proposed, the amount of parking required, residential adjacency requirements, the amount of required open space and the amount of perimeter buffering and landscaping required. There was a subsequent meeting on 07/29/03 to review progress on the site plan and provide further advice to the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.3

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	MLA (Medium-Low Attached Density Residential)
North:	PCD (Planned Community Development)
South:	MLA (Medium-Low Attached Density Residential)
East:	PF-TC (Public Facilities - Town Center)
West:	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation]
North:	R-E (Residence Estates) under Resolution of Intent to PD (Planned Development)
South:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre)
East:	U-TC (Undeveloped) Zone [TC (Town Center) General Plan Designation) and T-C (Town Center)
West:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre)

ANALYSIS

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

a) ***Proximity slope.*** The proposed buildings are slightly over 30 feet in height. This means that a 3:1 proximity slope would require these buildings to be about 90 feet from the west and south property lines. Although options include designing shorter buildings along these edges, or pushing the buildings to the center of the site and placing the open space along these edges, the applicant has elected to request this Variance to reduce the setback requirement from 90 feet to 15 feet. The subject deviation is 83%.

b) ***Building setback.*** There are no building setback issues as the 15-foot setbacks proposed for this site are greater than the required 10-foot rear yard setbacks of the adjacent R-PD projects to the west and south.

B) General Analysis and Discussion

The Zoning Code provides for Residential Adjacency Standards to ensure that single-family uses, or land designated to allow single-family and for-sale residential development, is protected from the potential negative impacts of adjacent large-scale development. Development should only be allowed to encroach into the required setback area when to not allow it would create a definable hardship to the development of the site.

In this case, a sufficient amount of open space, nearly a quarter of the site, has been planned integrally with the development. While a centrally located open space may be more appropriate for active uses, the site could be redesigned to spread this open space around the south and west sides of the property. This could be done with a trail through the area and small picnic or barbeque area placed in that area, allowing the area to function as active open space, while providing a setback from the adjacent residential areas, and with a minimum impact on the proposed unit yield on the subject site.

Alternately, a different product that has a lower roof height could be placed along these edge locations, thereby requiring a lesser setback, or fewer of the proposed units could be placed on the site. At over 12 units per acre, the site is proposed for development at a density significantly higher than the adjacent site to the west and south, which are directly affected by the Residential Adjacency issue. A reduction in the proposed number of units would be an appropriate solution to the issue and would remove the need for this Variance.

FINDINGS

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

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

Additionally, Title 19.18.070L 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to place 43 tri-plex units on the 10.3-acre site, which is regular in shape and contains no topographic constraints. Alternatives such as the use of a different design that uses lower building heights, or the placement of the units further from the sensitive single-family uses, or the placement of fewer units on the site, would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 51 by City Clerk

APPROVALS 0

PROTESTS 0

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-2855 APN: 125-18-501-015

Name of Property Owner: Maple Dev. LLC.

Name of Applicant: Land Development

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: Craig Brooksby manager

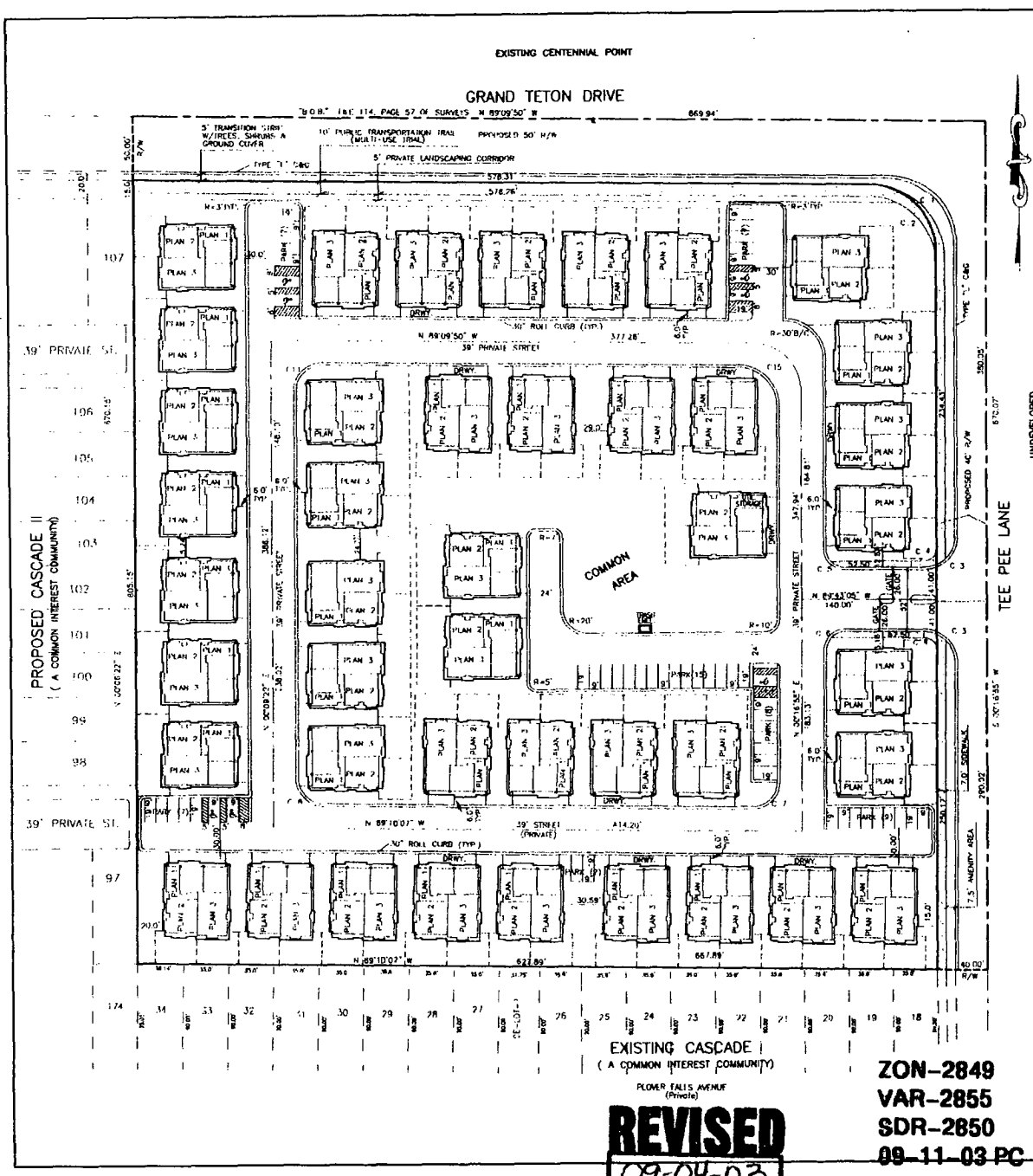
Subscribed and sworn before me

This 14 day of July, 2003

[signature]

Notary Public in and for said County and State

JESUS GUILLEN
Notary Public, State of Nevada
Appointment No. 00619921
My Appt. Expires Mar. 21, 2004



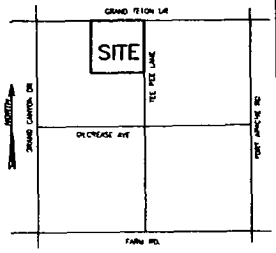
ZON-2849
VAR-2855
SDR-2850
09-11-03 PC

REVISED
09-04-03

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C 1	54.00'	84.30'	53.48'	89°26'45"
C 2	54.00'	84.30'	53.48'	89°26'45"
C 3	25.00'	39.27'	25.00'	90°00'00"
C 4	10.00'	15.71'	10.00'	90°00'00"
C 5	15.00'	23.56'	15.00'	90°00'00"
C 6	15.00'	23.56'	15.00'	90°00'00"
C 7	20.00'	31.61'	20.19'	90°32'58"
C 8	20.00'	31.18'	19.95'	89°16'29"
C 11	20.00'	31.87'	20.26'	90°43'48"
C 15	20.00'	31.22'	19.81'	89°28'45"

(SCALE)
1 inch = 40 ft



VICINITY MAP
NTS

SITE DATA

A.P.N. #125-18-501-003
GROSS AREA 448,220.78 S.F. = 10.2897 AC.
NET AREA 376,717.49 S.F. = 8.6482 AC.

EXISTING ZONING: U(MLA)
PROPOSED ZONING: R-PD12
10.2897 AC. X 12.49 = 128 UNITS ALLOWED
128 UNITS SHOWN FOR EXHIBIT PURPOSES ONLY.

COMMON AREA AND OPEN SPACE

COMMON AREA = 187,948.89 S.F. (4.31 AC.)

OPEN SPACE REQUIRED = 128/10.2897 = 12.4398 UNITS/AC.
12.44(1.65) = 20.53
0.2053 (448,220.78 S.F.) = 92,019.73 S.F. (2.11 AC.)

OPEN SPACE PROVIDED = 95,371.92 S.F. (2.19 AC.)

PARKING ANALYSIS

PARKING REQUIRED

42 - 2 BEDROOM UNITS = 42 UNITS
1.75 SPACES/ UNIT (42)= (73.5) =74 SPACES
VISITOR SPACES 1/6 UNITS = 7 SPACES
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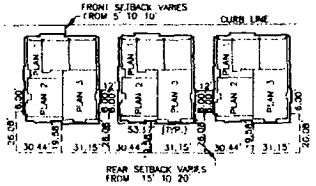
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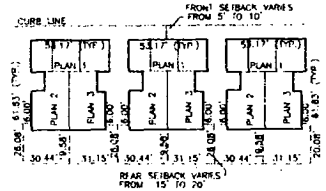
LEGEND:

	ZONE CHANGE BOUNDARY LINE
	PROPOSED PROPERTY LINES (BLDG. LINE)
R/W	RIGHT-OF-WAY
AC.	ACRES
S.F.	SQUARE FEET
APN	ASSESSORS PARCEL NUMBER
"B.O.B."	BASIS OF BEARING
	TYPICAL PARKING

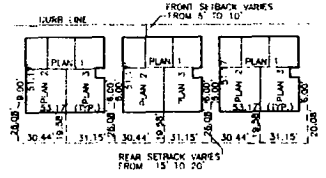
TYPICAL 3 UNIT BUILDING LAYOUT



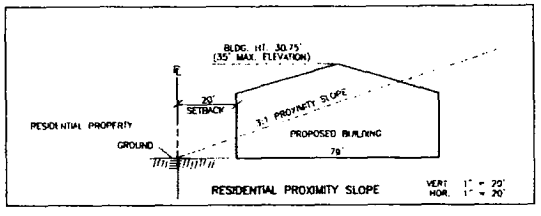
OPTION LAYOUT NO.1



OPTION LAYOUT NO.2



OPTION LAYOUT NO.3

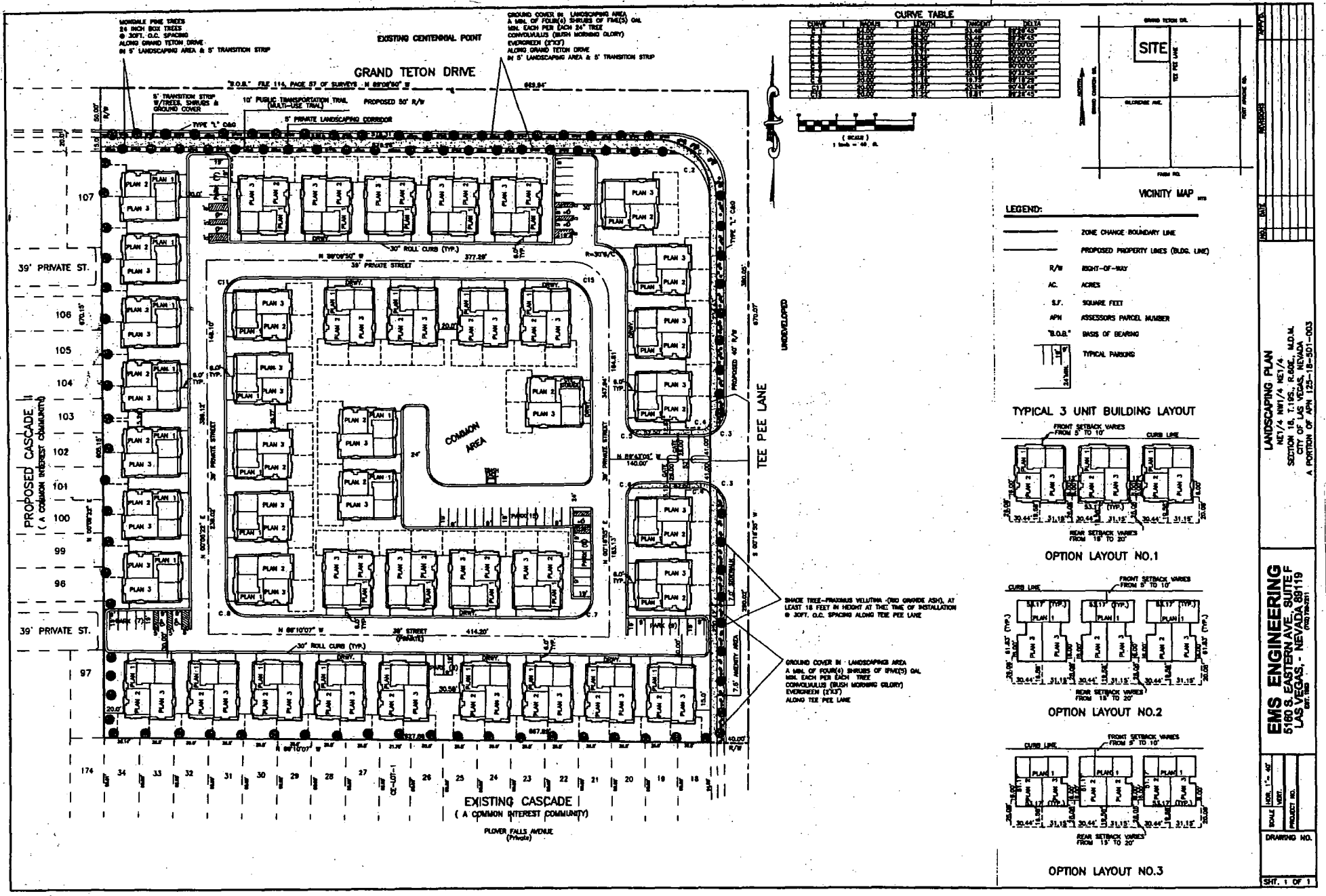


APP'D.
REVISIONS
NO. DATE

SITE PLAN
NE1/4 NW1/4 NE1/4
SECTION 18, T.19S., R.60E., M.D.M.
CITY OF LAS VEGAS, NEVADA
A PORTION OF APN 125-18-501-003

EMS ENGINEERING
5160 S. EASTERN AVE., SUITE F
LAS VEGAS, - NEVADA 89119
EST. 1990
(702) 736-7211

SCALE HOR. 1" = 40'
VERT.
PROJECT NO.
DRAWING NO.
SHT. 1 OF 1



LANDSCAPING PLAN
NE1/4 NW1/4 NE1/4,
SECTION 18, T.19S., R.60E., M.D.M.
CITY OF LAS VEGAS, NEVADA
A PORTION OF APN 125-18-501-003

EMS ENGINEERING
5160 S. EASTERN AVE. SUITE F
LAS VEGAS, - NEVADA 89119
(702) 795-3311

SCALE: HOR. 1"=40'
VERT.
PROJECT NO.
DRAWING NO.
SHT. 1 OF 1

ZON-2849
VAR-2855
SDR-2850
10-09-03 PC

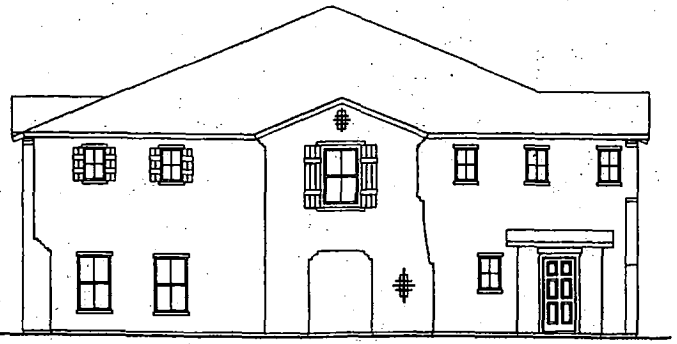
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9-26-03



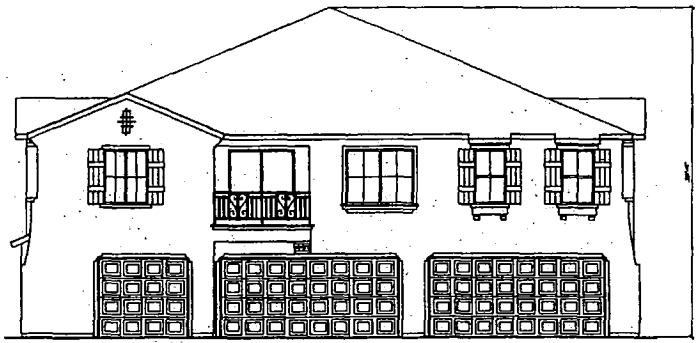
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REAR ELEVATION



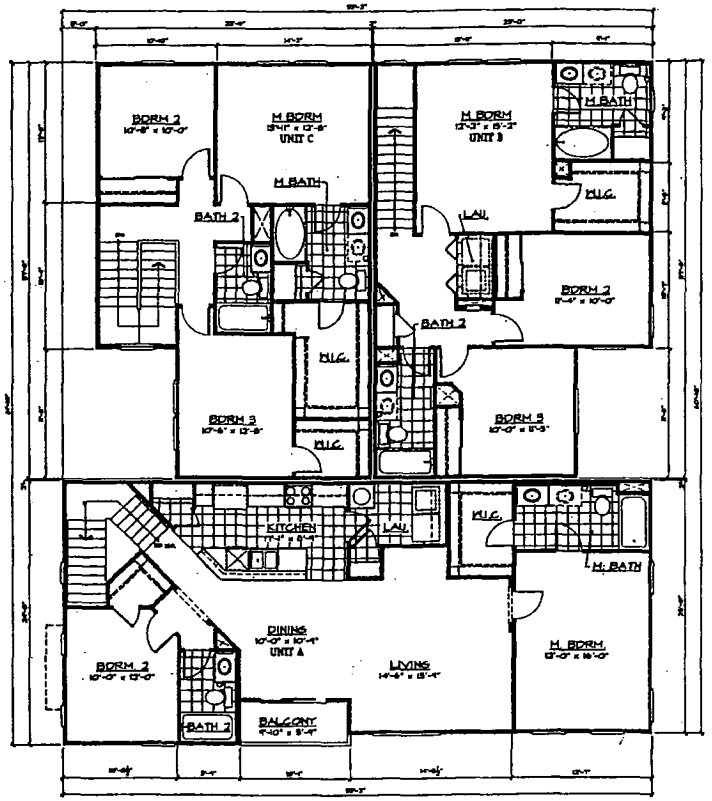
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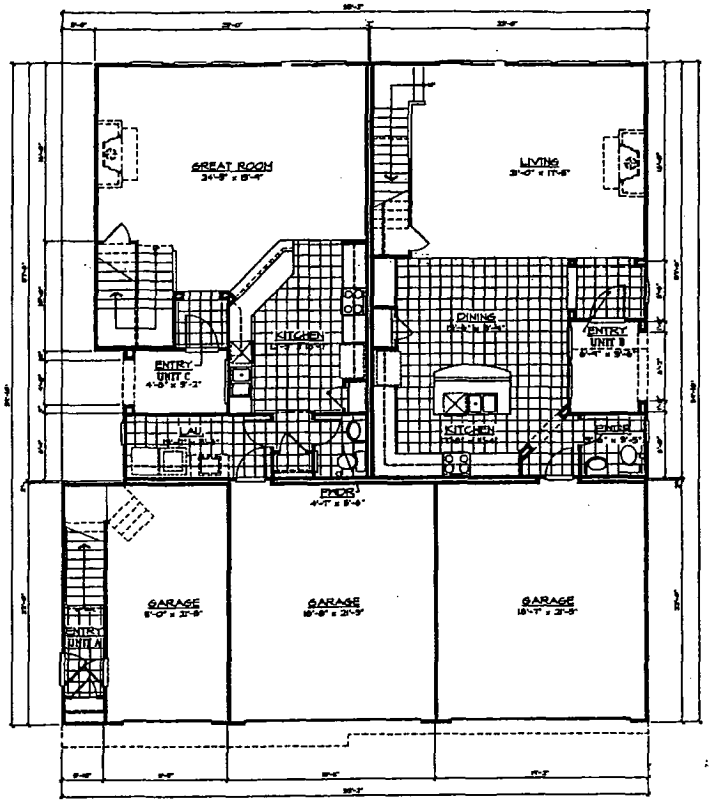
FRONT ELEVATION

ZON-2849
VAR-2855
SDR-2850
09-11-03 PC

REVISED
8-11-03



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGE UNIT A		
FIRST FLOOR AREA		SQ.FT.
SECOND FLOOR AREA		SQ.FT.
TOTAL AREA		SQ.FT.

SQUARE FOOTAGE UNIT B		
FIRST FLOOR AREA		SQ.FT.
SECOND FLOOR AREA		SQ.FT.
TOTAL AREA		SQ.FT.

SQUARE FOOTAGE UNIT C		
FIRST FLOOR AREA		SQ.FT.
SECOND FLOOR AREA		SQ.FT.
TOTAL AREA		SQ.FT.

ZON-2849
VAR-2855
SDR-2850

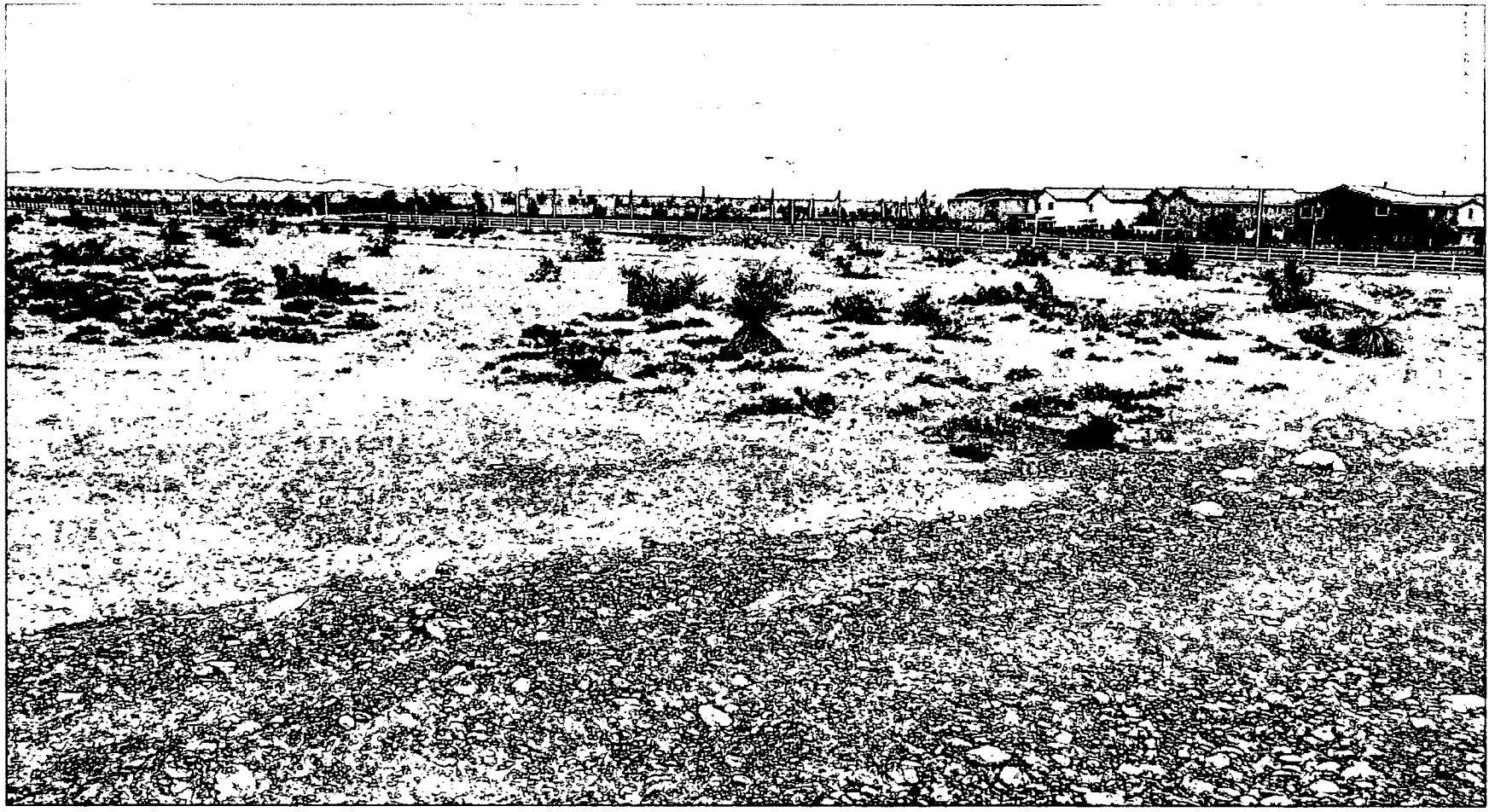
09-11-03 PC

REVISED
8-11-03



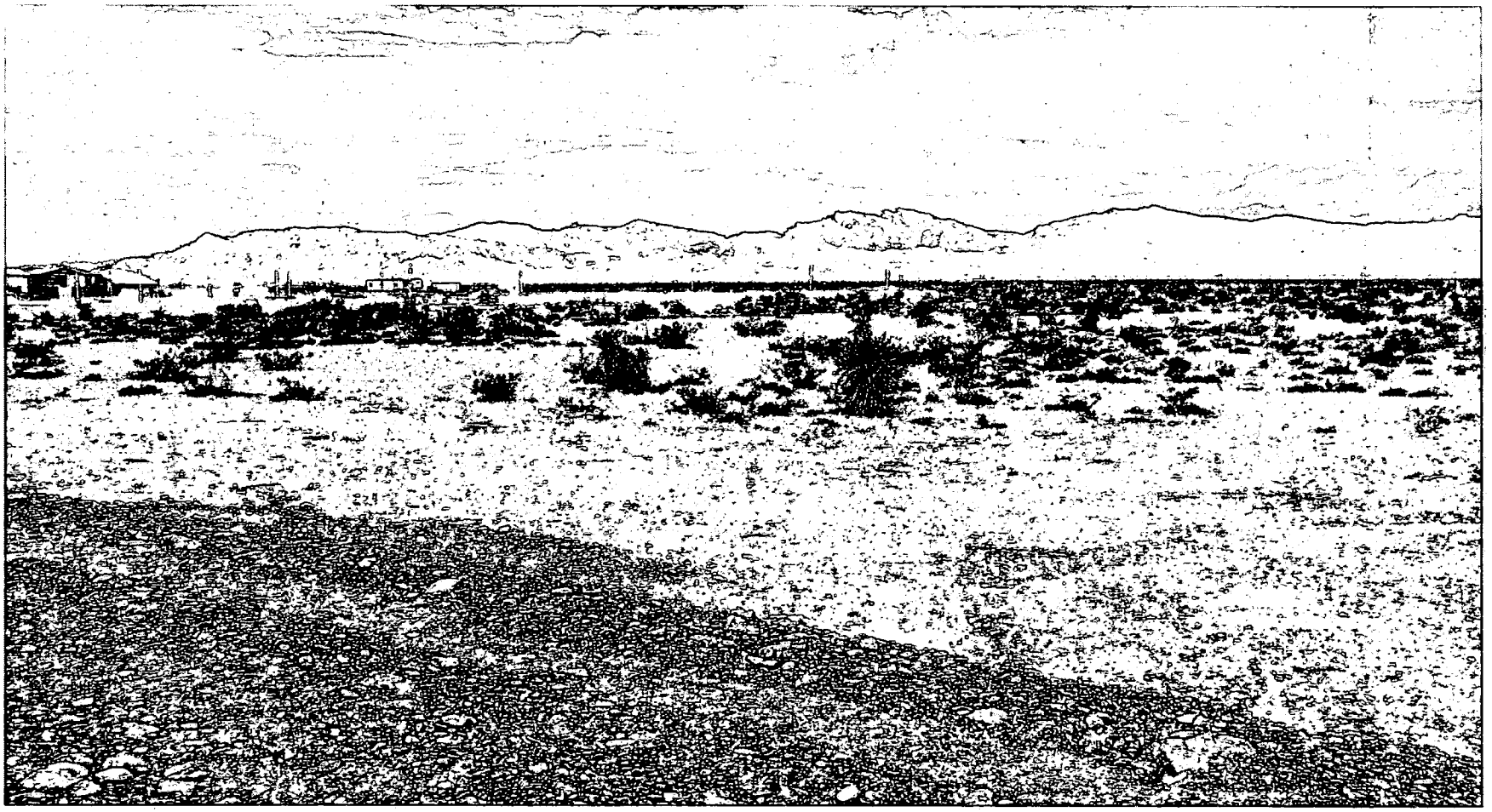
VAR-2855 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 660 FEET EAST OF GRAND CANYON DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

8/22/03



VAR-2855 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 660 FEET EAST OF GRAND CANYON DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

8/22/03



VAR-2855 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 660 FEET EAST OF GRAND CANYON DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

8/22/03

City of Las Vegas

Agenda Item No. 160

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-2849 AND VAR-2855 - PUBLIC HEARING - **SDR-2850 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of the perimeter landscaping requirements FOR A PROPOSED 129-UNIT CONDOMINIUM DEVELOPMENT on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack). The Planning Commission (7-0 vote) and staff recommend DENIAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend DENIAL.

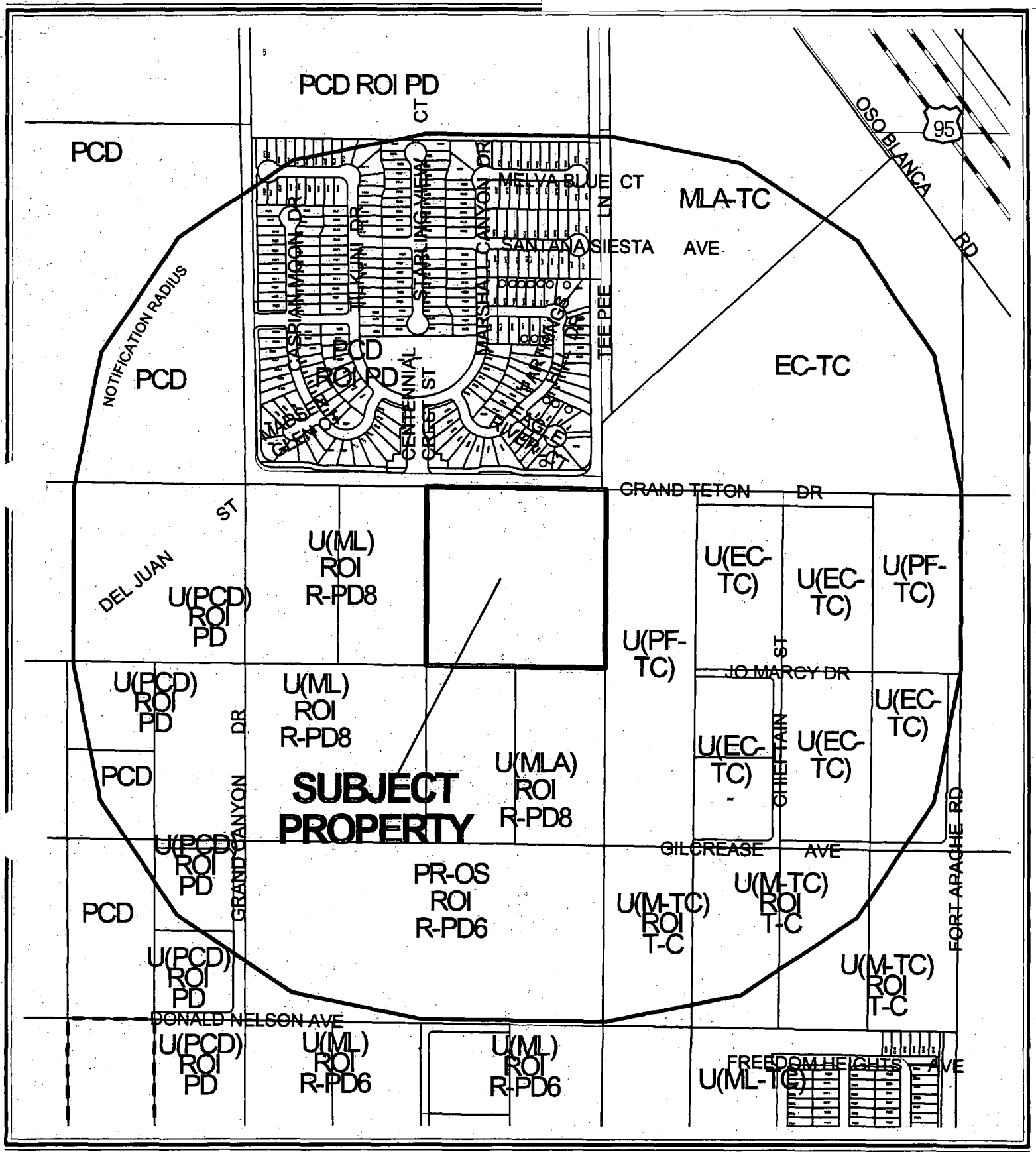
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:
REESE – Motion to HOLD IN ABEYANCE Item 158 [ZON-2849], Item 159 [VAR-2855], and Item 160 [SDR-2850] to 11/19/2003, Item 122 [MSP-2881], Item 161 [ZON-2918], and Item 162 [EOT-2623] to 12/17/2003 and Item 153 [ZON-2457] and Item 154 [SDR-2458] to 1/7/2004 – UNANIMOUS with L.B. McDONALD abstaining on Item 122 [MSP-2881] because she serves as an outside director for Station Casinos and this Item will affect Santa Fe Station with BROWN excused

MINUTES:
COUNCILMAN MACK indicated there were site plan changes relating to Item 158 [ZON-2849], Item 159 [VAR-2855], and Item 160 [SDR-2850] and requested that these items be held in abeyance for two weeks until November 19, 2003 to allow him time to meet with the applicant.

There was no further discussion.

(1:08 – 1:13)



0 300 600 Feet

CASE: **SDR-2850**
RADIUS: 1320 FT
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-2850 - MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A Rezoning [ZON-2849] to an R-PD12 (Residential Planned Development - 12 Units per Acre) Zoning District and a Variance (VAR-2855) to reduce residential adjacency standards to 15 feet where 90 feet is required, 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, including site plan revisions to show a minimum of 257 parking spaces for the project and to show the location of trash enclosures on the site.

4. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.

5. The 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 minimum 24-inch box trees, and of a type approved pursuant to the Town Center Development Standards Manual for trees along Tee Pee Lane, planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

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

10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

Public Works

13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed 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. Gated entry drives shall measure 51 feet from face of curb to face of curb, which is 52 feet back-of-curb to back-of-curb.

14. Site development to comply with all applicable conditions of approval for ZON-2849 and all other subsequent site-related actions.

15. 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 public 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.

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review to allow a 129-unit condominium development, and waivers of the perimeter landscaping requirements and five-foot maximum driveway lengths for short driveways on 10.3 acres adjacent to the southwest corner of Grand Teton Drive and Tee Pee Lane. Companion applications for a Rezoning (ZON-2849) from U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] to R-PD12 (Residential Planned Development - 12 Units per Acre) and a Variance (VAR-2855) to allow a 15-foot setback from single-family residential properties where Residential Adjacency Standards of the Code require a 90-foot setback, will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed site plan is within the density range allowed by the current land use designation of MLA (Medium-Low Attached Density Residential) and the proposed R-PD12 zoning that is the subject of the companion rezoning request, and is consistent with surrounding development.

BACKGROUND INFORMATION

A) Previous Actions

07/27/98 The City Council approved a petition (A-0003-99) to annex approximately 615 acres located at the southwest corner of Gilmore Avenue and Buffalo drive. The Planning Commission recommended approval on 03/25/99. The effective date of the application was 08/06/98.

12/20/00 The City Council approved a request for a Rezoning (Z-0093-00) of 89.3 acres immediately to the north of the subject site from R-E (Residence Estates) to PD (Planned Development) Zone located at the northeast corner of the intersection of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 11/16/00.

03/21/01 The City Council approved a request for a Site Development Plan Review [Z-0093-00(1)] for a proposed 266-lot single-family residential development and a 384-unit multi-family apartment complex on the northeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 02/08/01.

07/17/02 The City Council approved a request for Rezoning (Z-0032-02) of 10.26 acres immediately south of the subject site from U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units per Acre) located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane. The Planning Commission recommended approval on 06/13/02.

07/17/02 The City Council approved a request for Site Development Plan Review [Z-0032-02(1)] for an 80-lot single-family subdivision on 10.26 acres immediately south of the subject site from U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units per Acre) located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane. The Planning Commission recommended approval on 06/13/02.

02/05/03 The City Council approved a request for a Rezoning (ZON-1260) of 10.3 acres immediately west of the subject site from U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] to R-PD8 (Residential Planned Development - 8 Units Per Acre) adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 01/09/03.

02/05/03 The City Council approved a request for a Site Development Plan Review (SDR-1262) for a proposed 77-lot single-family detached development on 10.3 acres immediately west of the subject site, adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission recommended approval on 01/09/03.

09/11/03 The Planning Commission abeyed this item and the two companion requests to its 10/09/03 meeting, to renotify these applications to reflect the revised site plan submitted by the applicant that now calls for 129 instead of 123 apartment units on the site.

10/09/03 The Planning Commission recommended denial of companion applications for a Rezoning (ZON-2849) from U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] to R-PD12 (Residential Planned Development - 12 Units per Acre), and a Variance (VAR-2855) to allow a 15-foot setback from single-family residential properties where Residential Adjacency Standards of the Code require a 90-foot setback.

10/09/03 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #14).

B) Pre-Application Meeting

07/03/03 Discussion at the pre-application meeting centered on a number of design-related issues, including the type of apartment development proposed, the amount of

parking required, residential adjacency requirements, the amount of required open space and the amount of perimeter buffering and landscaping required. There was a subsequent meeting on 07/29/03 to review progress on the site plan and provide further advice to the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.3

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	MLA (Medium-Low Attached Density Residential)
North:	PCD (Planned Community Development)
South:	MLA (Medium-Low Attached Density Residential)
East:	PF-TC (Public Facilities - Town Center)
West:	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation]
North:	R-E (Residence Estates) under Resolution of Intent to PD (Planned Development)
South:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre)
East:	U-TC (Undeveloped) Zone [TC (Town Center) General Plan Designation) and T-C (Town Center)
West:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre)

E) General Plan Compliance

This site is designated MLA (Medium-Low Attached Density Residential) within the Centennial Hills Sector Plan of the General Plan. The MLA (Medium-Low Attached Density Residential) designation allows densities from 8.1 to 12 dwelling units per acre. At 12.49 units per acre, the density of the proposed site plan conforms to both the MLA land use designation and to the proposed R-PD12 (Residential Planned Development - 12 Units per Acre) zoning district. The Plan states that in areas designated as MLA, development should include "...a variety of multi-family units such as plexes, townhouses, condominiums, and low density apartments."

SPECIAL DISTRICT/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

There is a Multi-Use Transportation Trail identified along the south side of Grand Teton Drive, on the north edge of the subject site. The developer will be required to construct this trail. The Equestrian Trail that is also identified along Grand Teton Drive is located on the north side of the road and does not affect this site.

A Multi-Use Transportation Trail is also shown along Tee Pee Lane, which is the east boundary of the site. As Tee Pee Lane forms the western boundary of the Centennial Hills Town Center, Town Center trails standards are required to be met on both sides of Tee Pee Lane. In this area, Tee Pee Lane is identified as a Town Center (80-foot) Collector, which requires a seven-foot sidewalk with a five-foot amenity zone on either side of the street. This sidewalk fulfills the trails function within Town Center areas.

There are no other special area plans, overlay districts or study areas that affect the subject site.

PROJECT DESCRIPTION

The project consists of 129 condominium units in 43 buildings distributed across the 10.3-acre site. Each building is to contain three units; two three-bedroom, two-story units and one two-bedroom unit, located on the second floor. Each three-bedroom unit has a two-car garage and the two-bedroom unit has a single-car garage within the building. Each garage has direct internal access to its respective unit. All five garage spaces in each building are in a row along the side of the building facing the internal roadway for the development. This parking arrangement does not contain sufficient parking to meet Code requirements for the two-bedroom units or for overall guest parking requirements. The applicant has indicated an additional number of surface spaces on the site plan to ensure that the overall project will meet Code requirements.

The three-bedroom units each have a small outdoor fenced patio area, while the two-bedroom unit has a small balcony area. The project contains a central open space area that is of sufficient size to meet R-PD open space requirements. Access to the site will be via a single gated entry to Tee Pee Lane on the east side of the project. A private 39-foot wide private street loop will service the development internally.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Development Standards within an R-PD District are established by the Site Development Plan. The following table shows the setbacks and standards proposed under the Site Development Plan for this site:

Standards	Proposed
Min. Setbacks • All sides of the development	20 Feet
Max. Building Height	2 Stories / 30.75 feet
Trash Enclosure	Not indicated

Although the density of the proposed development is similar to the approved MLA land use density to the south it is greater than the approved density on that site, which is 8.49 units per acre under R-PD8 zoning. Similarly, it is greater than both the approved ML (Medium-Low) land use density and the approved R-PD8 (Residential Planned Development-8 units per acre) zoning to the west of the site. Both of these adjacent sites have approved single-family developments on the sites. The project is also denser than the single-family project to the north of the site across Grand Teton Drive. The 15-foot setbacks to the adjacent site to the west and south are insufficient to ensure that these sites are not negatively impacted by the proposed development.

A2) Residential Adjacency Standards

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

a) ***Proximity slope.*** The proposed buildings are slightly over 30 feet in height. This means that a 3:1 proximity slope would require these buildings to be about 90 feet from the west and south property lines. Although options include designing shorter buildings along these edges, or pushing the buildings to the center of the site and placing the open space along these edges, the applicant has elected to request a companion Variance (VAR-2855) to reduce the setback requirement from 90 feet to 15 feet.

b) ***Building setback.*** There are no building setback issues as the 15-foot setbacks proposed for the south and west edges of this site are greater than the required 10-foot rear yard setbacks of the adjacent R-PD projects to the west and south.

A3) Parking and Traffic Standards

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

Uses	Units	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
3-bdrm.apts.	86	2 spaces/unit	172 spaces	N/A	53	
2-bdrm. apts.	43	1.75 spaces/ unit	76 spaces			
Guest pkg.		1 space/6 units	22 spaces			
Totals			270 spaces		268 spaces	7 spaces

The proposed project does not meet the parking requirements of the Zoning Code as currently designed; however, if this application is recommended for approval, a condition of approval will require the site plan to be revised to show an additional two spaces to meet the requirements of the Code.

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	
Perimeter Landscaping	1 - 24" box tree/30 linear feet of gross perimeter frontage plus one tree	44 Trees (1290 feet)	45 Trees
• Min. Zone Width			
Along Tee Pee Lane	10 Feet		None
Along Grand Teton Dr.	15 Feet		None
Along south and west boundaries	6 Feet		None
• Wall height	8 Feet		Not indicated

This project contains the required number and type of trees in order to meet the approved standards along the Tee Pee Lane frontage of the site. The Town Center Development Standards Manual calls for shade trees along Town Center Residential Collectors. According to section D.2.B of the Manual, such trees must be Rio Grande Ash, at least 18 feet in height at the time of planting.

The project fails to meet the minimum buffer area requirements of the Code. The applicant has requested a Waiver of these buffer requirements as part of this Site Development Plan Review.

In R-PD Districts, pursuant to Title 19.06.040, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
10.3 acres	12.5 u.p.a.	1.65	20.6 %	2.12 acres (92,347 s.f.)	21.2%	2.19 acres (95,371 s.f.) does not include patio areas

The proposal meets the requirement for Open Space in the Zoning Code.

B) General Analysis and Discussion

- Zoning

The site is proposed to be rezoned through companion request (ZON-2849) to the R-PD12 (Residential Planned Development - 12 Units per Acre) zoning district, which allows up to 12.49 units per acre. This zoning district would be in conformance with the density provisions of the MLA (Medium-Low Attached Density Residential) land use designation of the site; however, the lack of compliance with Residential Adjacency Standards and its failure to comply with perimeter buffering requirements result in a recommendation of denial.

- Site Plan

The project consists of 129 condominium units in 43 buildings distributed across the 10.3-acre site. Each building is to contain three units; two three-bedroom, two-story units and one two-bedroom unit, located on the second floor. The site plan as proposed does not contain sufficient parking to meet Code requirements for the two-bedroom units or for overall guest parking requirements. The applicant has provided an additional number of surface spaces on the site plan to ensure that the overall project will meet Code requirements.

The project contains a central open space area that is of sufficient size to meet R-PD open space requirements. Access to the site will be via a single gated entry to Tee Pee Lane on the east side of the project. A private 39-foot wide private street loop will service the development internally.

The Department of Public Works notes that this site as proposed is not in compliance with Title 18 Subdivision Ordinance. The applicant has obtained an approval of deviations from the City Engineer for the geometric design of the street curvature at the 90-degree turns.

- Waivers

The applicant has requested Waivers of the following requirements:

- Ten-foot landscaping buffer on the east side of the project;
- Fifteen-foot landscaping buffer on the north side of the project;
- Six-foot landscaping buffers along the west and south sides of the project; and
- To increase short driveway lengths, which cannot be longer than five feet, to ten feet.

The reasons for these Waivers are to allow the applicant to more completely develop the site. As the hardship to grant the Waiver is self-imposed and financial in nature, and results from a proposal to overbuild the site, the Waiver requests cannot be supported.

- Landscape Plan

The revised landscape plan indicates the placement of 40 24"-box Mondale Pine trees around the Grand Teton Drive frontage of the site, which meets the standard for this area. Along the Tee Pee Lane frontage of the site, the Town Center Development Standards Manual calls for shade trees along such Town Center Residential Collectors. According to section D.2.B of the Manual, such trees must be Rio Grande Ash, at least 18 feet in height at the time of planting. The landscaping plan shows 18 Rio Grande Ash trees with a minimum planted height of 18 feet in this location, which meets the standard for this area. The landscape plan also identifies a minimum of four five-gallon Morning Glory shrubs to be planted with each tree.

The applicant has also depicted 39 Mondale Pines to be planted along the south and west boundaries of the site. While this would meet perimeter landscaping requirements for these interior property boundaries, the site plan does not meet perimeter buffering requirements, as private patio areas occupy nearly all of the area needed for perimeter buffering.

- Elevation

The elevations depict a two-story triplex building with a stucco exterior and a 4:12 pitch concrete tile roof. No other information on exterior details was provided with the application. The building is designed to have the second floor project slightly out from the first. Some banding and other architectural details around the entrances and second floor balcony are also illustrated. Forty-three of these buildings are proposed for this development.

- Floor Plan

  The floor plans as submitted contain some design irregularities regarding access to second floor bathrooms and bedrooms, and stairwell locations, that need to be addressed and corrected.

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 density of the intended use of the site for a 129-unit residential condominium development is compatible with future land use designation on the site to the south; however, the approved zoning on the site to the south, and the future land use and zoning on the site to the west, as well as the development to the north, are substantially below the density proposed for this site. Also, the design of the project contains residential adjacency standard deficiencies that would be incompatible with these adjacent planned single-family residential developments.

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 Centennial Hills Sector Plan designates this site as MLA (Medium-Low Attached Density Residential). The allowable density range for lands so designated is up to 12 units per acre. The proposed zoning change to the R-PD12 (Residential Planned Development - 12 Units per Acre), which allows up to 12.49 units per acre, is in conformance with the MLA (Medium-Low Attached Density Residential) land use designation.

   Although the proposed development is consistent with the density and land use provisions of the General Plan, the deficiencies with respect to the Residential Adjacency Standards of Title 19 and the waiver of the perimeter buffer standards mean that the application is not consistent with Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, particularly with single-family development directly adjacent on two sides and across the street on a third side of the site.

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

The subject site is proposed to have a single gated access point to Tee Pee Lane, designated as a Town Center Residential (80-foot) Collector on Map 4 of the Town Center Development Standards Manual. This access will be adequate to meet the requirements of the proposed zoning district.

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

The building and landscape materials are appropriate for this type of development, provided that the perimeter landscaping along Tee Pee Lane is adjusted to comply with town Center species requirements.

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 design of the project contains residential adjacency standard deficiencies that would be incompatible with adjacent planned single-family residential developments.

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, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 33 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-2850 APN: 125-VB-501-015

Name of Property Owner: Maple Dev. L.L.C.

Name of Applicant: Land Development

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: _____

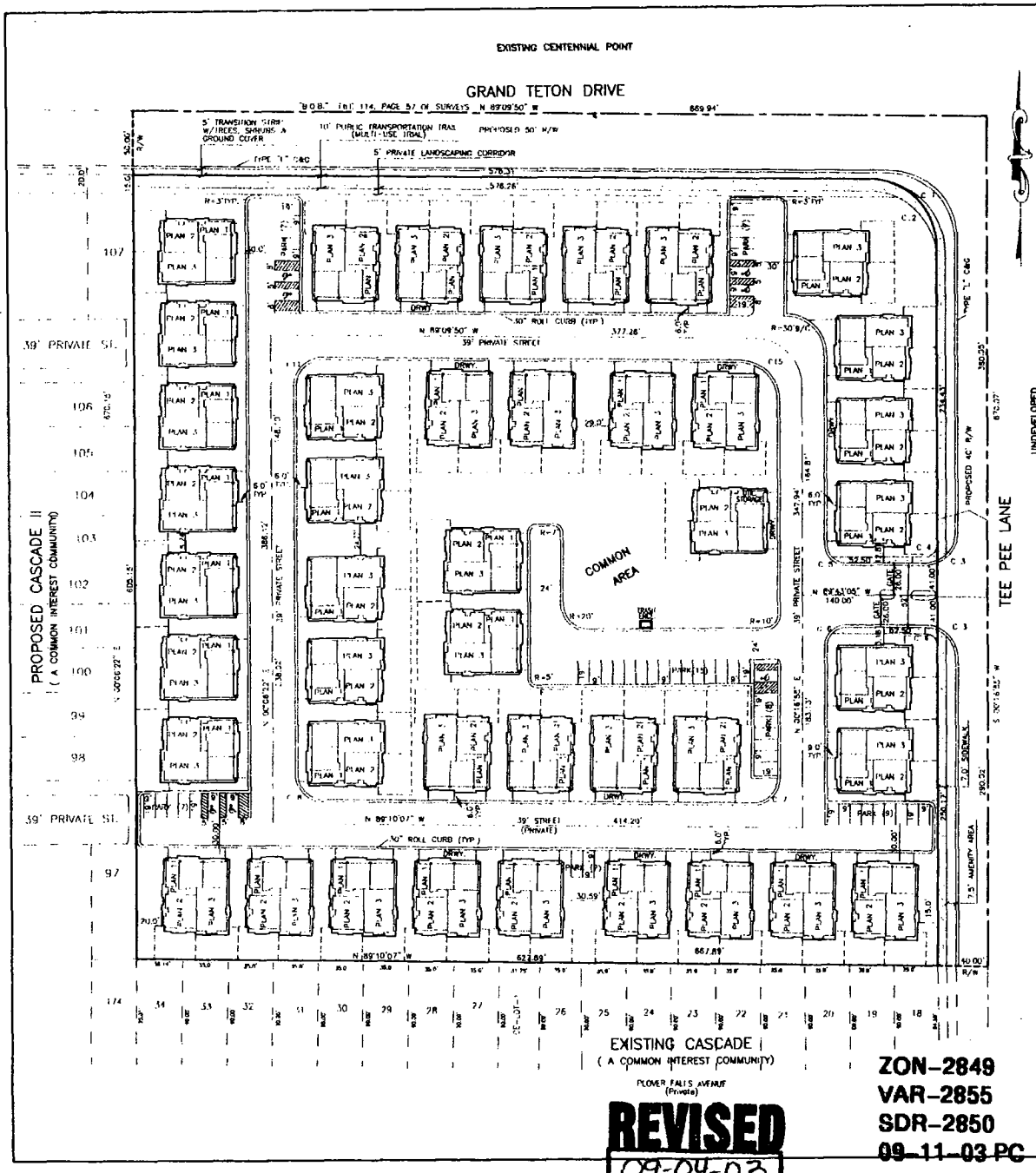
Signature of Property Owner/Authorized Agent: Craig Brooksby

Print Name: Craig Brooksby manager

Subscribed and sworn before me

This 14 day of July, 2003

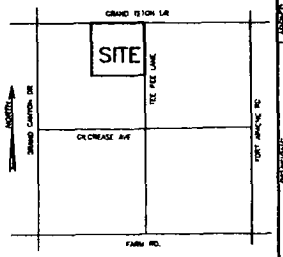
Notary Public in and for said County and State



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	54.00'	84.30'	53.48'	89°26'45"
C2	54.00'	84.30'	53.48'	89°26'45"
C3	25.00'	39.27'	25.00'	90°00'00"
C4	10.00'	15.71'	10.00'	90°00'00"
C5	15.00'	23.56'	15.00'	90°00'00"
C6	15.00'	23.56'	15.00'	90°00'00"
C7	20.00'	31.81'	20.19'	90°43.48"
C8	20.00'	31.18'	19.75'	89°18.29"
C11	20.00'	31.87'	20.28'	90°43.48"
C15	20.00'	31.22'	19.81'	89°26'45"

(SCALE)
1 inch = 40 ft.



VICINITY MAP N/S

SITE DATA

A.P.N. #125-18-501-003
GROSS AREA 448,220.78 S.F. = 10.2897 AC.
NET AREA 376,717.46 S.F. = 8.6482 AC.

EXISTING ZONING: U(MLA)
PROPOSED ZONING: R-PD12
10.2897 AC. X 12.49 = 128 UNITS ALLOWED
128 UNITS SHOWN FOR EXHIBIT PURPOSES ONLY.

COMMON AREA AND OPEN SPACE

COMMON AREA = 167,948.89 S.F. (4.31 AC.)

OPEN SPACE REQUIRED = 128/10.2897 = 12.4398 UNITS/AC.
12.44(1.65) = 20.53
0.2053 (448,220.78 S.F.) = 97,019.73 S.F. (2.11 AC.)

OPEN SPACE PROVIDED = 95,571.92 S.F. (2.19 AC.)

PARKING ANALYSIS

PARKING REQUIRED

42 - 2 BEDROOM UNITS = 42 UNITS
1.75 SPACES/ UNIT (42)= (73.5) =74 SPACES
VISITOR SPACES 1/6 UNITS = 7 SPACES
86 - 3 BEDROOM UNITS
2.00 SPACES/ UNIT = (86)(2) = 172 SPACES
VISITOR SPACES 1/6 UNITS = (14.33) =15 SPACES
TOTAL SPACES REQUIRED = 268 SPACES

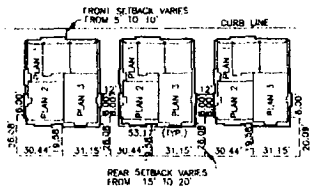
PARKING PROVIDED

42 BLDGS. W/ 5 CAR GARAGES	= 210 SPACES
1 BLDG W/ 4 CAR GARAGES	= 4 SPACES
ADDITIONAL REGULAR SPACES	= 48 SPACES
HANDICAP SPACES	= 7 SPACES
TOTAL PARKING PROVIDED	= 269 SPACES

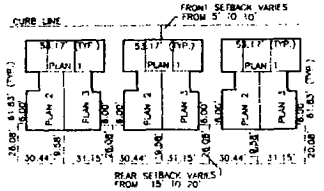
LEGEND:

	ZONE CHANGE BOUNDARY LINE
	PROPOSED PROPERTY LINES (BLDG LINE)
R/W	RIGHT-OF-WAY
AC.	ACRES
S.F.	SQUARE FEET
APN	ASSESSORS PARCEL NUMBER
"B.O.B."	BASIS OF BEARING
9'	TYPICAL PARKING
24' MIN	

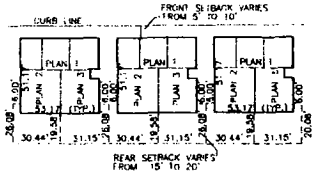
TYPICAL 3 UNIT BUILDING LAYOUT



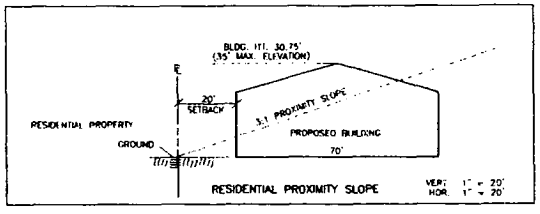
OPTION LAYOUT NO.1



OPTION LAYOUT NO.2



OPTION LAYOUT NO.3



RESIDENTIAL PROXIMITY SLOPE VERT. 1" = 20'
HOR. 1" = 20'

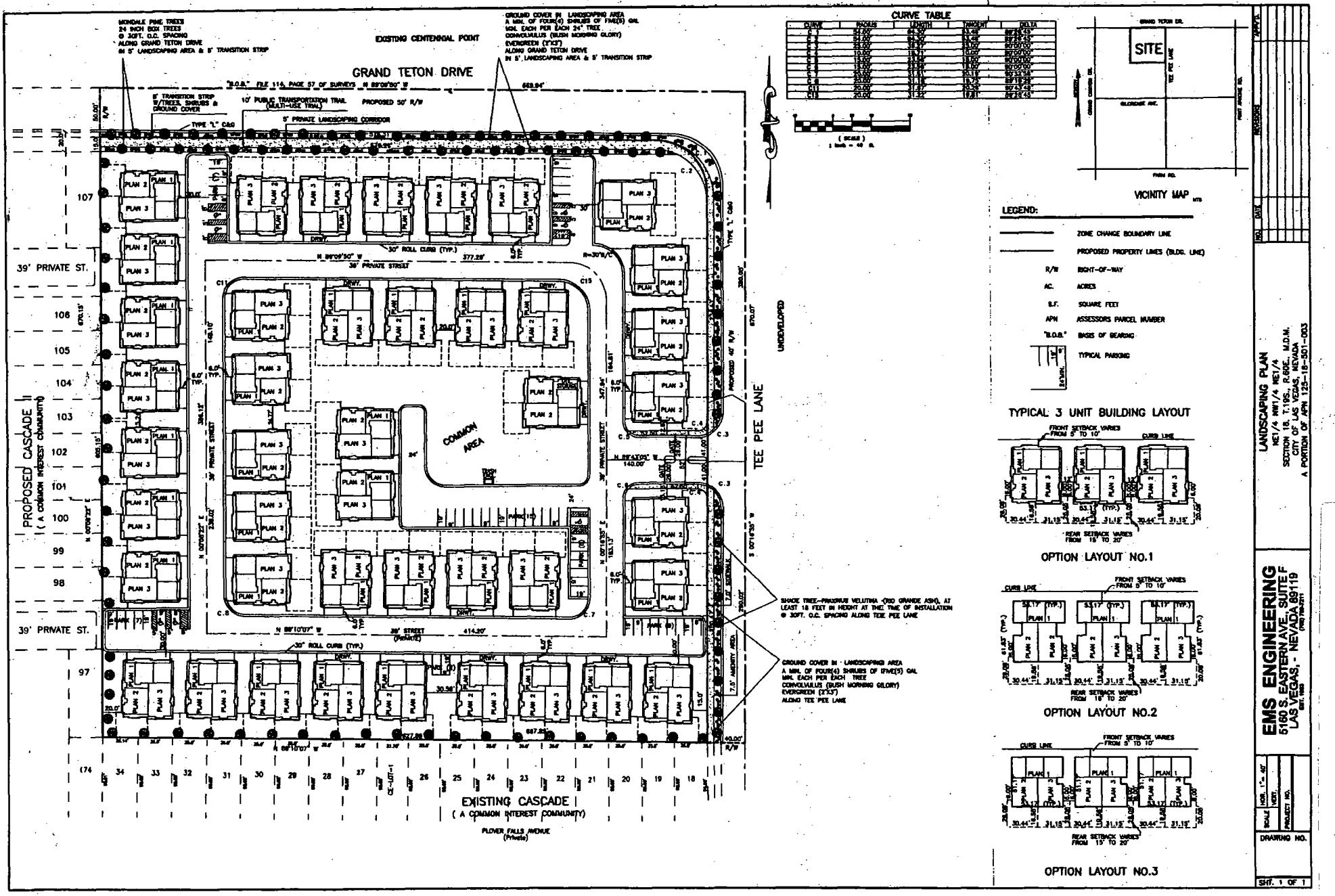
NO.	DATE	REVISIONS	APP'D

SITE PLAN
NE1/4 NW1/4 NE1/4
SECTION 18, T.19S., R.60E., M.D.M.
CITY OF LAS VEGAS, NEVADA
A PORTION OF APN 125-18-501-003

EMS ENGINEERING
5160 S. EASTERN AVE., SUITE F
LAS VEGAS, - NEVADA 89119
(702) 736-7711
EST. 1982

SCALE HOR. 1" = 40'
VERT.
PROJECT NO.
DRAWING NO.
SHT. 1 OF 1

CITY COUNCIL MEETING OF NOVEMBER 5, 2003 PAGE 1893



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	25.00'	39.27'	25.00'	90°00'00"
C2	25.00'	39.27'	25.00'	90°00'00"
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C7	10.00'	15.71'	10.00'	90°00'00"
C8	10.00'	15.71'	10.00'	90°00'00"
C9	25.00'	39.27'	25.00'	90°00'00"
C10	25.00'	39.27'	25.00'	90°00'00"
C11	25.00'	39.27'	25.00'	90°00'00"
C12	25.00'	39.27'	25.00'	90°00'00"
C13	20.00'	31.42'	20.00'	90°00'00"
C14	20.00'	31.42'	20.00'	90°00'00"
C15	20.00'	31.42'	20.00'	90°00'00"
C16	20.00'	31.42'	20.00'	90°00'00"
C17	20.00'	31.42'	20.00'	90°00'00"
C18	20.00'	31.42'	20.00'	90°00'00"
C19	20.00'	31.42'	20.00'	90°00'00"
C20	20.00'	31.42'	20.00'	90°00'00"

(SCALE)
1 Inch = 40 ft.

VICINITY MAP

LEGEND:

	ZONE CHANGE BOUNDARY LINE
	PROPOSED PROPERTY LINES (BLDG. LINE)
R/W	RIGHT-OF-WAY
AC.	ACRES
S.F.	SQUARE FEET
APN	ASSESSORS PARCEL NUMBER
"B.O.B."	BASIS OF BEARING
	TYPICAL PARKING

TYPICAL 3 UNIT BUILDING LAYOUT

OPTION LAYOUT NO.1

OPTION LAYOUT NO.2

OPTION LAYOUT NO.3

LANDSCAPING PLAN
NE1/4 NW1/4 NE1/4
SECTION 18, T.19S., R.60E., M.D.M.
CITY OF LAS VEGAS, NEVADA
A PORTION OF APN: 125-18-501-003

EMS ENGINEERING
5160 S. EASTERN AVE., SUITE F
LAS VEGAS, - NEVADA 89119
(702) 736-2211
est. 1993

HOR. 1"= 40'
VERT.
PROJECT NO.
DRAWING NO.
SHT. 1 OF 1

ZON-2849
VAR-2855
SDR-2850
10-09-03 PC

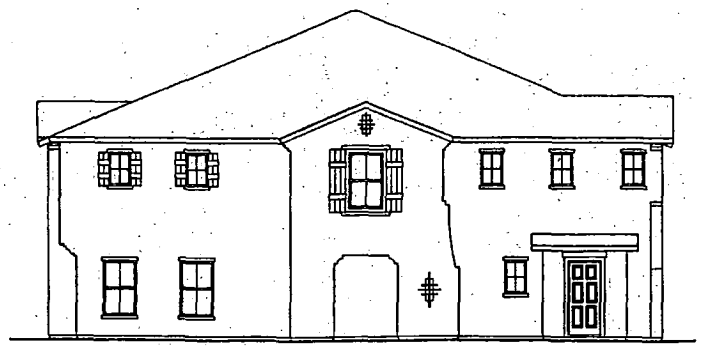
REVISED
9-26-03



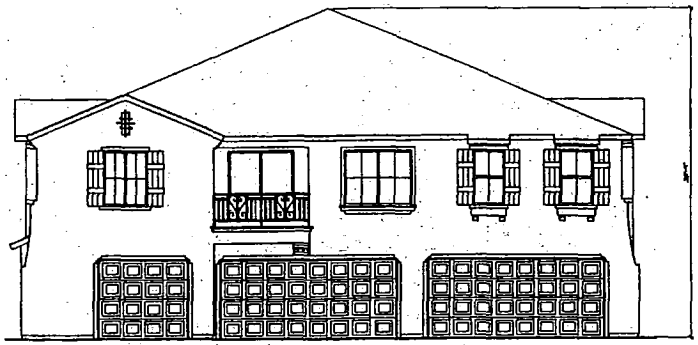
RIGHT ELEVATION



REAR ELEVATION



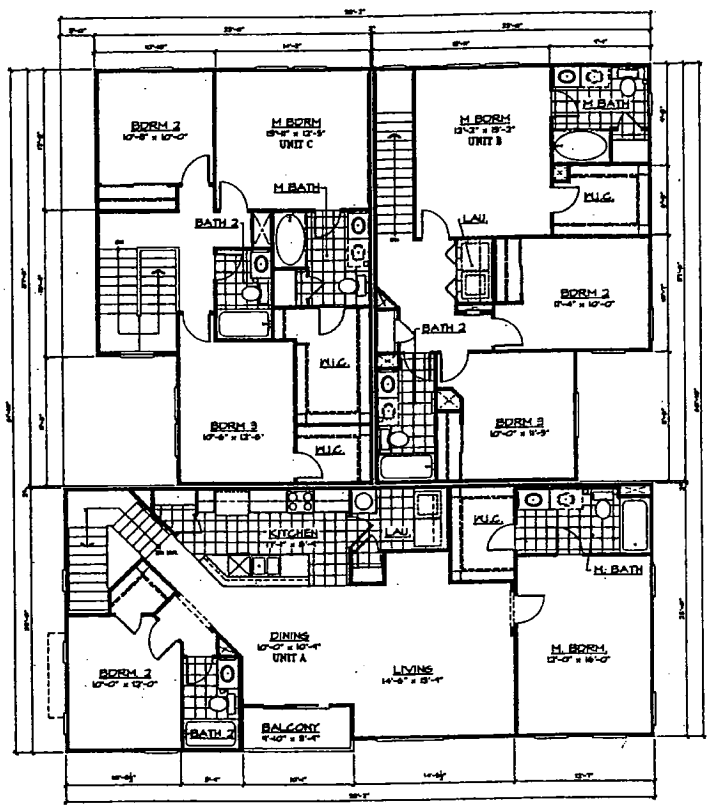
LEFT ELEVATION



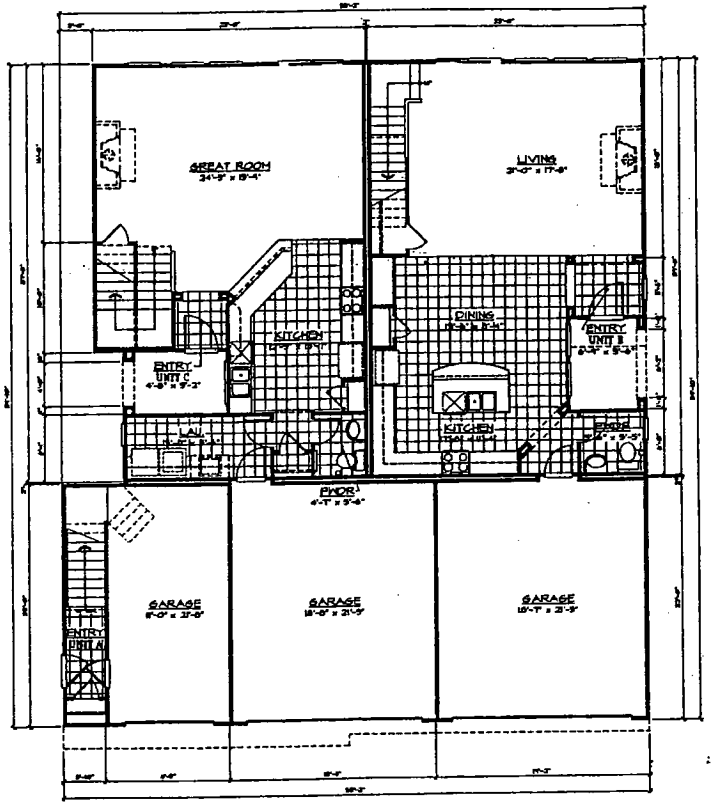
FRONT ELEVATION

ZON-2849
VAR-2855
SDR-2850
09-11-03 PC

REVISED
8-11-03



SECOND FLOOR PLAN



FIRST FLOOR PLAN

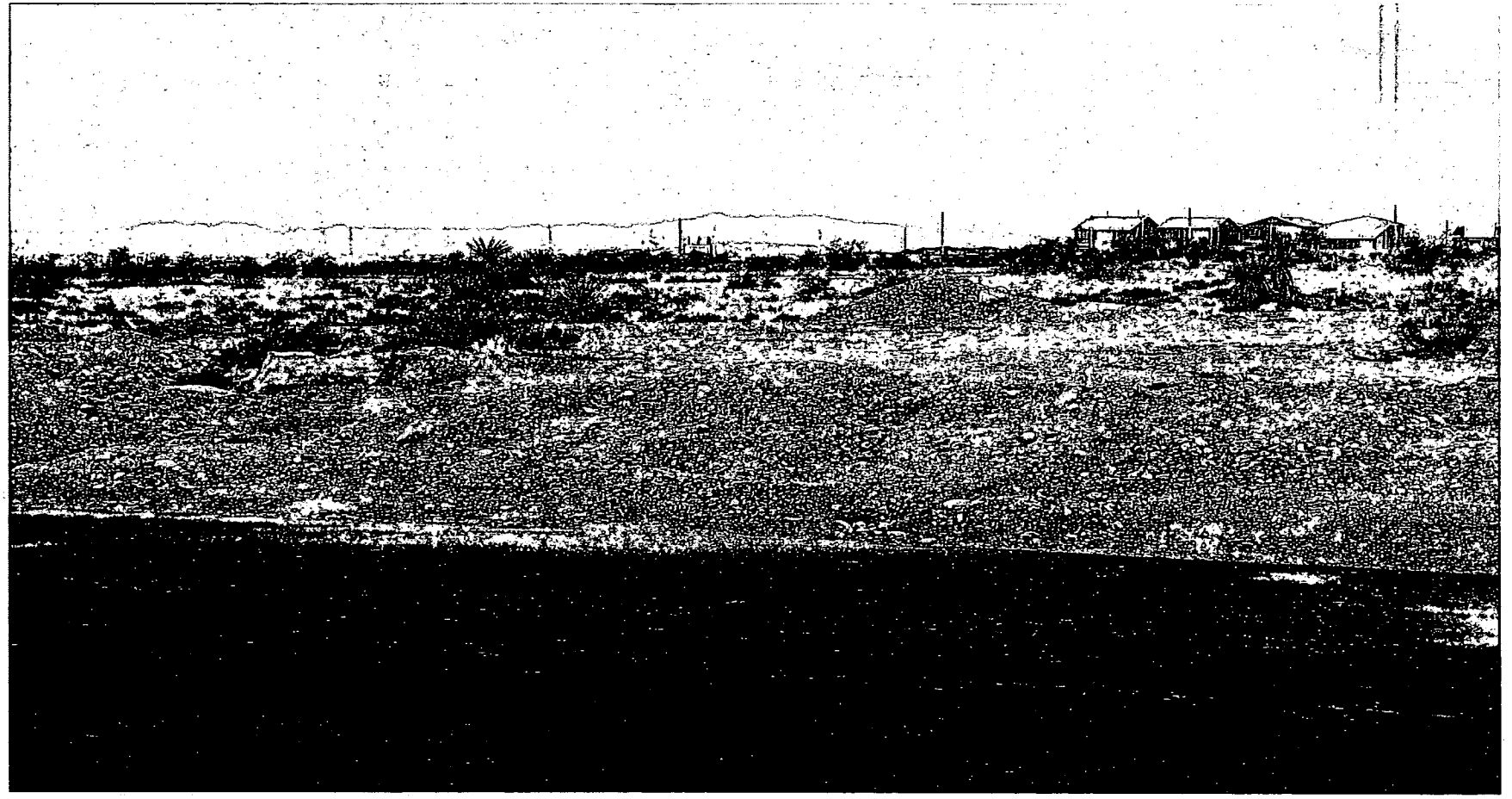
SQUARE FOOTAGE UNIT A	
TOTAL AREA	1371 SQ.FT.

SQUARE FOOTAGE UNIT B	
TOTAL AREA	1645 SQ.FT.

SQUARE FOOTAGE UNIT C	
TOTAL AREA	1641 SQ.FT.

ZON-2849
VAR-2855
SDR-2850
09-11-03 PC

REVISED
8-11-03



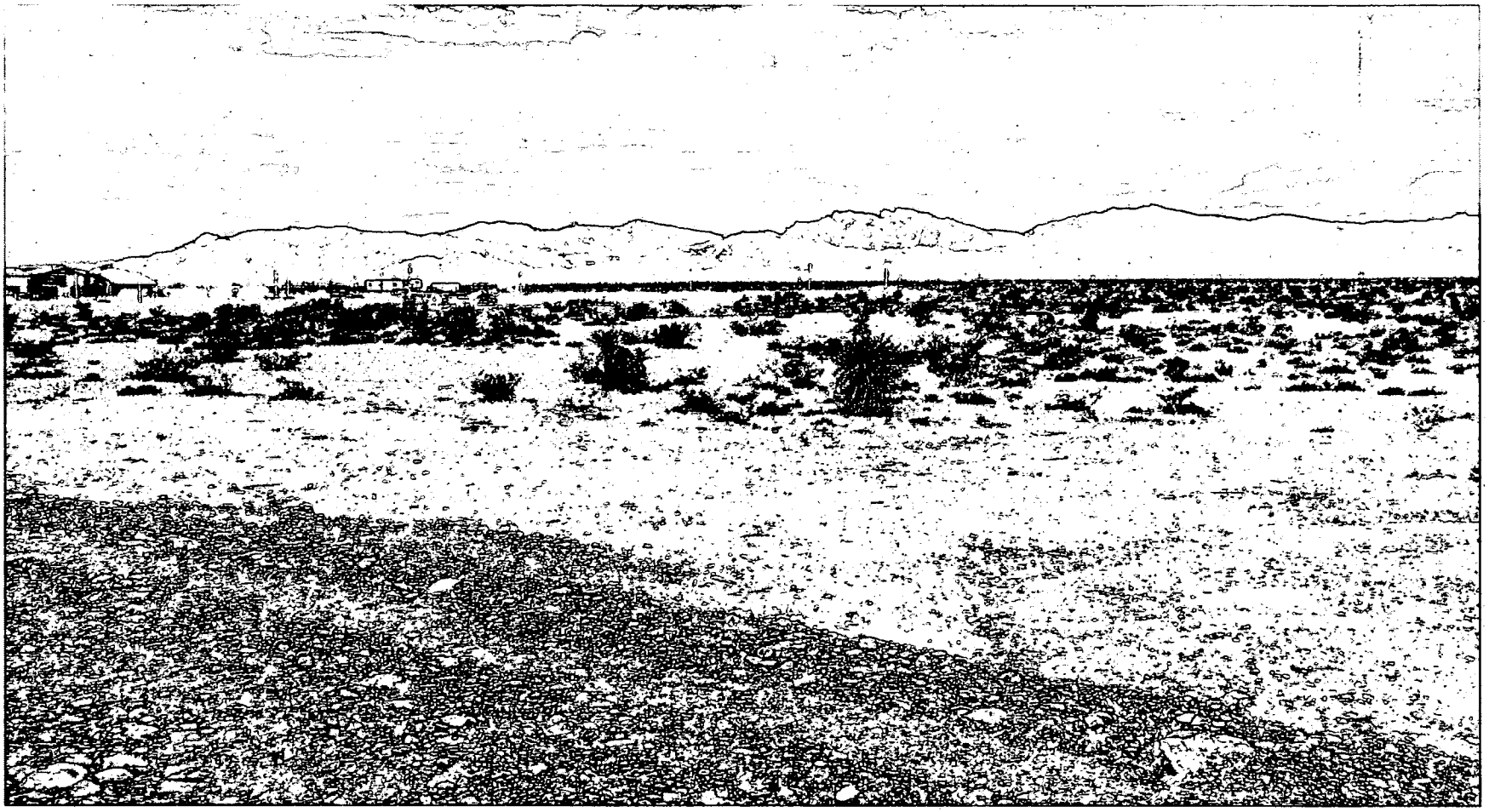
SDR-2850 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 660 FEET EAST OF GRAND CANYON DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

8/22/03



SDR-2850 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 660 FEET EAST OF GRAND CANYON DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

8/22/03



SDR-2850 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 660 FEET EAST OF GRAND CANYON DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

8/22/03

City of Las Vegas

Agenda Item No. 161

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
REZONING - PUBLIC HEARING - **ZON-2918 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [R (Rural Density Residential) General Plan Designation] TO: R-D (Single Family Residential - Restricted) and to allow 3.2 dwelling units per acre within a rural preservation neighborhood buffer where 3.0 units per acre is permitted on 2.8 acres adjacent to the southeast corner of Washburn Road and Maverick Street (APN: 125-35-701-001, 002 and 003), Ward 6 (Mack). The Planning Commission (5-2 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	40	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

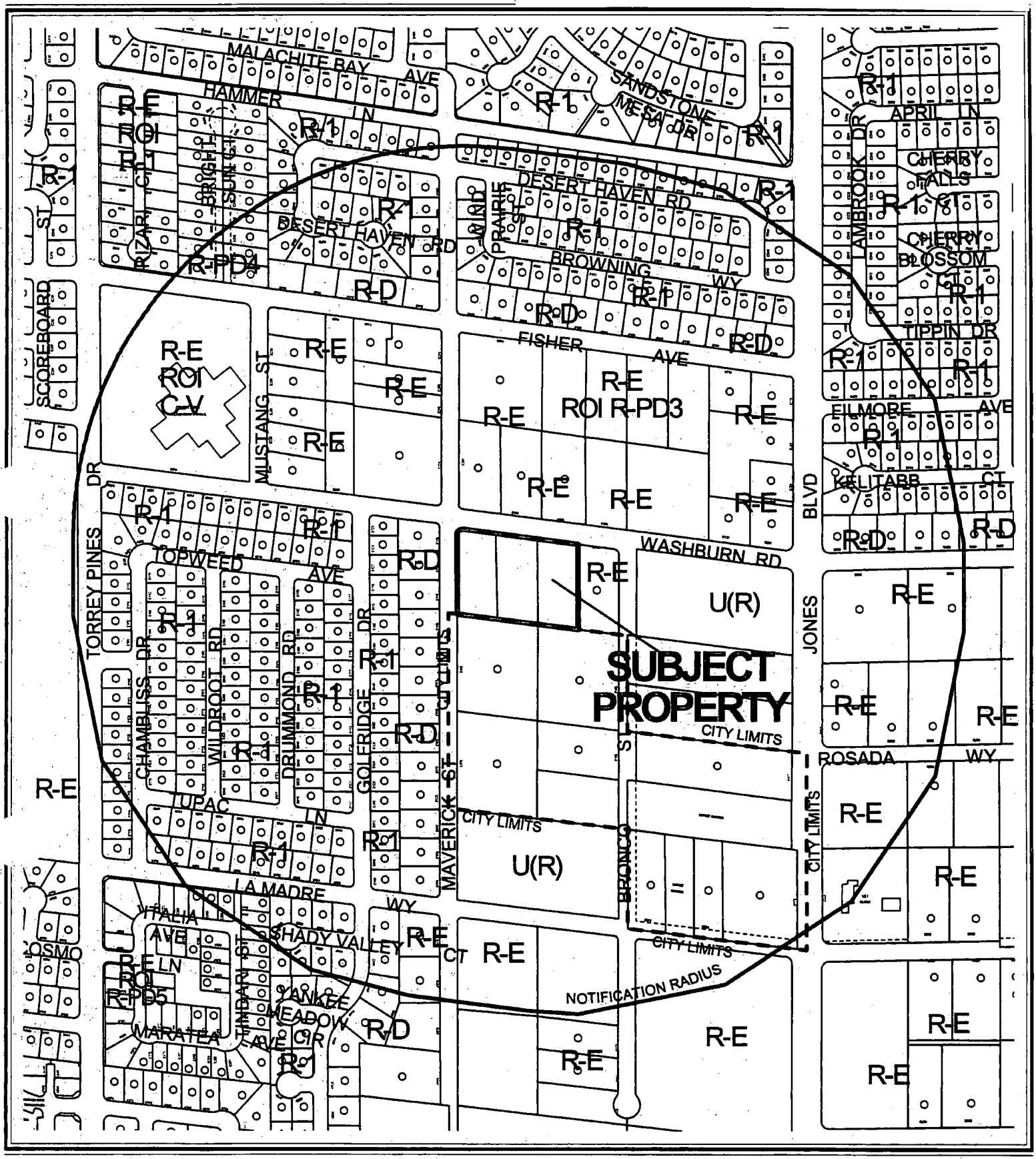
RECOMMENDATION:
The Planning Commission (5-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Abeyance request from Aztec Engineering

MOTION:
REESE – Motion to HOLD IN ABEYANCE Item 158 [ZON-2849], Item 159 [VAR-2855], and Item 160 [SDR-2850] to 11/19/2003, Item 122 [MSP-2881], Item 161 [ZON-2918], and Item 162 [EOT-2623] to 12/17/2003 and Item 153 [ZON-2457] and Item 154 [SDR-2458] to 1/7/2004 – UNANIMOUS with L.B. McDONALD abstaining on Item 122 [MSP-2881] because she serves as an outside director for Station Casinos and this Item will affect Santa Fe Station with BROWN excused

MINUTES:
There was no discussion.

(1:08 – 1:13)



0 300 600 Feet

N

CASE: **ZON-2918**

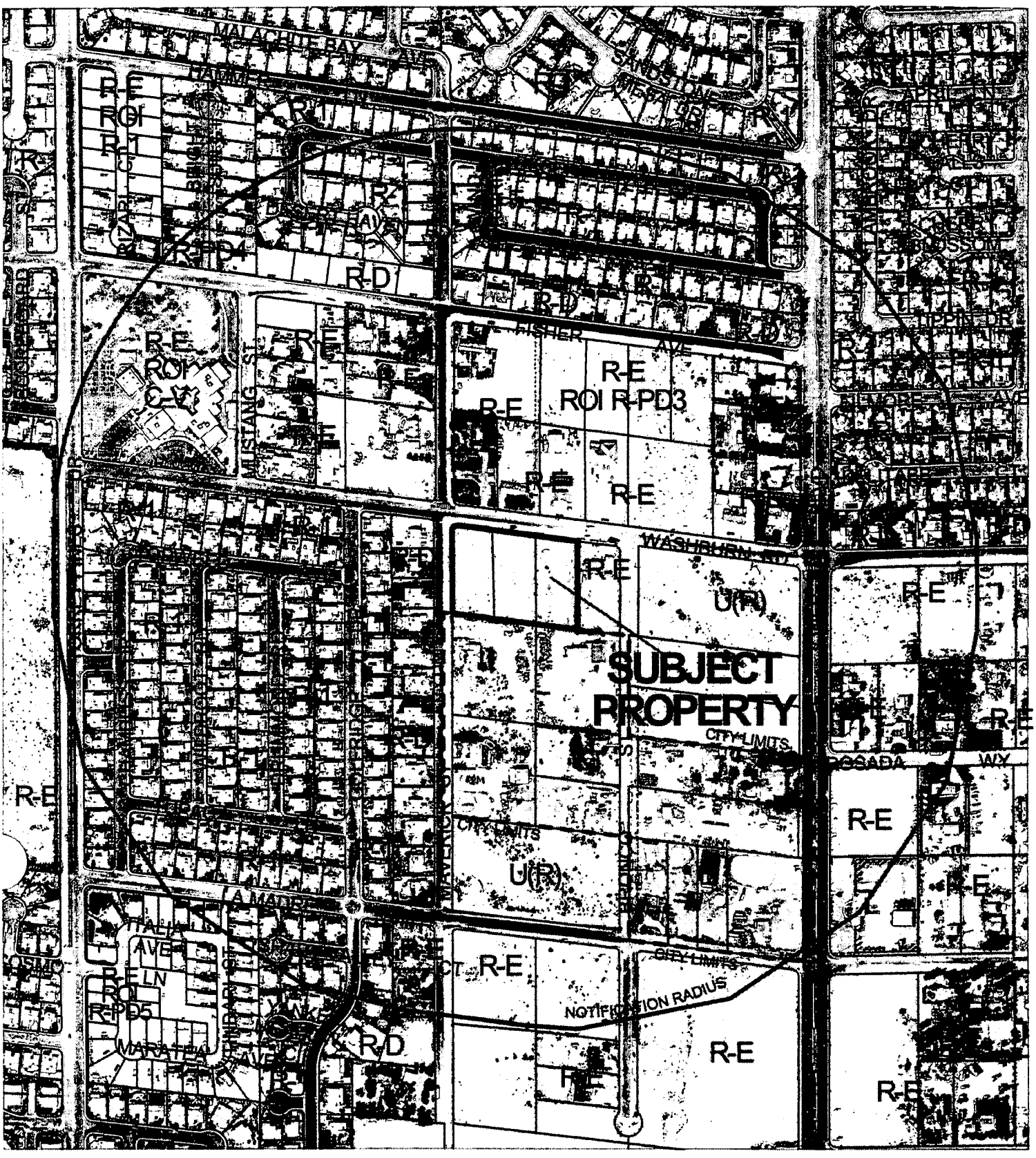
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED)



CASE: **ZON-2918**

RADIUS: 1320 FT

0 300 600 Feet

N

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-2918 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

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

2. Conformance to the site plan as submitted and all R-D standards.

3. Lots developed along the east side of the proposed cul-de-sac shall be limited to a maximum of two, and the total number of lots in the project shall not exceed eight.

Public Works

4. The Petition of Vacation, VAC-2920, to vacate the southerly 10 feet of Washburn Road must record prior to the recordation of a Final Map adjacent to or overlying the area to be vacated.

5. Construct half-street improvements including appropriate overpaving on Washburn Road and Maverick Street adjacent to this site 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of 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, 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. 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 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 for a Rezoning from U (Undeveloped) to R-D (Single Family Residential Restricted) on 2.8 acres adjacent acres adjacent to the southeast corner of Washburn Road and Maverick Street.

B) Applicant's Justification

The applicant's justification letter states that this request is consistent with current zone changes and development in the area.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved an annexation (A-0038-02) for the subject property as part of a larger request. The Planning Commission recommended approval. The effective date was February 14, 2003.

09/25/03 The Planning Commission voted to abey this request and a companion item to its 10/09/03 meeting to allow the applicant an opportunity to meet with area residents.

10/09/03 The Planning Commission recommended approval of a related Vacation (VAC-2920) application adjacent to this site.

10/09/03 The Planning Commission voted 5-2 to recommend APPROVAL (PC Agenda Item #15).

B) Pre-Application Meeting

07/30/03 The applicant was informed of the submittal requirements and timeline. Various options concerning zoning districts were discussed, as well as the methods for calculating density in a conventional zoning district compared to a R-PD (Residential Planned Development) zoning district.

C) Neighborhood Meetings

A neighborhood meeting was not required; however, the applicant conducted a neighborhood meeting on 10/02/03 at the Northwest Senior Center.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	3.46
Net Acre:	2.81

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped)
North:	R-E (Residence Estates)
South:	Clark County
East:	R-E (Residence Estates)
West:	R-D (Single Family Residential – Restricted)

E) General Plan Compliance

The Centennial Hills General Plan R (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 lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.

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 Neighborhoods

The subject site falls within a RPN (Rural Preservation Neighborhood) 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within the City of Las Vegas. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. While the overall density of the site complies with the general plan, the submitted site plan shows the density within the buffer at 3.2 dwelling units per acre exceeding the RPN (Rural Preservation Neighborhood) limitation. The applicant is requesting approval of the site as currently designed.

County Notification

Due to the site's proximity to Clark County, the Clark County Planning Department was notified of this request.

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	11,000 SF	11,248 SF (min.)	Y
Min. Lot Width	90 Feet	>90 Feet	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	30 Feet	30 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	Not Indicated	Not Indicated

A site development plan review is not required for a R-D (Single Family Residential-Restricted) development. Base development standards are established. The homes will be subject to the R-D (Single Family Residential-Restricted) development standards set forth in Title 19.08.040. The Planning and Development Department will review all building permits to ensure the proposed homes meet the required setbacks.

B) General Analysis and Discussion

This rezoning application is consistent with the R (Rural Density Residential) General Plan designation for the site. The proposed development will result in the construction of 9 lots on 3.46 gross acres, for a density of 2.60 dwelling units per acre but a density of 3.2 dwelling units per acre or the net acreage. A 51-foot wide, public street (cul-de- sac) will provide access off Washburn Road to six of the lots. The remaining three lots will face Maverick Street. The lots are proposed to be in excess of 11,000 square feet, with the largest being 12,906 square feet and the smallest being 11,248 square feet. The proposed development is compatible with the surrounding area, which contains single-family residential lots ranging from 12,500 square foot to two-acre lots.

Rural Preservation Neighborhood Density Waiver

Provisions of the NRS 278.391 require that development in a Rural Preservation Neighborhood (RPN) buffer, defined as the area within 330 feet of a Rural Preservation Neighborhood, maintain a density of no greater than 3.0 dwelling units per acre. The majority of the subject site is located within a RPN (Rural Preservation Neighborhood) buffer. However the submitted site plan depicts a density of 3.2, which exceeds RPN (Rural Preservation Neighborhood) requirements.

A contributing factor to the increased density is that the applicant is seeking a conventional zoning district. Characteristics of the R-D (Single Family Residential – Restricted) zone include established development standards; including lot size, lot width and setbacks. In addition, the density calculation is based on net acreage, unlike a R-PD (Residential Planned Development) zone that uses gross acreage to calculate density. For comparison, if the applicant sought a R-PD (Residential Planned Development) zoning district, the density for the submitted site plan would be 2.6 dwelling units per acre, well below the RPN (Rural Preservation Neighborhood) limitation.

Although the proposed development exceeds the RPN (Rural Preservation Neighborhood) requirement, it corresponds more appropriately with the surrounding area for the following reasons; the lots are over 11,000 square feet in size, the development utilizes an existing public right-of-way by fronting three lots onto Maverick Street, and the proposed cul-de-sac will be a public street.

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 R-D (Single Family Residential-Restricted) zoning district conforms to the existing R (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."**

   Developed R-D (Single Family Residential-Restricted) lots exist to the west of the subject site. The proposed R-D (Single Family Residential-Restricted) 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 R-D (Single Family Residential-Restricted) zoning in the subject site, together with a narrow piece of existing R-D properties, will act as an appropriate buffer between higher density R-1 (Single Family Residential) lots to the west and low density R-E (Residence Estates) lots to the east of the subject 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."**

   With the implementation of the proposed conditions, Maverick Street is expected to be adequate in size to meet the traffic requirements of the proposed nine lot single-family development.

PLANNING COMMISSION ACTION

There were 7 speakers in opposition at the Planning Commission hearing. Condition #3 was added by the Planning Commission reducing the number of allowed units to 8 and density to 2.85 units per net acres or 2.31 gross units/acre.

NOTICES MAILED 400 by Planning Department

APPROVALS 0

PROTESTS 40

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-2918 APN: 125-35-701-001, 002 + 003

Name of Property Owner: Treasure Land Development Company, LLC

Name of Applicant: Treasure Land Development Company, 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 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): ____ NA

APN: ____

Signature of Property Owner/Authorized Agent: [signature] (CEH)

Print Name: Nabil Sahlani

Subscribed and sworn before me

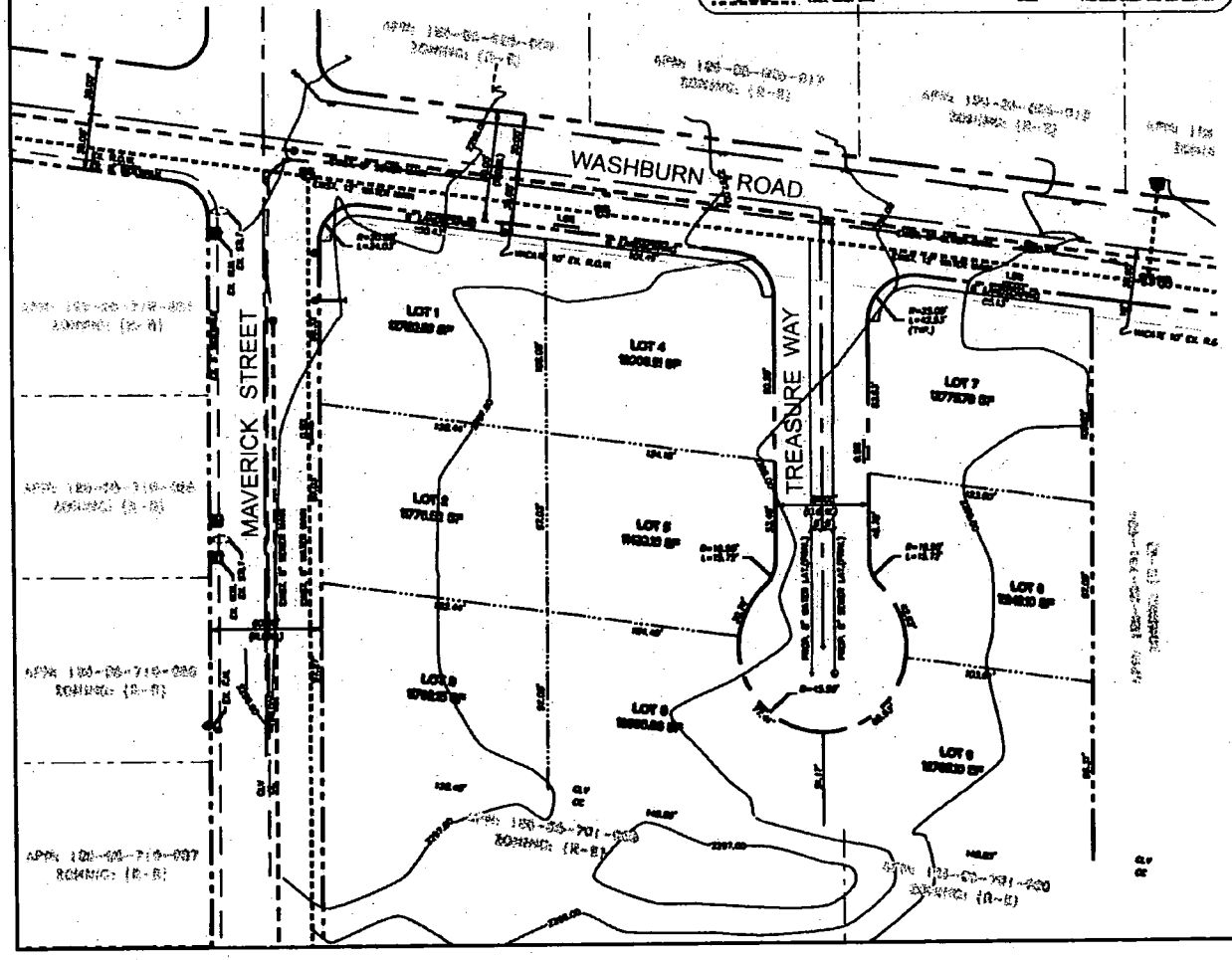
This 9th day of August, 2003

[signature]
Notary Public in and for said County and State

DOROTHY R. MILLIGAN
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Commission Expires Aug. 4, 2007

SITE PLAN
OF
TREASURELAND DEVELOPMENT
WASHBURN - MAVERICK
A RESIDENTIAL SUBDIVISION

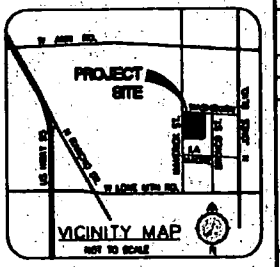
THE NORTH EAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF OF THE SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.B.M., AS PER PARCEL MAP FILE 14, PAGE 60, CLARK COUNTY RECORDS, NEVADA.



PARCEL DATA

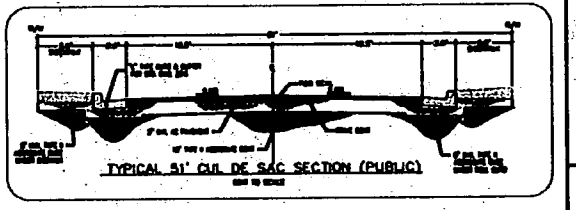
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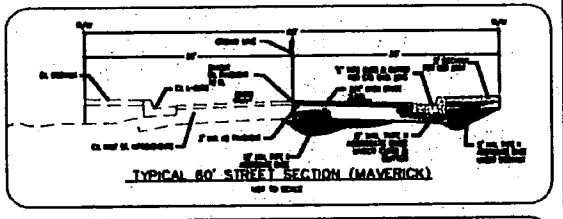
DEVELOPER

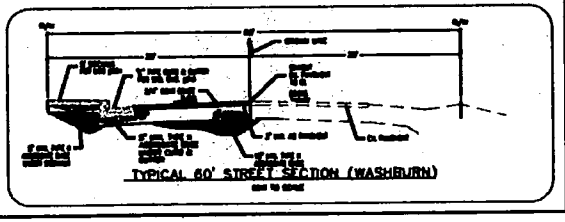


ENGINEER'S NOTES

LOT DATA STANDARDS







AZTEC

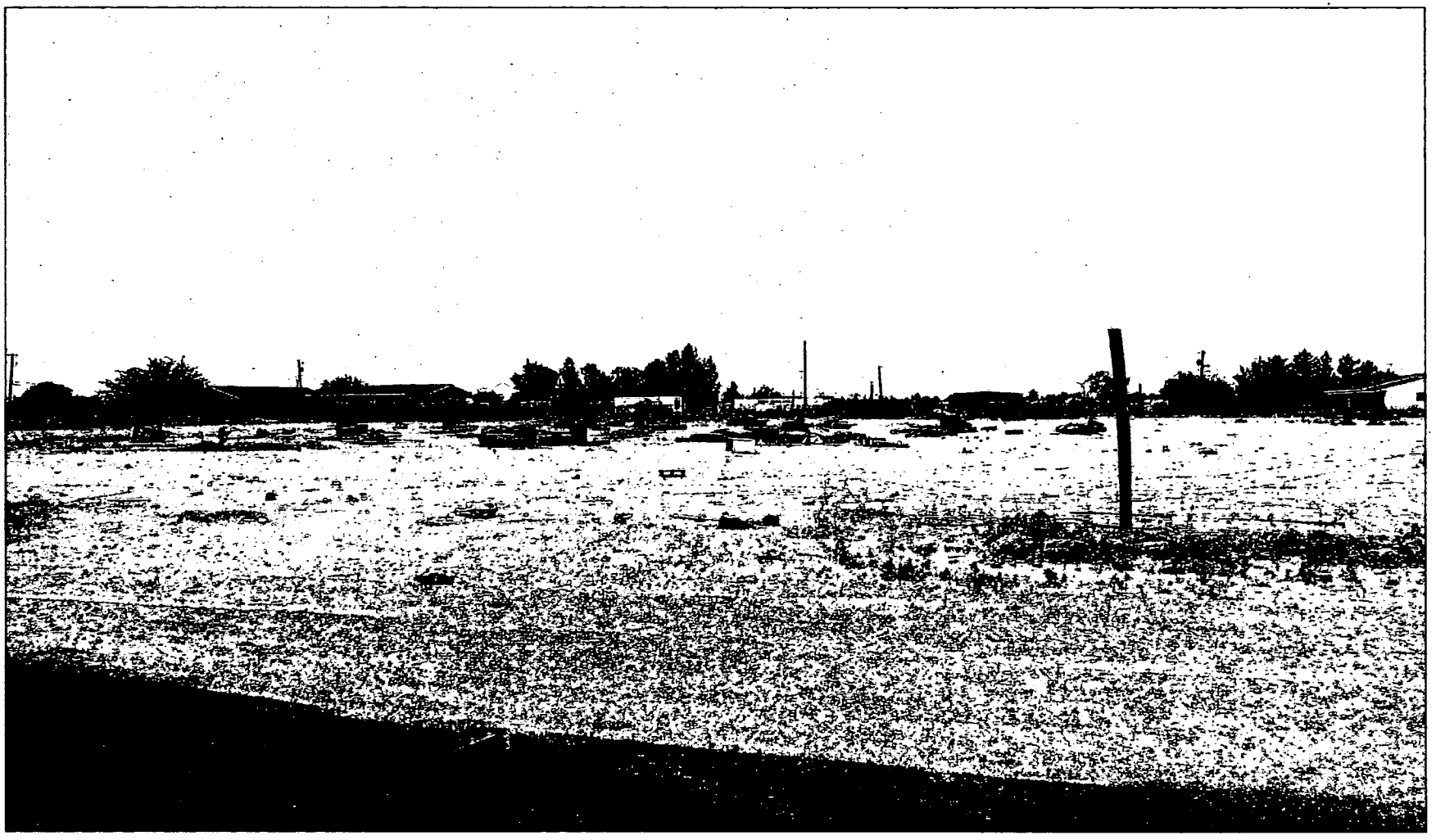
TREASURELAND DEVELOPMENT
MAVERICK STREET AND WASHBURN ROAD
SITE PLAN

SHEET SP.1

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ZON-2918

STAFF 9-25-03 PC



ZON-2918 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY
WASHBURN ROAD AND MAVERICK STREET
OCTOBER 9, 2003 PLANNING COMMISSION

9/4/03

AZTEC
www.aztec.us
3320 North Buffalo Drive
Suite 108
Las Vegas, NV 89129
Tel: 702-396-3428
Fax: 702-396-3758

November 4, 2003

RECEIVED
CITY CLERK
2003 NOV -5 A 9:19

Mayor Oscar Goodman
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

RE: Zoning Case #2918
Vacation Case #2920

Dear Mayor Goodman:

We are hereby requesting abeyance of the above referenced agenda items. Please remove these items from the November 5, 2003 City Council meeting and hold until the December 17, 2003 meeting. This will allow us enough time to design a layout that is acceptable to the neighbors and meets our needs as well.

If you have any questions or comments regarding this letter please feel free to give me a call at any time.

Sincerely,

David Brown
AZTEC Engineering

Submitted after final agenda
Date 11/5/03 Item #161

City of Las Vegas

Agenda Item No. 162

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
VACATION RELATED TO ZON-2918 - PUBLIC HEARING - **VAC-2920 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Petition to Vacate the south 10 feet of Washburn Road between Maverick Street and Bronco Lane, Ward 6 (Mack). The Planning Commission (6-1 vote) and staff recommend APPROVAL

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

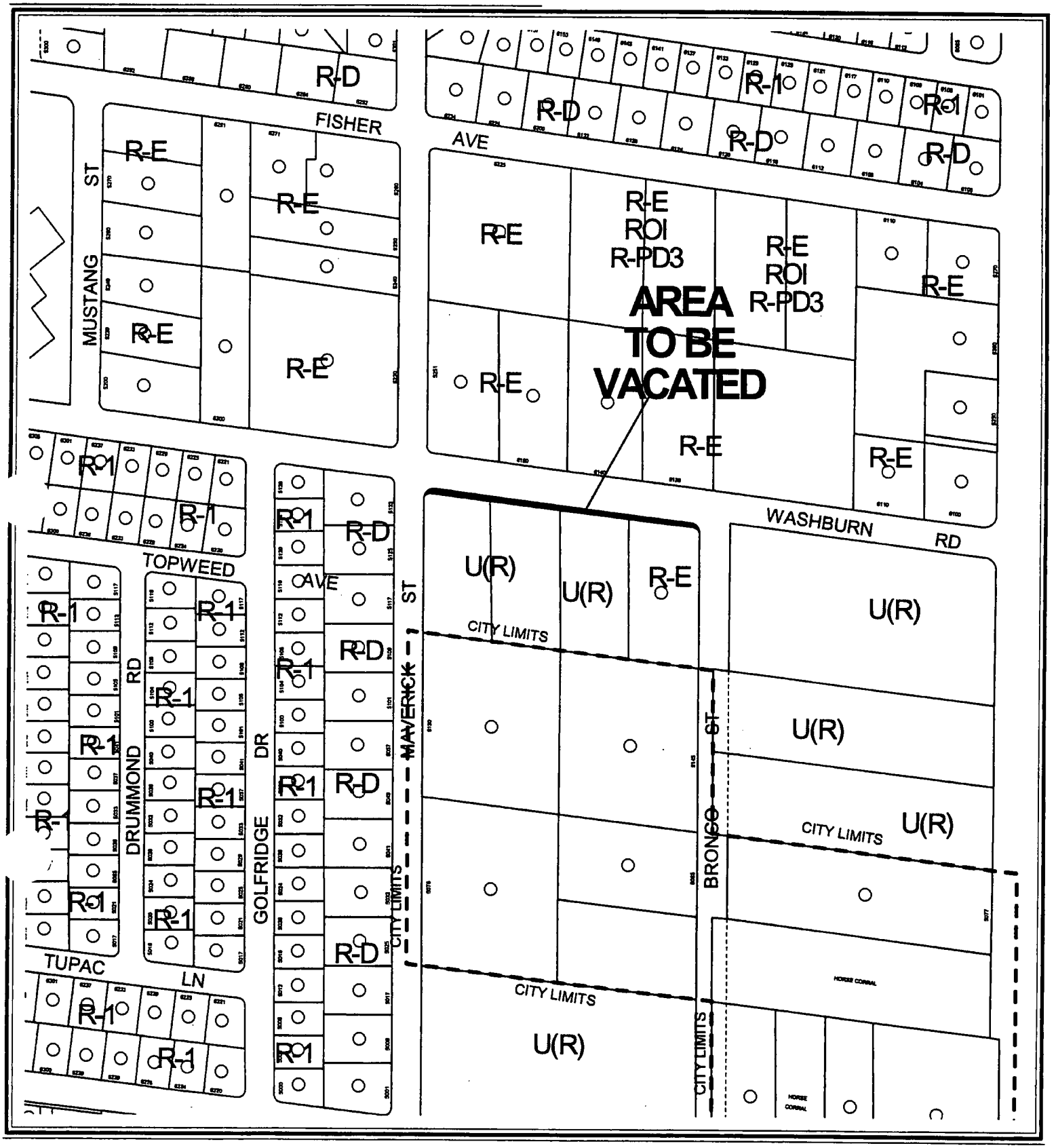
RECOMMENDATION:
The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Abeyance request from Aztec Engineering

MOTION:
REESE – Motion to HOLD IN ABEYANCE Item 158 [ZON-2849], Item 159 [VAR-2855], and Item 160 [SDR-2850] to 11/19/2003, Item 122 [MSP-2881], Item 161 [ZON-2918], and Item 162 [EOT-2623] to 12/17/2003 and Item 153 [ZON-2457] and Item 154 [SDR-2458] to 1/7/2004 – UNANIMOUS with L.B. McDONALD abstaining on Item 122 [MSP-2881] because she serves as an outside director for Station Casinos and this Item will affect Santa Fe Station with BROWN excused

MINUTES:
There was no discussion.

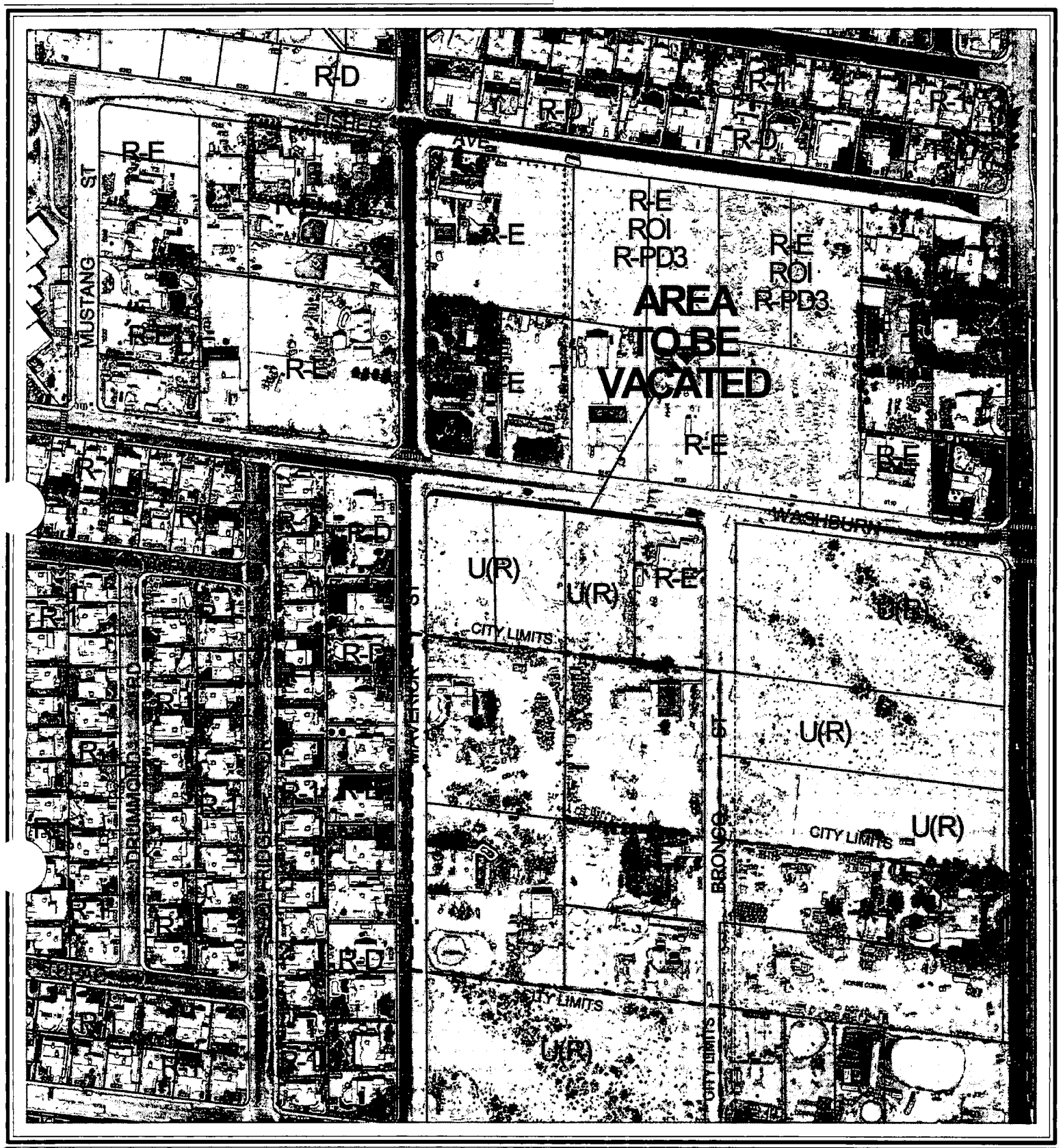
(1:08 – 1:13)



0 200 400 Feet

CASE: VAC-2920

N



CASE: VAC-2920

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-2920 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-2918 may be used to satisfy this condition.

2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

3. The Petition of Vacation, VAC-2920, to vacate the southerly 10 feet of Washburn Road must record prior to the recordation of a Final Map overlying or abutting the area to be vacated.

4. All development shall be in conformance with code requirements and design standards of all City departments.

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

VAC-2920 - Staff Report Page One
November 5, 2003 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to vacate a portion of Washburn Road, between Maverick Street and Bronco Lane.

B) Applicant's Justification

The applicant's justification letter states that the vacation request will result in a consistent right-of-way dedication along Washburn Road.

BACKGROUND INFORMATION

A) Previous Actions

09/25/03 The Planning Commission voted to abey this request and a companion item to its 10/09/03 meeting to allow the applicant an opportunity to meet with area residents.

10/09/03 The Planning Commission recommended approval a related application, a Rezoning (ZON-2918) to R-D (Single Family Residential – Restricted) on the subject site.

DETAILS OF APPLICATION REQUEST

Request for a Petition to Vacate a portion of Washburn Road, between Maverick Street and Bronco Lane.

The above property is legally described as the south ten feet (10') of Washburn Road from the east right-of-way line of Maverick Street to the west right-of-way line of Bronco Lane, including the spandrel areas and excepting the radius corners; said property being a portion of the northeast quarter (NE¼) of the southeast quarter (SE¼) of Section 35, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the south ten feet of Washburn Road while still maintaining its vehicular use. This vacation will not result in reduced traffic handling capability for the area as it involves excess right-of-way.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will make Washburn Road a uniform width with the adjacent properties.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the adjacent properties are also at 30 foot half street widths.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes, as it is a 40 foot half width at this location.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Rezoning application ZON-2918.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-2920 APN: 125-35-701-001, 002 + 003

Name of Property Owner: Treasure Land Development Company, LLC

Name of Applicant: Treasure Land Development Company, 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 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: X

Partner(s): NA

APN:

Signature of Property Owner/Authorized Agent: CEM

Print Name: Nabil Sahlani (CEM)

Subscribed and sworn before me

This 9th day of August, 2003

Dorothy R. Milligan

Notary Public in and for said County and State

DOROTHY R. MILLIGAN
Notary Public, State of Ohio
Recorded in Cuyahoga County
My Commission Expires Aug. 4, 2007

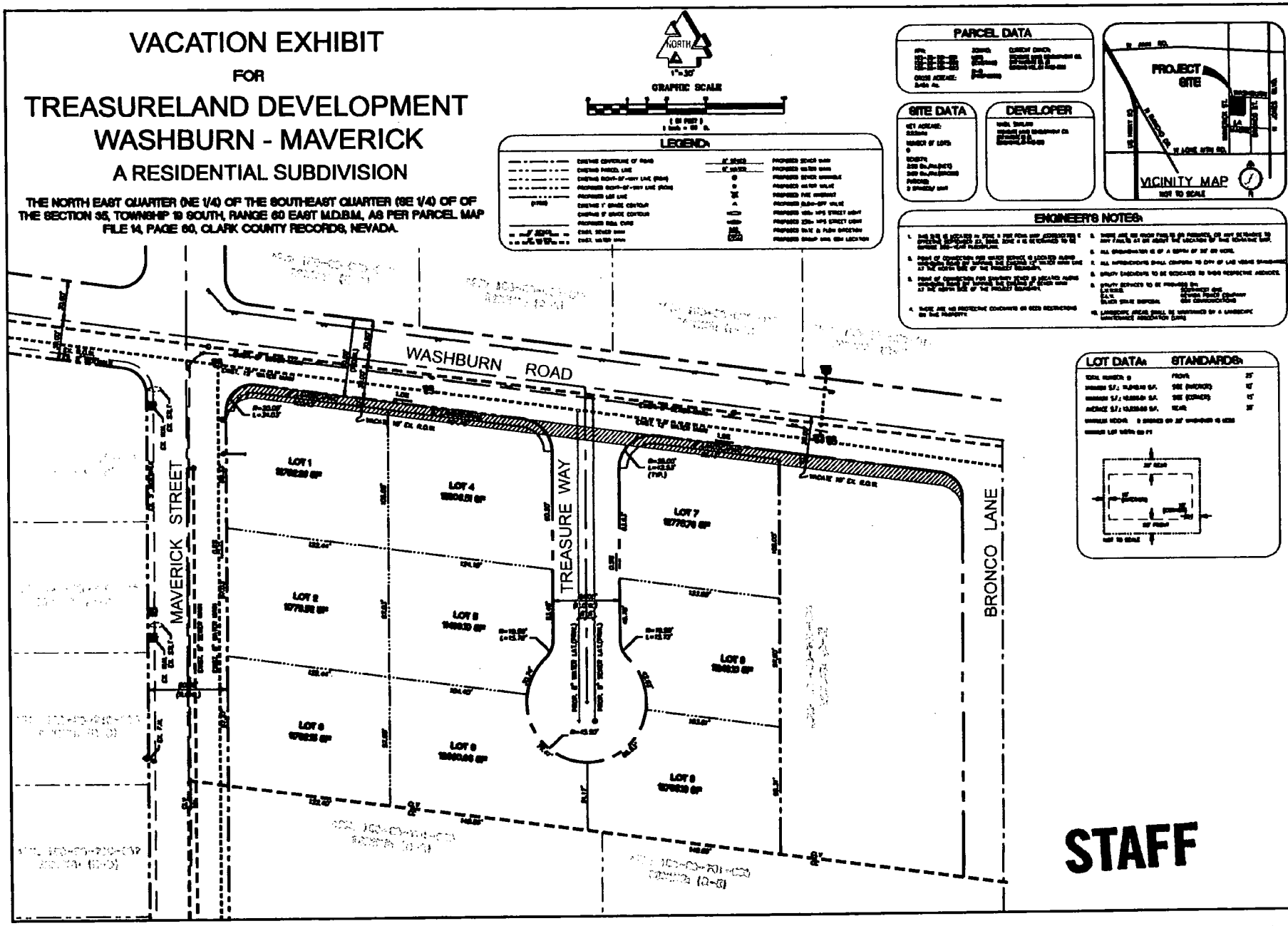
VACATION EXHIBIT

FOR

TREASURELAND DEVELOPMENT
WASHBURN - MAVERICK

A RESIDENTIAL SUBDIVISION

THE NORTH EAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF OF THE SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.B.M., AS PER PARCEL MAP FILE 14, PAGE 60, CLARK COUNTY RECORDS, NEVADA.



TREASURELAND DEVELOPMENT
MAVERICK STREET AND WASHBURN ROAD
VACATION EXHIBIT

AZTEC

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VAC-2920
9-25-03 PC



VAC-2920 - TREASURE LAND DEVELOPMENT, LIMITED LIABILITY COMPANY
WASHBURN ROAD BETWEEN MAVERICK STREET AND BRONCO LANE
OCTOBER 9, 2003 PLANNING COMMISSION

9/4/03

AZTEC
www.aztec.us
3320 North Buffalo Drive
Suite 108
Las Vegas, NV 89129
Tel: 702-396-3426
Fax: 702-396-3758

November 4, 2003

RECEIVED
CITY CLERK
2003 NOV -5 A 9:19

Mayor Oscar Goodman
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

RE: Zoning Case #2918
Vacation Case #2920

Dear Mayor Goodman:

We are hereby requesting abeyance of the above referenced agenda items. Please remove these items from the November 5, 2003 City Council meeting and hold until the December 17, 2003 meeting. This will allow us enough time to design a layout that is acceptable to the neighbors and meets our needs as well.

If you have any questions or comments regarding this letter please feel free to give me a call at any time.

Sincerely,

David Brown
AZTEC Engineering

Submitted after final agenda
Date 11/5/03 Item #162

City of Las Vegas

Agenda Item No. 163

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
REZONING - PUBLIC HEARING - **ZON-2970 - CONCORDIA HOMES OF NEVADA** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) Zone on 5.06 acres approximately 660 feet south of Deer Springs Way and 330 feet east of Campbell Road (APN: 125-20-301-015), Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open on Items 163 [ZON-2970] and Item 164 [SDR-2971].

ROBYN HOGAN, Concordia Homes, 980 American Pacific Drive, Suite #100, appeared on behalf of the applicant and concurred with all staff conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed on Items 163 [ZON-2970] and Item 164 [SDR-2971].

(3:07 – 3:08)

City of Las Vegas

Agenda Item No. 163

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 163 – ZON-2970

CONDITIONS:

Planning and Development

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

2. A Site Development Plan Review application (SDR-2971) 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. Appropriate adjacent units must record prior to the recordation of a Final Map for this site.

4. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend a public sanitary sewer stub to the southwest edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

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, 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.

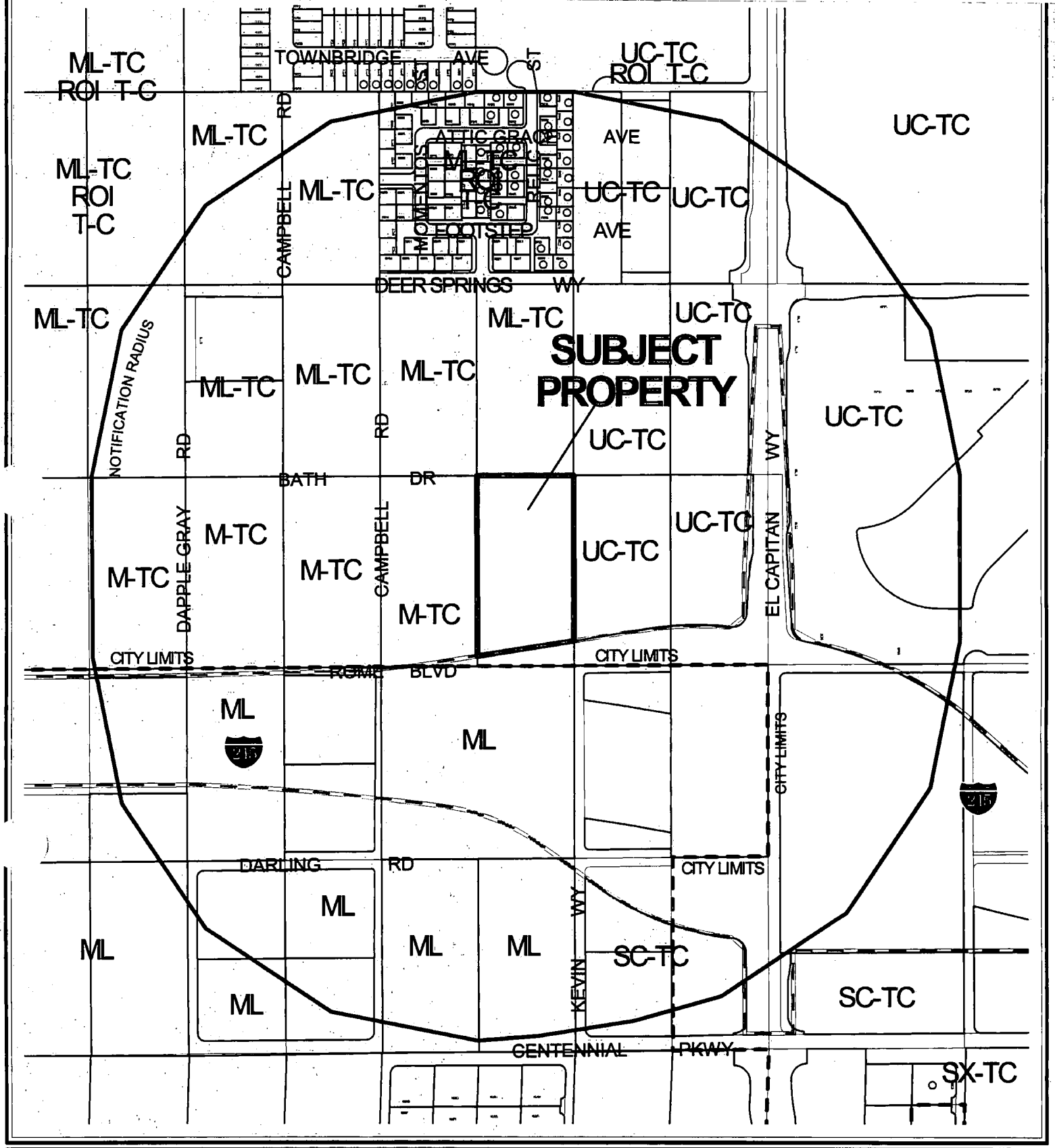
City of Las Vegas

Agenda Item No. 163

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 163 – ZON-2970

CONDITIONS – Continued:

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.



0 300 600 Feet

CASE: **ZON-2970**

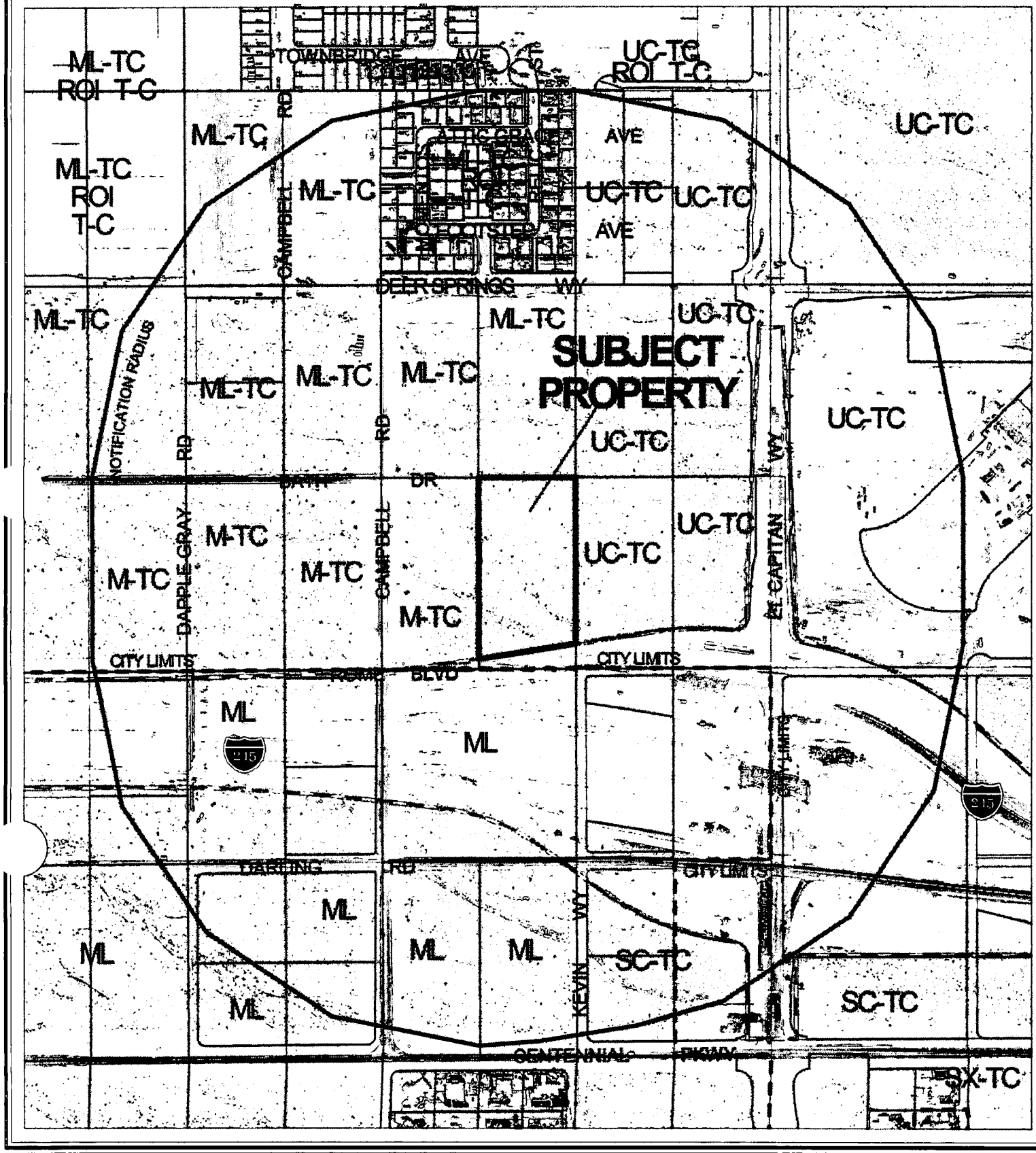
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N



0 300 600 Feet

CASE: **ZON-2970**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-2970 - CONCORDIA HOMES OF NEVADA

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

2. A Site Development Plan Review application (SDR-2971) 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. Appropriate adjacent units must record prior to the recordation of a Final Map for this site.

4. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend a public sanitary sewer stub to the southwest edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

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, 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.

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 is a request for a Rezoning from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) on approximately 4.62 acres located 660 feet south of Deer Springs Way and 330 feet east of Campbell Road.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed rezoning conforms to the land use designation for the subject site, and that the companion site plan will allow a project below the maximum allowable density for that area.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved a Petition (A-0038-02) to annex undeveloped property located in various parts of the city, including the subject parcel, under the provisions of NRS 268.597 No. 1(b) containing approximately 687.3 acres. The effective date of this annexation was 02/14/03.

10/09/03 The Planning Commission recommended approval of a companion application for a Site Development Plan Review (SDR-2971) to allow a 39-lot single-family cluster development on the subject site.

10/09/03 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #37).

B) Pre-Application Meeting

08/15/03 Matters discussed at the pre-application conference included design issues related to the proposed site plan, including the width of the proposed street to comply with Town Center standards, the requirement to sprinkler the proposed development, the design and amount of proposed open space and the maximum height of perimeter walls.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.06
Net Acres: 4.62

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Beltway R.O.W.
East: Undeveloped
West: Undeveloped

C) Planned Land Use

Subject Property: M-TC (Medium Density Residential - Town Center)
North: ML-TC (Medium-Low Density Residential - Town Center)
South: ML (Medium-Low Density Residential)
East: UC-TC (Urban Core - Town Center)
West: M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property: U (TC) Undeveloped [TC (Town Center) General Plan Designation]
North: T-C (Town Center)
South: R-E (Rural Estates Residential - Clark County)
East: U (TC) Undeveloped [TC (Town Center) General Plan Designation]
West: U (TC) Undeveloped [TC (Town Center) General Plan Designation]

E) General Plan Compliance

The subject site is designated on the Centennial Hills Sector Map of the General Plan as TC (Town Center). The Town Center Development Standards Manual provides a special land use designation of M-TC (Medium Density Residential - Town Center) for the site. The proposed rezoning to the T-C (Town Center) zoning district conforms to both the General Plan and the Town Center Manual land use designations for the site.

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 site has a special land use designation [M-TC (Medium Density Residential - Town Center)], pursuant to the Town Center Development Standards Manual. Development of the site as proposed through companion Site Development Plan Review SDR-2971 will have to comply with the standards of that land use designation.

Property located within the notification radius of this Rezoning request falls within sections of Unincorporated Clark County. The Clark County Planning Department and all Clark County property owners within the notification radius have been notified of the land use application. No comments have been received from the respective parties.

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 designated M-TC (Medium Density Residential - Town Center) on Map 4 of the Town Center Development Standards Manual. This category allows a residential density range of 12 to 25 units per gross acre. The requested Rezoning to T-C (Town Center) is consistent with this land use 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 proposed T-C (Town Center) zoning district allows for a wide range of commercial and residential uses, including the proposed residential development on the subject site; however, the density of the proposed use, as indicated in companion Site Development Plan Review (SDR-2971) is below the stated density range of the current M-TC (Medium Density Residential - Town Center) land use designation. The proposed development will be consistent with the densities of the adjacent single-family cluster residential developments to the north; however, these adjacent lands are designated as ML-TC, which has a stated density range of 5.6 to 8 units per acre.

   One impact of this development will be to create Residential Proximity Slope setback issues for the adjacent multi-family site to the west and the commercial site to the east, unless those sites are developed for single-family uses as well, or the owners of those sites seek Variances from the requirement at the time of a site plan application.

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

   The proposed project will help meet the need to develop residential uses within the Town Center area; however, this demand may be better served through the development of multi-family units, as proposed by the current land use designation, rather than by the development of single-family residential lots.

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 by the extension of a single street from a planned local roadway network of 37-foot wide public streets through the approved residential project to the north. This street meets Town Center street-section standards (Figure 29 on pg. 128 of the Manual) and will be adequate for allowable development under the proposed T-C (Town Center) zoning district.

NOTICES MAILED 79 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON - 2970 APN: 125-20-301-015

Name of Property Owner: Concordia Homes of Nevada

Name of Applicant: Concordia Homes of Nevada

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: _____

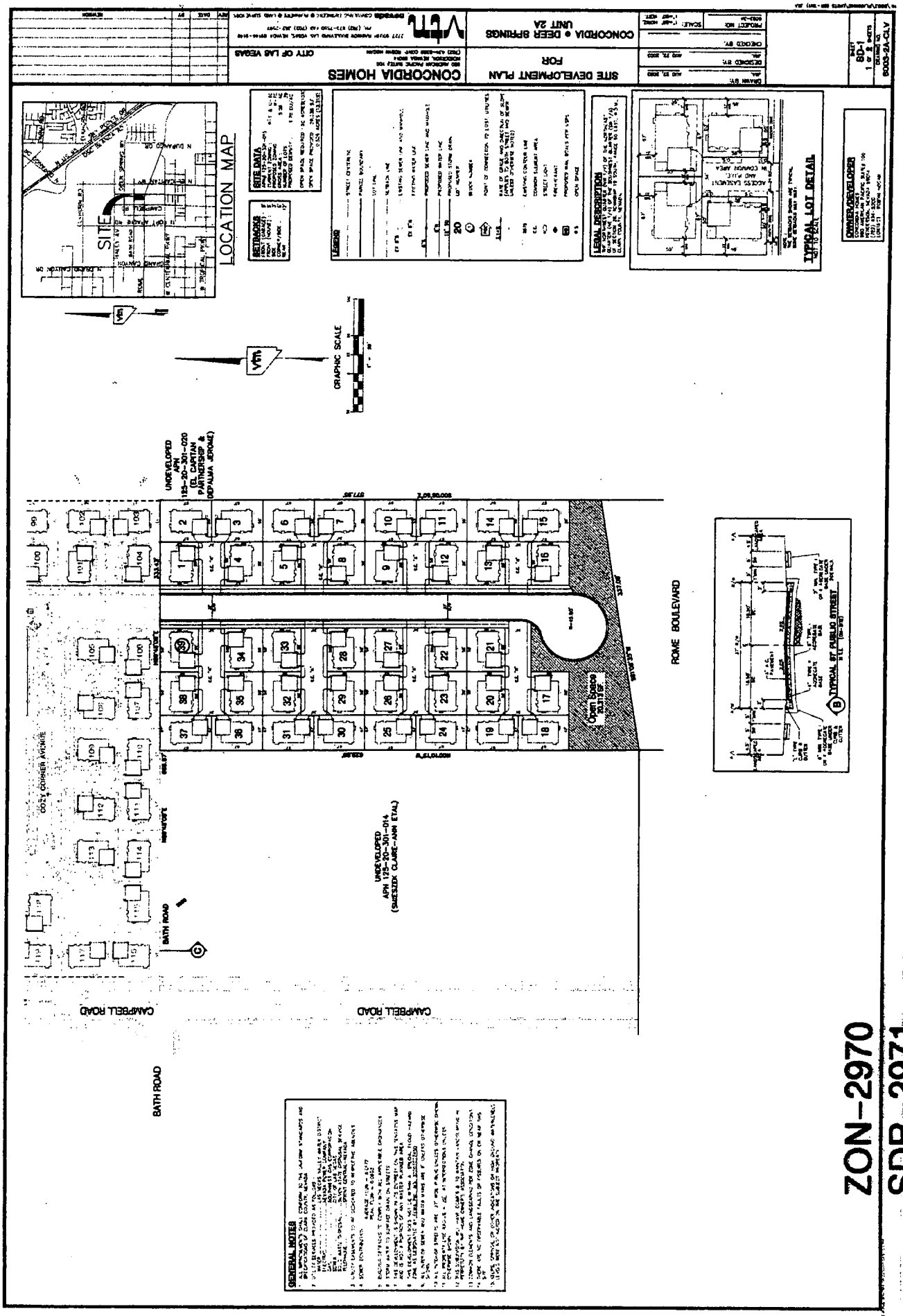
Signature of Property Owner/Authorized Agent: Roberta Hagan

Print Name: Roberta Hagan

Subscribed and sworn before me

This 14th day of August, 2003

Notary Public in and for said County and State



ZON-2970
SDR-2971
10-09-03 PC



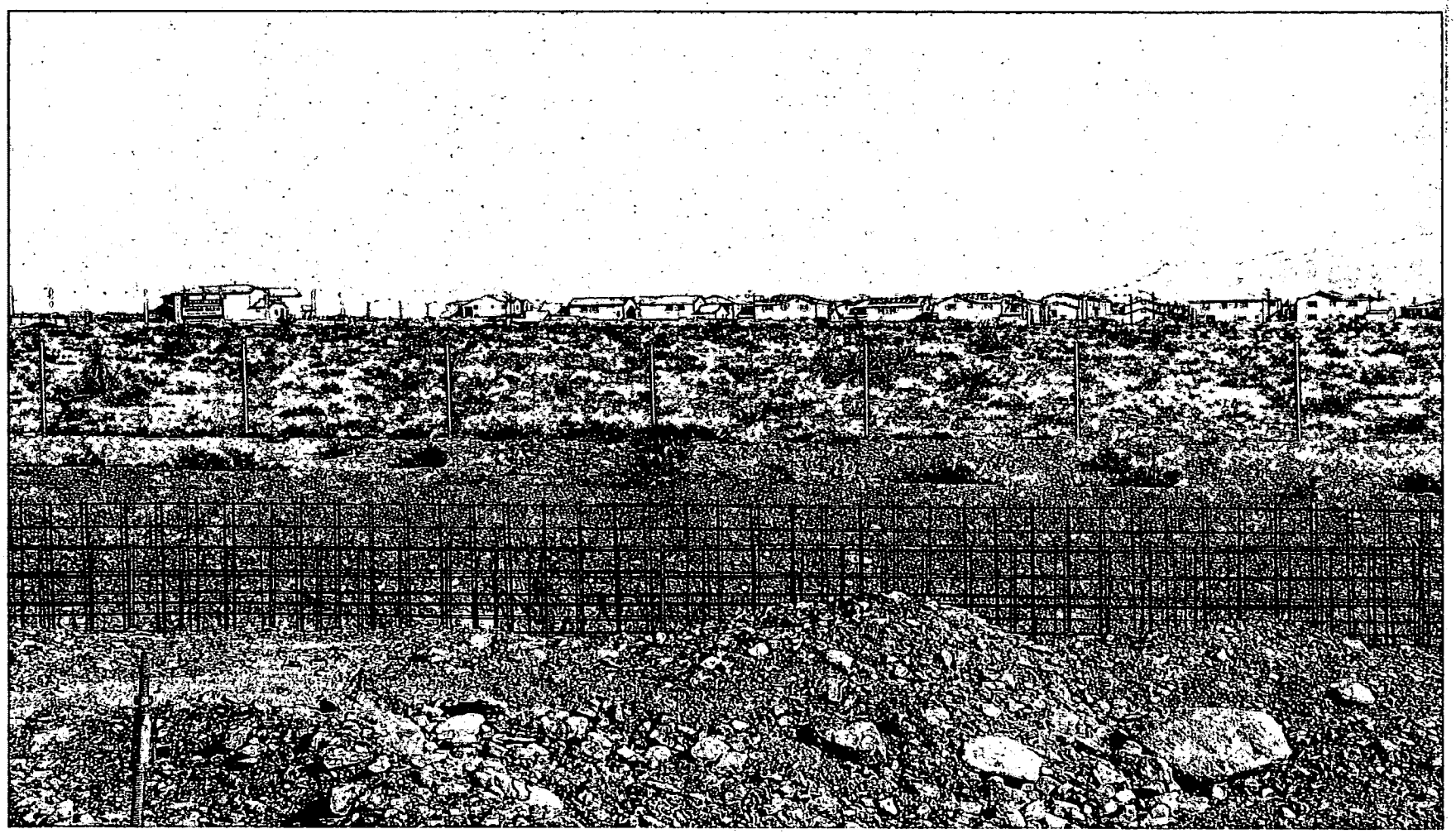
ZON-2970 - CONCORDIA HOMES OF NEVADA
APPROXIMATELY 660 FEET SOUTH OF DEER SPIRNGS WAY AND 330 FEET EAST OF CAMPBELL ROAD
OCTOBER 9, 2003 PLANNING COMMISSION

9/15/03



ZON-2970 - CONCORDIA HOMES OF NEVADA
APPROXIMATELY 660 FEET SOUTH OF DEER SPIRNGS WAY AND 330 FEET EAST OF CAMPBELL ROAD
OCTOBER 9, 2003 PLANNING COMMISSION

9/15/03



ZON-2970 - CONCORDIA HOMES OF NEVADA
APPROXIMATELY 660 FEET SOUTH OF DEER SPIRNGS WAY AND 330 FEET EAST OF CAMPBELL ROAD
OCTOBER 9, 2003 PLANNING COMMISSION

9/15/03

City of Las Vegas

Agenda Item No. 164

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-2970 - PUBLIC HEARING - **SDR-2971 - CONCORDIA HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A PROPOSED 39-LOT SINGLE-FAMILY CLUSTER DEVELOPMENT on 5.06 acres approximately 660 feet south of Deer Springs Way and 330 feet east of Campbell Road (APN: 125-20-301-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:
NOTE: See Item 163 [ZON-2970] for discussion.

(3:07 – 3:08)

5-942

CONDITIONS:
Planning and Development
1. A Rezoning [ZON-2970] to a T-C (Town Center) Zoning District approved by the City Council.

City of Las Vegas

Agenda Item No. 164

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 164 – SDR-2971

CONDITIONS – Continued:

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

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum lot size of 2,900 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 5 feet to the front of the house, 5 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 5 feet on the corner side, and 12 feet in the rear.

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

7. Air conditioning units shall not be mounted on rooftops.

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

9. 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.

10. 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.

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

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

City of Las Vegas

Agenda Item No. 164

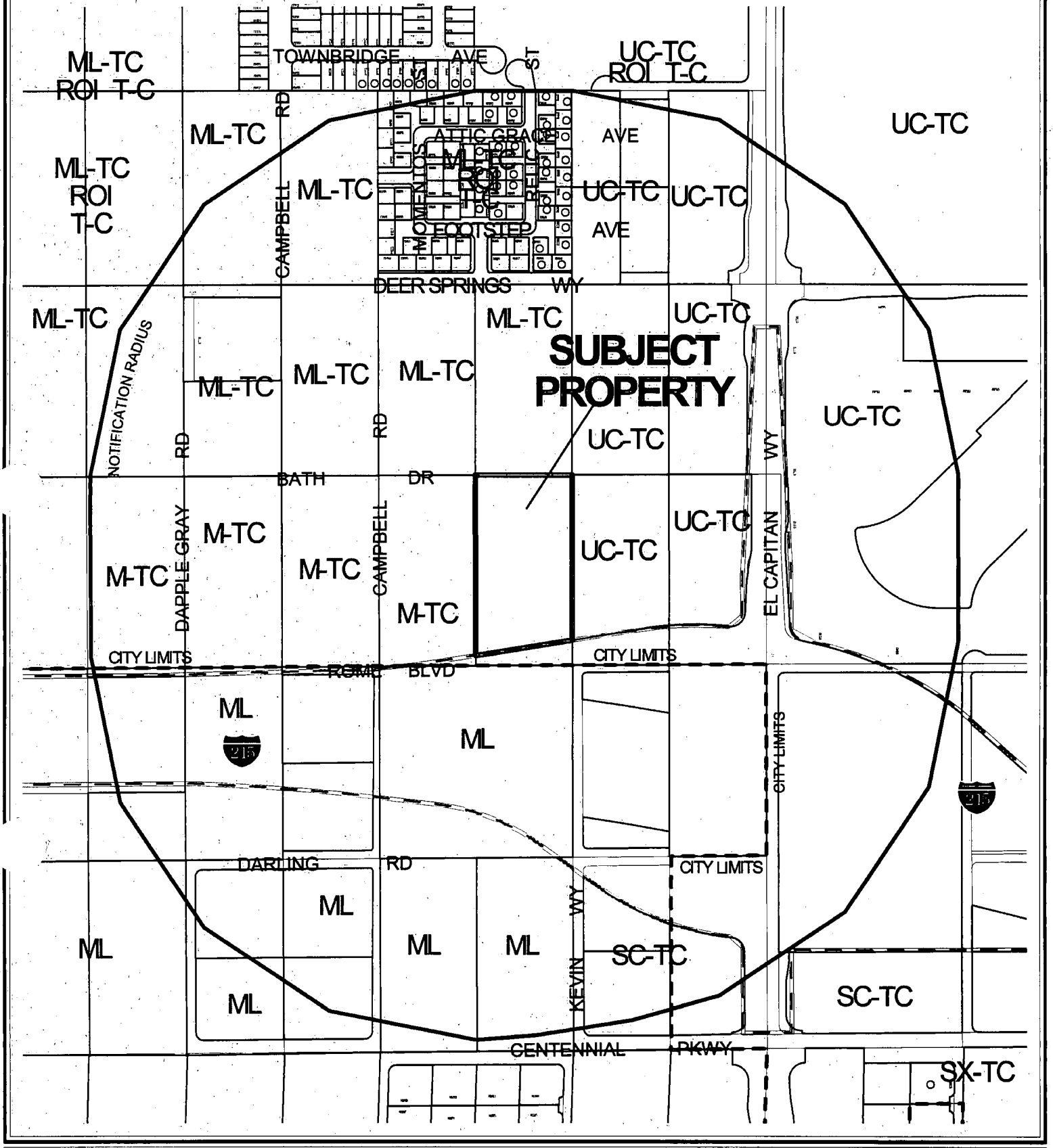
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 164 – SDR-2971

CONDITIONS – Continued:

13. Site development to comply with all applicable conditions of approval for ZON-2970 and all other subsequent site-related actions.

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

15. 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.



0 300 600 Feet

CASE: **SDR-2971**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]
PROPOSED T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-2971 - CONCORDIA HOMES OF NEVADA

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-2970] to a T-C (Town Center) Zoning District approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. The standards for this development shall include the following: minimum lot size of 2,900 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 5 feet to the front of the house, 5 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side, 5 feet on the corner side, and 12 feet in the rear.

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

7. Air conditioning units shall not be mounted on rooftops.

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

9. 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.

10. 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.

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

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

13. Site development to comply with all applicable conditions of approval for ZON-2970 and all other subsequent site-related actions.

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

15. 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review (SDR-2971) to allow a 39-lot single-family cluster development on approximately 5.06 acres located 660 feet south of Deer Springs Way and 330 feet east of Campbell Road.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed development conforms to the proposed zoning and the current land use designation for the subject site, and will be developed below the maximum allowable density for that area.

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved a Petition (A-0038-02) to annex undeveloped property located in various parts of the city, including the subject parcel, under the provisions of NRS 268.597 No. 1(b) containing approximately 687.3 acres. The effective date of this annexation was 02/14/03.

10/09/03 The Planning Commission recommended approval of a companion application for a Rezoning (ZON-2970) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) on the subject site.

10/09/03 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #38).

B) Pre-Application Meeting

08/15/03 Matters discussed at the pre-application conference included design issues related to the proposed site plan, including the width of the proposed street to comply with Town Center standards, the requirement to sprinkler the proposed development, the design and amount of proposed open space and the maximum height of perimeter walls.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.06
Net Acres:	4.62

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Beltway R.O.W.
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	M-TC (Medium Density Residential - Town Center)
North:	ML-TC (Medium-Low Density Residential - Town Center)
South:	ML (Medium-Low Density Residential)
East:	UC-TC (Urban Core - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	U (TC) Undeveloped [TC (Town Center) General Plan Designation]
North:	T-C (Town Center)
South:	R-E (Rural Estates Residential - Clark County)
East:	U (TC) Undeveloped [TC (Town Center) General Plan Designation]
West:	U (TC) Undeveloped [TC (Town Center) General Plan Designation]

E) General Plan Compliance

The subject site is designated on the Centennial Hills Sector Map of the General Plan as TC (Town Center). The Town Center Development Standards Manual provides a special land use designation of M-TC (Medium Density Residential - Town Center) for the site. The companion Rezoning application (ZON-2970) will rezone the subject site to the T-C (Town Center) zoning district. The proposed site plan conforms to both the General Plan and the Town Center Manual land use designations for the site.

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**

This site has a special land use designation [M-TC (Medium Density Residential - Town Center)], pursuant to the Town Center Development Standards Manual. Development of the site as proposed through this site plan will have to comply with the standards of that land use designation.

Property located within the notification radius of this Site Development Plan Review request falls within sections of Unincorporated Clark County. The Clark County Planning Department and all Clark County property owners within the notification radius have been notified of the land use application. At the time of this report no comments have been received from the respective parties.

PROJECT DESCRIPTION

The proposed development consists of 39 single-family cluster lots covering the 5.06-acre site. Two different residential products are proposed. The designs are both two-story products with two-car garages, arranged in clusters of four or six, with two-car garages accessed from a communal private drive in the center of each pod.

The project includes a 20,313 square-foot common recreational area at the south end of the site, adjacent to the Beltway alignment. Other open space is provided on five-foot amenity zones separating the five-foot sidewalks from the street. The total amount of open space provided exceeds Town Center open space standards as outlined in the Town Center Development Standards Manual.

A single north-south street serves the development. This street will be a public street 37 feet in width, with L-type curb and gutter design. This street essentially conforms to the Town Center Public Residential Street street-section illustrated on Figure 29 of the Town Center Development Standards Manual. There is a minor variation in the location of the amenity zone; this is acceptable as this street will connect directly to a previously approved street in the development to the north, which was designed prior to approval of the Town Center street section standards.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Development Standards within a T-C District are established by the Site Development Plan. The development standards that are proposed for this site through this Site Development Plan are as follows:

	Proposed Standards
Typical Lot Size	
• At front of pod	2,900 s.f.
• At rear of pod	3,685 s.f.

Min. Setbacks	
• To front of house	5 Feet
• To front of garage	5 Feet
• Corner side	5 Feet
• Side	3 Feet
• Rear	12 Feet
Max. Building Height	2 Stories / 35 Feet

These standards as presented will allow a development that should be harmonious and compatible with the approved residential project to the north of the site.

A2) Residential Adjacency Standards

There are no Residential Adjacency Standards that are applicable to this project; however, approval of this development will create Residential Adjacency issues for the properties to the west and the east, which are planned for multi-family residential and commercial uses respectively.

A3) Parking and Traffic Standards

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

Uses	**Required**			**Provided**		
	Ratio	Parking		Parking		
		Regular	Handicap	Regular	Handicap	Guest
Single-Family Dwelling	2 Spaces/ Dwelling	78 Spaces	N/A	78 Spaces	N/A	No off-street Spaces

The proposal provides the minimum number of on-site parking spaces listed in the Zoning Code.

A4) Landscape and Open Space Standards

The perimeter landscape standards of the Town Center Development Standards Manual, Section C do not apply, as none off the site perimeters are external. Along the southern edge, the site borders the Beltway right-of-way, but there are no landscape standards that apply along the Beltway in the vicinity of the site.

Pursuant to subsection E.F of the Town Center Development Standards Manual (pg. 134), residential development using public streets in Town Center must comply with the standards for open space listed on the table on page 135, as follows:

Total Acreage	Density	Required			Provided	
		Density Range	Percent	Area	Percent	Area
4.62 acres	8.44	8.1 to 12 u.p.a.	10 %	0.46 acres (20,038 s.f.)	10.1%	0.47 acres (20,313 s.f.)

The proposal exceeds the requirement for open space in the Zoning Code.

B) General Analysis and Discussion

- Zoning

  This site will be rezoned to T-C (Town Center) through companion application ZON-2970. The proposed Site Development Plan will conform to the proposed zoning for the site.

- Site Plan

  The proposed development consists of 39 single-family cluster lots covering the 4.62-acre site. Two different residential products are proposed. The designs are both two-story products with two-car garages, arranged in clusters of four or six, with two-car garages accessed from a communal private drive in the center of each pod. A single north-south street serves the development. This street will be a public street 37 feet in width, and will employ an L-type curb and gutter design.

  The project includes a 20,313 square-foot common recreational area at the south end of the site, adjacent to the Beltway alignment. Other open space is provided on five-foot amenity zones separating the five-foot sidewalks from the street. The total amount of open space provided exceeds Town Center open space standards as outlined in the Town Center Development Standards Manual.

- Waivers

  No waivers have been requested for this project, nor are any necessary.

- Landscape Plan

  The conceptual landscaping plan indicates an alternating arrangement of 24" box Modesto Ash and Mondel Pine planted 30 feet on-center along each side of the proposed street. Although this is a variation from the planting scheme for Public Residential Streets in the Town Center Development Standards Manual, it will match the existing planting scheme in the approved development to the north. These same varieties of trees, as well as two Date Palms, 15-gallon Flowering Plum, 13-gallon Photnia, and a variety of one-gallon ground shrubs, will be planted in the open space are on the site.

- Elevation

  Two basic floor plans are proposed. The homes all have two-car garages, are two stories in height and are arranged in clusters of four or six, sharing a common private drive.

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 will be consistent with the densities of the adjacent single-family cluster residential developments to the north; however, these adjacent lands are designated as ML-TC, which has a stated density range of 5.6 to 8 units per acre.

   One future impact of this development will be to create Residential Proximity Slope setback issues for the adjacent multi-family site to the west and the commercial site to the east, unless those sites are developed for single-family uses as well, or the owners of those sites seek Variances from the requirement at the time of a site plan application.

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 subject site is designated M-TC (Medium Density Residential - Town Center) on Map 4 of the Town Center Development Standards Manual. This category allows a residential density range of 12 to 25 units per gross acre. The companion Rezoning application (ZON-2970) will rezone the subject site to the T-C (Town Center) zoning district. The proposed site plan conforms to both the General Plan and the Town Center Manual land use designations for the site. The proposed site plan conforms to all other city policies and standards.

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

   The site will be accessed by the extension of a single street from a planned local roadway network of 37-foot wide public streets through the approved residential project to the north. This street meets Town Center street-section standards (Figure 29 on pg. 128 of the Manual) and will be adequate for allowable development under the proposed T-C (Town Center) zoning district.

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

The building and landscape materials are appropriate for this type of development in this portion of the City.

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

The building elevations are typical of single-family residential cluster developments and will be compatible with future single-family to the north of the site. It is premature to determine whether this project will be compatible with future commercial development to the east and multi-family development to the west, as these lands are so designated at this time. It will be the responsibility of the developers of these adjacent parcels to ensure that development of these sites is harmonious and compatible with this project.

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, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 79 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-2971 APN: 125-20-301-015

Name of Property Owner: Concordia Homes of Nevada

Name of Applicant: Concordia Homes of Nevada

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: _____

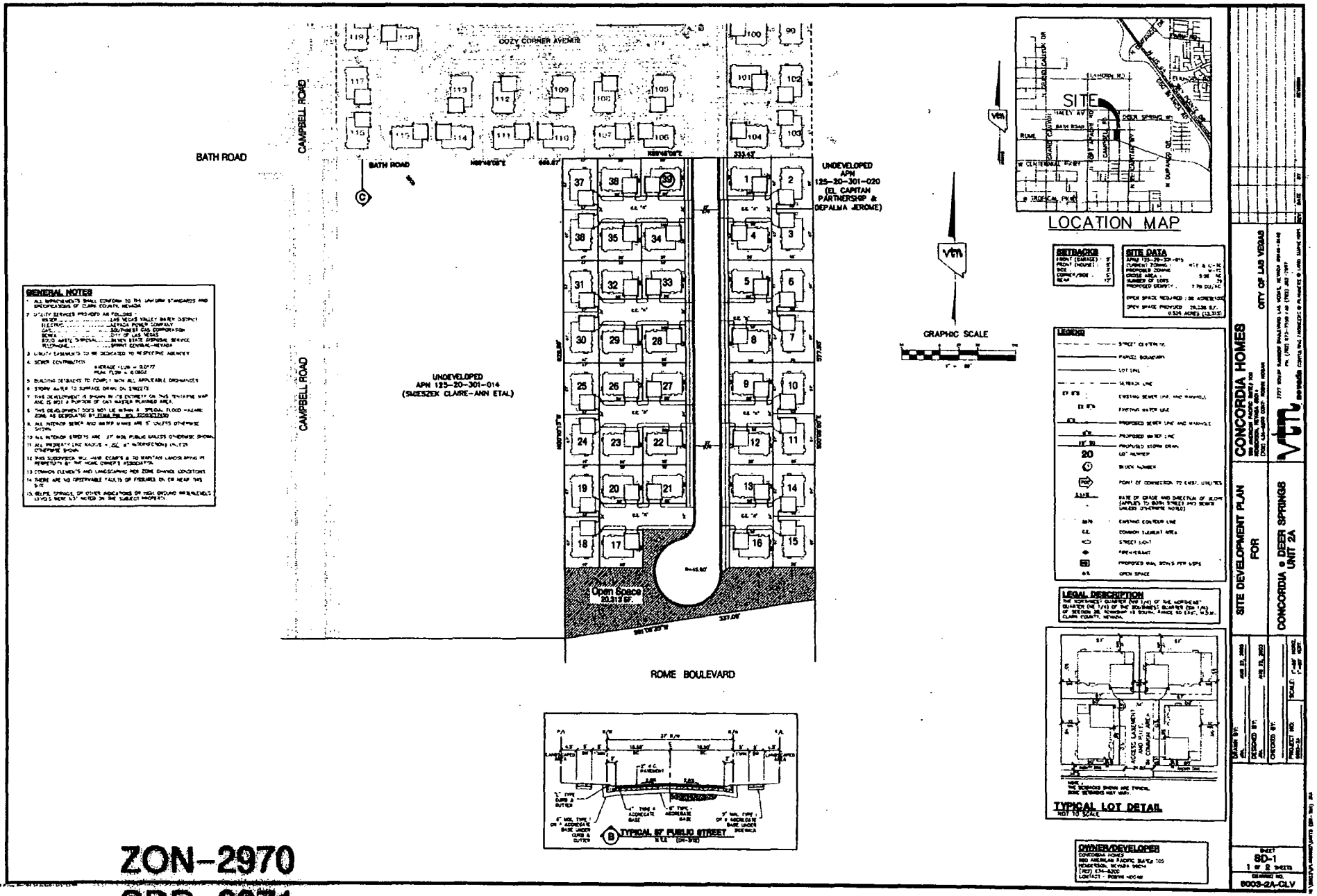
Signature of Property Owner/Authorized Agent: Roberta Hagan

Print Name: Roberta Hagan, Secretary

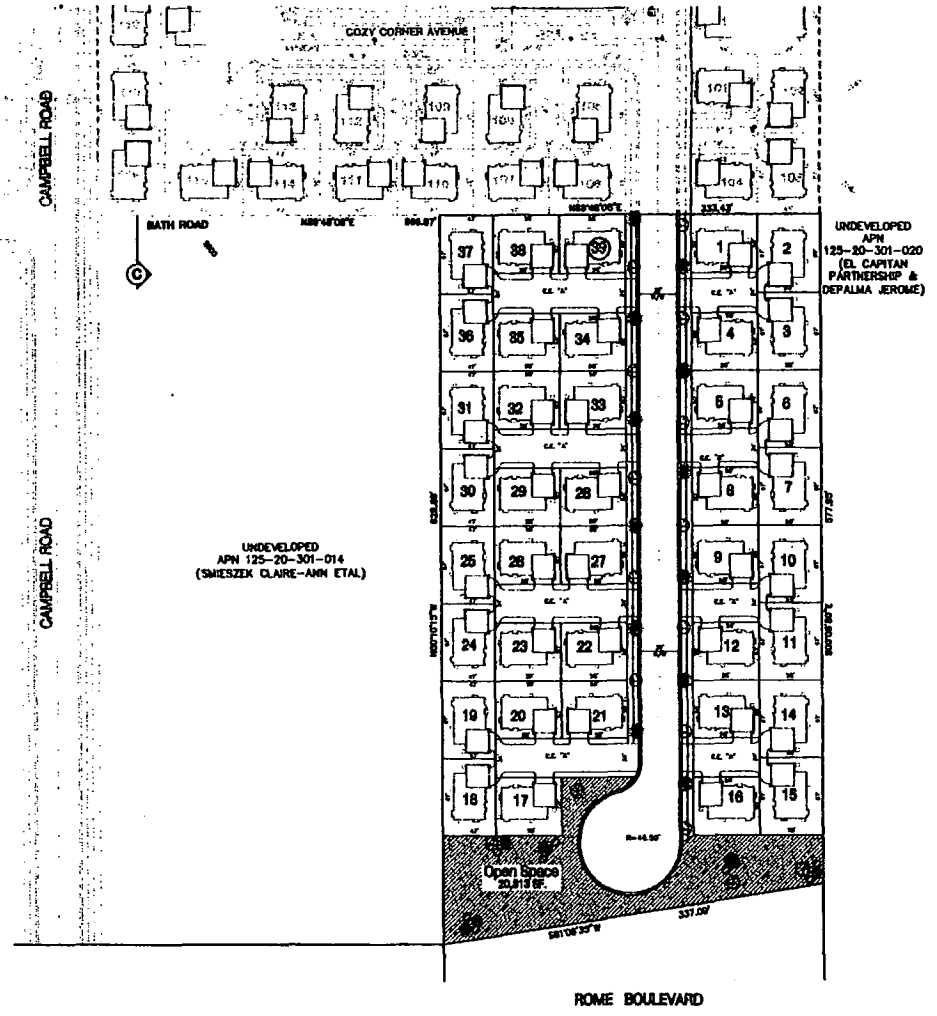
Subscribed and sworn before me

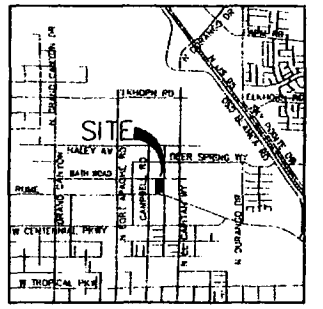
This 14th day of August, 2003

Notary Public in and for said County and State



ZON-2970
SDR-2971
10-09-03 PC





GRAPHIC SCALE

GENERAL NOTES

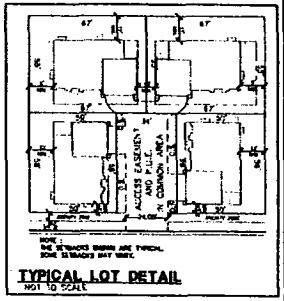
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NEVADA POWER COMPANY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... PLANET EARTH DISPOSAL SERVICE
   TELEPHONE ..... SPRINT CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONSTRUCTION:
   AVERAGE FLOW = 0.0172
   PEAK FLOW = 0.0803
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. ANY DEVELOPMENT AS SHOWN OR AS EXHIBITED ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
8. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA (FIRM, MAP NO. 32003C1745D).
9. ALL SEWER SEWER, AND WATER MAINS ARE AT UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE 37' WIDE PUBLIC UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADIUS = 20', AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
12. THIS SUBDIVISION WILL HAVE COAM'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
13. COMMON ELEMENTS AND LANDSCAPING FOR ZONE CHANGE CONDITIONS
14. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
15. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.

SETBACKS
FRONT (GARAGE) :
FRONT (HOUSE) :
SIDE :
CORNER/CUL :
REAR :

SITE DATA
APN# 125-20-301-015
CURRENT ZONING :
PROPOSED ZONING :
GROSS AREA :
NUMBER OF LOTS :
PROPOSED DENSITY :
OPEN SPACE REQUIRED : 1.50 ACRES(65,340 SF)
OPEN SPACE PROVIDED : 20,814 SF (0.478 ACRES / 13.31%)

LEGEND
- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- 20 LOT NUMBER
- BLOCK NUMBER
- POINT OF CONNECTION TO EXISTING UTILITIES
- RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- EXISTING CONTOUR LINE
- COMMON ELEMENT AREA
- STREET LIGHT
- FIRE HYDRANT
- CLUSTERED MAIL BOXES PER USPS
- OPEN SPACE

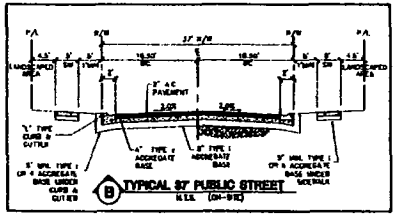
LEGAL DESCRIPTION
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.M., CLARK COUNTY, NEVADA.



TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	14	24" BOX	VARIES	MODESTO ASH
	14	24" BOX	VARIES	MONDEL PINE
	7	VARIES	N/A	DATE PALM
	2	13 GALLON	VARIES	PHOTINIA
	3	15 GALLON	VARIES	FLOWERING PLUM
	2	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of Title 19 (City of Las Vegas)
2. The proposed landscaping and plants are conceptual only, a revised Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
3. The number and types of plant may vary from this proposed conceptual plan.



OWNER/DEVELOPER
CONCORDIA HOMES
3980 AMERICAN PACIFIC BLVD #100
HENDERSON, NEVADA 89014
(702) 434-3200
CONTACT: ROBYN HOGAN

CONCORDIA HOMES
3980 AMERICAN PACIFIC BLVD #100
HENDERSON, NEVADA 89014
(702) 434-3200 CONTACT: ROBYN HOGAN

CONCEPTUAL LANDSCAPE PLAN FOR

CONCORDIA @ DEER SPRINGS UNIT 2A

CITY OF LAS VEGAS

VTN
3737 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146
PH. (702) 873-7866 FAX (702) 367-2797

DRAWN BY: K.E.
DESIGNED BY: AS
CHECKED BY:
PROJECT NO.
AUG 25, 2003
AUG 25, 2003
SCALE: 1"=40'

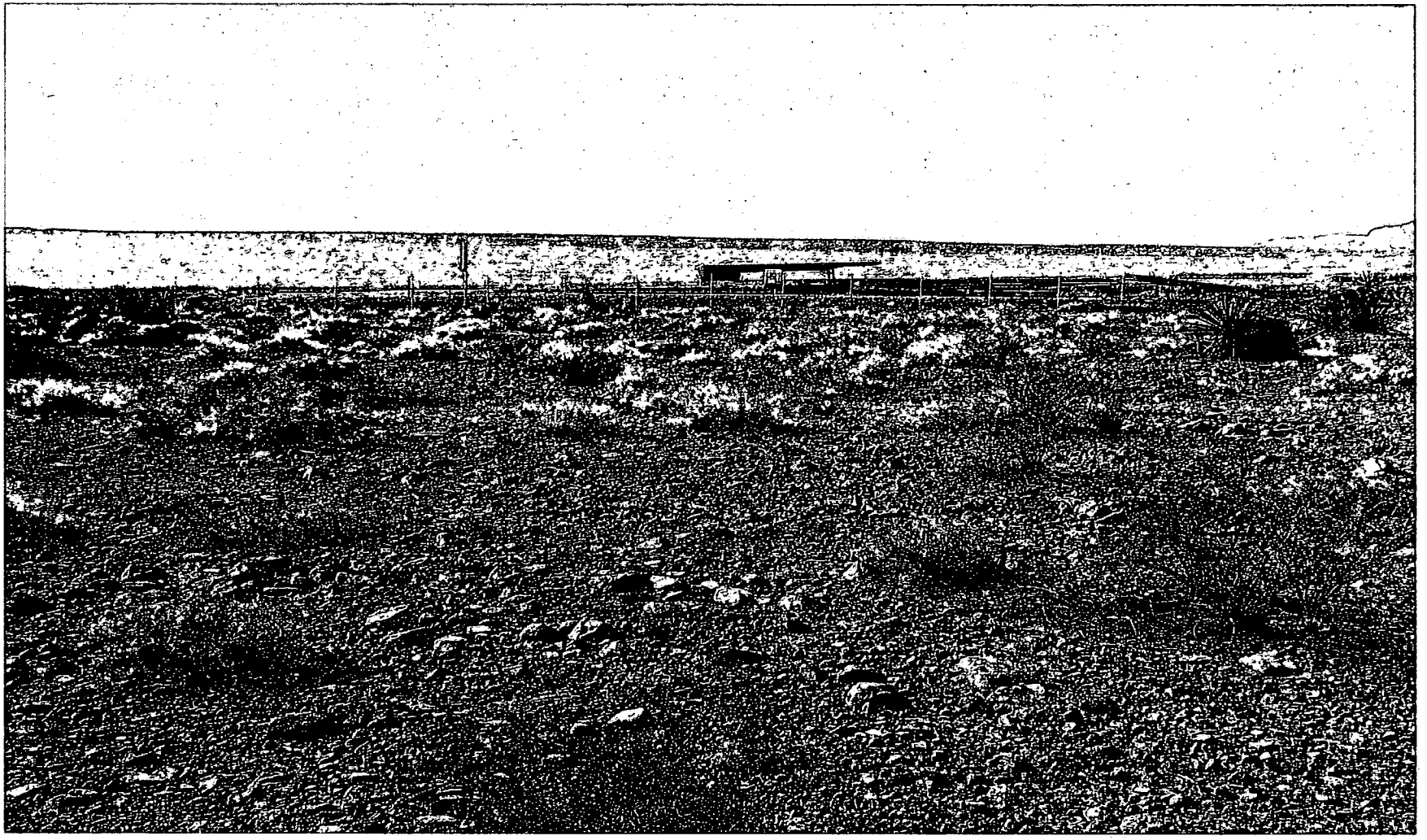
SHEET
LP-1
2 OF 2 SHEETS
DRAWING NO.
6003-2A-CLV

ZON-2970
SDR-2971
10-09-03 PC



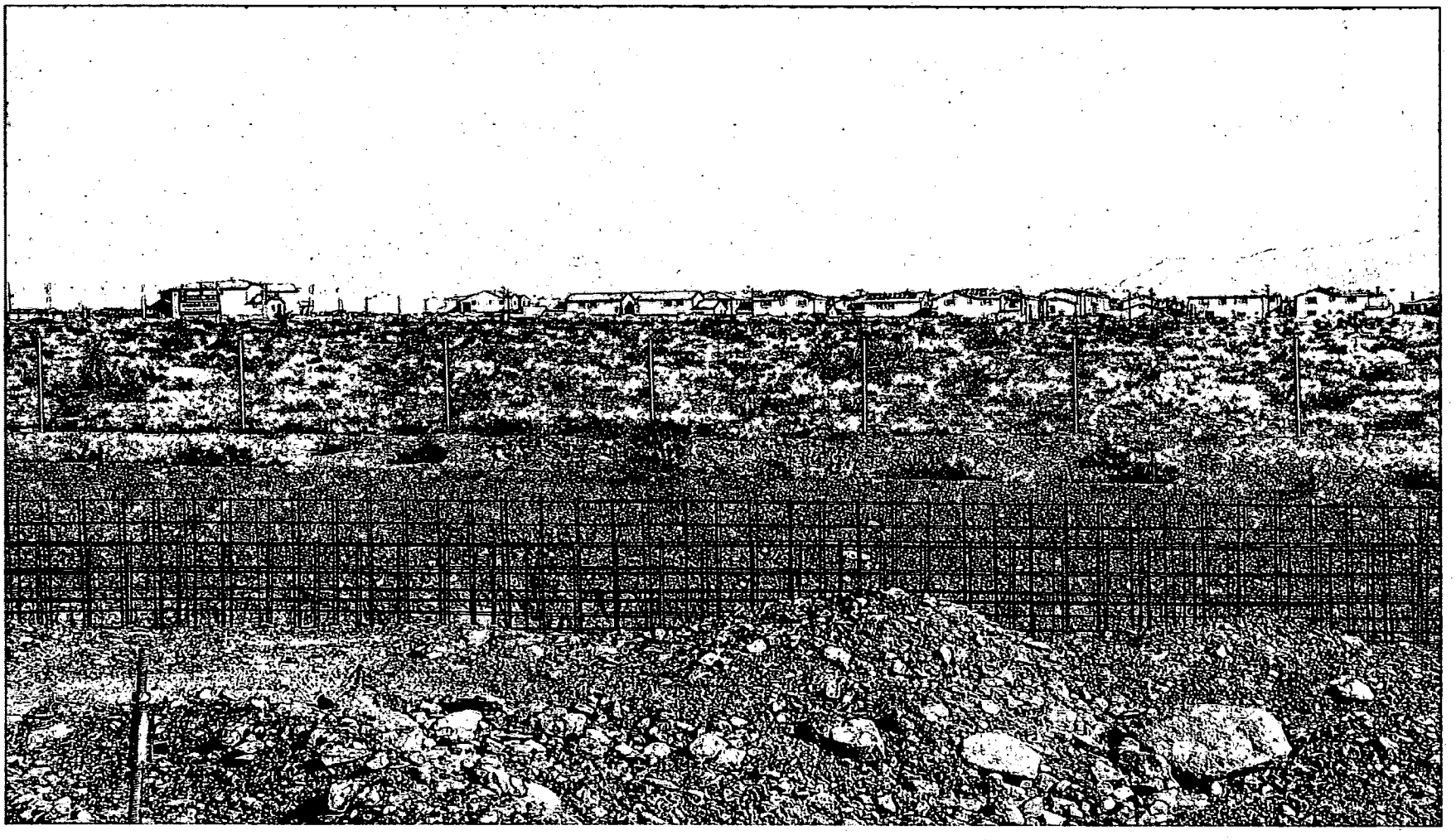
SDR-2971 - CONCORDIA HOMES OF NEVADA
APPROXIMATELY 660 FEET SOUTH OF DEER SPIRNGS WAY AND 330 FEET EAST OF CAMPBELL ROAD
OCTOBER 9, 2003 PLANNING COMMISSION

9/15/03



SDR-2971 - CONCORDIA HOMES OF NEVADA
APPROXIMATELY 660 FEET SOUTH OF DEER SPIRNGS WAY AND 330 FEET EAST OF CAMPBELL ROAD
OCTOBER 9, 2003 PLANNING COMMISSION

9/15/03



SDR-2971 - CONCORDIA HOMES OF NEVADA
APPROXIMATELY 660 FEET SOUTH OF DEER SPIRNGS WAY AND 330 FEET EAST OF CAMPBELL ROAD
OCTOBER 9, 2003 PLANNING COMMISSION

9/15/03

City of Las Vegas

Agenda Item No. 165

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
REZONING - PUBLIC HEARING - **ZON-2989 - ALAMEDA TRUST AND IRENE H & BRADLEY JAY TAYLOR** - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: P-R (Professional Office and Parking) Zone on 0.17 acres located at 208 North Lamb Boulevard (APN: 140-32-310-005), Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

DAVID ELLERTSEN, 103 East Charleston Boulevard, appeared on behalf of the applicant and concurred with all conditions.

TODD FARLOW, 240 19th Street, expressed concern about the area becoming similar to that along Jones Boulevard south of I-95. COUNCILMAN REESE pointed out that public hearings were held to discuss the homes east of Lamb Boulevard, between Stewart Avenue and Charleston Boulevard. Conditions were set at that time. The area has increased tremendously along Lamb Boulevard making it impossible for families to live there. Hopefully, those homeowners will be able to sell their homes to a business such as this. MR. FARLOW asked if at that time staff gave any input on some type of buffer. COUNCILMAN REESE replied that the conversions will have to adhere to set conditions.

City of Las Vegas

Agenda Item No. 165

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 165 – ZON 2989

MINUTES – Continued:
There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.
(3:08 – 3:11)
5-996

CONDITIONS:
Planning and Development
1. A Resolution of Intent with a two-year time limit.

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

3. The provision of joint access between the subject property and properties to the immediate north and south to facilitate circulation and parking among potential office developments.

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. 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. Final design of the on-site parking layout shall provide for appropriate turnaround space so that vehicles exiting this site are not required to back out onto Lamb Boulevard.

City of Las Vegas

Agenda Item No. 165

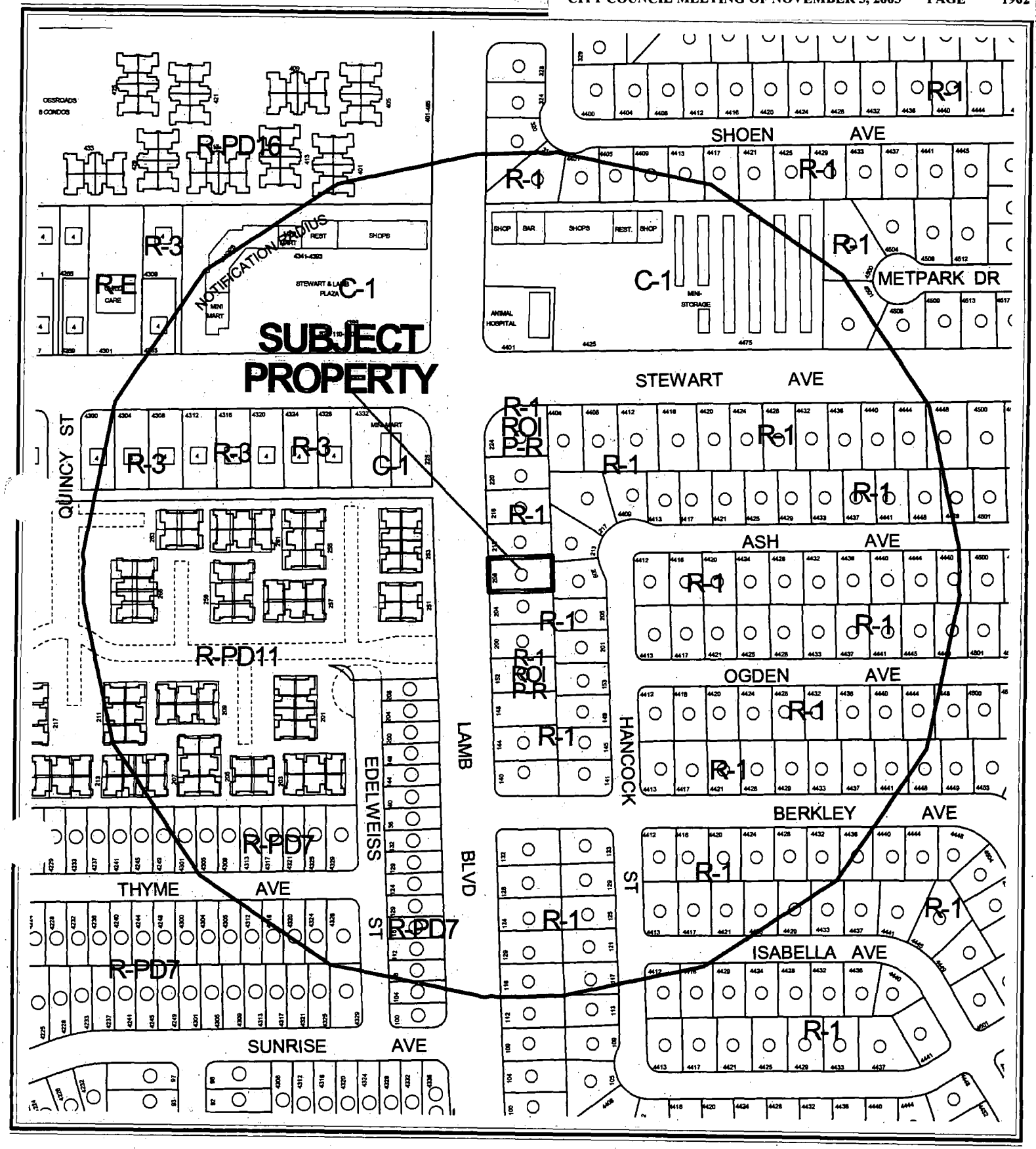
CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 165 – ZON 2989

CONDITIONS – Continued:

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a 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 Standar 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.

   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. 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 Lamb Boulevard adjacent to this site.



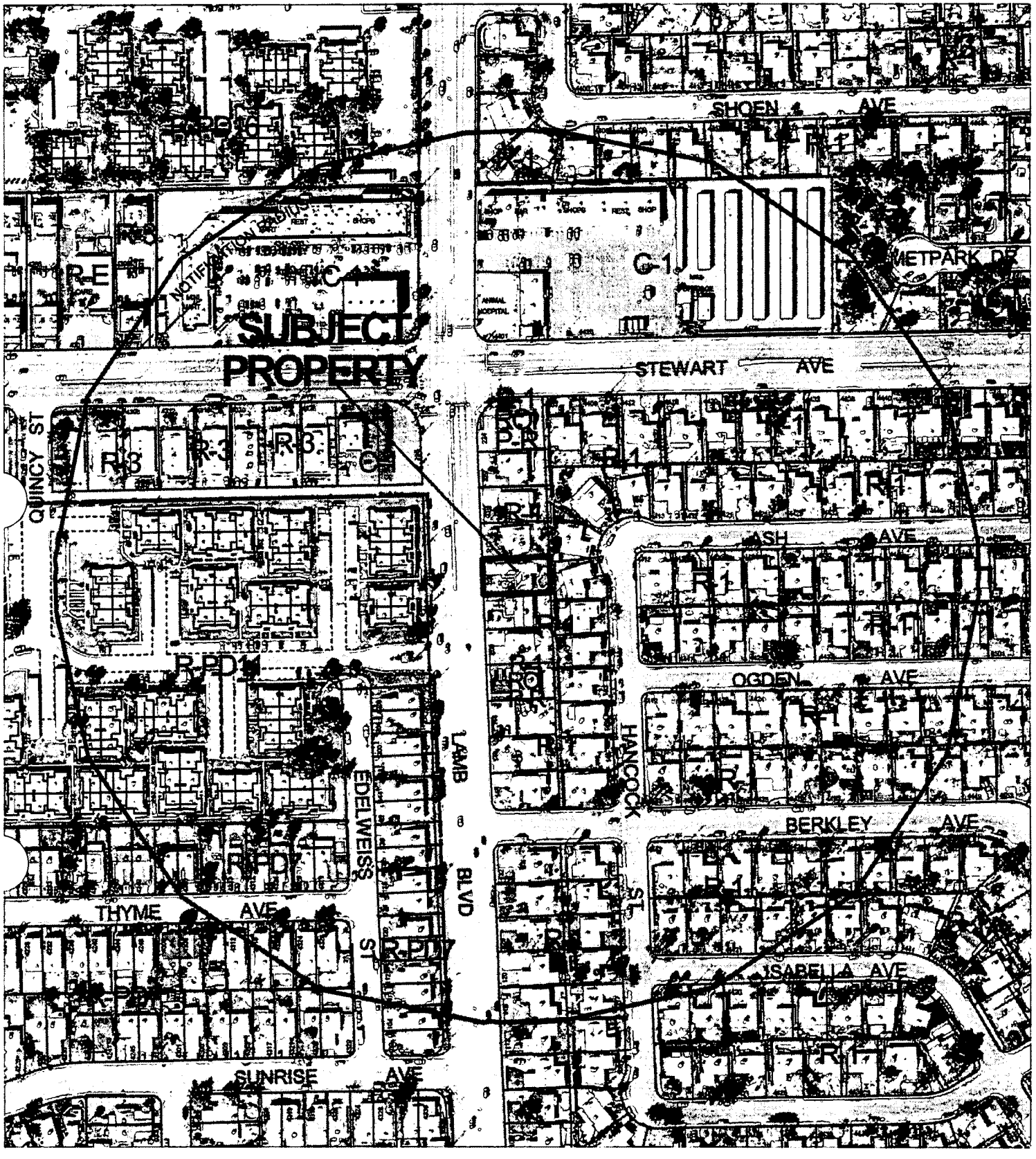
CASE: ZON-2989

RADIUS: 750 FT

0 200 400 Feet

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: **ZON-2989**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-2989 - ALAMEDA TRUST AND IRENE H & BRADLEY JAY TAYLOR

** CONDITIONS **

The Planning Commission (6-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

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

3. The provision of joint access between the subject property and properties to the immediate north and south to facilitate circulation and parking among potential office developments.

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. 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. Final design of the on-site parking layout shall provide for appropriate turnaround space so that vehicles exiting this site are not required to back out onto Lamb Boulevard.

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 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. 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. 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. 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 Lamb Boulevard adjacent to this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-1 (Single-Family Residential) to P-R (Professional Office and Parking) on 0.17 acres located at 208 North Lamb Boulevard.

B) Applicant's Justification

The applicant justifies this application by stating that rezoning for professional office uses conforms to the General Plan for this site. The proposed rezoning will not devalue surrounding properties.

BACKGROUND INFORMATION

A) Previous Actions

12/12/62 The Board of City Commissioners approved the Rezoning of this site from R-R (Rural Residence) to R-1 (Single-Family Residential) as part of a larger request (Z-0117-62). The Planning Commission recommended approval on 11/27/62.

05/17/00 The City Council approved a request for a General Plan Amendment from L (Low Density Residential) to O (Office) on this site as part of a larger request (GPA-0004-00). The Planning Commission recommended approval on 04/13/00.

10/09/03 The Planning Commission voted 6-0-1 to recommend APPROVAL (PC Agenda Item #39).

B) Pre-Application Meeting

08/08/03 Two properties along the east side of Lamb Boulevard have already been rezoned to P-R (Professional Office and Parking). The applicant was asked to add setbacks to the site plan in order to show conformance to current R-1 standards. A traffic impact analysis will be required for this site, and all substandard pavement should be replaced.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application, nor was one held for this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.17 (7,560 square feet)

B) Existing Land Use

Subject Property:	Single-Family Dwelling
North:	Single-Family Dwelling
South:	Single-Family Dwelling
East:	Single-Family Dwelling
West:	Condominiums

C) Planned Land Use

Subject Property:	O (Office)
North:	O (Office)
South:	O (Office)
East:	L (Low Density Residential)
West:	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property:	R-1 (Single-Family Residential)
North:	R-1 (Single-Family Residential)
South:	R-1 (Single-Family Residential)
East:	R-1 (Single-Family Residential)
West:	P-PD11 (Residential Planned Development – 11 Units per Acre)

E) General Plan Compliance

This site is designated O (Office) in the Southeast Sector Plan of the General Plan. This category provides for small lot office conversions as a transition from residential and commercial uses. The requested rezoning to P-R (Professional Office and Parking) is in conformance with the O (Office) 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

No special districts, zones, or studies affect the subject 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 Width	60 Feet	63 Feet	Y
Min. Setbacks			
• Front	20 Feet	27 Feet	Y
• Side	5 Feet	5.5 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	15 Feet	30 Feet	Y
Max. Lot Coverage	50 %	16 %	Y
Max. Building Height	2 Stories / 35 Feet	1 Story	Y

The existing property complies in all respects to Title 19 development standards.

B) General Analysis and Discussion

The applicant intends to convert the existing single-family residence to an office use at a later date. A Site Development Plan Review will be required in order for the property to be utilized as a professional office.

The requested Rezoning to the P-R (Professional Office and Parking) district conforms to the existing O (Office) designation in the Southeast Sector Plan of the General Plan. Two residences along the east side of Lamb Boulevard have already been converted. In order to facilitate movement between eventual professional office sites along Lamb Boulevard, a condition for the applicant to establish joint access between properties to the north and south of the subject site is recommended. The Department of Public Works also prefers to see adjacent property owners work together to present multi-lot conversions with common access drives and common parking areas wherever possible.

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 designated O (Office) on the Southeast Sector Plan of the General Plan. The requested Rezoning to P-R (Professional Office and Parking) is consistent with this 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 office uses permitted by the requested Rezoning can be compatible with the adjacent single-family residential use if appropriate site design and buffering are incorporated into the office development. Properties to the north and south of the subject property are also expected to eventually convert to professional offices.

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

The Southeast Sector Plan of the General Plan envisions single-family residential conversions to professional offices on the east side of Lamb Boulevard between Stewart and Berkeley Avenues, designating them O (Office). Single-family residences along this stretch of a Primary (100-foot) Arterial have been deemed inappropriate land uses. Therefore, the requested Rezoning to P-R (Professional Office and Parking) is consistent with the future land use designation of the site as envisioned by the General 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 site is accessed from Lamb Boulevard, designated as a Primary (100-foot) Arterial in the Master Plan of Streets and Highways. Access between the subject properties and properties to the north and south are encouraged. The planned adjacent street network will adequately serve the uses allowable under the proposed P-R (Professional Offices and Parking) zone.

NOTICES MAILED 254 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-2989 APN: 140-32-310-005

Name of Property Owner: BRADLEY JAY TAYLOR AND IRENE HORTA-TAYLOR

Name of Applicant: SAME AS ABOVE

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: Irene H Taylor

Print Name: Irene H. Taylor

Subscribed and sworn before me

This 26th day of August, 2003

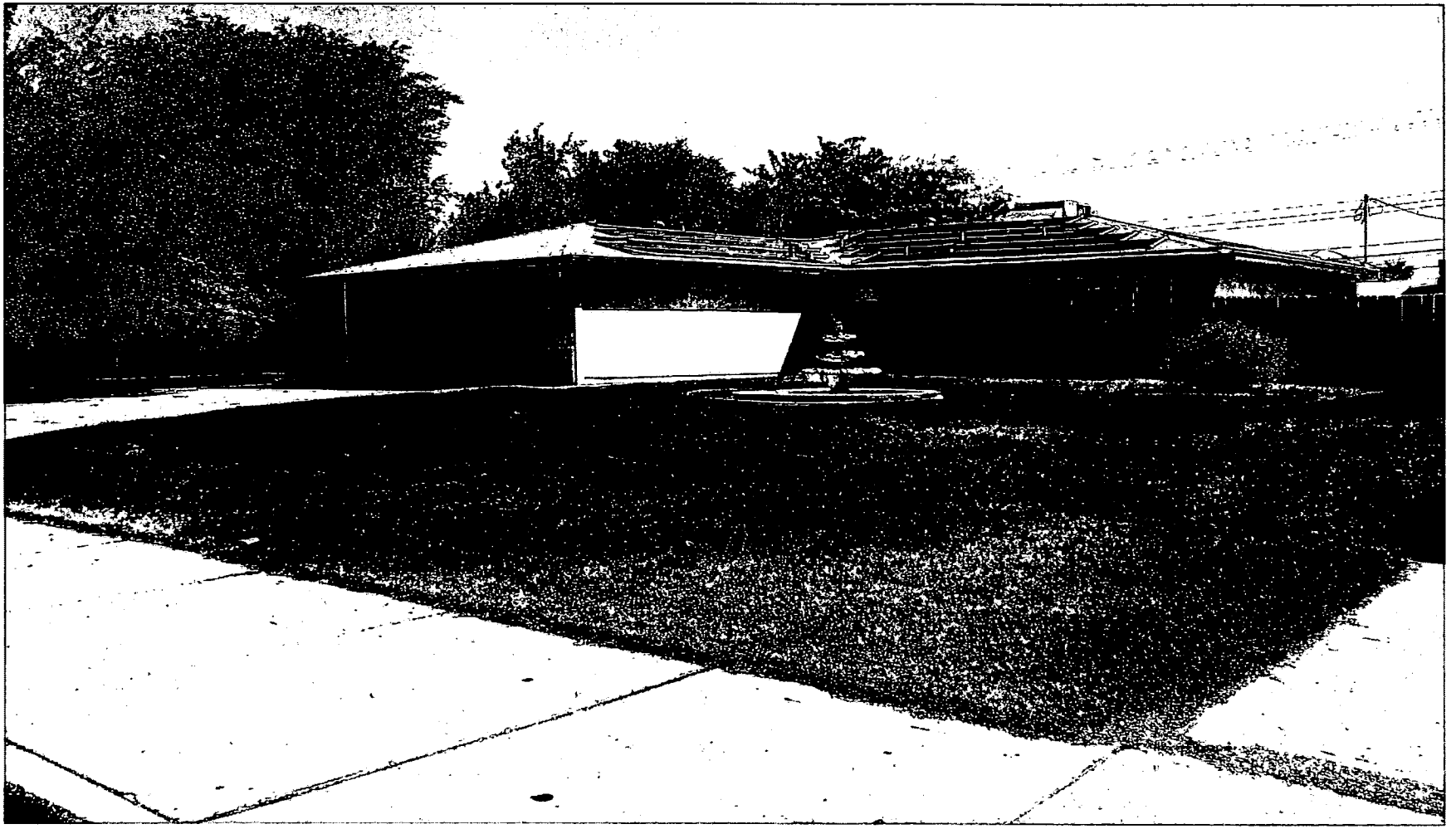
Cammae Klaumenzer
Notary Public in and for said County and State

CAMMAE KLAUMENZER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 93-0542-1
MY APPT. EXPIRES JULY 7, 2004

taylor residence

208 n. lamb blvd.

ZON-2989
10-09-03 PC



ZON-2989 - ALAMEDA TRUST AND IRENE H & BRADLEY JAY TAYLOR
208 NORTH LAMB BOULEVARD
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03

City of Las Vegas

Agenda Item No. 166

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3000 - CITY OF LAS VEGAS** - Request to amend the Las Vegas Downtown Centennial Plan to include urban trail objectives and locations (multiple APNs), Wards 1 (Moncrief), 3 (Reese), and 5 (Weekly). **[CORRECTION: Ward 3 (Reese) is not effected by this application, the correct Wards are Ward 1 (Moncrief) and Ward 5 (Weekly).]** The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
MONCRIEF – APPROVED – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the public hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that this modification to the General Plan pertains to trails within downtown, specifically servicing the cultural corridor area where the City's museums are and linking to the Frank Wright Plaza. Another trail will link Fremont Street to the proposed Performing Arts Center for the Las Vegas Academy. Other links are to the 61 acres and linking the future monorail stops to Las Vegas Boulevard. This modification to the General Plan will assist the City in seeking funding for these various trails.

MAYOR GOODMAN commented that these trails are phenomenal and will form an interconnection between all the things that the City proposes for the downtown area.

City of Las Vegas

Agenda Item No. 166

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 166 – GPA-3000

MINUTES – Continued:

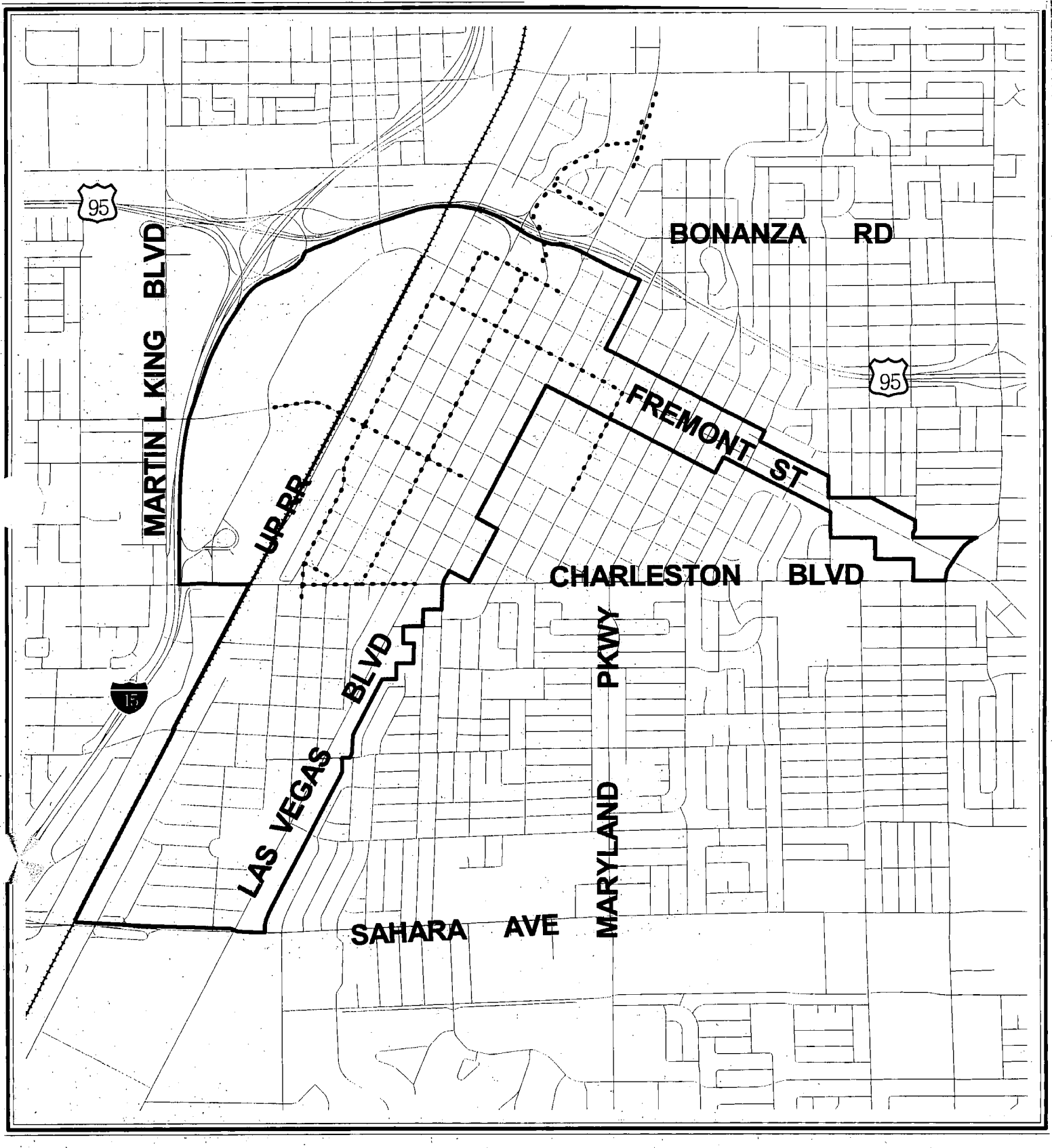
TODD FARLOW, 240 North 19th Street, concurred with the Mayor's comments and thanked MS. WEELER for her work.

There was no further discussion.

MAYOR GOODMAN declared the public hearing closed.

(3:11 – 3:13)

5-1086



CASE: GPA-3000

0 1000 2000 Feet

PROPOSED TRAIL ALIGNMENTS

DOWNTOWN OVERLAY DISTRICT

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3000 - CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

GPA-3000 - Staff Report Page One
November 5, 2003 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend the Las Vegas Downtown Centennial Plan to include urban trail objectives and to identify potential urban trail locations. The process for amending the Centennial Plan is by General Plan Amendment. A copy of the proposed amendment is attached.

BACKGROUND DATA:

05/07/00	The City Council adopted the Las Vegas Downtown Centennial Plan. The Planning Commission recommended to adopt the document at its meeting of 04/27/00.
08/06/03	The City Council adopted an amendment to the Las Vegas Downtown Centennial Plan, which established the Arts District boundaries and design standards, as well as correcting information about the monorail extension. The Planning Commission recommended approval of the amendment at its meeting of 07/10/03.
10/09/03	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #35).

DETAILS OF APPLICATION REQUEST

Site Area: The proposed amendment is applicable to the entire Downtown Centennial Plan area.

EXISTING LAND USE

The following existing uses are found within the boundaries of the Downtown Centennial Plan area:

- Single-Family Use
- Multifamily Use
- Office Use
- Civic Use
- Service Commercial Use
- General Commercial Use
- Industrial Use

PLANNED LAND USE

Properties within the Downtown Centennial Plan area are designated as follows by the Las Vegas Redevelopment Plan:

- Mixed Use
- Commercial
- Industrial
- Public Facility

EXISTING ZONING

Properties within the Downtown Centennial Plan boundaries are zoned as follows:

- R-1 (Single-Family Residential)
- R-3 (Medium-Density Residential)
- R-4 (High-Density Residential)
- R-5 (Apartment)
- C-1 (Limited Commercial)
- C-2 (General Commercial)
- C-V (Civic)
- PD (Planned Development)
- C-M (Commercial/Industrial)
- M (Industrial)

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The Downtown Centennial Plan was established as a Special Plan Area upon adoption of the Plan document in 2000. The proposed amendment will modify the Plan document to include objectives and general development standards for urban trails in existing public rights-of-way.

ANALYSIS

Urban trails are defined as a designated pedestrian route in an existing developed area. Objective 1.2 of the Transportation Trails Element of the General Plan states that non-vehicular routes shall be created to connect open spaces in the Downtown area, but does not specifically identify urban trail routes or criteria. In order to implement the goals and objectives of the General Plan, the attached amendment to the Downtown Centennial Plan will address proposed urban trail routes and identify general trail development standards.

In an effort to improve the livability of Downtown and encourage pedestrian mobility, a series of urban trails are proposed for the Centennial Plan area. The proposed trails are intended to connect public open space, major transportation nodes, museums, shopping areas and other attractions. The urban trails can assist in increasing tourism for the Downtown casinos and the museums in the Cultural Corridor, while giving greater emphasis to alternative means of transportation. In addition, the development of urban trails will provide safe pedestrian routes, and will improve the streetscape of streets within the Centennial Plan area.

The proposed amendment identifies a number of proposed trail routes, including a route that will connect the Arts District to Fremont Street Experience and City Hall, a series of routes that will connect the monorail stations to Las Vegas Boulevard, a route that will connect the Entertainment District with the Las Vegas Academy Performing Arts Theater, and a route that will connect Downtown with the Cultural Corridor to the north. The proposed routes may be modified as dictated by existing conditions and construction funding, and urban trail routes may be added as public demand warrants.

The urban trails are to consist of widened sidewalks in existing public rights-of-way, with specialized sidewalk treatments, directional signage and banners, shade trees and street furniture. No specific construction standards will be adopted, due to the fact that the trails will be retrofitted into existing street corridors and the varying conditions that exist. In addition, each trail will need the need to be differentiated in order to avoid confusion, which will result in an individualized theme for each trail route.

FINDINGS

Title19.18.030.I 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 which include approved neighborhood plans.

In regard to "1": The proposed text amendment will not change the density or intensity of uses in the Downtown Centennial Plan area, and will not impact adjacent land use designations.

In regard to "2": No zoning changes will result upon adoption of this text amendment.

In regard to "3": The proposed amendment will seek to increase pedestrian mobility and open space in the Downtown Centennial Plan area.

In regard to "4": The proposed amendment assists in implementing the goals and objectives of the General Plan, and will assist in improving the livability of Downtown.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

09/23/03 Four members of the public attended. Comments received included the need for specialized crosswalk signals and increased pedestrian safety, traffic calming, future extensions of the proposed trail system, and the inclusion of public art as part of the urban trails development.

NOTICES MAILED: Newspaper Notification Only by Planning Department

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number GPA-3000 APN: Multiple
Name of Property Owner: Multiple

Name of Applicant: City of Las Vegas

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: Flinn Fagg

Print Name: Flinn Fagg

Subscribed and sworn before me

This 13th day of August, 2003

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2007

(The following changes are proposed to Section V3D of the Downtown Centennial Plan, "Linkages.")

V3D. LINKAGES

1 Major vehicular and pedestrian linkages connect important places in the City, including anchors (like the casino districts), landmarks, neighborhoods, public uses, and private development. A system of linkages bolsters the integration of uses and overall design character. The City, with the Regional Transportation Commission (RTC), continues to widen and improve roadways not only entering and exiting downtown but throughout the entire Las Vegas valley.

5 Third Street, from ~~Bonneville Avenue~~ Charleston Boulevard to Fremont Street Experience, should be developed as a major pedestrian linkage to unite the Arts District, the Office Core District ~~with~~ and Casino Center. Widened sidewalks, directional signage and a greatly enhanced pedestrian experience will contribute to the revitalization of this central downtown area. The pending future vacation of the old Clark County Courthouse and other vacant public holdings present a great opportunity to redevelop several half or full blocks along the Third Street Pedestrian Connector. In the future, consideration should be given to carrying ~~Third Street~~ right-of-way improvements south of ~~Bonneville~~ Charleston as commercial and new residential development warrants in the Downtown South District.

6 Fremont Street Experience, running between Main Street and Las Vegas Boulevard, serves as a major east-west pedestrian connection, linking most major downtown casinos together and providing a pleasant, themed entertainment and strolling environment. It is a major local landmark and downtown destination center with its high-tech canopy providing entertainment by night and a shaded, breezy streetscape for daytime strolling. The development of Neonopolis, an urban destination entertainment center, coupled with the retail/family entertainment tenanting of the Fremont Street Garage frontage, will anchor the eastern end of Fremont at Las Vegas Boulevard and certainly encourage further redevelopment of the surrounding area. Strong consideration should be given to creating a pedestrian and visual linkage to the Union Pacific site as it develops to the west of Fremont Street Experience and the Office Core District. In addition, a direct pedestrian link from the future Las Vegas Monorail station should be developed in order to encourage alternative means of travel to Fremont Street and reduce vehicular congestion in the area. Fremont Street Experience could also be extended eastward for one or two blocks, which would assist in drawing pedestrian traffic to the emerging Entertainment District.

(The following changes are proposed to Section V3E of the Downtown Centennial Plan, "Proposed Mixed Use Opportunities.")

V3E. PROPOSED MIXED USE OPPORTUNITIES

3 Parks and Open Space: Many downtowns across the nation are recognized for their formal public open space, such as William Penn's four urban greens breaking the grid of Philadelphia, Washington Square in Manhattan's Greenwich Village, and Boston's Common. Over the next few years, the City should pursue the creation of a series of small urban park spaces linked by trails and enhanced pedestrian streetscapes to expand the livability of Downtown. ~~Several near future opportunities are looming. The pending federal disposition of the 1933 United States "Old" Post Office Building at Stewart and Third will present the city with the opportunity to reprogram it for civic and cultural uses, and redevelop the site as green space. The east-west Bonanza Trail should be provided with a trailhead to link with the Old Post Office and the north-south Third Street Corridor into Downtown. Undeveloped Blocks on the south side of Fremont Street at Maryland Parkway afford the chance to devise a full block urban park and introduce new residential uses to center the East Fremont District. The redevelopment potential of the Downtown South District suggests the strong desire to create an entire urban block as a formal park, and surround it with new residential and mixed use construction. Third Street should be rebuilt (from Fremont to Charleston) to have spacious sidewalks, shade trees and decorative plantings, thus serving as the primary north-south pedestrian route linking the Old Post Office to Fremont Street Experience, to the Lewis Street Corridor, to the Downtown South District park. (Fourth Street and Casino Center will serve the primary function of carrying northbound and southbound vehicular traffic respectively.) The development of a jogging and exercise trial as a green buffer between Parkway Center and I-15 should also be considered.~~

a. A central public open space or park should be developed in each of the Downtown districts. Parks and open space provide a focus for the neighborhood, offer relief from the urban environment, serve as a gathering space for neighborhood events, and offer outdoor recreation space for office workers and residents. The types of public open spaces appropriate for the existing urban fabric include plazas, squares, greens, formal gardens and small parks.

b. Several near future opportunities are looming for the development of parks and public spaces. The pending federal disposition of the 1933 United States "Old" Post Office Building at Stewart and Third and the adjacent development of Frank Wright Park will present the City with the opportunity to reprogram it for civic and cultural uses, and redevelop the surrounding area as green space. The provision of an urban trail from the Post Office to the Cultural Corridor north of Downtown will further increase the viability of the structure for cultural programming. Undeveloped blocks on the south side of Fremont Street at Maryland Parkway afford the chance to devise a full block urban park and introduce new residential uses to center the East Fremont District. In the Arts District, the Boulder Avenue right-of-way has been identified as a potential site for an urban plaza and sculpture garden. The redevelopment potential of the Downtown South

District suggests the strong desire to create an entire urban block as a formal park, and surround it with new residential and mixed-use construction.

c. Non-vehicular urban trails should be established to connect all public open spaces, major anchors and transportation nodes. An urban trail, which is defined as a designated pedestrian route located in an urban area, will consist of widened sidewalks in existing right-of-way corridors. The trails should be readily identifiable through sidewalk treatments, directional signage and banners, shade trees, street furniture, public art and other techniques. The development characteristics of each trail need not be uniform, and will probably vary somewhat based on existing conditions and the availability of public right-of-way. Every effort should be made to improve the safety of pedestrians, including the provision of specialized crosswalk signals, protected pedestrian crossings, and the use of distinct paving materials for crosswalks. Traffic calming measures should be investigated as part of the development of urban trails.

d. Urban trails to be developed Downtown should include the following areas and districts (*see Map graphic*):

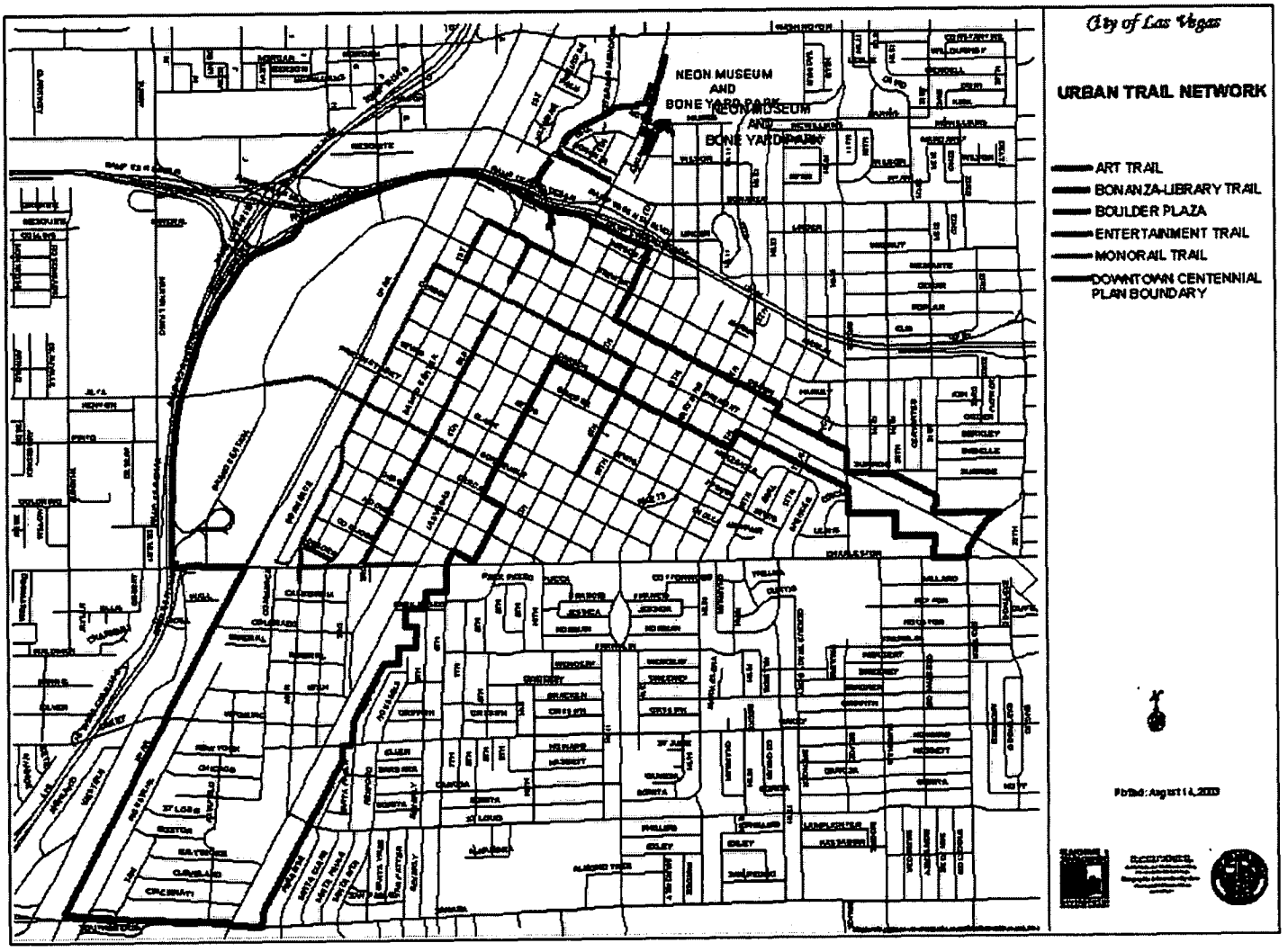
Third Street. Third Street should be rebuilt from Fremont Street Experience to Charleston Boulevard to have spacious sidewalks, shade trees and decorative plantings, thus serving as the primary north-south route linking the Old Post Office, Fremont Street Experience, Lewis Street Corridor, and the Arts District. The trail should then be extended south of Charleston Boulevard and provide a connection to Gateway Park.

Monorail/Las Vegas Boulevard. The extension of the Las Vegas Monorail will assist in bringing additional residents and tourists to Downtown Las Vegas and reducing traffic congestion. East-west urban trails should be developed from each monorail station to Las Vegas Boulevard, as well as to major anchors in the Downtown area.

Entertainment District. Extending an urban trail route from the east end of Fremont Street Experience down Fremont Street will assist in drawing visitors to the Entertainment District and assist in the revitalization of that area. Providing an extension of the trail down Ninth Street to the Las Vegas Academy Performing Arts Theater will further connect arts and entertainment venues in the Downtown area.

Parkway Center. The development of a jogging and exercise trail as a green buffer between Parkway Center and I-15 should also be considered as part of the development of the urban trail network.

Cultural Corridor. Although outside the boundaries of the Downtown Centennial Plan, efforts should be made to develop a trail connection that will link the institutions of the Cultural Corridor with the Old Post Office, Frank Wright Park and other Downtown attractions. Establishing a pedestrian connection between these two areas will increase tourism and give visitors to the Downtown area greater access to a variety of recreational and cultural attractions.


City of Las Vegas
URBAN TRAIL NETWORK
ART TRAIL
BONANZA-LIBRARY TRAIL
BOULDER PLAZA
ENTERTAINMENT TRAIL
MONORAIL TRAIL
DOWNTOWN CENTENNIAL PLAN BOUNDARY
NEON MUSEUM AND BONE YARD PARK
NEON MUSEUM AND BONE YARD

City of Las Vegas

Agenda Item No. 167

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
GENERAL PLAN AMENDMENT RELATED TO GPA-3000 - PUBLIC HEARING - **GPA-3130 - CITY OF LAS VEGAS** - Request to amend the Las Vegas Downtown Centennial Plan to include a revised definition of the boundaries of the Arts District, to revise the design standards for the Arts District, to include a revised definition of the boundaries of the Office District, and to correct minor elements of the Downtown Centennial Plan (multiple APNs), Wards 1 (Moncrief), 3 (Reese) and 5 (Weekly). **[CORRECTION: Ward 3 (Reese) is not effected by this application, the correct Wards are Ward 1 (Moncrief) and Ward 5 (Weekly).] (NOTE: The Planning Commission voted to hold in abeyance to the November 20, 2003 Planning Commission meeting the portion of this application pertaining to the boundaries of the Arts District.)** The Planning Commission (7-0 vote) and staff recommend APPROVAL of the remaining application which is the revision to the Design Standards for the Arts District

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL of the revision to the Design Standards for the Arts District

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

MOTION:
WEEKLY – APPROVED – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, pointed out that the amendments are at the request of the Arts District Neighborhood Association to make certain modifications to the recently adopted development standards for the Arts District. Staff believes these corrections are appropriate and request approval.

City of Las Vegas

Agenda Item No. 167

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 167 – GPA-3130

MINUTES – Continued:

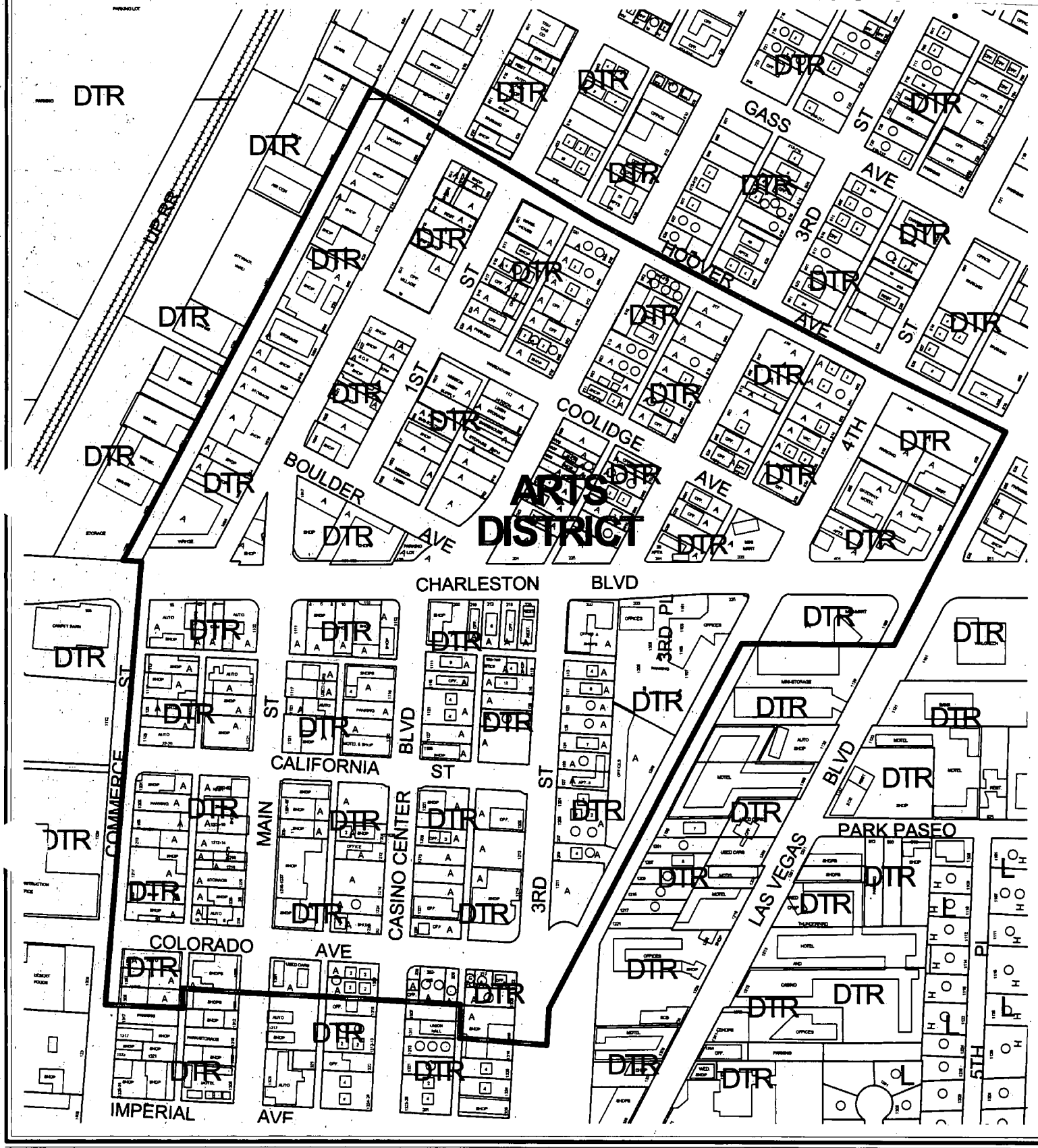
TODD FARLOW, 240 North 19th Street, stated that he heard that the Holsum Bakery might be converted into a loft, and that the boundaries should include this building. MAYOR GOODMAN commented that the building is in escrow and the buyer plans to have art galleries and lofts where artists can live and work at the same location. It will be a tremendous component as to what is taking place in that entire area. He acknowledged that the Ice House and Tinocos are some of the successful businesses that have relocated downtown.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(3:13 – 3:16)



CASE: **GPA-3130**

0 300 600 Feet

N



CASE: GPA-3130

0 300 600 Feet

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3130 - CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL of a the revision of the Design Standards for the Arts District.

(NOTE: The Planning Commission voted to hold in abeyance to the November 20, 2003 Planning Commission meeting the portion of this application pertaining to the boundaries of the Arts District.)

GPA-3130 - Staff Report Page One
November 5, 2003 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend the Las Vegas Downtown Centennial Plan to revise the design standards for the Arts District, and to correct minor elements of the Downtown Centennial Plan. The definition of the Arts District boundaries and the associated map of the Arts District will be revised at a later date pending a meeting of the Arts District neighborhood. A copy of the document containing the proposed changes is attached.

BACKGROUND DATA:

05/07/00 The City Council adopted the Las Vegas Downtown Centennial Plan. The Planning Commission recommended to adopt the document at its meeting of 04/27/00.

08/06/03 The City Council adopted an amendment to the Las Vegas Downtown Centennial Plan, which established the Arts District boundaries and design standards, as well as correcting information about the monorail extension. The Planning Commission recommended approval of the amendment at its meeting of 07/10/03.

10/09/03 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #36).

DETAILS OF APPLICATION REQUEST

Site Area: The proposed amendment is applicable to the Arts District, as defined on Page 29 of the Las Vegas Downtown Centennial Plan.

EXISTING LAND USE

The following existing uses are found within the boundaries of the Arts District:

- Single-Family Residential Use
- Multifamily Residential Use
- Office Use
- Service Commercial Uses
- General Commercial Uses
- Industrial Uses

PLANNED LAND USE

Properties within the Arts District are designated as follows by the Las Vegas Redevelopment Plan:

- Mixed Use
- Commercial
- Industrial

EXISTING ZONING

Properties within the Arts District boundaries are zoned as follows:

- R-4 (High Density Residential)
- P-R (Professional Office and Parking)
- C-1 (Limited Commercial)
- C-2 (General Commercial)
- C-M (Commercial/Industrial)

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The Downtown Centennial Plan was established as a Special Plan Area upon adoption of the Plan document in 2000. The proposed amendment will modify the Plan document to include revised design guidelines for the Arts District.

ANALYSIS

The attached document details the proposed modifications to the Arts District standards as proposed by the Arts District Neighborhood. The modifications are as follows:

- Minor changes are proposed to the list of permitted uses.
- Minimum building height and floor area ratios have been removed.
- The standard site planning requirements applicable to the Downtown Centennial Plan Area have been eliminated.
- Minor modifications are proposed to the Transportation and Parking Standards.
- The several elements of the Architectural Design Standards will be removed to allow greater freedom in building design.

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 which include approved neighborhood plans.

In regard to "1": In accordance with the conditions for approval, the modifications will not change the residential density or commercial intensity as currently permitted under the Las Vegas Redevelopment Plan, and will be compatible with the land use designations of adjacent properties.

In regard to "2": No zoning changes will result upon adoption of this General Plan Amendment. The Arts District standards will continue to function as a zoning overlay, and will take precedence over the underlying zoning districts.

In regard to "3": There are sufficient transportation facilities to serve the proposed development pattern.

In regard to "4": The proposed amendment is in conformance with the Las Vegas Redevelopment Plan, and is in conformance with the goals and objectives of the Downtown Centennial Plan.

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. The proposed changes are the result of meetings held with the board of the Arts District Neighborhood Association; a neighborhood meeting is planned to discuss changes to the boundaries of the Arts District.

PLANNING COMMISSION ACTION

The Planning Commission voted to add "Wedding Chapel with a drive-through" as a Special Use Permit.

NOTICES MAILED: Newspaper Notification Only by Planning Department

APPROVALS: 0

PROTESTS: 0

The following modifications are proposed to the adopted standards for the Arts District:

AD. ARTS DISTRICT: DESIGN STANDARDS

1 The following Arts District Design Standards apply only to the Arts District. Those standards that are more restrictive or vary from the Downtown Las Vegas design standards appear in bold below. ~~The purpose and intent of establishing Arts District design standards is to give overall direction to future public and private improvements throughout the district.~~ *The purpose and intent of the Arts District is to establish an atmosphere that fosters creativity and freedom of expression of multiple tastes and cultures. A vibrant and dynamic arts district is by nature distinct from surrounding neighborhoods. The purpose of these standards is to foster the expression of an aestheticized lifestyle and as a result should be visually distinguished from the rest of downtown Las Vegas.*

AD1. ARTS DISTRICT: SITE PLANNING STANDARDS

1 **These are the site planning standards for the Arts District:**
a. LAND USES: Only the following uses are permitted within the Arts District:

1. **Residential and Lodging Uses**
   - **Condominium**
   - **Home Occupation**
   - **Hotel or Motel**
   - **Multifamily**
   - **Single Family – Attached**
   - **Townhouse**
2. **Institutional and Community Service Uses**
   - **Child Care Center**
   - **College, *or* University ~~or Seminary~~ (Special Use Permit required)**
   - **Government Facility**
   - **Library, Art Gallery or Museum – Public**
   - **Music Conservatories, Dance, *Culinary and Theatre Arts* Schools and Art Instruction**
   - **Public or Private School, Primary (Special Use Permit required)**
   - **Public or Private School, Secondary (Special Use Permit required)**
3. **Office and Professional Uses**
   - **Financial Institution without Drive-Through**
   - **Hypnotherapy**
   - **Medical Office**
   - **Office, Other Than Listed**

4. Recreation, Entertainment and Amusement Uses
   - Billiard Parlor or Pool Hall (Special Use Permit required)
   - Commercial Amusement/Recreation – Indoor/***Outdoor***
   - Health Club
   - Night Club (Special Use Permit required)
   - Private Club, Lodge or Fraternal Organization
   - Public Park or Playground ***(SUP required)***
5. Retail and Personal Services
   - Antique/Collectible Store
   - Astrologer, Hypnotist, or Psychic Art and Science (Special Use Permit required)
   - Catering Service
   - Copy Center
   - Dry Cleaners
   - General Personal Service
   - General Retail Store, Other Than Listed, 3500 sq. ft. or More
   - General Retail Store, Other Than Listed, Less Than 3500 sq. ft.
   - Hotel Lounge Bar (Special Use Permit required)
   - Jewelry Store, Class III (Special Use Permit required)
   - Jewelry Store, New
   - Laundry, Self-Service
   - Liquor Establishment – Tavern (Special Use Permit required)
   - Museum or Art Gallery – Private
   - Outdoor Dining (See DS8 for standards)
   - Restaurant with Service Bar (Special Use Permit required)
   - Restaurant, 2000 sq. ft. or more, w/o Drive-Through
   - Restaurant, Less than 2000 sq. ft., w/o Drive-Through
   - Supper Club (Special Use Permit required)
   - Tattoo Parlor/Body Piercing Studio (Special Use Permit required)
   - Used Books
   - Used/Vintage Clothing
   - Used CD's/Records/Videos
   - Wedding Chapel
   - *Wedding Chapel, with Drive-Through (Special Use Permit required)*
6. Commercial and Business Services
   - ~~Commercial, Other Than Listed~~
   - Desktop Publishing
   - Electrical, Watch, Clock, Jewelry and Similar Repair
   - Off-Premise Advertising Sign (Special Use Permit required). In addition to the complying with all criteria listed in Title 19, Off-Premise Advertising Signs shall be directly mounted to and flush with the wall of a structure, and shall not be freestanding, mounted on top of a roof, or project past the walls or roof of a building.

7. **Industrial and Manufacturing**
   - **Light Assembly and Fabrication (Conditional Use Permit required)**
   - **Printing and Publishing (Special Use Permit required)**
8. **Wholesale, Distribution and Storage**
   - **Wholesale Showroom Facility (Special Use Permit required)**
9. **Utilities, Communications and Transportation**
   - **Monorail (Special Use Permit required)**
   - **Mounted Antenna of 15' or less**
   - **Parking Structure (Special Use Permit required)**
   - **Recording Studio**

Uses which require a Conditional Use Permit shall adhere to the process and conditions stipulated in Title 19.04.040. Uses which require a Special Use Permit shall adhere to the process and minimum requirements stipulated in Title 19.04.050. ***Passive uses such as offices; financial institutions; government facilities; medical, law and other offices; copy centers; desktop publishing and light assembly facilities are limited to no more than 25% of the building façade.***

~~b. BUILDING HEIGHT: All development proposals for new buildings and structures within the Arts District shall conform to a minimum height of two stories unless waived by the City Council for demonstrated economic hardship.~~

~~c. FLOOR AREA RATIO: All development proposals for new commercial buildings and structures within the Arts District shall conform to a minimum Floor Area Ratio (FAR) of 1.0 or greater, unless waived by the City Council for demonstrated economic hardship. No minimum FAR shall be required for condominiums, multifamily development, townhouses, or attached single-family development.~~

2 LOT COVERAGE: Within the Arts District, lot coverage may range up to a maximum of 100 percent. No minimum lot coverage has been established.

2 ~~All of the following site planning standards for the Arts District also pertain to Downtown Las Vegas as a whole:~~

~~a. Plan all structures to conceal service areas and storage areas from public street view. Incorporate these uses into the main building whenever possible.~~

~~b. Orient and screen all auto-related facilities (working bays, storage, etc.) from public view. When parking lots face major public streets, incorporate ornamental screen landscaping (see Graphic 9).~~

~~c. Buildings shall orient their public entrances toward major street frontages as much as possible, particularly on major pedestrian streets.~~

~~d. Utilities and power service lines shall be located underground for all new development. To the extent possible, relocation of utilities from alleys (above ground) to streets (below ground) shall be undertaken with all new substantial development activities.~~

~~d. When alleyways are abandoned and building envelopes expanded to create larger development parcels and eliminate negative character of existing alleys, the developer shall relocate utilities and design sidewalks to meet the approved design. If the alley is not abandoned then it shall conform to the standard Alleyway Treatment (Graphic 8).~~

AD2. ARTS DISTRICT: TRANSPORTATION AND PARKING STANDARDS

1 All of the following transportation and parking standards for the Arts District also pertain to Downtown Las Vegas as a whole:

~~a. Any on-street parking shall not count in meeting parking spaces as required. Limited, on-street parking may be provided as a reserve of short-term parking or for service and delivery purposes.~~

a. All off-street surface parking lots shall be paved and include access aisles and drive-ways. Surface treatments including paving and striping shall be maintained in good condition at all times.

b. Whenever a driveway is abandoned, the owner shall remove all driveway pavement and approach, re-install the curb and gutter. ~~and landscape the area to match the adjacent landscaping/streetscape~~.

c. Parking areas shall be separated from buildings through surface treatment variations and/or grade separation. ~~Parking spaces that directly abut buildings shall be prohibited~~.

d. Wherever possible, adjacent parcels each requiring access drives shall share a common, centrally located access drive.

e. **Surface parking lots shall be located behind buildings at the interior of the block wherever possible. Access to parking lots from existing alleys is preferred, or from east-west streets where no alley access is available. Access to parking lots from north-south streets and Charleston Boulevard is discouraged in order to maintain a continuous building line and prevent interruptions in the pedestrian network.**

~~f. Parking lots facing public streets, major pedestrian walkways, or plazas and open space shall incorporate a minimum eight-foot wide landscaped setback with parking lot screen along the entire length of visual exposure (Graphic 9).~~

f. Surface parking lots shall ~~have a minimum of one shade tree for every six spaces in landscape islands and/or on the perimeter of the lot. A minimum of ten square feet of landscaped surface area must be provided for each parking space, incorporated into islands and/or perimeter landscape treatment, with one 5-gallon bush per 10 square feet of area~~ *provide shading elements either natural or artificial.*

g. Above grade parking structures ~~shall~~ *may* be set back from streets a minimum of ten feet, ~~except~~ where desirable ground floor uses such as restaurants, retail, and commercial facilities are incorporated into the first floor of the structure facing the street. ~~In this case, the setback is not required and appropriate build-to line designation zones shall apply. The ten-foot required setback shall have sufficient landscaping to screen the structure at the pedestrian level, thus providing a visual amenity.~~ *Building design shall provide for visual continuity between the pedestrian experience and the interior use.*

h. Bumpers or tire stops shall be provided in all parking stalls heading into a sidewalk, planting area, street, or alley. They shall be installed at a minimum of two feet from the beginning of the sidewalk, planting area, street, or alley in order to effectively protect walkways, landscaping, and signage.

i. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works.

~~j. Exterior walls of all parking structures shall be designed as part of the architectural form of the main building or surrounding buildings. The intent is to minimize a garage appearance through designs that conform to the accompanying development's general architectural features.~~

~~k. Bus drop-off areas shall be provided in close proximity to the entrances of newly constructed hotels. Parking for uses shall be accommodated off-site or in a remote, non-obtrusive location so as not to interfere with normal traffic flow or pedestrian activity to and from the hotel site.~~

~~l. The provisions of Title 19.10: Parking, Loading and Traffic Standards of the City of Las Vegas Zoning Code, shall apply, except as otherwise noted herein.~~

j. Parking structures shall be considered primary design expression opportunities and contribute to the aesthetic character of the district through creative design solutions for the structure, facades and screening elements.

AD3. ARTS DISTRICT: STREETSCAPE DESIGN STANDARDS

1 All of the following streetscape design standards for the Arts District also pertain to Downtown Las Vegas as a whole:

a. North-south streets shall be designed thematically with palm trees as the primary landscape element (25 feet or greater in height spaced at 30 feet on center preferred, however, 35 feet maximum spacing). Shade trees in single or double rows, may be provided alternately between palm trees to provide shade and pedestrian comfort (Graphic 11).

b. East-west streets shall be designed thematically with shade trees as the primary landscape element (36-inch box trees spaced at 15 to 20 feet preferred to provide an immediate shade canopy, 24-inch box trees at 30 feet maximum spacing required). When shade trees are provided in lieu of an arcade or other architectural shade device, a double row of 36-inch box trees placed 15 feet on center is encouraged (Graphic 12).

c. Supporting landscape and streetscape improvements shall be incorporated into the streetscape design, including decorative paving, lighting, and other landscape elements such as freestanding planters, planter boxes and hanging baskets. **Public artwork is encouraged as an element of the streetscape design in the Arts District, provided it does not encroach pedestrian or vehicular travel lanes, or pose any visibility or safety hazards.** Paving must be relatively flat, slip-resistant, and of a design that does not create a tripping hazard but adds visual interest and unique imagery. The surface of the sidewalk should appear as a consistent pattern. At the corners, the sidewalk must ramp down to provide for handicapped access.

d. Street lights and decorative pedestrian lights shall be incorporated into any future streetscape improvement. Overhead lights must provide the ambient light necessary for safety and traffic operations, and it must meet City of Las Vegas Department of Public Works standards. (See specification in Item "e" below.) Pedestrian lights should be placed in a clear geometric pattern with regular spacing to add a sense of order to the street. The design of the lights and the pattern for their placement are a part of the system. Therefore, lights

associated with individual development projects are prohibited from being located in the right-of-way.

e. All new streetscapes, sidewalks, and streetscape elements shall conform to exactly match those installed within the Fourth Street Corridor and Las Vegas Boulevard beautification Projects during 1999 to 1999. (Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.)

AD4. ARTS DISTRICT: ARCHITECTURAL DESIGN STANDARDS

1 The following architectural design standards pertain to properties within the Arts District. Those standards that are more restrictive or vary from the Downtown Las Vegas design standards appear in bold below.

a. Façade Configuration: **The goal of the Arts District is to encourage building design that contributes to the quality of life in an active, aesthetically considered manner. Street level design should enliven the street with visual continuity of activity from interior uses to the pedestrian experience. Extended, solid walls are discouraged at the street level. Wherever solid walls are present, surface treatment that contributes to the aesthetic character of the façade is encouraged to provide visual interest. This may include but is not limited to color, murals, surface articulation, texture, and graphics.** ~~The use of expression lines and expression zones (that is, areas and features of the façade that incorporate changes in material, color, and/or relief)~~ **are encouraged** ~~in the pedestrian zone to create visually interesting facades (Graphic 14).~~

b. Shading/Climate Control: The use of arcades, awnings, canopies, and other shade devices is strongly encouraged. The incorporation of misting systems at the pedestrian level is also strongly encouraged to complement the objectives of this plan.

~~c. Building Entrance: The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This may be accomplished through a change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line and/or through the use of canopies or awnings, etc. (Graphic 14).~~

~~d.~~c. Exterior Materials: **Exterior materials of all buildings shall contribute to the artistic character *and quality of life* of the district** ~~**and convey a sense of permanence and belonging.**~~

~~e.~~d. Screening Requirements: Service areas (including storage, special equipment, maintenance, trash dumpsters and loading areas) shall be screened ~~with landscaping and/or architectural elements~~ from pedestrian or street view. ~~Architectural screening shall be constructed of the same materials and finishes as the primary building~~ *with elements that contribute to the aesthetic expression of the building.*

~~f.~~e. Service and Loading Areas: All service and loading areas shall be positioned so service vehicles will not disrupt traffic flow to or from the site or within parking lots. No service, storage, maintenance or loading area may extend into a setback area.

f. Meters: Utility meters shall be screened from view at street level.

AD5. ARTS DISTRICT: SIGNAGE DESIGN STANDARDS

1 These are the standards for signage in the Arts District:

a. General Requirements. In order to encourage a diverse and visually interesting environment, signage in the Arts District is exempt from the automatic application of size, type and area limitations. *Signage shall reflect the special character of the Arts District. Prosaic signs are discouraged.* However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of such signage. Construction, location, installation, maintenance and issuance of certificates for signage shall be in accordance with Title 19.14.

b. Review Process. Signage for Arts District properties shall be reviewed and approved in the following manner:

1) For development that is subject to the Site Development Plan Review process as described in Title 19.18, signage shall be reviewed and approved as part of the development plan for the property. Signage shall be reviewed for conformance with the criteria listed in Section AD5(1-c).

2) For all other applications, signage shall be reviewed and approved by a representative of each of the following City departments: Planning and Development, Office of Business Development, and Leisure Services. Signage shall be reviewed for conformance with the criteria listed in Section AD5(1-c).

c. Review Criteria. Signage in the Arts District shall be reviewed and approved subject to the following criteria:

1) The signage shall reflect the arts-related nature of the district by incorporating artistic details, sculptural elements, three-dimensional features, ornate designs, or other similar expressive elements;

~~2)Signage shall be consistent with the architectural character of the building to which it is attached or related;~~

~~3)The size and area of the signage shall be appropriate to the business being advertised;~~

~~4)Wall signage shall be designed as an integral element of the façade and shall be appropriately sized and located relative to other façade elements; and~~

~~5)~~2) The signage may be internally or externally illuminated, provided the illumination does not create unnecessary glare or pose impacts to residential units or abutting properties.

d. Non-Commercial Messages. Murals or other artistic treatments that do not contain a commercial message are not considered signage.

AD6. ARTS DISTRICT: LANDSCAPE DESIGN STANDARDS

1 Within the Arts District, landscaping and planting materials shall be installed per, and be in full conformance with Title 19.12, Landscape and Buffer Standards, and with the landscape requirements contained in Title 19.08.45, Commercial District Development Standards. Where specific landscape standards or elements are included with the District Plans contained herein, they shall supercede these and other existing standards.

AD7. ARTS DISTRICT: TRANSIT CORRIDOR DESIGN STANDARDS

1 The following design regulations have been developed to address specific conditions relative to Arts District properties along the route of the fixed Guideway (monorail) and within the vicinity of the fixed Guideway station. Refer to Sections AD1 – AD6 for any standards not addressed herein.

a. Applicability: **Properties that directly abut the fixed Guideway right-of-way are subject to the Transit Corridor Design Standards. Additional standards that apply to properties in the vicinity of the fixed Guideway station are identified below.**

~~b. Site Planning Standards:~~

~~1)~~ Uses: **The uses specified in Section AD1(1) of this document are permitted in the Transit Corridor, with the exception of the following:**

- **Single Family – Attached**
- **Townhouse**

Due to issues relative to noise and privacy, permitted residential uses shall not be allowed on the first or second story of buildings.

~~2) Building height: All development proposals for new buildings and structures within the Transit Corridor shall conform to a minimum height of three stories unless waived by the City Council for demonstrated economic hardship.~~

~~3) Floor Area Ratio: All development proposals for new commercial buildings and structures within the Transit Corridor and within a 600-foot radius of the fixed Guideway station shall conform to a minimum Floor Area Ratio (FAR) of 1.5 or greater, unless waived by the City Council for demonstrated economic hardship.~~

c. **Transportation and Parking Standards:**

1) Surface parking lots: **Surface parking lots are** *permitted with approval of a Special Use Permit (SUP).* ~~not permitted within 600 feet of the Guideway station, unless located at the center of a block and completely screened from the public right-of-way by buildings.~~

2) Parking Structures: **Parking structures are encouraged within 600 feet of the Guideway station, subject to the design standards contained in Section AD2.** *Parking structures should be secondary to commercial and residential activity.*

d. Architectural Design Standards:

~~1)~~Roofs and Parapets ~~— Configuration and Materials:~~ Roofs and rooftops shall be designed with consideration for views from the Guideway. Rooftop artwork and architectural embellishments are encouraged.

~~2)~~1) ~~Façade Configuration: Extended, blank, expressionless walls at the first and second stories of buildings along street frontages shall be prohibited. Wherever blank walls are unavoidable, murals or other similar artistic surface treatments shall be used to provide visual interest. The use of expression lines and expression zones (that is, areas and features of the façade that incorporate changes in material, color, and/or relief) are encouraged in the pedestrian zone to create visually interesting facades (Graphic 14).~~

City of Las Vegas

Agenda Item No. 168

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-2867 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: L (Low Density Residential) TO: MLA (Medium-Low Attached Density Residential) on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted after final agenda – Revised plan submitted by Planning & Development

MOTION:

MONCRIEF – APPROVED – UNANIMOUS with MAYOR GOODMAN not voting

MINUTES:

MAYOR GOODMAN declared the Public Hearing open on Item 168 [GPA-2867], Item 169 [ZON-2868] and Item 170 [SDR-2869].

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, Kummer, Kaempfer, Bonner & Renshaw appeared on behalf of the applicant and stated that this difficult piece has a drainage channel that runs through the property. He has had numerous meetings with the adjacent neighbors to address their concerns, such as setbacks, lighting, parking and access. He has tried to mitigate some of those concerns. This project is all single-story with large setbacks

City of Las Vegas

Agenda Item No. 168

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 168 – GPA-2867

MINUTES – Continued:

and they are utilizing the existing access from the existing project, which will be the only access to this project. There will be no access to Windrush Avenue or Tomsik Street. This will address the residents' concern with traffic and parking. The south property line will have a decorative block wall with extensive landscaping on the south and a meandering sidewalk. This project complies with the landscaping requirements on the south. He concurred with all conditions and assured that there will be walls on all three sides of this project. The residents were concerned that prohibiting parking on those streets would not be enough. A barrier would be a deterrent from people parking on the streets. The site plan does not reflect that barrier along Cimarron Road, but he will submit to staff.

LIZA MILLER, 8301 Windrush, appeared in protest and asked ATTORNEY FIORENTINO to explain the reduction in the perimeter landscaping adjacent to the northwest corner of Cimarron Road. MR FIORENTINO replied that the City's code requires a certain depth and design of landscaping. The applicant is asking for a waiver on two sides of this project, in terms of the depth. There will still be landscaping and a decorative wall on Tomsik Street and Cimarron Road. They are, however, complying completely with the City's code to the south on Windrush Avenue. The justification is that on the south the homes face Windrush Avenue, and it makes sense to provide the required amount of landscaping and sidewalk. He believes that the deviation in the depth of the landscaping is warranted to the east and west but not to the south. They will comply to the south because those homes face Windrush Avenue. MAYOR GOODMAN confirmed with ATTORNEY FIORENTINO that the landscaping would be drought tolerant in accordance with the City's provisions.

KIM ELERICK, 8225 Windrush Avenue, expressed opposition to the project and stated when she purchased her home she understood that the property was zoned for estate-style homes. She is concerned with density and additional traffic on Cimarron Road. MS. ELERICK asked that candlelight instead of halogen lights be used because they will point directly into the homes. She indicated that residents would prefer no parking on Cimarron Road and allow parking on Windrush Avenue.

GENE TRAVIS, 8201 Windrush Avenue, questioned whether this apartment project is best for the City. This is a low-density area and this project is not appropriate. What advantage could the City gain by putting apartments at this location? His opinion is that the City wishes to have more people in a condensed area. He mentioned that he is glad that there is a buffer zone in his neighborhood in case of a fire. He was told by a fire chief that a 50-unit apartment complex at this location would be dangerous because of the traffic congestion.

JANE NEEDLEMAN, 1308 Featherland Court, stated that she was never notified of this meeting and asked that the City Council deny the application. ROBERT GENZER, Director, Planning and Development Department, explained that notice of the Council meeting is given at the Planning Commission meeting, with no additional notification through the mail.

City of Las Vegas

Agenda Item No. 168

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 168 – GPA-2867

MINUTES – Continued:

MAYOR GOODMAN asked ATTORNEY FIORENTINO the turn over rate at the Buffalo Highland units. ATTORNEY FIORENTINO replied that it is very low with respect to other apartment units. There is a screening process, they require longer leases, and seniors occupy most of the units.

JIM MALCOLM, Maury Abrams Company, stated the average turn around rate is around 30% per year and rents range from the low $800 to the mid $900. The low $800 is for a one-bedroom, and two-bedroom and a den for the $900 range. These will be similar to the Buffalo Highlands apartments.

MAYOR GOODMAN spoke of concerns about tractor-trailers being parked on the vacant parcel. ATTORNEY FIORENTINO assured that the management would require any tractor-trailer to be moved or they would evict the offender. MS. ELERICK recounted that it was a resident of the existing Buffalo Highlands apartment who parked the tractor-trailer. When the management of the complex was unable to determine ownership of the truck, the City was called to have the truck removed. Most of the complex residents park on Tomsik Street, which is one of the reasons why the residents asked that there be no parking on Tomsik Street.

PAUL MILLER, 8301 Windrush Avenue, expressed concerns about transients moving into these apartments. He does not believe that this is the best use for this particular property and asked that the City Council give consideration to the residents of the area. Additionally, the City should better inform the residents.

COUNCILWOMAN MONCRIEF commented that she understands all of the concerns brought forward by the residents. Development within the City is very difficult and she believes that the decision she is making is best for the City. Buffalo Highlands is a very beautiful attached one-story apartment complex. This infill piece is one of the last undeveloped parcels in this area with a Nevada Power easement and a drainage running through. It would be very difficult to build single-story homes on this parcel; therefore she truly believes the apartment complex is the best use for this property. The developer will be required to complete Windrush Avenue and Tomsik Street improvements. There will be only one egress and ingress from this whole apartment complex at Cimarron Road closer to Charleston Boulevard. COUNCILWOMAN MONCRIEF promised to have any illegally parked vehicles removed.

COUNCILWOMAN MONCRIEF requested that Condition 16 of Item 170 [SDR-2869] be amended to include the elimination of on street parking on Tomsik Street. BART ANDERSON, Public Works Department, clarified that this will prohibit the existing homeowners who front Tomsik Street from being able to park on the east side of Tomsik Street.

City of Las Vegas

Agenda Item No. 168

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 168 – GPA-2867

MINUTES – Continued:

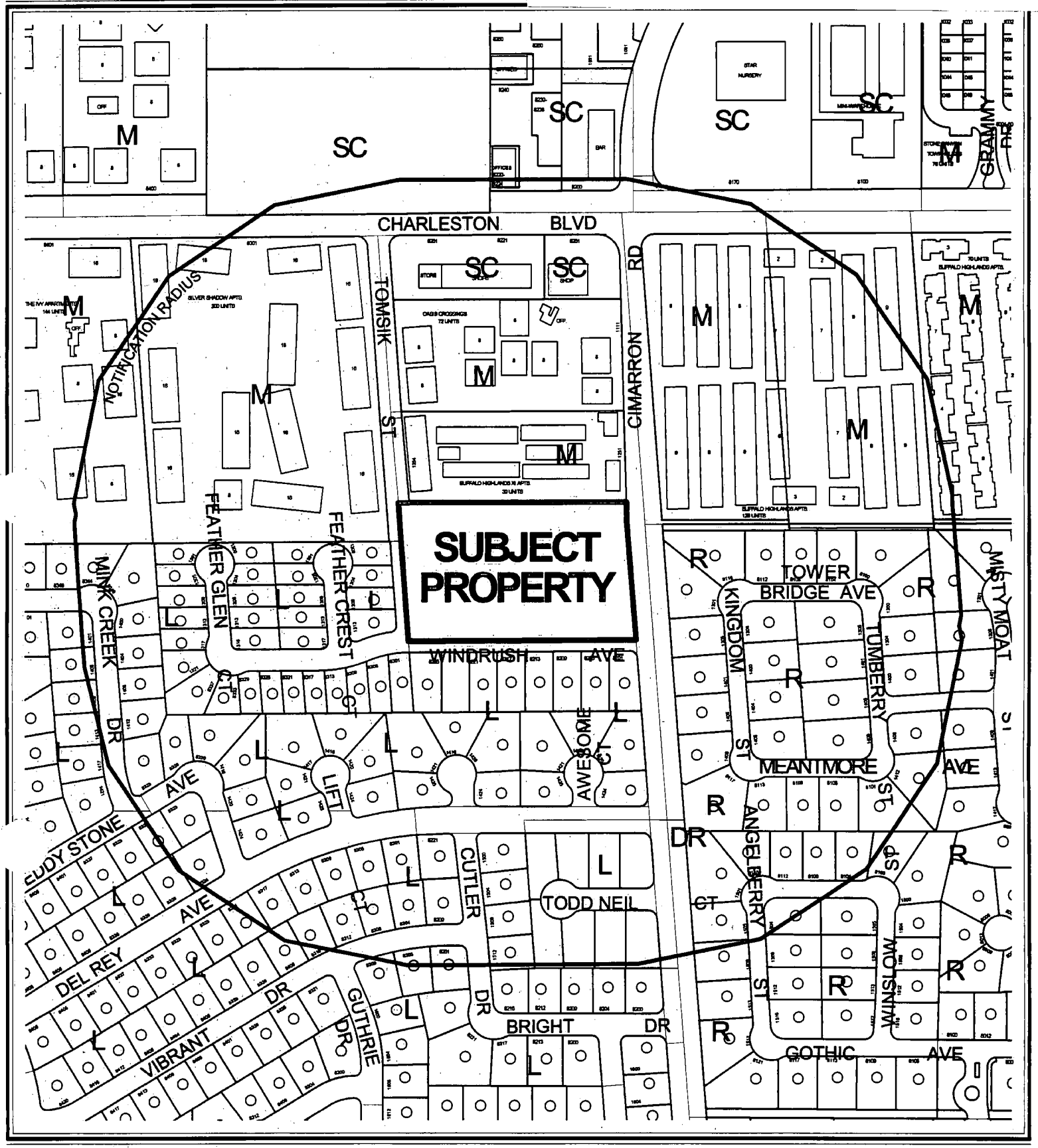
MR. GENZER recommended that Condition #3 of Item 170 [SDR-2869] be amended to tie the approval into the site plan that was shown today, which has the combination landscaping and sidewalk along Windrush Avenue.

COUNCILWOMAN MONCRIEF added a condition that there shall be no additional exterior structures, except those approved by staff, including the type of shading or enclosures of patios that would be higher than the perimeter wall. In addition, she added a condition requiring low-intensity lighting for all buildings facing Windrush Avenue. ATTORNEY FIORENTINO concurred with the amended and added conditions.

There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed on Item 168 [GPA-2867], Item 169 [ZON-2868] and Item 170 [SDR-2869].

NOTE: All discussion for Items 168, 169 and 170 took place under Item 168.
(3:16 – 3:55)



0 200 400 Feet

CASE: **GPA-2867**

RADIUS: 750 FT

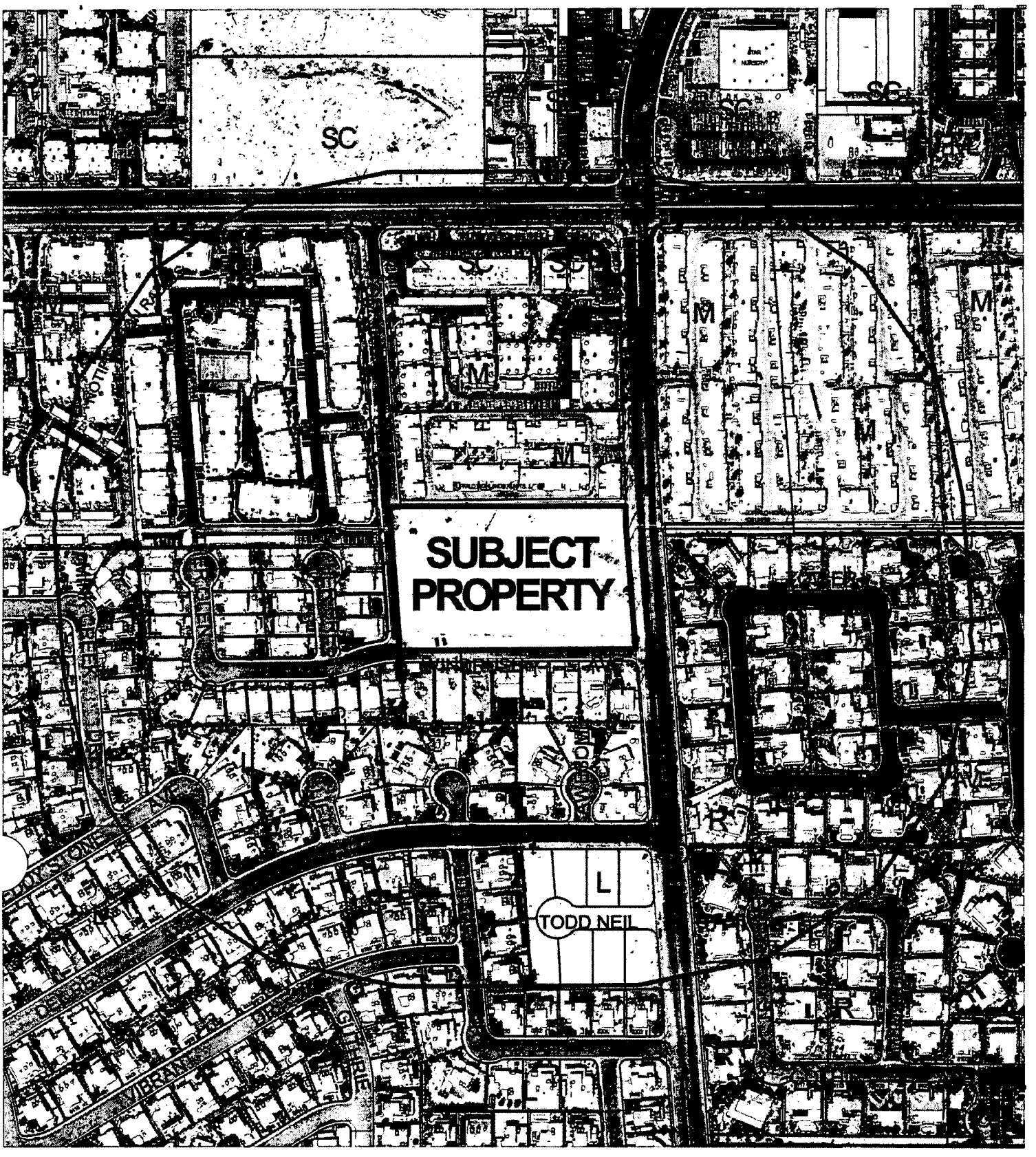
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

N


SC
SC
SC
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SUBJECT PROPERTY
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City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-2867 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

GPA-2867 - Staff Report Page One
November 5, 2003 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the west side of Cimarron Road, approximately 650 feet south of Charleston Boulevard from L (Low Density Residential) to MLA (Medium Low Attached Density Residential). A related Rezoning (ZON-2868) and Site Development Plan Review (SDR-2869) for the site 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 Density 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.
08/18/99	The City Council approved GPA-0023-99, 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.
08/18/99	The City Council approved GPA-0014-99 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. This site is within the Newly Developing Area as described in the Plan.
10/09/03	The Planning Commission recommended approval of companion requests for a Rezoning (ZON-2868) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD11 (Residential Planned Development - 11 Units per Acre) Zone and a Site Development Plan Review (SDR-2869) to approve a 50-unit apartment development with a Waiver of perimeter buffering standards.
10/09/03	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #21).

DETAILS OF APPLICATION REQUEST

Site Area: 4.09 Acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	L (Low Density Residential)
North	M (Medium Density Residential)
South	L (Low Density Residential)
East	L (Low Density Residential)
West	L (Low Density Residential)

EXISTING ZONING

Subject Property	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation]
North	R-PD14 (Residential Planned Development, 14 units per acre)
South	R-1 (Single Family Residential)
East	R-1 (Single Family Residential)
West	R-CL (Residential Compact Lot)

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

L (Low Density Residential)
(3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

MLA (Medium-Low Attached Density Residential)
(8.1 to 12 dwelling units/gross acre.) The Medium-Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

M (Medium Residential
(12.1 to 25 dwelling units/gross acre.) The Medium Residential category permits 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.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved 02/22/01, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, it has been determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the Ordinance.

ANALYSIS

The application site is located between an existing Medium Density land use (the Buffalo Highlands apartments) and a Low Density single-family subdivision on the south side of Windrush Avenue. The MLA (Medium-Low Attached Density Residential) General Plan designation requested by the applicant to be an appropriate transition.

FINDINGS

Title 19.18.030 (I) 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 which include approved neighborhood plans.

In regard to "1": The proposed MLA (Medium-Low Density Attached Residential) General Plan designation, with a density of 8.1 to 12 dwelling units per acre, is an appropriate transition between the M (Medium Density Residential) designation to the north, with a density of 12 to 24 units per acre, and the L (Low Density Residential) designation to the south, with a density of 3.6 to 5.5 dwelling units per acre.

In regard to "2": The proposed zoning of R-PD11 (Residential Planned Development - 11 Units Per Acre) would permit a density of development with a maximum of 11.49 dwelling units per acre. This is compatible with the existing R-PD14 (Residential Planned Development - 14 Units Per Acre) zoning immediately to the north.

In regard to "3": As the proposal incorporates the use of an infill parcels, there are adequate transportation, recreation, utility, and other facilities to accommodate the proposed use. The site is serviced by the Southwest Area Command of the Las Vegas Metropolitan Police Department with a substation at Charleston Boulevard and Rainbow Boulevard. Fire Station #2, located at Charleston Boulevard and Durango Drive, is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

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 30, 2003, a neighborhood meeting sponsored by the applicant was held. A total of 16 area residents attended; of these, two persons were in favor of the project and 14 people indicated that they were strongly opposed to the concept of developing apartments on the subject site, although there was agreement that the proposal represented a reasonable apartment project. The preference among area residents was that the property be developed with single-family homes.

PLANNING COMMISSION ACTION

Four Speakers protested the application at the Planning Commission meeting.

NOTICES MAILED: 156 by Planning Department

APPROVALS: 0

PROTESTS: 6

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-2867 APN: 163-04-101-011

Name of Property Owner: Buffalo Highlands Phase X, a California General Partnership

Name of Applicant: Maury Abrams Company

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: Maury Abrams

Print Name: Maury Abrams Managing General Partner

Buffalo Highlands X, A California General Partnership

Subscribed and sworn before me

This 28th day of JULY, 2003

Philip Miller

Notary Public in and for said County and State

COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PHILIP MILLER
Commission # 1236265
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2003

Revised 2/12/02

f:\depot\Application Packet\Statement of Financial Interest.doc



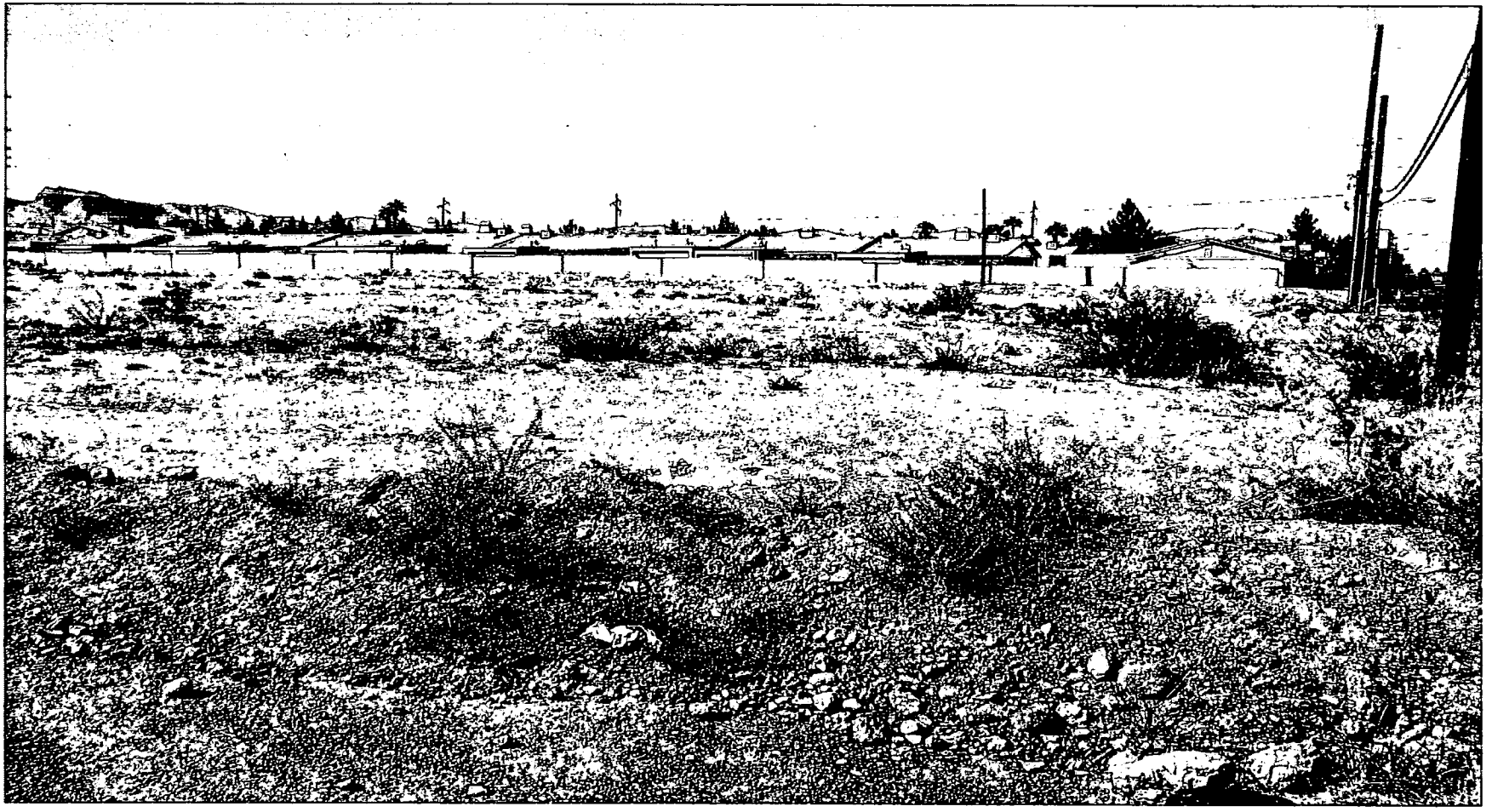
GPA-2867 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP
NORTHWEST CORNER OF CIMARRON ROAD AND WINDRUSH AVENUE
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03



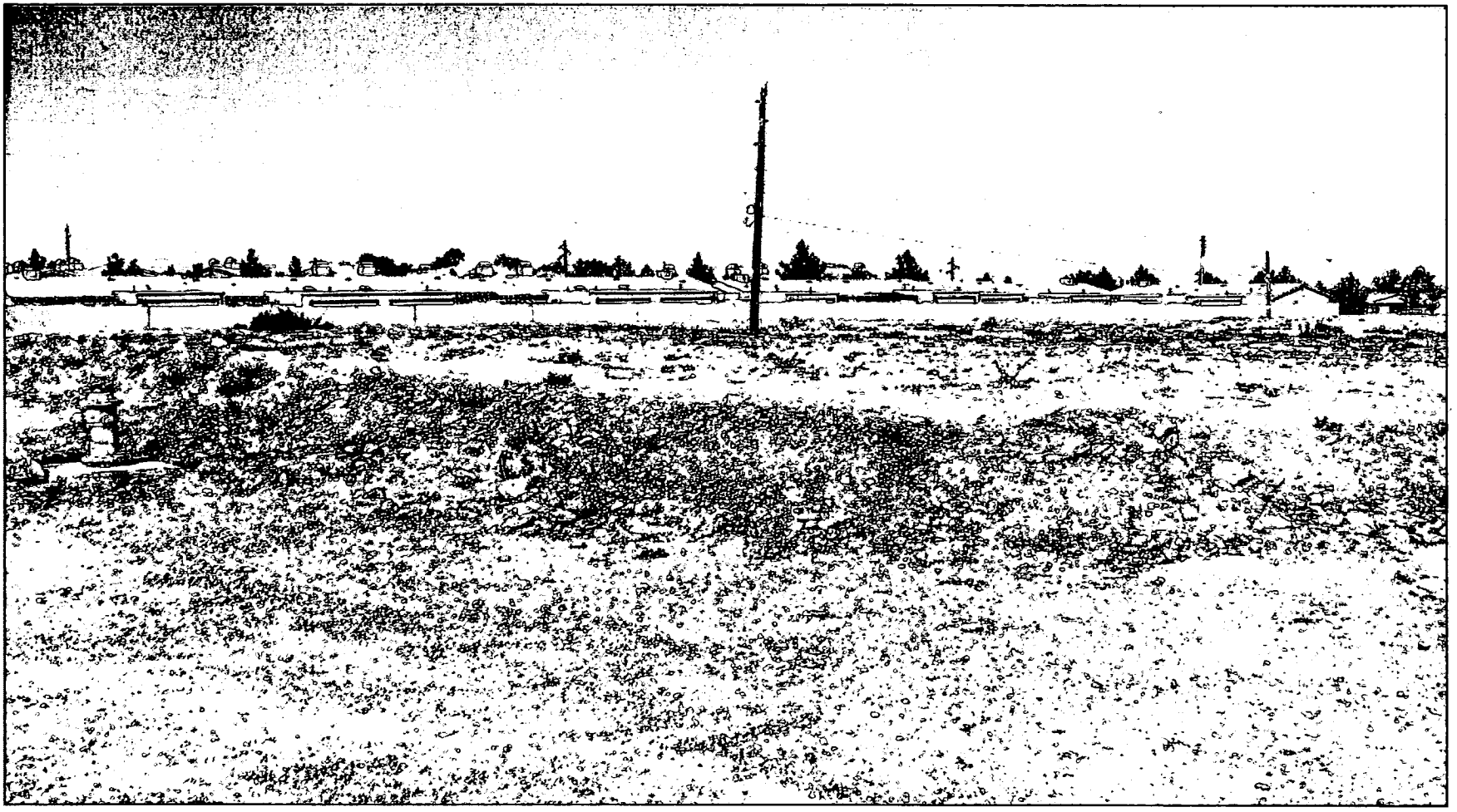
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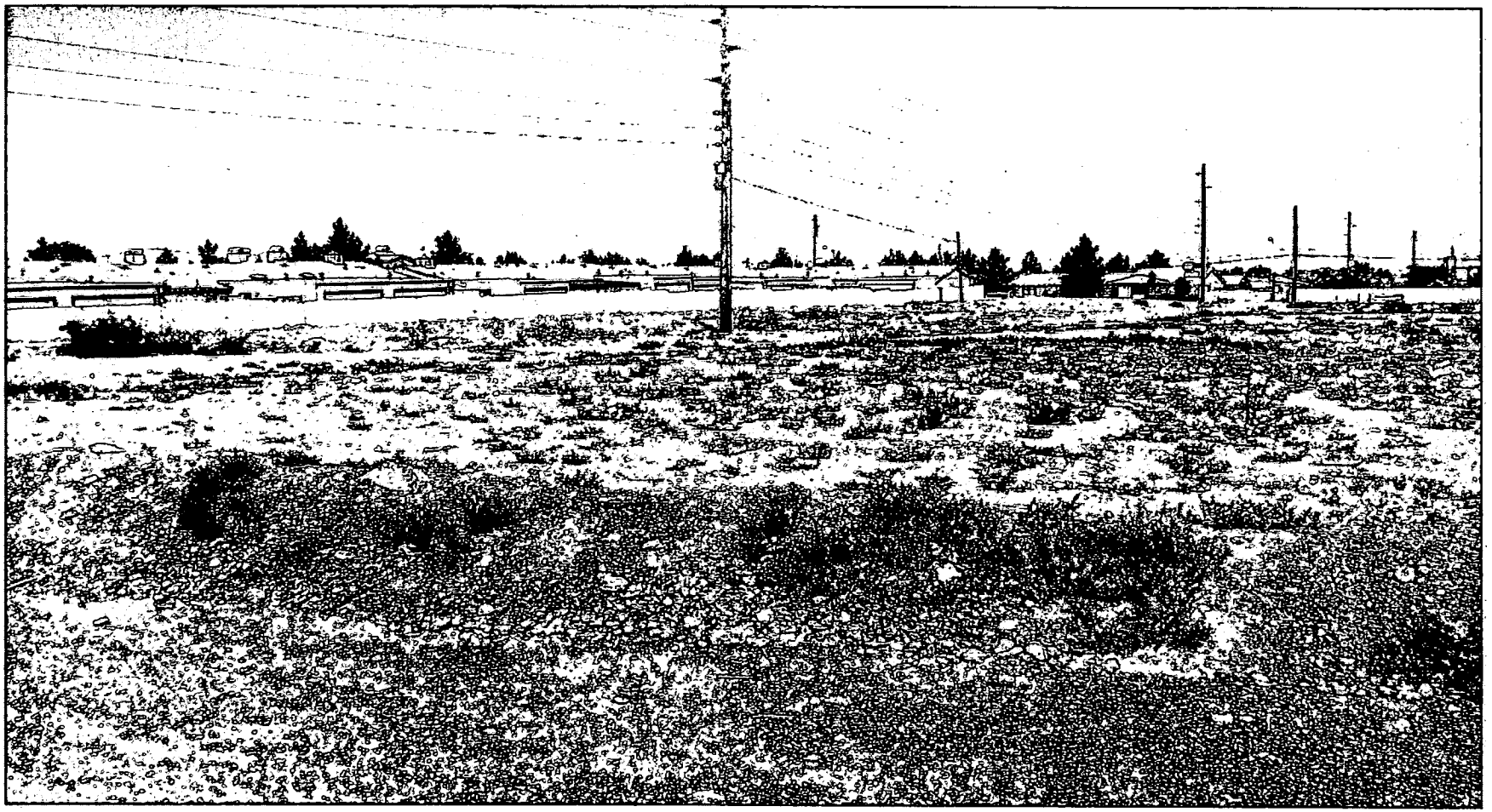
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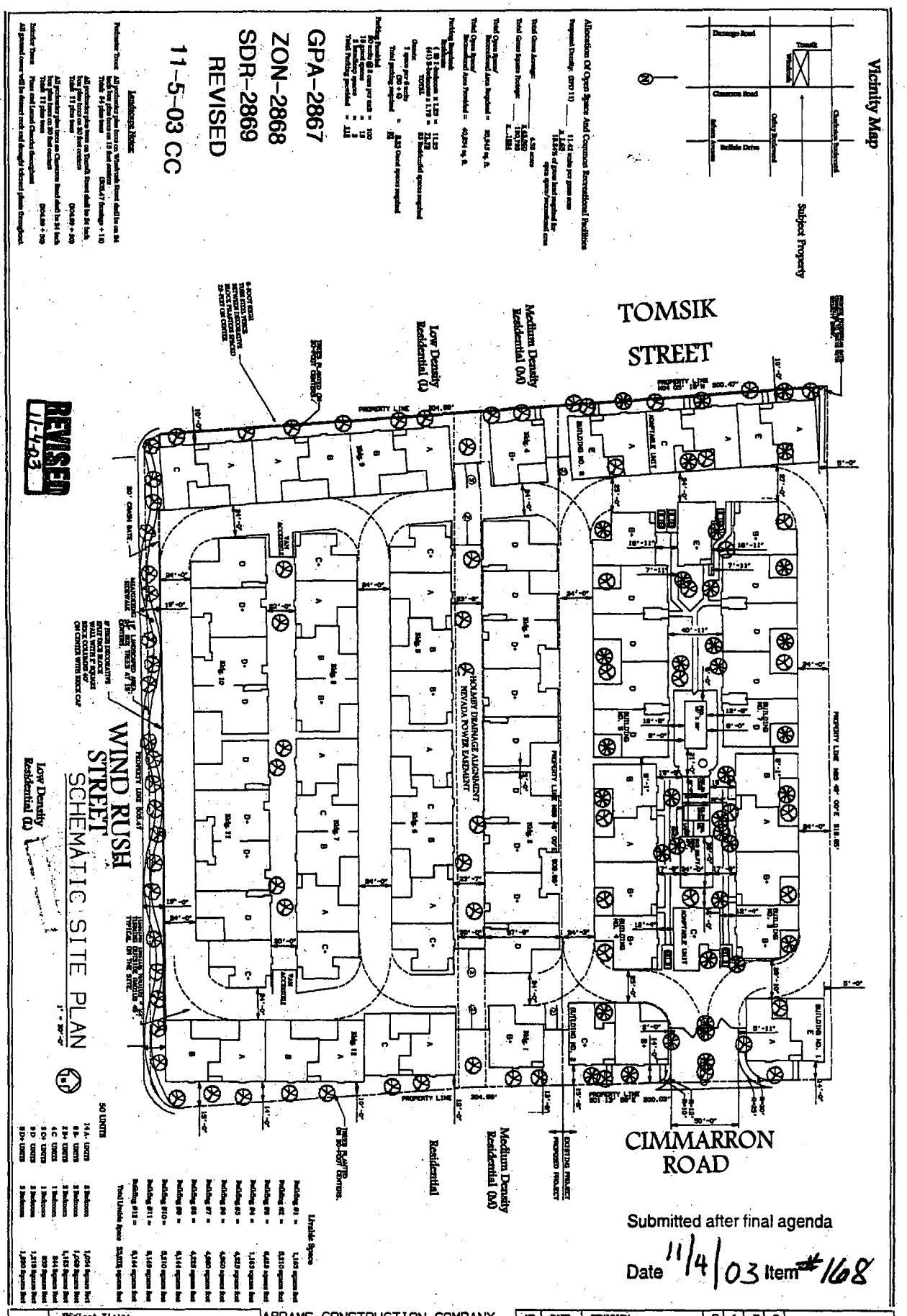
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CITY COUNCIL MEETING OF NOVEMBER 5, 2003 PAGE 2018



GPA-2867 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP
NORTHWEST CORNER OF CIMARRON ROAD AND WINDRUSH AVENUE
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03


Vicinity Map
Subject Property
TOMSIK STREET
WIND RUSH STREET
CIMMARRON ROAD
SCHEMATIC SITE PLAN
GPA-2867
ZON-2868
SDR-2869
REVISED
11-5-03 CC
REVISED 11-4-03
Low Density Residential (L)
Medium Density Residential (M)
Residential
HOLABIRD DRAINAGE ALIGNMENT
NEVADA POWER EASEMENT
EXISTING PROJECT
PROPOSED PROJECT
Submitted after final agenda
Date 11/4/03 Item #168
Project Title:
Buffalo Highlands X, Phase 2
Sheet Title:
SITE PLAN
Sheet No.
1 OF 1
ABRAMS CONSTRUCTION COMPANY
16661 VENTURA BLVD. SUITE 408
ENCINO, CA. 91436
(818) 986-1455
NO. DATE REVISION
DATE 09-10-03
JOB NO.
PHASE
CHK. BY.

City of Las Vegas

Agenda Item No. 169

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
REZONING RELATED TO GPA-2867 - PUBLIC HEARING - **ZON-2868 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD11 (Residential Planned Development - 11 Units per Acre) on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Revised plan submitted by Planning & Development

MOTION:
MONCRIEF – APPROVED subject to conditions – UNANIMOUS with MAYOR GOODMAN not voting

MINUTES:
NOTE: See Item 168 [GPA-2867] for all related discussion.

(3:16 – 3:55)

5-1262

CONDITIONS:
Planning and Development

1. A General Plan Amendment (GPA-2867) to an MLA (Medium-Low Attached Density Residential) land use designation approved by the City Council.

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

City of Las Vegas

Agenda Item No. 169

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 169 – ZON-2868

MINUTES – Continued:

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

Public Works

4. Dedicate appropriate right-of-way for a total street width of 51 feet on Windrush Avenue and Tomsik Avenue adjacent to this site, also dedicate a 15 foot radius corner at the northeast corner of Tomsik Street and Windrush Avenue and a 20 foot radius at the northwest corner of Cimarron Road and Windrush Avenue prior to the issuance of any permits.

5. Construct all incomplete and half-street improvements on Cimarron Road, Windrush Street and Tomsik Street adjacent to this site concurrent with development of this site. Remove temporary improvements, if any, and replace with permanent improvements. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of 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, 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, 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.

City of Las Vegas

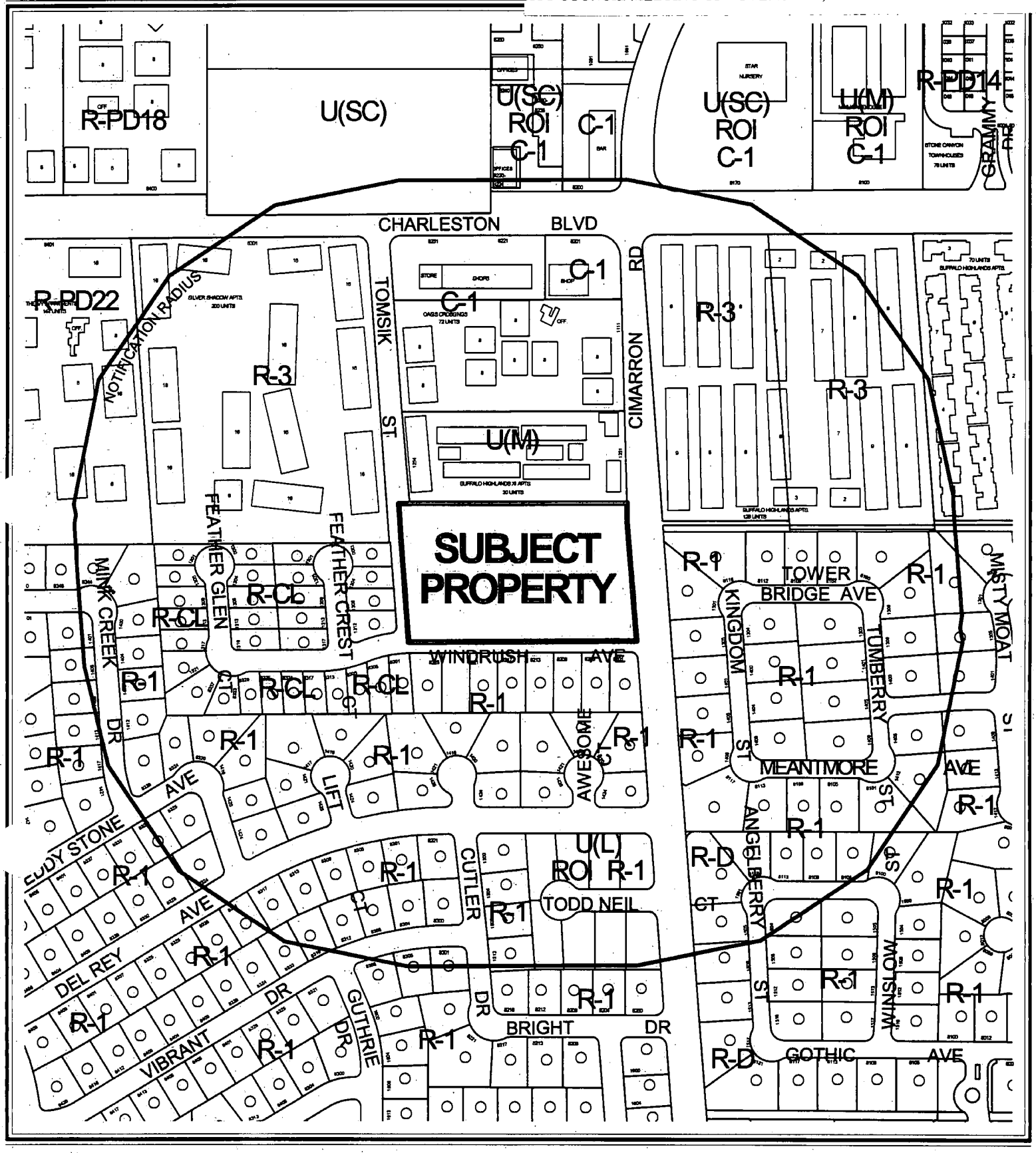
Agenda Item No. 169

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 169 – ZON 2868

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.

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 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.



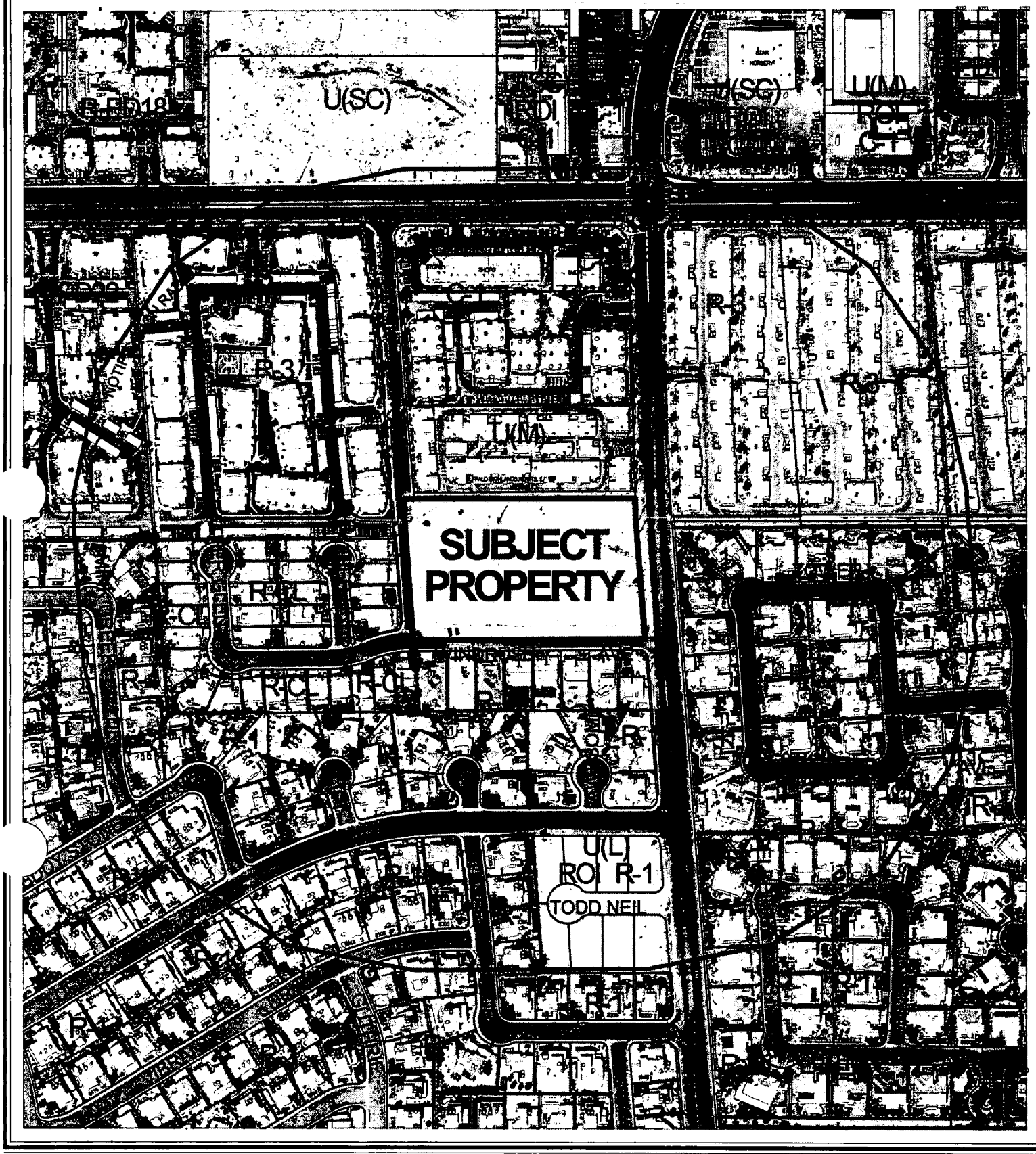
0 200 400 Feet

CASE: **ZON-2868**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)



0 200 400 Feet

CASE: **ZON-2868**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-2868 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-2867) to an MLA (Medium-Low Attached Density Residential) land use designation approved by the City Council.

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

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

Public Works

4. Dedicate appropriate right-of-way for a total street width of 51 feet on Windrush Avenue and Tomsik Avenue adjacent to this site, also dedicate a 15 foot radius corner at the northeast corner of Tomsik Street and Windrush Avenue and a 20 foot radius at the northwest corner of Cimarron Road and Windrush Avenue prior to the issuance of any permits.

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#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.

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 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 application is a request for a Rezoning from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD11 (Residential Planned Development - 11 Units per Acre) Zone on approximately 4.38 acres adjacent to Cimarron Road approximately 650 feet south of Charleston Boulevard. Approval of this request will allow the applicant to develop 50 single-story apartment units on the site.

The Planning Commission will also consider companion applications for a General Plan Amendment (GPA-2867) to change the subject site from L (Low Density Residential) to MLA (Medium-Low Attached Density Residential) and for a Site Development Plan Review (SDR-2869) to approve a 50-unit apartment development with a Waiver of perimeter buffering standards.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed zoning district will allow the vacant site to be developed with one-story apartments identical to those already developed to the immediate north of the site. The project is relatively low intensity and will be developed in a manner that will not be intrusive on surrounding residential sites, due to perimeter fencing and landscaping, the fact that the project will use only the existing entrance to the original development to the north, on to Cimarron Road, and the one-story height of the proposed buildings. The proposed zoning is compatible with similar multi-unit residential uses and zoning in the area, which has provided a satisfactory transition and buffer between Charleston Boulevard and low-density residential uses further to the south.

BACKGROUND INFORMATION

A) Previous Actions

03/19/86 The City Council approved the annexation of over 1,509 acres, including the subject parcel (A-0009-85). The effective date of the annexation was 03/26/86.

05/03/00 The City Council approved a request for a Site Development Plan Review (SD-0010-00) for a proposed 16,500 square-foot church on 4.09 acres at the northwest corner of the intersection of Cimarron Road and Windrush Avenue. The Planning Commission recommended approval on 03/23/00.

05/03/00 The City Council approved a request for a Special Use Permit (U-0023-00) for a church at the northwest corner of the intersection of Cimarron Road and Windrush Avenue. The Planning Commission recommended approval on 03/23/00.

08/07/02 The City Council approved an Extension of Time (U-0023-00 (1)) on an approved Special Use Permit (U-0023-00), which allowed a church adjacent to the northwest corner of Cimarron Road and Windrush Avenue. The Planning Commission recommended approval on 06/27/02.

01/09/03 The Planning Commission agreed to a request by the applicant to withdraw without prejudice a request for a Rezoning (ZON-1291) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD12 (Residential Planned Development - 12 Units per Acre) Zone, and companion requests for a General Plan Amendment (GPA-1292) from L (Low Density Residential) to MLA (Medium-Low Attached Density Residential) and for a Site Development Plan Review (SDR-1289) for a proposed 52-unit single-story apartment complex.

10/09/03 The Planning Commission recommended approval of companion requests for a General Plan Amendment (GPA-2867) from L (Low Density Residential) to MLA (Medium-Low Attached Density Residential) and for a Site Development Plan Review (SDR-2869) for a proposed 50-unit single-story apartment complex with a Waiver of perimeter buffering standards.

10/09/03 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #22).

B) Pre-Application Meeting

08/01/03 Discussion at the pre-application meeting revealed that the application was similar to the application last September that was ultimately withdrawn by the applicant at that time. One issue that was noted was the need for a Waiver to address the perimeter buffering width deficiency.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.38

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
South:	Single Family Dwellings
East:	Apartments and Single Family Dwellings
West:	Apartments and Single Family Dwellings

***C) Planned* Land Use**

Subject Property:	L (Low Density Residential)
North:	M (Medium Density Residential)
South:	L (Low Density Residential)

East:	M (Medium Density Residential) and R (Rural)
West:	M (Medium Density Residential) and L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation]
North:	U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation]
South:	R-1 (Single Family Residential)
East:	R-3 (Medium Density Residential) and R-1 (Single Family Residential)
West:	R-3 (Medium Density Residential) and R-CL (Single Family Compact Lot)

E) General Plan Compliance

The Southwest Sector Plan Map of the General Plan designates this site as L (Low Density Residential). The allowable density range for lands so designated is up to 5.5 units per acre. A companion General Plan Amendment (GPA-2867) will change this site to MLA (Medium-Low Attached Density Residential), which allows a density range of up to 12 units per acre. The proposed zoning change to the R-PD11 (Residential Planned Development - 11 Units per Acre), which allows up to 11.49 units per acre, is in conformance with the MLA (Medium-Low Attached Density Residential) land use designation.

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

There are no Special Area Plans, Overlay Districts, Study Areas, Trails, Rural Preservation Neighborhoods or other planning policies that affect this 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 existing General Plan designation of the subject site is L (Low Density Residential). The allowable density range for lands so designated is up to 5.5 units per acre. A companion

General Plan Amendment (GPA-2867) will change this site to MLA (Medium-Low Attached Density Residential), which allows a density range of up to 12 units per acre. The proposed zoning change to the R-PD11 (Residential Planned Development - 11 Units per Acre), which allows up to 11.49 units per acre, is in conformance with the MLA (Medium-Low Attached Density Residential) land use 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 proposed development that is shown on the companion Site Development Plan to this rezoning application (SDR-2869) is intended to comply with both the MLA (Medium-Low Attached Density Residential) land use designation and the proposed R-PD11 zoning. The proposed project will represent an extension of the existing one-story apartment complex immediately to the north, and will be compatible with apartment development to the west and east of the site. Where single family development is adjacent to the site to the southeast, south and southwest, the applicant is proposing to place a significant amount of perimeter landscaping along the outside of the perimeter wall, with no vehicular access to these single-family areas.

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

   The subject site represents an infill parcel surrounded by a mix of apartment development to the north and single-family development to the south. The extension of the existing one-story apartment development located to the north to this site, with appropriate measures to mitigate any potential impact on the adjacent single-family uses, is a logical use of the site. Apartment use on the site will represent a minor extension of a significant concentration of apartment development along this portion of the Charleston Boulevard corridor, and will act as a buffer and a transition to the single-family uses to the south.

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 access to Cimarron Road, designated as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. This access point is approximately 500 feet south of Charleston Boulevard, a Primary (100-foot) Arterial. Cimarron Road will be adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 156 by Planning Department

APPROVALS 0

PROTESTS 6

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-2868 APN: 163-04-101-011

Name of Property Owner: Buffalo Highlands Phase X, a California General Partnership

Name of Applicant: Maury Abrams Company

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: Maury Abrams

Print Name: Maury Abrams Managing General Partner

Buffalo Highlands X, A California General Partnership

Subscribed and sworn before me

This 28TH day of JULY, 2003

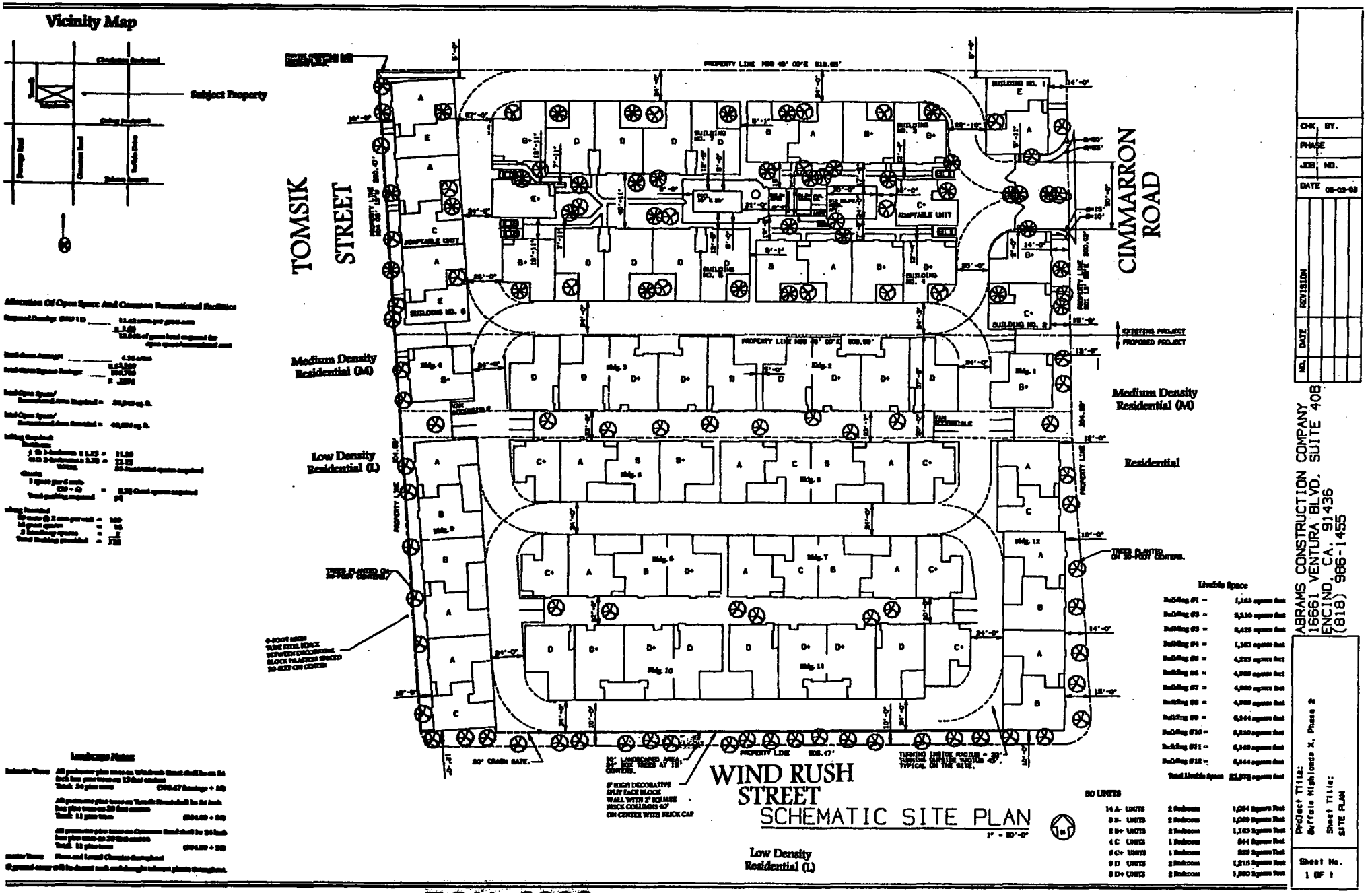
Philip Miller

Notary Public in and for said County and State

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

PHILIP MILLER
Commission # 1234265
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2003



ZON-2868
SDR-2869
10-09-03 PC



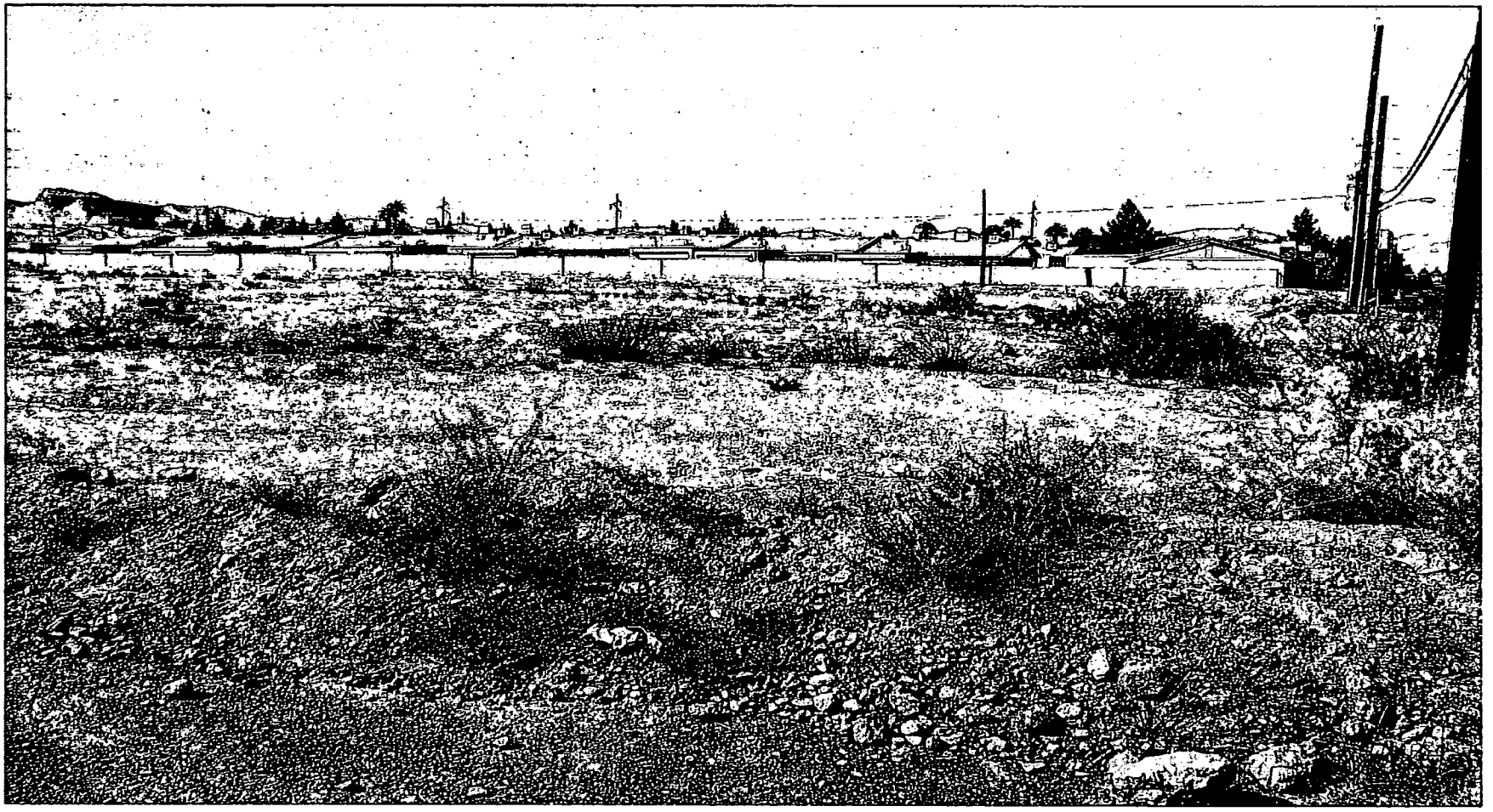
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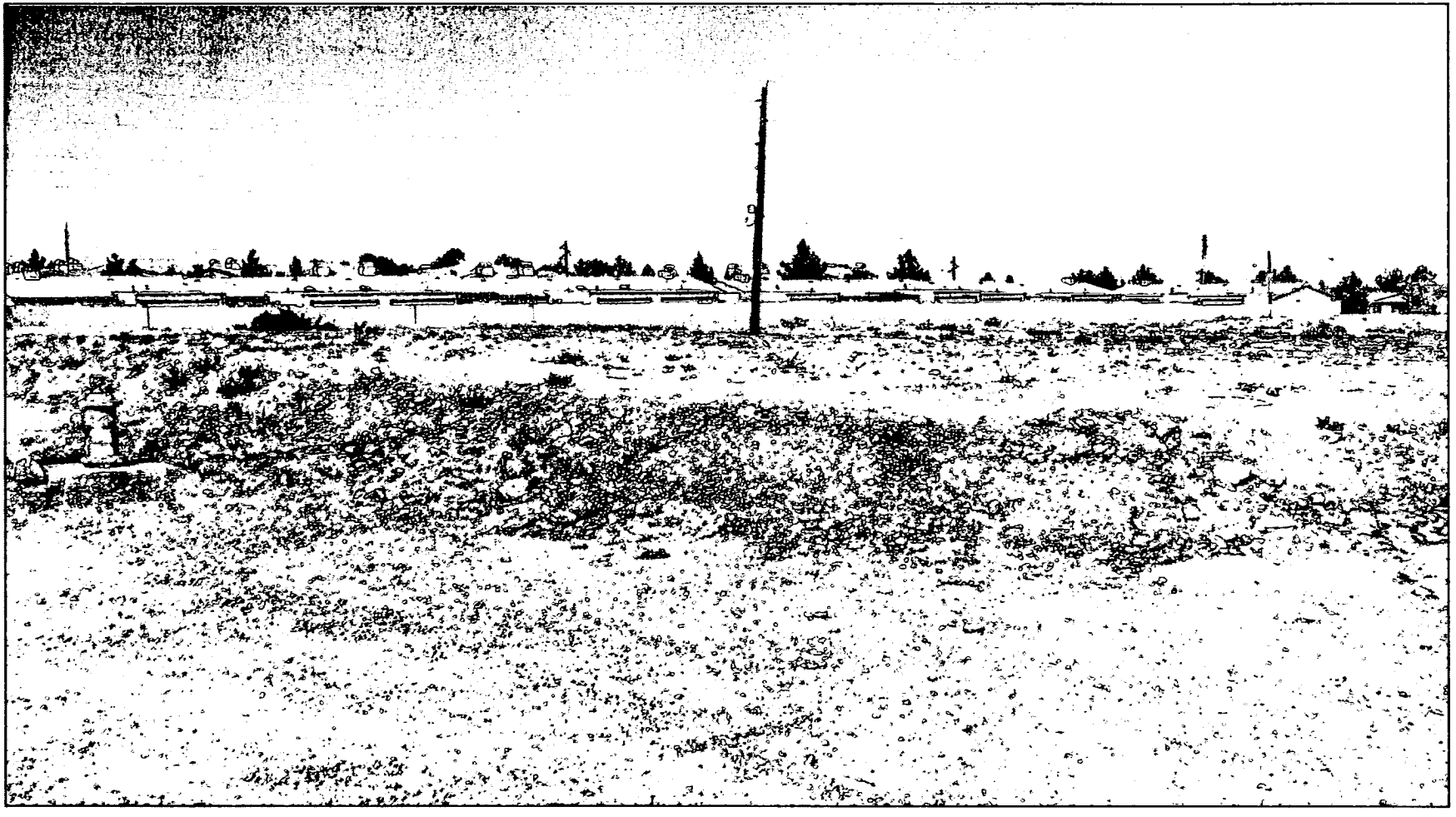
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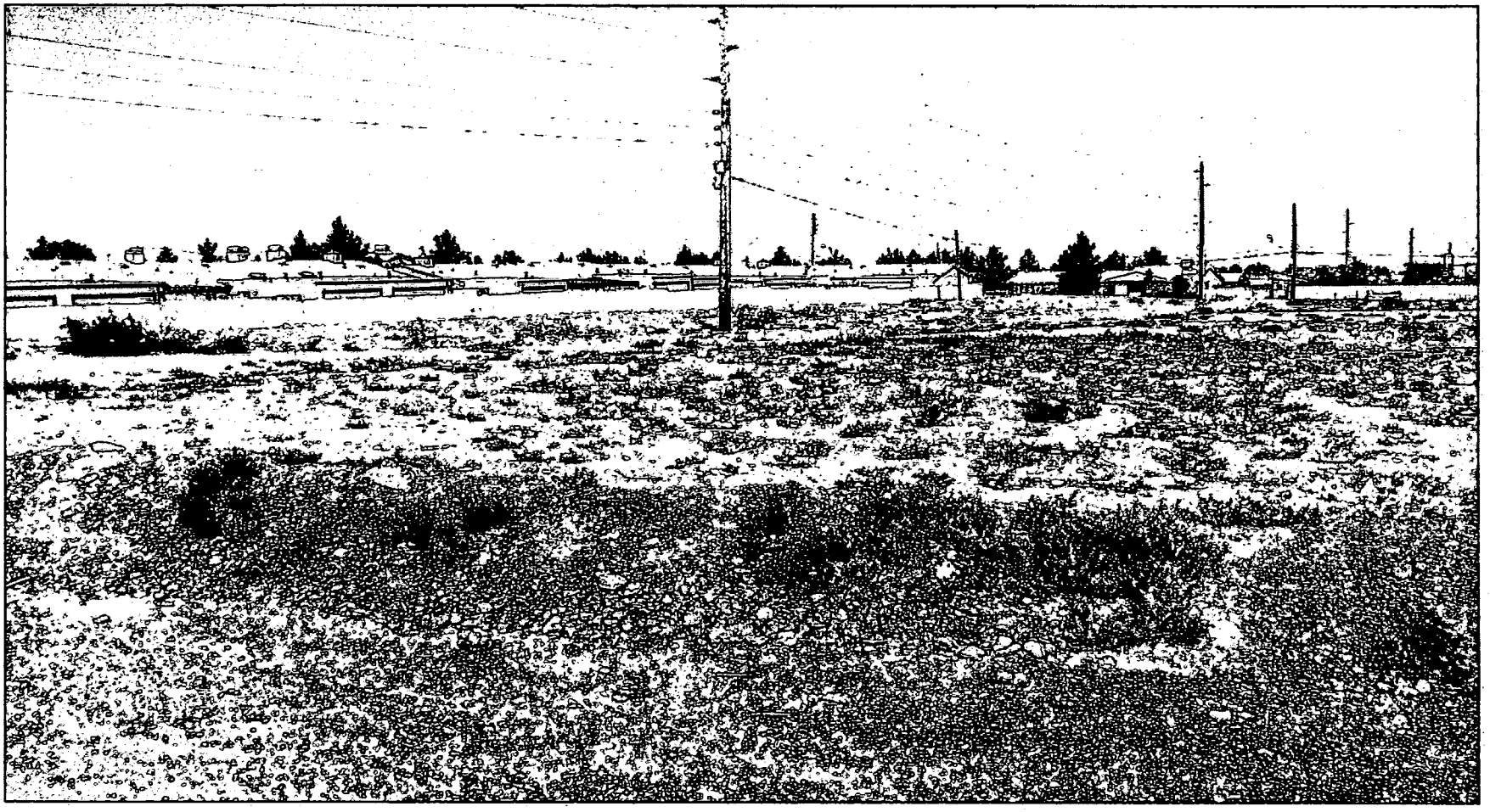
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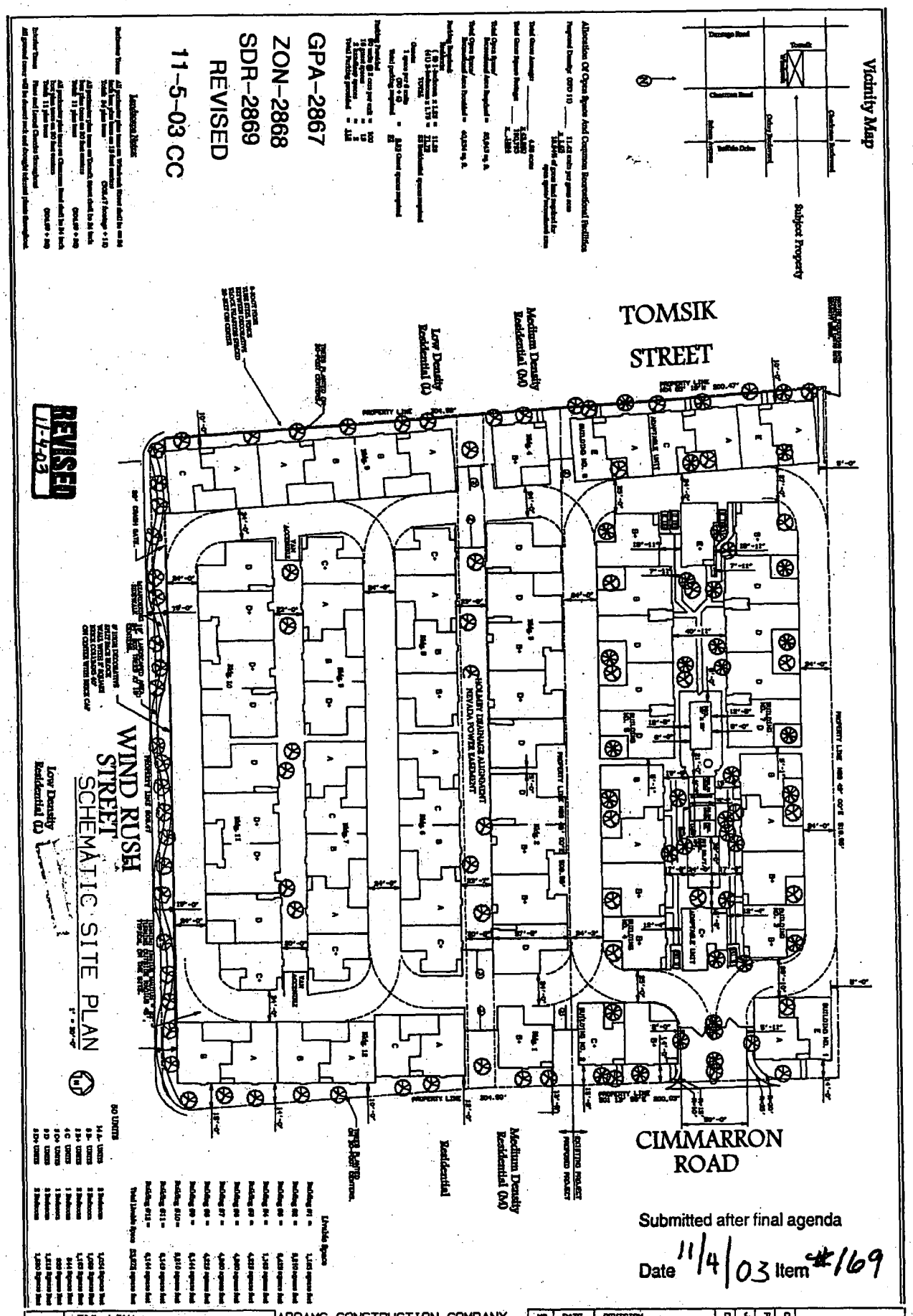
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9/12/03


Vicinity Map
Subject Property
GPA-2867
ZON-2868
SDR-2869
REVISED
11-5-03 CC
REVISED 11-4-03
TOMSIK STREET
WIND RUSH STREET
CIMMARRON ROAD
SCHEMATIC SITE PLAN
Low Density Residential (L)
Medium Density Residential (M)
Submitted after final agenda
Date 11/4/03 Item #169
Project Title:
Buffalo Highlands X, Phase 2
Sheet Title:
SITE PLAN
Sheet No.
1 OF 1
ABRAMS CONSTRUCTION COMPANY
16661 VENTURA BLVD. SUITE 408
ENCINO, CA. 91436
(818) 986-1455
NO. DATE REVISION
DATE
JOB NO.
PHASE
CHK. BY.

City of Las Vegas

Agenda Item No. 170

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-2867 AND ZON-2868 - PUBLIC HEARING - **SDR-2869 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP** - Request for a Site Development Plan Review FOR A 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT and a Reduction in the amount of required perimeter landscaping on 4.38 acres adjacent to the northwest corner of Cimarron Road and Windrush Avenue (APN: 163-04-101-011), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD11 (Residential Planned Development - 11 Units per Acre)], Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Revised plan submitted by Planning & Development

MOTION:
MONCRIEF – APPROVED subject to conditions, amending Condition 3 and 16 as follows:

3. All development shall be in conformance with the site plan and building elevations *as shown at 11/5/2003 City Council meeting,* except as amended by conditions herein.

16. 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 Cimarron Road *and Tomsik Street* adjacent to this site.

And the following added condition:

- ***There shall be no exterior structures except those approved by staff, including the type of shading or enclosures of patios that would be higher than the perimeter wall.***
- ***All buildings facing Windrush Avenue shall have low-intensity exterior lighting.***

– UNANIMOUS

City of Las Vegas

Agenda Item No. 170

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 170 – SDR-2869

MINUTES:

See Item 168 [GPA-2867] for all related discussion.

(3:16 – 3:55)

5-1262

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-2867) from L (Low Density Residential) to MLA (Medium-Low Attached Density Residential) and a Rezoning [ZON-2868] to an R-PD11 (Residential Planned Development - 11 Units per Acre) Zoning District approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. The 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 minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

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

8. 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.

9. 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.

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

City of Las Vegas

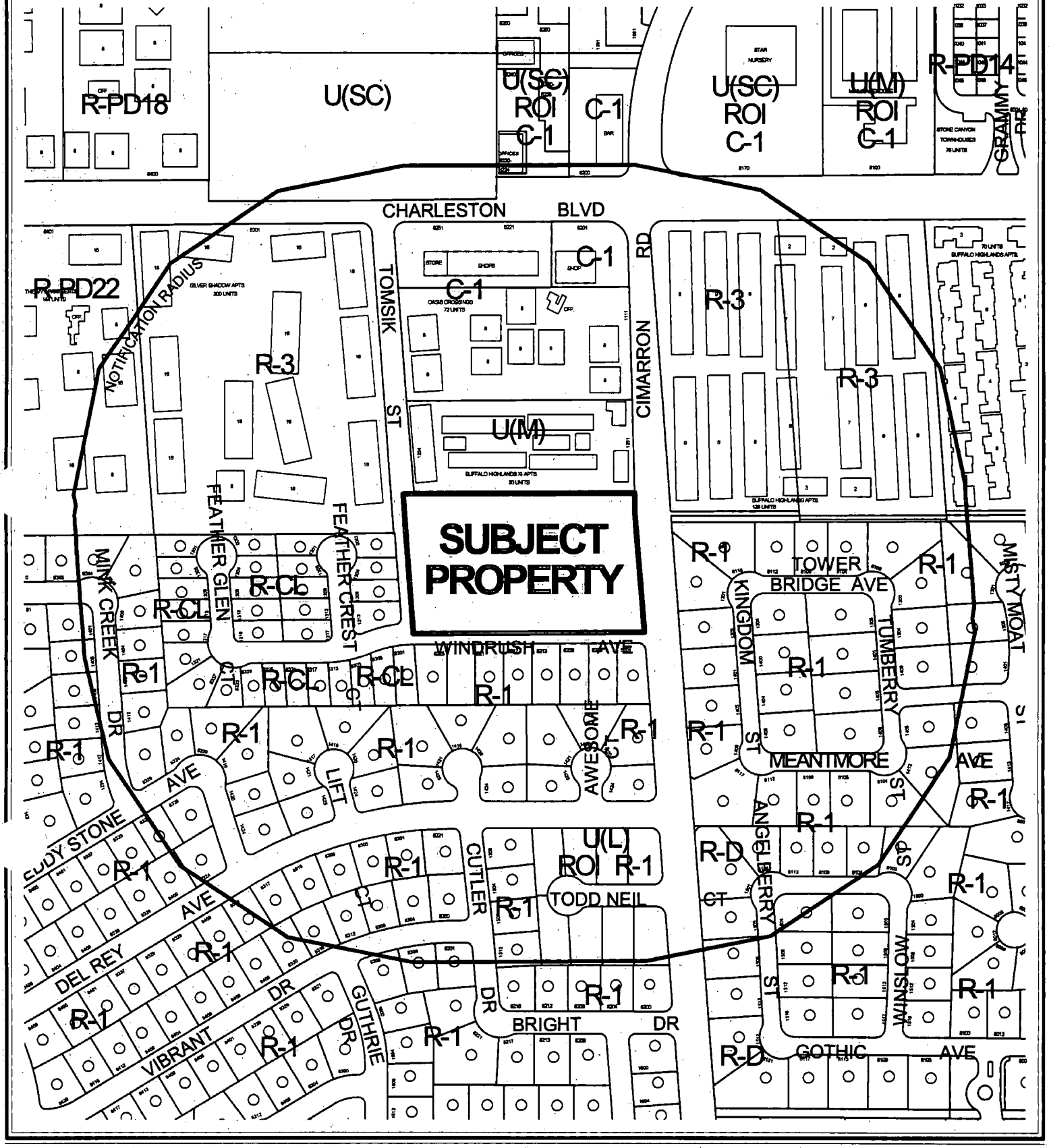
Agenda Item No. 170

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 170 – ZON-2869

CONDITIONS – Continued:

Public Works

11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. Site development to comply with all applicable conditions of approval for ZON-2868 and all other subsequent site-related actions.
14. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
15. 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.
16. 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 Cimarron Road adjacent to this site.


R-PD18
U(SC)
U(SC)
ROI
C-1
C-1
U(SC)
ROI
C-1
U(M)
ROI
C-1
R-PD14
GRAMMY PL
CHARLESTON BLVD
R-PD22
NOTIFICATION RADIUS
SILVER SHADOW APTS
300 UNITS
TOMSIK ST
C-1
C-1
CIMARRON RD
R-3
R-3
R-3
U(M)
BUFFALO HIGHLANDS APTS
70 UNITS
SUBJECT PROPERTY
FEATHER GLEN
FEATHER CREST
MINK CREEK DR
R-CL
R-CL
R-CL
R-CL
C-1
C-1
WINDRUSH AVE
R-1
R-1
R-1

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-2869 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-2867) from L (Low Density Residential) to MLA (Medium-Low Attached Density Residential) and a Rezoning [ZON-2868] to an R-PD11 (Residential Planned Development - 11 Units per Acre) Zoning District approved by the City Council.

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

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. The 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 minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.

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

8. 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.

9. 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.

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

Public Works

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

12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

13. Site development to comply with all applicable conditions of approval for ZON-2868 and all other subsequent site-related actions.

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

15. 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.

16. 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 Cimarron Road adjacent to this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review to approve a 50-unit apartment development with a Waiver of perimeter buffering standards on approximately 4.38 acres adjacent to Cimarron Road approximately 650 feet south of Charleston Boulevard.

The Planning Commission will also consider companion applications for a General Plan Amendment (GPA-2867) to change the subject site from L (Low Density Residential) to MLA (Medium-Low Attached Density Residential) and for a Rezoning (ZON-2868) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD11 (Residential Planned Development - 11 Units per Acre) Zone.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed site plan will allow the vacant site to be developed with one-story apartments identical to those already developed to the immediate north of the site. The project is relatively low intensity and will be developed in a manner that will not be intrusive on surrounding residential sites, due to perimeter fencing and landscaping, the fact that the project will use only the existing entrance to the original development to the north, on to Cimarron Road, and the one-story height of the proposed buildings. The proposed development is compatible with similar multi-unit residential uses and zoning in the area, which has provided a satisfactory transition and buffer between Charleston Boulevard and low-density residential uses further to the south.

BACKGROUND INFORMATION

A) Previous Actions

03/19/86 The City Council approved the annexation of over 1,509 acres, including the subject parcel (A-0009-85). The effective date of the annexation was 03/26/86.

05/03/00 The City Council approved a request for a Site Development Plan Review (SD-0010-00) for a proposed 16,500 square-foot church on 4.09 acres at the northwest corner of the intersection of Cimarron Road and Windrush Avenue. The Planning Commission recommended approval on 03/23/00.

05/03/00 The City Council approved a request for a Special Use Permit (U-0023-00) for a church at the northwest corner of the intersection of Cimarron Road and Windrush Avenue. The Planning Commission recommended approval on 03/23/00.

08/07/02 The City Council approved an Extension of Time (U-0023-00 (1)) on an approved Special Use Permit (U-0023-00), which allowed a church adjacent to the northwest corner of Cimarron Road and Windrush Avenue. The Planning Commission recommended approval on 06/27/02.

01/09/03 The Planning Commission agreed to a request by the applicant to withdraw without prejudice a request for a Rezoning (ZON-1291) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD12 (Residential Planned Development - 12 Units per Acre) Zone, and companion requests for a General Plan Amendment (GPA-1292) from L (Low Density Residential) to MLA (Medium-Low Attached Density Residential) and for a Site Development Plan Review (SDR-1289) for a proposed 52-unit single-story apartment complex.

10/09/03 The Planning Commission recommended approval of companion requests for a General Plan Amendment (GPA-2867) from L (Low Density Residential) to MLA (Medium-Low Attached Density Residential) and for a Rezoning (ZON-2868) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD11 (Residential Planned Development - 11 Units per Acre) Zone.

10/09/03 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #23).

B) Pre-Application Meeting

08/01/03 Discussion at the pre-application meeting revealed that the application was similar to the application last September that was ultimately withdrawn by the applicant at that time. One issue that was noted was the need for a Waiver to address the perimeter buffering width deficiency.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.38

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
South:	Single Family Dwellings
East:	Apartments and Single Family Dwellings
West:	Apartments and Single Family Dwellings

C) Planned Land Use

Subject Property:	L (Low Density Residential)
North:	M (Medium Density Residential)

South:	L (Low Density Residential)
East:	M (Medium Density Residential) and R (Rural)
West:	M (Medium Density Residential) and L (Low Density Residential)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation]
North:	U (Undeveloped) Zone [M (Medium Density Residential) General Plan Designation]
South:	R-1 (Single Family Residential)
East:	R-3 (Medium Density Residential) and R-1 (Single Family Residential)
West:	R-3 (Medium Density Residential) and R-CL (Single Family Compact Lot)

E) General Plan Compliance

The Southwest Sector Plan Map of the General Plan designates this site as L (Low Density Residential). The allowable density range for lands so designated is up to 5.5 units per acre. A companion General Plan Amendment (GPA-2867) will change this site to MLA (Medium-Low Attached Density Residential), which allows a density range of up to 12 units per acre. The proposed zoning change to the R-PD11 (Residential Planned Development - 11 Units per Acre), which allows up to 11.49 units per acre, is in conformance with the MLA (Medium-Low Attached Density Residential) land use designation.

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

There are no Special Area Plans, Overlay Districts, Study Areas, Trails, Rural Preservation Neighborhoods or other planning policies that affect this site.

PROJECT DESCRIPTION

The project is to consist of 50 one-story apartment units, an extension of the 31-unit apartment development (Buffalo Highlands 10) immediately to the north. A 20-foot wide drainage easement (Holmby Drainage Alignment), which includes a ten-foot Nevada Power easement, bisects the northern end of the site from east to west. The proposed development will integrate these easement areas and utilize tem as open space areas within the project.

Access to the site will continue to be limited to the existing Buffalo Highland 10 entrance on Cimarron Road. A block wall with perimeter landscaping will surround the western and southern boundaries of the site, in order to mitigate any potential impacts on adjacent low-density residential areas. The applicant is proposing a wrought-iron fence with perimeter landscaping along the Cimarron Road frontage of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Development Standards within an R-PD District are established by the Site Development Plan. The Site Development Plan proposes 50 single-story apartment units ranging in size from 844 square feet to 1,215 square feet. The proposed development complies with the standards of the proposed R-PD11 District in the companion rezoning application (ZON-2868).

A2) Residential Adjacency Standards

This proposal complies with the City's Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	Size of Units	**Required** Parking Ratio	**Required** Parking Regular	**Required** Parking Handicap	**Provided** Parking Regular	**Provided** Parking Handicap
Apartments	Nine One-bdrm units	1.25 spaces per unit	12 spaces	N/A		
	41 Two-bdrm units	1.75 spaces per unit	72 spaces	N/A		
	Guest spaces	1 space per 6 units	9 spaces			
Totals			93 spaces	N/A	118 spaces	2 spaces (included in total)

The proposal exceeds the requirement for on-site parking in the Zoning Code.

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		Provided
	Ratio	Trees	
Perimeter Landscaping	1 - 24" box tree/30 linear feet of gross perimeter frontage (1,110 lineal feet of frontage) plus one tree	38 Trees	At least 38 trees

Although the landscape plan as submitted schematically depicts only 36 trees, the applicant has provided a letter indicating that the landscaping requirements of the Code will be met on the final landscaping plan. A condition of approval will require that the perimeter landscaping meet the minimum perimeter landscaping requirements of the Zoning Code.

Also, the Multi-Family Design Guidelines of the Zoning Code require a minimum 15-foot wide buffer, outside the perimeter wall, around such projects where the project faces single-family residential development. The proposed development includes perimeter buffering to the south, west and east that varies from 10 feet to 15 feet. A Waiver of this requirement has been requested by the applicant.

In R-PD Districts, pursuant to Title 19.06.040, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
4.38 acres	11.4	1.65	18.8 %	0.82 acres - 35,870 s.f.	21.5%	0.94 acres - 40,854 s.f.

The proposal exceeds the requirement for Open Space in the Zoning Code.

B) General Analysis and Discussion

- Zoning

The companion rezoning request (ZON-2867) will rezone the site from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD11 (Residential Planned Development - 11 Units per Acre) Zone. The proposed site plan will conform to the density guidelines, parking, and landscaping and open space requirements associated with this zoning district.

- Site Plan

The site plan consists of 50 one-story apartments. Although most of these units are attached in groups of four or more units, all have two-car garages and share features

that are more characteristic of single-family homes rather than traditional apartments. Access to the site will be through the current entrance to the existing 31-unit complex that this site will integrate with, to Cimarron Road. The existing drainage/power easement will be integrated with the development and function as an open space area for the project.

- Waivers

  The Multi-Family Design Guidelines of the Zoning Code require a minimum 15-foot wide buffer, outside the perimeter wall, around such projects where the project faces single-family residential development. The proposed development includes perimeter buffering to the south, west and east that varies from 10 feet to 15 feet. Since the site is bordered to the west, south and east by single-family development (across the streets), a 15-foot wide buffer is required. A Waiver of this requirement has been requested by the applicant. This waiver is appropriate, given the low height and scale of the development and the lack of access to the site along these boundaries.

- Landscape Plan

  The on-site and perimeter landscaping includes 24" Mondel Pines and 15-gallon Laurel Cherry. Understory plantings include five-gallon Red Fountain Grass, Weeping Yucca, Lentana (variety), Green Cassia and Centennial Broom Baccharis. Perimeter landscaping is indicated at 30-foot on center, which meets the minimum standard, provided that all such trees are a minimum size of 24" box.

- Elevations

  The elevations depict one-story attached apartments with two-car garages. The facades consist of a stucco finish with shuttered and mullioned windows, and pop-out details in a variegated brick finish, which conceal fireplace chimneys. The roof has a low-angle pitch with a periodic cupola detail, finished in a flat concrete shingle tile.

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 will represent an extension of the existing one-story apartment complex immediately to the north, and will be compatible with apartment development to the west and east of the site. Where single-family development is adjacent to the site to the southeast, south and southwest, the applicant is proposing to place a significant amount of perimeter landscaping along the outside of the perimeter wall, with no vehicular access to these single family areas.

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;"**

   If the companion General Plan Amendment and Rezoning applications to this site plan are approved, the proposed development will be consistent with the General Plan as well as Title 19 and other standards.

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

   The subject site has access to Cimarron Road, designated as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. This access point is approximately 500 feet south of Charleston Boulevard, a Primary (100-foot) Arterial. Cimarron Road will be adequate to meet the requirements of the proposed development.

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

   The building and landscape materials are appropriate for this type of development.

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

   The building elevations are typical of single-story apartment developments in this vicinity and will be compatible with surrounding development. The development of the proposed perimeter wall with a significant amount of landscaping will improve compatibility with adjacent single-family residential development and will improve the aesthetics of 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, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission added Condition #16.

NOTICES MAILED 156 by Planning Department

APPROVALS 0

PROTESTS 6

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-2869 APN: 163-04-101-011

Name of Property Owner: Buffalo Highlands Phase X, a California General Partnership

Name of Applicant: Maury Abrams Company

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: Maury Abrams

Print Name: Maury Abrams Managing General Partner

Buffalo Highlands X, A California General Partnership

Subscribed and sworn before me

This 28TH day of JULY, 2003

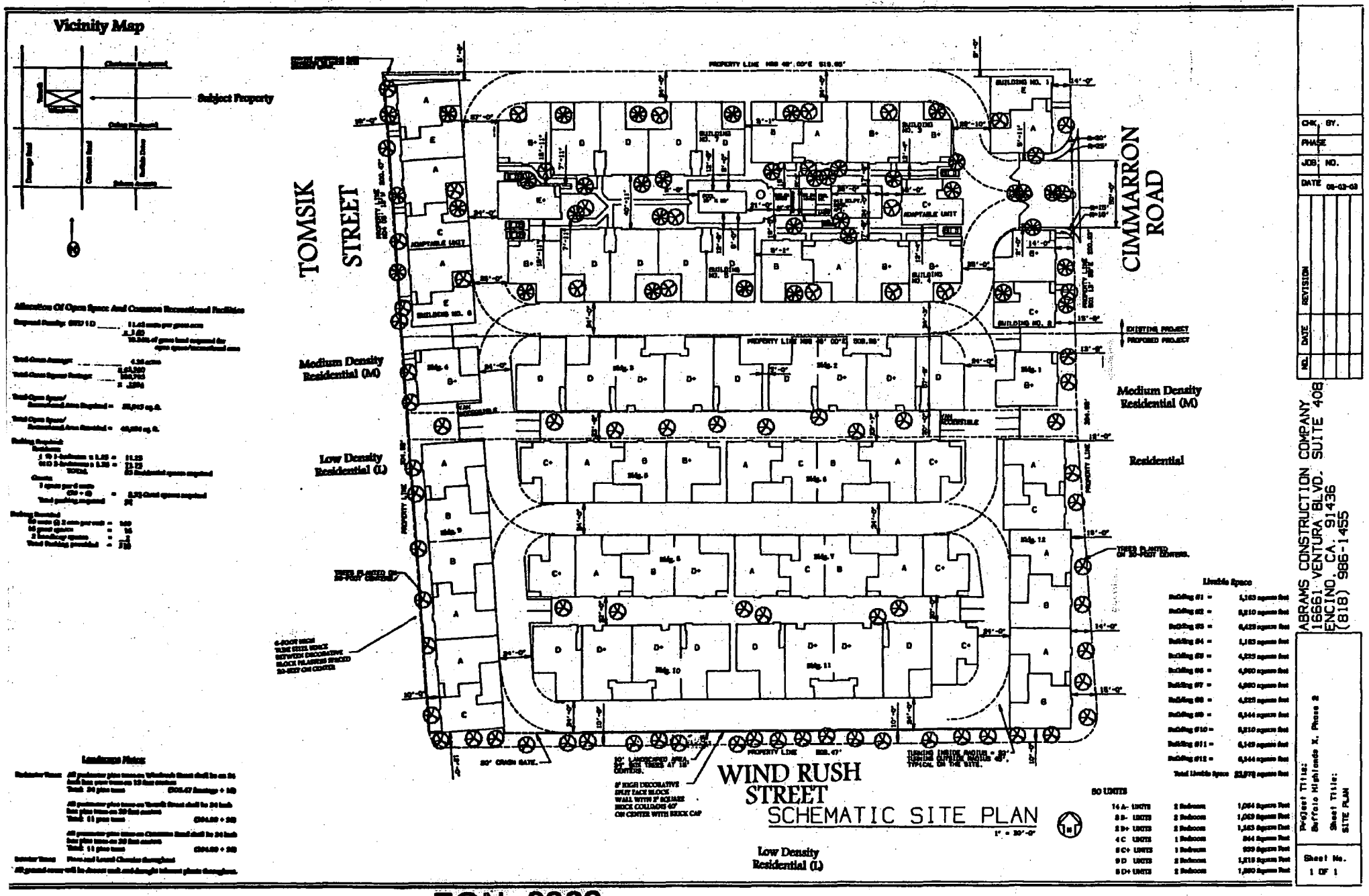
Philip Miller

Notary Public in and for said County and State

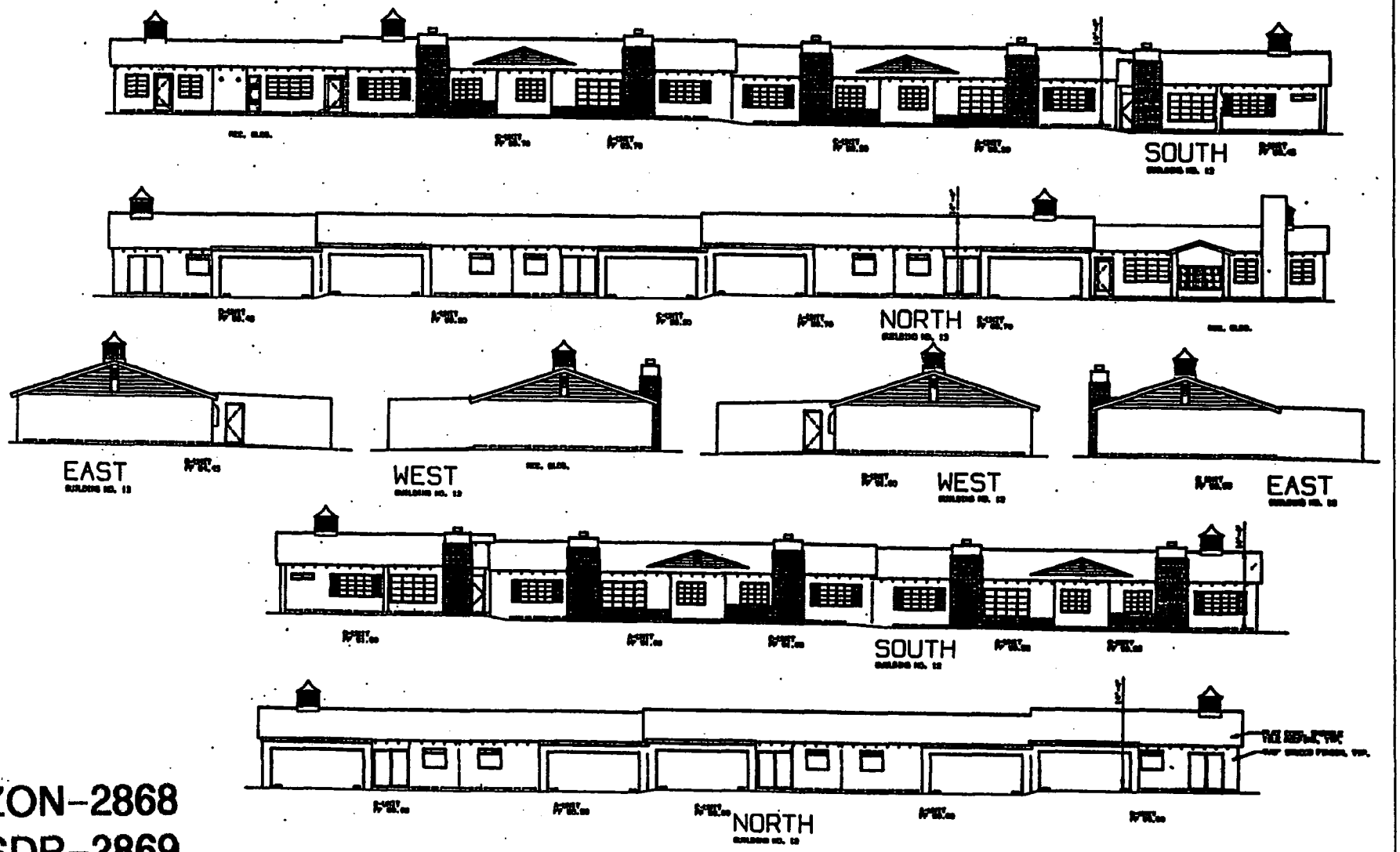
PHILIP MILLER
Commission # 1236265
Notary Public - California
Los Angeles County
My Comm. Expires Oct 30, 2003

Revised 2/12/02

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ZON-2868
SDR-2869
10-09-03 PC



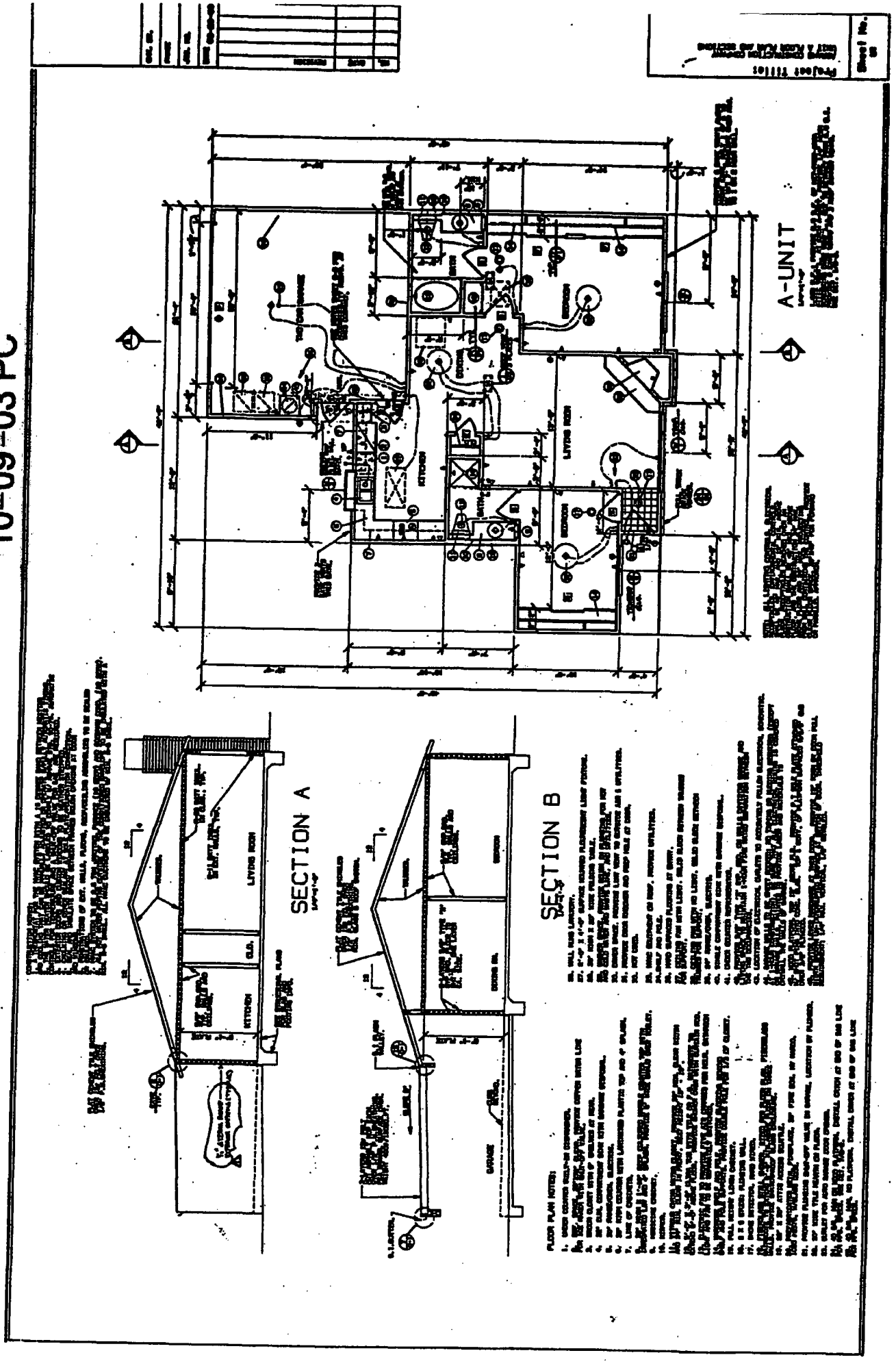
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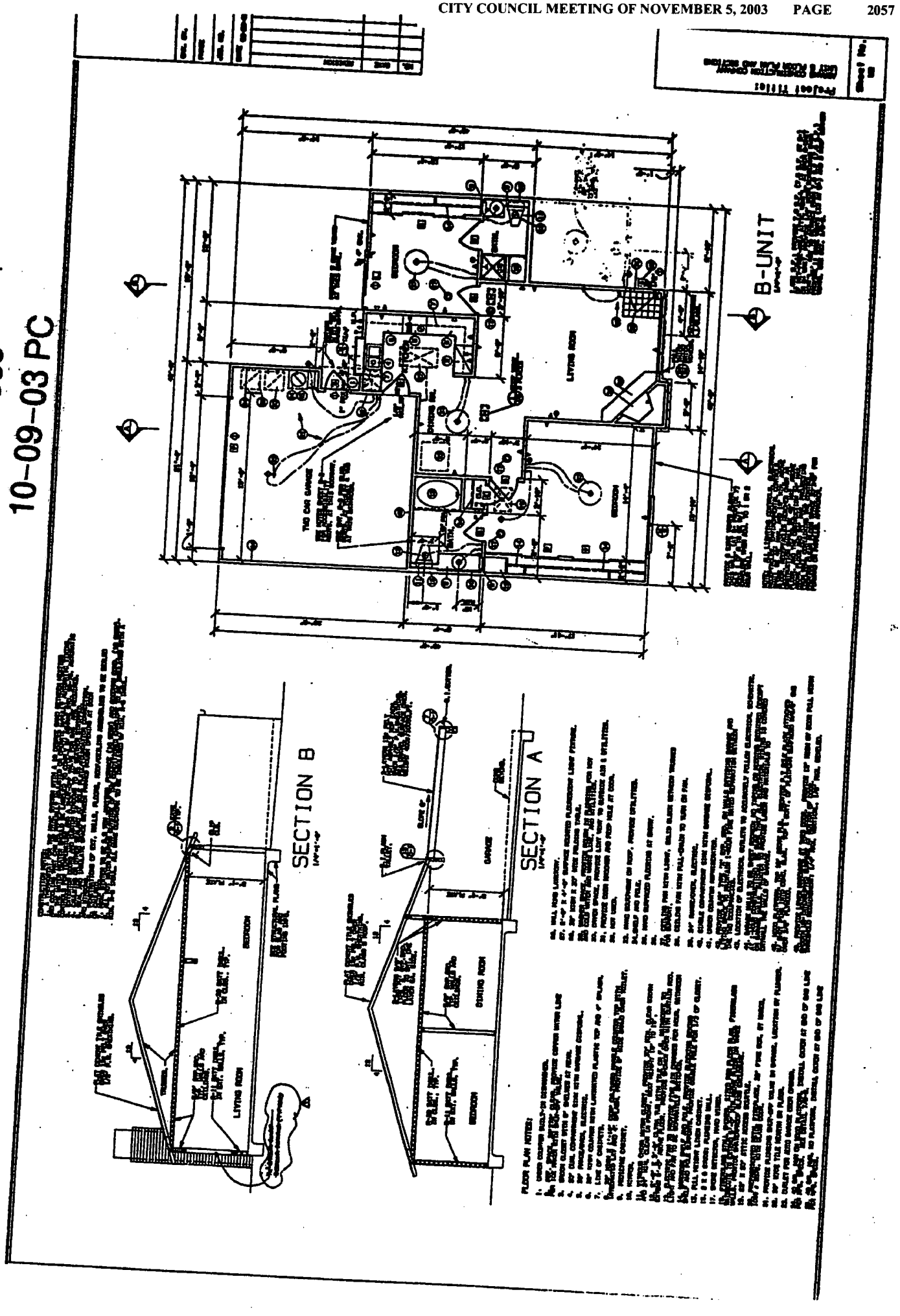
ZON-2868
SDR-2869
10-09-03 PC

ABRAMS CONSTRUCTION COMPANY
(805) VENTURA BLVD. SUITE 408
ENCINO, CA. 91436
(818) 986-1495

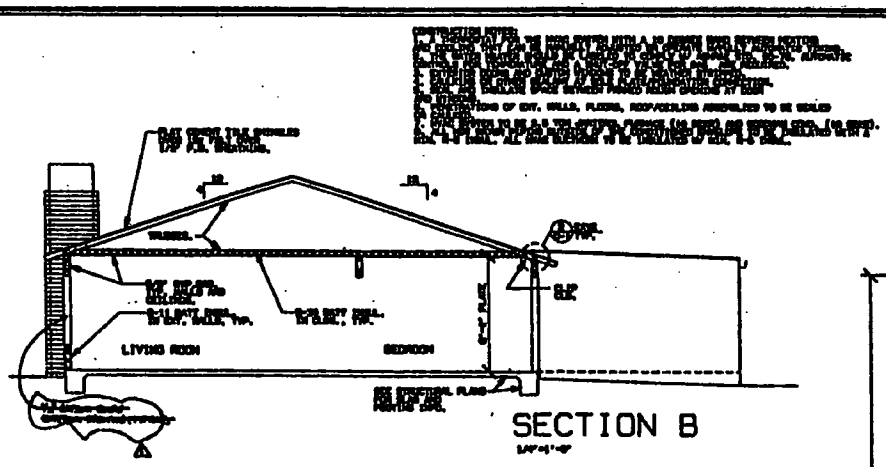
Project Title:
Building X Phase 2
Typical Building Elevation

ZON-2868
SDR-2869
10-09-03 PC

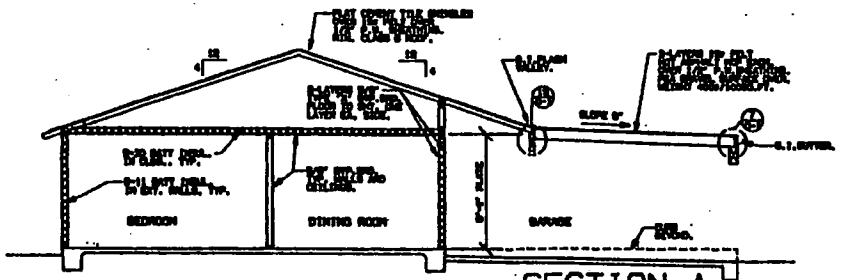



ZON-2868
SDR-2869
10-09-03 PC
B-UNIT
SECTION B
SECTION A

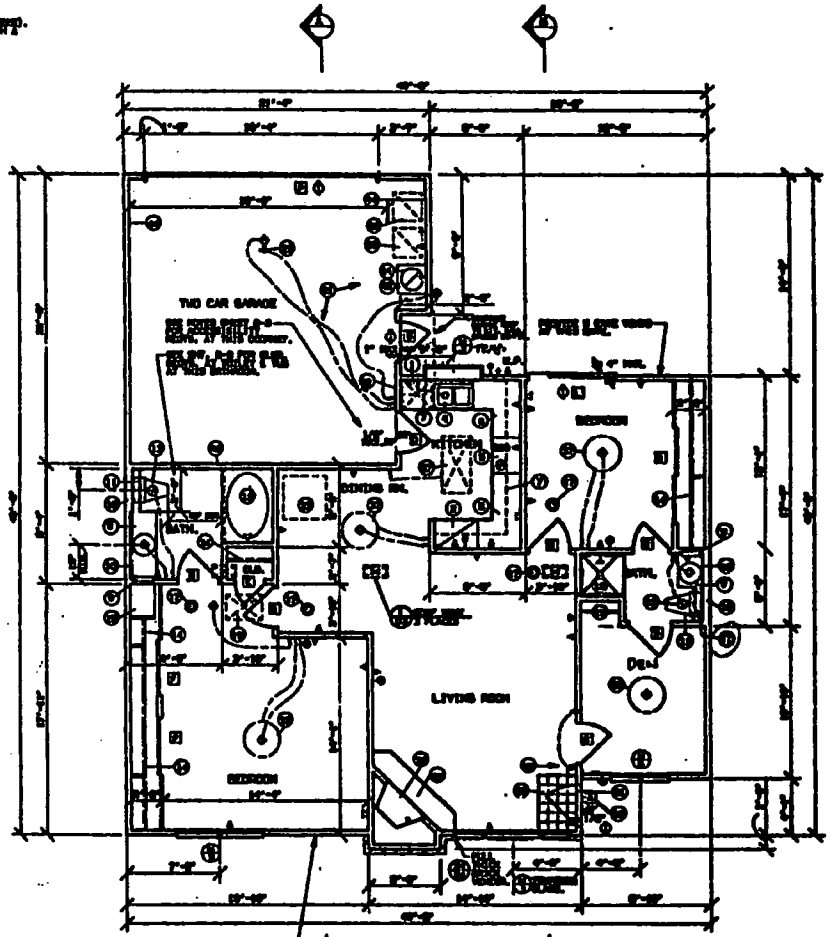
ZON-2868
SDR-2869
10-09-03 PC



SECTION B



SECTION A

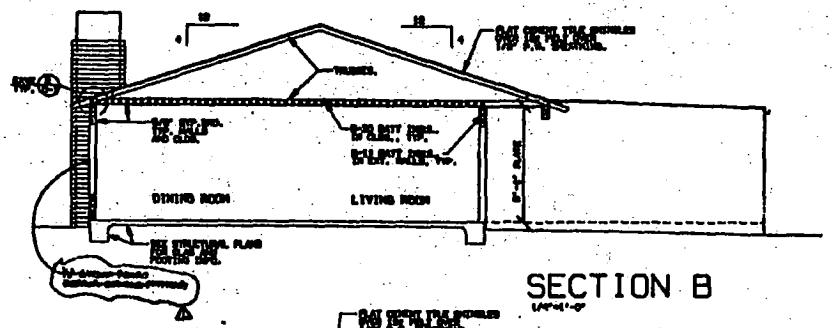


B+-UNIT

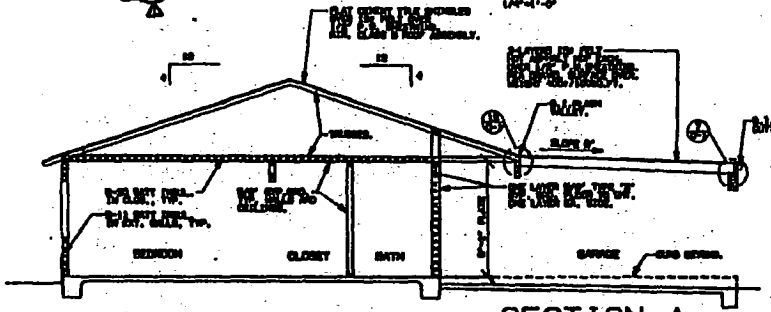
FLOOR PLAN NOTES:

1. UNDER COUNTER BUILT-IN DISHWASHER.
2. [illegible]
3. BROOM CLOSET WITH 6" SHELVES AT HIGH.
4. 30" GAS COMPARTMENT OVEN WITH GARBAGE DISPOSAL.
5. 30" RANGE/OVEN, ELECTRIC.
6. 25" WIDE COUNTER WITH LAMINATED PLASTIC TOP AND 4" SPLASH.
7. LINE OF CABINETS.
8. [illegible]
9. MEDICINE CABINET.
10. MIRROR.
11. [illegible]
12. 2 X 6 STUDS FURRING WALL.
13. [illegible]
14. SMOKE DETECTOR, HARD WIRED.
15. [illegible]
16. [illegible]
17. 22" X 30" ATTIC ACCESS SCUTTLE.
18. [illegible]
19. PROVIDE PLUMBING SHUT-OFF VALVE IN GARAGE, LOCATION BY PLUMBER.
20. 30" WIDE TILE HEARTH ON FLOOR.
21. OUTLET FOR AUTO GARAGE DOOR OPENER.
22. [illegible]
23. [illegible]
24. [illegible]
25. WALL FANS LAVATORY.
26. 24"-0" X 4'-0" SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE.
27. 30" HIGH X 20" WIDE FOLDING TABLE.
28. [illegible]
29. DRYER SPACE. PROVIDE LINT VENT TO OUTSIDE AIR & UTILITIES.
30. PROVIDE COAX BROCHER AND PHONE MALE AT DOOR.
31. HOT LINES.
32. [illegible]
33. WIRE EQUIPMENT ON ROOF. PROVIDE UTILITIES.
34. SHELF AND POLE.
35. [illegible]
36. [illegible]
37. CEILING FAN WITH LIGHT. SOLID BLOCK BETWEEN TRUSSES
38. [illegible]
39. CEILING FAN WITH FULL-CIRCLE TO TURN ON FAN.
40. [illegible]
41. 24" RANGE/OVEN, ELECTRIC.
42. SCRUB COMPARTMENT DOOR WITH GARBAGE DISPOSAL.
43. UNDER COUNTER REFRIGERATOR.
44. [illegible]
45. LOCATION OF ELECTRICAL OUTLETS TO ACCURATELY FOLLOW ELECTRICAL SCHEMATIC.
46. [illegible]
47. [illegible]
48. [illegible]
49. [illegible]
50. [illegible]

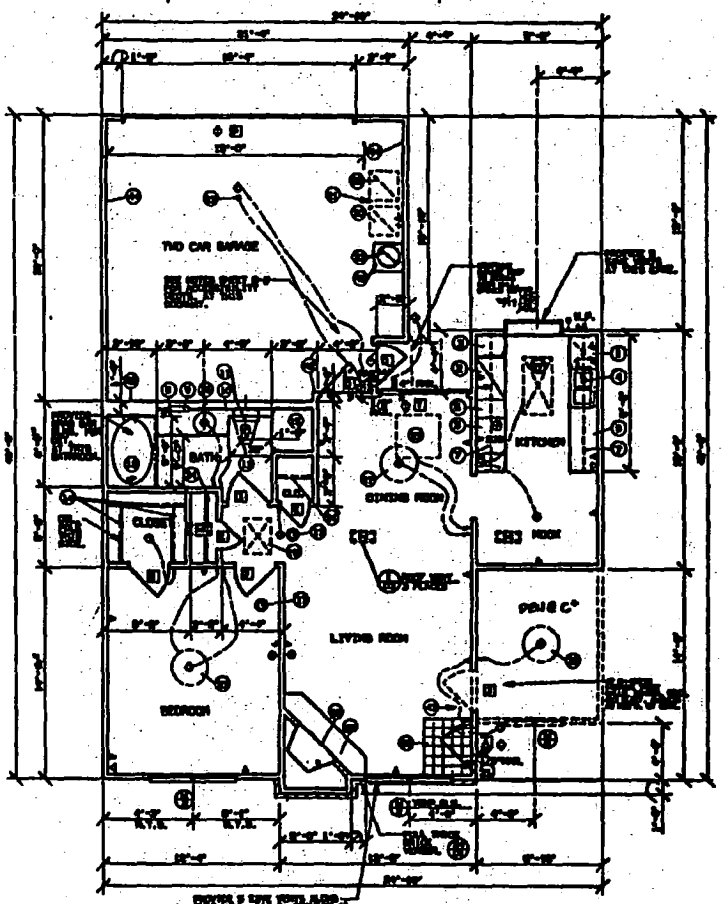
[illegible] cabinet over water closet [illegible] only.



SECTION B



SECTION A

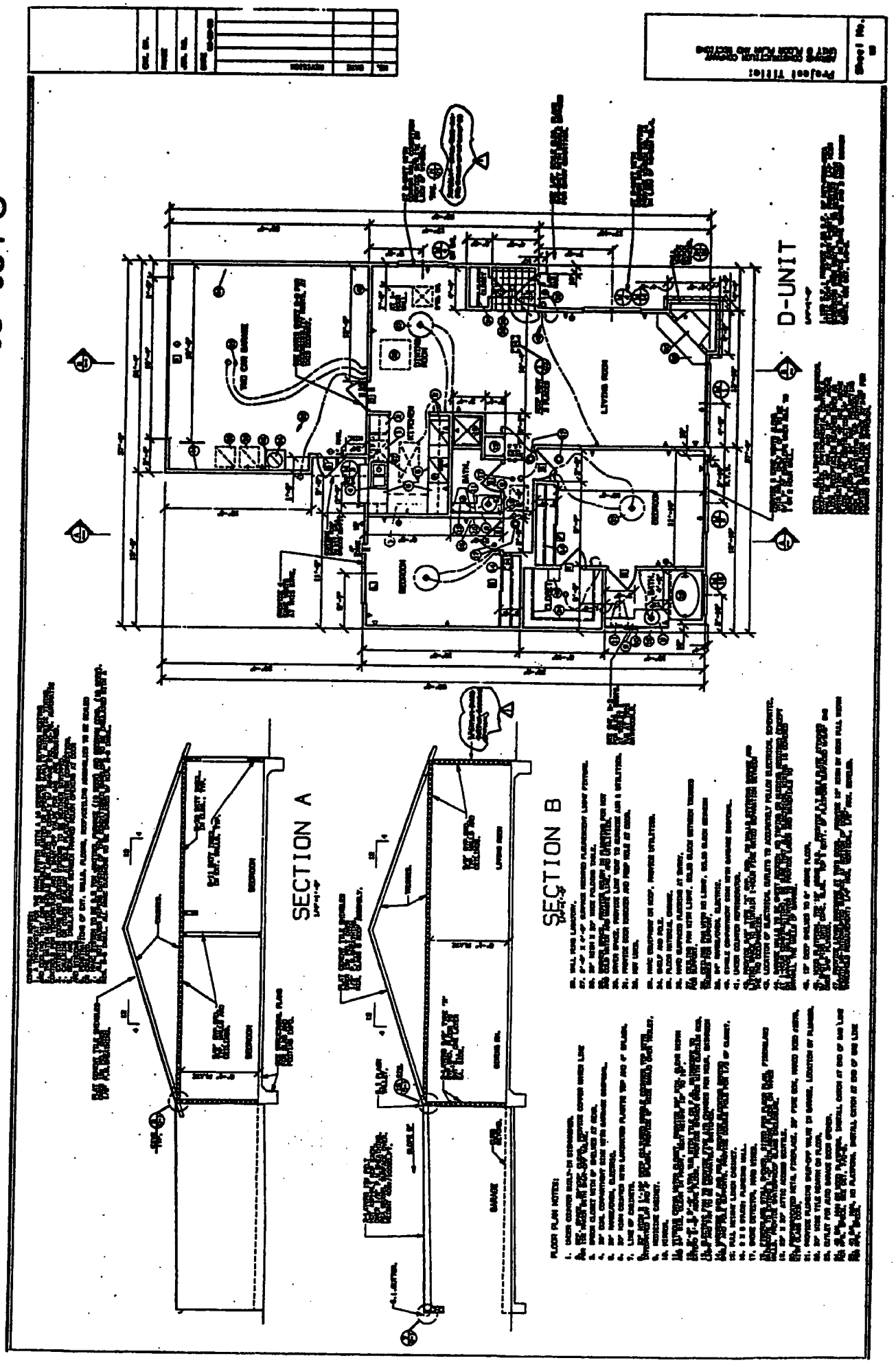


C-UNIT

FLOOR PLAN NOTES:

1. UNDER COUNTER BUILT-IN DISHWASHER.
2. LINEN CLOSET WITH 6" SHELVES AT ROOM.
3. 30" OVEN, COMPARTMENT SIZE WITH GARBAGE DISPOSAL.
4. 30" RANGE/OVEN, ELECTRIC.
5. 30" WIDE COUNTER WITH LAMINATED PLASTIC TOP AND 4" SPLASH.
6. LINE OF CABINETS.
7. KITCHEN CABINET.
8. SINK.
9. FULL HEIGHT LINEN CABINET.
10. 2 X 6 STUDS: PLUMBING WALL.
11. SMOKE DETECTOR, HARD WIRED.
12. 30" X 30" ATTIC ACCESS HATCH.
13. PREFABRICATED METAL FIREPLACE, 30" FIRE BOX, HOOD, DOOR ASSY.
14. PROVIDE PLUMBING SHUT-OFF VALVE IN GARAGE. LOCATION BY PLUMBER.
15. 30" WIDE TILE MIRROR ON FLOOR.
16. OUTLET FOR ATTIC GARAGE DOOR OPENER.
17.
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19. WALL HUNG LAVATORY.
20. 2'-0" X 4'-0" SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE.
21. 30" HIGH X 30" WIDE FOLDING TABLE.
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23. DRYER SPACE. PROVIDE LINT TRAP TO CONCEAL ADJ. UTILITIES.
24. PROVIDE DOOR OPENING AND KEEP RAIL AT DOOR.
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ZON-2868
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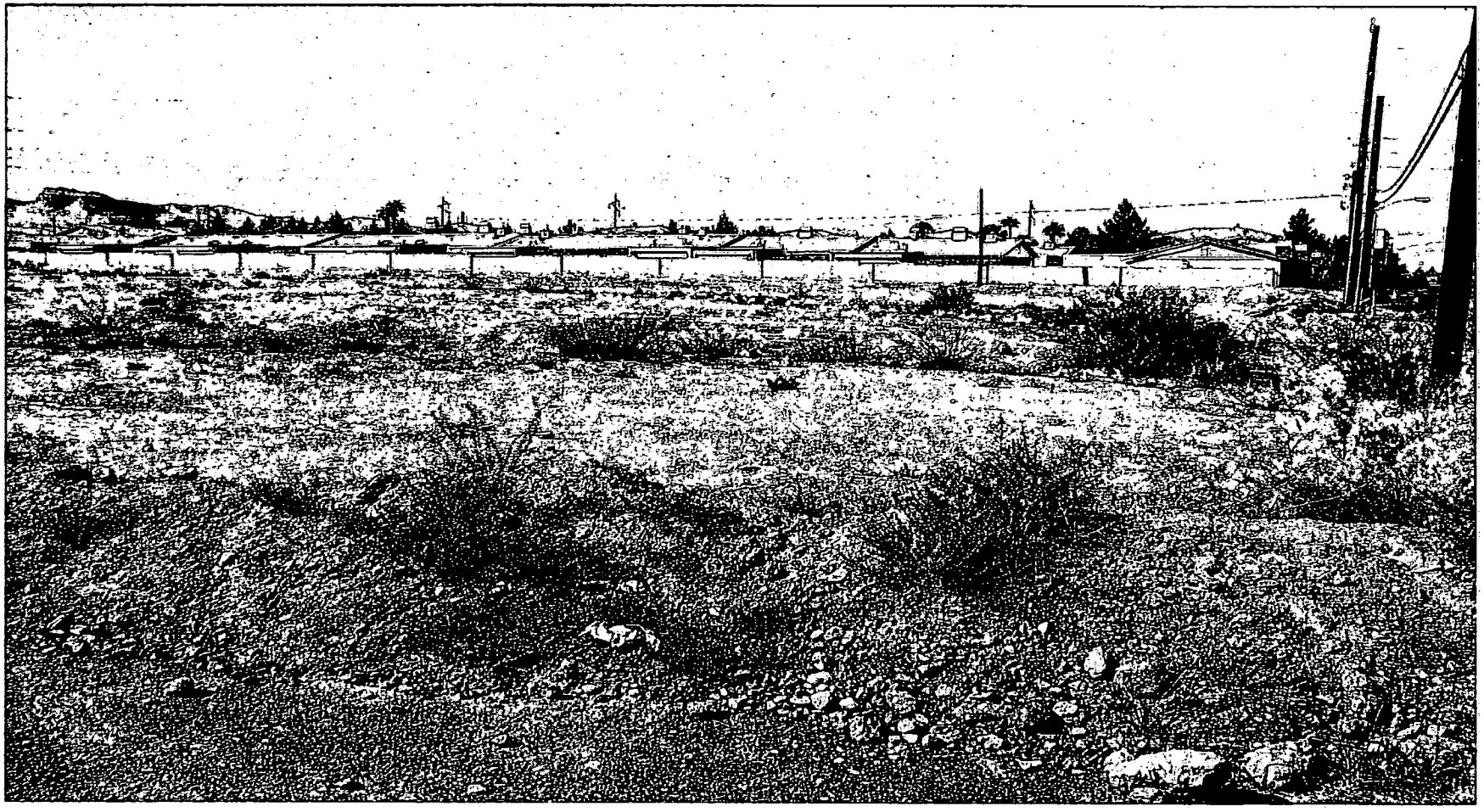
SDR-2869 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP
NORTHWEST CORNER OF CIMARRON ROAD AND WINDRUSH AVENUE
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03



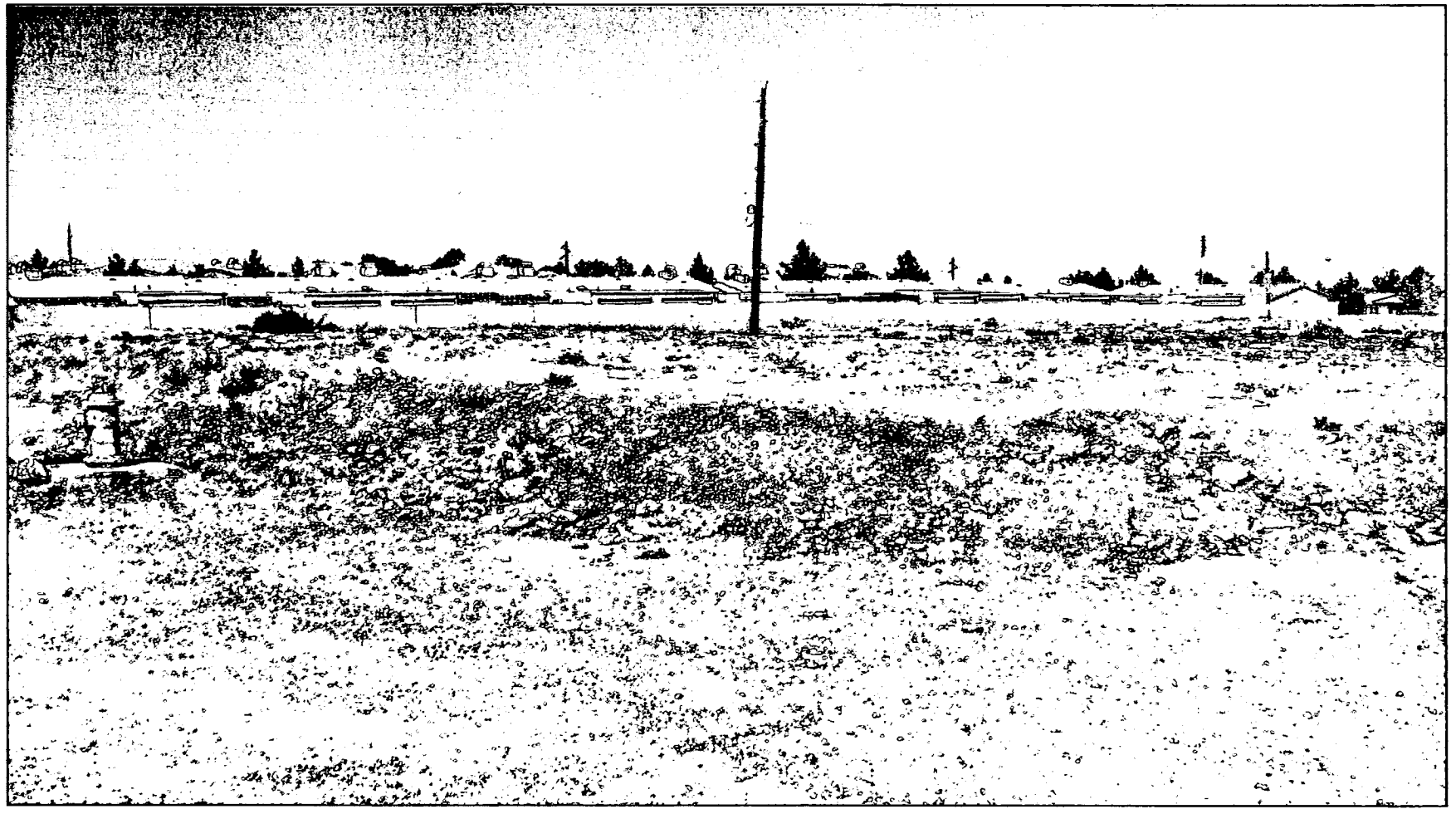
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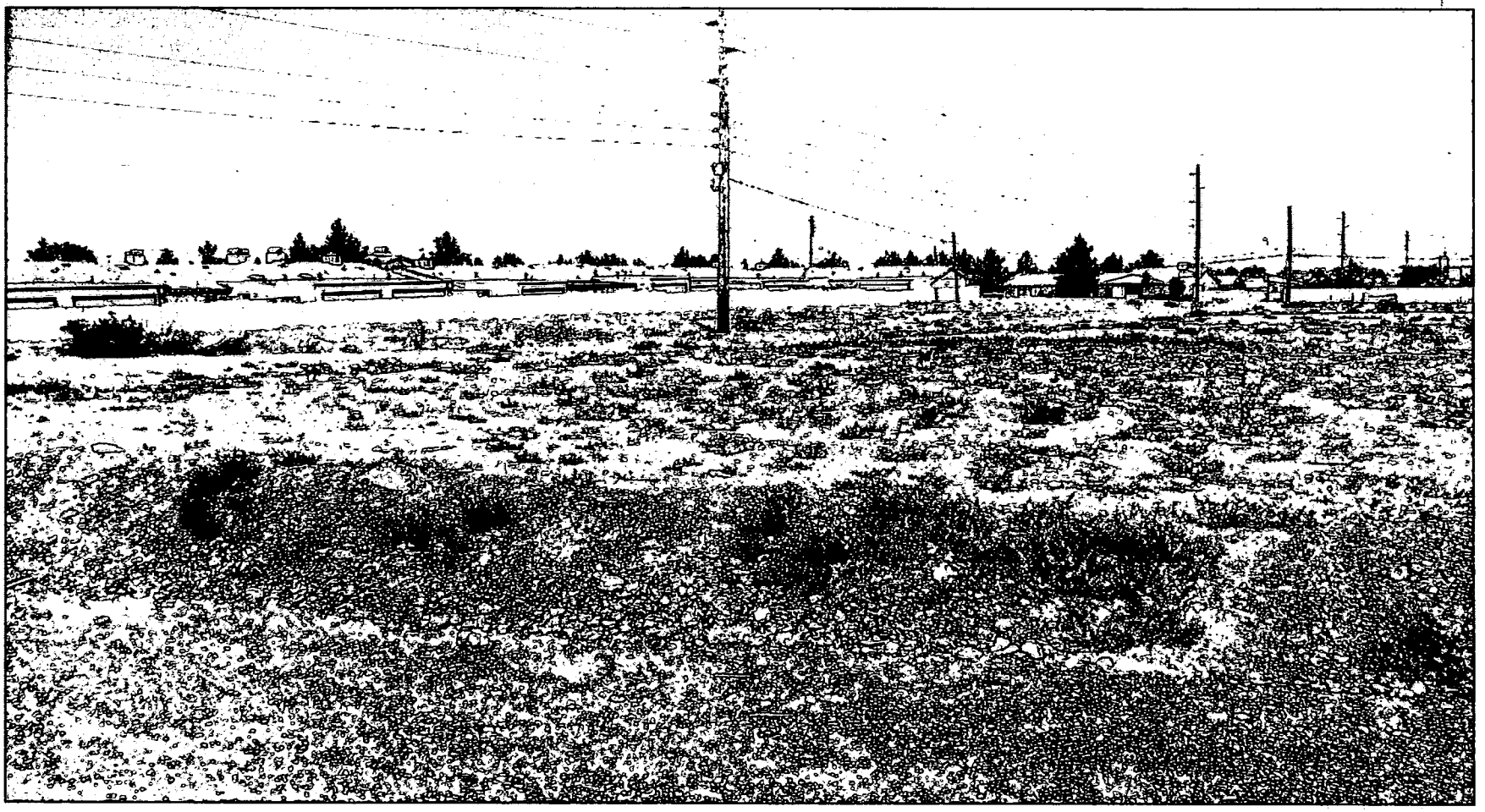
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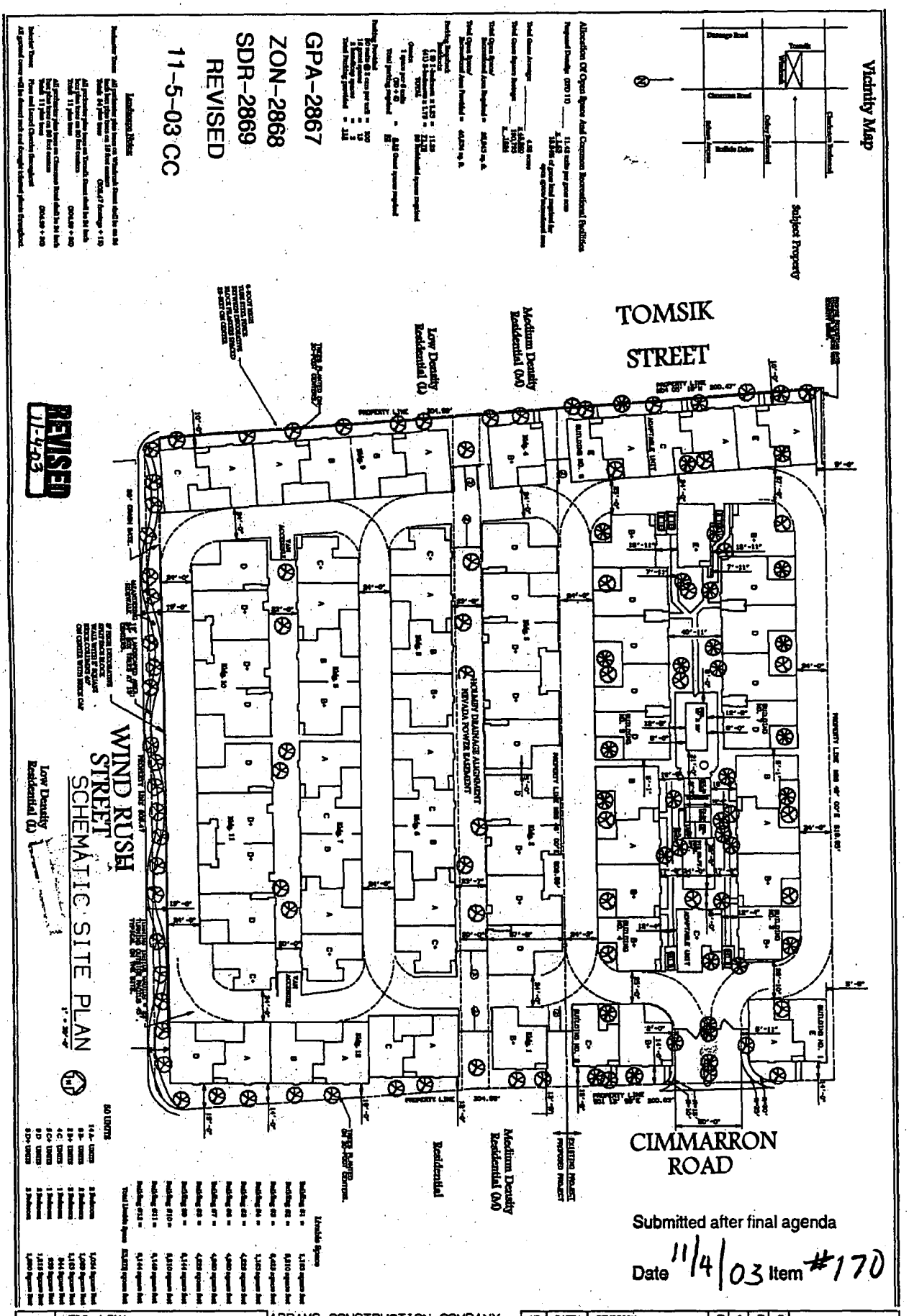
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OCTOBER 9, 2003 PLANNING COMMISSION

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SDR-2869 - MAURY ABRAMS COMPANY ON BEHALF OF BUFFALO HIGHLANDS X, A CALIFORNIA GENERAL PARTNERSHIP
NORTHWEST CORNER OF CIMARRON ROAD AND WINDRUSH AVENUE
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03


Vicinity Map
Subject Property
GPA-2867
ZON-2868
SDR-2869
REVISED
11-5-03 CC
REVISED 11-4-03
TOMSIK STREET
WIND RUSH STREET
CIMMARRON ROAD
Low Density Residential (L)
Medium Density Residential (MA)
Residential
SCHEMATIC SITE PLAN
Submitted after final agenda
Date 11/4/03 Item #170
Project Title:
Buffalo Highlands X, Phase 2
Sheet Title:
SITE PLAN
ABRAMS CONSTRUCTION COMPANY
16661 VENTURA BLVD. SUITE 408
ENCINO, CA. 91436
(818) 986-1455

City of Las Vegas

Agenda Item No. 171

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-2953 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP -** Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: H (High Density Residential) on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
Location Map
Conditions For This Application – Not Applicable
Staff Report

MOTION:
REESE – APPROVED – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearings open for Item 171 [GPA-2953], Item 172 [ZON-2954], Item 173 [VAR-2956] and Item 174 [SDR-2955].

RICHARD TURNER, 3035 East Patrick Lane, appeared on behalf of Nevada HAND and concurred with all conditions. MR. TURNER clarified for MAYOR GOODMAN that HAND stands for Housing and Neighborhood Development.

TOM McGOWAN, Las Vegas resident, questioned the large disparity between the number of parking spaces required and the number the applicant is willing to provide. MR. TURNER replied that there is a joint parking agreement between the proposed development and the project currently under construction to the north. Between the two projects there are 120 parking spaces for 150 units. A recorded document will ensure the parking.

City of Las Vegas

Agenda Item No. 171

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 171 – GPA-2953

MINUTES – Continued:

STEVEN "CAPTAIN TRUTH" DEMPSEY suggested a procedural change to prevent misperception pertaining to staff's recommendation for denial. He proposed considering verbage stating; "staff initially proposed denial, changes have been made and staff is now recommending approval". He would like to know the reason for staff's recommendation for denial.

TODD FARLOW, 240 North 19th Street, stated that Nevada HAND does a terrific job.

COUNCILMAN REESE commented that staff's recommendation for denial on Item 173 [VAR-2956] was due to the parking spaces. There have been many projects geared for seniors where the parking lot is never filled.

MARGO WHEELER, Deputy Director, Planning and Development Department, recommended that Condition #5 for Item 174 [SDR-2955] be amended to state that the development shall be in conformance with the site plan submitted at the November 5, 2003 City Council meeting. Even though the new site plan was not included with the staff report, it was reviewed by staff.

No one appeared in opposition.

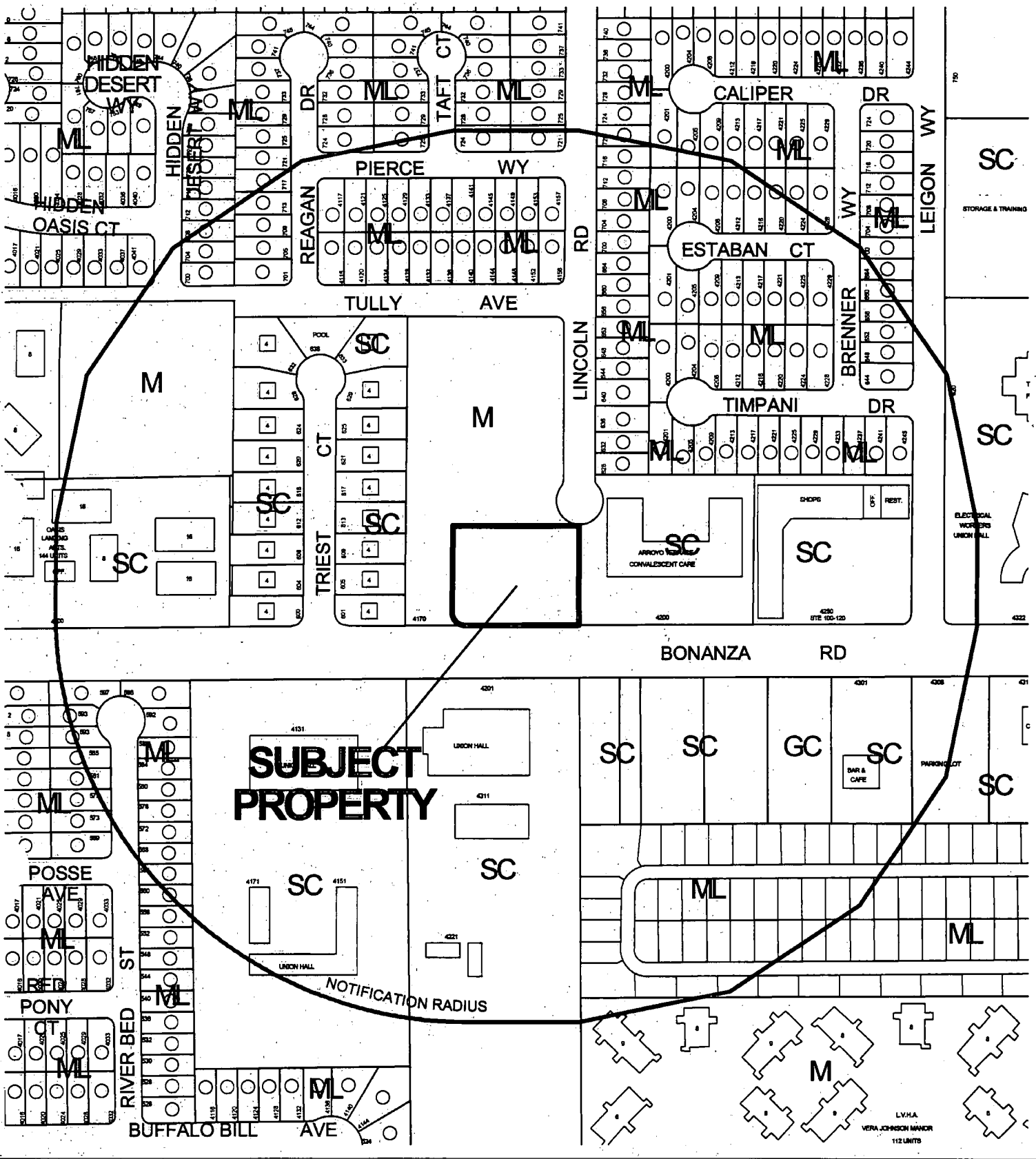
There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed for Item 171 [GPA-2953], Item 172 [ZON-2954], Item 173 [VAR-2956] and Item 174 [SDR-2955].

NOTE: All discussion for Items 171, 172, 173, and 174 took place under Item 171

(3:55 – 4:06)

5-3036



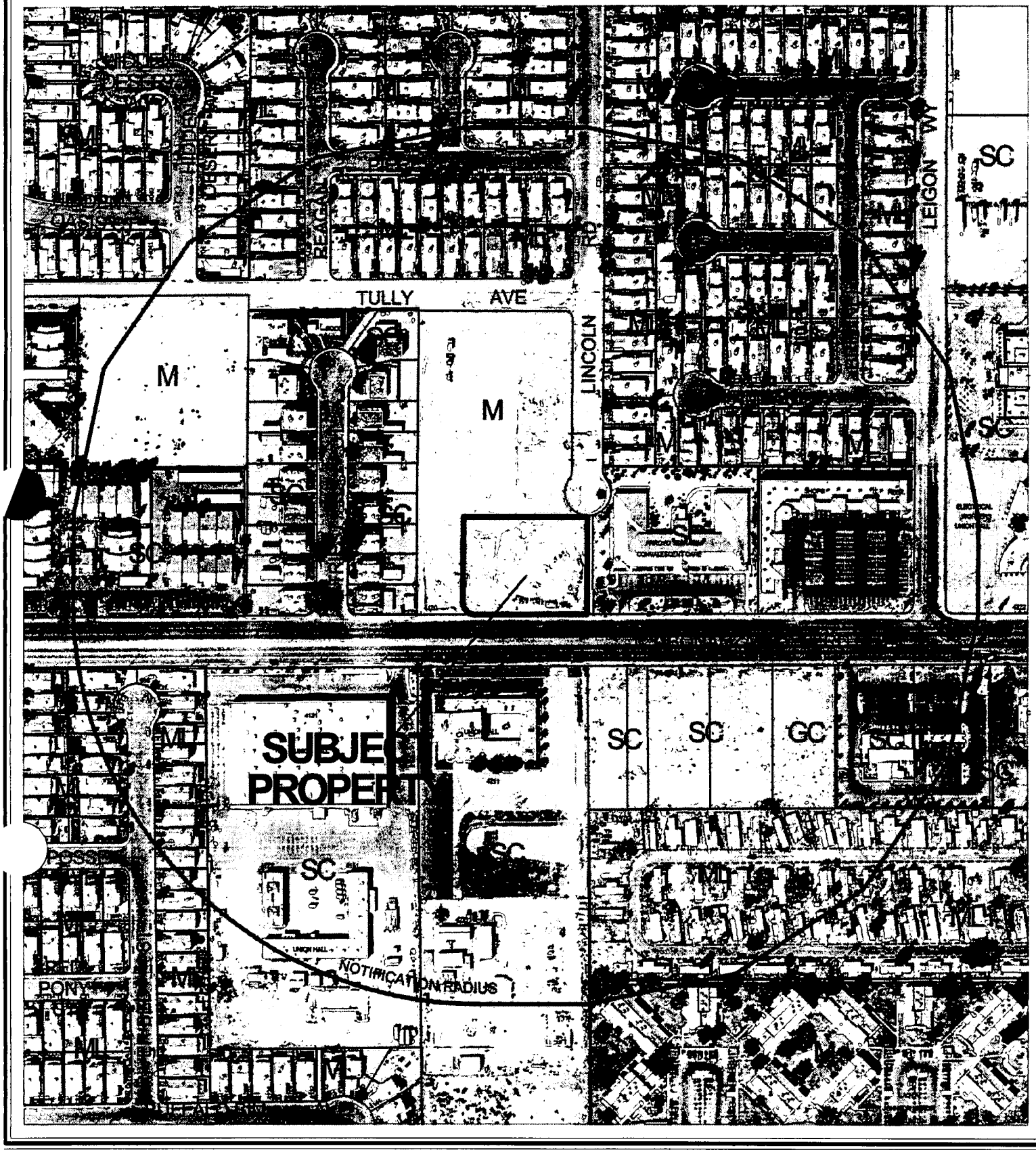
CASE: GPA-2953

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

H (HIGH DENSITY RESIDENTIAL)



CASE: **GPA-2953**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

H (HIGH DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-2953 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

GPA-2953 - Staff Report Page One
November 5, 2003 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road from SC (Service Commercial) to H (High Density Residential). A Rezoning (ZON-2954) from R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) to R-5 (Apartment), a Variance (VAR-2956) to allow 16 parking spaces where 75 spaces are required and a Site Development Plan Review (SDR-2955) for a 62-unit senior apartment development were filed as companion agenda items.

The applicant's justification letter states the surrounding land uses include multi-family dwellings, a union hall, a convalescent care facility and compact lot single family dwellings. To the west, the site is bordered by an existing R-PD15 development, to the north is the Bonanza Pines apartments (currently under construction) which is zoned R-PD25, and to the east by a commercial development that fronts on Bonanza Road. The applicant is requesting to develop 1.29+ acres of property as an affordable senior multi-family development. The development would consist of a single sixty-two (62) unit building that is similar to other developments constructed by the developer in the Las Vegas area. The proposed density would be 48.06 units/acre. There are adequate transportation, recreation, utility, and other facilities to accommodate this development. The applicant feels that the land use that is proposed is compatible with the surrounding area and that senior housing is an important and integral part of the neighborhood. The letter continues to state that this type of development does not contribute to urban sprawl and makes efficient use of small infill parcels.

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 property was designated as Service Commercial land use.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
03/31/97	The City Council adopted a revision of the Southeast Sector land use map in the 1992 City of Las Vegas General Plan. On this plan, the subject property was designated as SC (Service Commercial).
11/24/97	The City Council approved a request for a Rezoning (Z-0090-97) from R-E (Residence Estates) to C-1 (Limited Commercial) on this site as part of a larger request.
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.

09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.

02/21/01 The City Council approved a General Plan Amendment (GPA-0035-00) from ML (Medium-Low Density Residential) to M (Medium Density Residential) and approved a Rezoning (Z-0111-00) from R-E (Residence Estates) to R-PD20 (Residential Planned Development – 20 Units Per Acre) on the adjacent parcel to the north as part of a larger request. The Planning Commission recommended approval of both applications on 01/11/01.

02/20/02 The City Council approved a Rezoning (Z-0089-01) to R-PD25 (Residential Planned Development – 25 Units Per Acre); a Variance (V-0089-01) to allow a proposed building to be constructed 76 feet from the east property line where 145 feet is required; a Variance (V-0090-01) to allow 101 parking spaces where the proposed senior apartment use requires a minimum of 116 spaces; and a Site Development Plan Review [Z-0089-01(1)] of a 96-unit senior apartment project on the adjacent parcel to the north. The Planning Commission recommended approval of all applications on 01/10/02.

11/06/02 The City Council approved a Variance (V-0068-02) to allow 96 parking spaces where 116 spaces are the minimum required in conjunction with a proposed high-density senior housing development on the adjacent parcel to the north. The Planning Commission recommended approval on 10/10/02.

12/18/02 The City Council approved a Review of Condition No. 2 of an approved Variance (V-0068-02) reducing the minimum number of required parking spaces on the site to 80.

10/09/03 The Planning Commission recommended approval of three site-related requests: a Rezoning (ZON-2954) from R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) to R-5 (Apartment); a Variance (VAR-2956) to allow 16 parking spaces where 75 spaces are the minimum required; and a Site Development Plan Review (SDR-2955) for a proposed 62-unit senior multi-family housing development.

10/09/03 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #24).

DETAILS OF APPLICATION REQUEST

Site Area: 1.29 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Senior Multi-Family Development (Under Construction)
South	Fraternal Organization (Union Hall)
East	Convalescent Care Facility
West	Undeveloped and Multi-Family Dwellings

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	M (Medium Density Residential)
South	SC (Service Commercial)
East	SC (Service Commercial)
West	M (Medium Density Residential) and SC (Service Commercial)

EXISTING ZONING

Subject Property	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North	R-E (Residence Estates) under Resolution of Intent to R-PD25 (Residential Planned Development – 25 Units per Acre)
South	C-1 (Limited Commercial)
East	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
West	R-PD25 (Residential Planned Development – 25 Units per Acre)

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

H (High Density Residential)
(The density range allowed is anything greater than 25 dwelling units/gross acre up to 83 dwelling units/gross acre) The High Density Residential category permits residential planned development and other urban residential developments.

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

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The City of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The subject parcel is currently undeveloped. The site is accessed via Bonanza Road, a 100-foot wide right-of-way. Adjacent to the site is the initial phase (under construction) of the senior housing complex to the north and west, a fraternal organization is located to the south (Union Hall), a convalescent care facility is located to the east.

The proposed 62-unit senior multi-family development represents an opportunity for infill development in an area that is predominantly built with a mixture of single and multi-family development as well as commercial development. To the north and west of the proposed project, a General Plan Amendment was approved for M (Medium Density Residential) for the first phase of the Bonanza Pines senior apartment development. This request to H (High Density Residential) land use designation is appropriate in that it will represent a logical extension of the senior housing project to the north and west. The proposal of H (High Density Residential) is a higher land use designation than the M (Medium Density Residential) adjacent to the site; however the proposed project (Bonanza Pines III) is similar to the approved senior apartment complex (Bonanza Pines) north of the site, in terms of height (four stories) and concept. In addition to providing an opportunity for infill development, a transitional buffer between the properties designated as SC (Service Commercial) to the east and south, and the M (Medium Density Residential) properties to the north and west will be accomplished.

FINDINGS

Title 19.18.030.I 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, which include approved neighborhood plans.

In regard to "1": The proposed H (High Density Residential) General Plan designation, with a density of anything greater than 25 dwelling units/gross acre up to 83 dwelling units/gross acre, is an appropriate transition between the SC (Service Commercial) to the east, the senior multi-family development designated as M (Medium Density Residential) with a density of up to 20 dwelling units per gross acre to the north and west and the ML (Medium-Low Density Residential) with a density of 5.6 to 8 dwelling units per gross acre to the northeast of the site. The proposed density of the project is 48.06 dwelling units per acre.

In regard to "2": The proposed zoning of R-5 (Apartment) would permit a density of development with a maximum of 83 dwelling units per acre. The 62-unit four-story senior apartment complex on 1.29 acres will have a maximum density of 48.06 dwelling units/gross acre. Which, at first glance, exceeds the surrounding density, however the proposed project is a continuation of the project to the north. The development proposal is for a four-story building, similar in design to the first phase of Bonanza Pines. Therefore the R-5 zoning is compatible with the existing R-PD25 (Residential Planned Development – 25 Units Per Acre) zoning immediately to the north and west and the C-1 (Limited Commercial) development to the south and west.

In regard to "3": The proposed General Plan Amendment includes the use of an infill parcel, there are adequate transportation, recreation, utility, and other facilities to accommodate the proposed single family residential use. The Northeast Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at 831 North Mojave Road. Fire Station #8, located at Bonanza and Pecos Roads, is the closest city facility to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

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 4, 2003, neighborhood meeting sponsored by the applicant was held. One person attended and was in favor of the project. It is noted that the applicants had held a previous meeting with five persons present.

NOTICES MAILED: 158 by Planning Department

APPROVALS: 1

PROTESTS: 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA2953 APN: 140-30-802-007

Name of Property Owner: Schnippel Family Limited Partnership

Name of Applicant: Nevada H.A.N.D.

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 ME 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: Mark A. Schnippel

Subscribed and sworn before me

This 12th day of August, 2003

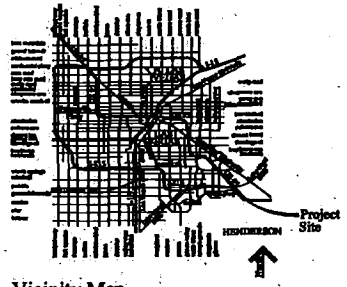
Rondene E Wanner

Notary Public in and for said County and State

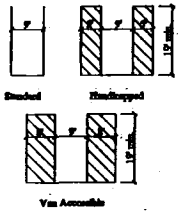
Notary Public - State of Nevada
County of Clark
RONDENE E. WANNER
My Appointment Expires
October 2, 2003
No: 99-59124-1

GPA-2953 SDR-295' REVISED
ZON-2954 VAR-2956 11-5-03 CC

REVISED 10-15-03



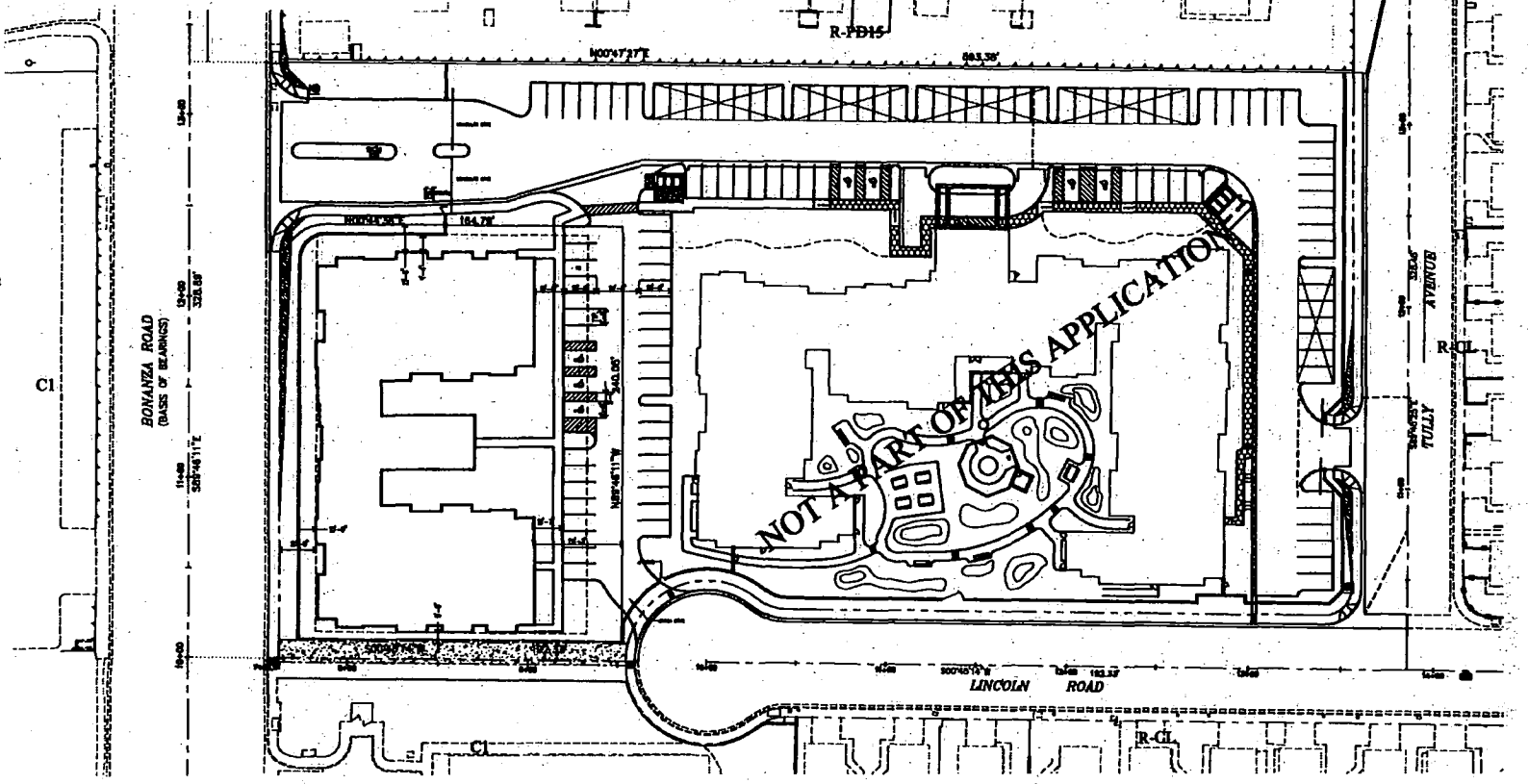
Vicinity Map



Typical Parking Spaces



Typical Fire Turning Radius



SITE INFORMATION

SCALE 1:30

ZONING - City of Las Vegas
19.04.010 Senior Citizen's Apartments
Application # PXP-2299

Current Zoning	C-1
Proposed Zoning	R-5

AREA (Approximate, to be Verified)

Gross Area:	±1.29 Acres ±56,190 s.f.
F.A.R.	0.8

PARKING REQUIREMENTS

EXISTING PARKING / Phase 1

Parking	80
Added Parking	22

PROPOSED PARKING / Phase 2

Parking Provided:	18

HC. PARKING

H.C. Parking Provided:	7 5 Standard 2 Van
TOTAL PARKING	120
TOTAL UNITS	158
Percentage Provided	76%

NORTH

Bonanza Pines III

LAS VEGAS, NEVADA

Developed By: Nevada H.A.N.D.
1-702-739-3345

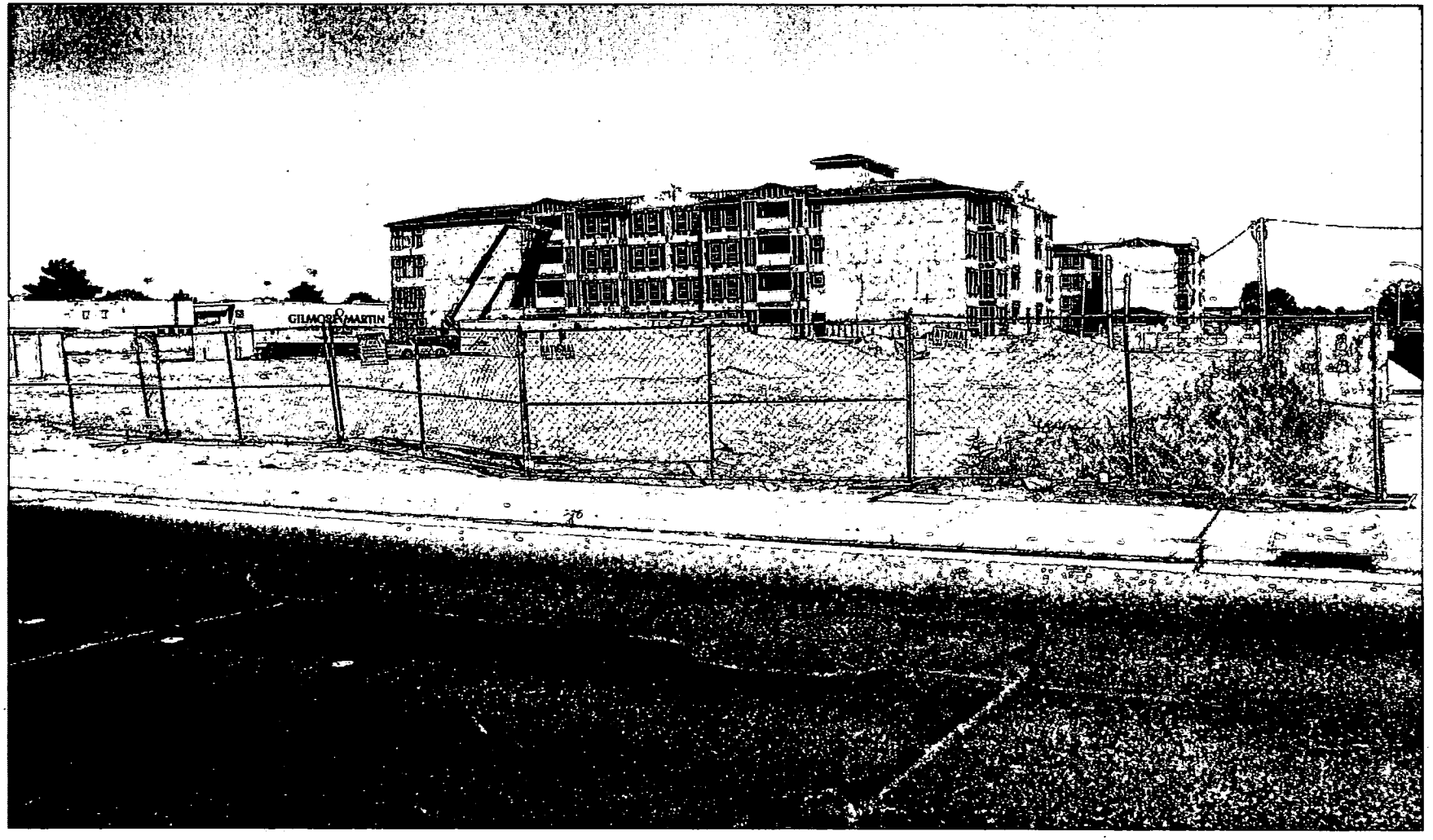
Perlman
PERLMAN ARCHITECTS of CA, INC.
20101 S.W. BIRCH # 140
NEWPORT BEACH CA 92660
949. 851 8200 949. 851 4383 (F)

Date: October 8, 2003
Project Number: 203029

© COPYRIGHT 2003, PERLMAN ARCHITECTS, INC.

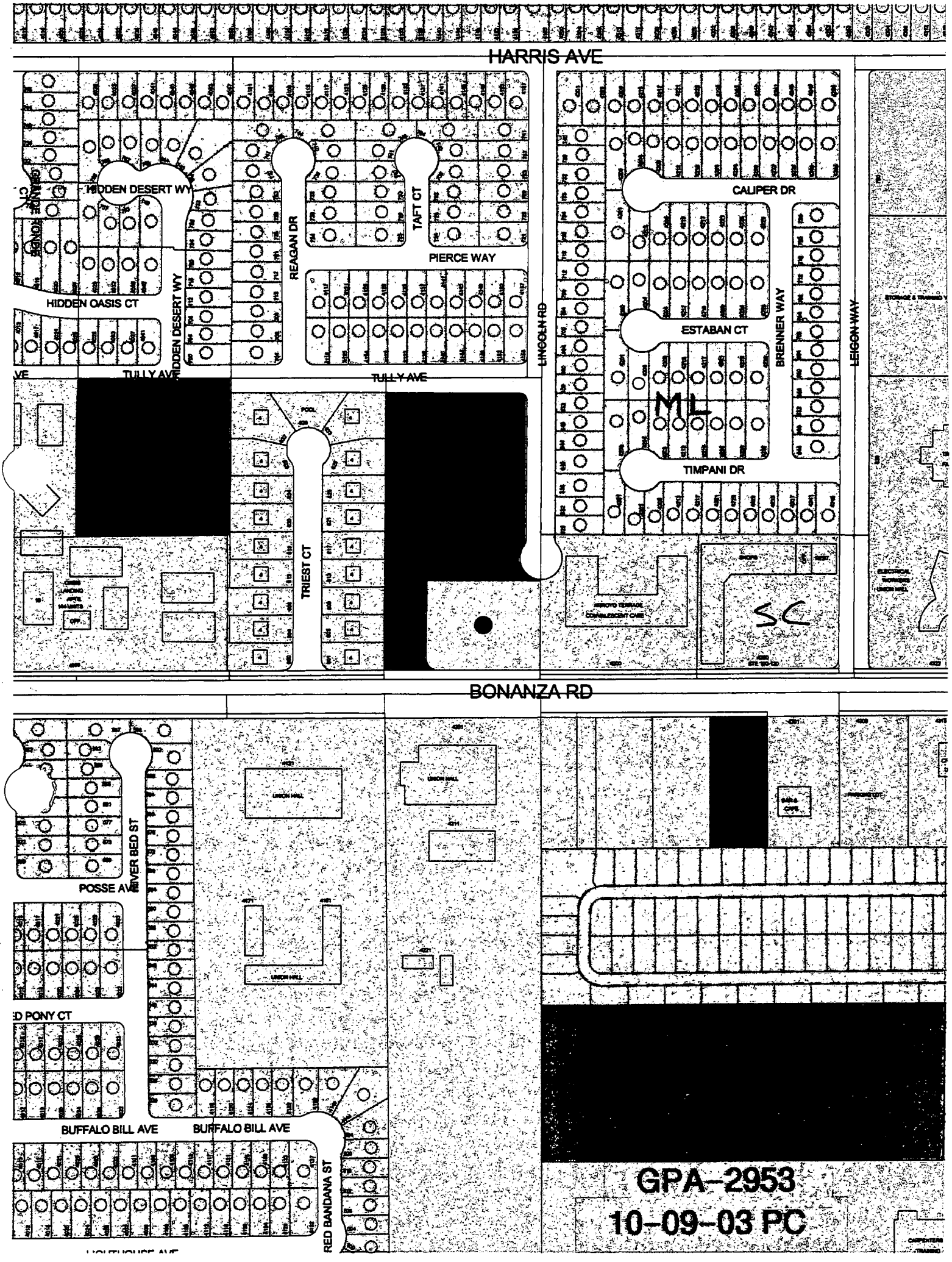
SITE PLAN

H:\Land Projects\818006\dwg\Architect\bonanza3\10-8-03\202009-site-100803.dwg, 10/15/03 01:56:26 PM



GPA-2953 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP
NORTH SIDE OF BONANZA ROAD, APPROXIMATELY 1000 FEET EAST OF SANDHILL ROAD
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03


HARRIS AVE
HIDDEN DESERT WY
HIDDEN OASIS CT
HIDDEN DESERT WY
REAGAN DR
TAFT CT
PIERCE WAY
TULLY AVE
TULLY AVE
LINCOLN RD
CALIPER DR
BRENNER WAY
ESTABAN CT
TIMPANI DR
LEIGON WAY
TRIEST CT
ML
SC
BONANZA RD
RIVER BED ST
POSSE AVE
D PONY CT
BUFFALO BILL AVE
BUFFALO BILL AVE
RED BANDANA ST
GPA-2953
10-09-03 PC

City of Las Vegas

Agenda Item No. 172

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
REZONING RELATED TO GPA-2953 - PUBLIC HEARING - **ZON-2954 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP** - Request for a Rezoning FROM: R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) Zone TO: R-5 (Apartment) Zone on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions – UNANIMOUS

MINUTES:
NOTE : See Item 171 [GPA-2953] for all related discussion.

(3:55 – 4:06)

5-3036

CONDITIONS:
Planning and Development

1. A General Plan Amendment (GPA-2953) to a H (High Density Residential) land use designation approved by the City Council.

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

3. A Site Development Plan Review application (SDR-2955) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

City of Las Vegas

Agenda Item No. 172

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 172 – ZON-2954

CONDITIONS – Continued:

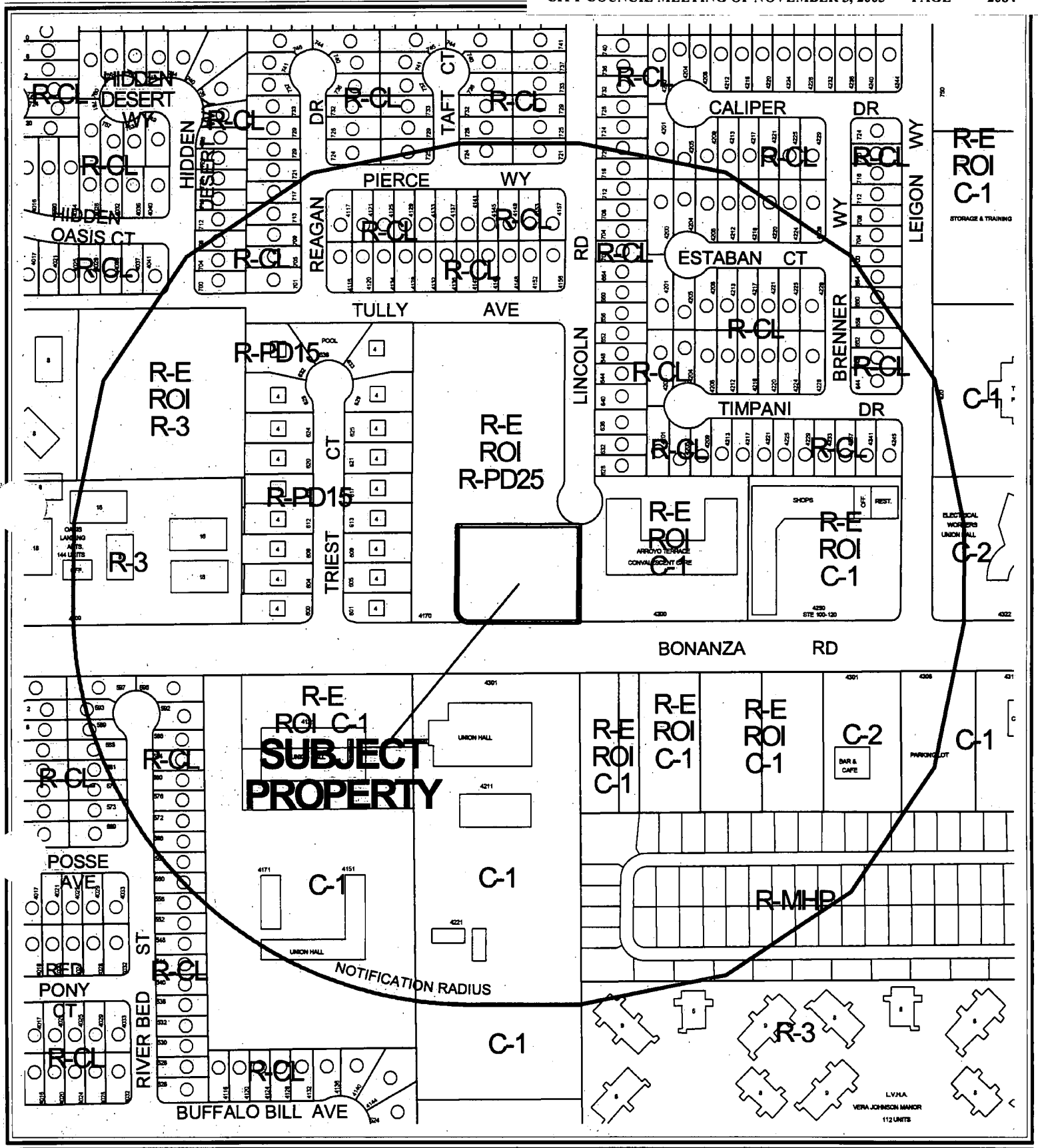
Public Works

4. Construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site.

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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 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. 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. We note there is an existing 20-foot wide public drainage easement located along the eastern property line of this site that is not shown on this plan.



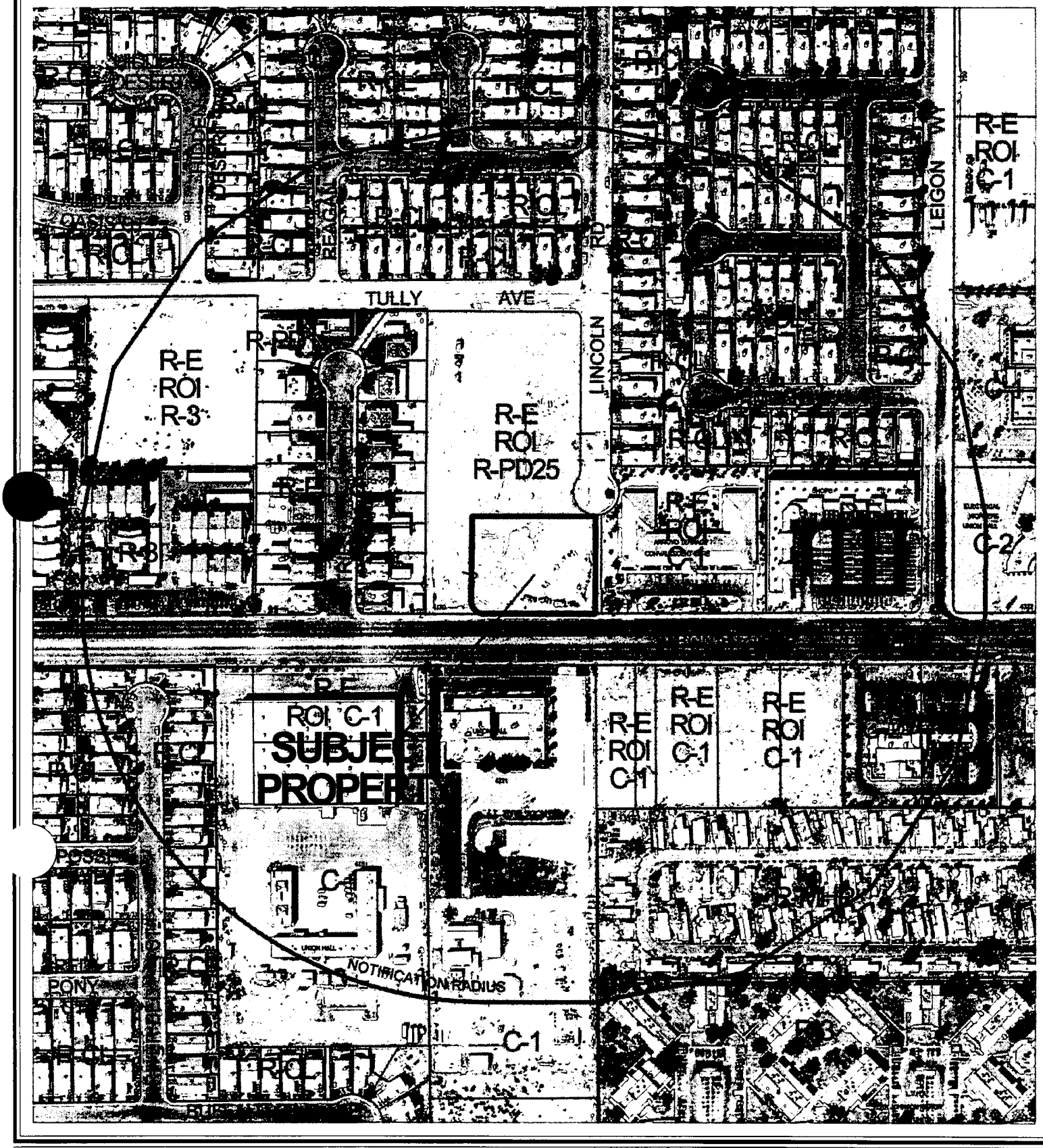
CASE: **ZON-2954**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)



CASE: **ZON-2954**

RADIUS: 750 FT

0 200 400 Feet

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-2954 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-2953) to a H (High Density Residential) land use designation approved by the City Council.

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

3. A Site Development Plan Review application (SDR-2955) 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. Construct all incomplete half-street improvements on Bonanza Road adjacent to this site concurrent with development of this site.

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) to R-5 (Apartment) on 1.29 acres adjacent to the north side of Bonanza Road, approximately 100 feet east of Sandhill Road (APN: 140-30-802-007), Ward 3 (Reese).

The Planning Commission will concurrently hear related requests for a General Plan Amendment (GPA-2953) to H (High Density Residential), a Site Development Plan Review (SDR-2955) for a proposed 75,036 square-foot, four-story, 62-unit senior apartment development, and a Variance (VAR-2956) to allow 16 parking spaces where 75 spaces are the minimum required on this property.

B) Applicant's Justification

According to the applicant's justification letter, the senior apartment use proposed for this site will be compatible with the surrounding area. There is a similar higher density housing development to the north.

BACKGROUND INFORMATION

A) Previous Actions

03/31/97 The City Council adopted a revision of the Southeast Sector land use map in the 1992 City of Las Vegas General Plan. On this plan, the subject property was designated as ML (Medium-Low Density Residential).

11/24/97 The City Council approved a request for a Rezoning (Z-0090-97) from R-E (Residence Estates) to C-1 (Limited Commercial) on this site as part of a larger request.

02/21/01 The City Council approved a General Plan Amendment (GPA-0035-00) from ML (Medium-Low Density Residential) and approved a Rezoning (Z-0111-00) from R-E (Residence Estates) to R-PD20 (Residential Planned Development – 20 Units Per Acre) on the adjacent parcel to the north as part of a larger request. The Planning Commission recommended approval of both applications on 01/11/01.

02/20/02 The City Council approved a Rezoning (Z-0089-01) to R-PD25 (Residential Planned Development – 25 Units Per Acre); a Variance (V-0089-01) to allow a proposed building to be constructed 76 feet from the east property line where 145 feet is required; a Variance (V-0090-01) to allow 101 parking spaces where the

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11/06/02 The City Council approved a Variance (V-0068-02) to allow 96 parking spaces where 116 spaces are the minimum required in conjunction with a proposed high-density senior housing development on the adjacent parcel to the north. The Planning Commission recommended approval on 10/10/02.

12/18/02 The City Council approved a Review of Condition No. 2 (ROC-1347) of an approved Variance (V-0068-02) reducing the minimum number of required parking spaces on the site to 80.

10/09/03 The Planning Commission recommended approval of three site-related requests: an amendment of a portion of the Southeast Sector Plan of the General Plan (GPA-2953) from SC (Service Commercial) to H (High Density Residential); a Site Development Plan Review (SDR-2955) for a proposed 75,036 square-foot, four-story, 62-unit senior apartment development; and a Variance (VAR-2956) to allow 16 parking spaces where 75 spaces is the minimum number required.

10/09/03 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #25).

B) Pre-Application Meeting

08/15/03 The applicant was informed of submittal requirements for all applications needed to develop this site. Comments were made about revisions to the site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.29

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Fraternal Organization (Union Hall)
East:	Convalescent Care Facility
West:	Undeveloped and Multi-Family Dwelling Units

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	M (Medium Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	M (Medium Density Residential) and SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	R-E (Residence Estates) under Resolution of Intent to R-PD25 (Residential Planned Development – 25 Units per Acre)
South:	C-1 (Limited Commercial)
East:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
West:	R-PD15 (Residential Planned Development – 15 Units per Acre)

E) General Plan Compliance

This site is designated SC (Service Commercial) in the Southeast Sector Plan of the General Plan. This land use category permits low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. This category also includes offices with professional and business services. The proposed rezoning to R-5 (Apartment) is not in conformance with this designation; however, approval of a related General Plan Amendment to H (High Density Residential) will make this property compatible with the proposed R-5 (Apartment) zoning district. The H (High Density Residential) land use category permits densities exceeding 25 dwelling units per gross acre. The proposed senior housing development would accommodate a gross density of 48 units per acre in conformance with this General Plan category.

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

No special districts, zones, or studies are associated with this site.

ANALYSIS

A) Zoning Code Compliance

The specifics of the development standards for the site plan that is related to this rezoning application are discussed in companion Site Development Plan Review (SDR-2955).

B) General Analysis and Discussion

Approval of this rezoning application is contingent on the approval of a General Plan Amendment to the H (High Density Residential) land use designation. The density exceeds that of other nearby parcels; however, the senior housing development proposed for this site is similar in size and architectural style to an approved senior apartment complex to the north of the subject site, which is zoned R-PD25. Even with a higher density, the proposed site meets Residential Adjacency Standards and is not actually contiguous with any single-family residential properties. The property is adjacent to a C-1 (Limited Commercial) zoned convalescent care facility on the east, buffered from an R-PD15 (Residential Planned Development – 15 Units per Acre) four-plex development on the west by the private drive access to the proposed senior housing projects, and is located across the street from several commercially-zoned properties. Its impact on nearby single-family residential areas is therefore minimized.

A potential problem with the allowance of high-density apartments on this site is the small size of the lot. Developers of this site must consider the provision of adequate landscaping and parking and be sensitive to height restrictions when designing buildings on this 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 proposed R-5 (Apartment) zoning district does not conform to the existing SC (Service Commercial) land use designation; however, this R-5 rezoning proposal would conform to the proposed H (High Density Residential) land use designation that is the subject of companion General Plan Amendment application GPA-2953, if approved by the City Council.

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 intended use of the site for a high-density senior apartment development is compatible with existing and proposed land uses on adjacent and surrounding sites.

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

   The proposed rezoning will allow for high-density multi-family residential development that is appropriate for the 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."**

All traffic will access the site via a private drive on the adjacent parcel from Bonanza Road, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. This access will be adequate to meet the requirements of the proposed zoning district and will not negatively impact adjacent roadways or neighborhood traffic, pending the recordation of a joint access agreement between the owners of this site and of the site to the north and west.

NOTICES MAILED 158 by Planning Department

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON. 2954 APN: 140-30-802-007

Name of Property Owner: Schnippel Family Limited Partnership

Name of Applicant: Nevada H.A.N.D.

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: Mark A. Schnippel

Subscribed and sworn before me

This 12th day of August, 2003

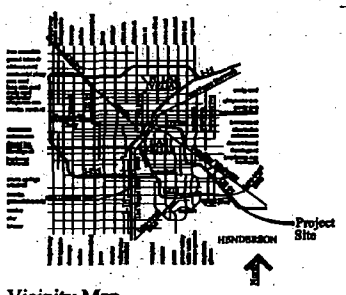
Rondene E Wanner

Notary Public in and for said County and State

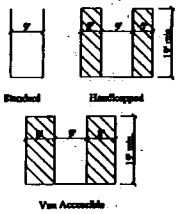
Notary Public - State of Nevada
County of Clark
RONDENE E. WANNER
My Appointment Expires
October 2, 2003
No: 99-59124-1

GPA-2953 SDR-295 REVISED
ZON-2954 VAR-2956 11-5-03 CC

REVISED 10-15-03



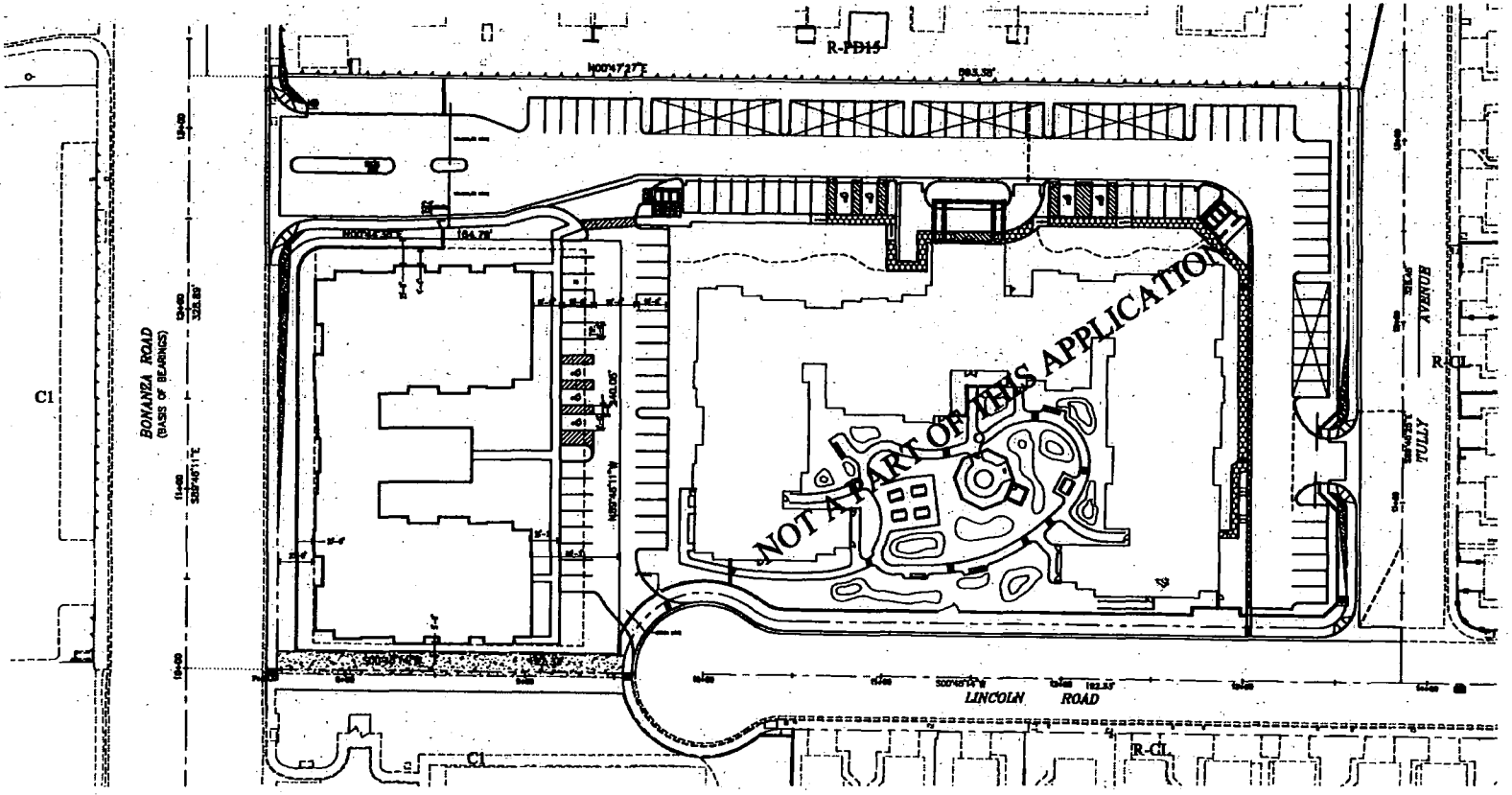
Vicinity Map



Typical Parking Spaces



Typical Fire Turning Radius



SITE INFORMATION

SCALE 1:30

ZONING - City of Las Vegas
19.04.010 Senior Citizen's Apartments
Application # PXP-2299

Current Zoning	C-1
Proposed Zoning	R-5
AREA (Approximate, to be Verified)	
Gross Area:	±1.29 Acres ±56,190 s.f.
F.A.R.	0.8

NORTH

PARKING REQUIREMENTS

EXISTING PARKING / Phase 1	
Parking	80
Added Parking	22
PROPOSED PARKING / Phase 2	
Parking Provided:	18
HC. PARKING	
H.C. Parking Provided:	7 5 Standard 2 Van
TOTAL PARKING	120
TOTAL UNITS	158
Percentage Provided	76%

Bonanza Pines III

LAS VEGAS, NEVADA

Developed By: Nevada H.A.N.D.
1-702-739-3345

Perlman
PERLMAN ARCHITECTS of CA, INC.
20101 S.W. BIRCH # 140
NEWPORT BEACH CA 92660
949. 851 8200 949. 851 4383 (F)

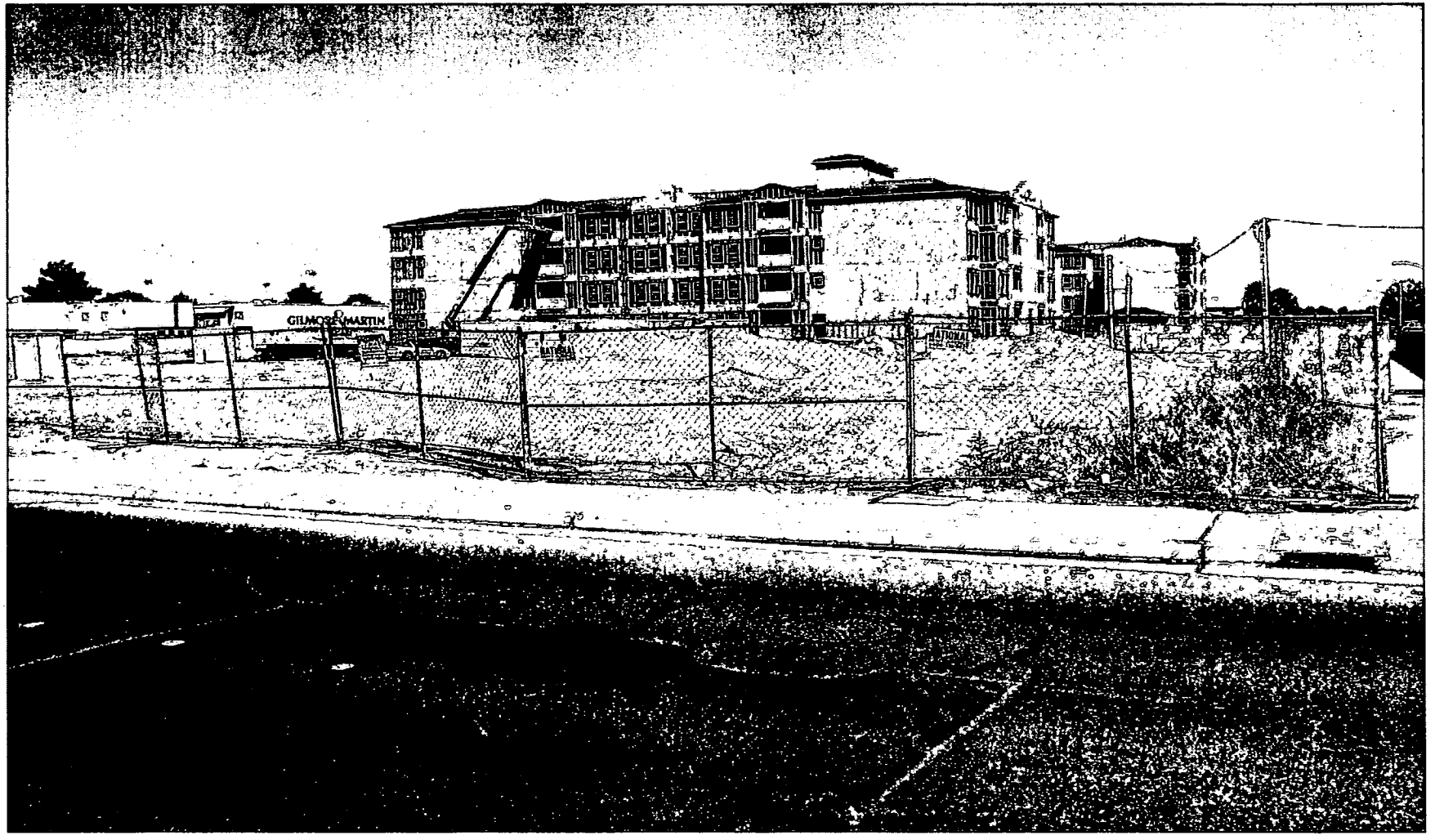
Date: October 8, 2003
Project Number: 203029

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SITE PLAN

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CITY COUNCIL MEETING OF NOVEMBER 5, 2003 PAGE 2094



ZON-2954 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP
NORTH SIDE OF BONANZA ROAD, APPROXIMATELY 1000 FEET EAST OF SANDHILL ROAD
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03

City of Las Vegas

Agenda Item No. 173

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
VARIANCE RELATED TO GPA-2953 AND ZON-2954 - PUBLIC HEARING - **VAR-2956 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP** - Request for a Variance to ALLOW 16 PARKING SPACES WHERE 75 SPACES ARE REQUIRED for a proposed 62-Unit Senior Apartment Development on property adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

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

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions – UNANIMOUS

MINUTES:
NOTE: See Item 171 [GPA-2953] for all related discussion.

(3:55 – 4:06)

5-3036

CONDITIONS:
Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-2953), Rezoning (ZON-2954), and Site Development Plan Review (SDR-2955).

2. This Variance 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.

City of Las Vegas

Agenda Item No. 173

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 173 – VAR-2956

CONDITIONS – Continued:

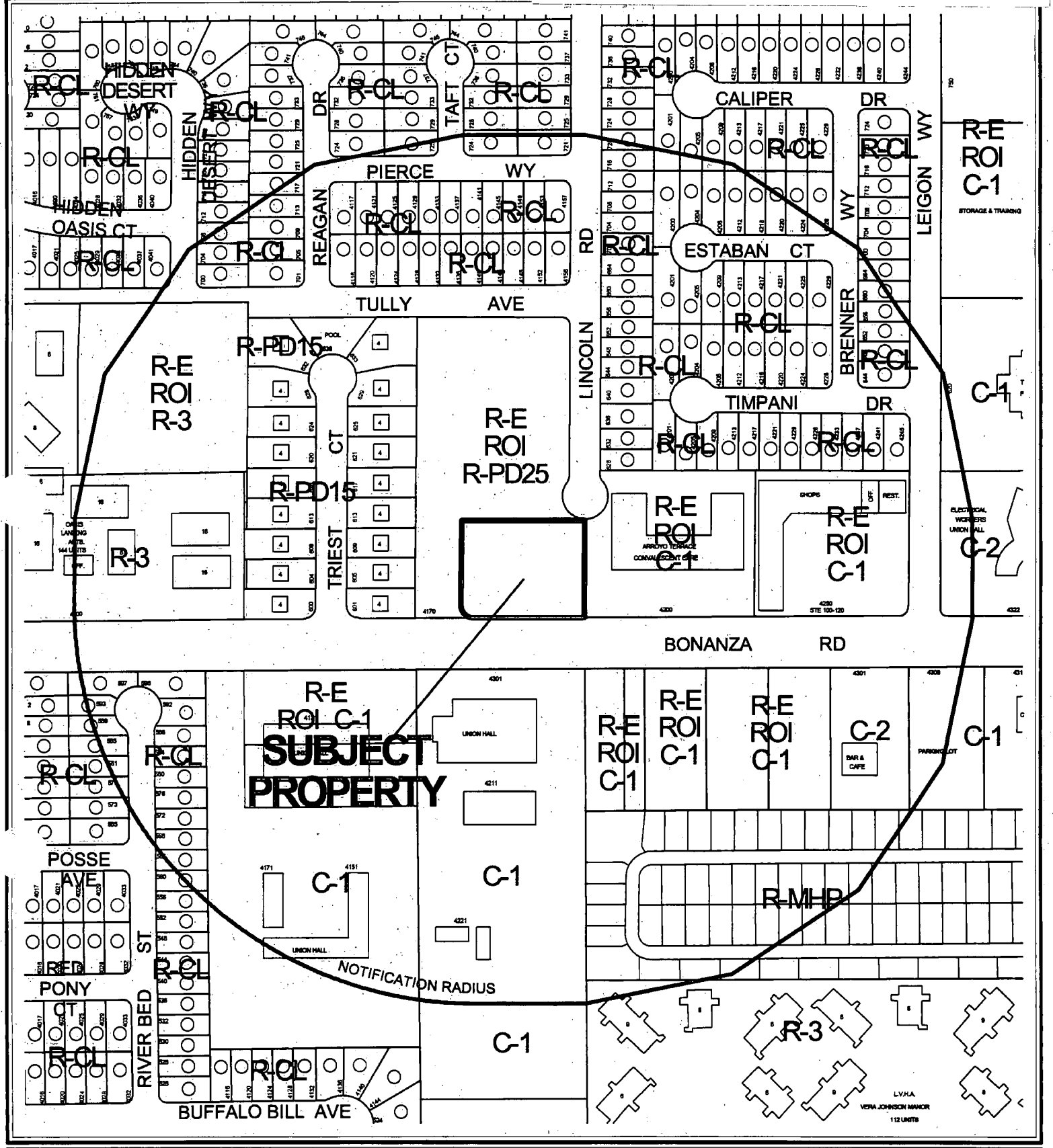
3. The extent of this Variance is based on the revised site plan submitted by the applicant at the October 9, 2003 Planning Commission meeting, showing a total of 120 parking spaces on this site and the adjacent site to the north.

4. The applicant shall submit copies of the revised site plan to the Planning and Development Department prior to the review of this action by the City Council, with amendments as noted below.

5. The revised site plan shall be amended to show an emergency access gate on the proposed access point from the site to the Lincoln Road cul-de-sac. Exit-only and emergency access provision on the access point from the adjacent site to Tully Avenue shall be retained as previously approved.

6. The applicant shall enter into a shared-parking agreement with the owners of the adjacent site to the north, prior to submittal for building permits.

7. The approval of this Variance request is contingent upon final approval by the City Council of Text Amendment TXT-2299.



CASE: **VAR-2956**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-2956 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-2953), Rezoning (ZON-2954), and Site Development Plan Review (SDR-2955).

2. This Variance 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 extent of this Variance is based on the revised site plan submitted by the applicant at the October 9, 2003 Planning Commission meeting, showing a total of 120 parking spaces on this site and the adjacent site to the north.

4. The applicant shall submit copies of the revised site plan to the Planning and Development Department prior to the review of this action by the City Council, with amendments as noted below.

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6. The applicant shall enter into a shared-parking agreement with the owners of the adjacent site to the north, prior to submittal for building permits.

7. The approval of this Variance request is contingent upon final approval by the City Council of Text Amendment TXT-2299.

VAR-2956 - Staff Report Page One
November 5, 2003 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Variance to allow 16 parking spaces where 75 spaces are the minimum required on 1.29 acres adjacent to the north side of Bonanza Road, approximately 100 feet east of Sandhill Road.

The Planning Commission will concurrently hear related requests for a General Plan Amendment (GPA-2953) to H (High Density Residential), a Rezoning (ZON-2954) to R-5 (Apartment), and a Site Development Plan Review (SDR-2955) for a proposed 75,036 square-foot, four-story, 62-unit senior apartment development on this property.

B) Applicant's Justification

The applicant states that a reduction in required parking is justified because many seniors who rent similar units elsewhere in Las Vegas either do not drive or cannot afford vehicles.

BACKGROUND INFORMATION

A) Previous Actions

03/31/97	The City Council adopted a revision of the Southeast Sector land use map in the 1992 City of Las Vegas General Plan. On this plan, the subject property was designated as ML (Medium-Low Density Residential).
11/24/97	The City Council approved a request for a Rezoning (Z-0090-97) from R-E (Residence Estates) to C-1 (Limited Commercial) on this site as part of a larger request.
02/21/01	The City Council approved a General Plan Amendment (GPA-0035-00) from ML (Medium-Low Density Residential) and approved a Rezoning (Z-0111-00) from R-E (Residence Estates) to R-PD20 (Residential Planned Development – 20 Units Per Acre) on the adjacent parcel to the north as part of a larger request. The Planning Commission recommended approval of both applications on 01/11/01.
02/20/02	The City Council approved a Rezoning (Z-0089-01) to R-PD25 (Residential Planned Development – 25 Units Per Acre); a Variance (V-0089-01) to allow a proposed building to be constructed 76 feet from the east property line where 145 feet is required; a Variance (V-0090-01) to allow 101 parking spaces where the proposed senior apartment use requires a minimum of 116 spaces; and a Site Development Plan Review [Z-0089-01(1)] of a 96-unit senior apartment project on the adjacent parcel to the north. The Planning Commission recommended approval of all applications on 01/10/02.

11/06/02 The City Council approved a Variance (V-0068-02) to allow 96 parking spaces where 116 spaces are the minimum required in conjunction with a proposed high-density senior housing development on the adjacent parcel to the north. The Planning Commission recommended approval on 10/10/02.

12/18/02 The City Council approved a Review of Condition No. 2 (ROC-1347) of an approved Variance (V-0068-02) reducing the minimum number of required parking spaces on the site to 80.

10/09/03 The Planning Commission recommended approval of three site-related requests: an amendment of a portion of the Southeast Sector Plan of the General Plan (GPA-2953) from SC (Service Commercial) to H (High Density Residential); a Rezoning (ZON-2954) from R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) to R-5 (Apartment); and a Site Development Plan Review (SDR-2955) for a proposed 75,036 square-foot, four-story, 62-unit senior apartment development.

10/09/03 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #26).

B) Pre-Application Meeting

08/15/03 The applicant was informed of submittal requirements for all applications needed to develop this site. Comments were made about revisions to the site plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.29

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Fraternal Organization (Union Hall)
East:	Convalescent Care Facility
West:	Undeveloped and Multi-Family Dwelling Units

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	M (Medium Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	M (Medium Density Residential) and SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	R-E (Residence Estates) under Resolution of Intent to R-PD25 (Residential Planned Development – 25 Units per Acre)
South:	C-1 (Limited Commercial)
East:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
West:	R-PD15 (Residential Planned Development – 15 Units per Acre)

E) General Plan Compliance

This site is designated SC (Service Commercial) in the Southeast Sector Plan of the General Plan. This land use category permits low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. This category also includes offices with professional and business services. The proposed rezoning to R-5 (Apartment) is not in conformance with this designation; however, approval of a related General Plan Amendment to H (High Density Residential) will make this property compatible with the proposed R-5 (Apartment) zoning district. The H (High Density Residential) land use category permits densities exceeding 25 dwelling units per gross acre. The proposed senior housing development would accommodate a gross density of 48 units per acre in conformance with this General Plan category.

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

No special districts, zones, or studies are associated with this site.

ANALYSIS

A) Zoning Code Compliance

A1) 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
Senior Citizen Apartment	N/A	One (1) space per unit + one (1) guest space per five units	75 (62 units + 13 guest spaces)	One (1) space per unit designed for the handi-capped	13	3

The proposed development is deficient 59 parking spaces, applying the standards in Title 19.10. The applicant has indicated that just as other amenities will be shared between the proposed senior apartment building and the approved complex to the north, so also will parking facilities be shared. Because the two properties are under separate ownership, a joint access agreement must be negotiated and recorded between the two owners showing conformance to the conditions in Title 19.10.010.H.2. A variance, the subject of this report, is required to reduce the number of required spaces to 16. The deviation from the required amount is 79%.

If approved, the Department of Public Works has requested a condition be placed on the companion Site Development Plan Review requiring the applicant to provide a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits or occupancy, whichever may occur first.

B) General Analysis and Discussion

Despite its connection to a similar development on the site adjacent to the north, parking is insufficient to meet the needs of this site because it is overbuilt. New parking standards for senior housing have been proposed which would lower the parking ratio from one space per unit to 0.75 space per unit. Even at such a standard, the site could not be redesigned to meet the parking standard. In addition, two variances and a review of a condition on a variance have already been approved to reduce the amount of parking required on the adjacent site. On that site the amount of deviation (17%) was reasonable when the proposed senior housing parking ratio is considered. The current proposal far exceeds this deviation; therefore, denial of the variance request is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L 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."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by overbuilding the site. Redesign of the building for fewer units or provision of underground parking would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

Revised plans are required as part of project approval. The Planning Commission added Conditions 3-6.

NOTICES MAILED 140 by City Clerk

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WAR-2956 APN: 140-30-802-007

Name of Property Owner: Schnippel Family Limited Partnership

Name of Applicant: Nevada H.A.N.D.

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: Mark A. Schnippel

Subscribed and sworn before me

This 12th day of August, 2003

Rondene E Wanner

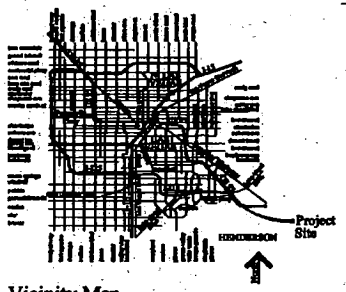
Notary Public in and for said County and State

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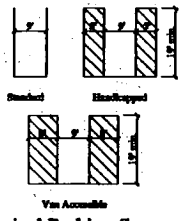
GPA-2953 SDR-295' REVISED

ZON-2954 VAR-2956 11-5-03 CC

REVISED 10-15-03



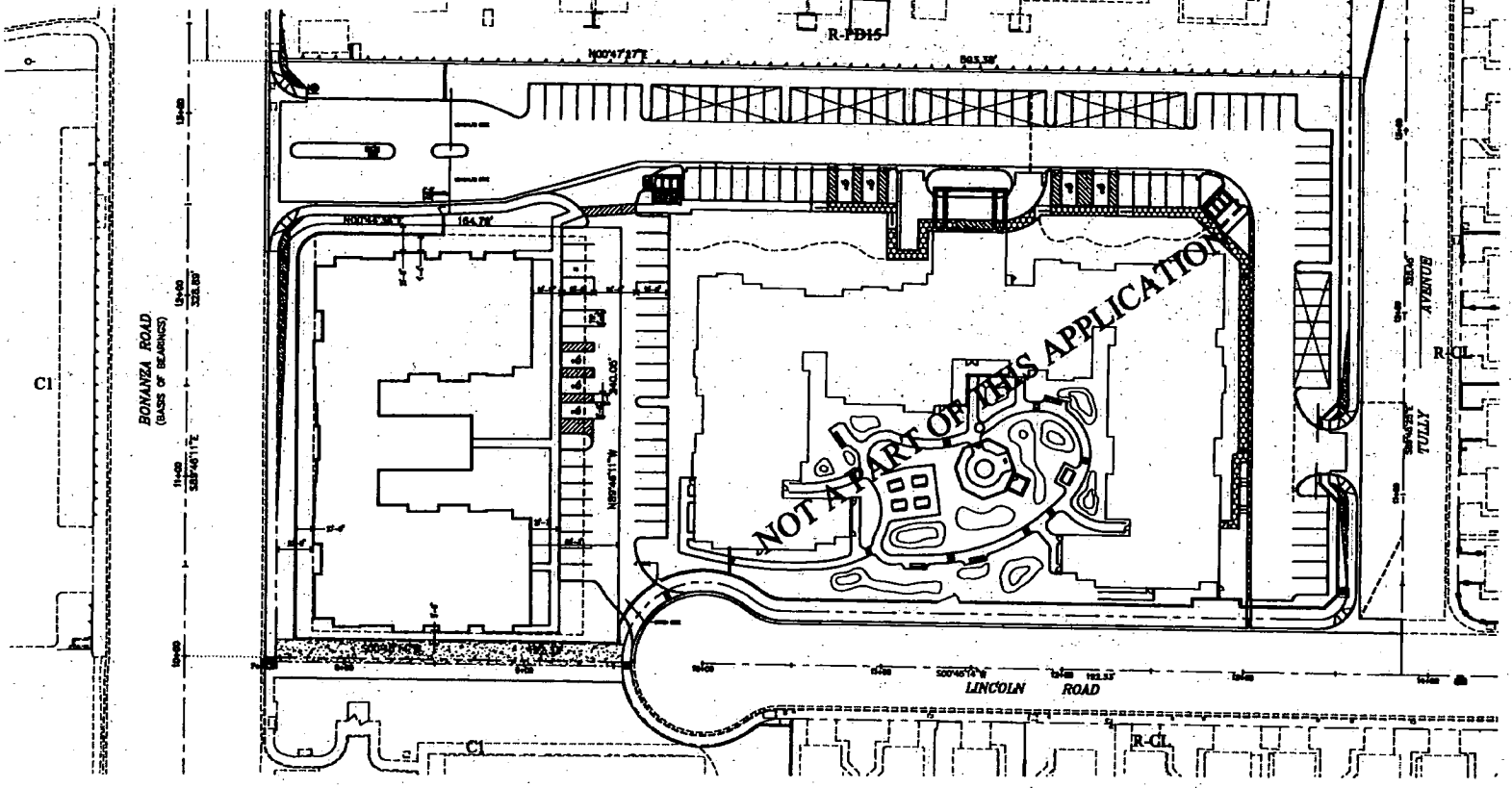
Vicinity Map



Typical Parking Spaces



Typical Fire Turning Radius



SITE INFORMATION

SCALE 1:30

ZONING - City of Las Vegas
19.04.010 Senior Citizen's Apartments
Application # PXP-2299

Current Zoning	C-1
Proposed Zoning	R-5

AREA (Approximate, to be Verified)

Gross Area:	±1.29 Acres ±56,190 s.f.
F.A.R.	0.8

PARKING REQUIREMENTS

EXISTING PARKING / Phase 1

Parking	80
Added Parking	22

PROPOSED PARKING / Phase 2

Parking Provided:	18

HC. PARKING

H.C. Parking Provided:	7 5 Standard 2 Van
TOTAL PARKING	120
TOTAL UNITS	158
Percentage Provided	76%

NORTH

Bonanza Pines III

LAS VEGAS, NEVADA

Developed By: Nevada H.A.N.D.
1-702-739-3345

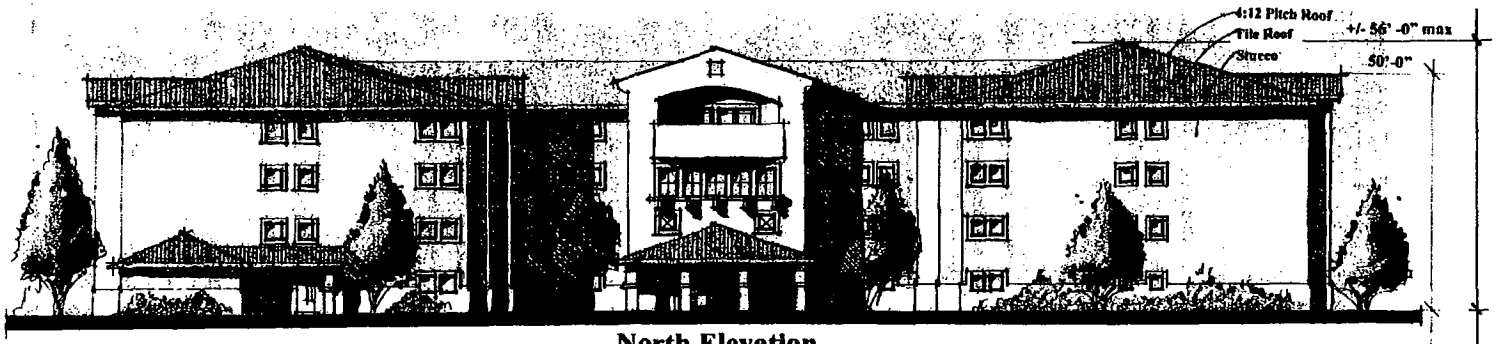
SITE PLAN

Date: October 8, 2003
Project Number: 203029

Perlman
PERLMAN ARCHITECTS of CA, INC.
20101 S.W. BIRCH # 140
NEWPORT BEACH CA 92660
949. 851 8200 949. 851 4383 (F)

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North Elevation



East Elevation

(West Elevation Typical/Similar)



South Elevation

GPA-2953
ZON-2954
VAR-2956
SDR-2955

10-09-03 PC

Bonanza Pines III

LAS VEGAS, NEVADA

NEVADA H.A.N.D.

Exterior Elevations

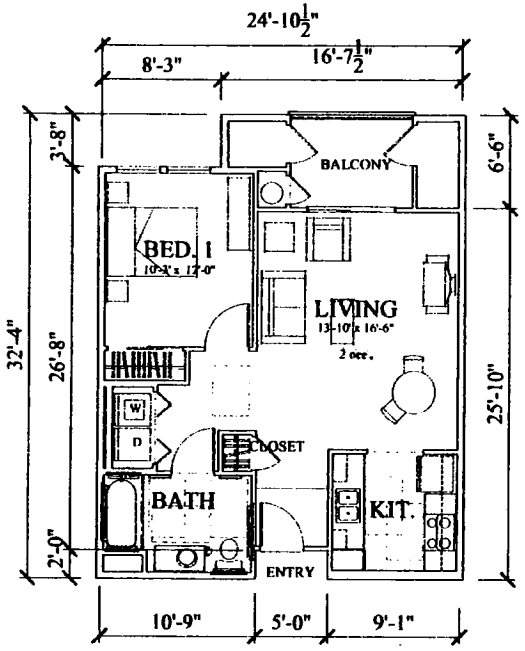
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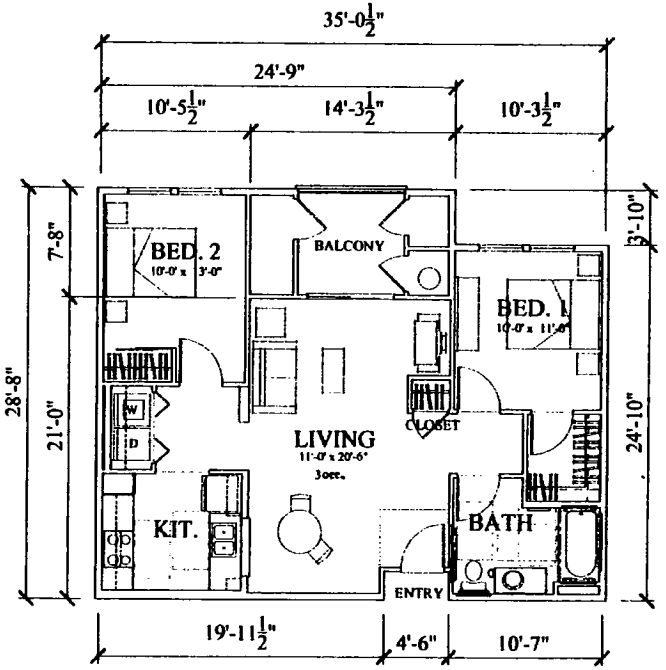
PERLMAN ARCHITECTS of NEVADA, I
2901 S.W. Bristol # 140
NEWPORT BEACH CA 92660
949. 851 8200 949. 851 4361 (

Date: August 15, 2003
Project Number: 203029

1:10 Scale

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PLAN 1 / 1 BEDROOM

Scale: 1/4" = 1'-0"

AREA CALC's

Livable Total	667 sf
Patio/Storage	102 sf
TOTAL	780 sf

PLAN 2A / 2 BEDROOM

Scale: 1/4" = 1'-0"

AREA CALC's

Livable Total	856 sf
Patio/Storage	108 sf
TOTAL	964 sf

GPA-2953
ZON-2954
VAR-2956
~~**SDR-2955**~~

10-09-03 PC

Bonanza Pines III

LAS VEGAS, NEVADA

Conceptual Unit Plans

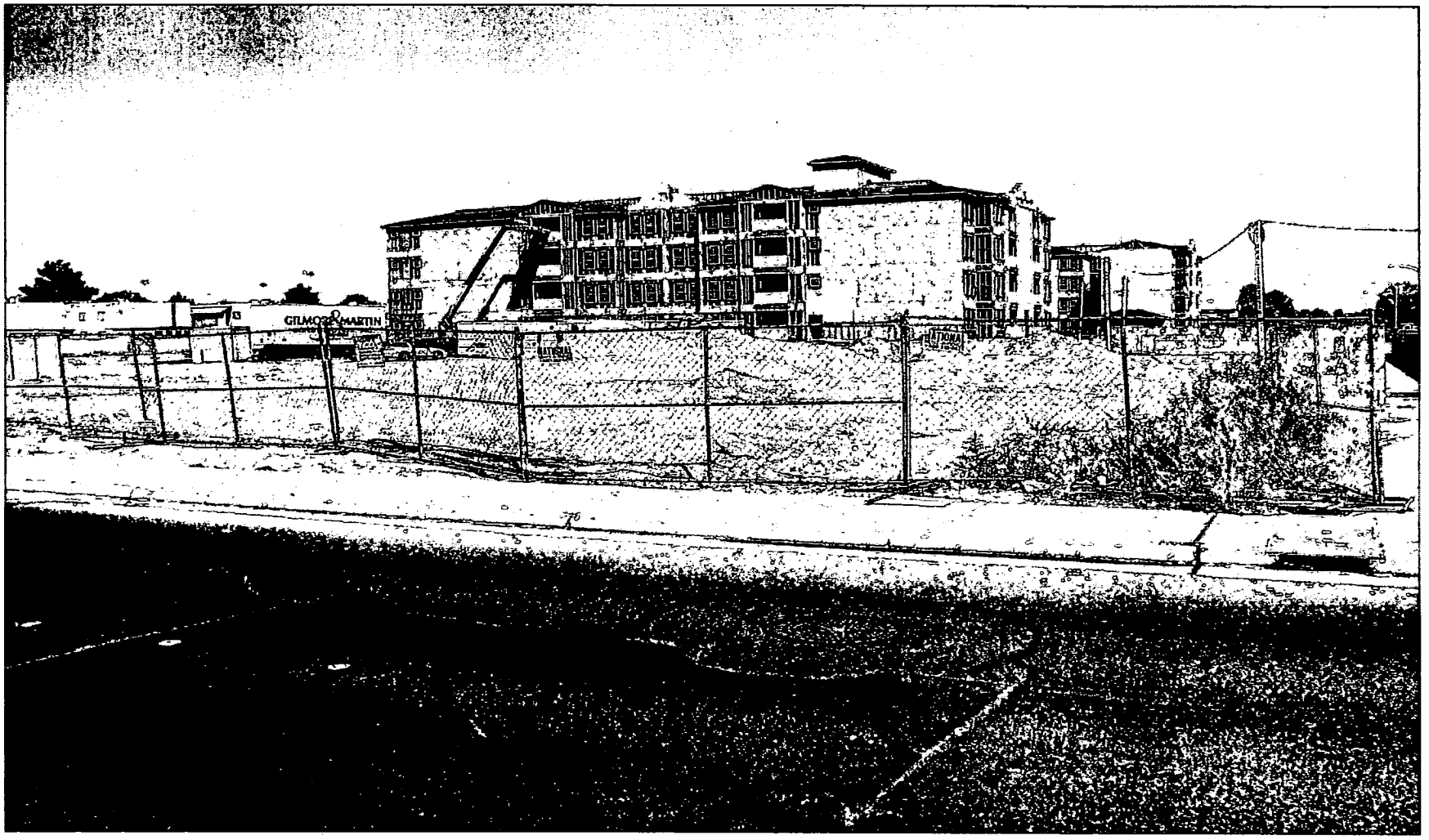
Developed By: Nevada H.A.N.D.
1-702-739-3345

Scale: 1/4" = 1'

Date: August 26, 2003
Project Number: 203029

Perlman Architects
PERLMAN ARCHITECTS of CA, INC
20101 SW. BIRCH, SUITE 140
NEWPORT BEACH, CA 92660
949.851.8200 949.851.4383 fa

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VAR-2956 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP
NORTH SIDE OF BONANZA ROAD, APPROXIMATELY 1000 FEET EAST OF SANDHILL ROAD
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03

City of Las Vegas

Agenda Item No. 174

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-2953, ZON-2954 AND VAR-2956 - PUBLIC HEARING - **SDR-2955 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A 62-UNIT SENIOR APARTMENT DEVELOPMENT on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road (APN: 140-30-802-007), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

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

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions and amending Condition 5 as follows:
5. All development shall be in conformance with the site plan *submitted at 11/5/2003 City Council meeting*, landscape plan, and building elevations, except as amended by conditions herein – UNANIMOUS

MINUTES:
NOTE: See Item 171 [GPA-2953] for all related discussion.

(3:55 – 4:06)

5-3036

CONDITIONS:
Planning and Development
1. A General Plan Amendment (GPA-2953) to the H (High Density Residential) land use designation approved by the City Council.

City of Las Vegas

Agenda Item No. 174

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 174 – SDR 2955

CONDITIONS – Continued:

2. A Rezoning (ZON-2954) to the R-5 (Apartment) Zoning District approved by the City Council.

3. A Variance (VAR-2956) approved by the City Council to allow 16 parking spaces on this site where 75 is the minimum number of spaces required.

4. 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.

5. All development shall be in conformance with the site plan, landscape plan, and building elevations, except as amended by conditions herein.

6. 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 a roofed trash enclosure in accordance to Title 19 Commercial Development Standards.

7. 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 minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the west, east, and southern property lines. In addition, the use of non-landscaped buffer areas on this property except the one adjacent to Bonanza Road shall be justified to the Planning and Development Department or landscaped in accordance with Title 19 and the Landscape, Wall, and Buffer Standards.

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

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

10. 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.

City of Las Vegas

Agenda Item No. 174

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 174 – SDR-2955

CONDITIONS – Continued:

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

12. 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.

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. 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.

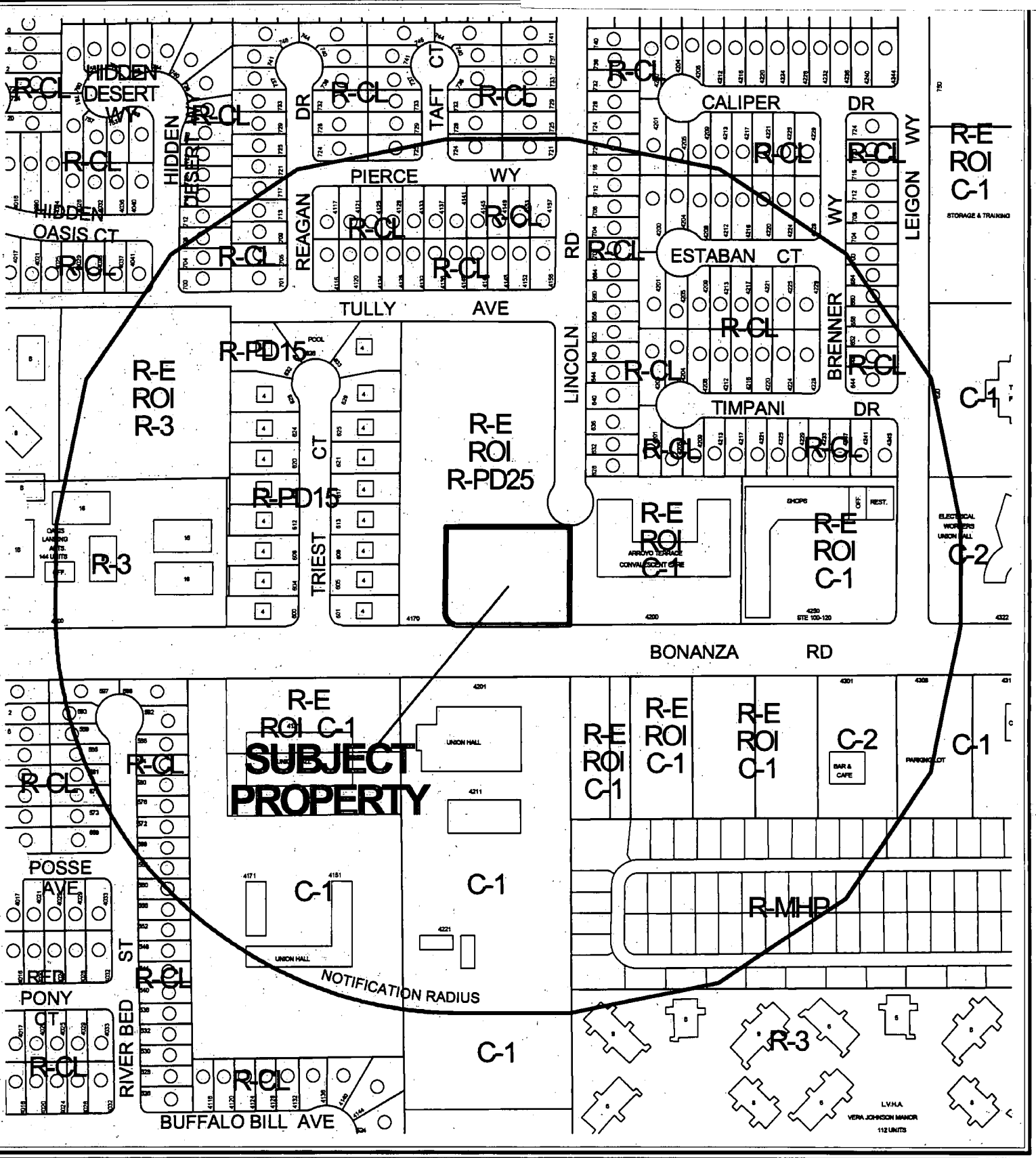
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. The site plan as proposed must provide a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits or occupancy, whichever may occur first. Also, construct the full width of the proposed driveway providing access to this site and appropriate on-site paving to provide for two way traffic in to and out of this site.

17. 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.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2954 and all other subsequent site-related actions.



CASE: **SDR-2955**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-2955 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-2953) to the H (High Density Residential) land use designation approved by the City Council.

2. A Rezoning (ZON-2954) to the R-5 (Apartment) Zoning District approved by the City Council.

3. A Variance (VAR-2956) approved by the City Council to allow 16 parking spaces on this site where 75 is the minimum number of spaces required.

4. 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.

5. All development shall be in conformance with the site plan, landscape plan, and building elevations, except as amended by conditions herein.

6. 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 a roofed trash enclosure in accordance to Title 19 Commercial Development Standards.

7. 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 minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters along the west, east, and southern property lines. In addition, the use of non-landscaped buffer areas on this property except the one adjacent to Bonanza Road shall be justified to the Planning and Development Department or landscaped in accordance with Title 19 and the Landscape, Wall, and Buffer Standards.

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

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

10. 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.

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

12. 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.

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. 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.

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

Public Works

16. The site plan as proposed must provide a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits or occupancy, whichever may occur first. Also, construct the full width of the proposed driveway providing access to this site and appropriate on-site paving to provide for two way traffic in to and out of this site.

17. 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.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-2954 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed 75,036 square-foot, four-story, 62-unit senior apartment development on 1.29 acres adjacent to the north side of Bonanza Road, approximately 1000 feet east of Sandhill Road. Although held by a different owner, the proposal will tie in with an approved senior apartment development on to the immediate north.

The Planning Commission will concurrently hear related requests for a General Plan Amendment (GPA-2953) to H (High Density Residential), a Rezoning (ZON-2954) to R-5 (Apartment), and a Variance (VAR-2956) to allow 16 parking spaces where 75 spaces are the minimum required on this property.

B) Applicant's Justification

According to the applicant's justification letter, this building is similar to other senior apartment developments constructed by the same developer in the Las Vegas area. It will be compatible with the proposed senior apartment complex adjacent to this site on the north and with surrounding development.

BACKGROUND INFORMATION

A) Previous Actions

03/31/97	The City Council adopted a revision of the Southeast Sector land use map in the 1992 City of Las Vegas General Plan. On this plan, the subject property was designated as ML (Medium-Low Density Residential).
11/24/97	The City Council approved a request for a Rezoning (Z-0090-97) from R-E (Residence Estates) to C-1 (Limited Commercial) on this site as part of a larger request.
02/21/01	The City Council approved a General Plan Amendment (GPA-0035-00) from ML (Medium-Low Density Residential) and approved a Rezoning (Z-0111-00) from R-E (Residence Estates) to R-PD20 (Residential Planned Development – 20 Units Per Acre) on the adjacent parcel to the north as part of a larger request. The Planning Commission recommended approval of both applications on 01/11/01.
02/20/02	The City Council approved a Rezoning (Z-0089-01) to R-PD25 (Residential Planned Development – 25 Units Per Acre); a Variance (V-0089-01) to allow a proposed building to be constructed 76 feet from the east property line where 145

feet is required; a Variance (V-0090-01) to allow 101 parking spaces where the proposed senior apartment use requires a minimum of 116 spaces; and a Site Development Plan Review [Z-0089-01(1)] of a 96-unit senior apartment project on the adjacent parcel to the north. The Planning Commission recommended approval of all applications on 01/10/02.

11/06/02 The City Council approved a Variance (V-0068-02) to allow 96 parking spaces where 116 spaces are the minimum required in conjunction with a proposed high-density senior housing development on the adjacent parcel to the north. The Planning Commission recommended approval on 10/10/02.

12/18/02 The City Council approved a Review of Condition No. 2 of an approved Variance (V-0068-02) reducing the minimum number of required parking spaces on the site to 80.

10/09/03 The Planning Commission recommended approval of three site-related requests: an amendment of a portion of the Southeast Sector Plan of the General Plan (GPA-2953) from SC (Service Commercial) to H (High Density Residential); a Rezoning (ZON-2954) from R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial) to R-5 (Apartment); and a Variance (VAR-2956) to allow 16 parking spaces where 75 spaces are the minimum required.

10/09/03 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #27).

B) Pre-Application Meeting

08/15/03 The applicant expressed intent to combine the parking on this site with that of the approved senior housing development to the north. However, after further research, it was determined that parking should be calculated independently of the previously approved site because the two sites are under separate ownership and the parking requirement has already been reduced from Title 19 standards. The applicant was informed of submittal requirements for all applications needed to develop this site. Revisions to be made prior to submittal were to show handicapped parking stalls as required by Title 19 and the correct location of the east property line on the site plan, and to show properly scaled elevations and elevation directions.

C) Neighborhood Meetings

A neighborhood meeting was not required for this Site Development Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.29

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Fraternal Organization (Union Hall)
East:	Convalescent Care Facility
West:	Undeveloped and Multi-Family Dwelling Units

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	M (Medium Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	M (Medium Density Residential) and SC (Service Commercial)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	R-E (Residence Estates) under Resolution of Intent to R-PD25 (Residential Planned Development – 25 Units per Acre)
South:	C-1 (Limited Commercial)
East:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
West:	R-PD15 (Residential Planned Development – 15 Units per Acre)

E) General Plan Compliance

This site is designated SC (Service Commercial) in the Southeast Sector Plan of the General Plan. This land use category permits low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. This category also includes offices with professional and business services. The proposed rezoning to R-5 (Apartment) is not in conformance with this designation; however, approval of a related General Plan Amendment to H (High Density Residential) will make this property compatible with the proposed R-5 (Apartment) zoning district. The H (High Density Residential) land use category permits densities exceeding 25 dwelling units per gross acre. The proposed senior housing development would accommodate a gross density of 48 units per acre in conformance with this General Plan category.

PROJECT DESCRIPTION

Access to the proposed senior housing development will be from the adjacent parcel, which also provides access to the related approved senior housing development to the north of the subject property. This gated entrance is located on the north side of Bonanza Road. An emergency crash gate off-site separates the subject property from the cul-de-sac bulb of Lincoln Road. The building is situated at the southern portion of the site and oriented away from Bonanza Road. It features two parallel wings extending out perpendicular from the entrance wing, forming a "W" shape and interior courtyard space. A total of 16 parking spaces, including two handicap spaces and one van-accessible handicap space, are located on the subject property. A trash enclosure is located at the northwestern corner of the site. A small building housing utility equipment is attached to the main building near the northeast corner of the site.

Landscaping is provided within a minimum 25-foot wide planter along the south property line. All of the vegetation is confined to a 15-foot strip behind a wall placed 10 feet from the front property line. This planter contains 24-inch box evergreen trees spaced roughly 30 feet on center with a cluster of shrubs near the center of the planter. The balance of the planter area is turfed. The side buffer area has a minimum width of 15 feet on the west and five feet on the east, with a mixture of 24-inch box evergreen and deciduous trees. The interior courtyard area is turfed with trees and shrubs along the building and walkways.

The elevation for the building depicts a Mediterranean-style construction featuring a mansard roof with tower elements, arched patio openings, and varied wall lines. Building materials include red clay tile for the roof and roof elements and painted cream and beige stucco on walls.

The proposed senior housing development will contain 40 one-bedroom and 22 two-bedroom units.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08.040, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	7,000 SF	56,190 SF	Y
Min. Lot Width	N/A	215 Feet	N/A
Min. Setbacks			
• Front	10 Feet	25 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	N/A	N/A
• Rear	20 Feet	36 Feet	Y
Max. Lot Coverage	N/A	35 %	N/A
Max. Building Height	5 Stories / 55 Feet	4 Stories/50 Feet	Y
Trash Enclosure	Walled, gated, roofed	Walled, gated	N
Loading Zone	N/A	Not provided	N/A
Mech. Equipment	Screened	Screened by landscaping	Y

The proposed development meets Title 19 standards for the R-5 (Apartment) zoning district. A condition will require the provided trash enclosure to be roofed.

A2) Residential Adjacency Standards

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

a) Proximity slope. The proposed housing development has a height of 50 feet. Employing the 3:1 proximity slope would require the building to be set back at least 150 feet from the single-family residential dwellings to the northeast. No 50-foot section of the proposed building is less than 153 feet from the residential dwellings. The development thus meets the proximity slope requirement.

b) Building setback. The rear setback of the proposed building must be at least 14 feet, as the front setback of protected residential properties to the northeast is 14 feet. The site plan indicates a rear setback of 36 feet; therefore, the development meets the building setback requirement.

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
Senior Citizen Apartment	N/A	One (1) space per unit + one (1) guest space per five units	75 (62 units + 13 guest spaces)	One (1) space per unit designed for the handi-capped	13	3

The proposed development provides a total of 16 parking spaces. The applicant has indicated that just as other amenities will be shared between the proposed senior apartment building and the approved complex to the north, so also will parking facilities be shared. Because the two properties are under separate ownership, a joint access agreement must be negotiated and recorded between the two owners showing conformance to the conditions in Title 19.10.010.H.2. A Variance (VAR-2956) to reduce the number of required spaces to 16 will be heard concurrently by the Planning Commission.

The Department of Public Works has requested a condition be placed on the approval of this Site Development Plan Review that the applicant provide a recorded Joint Access Agreement between this site and the adjoining parcel to the west prior to the issuance of any permits or occupancy, whichever may occur first.

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	1 Tree/6 Spaces	3 Trees	none
Buffer: • Min. Trees (Adjacent to ROW)	1-24" box tree/30 linear feet + 1 tree	8 Trees	8 Trees
• Min. Trees (Side/rear perimeter)	1-24" box tree/30 linear feet + 1 tree	12 Trees	10 Trees
• Min. Zone Width (Multi-family)	10 Feet (Right-of-way) 6 Feet (side perimeter)		Min. 25 Feet (Right-of-way); Min. 15 Feet (west/east side); 0 Feet (rear)
• Wall height	8 Feet maximum		Height not given

The Landscape, Wall, and Buffer Standards require a 10-foot landscape buffer along Bonanza Road. The landscape plan does not indicate any landscaping in this area, instead locating the planter between the building and a wall placed 10 feet from the front property line. The trees in the landscape planter should be placed in front of the wall, along with four five-gallon shrubs for each tree in the planter in accordance with the landscaping standards. Fifteen-foot buffers are provided on both sides of the development, but only five to ten feet are taken up by planters. The use of these additional buffer areas without landscaping should be noted on a revised landscape plan in order to avoid leaving sections of dirt on an otherwise finished project. No landscaping will be required in the rear, as parking is provided there as a transition into the existing senior housing development.

A5) Sign Standards

No signs are indicated on the site plan or elevations for this development, although it is noted that a monument sign is proposed near the entrance to the development on the parcel to the west. Any signs proposed for this development must comply with signage regulations for the R-5 zoning district as contained in Title 19.14.060.

B) General Analysis and Discussion

- Zoning

The proposed R-5 (Apartment) zoning district is intended to allow for the development of high density multi-family units within the downtown urban core and in other high intensity area suitable for high density residential development. Therefore, the proposed senior apartment development would be in conformance with the R-5 (Apartment) zoning and proposed H (High Density Residential) land use designation.

- Site Plan

  Parking is insufficient to meet the needs of this site. New parking standards for senior housing have been proposed which would lower the ratio from one space per unit plus one guest space per fire unit to 0.75 space per unit. Even at such a standard, the site could not be redesigned to meet the parking standard. Denial of the site plan review is therefore recommended.

- Waivers

  No waivers have been requested for this application. However, certain parking lot and perimeter landscaping standards have not been met and in some cases cannot be met, given the current site design.

- Landscape Plan

  The applicant should submit a revised landscape plan detailing the size, type, and number of all plant materials and ground cover used. The buffer along the south property line should be landscaped according to the Landscape, Wall, and Buffer Standards. The applicant should also note the intended use of the buffer areas outside the east and west walls shown on the submitted landscape plan if they are not to be landscaped.

- Elevation

  The submitted elevations are appropriate for this development and are compatible with the adjacent housing development. The submitted plans did not provide a lighting plan. Therefore, if this request is approved, Staff recommends wallpack lighting that utilizes 'shoe-box' fixtures and downward-directed lights on the proposed building.

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 senior housing development is compatible with adjacent development, with the exception of the provision of parking, which is deficient with parking standards contained in Title 19.10.

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;"**

With the approval of the companion General Plan Amendment and Rezoning to an R-5 (Apartment) zoning district, the proposed senior housing development is consistent with the General Plan, Design Standards Manual, and the Landscape, Wall and Buffer Standards. However, parking on the site cannot meet current or proposed standards according to the current design; therefore, the development is inconsistent with the Las Vegas Zoning Code (Title 19).

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

The proposed site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. All traffic will access the site via a private drive on the adjacent parcel from Bonanza Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways.

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

The proposed building is an aesthetically appropriate structure for housing the elderly population of the area. The landscape materials as proposed will be appropriate for this project with the implementation of the recommended conditions.

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 and design characteristics of the proposed building are well-suited for senior housing and would be harmonious with the design of the adjacent senior housing development and nearby commercial structures.

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

The proposed senior apartment building will be subject to the provisions of the Uniform Building Code; therefore, the use will not compromise the public health, safety, and welfare.

PLANNING COMMISSION ACTION

A Condition of the companion Variance required a revised site plan prior to City Council action.

NOTICES MAILED 158 by Planning Department

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-2955 APN: 140-30-802-007

Name of Property Owner: Schnippel Family Limited Partnership

Name of Applicant: Nevada H.A.N.D.

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: Mark A. Schnippel

Subscribed and sworn before me

This 22nd day of August, 2003

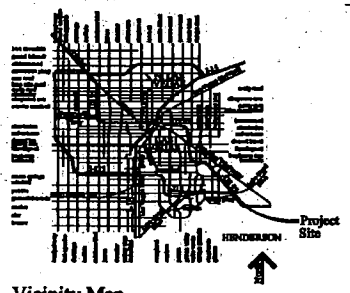
Sonja Moss

Notary Public in and for said County and State

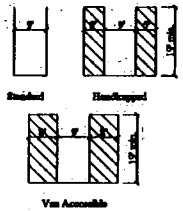
SONJA MOSS
Notary Public State of Nevada
No. 98-2412-1
My appointment Exp. May 8, 2006

GPA-2953 SDR-295' REVISED
ZON-2954 VAR-2956 11-5-03 CC

REVISED 10-15-03



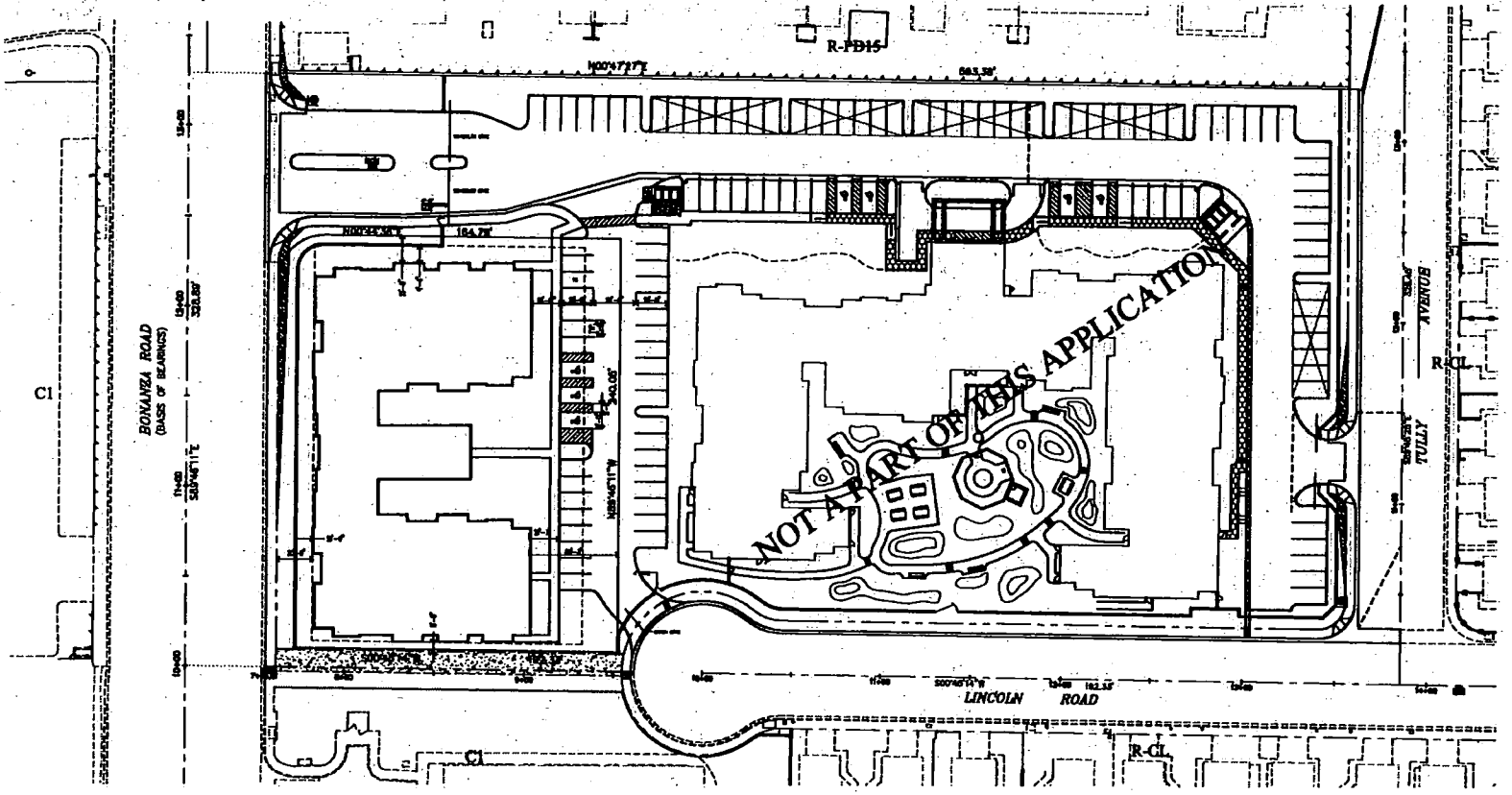
Vicinity Map



Typical Parking Spaces



Typical Fire Turning Radius



SITE INFORMATION

SCALE 1:30

ZONING - City of Las Vegas
19.04.010 Senior Citizen's Apartments
Application # PXP-2299

Current Zoning	C-1
Proposed Zoning	R-5

AREA (Approximate, to be Verified)

Gross Area:	±1.29 Acres ±56,190 s.f.
F.A.R.	0.8

PARKING REQUIREMENTS

EXISTING PARKING / Phase 1

Parking	80
Added Parking	22

PROPOSED PARKING / Phase 2

Parking Provided:	18

HC. PARKING

H.C. Parking Provided:	7 5 Standard 2 Van
TOTAL PARKING	120
TOTAL UNITS	158
Percentage Provided	76%



Bonanza Pines III

LAS VEGAS, NEVADA

Developed By: Nevada H.A.N.D.
1-702-739-3345

Perlman
PERLMAN ARCHITECTS of CA, INC.
20101 S.W. BIRCH # 140
NEWPORT BEACH CA 92660
949. 851 8200 949. 851 4383 (F)

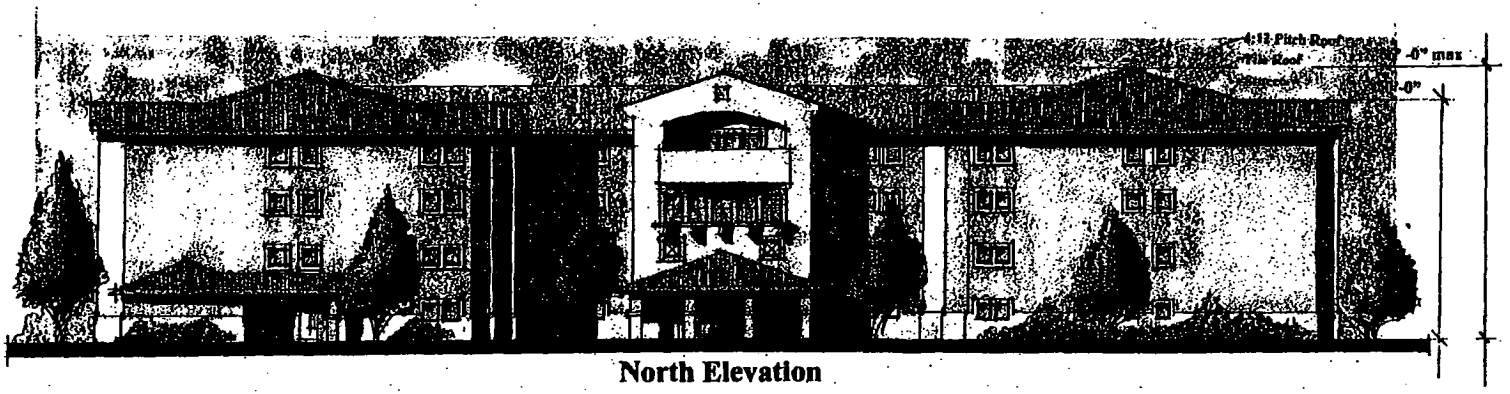
Date: October 8, 2003
Project Number: 203029

© COPYRIGHT 2003, PERLMAN ARCHITECTS, INC.

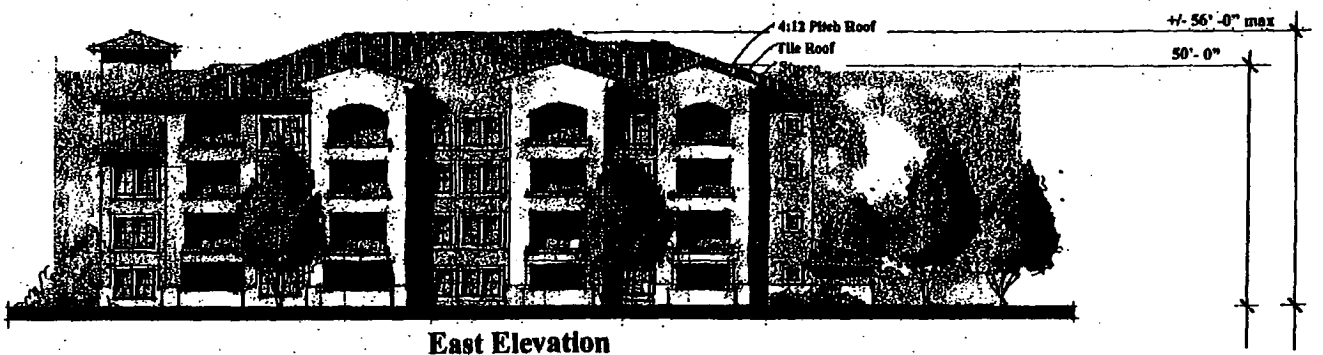
SITE PLAN

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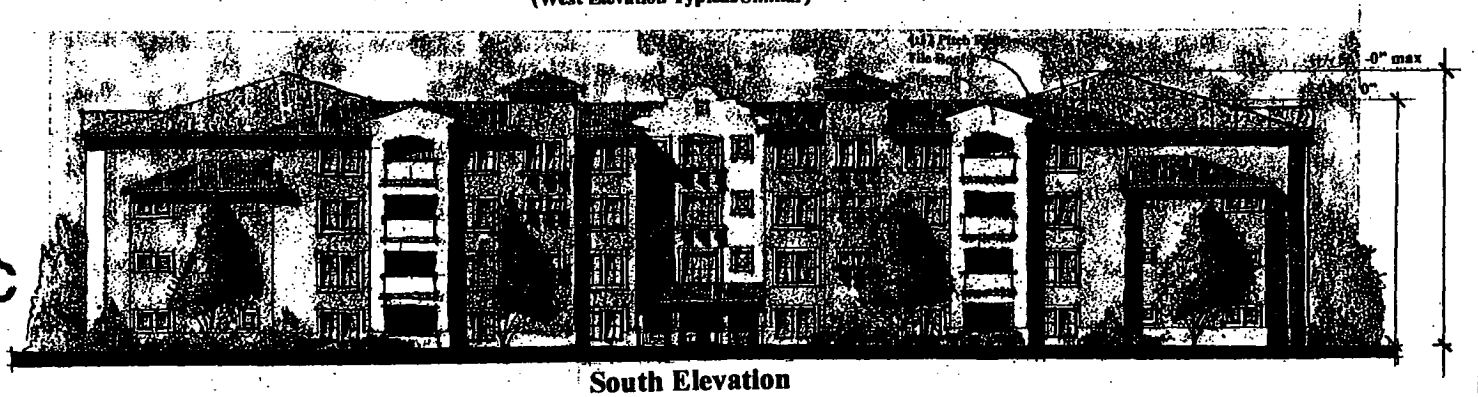
CITY COUNCIL MEETING OF NOVEMBER 5, 2003 PAGE 2125



North Elevation



East Elevation
(West Elevation Typical/Similar)



South Elevation

GPA-2953
ZON-2954
VAR-2956
SDR-2955

10-09-03 PC

Bonanza Pines III

NEVADA H.A.N.D.

LAS VEGAS, NEVADA

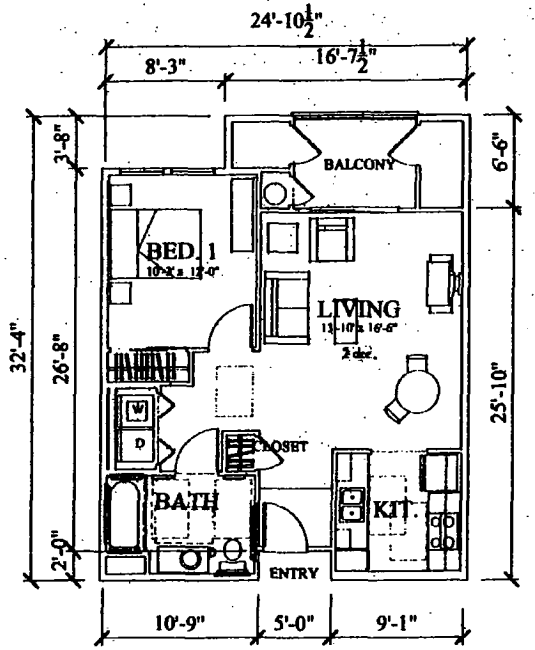
Exterior Elevations

Perlman
PERLMAN ARCHITECTS of NEVADA, INC
20101 S.W. BIRCH # 140
NEWPORT BEACH CA 92660
949. 851 8200 . 949. 851 4383 (F)

Date: August 15, 2003
Project Number: 203029

1:10 Scale

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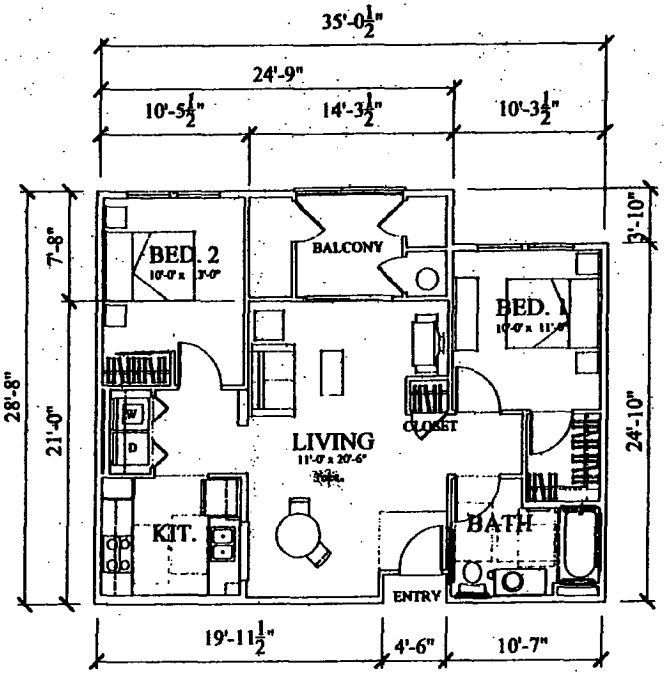


PLAN 1 / 1 BEDROOM

Scale: 1/4" = 1'-0"

AREA CALC's

Livable Total	667 sf
Patio/Storage	102 sf
TOTAL	780 sf



PLAN 2A / 2 BEDROOM

Scale: 1/4" = 1'-0"

AREA CALC's

Livable Total	856 sf
Patio/Storage	108 sf
TOTAL	964 sf

GPA-2953
ZON-2954
VAR-2956
SDR-2955

10-09-03 PC

Bonanza Pines III

LAS VEGAS, NEVADA

Conceptual Unit Plans

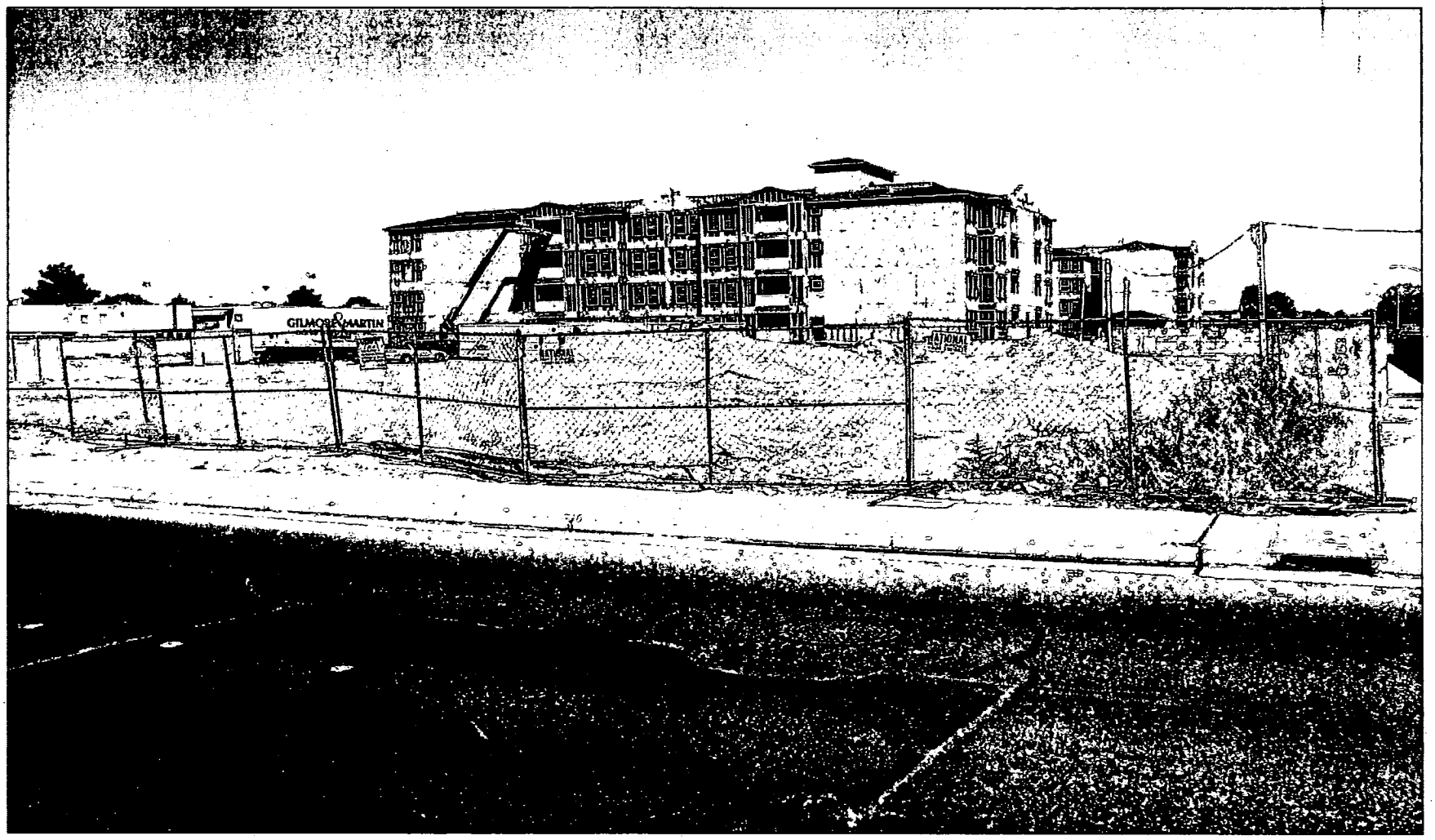
Developed By: Nevada H.A.N.D.
1-702-739-3345

Scale: 1/4" = 1'

Date: August 26, 2003
Project Number: 203029

Perlman
PERLMAN ARCHITECTS of CA, IN
20101 SW. BIRCH, SUITE 140
NEWPORT BEACH, CA 92660
949.851.8200 949.851.4383 f

© COPYRIGHT 2003, PERLMAN ARCHITECTS, INC.



SDR-2955 - NEVADA H.A.N.D. ON BEHALF OF THE SCHNIPPEL FAMILY LIMITED PARTNERSHIP
NORTH SIDE OF BONANZA ROAD, APPROXIMATELY 1000 FEET EAST OF SANDHILL ROAD
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03

City of Las Vegas

Agenda Item No. 175

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3005 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST** - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: LI/R (Light Industry/Research) TO: SC (Service Commercial) on 21.04 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Submitted at City Council meeting – Photograph of the multifamily residential units filed under Item 175

MOTION:
MONCRIEF – APPROVED – UNANIMOUS

NOTE: MAYOR GOODMAN disclosed that Fletcher Jones provides him a vehicle and it would be improper for him to vote on this item if this application directly affected Fletcher Jones. ASHLEY HALL clarified that Fletcher Jones would not benefit from this venture. DEPUTY CITY ATTORNEY BRYAN SCOTT advised MAYOR GOODMAN that his disclosure is sufficient.

MINUTES:
MAYOR GOODMAN declared the Public Hearing open on Item 175 [GPA-3005], Item 176 [ZON-3007] and Item 177 [SUP-3100].

ASHLEY HALL, 550 East Charleston, Suite 8, appeared together with CARLOS HUERTA, the developer. He indicated that the 21.04 acres amount on Item 175 [GPA-3005] is incorrect. The correct amount should be 15.97. MR. HALL indicated that this project represents affordable housing in a high-rise mode and it will be a great asset for the City of Las Vegas' redevelopment effort. There has been no opposition to the project and he concurred with all conditions.

City of Las Vegas

Agenda Item No. 175

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 175 – GPA-3005

MINUTESD – Continued:

MAYOR GOODMAN commented that it is of great concern every time a big box opens up somewhere in the Valley, such as a Cotstco, because of potential blight being created in that area. In this case, the company moves out, and the developer moves in. MR. HALL added there will be four 20-story towers and one 12-story tower. On the ground floor there will be commercial with shopping, including amenities such as a gymnasium, and the best of urban living at an affordable price. He noted that the units would be for sale.

STEVEN "CAPTAIN TRUTH" DEMPSEY asked if it is necessary to be a member of the Bar Association to represent an applicant, and if there are any existing laws prohibiting representation in court. MAYOR GOODMAN replied that it is not necessary to be a member of the Bar Association to represent an applicant. However, a person not a member of the Bar Association wanting to represent someone in court, may file a pro hoc vice application and have a local attorney petition the court to allow that person to speak. It usually pertains to an attorney who is not licensed in Nevada, but it would apply to someone who is a non-licensed person as well.

TODD FARLOW, 240 North 19th Street, asked that a similar project be built on lower Fremont Street.

WAYNE LARSON, 1809 Calle De Vega, Scandia Fun Centers, questioned whether or not the sound walls would be extended. He would be opposed to such an expansion because it would block the view from the freeway. MR. HALL replied that the architectural atmosphere would be such that they plan on setting the buildings in a way to be least impacted by noise. He added that there is no proposal for an extension of the sound wall along the freeway.

TOM MC GOWAN, Las Vegas resident, asked where the nightclubs, restaurants or supper clubs are located in this project. MR. HALL replied that they will be located on the plaza level.

COUNCILWOMAN MONCRIEF pointed out that this will be a great urban development and also asked that the applicant bring a similar development downtown. MR. HALL indicated that construction would commence in 2004.

COUNCILWOMAN MONCRIEF further conveyed many residents will be living in the high rises and asked the applicant if he considered any type of off-ramp from Desert Inn possibly over to Highland to mitigate the traffic flow. MR. HALL replied that they have looked at all the major arterials that access Rancho Road, Sahara Avenue and Valley View Boulevard, but have not thought about any off and on-ramps.

City of Las Vegas

Agenda Item No. 175

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 175 – GPA-3005

MINUTES – Continued:

COUNCILWOMAN MONCRIEF asked staff if a traffic study would be conducted for the site development. ROBERT GENZER, Director, Planning and Development Department, confirmed that is a condition of approval. He added that one of the conditions under the zone change requires a site plan currently scheduled to be heard by the Planning Commission. He verified with COUNCILWOMAN MONCRIEF that the site plan will be final action at the Planning Commission meeting. Therefore, he recommended that the words "and City Council" be removed from Condition 3 under Item 176 [ZON-3007]. Regarding Item 177 [SUP-3100], MR. GENZER recommended that the words "approved by City Council" be deleted in Condition 1.

No one appeared in opposition.

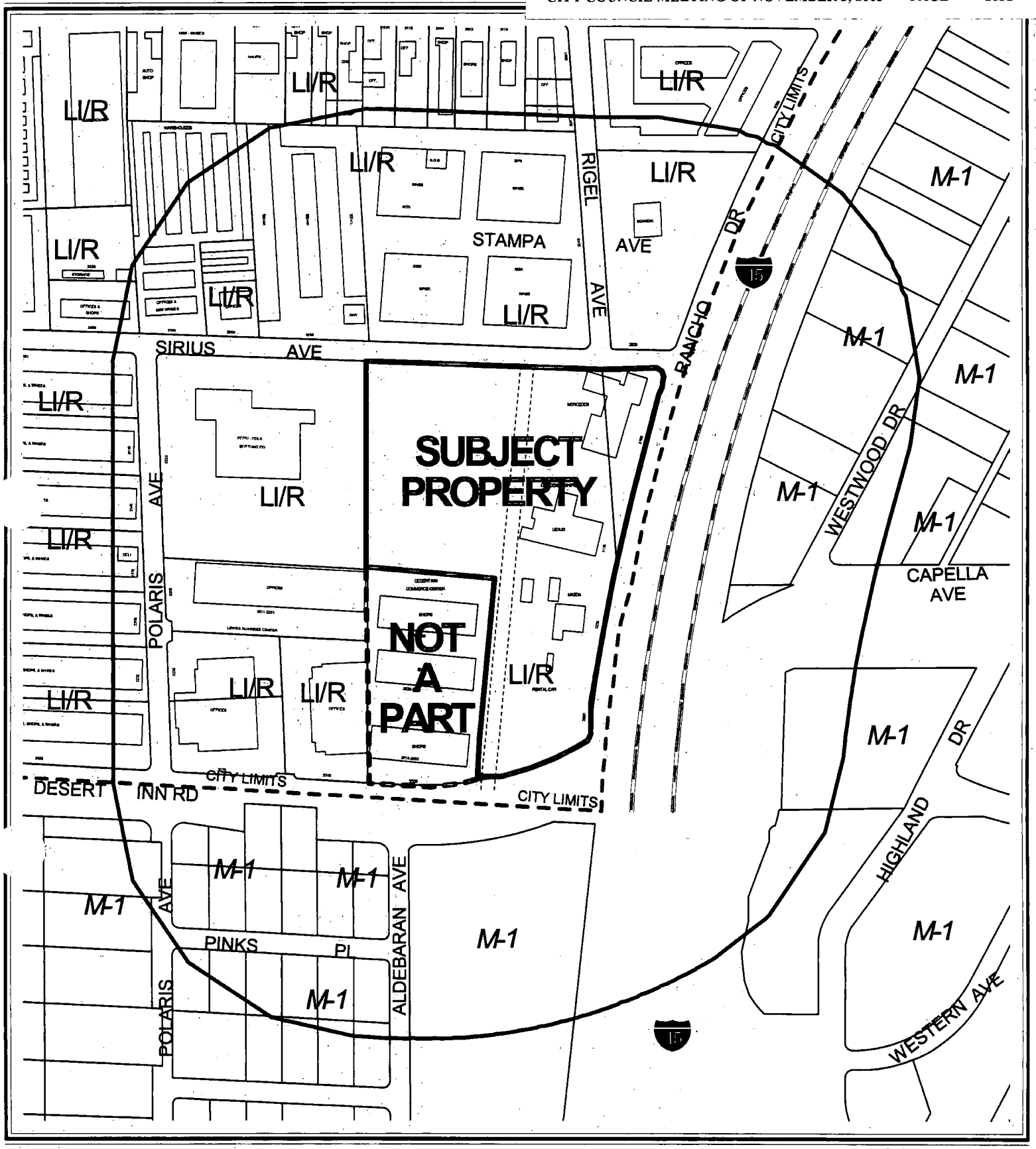
There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed on Item 175 [GPA-3005], Item 176 [ZON-3007] and Item 177 [SUP-3100].

NOTE: All discussion for Items 175 and 176 took place under Item 175.

(4:06 – 4:20)

6-1



CASE: **GPA-3005**

0 300 600 Feet

RADIUS: 750 FT

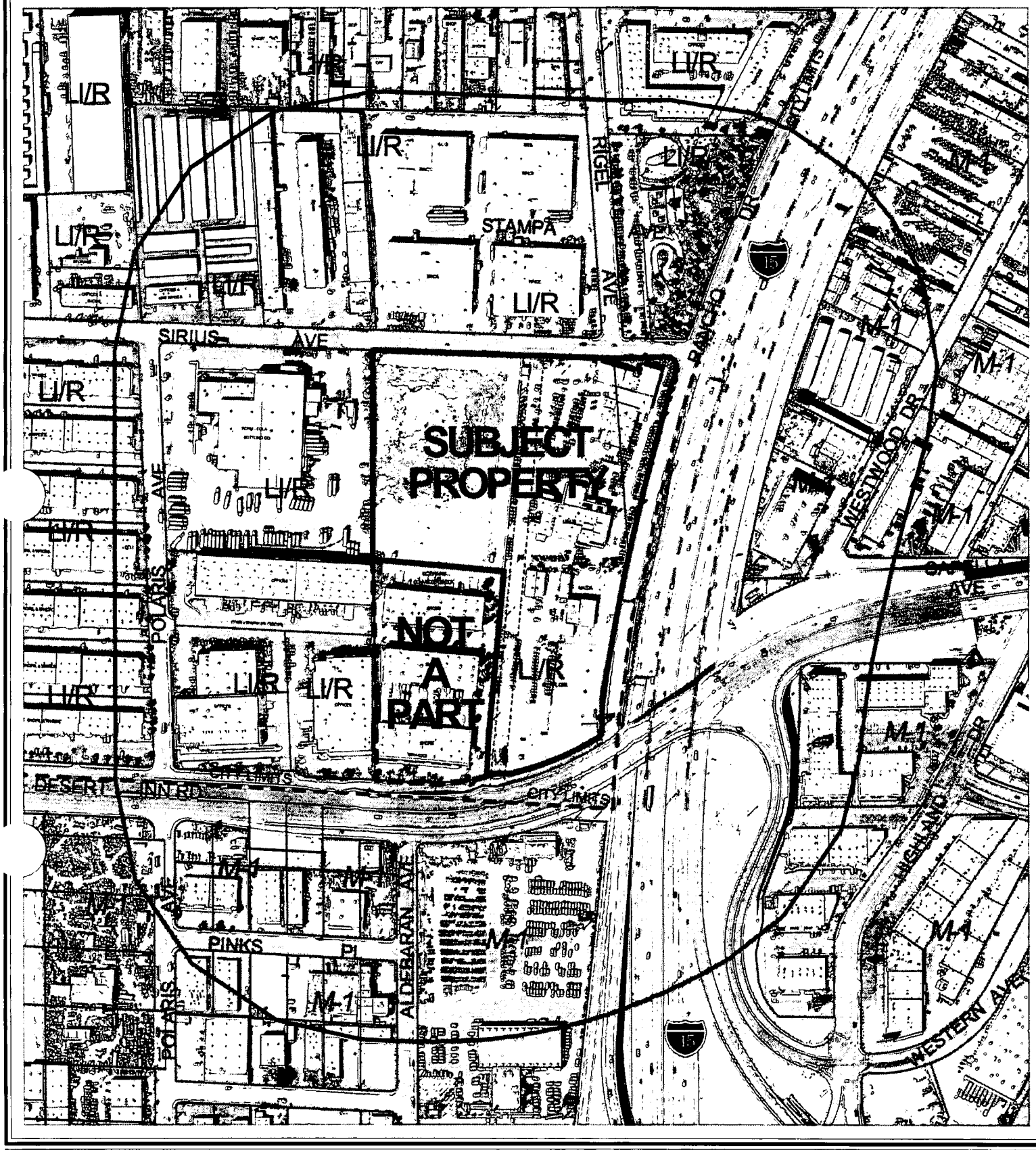
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

175

N



0 300 600 Feet

CASE: GPA-3005

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: LI/R (LIGHT INDUSTRY/RESEARCH)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3005 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

GPA-3005 - Staff Report Page One
November 5, 2003 City Council Meeting

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the northwest corner of Desert Inn Road and Rancho Drive from LI/R (Light Industry/Research) to SC (Service Commercial). A related rezoning (ZON-3007) that will allow a 1,445-unit condominium development will also be considered at this time.

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 E (Employment) land uses.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject site was designated for LI/R (Light Industry/Research) land uses.
10/09/03	The Planning Commission recommended approval of a related Rezoning (ZON-3007) and Special Use Permit (SUP-3100); and held a related Site Development Plan Review (SDR-3101) in abeyance to the November 6, 2003 Planning Commission meeting.
10/09/03	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #30).

DETAILS OF APPLICATION REQUEST

Site Area: 21.04 Acres

EXISTING LAND USE

Subject Property	Auto sales lot
North	Warehouses
South	Warehouses
East	Interstate 15
West	Offices/Warehouses

PLANNED LAND USE

Subject Property	LI/R (Light Industry/Research)
North	LI/R (Light Industry/Research)

South	Clark County
East	Interstate 15
West	LI/R (Light Industry/Research)

EXISTING ZONING

Subject Property	M (Industrial)
North	M (Industrial)
South	Clark County
East	Interstate 15
West	M (Industrial)

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE	X	

DEFINITIONS

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.

LI/R (Light Industry / Research)
This Light Industry / Research category allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories. Typical supporting and ancillary general uses are also allowed.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would meet the definition of a Project of Regional Significance as defined in the ordinance, and has notified the applicant to prepare an impact report as required by the Ordinance for referral to Clark County/the city of North Las Vegas.

The impact report prepared by the applicant addressed the impact of the proposed development on traffic, classroom size, emergency services, housing, mass transit, open space, and recreation facilities. It was determined that the most significant impact of the proposed applications would be an additional 354 elementary school students, 178 middle school students and 198 high school students to be enrolled by the Clark County School District. Additionally, the Las Vegas Metropolitan Police Department has stated that a project of this size will have a significant increase in calls for service, and has offered to assist regarding crime prevention through environmental design.

ANALYSIS

The site is currently developed with an auto sales lot and is located at the intersection of Desert Inn Road (a 150 foot wide arterial) and Rancho Drive (an 80 foot wide secondary collector). Adjacent to this parcel, Desert Inn Road currently carries approximately 47,900 automobiles per day, with Rancho Drive carrying approximately 11,000 vehicles.

This amendment to the Land Use Element of the General Plan from LI/R (Light Industry/Research) to SC (Service Commercial) was filed in conjunction with a request for a Rezoning for a 1,445-unit condominium development. 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 Bolden Area Command of the Las Vegas Metropolitan Police Department, whose substation is located near the intersection of Lake Mead Boulevard and Martin L. King Boulevard. Fire Station #10, located at 1501 South Martin L. King Boulevard is the closest city facility to this site.

A Service Commercial development can be compatible with the existing industrial developments in the area if appropriate buffering is provided.

FINDINGS

Title 19.18.030.I 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 which include approved neighborhood plans.

In regard to "1": the intensity of development that would be associated with the designation of this parcel for SC (Service Commercial) land uses would be compatible with the surrounding industrial land uses if appropriate buffering were provided.

In regard to "2": the proposed SC (Service Commercial) land use designation would allow the C-1 (Limited Commercial) zoning district. This zoning district would be compatible with the M (Industrial) zoning districts in the area if appropriate buffering were provided.

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": there are no other adopted plans or policies that apply to this application.

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 15TH a neighborhood meeting sponsored by the applicant was held at the Fletcher Jones Lexus Building at 3100 South Rancho Drive. Four adjacent property owners attended and had no objection to this request.

NOTICES MAILED: 50 by Planning Department

APPROVALS: 1

PROTESTS: 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

162-08-801-001

Case Number: GPA-3005 APN: 162-08-401-004

Name of Property Owner: Fletcher Jones Sr Trust Etal + Fletcher Jones MGT

Name of Applicant: CARLOS HUERTA

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: CINDY LAFORTUNE

Subscribed and sworn before me

This 4 day of September, 2003

[signature]

Notary Public in and for said County and State

LESLIE BOEDDEKER
Notary Public State of Nevada
No. 96-1579-1
My appt. exp. May 1, 2004

09-03-03 10:17 FROM- T-952 P02/03 U-862

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3005 APN: 162-08-401-004

Name of Property Owner: Fletcher Jones Sr Trust Etal + Fletcher Jones MGT

Name of Applicant: CARLOS HUERTA

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: X

Print Name: X DINA LA FORTUNE

Subscribed and sworn before me

This 19 day of August, 2003

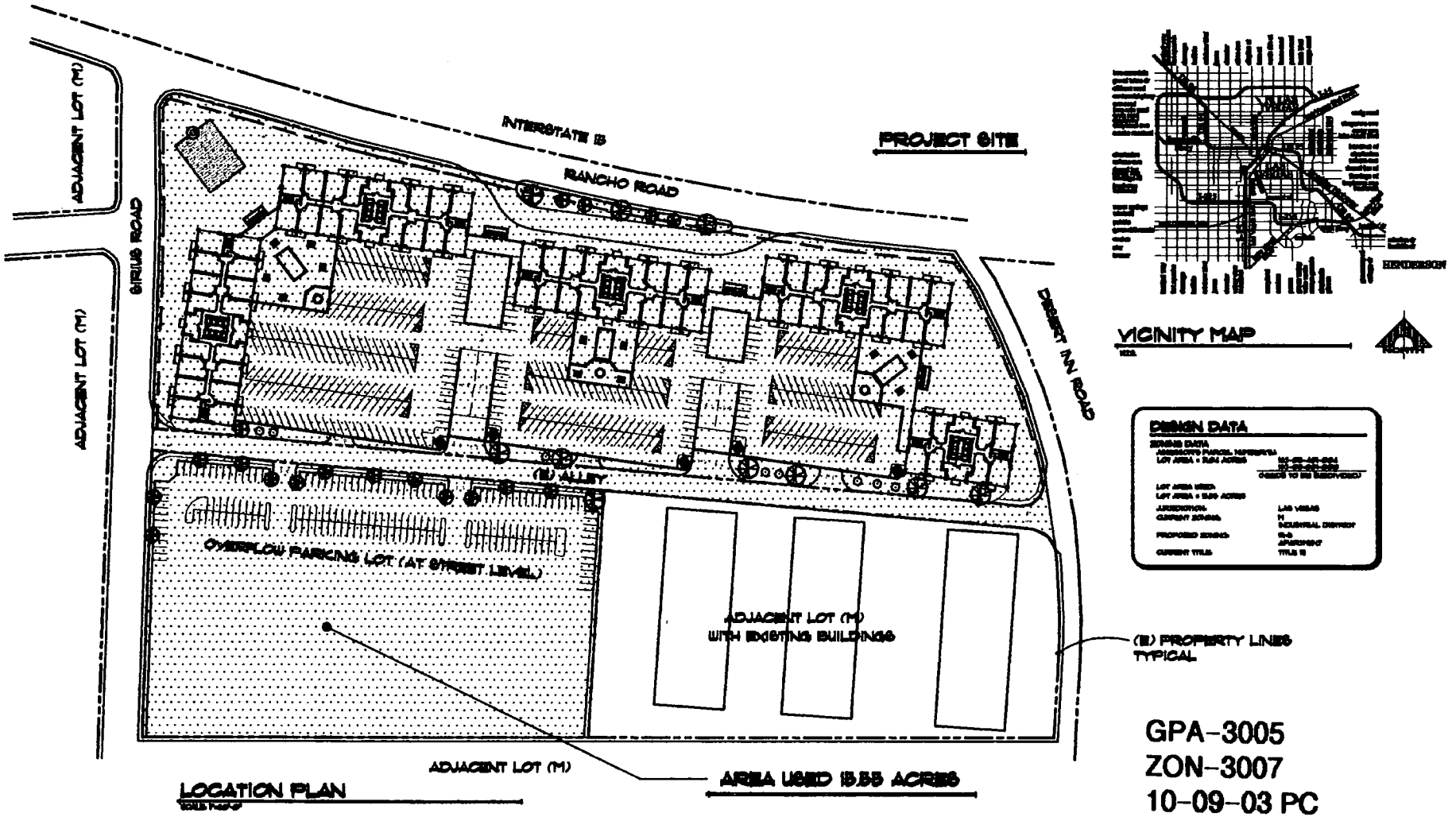
Leslie Boeddeker

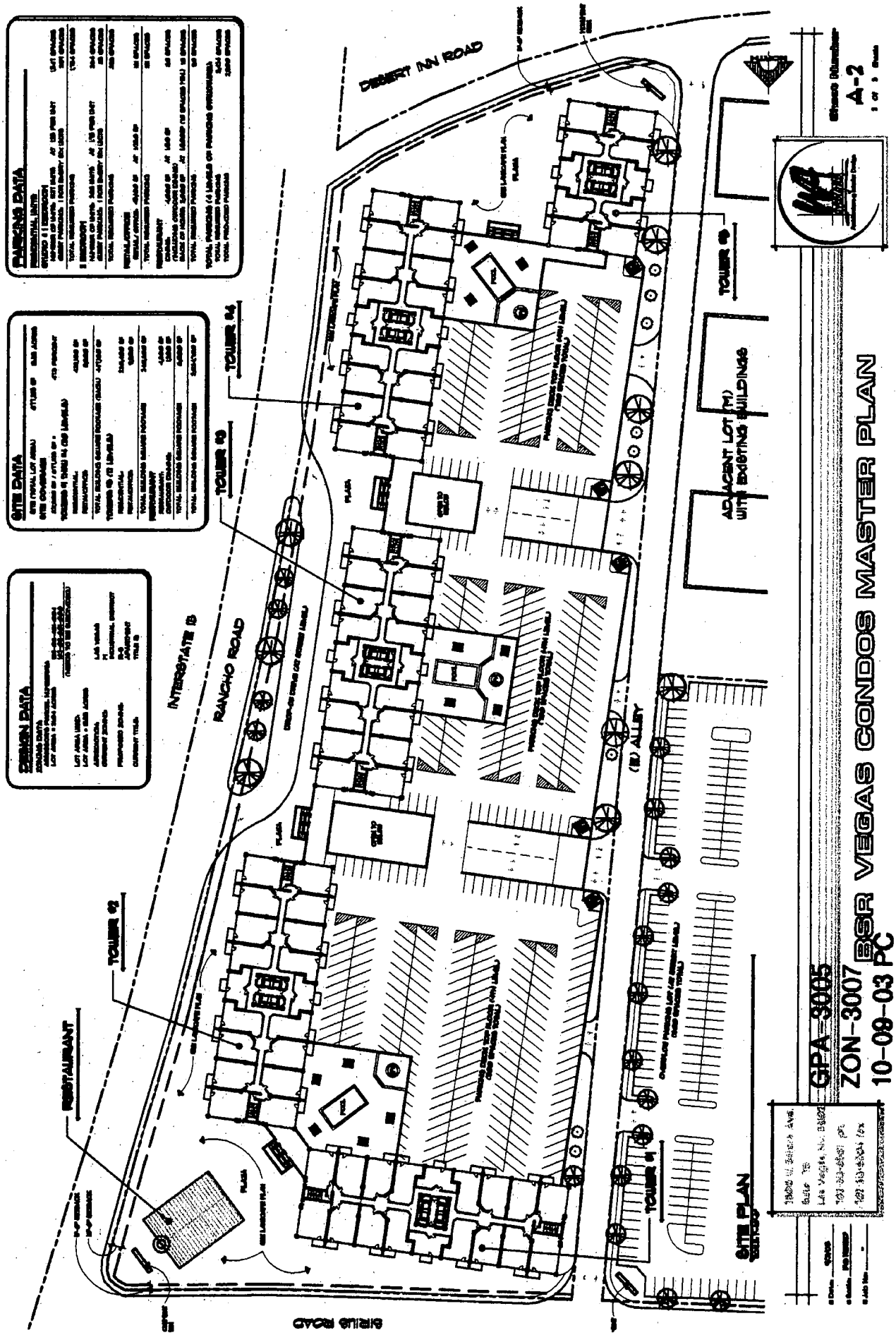
Notary Public in and for said County and State

LESLIE BOEDDEKER
Notary Public State of Nevada
No. 96-1579-1
My appt. exp. May 1, 2004

Revised 3/12/02 S:\Report\Application Packet\Statement of Financial Interest.doc

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T-950 P01/01 U-859
09-02-'03 18:20 FROM-

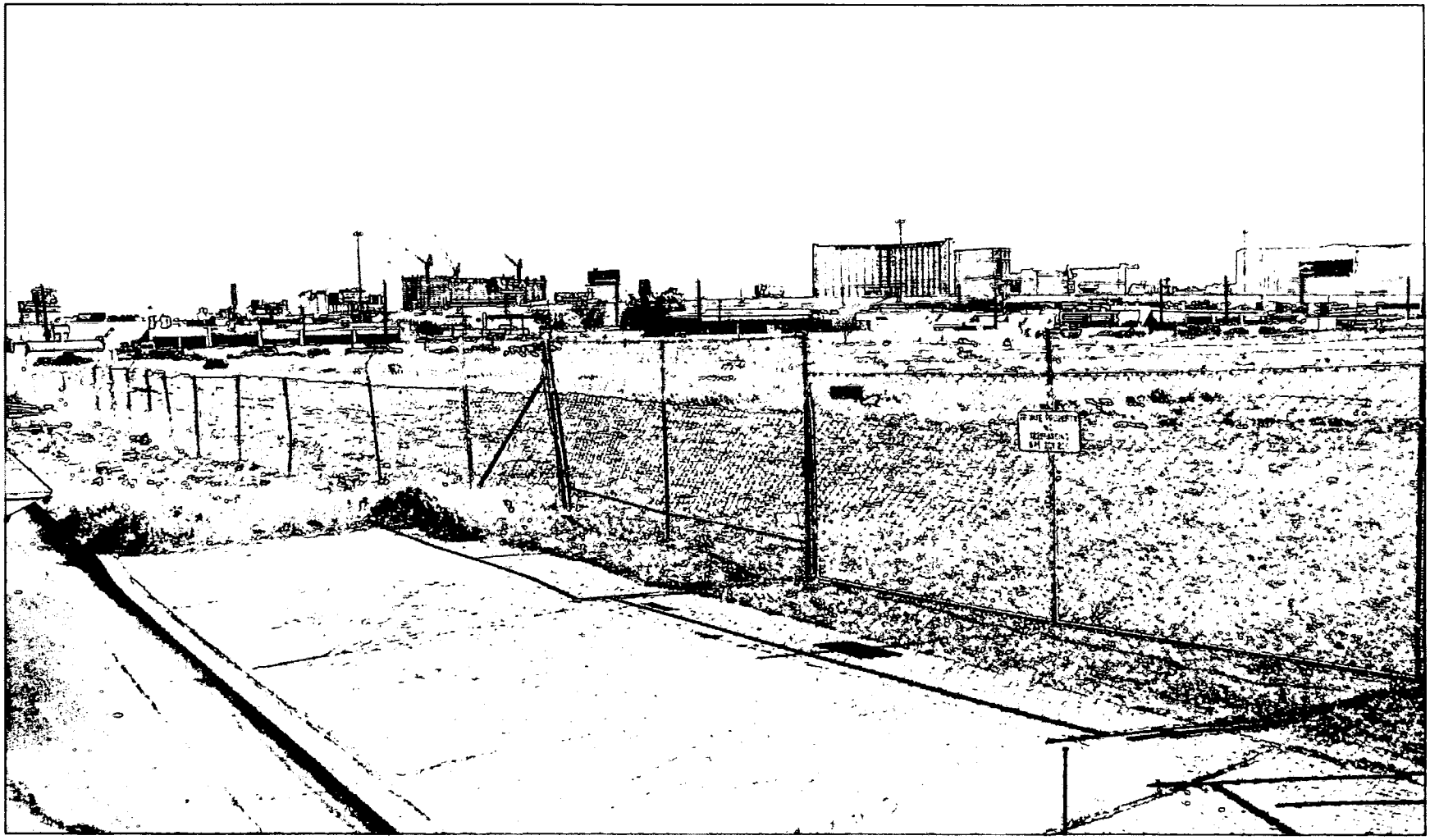

INTERSTATE 15
PROJECT SITE
RANCHO ROAD
SIRIUS ROAD
DESERT INN ROAD
ADJACENT LOT (M)
ADJACENT LOT (M)
(N) ALLEY
OVERFLOW PARKING LOT (AT STREET LEVEL)
ADJACENT LOT (M)
WITH EXISTING BUILDINGS
(E) PROPERTY LINES
TYPICAL
ADJACENT LOT (M)
AREA USED 15.55 ACRES
LOCATION PLAN
VICINITY MAP
HENDERSON
DESIGN DATA
GPA-3005
ZON-3007
10-09-03 PC
BSR VEGAS CONDOS MASTER PLAN
Sheet Number
A-1


DESERT INN ROAD
INTERSTATE 15
RANCHO ROAD
SIERRA ROAD
TOWER #1
TOWER #2
TOWER #3
TOWER #4
TOWER #5
RESTAURANT
(E) ALLEY
ADJACENT LOT (M)
WITH EXISTING BUILDINGS
SITE PLAN
GPA-3005
ZON-3007
10-08-03 PC
BSR VEGAS CONDOS MASTER PLAN
A-2



GPA-3005 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03



GPA-3005 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

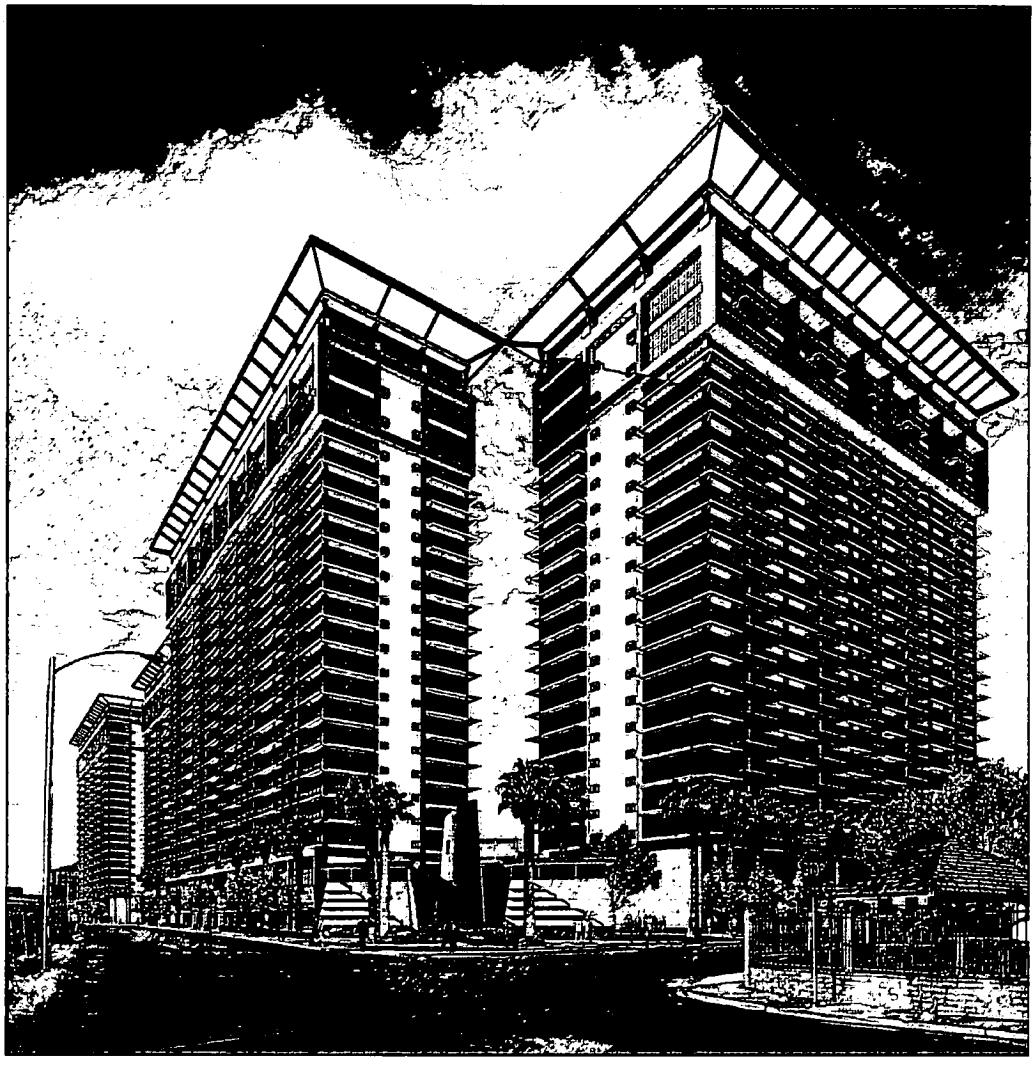
9/12/03

VA designs
Architecture & Interior Design

GO GLOBAL
Commercial Real Estate

PRESENTS

GRAND VIEW TOWERS



W R G

A NEW URBAN LIFE STYLE

Submitted at City Council

Date 11/5/03 Item #175, 176, 177

City of Las Vegas

Agenda Item No. 176

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
REZONING RELATED TO ZON-3007 - PUBLIC HEARING - **ZON-3007 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST** - Request for a Rezoning FROM: M (Industrial) TO: C-1 (Limited Commercial) Zone on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council meeting – Photograph of the multifamily residential units filed under Item 175

MOTION:
MONCRIEF – APPROVED subject to conditions and amending Condition 3 as follows:

3. A Site Development Plan Review application approved by the Planning Commission prior to issuance of any permits, any site grading, and all development activity for the site.

– UNANIMOUS

MINUTES:
NOTE: See item 175 [GPA-3005] for all related discussion.

(4:06 – 4:20)

5-3615

CONDITIONS:
Planning and Development

1. A General Plan Amendment (GPA-3005) to an LI/R (Light Industry/Research) land use designation approved by the City Council.

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

City of Las Vegas

Agenda Item No. 176

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 176 – ZON-3007

CONDITIONS – Continued:

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, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

5. Construct all incomplete half-street improvements on Sirius Avenue adjacent to this site concurrent with development of this site.

6. 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.

7. Contact the Clark County Reclamation District to coordinate the sewer service at this site through their office.

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, 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 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

City of Las Vegas

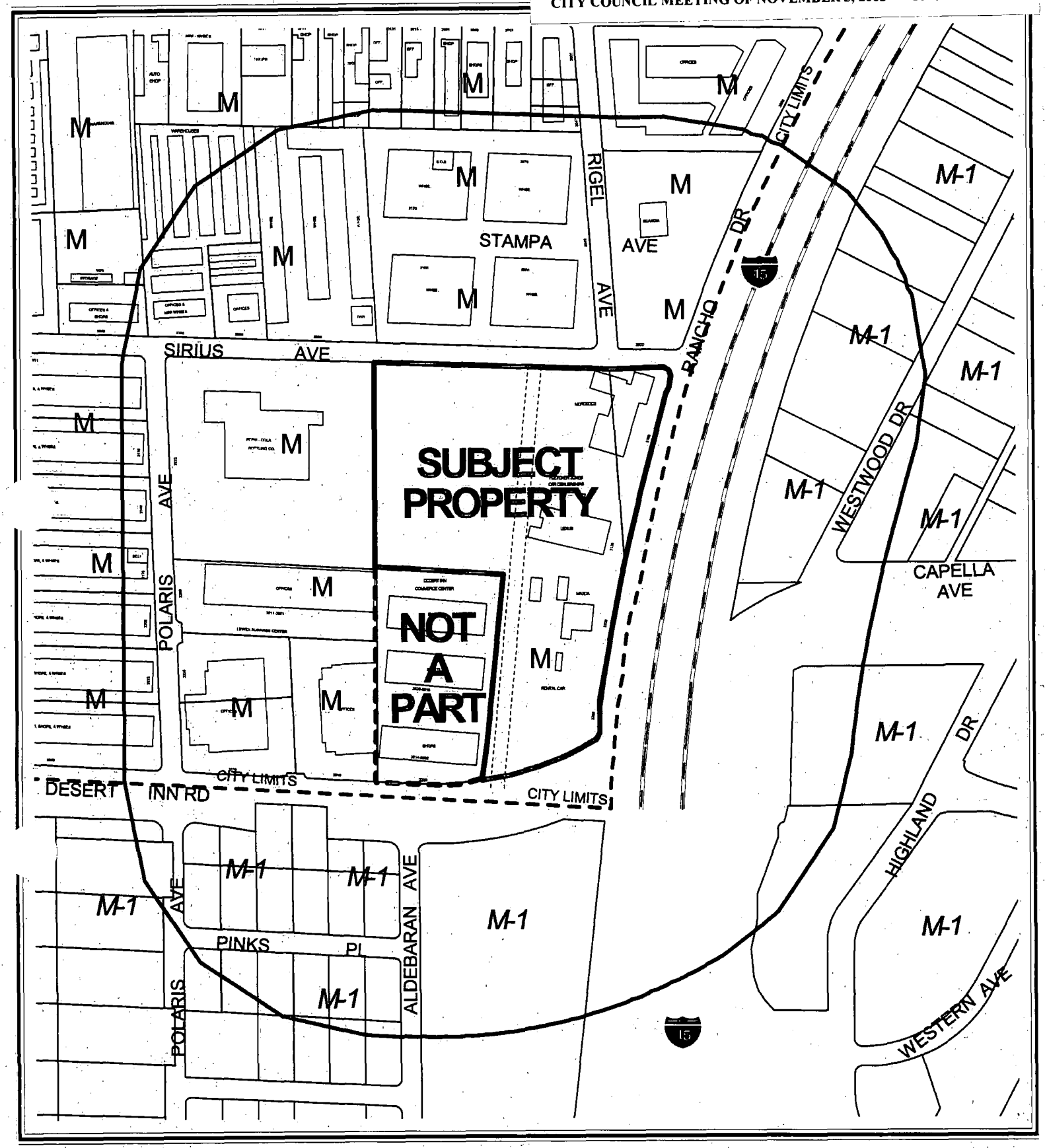
Agenda Item No. 176

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 176 – ZON 3007

CONDITIONS – Continued:

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.

9. A Drainage Plan and Conceptual 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.



0 300 600 Feet

CASE: ZON-3007

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3007 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3005) to an LI/R (Light Industry/Research) 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 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, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

5. Construct all incomplete half-street improvements on Sirius Avenue adjacent to this site concurrent with development of this site.

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#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.

9. A Drainage Plan and Conceptual 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 is a request for a Rezoning from M (Industrial) to C-1 (Limited Commercial) on 21.04 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive. A related General Plan Amendment (GPA-3005) for the subject site from LI/R (Light Industry/Research) to SC (Service Commercial) will also be considered at this time.

B) Applicant's Justification

The applicant's justification letter states this request is justified because it will provide convenient housing for people who work downtown or on the Strip. Additionally, the applicant believes this request will increase the value of surrounding properties.

BACKGROUND INFORMATION

A) Previous Actions

10/18/95 The City Council approved a Special Use Permit (U-0101-95) for two Off-Premise Signs on the parcel, subject to review in five years from the date of approval. The Board of Zoning Adjustment recommended approval of the request on 09/26/95.

12/06/00 City Council approved a four-year extension of the Special Use Permit [U-0101-95(1)] for the billboards. The Planning Commission recommended approval of the request on 10/26/00.

08/14/03 The Planning Commission approved a Tentative Map (TMP-2645) for a one-lot commercial subdivision on the subject property.

10/09/03 The Planning Commission recommended approval of a related General Plan Amendment (GPA-3005) and Special Use Permit (SUP-3100); and held a related Site Development Plan Review (SDR-3101) in abeyance to the November 6, 2003 Planning Commission meeting.

10/09/03 The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #31).

B) Pre-Application Meeting

08/29/03 Discussion at the pre-application meeting centered on the suitability of the site for residential uses and the compatibility of the surrounding neighborhood, access to the site and traffic impacts, and availability of utilities.

C) Neighborhood Meetings

09/09/03 Four neighboring property owners attended the neighborhood meeting, and offered no objections to the project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	21.04 Acres

B) Existing Land Use

Subject Property	Auto sales lot
North	Warehouses
South	Warehouses
East	Interstate 15
West	Offices/Warehouses

C) Planned Land Use

Subject Property	LI/R (Light Industry/Research)
North	LI/R (Light Industry/Research)
South	Clark County
East	Interstate 15
West	LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property	M (Industrial)
North	M (Industrial)
South	Clark County
East	Interstate 15
West	M (Industrial)

E) General Plan Compliance

The site is currently designated as L/IR (Light Industry/Research) within the Southwest Sector Plan of the General Plan. The L/IR (Light Industry/Research) category allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories

The applicant has requested a General Plan Amendment to change the designation to 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.

SPECIAL DISTRICTS/ZONES	Yes	No
Development Impact Notification Assessment	X	
Project of Regional Significance	X	

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would meet the definition of a Project of Regional Significance as defined in the ordinance, and has notified the applicant to prepare an impact report as required by the Ordinance for referral to Clark County/the city of North Las Vegas.

The impact report prepared by the applicant addressed the impact of the proposed development on traffic, classroom size, emergency services, housing, mass transit, open space, and recreation facilities. It was determined that the most significant impact of the proposed applications would be an additional 354 elementary school students, 178 middle school students and 198 high school students to be enrolled by the Clark County School District. Additionally, the Las Vegas Metropolitan Police Department has stated that a project of this size will have a significant increase in calls for service, and has offered to assist regarding crime prevention through environmental design.

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 intensity of development that would be associated with the designation of this parcel for SC (Service Commercial) land uses would be compatible with the surrounding industrial land uses if appropriate buffering were provided.

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 SC (Service Commercial) land use designation would allow the C-1 (Limited Commercial) zoning district. This zoning district would be compatible with the M (Industrial) zoning districts in the area if appropriate buffering were provided.

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

   Policy 2.1.7 of the Housing Element of the 2020 Master Plan encourages higher density residential development in the central part of the City. Staff finds that the proposed rezoning supports this policy.

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 by Desert Inn Road (a 150-foot wide Primary Arterial on the Master Plan of Streets and Highways) and Rancho Drive (a 80 foot wide secondary collector). Adjacent to this parcel, Desert Inn Road currently carries approximately 47,900 automobiles per day, with Rancho Drive carrying approximately 11,000 vehicles. The proposed development of the site will be sufficiently served by existing roadway facilities.

PLANNING COMMISSION ACTION

Condition #6 was modified by the Planning Commission.

NOTICES MAILED 50 by Planning Department

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

162-08-801-001

Case Number: ZON-3007 APN: 162-08-401-004

Name of Property Owner: Fletcher Jones Sr Trust Etal + Fletcher Jon MGT

Name of Applicant: CARLOS HUERTA

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: X _____

Print Name: X CINDY LAFORTUNE

Subscribed and sworn before me

This 4 day of September 2003

_____
Notary Public in and for said County and State

LESLIE BOEDDEKER
Notary Public State of Nevada
No. 96-1579-1
My appt. exp. May 1, 2004

Revised 2/12/02

f:\depot\Application Packet\Statement of Financial Interest.doc

09-03-'03 10:17 FROM- T-952 P02/03 U-862

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3007 APN: 162-08-401-004

Name of Property Owner: Fletcher Jones Sr Trust Etal + Fletcher Jones MGT

Name of Applicant: CARLOS HUERTA

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: X

Print Name: X DINO LA FORTUNE

Subscribed and sworn before me

This 19 day of August, 2003

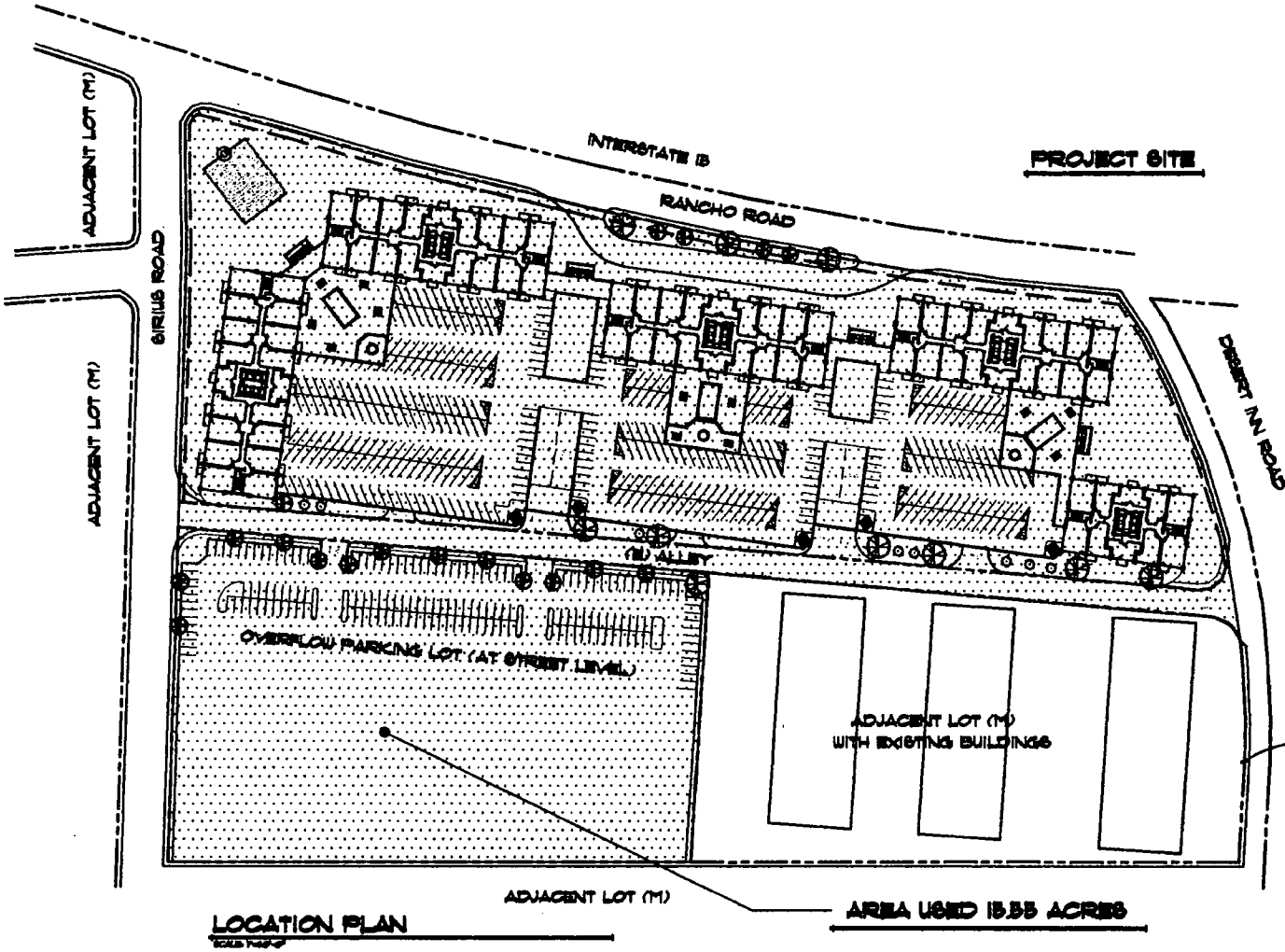
Notary Public in and for said County and State

LESLIE BOEDDEKER
Notary Public State of Nevada
No. 96-1579-1
My appt. exp. May 1, 2004

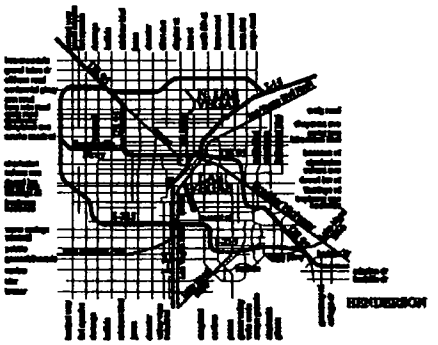
Revised 3/1/02

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08-18-'03 16:58 FROM-
09-02-'03 18:20 FROM-
T-959 P01/01 U-859



LOCATION PLAN



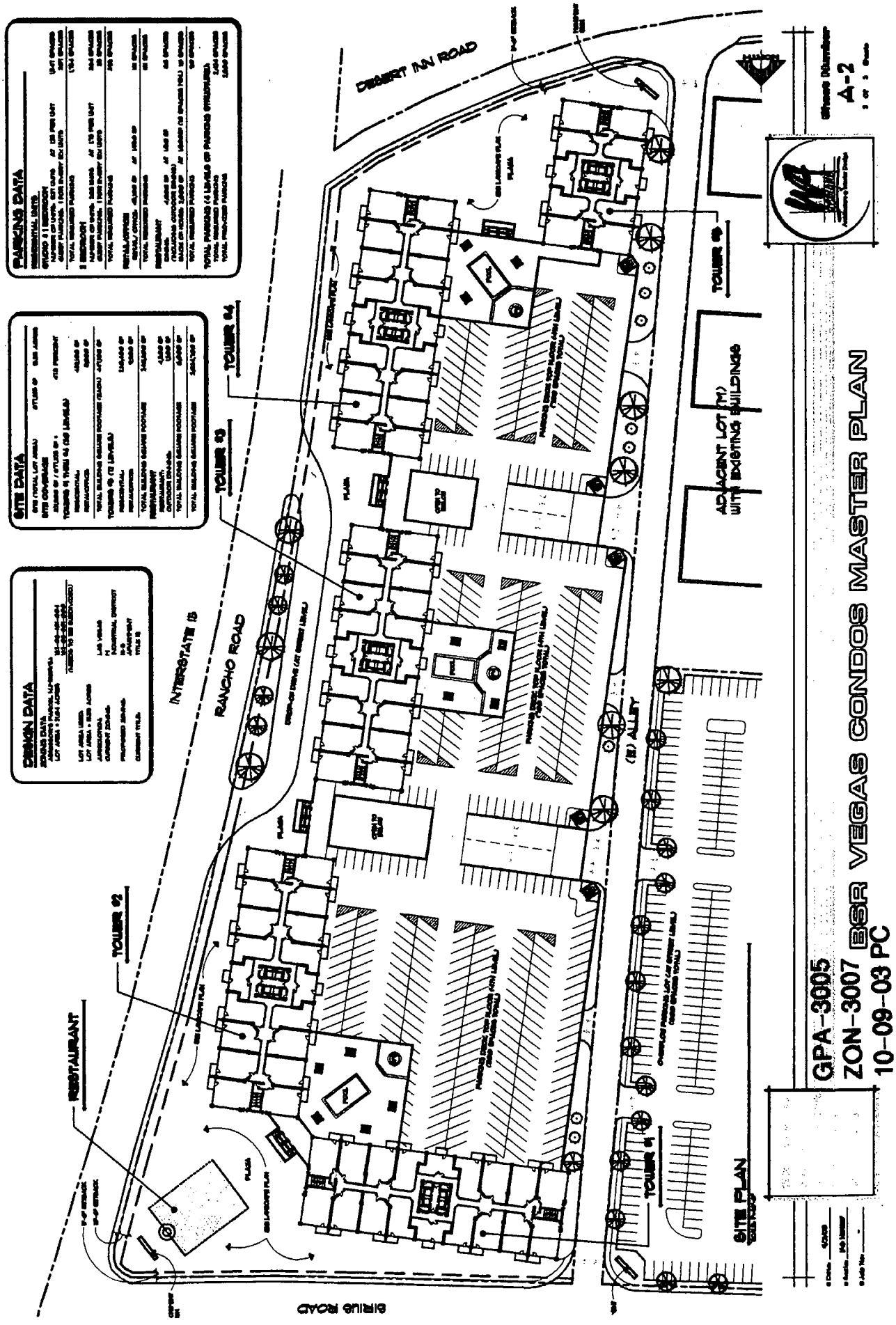
VICINITY MAP

DESIGN DATA

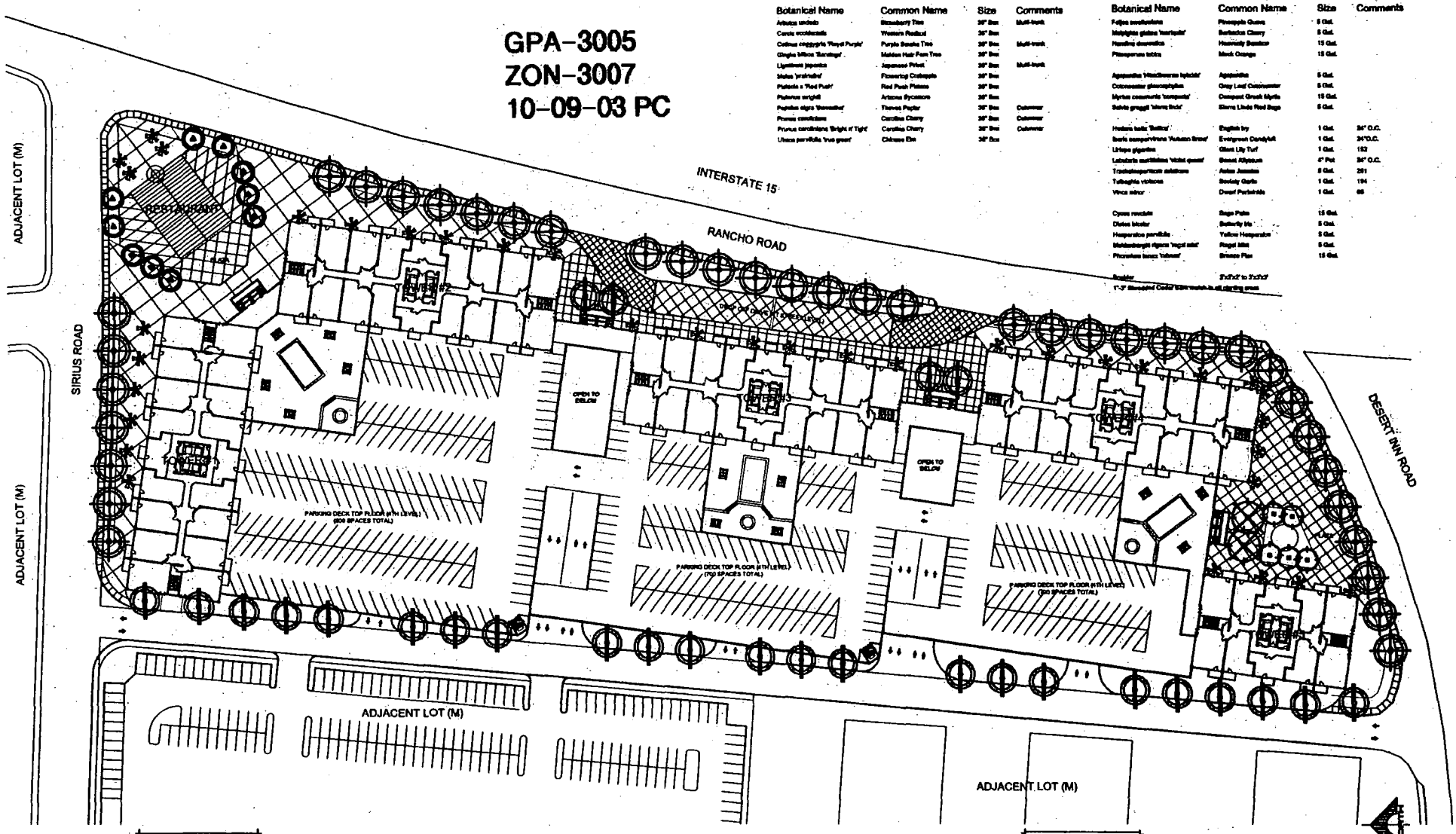
GPA-3005
ZON-3007
10-09-03 PC

BSR VEGAS CONDOS MASTER PLAN

Sheet Number
A-1


GPA-3005
ZON-3007 BSR VEGAS CONDOS MASTER PLAN
10-09-03 PC
SITE PLAN
DESERT INN ROAD
BIRIUS ROAD
INTERSTATE 15
RANCHO ROAD
TOWER #1
TOWER #2
TOWER #3
TOWER #4
TOWER #5
RESTAURANT
(E) ALLEY
ADJACENT LOT (M)
WITH EXISTING BUILDINGS
PARKING DATA
SITE DATA
DENSITY DATA
A-2

GPA-3005
ZON-3007
10-09-03 PC



SUGGESTED PLANT PALETTE

Botanical Name	Common Name	Size	Comments
Arbutus unedo	Strawberry Tree	36" Box	Multi-trunk
Cercis occidentalis	Western Redbud	36" Box	
Cotinus coggygria 'Royal Purple'	Purple Smoke Tree	36" Box	Multi-trunk
Gingko biloba 'Saratoga'	Maiden Hair Fern Tree	36" Box	
Ligustrum japonica	Japanese Privet	36" Box	Multi-trunk
Malus 'prairifire'	Flowering Crabapple	36" Box	
Photinia x 'Red Push'	Red Push Photos	36" Box	
Platanus wrightii	Arizona Sycamore	36" Box	
Populus alba 'Bolleana'	Thrives Poplar	36" Box	Columnar
Prunus caroliniana	Carolina Cherry	36" Box	Columnar
Prunus caroliniana 'Bright n' Tight'	Carolina Cherry	36" Box	Columnar
Ulmus parvifolia 'true green'	Chinese Elm	36" Box	

Botanical Name	Common Name	Size	Comments
Feijoa sowiloviana	Pineapple Guava	5 Gal.	
Mahonia aquifolium 'Smaragd'	Barberton Cherry	5 Gal.	
Nandina domestica	Heavenly Bamboo	15 Gal.	
Pittosporum tobira	Mock Orange	15 Gal.	
Agapanthus 'Headbourne Hybrids'	Agapanthus	5 Gal.	
Cotoneaster glaucophyllus	Gray Leaf Cotoneaster	5 Gal.	
Myrtus communis 'compacta'	Compact Greek Myrtle	15 Gal.	
Salvia greggii 'Alma Rich'	Sierra Linda Red Sage	5 Gal.	
Hedera helix 'Baltica'	English Ivy	1 Gal.	36" O.C.
Senecio serpens/mikanioides 'Kulalen Blues'	Evergreen Candytuft	1 Gal.	24"O.C.
Liriope gigantea	Giant Lily Turf	1 Gal.	18"
Lobularia maritimidea 'Violet queen'	Sweet Alyssum	4" Pot	36" O.C.
Trachelospermum asiaticum	Asian Jasmine	5 Gal.	24"
Tulbaghia violacea	Society Garlic	1 Gal.	18"
Vinca minor	Dwarf Periwinkle	1 Gal.	48"
Cycas revoluta	Sago Palm	15 Gal.	
Dietes bicolor	Butterfly Iris	5 Gal.	
Hesperaloe parviflora	Yellow Hesperaloe	5 Gal.	
Muhlenbergia rigens 'regal mist'	Regal Mist	5 Gal.	
Phoenix/ess loureiri 'Volmari'	Brisbane Plan	15 Gal.	
Boulder	3'x3'x3' to 5'x3'x3'		

1"-3" Standard Color stone mulch in all planting areas

SITE PLAN

2300 W. Sahara Ave.
Suite 7B
Las Vegas, Nv. 89102
702-313-6591 ph.
702-313-6594 fax

Date 9/2/03
Scale 1" = 40'
Job No. -

BSR VEGAS CONDOS MASTER PLAN

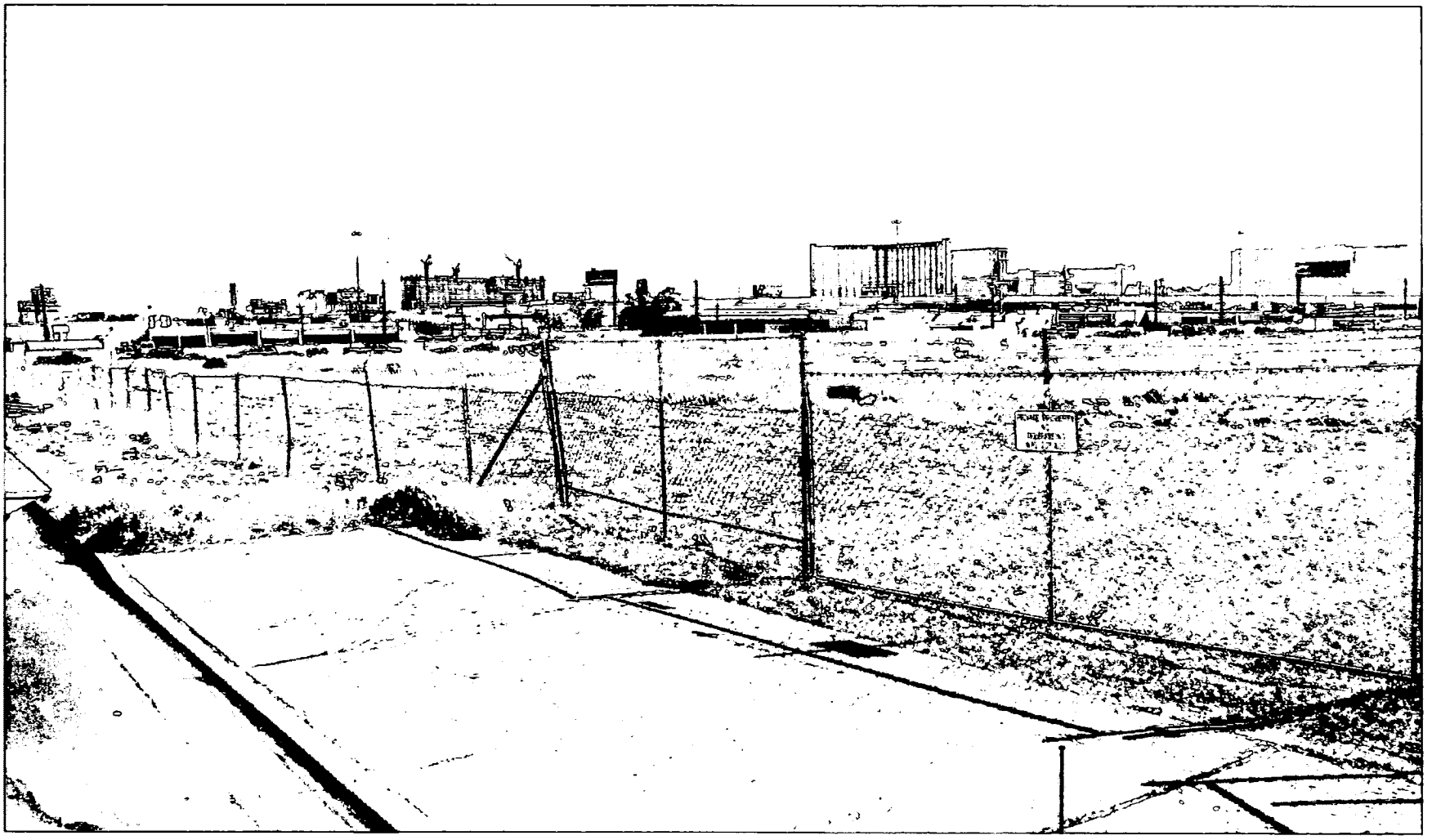
WRG DESIGN INC.
2388 Corporate Circle, Ste 430 Henderson, NV 89074
Tel. 702.990.8300 Fax. 702.990.8305
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

Sheet Number
LS-1
1 OF 1 Sheets



ZON-3007 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03



ZON-3007 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03

City of Las Vegas

Agenda Item No. 177

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

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

SUBJECT:
SPECIAL USE PERMIT RELATED TO GPA-3005 AND ZON-3007 - PUBLIC HEARING - **SUP-3100 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST** - Request for a Special Use Permit for MULTIFAMILY RESIDENTIAL UNITS on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at City Council meeting – Photograph of the multifamily residential units filed under Item 175

MOTION:
MONCRIEF – APPROVED subject to conditions and amending Condition 1 as follows:
1. **A General Plan Amendment (GPA-3005) to an SC (Service Commercial) land use designation, a Rezoning (ZON-3007) to C-1 (Limited Commercial) zoning district, and a Site Development Review (SDR 3101).**

– UNANIMOUS

MINUTES:
NOTE: See item 175 [GPA-3005] for all related discussion.

(4:06 – 4:20)

5-3615

CONDITIONS:
Planning and Development
1. A General Plan Amendment (GPA-3005) to an SC (Service Commercial) land use designation, a Rezoning (ZON-3007) to C-1 (Limited Commercial) zoning district, and a Site Development Review (SDR-3101) approved by City Council.

City of Las Vegas

Agenda Item No. 177

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Planning and Development Department
Item 177 – SUP-3100

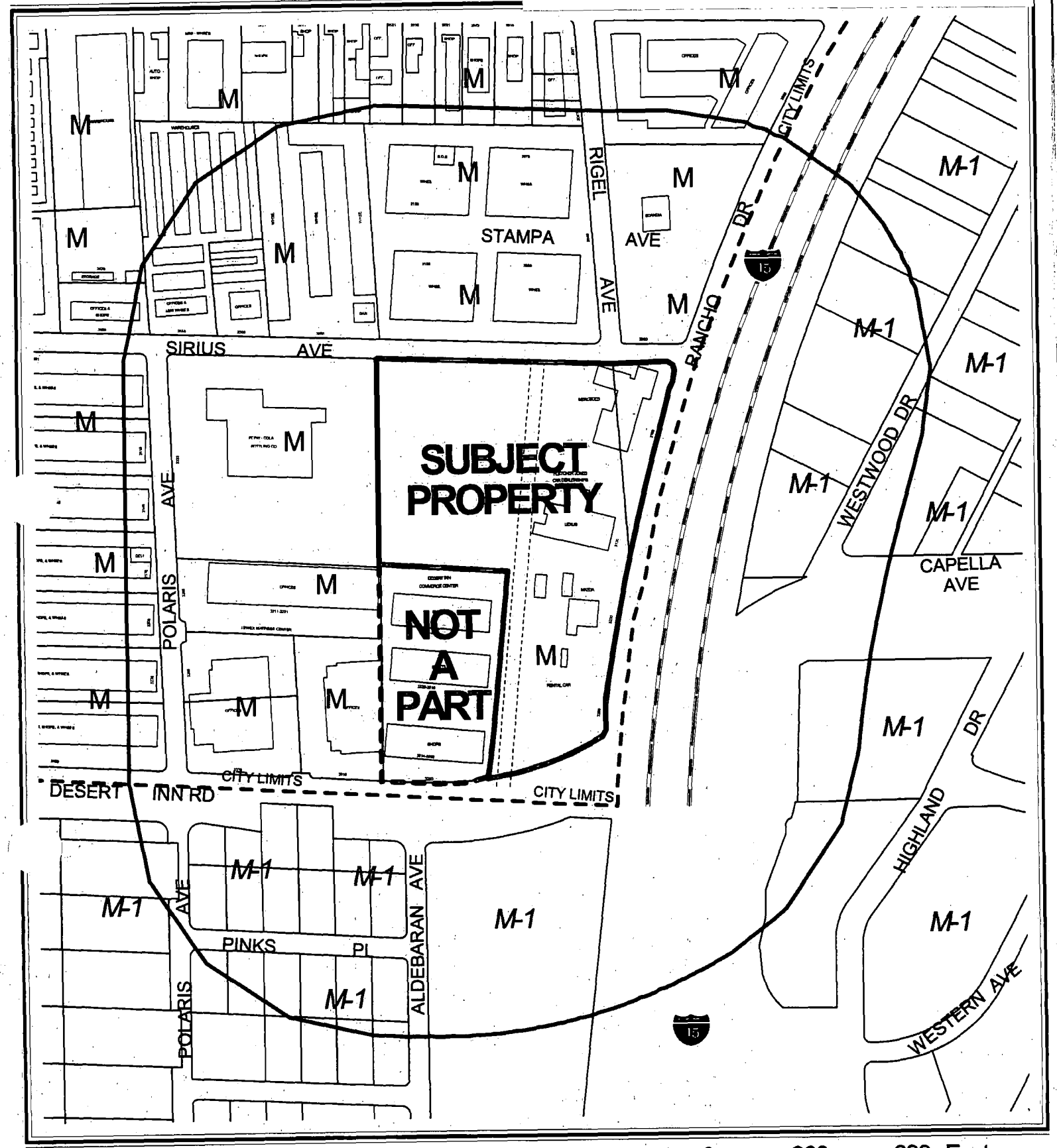
CONDITIONS – Continued:

2. Approval of a text amendment allowing residential uses in commercial districts outside of the Downtown Las Vegas Redevelopment Area.

3. 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.

Public Works

4. All site-related conditions of approval of Zoning Reclassification ZON-3007 and Site Development Plan Review SDR-3101 shall apply.



CASE: SUP-3100

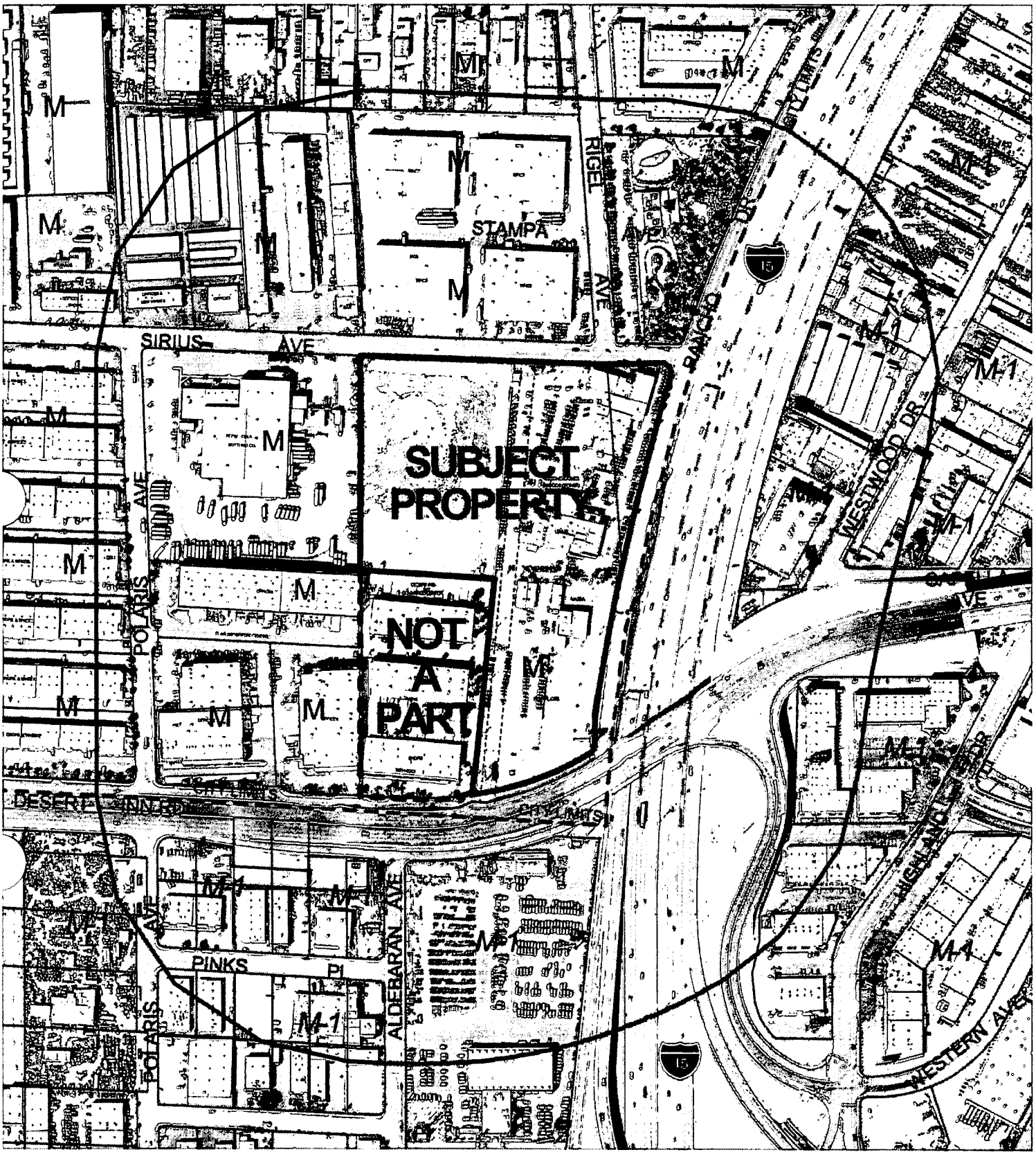
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

177

N



0 300 600 Feet

CASE: SUP-3100

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 5, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3100 - B.S.R. ON BEHALF OF FLETCHER JONES SR., TRUST

** CONDITIONS **

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3005) to an SC (Service Commercial) land use designation, a Rezoning (ZON-3007) to C-1 (Limited Commercial) zoning district, and a Site Development Review (SDR-3101) approved by City Council.

2. Approval of a text amendment allowing residential uses in commercial districts outside of the Downtown Las Vegas Redevelopment Area.

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Public Works

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for multi-family residential units on 21.04 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive. Companion applications include a General Plan Amendment from LI/R (Light Industry/Research) to SC (Service Commercial); a Rezoning from M (Industrial) to C-1 (Limited Commercial); and a Site Development Plan Review. All four of the applications will be considered concurrently.

B) Applicant's Justification

The justification letter states that the proposed project is compatible with the surrounding area, will not have a negative impact on roadways and neighborhood traffic, and that the project will spur redevelopment in the area.

BACKGROUND INFORMATION

A) Previous Actions

10/18/95	The City Council approved a Special Use Permit (U-0101-95) for two Off-Premise Signs on the parcel, subject to review in five years from the date of approval. The Board of Zoning Adjustment recommended approval of the request on 09/26/95.
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08/14/03	The Planning Commission approved a Tentative Map (TMP-2645) for a one-lot commercial subdivision on the subject property.
10/09/03	The Planning Commission recommended approval of a related General Plan Amendment (GPA-3005) and Rezoning (ZON-3007); and held a related Site Development Plan Review (SDR-3101) in abeyance to the November 6, 2003 Planning Commission meeting.
10/09/03	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #32).

B) Pre-Application Meeting

08/29/03 Discussion at the pre-application meeting centered on the suitability of the site for residential uses and the compatibility of the surrounding neighborhood, access to the site and traffic impacts, and availability of utilities.

C) Neighborhood Meetings

09/09/03 Four neighboring property owners attended the neighborhood meeting, and offered no objections to the project.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	21.04

B) Existing Land Use

Subject Property:	Auto Sales Lot
North:	Warehouses
South:	Warehouses
East:	Interstate 15
West:	Offices/Warehouses

C) Planned Land Use

Subject Property:	LI/R (Light Industry/Research)
North:	LI/R (Light Industry/Research)
South:	Clark County
East:	Interstate 15
West:	LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	Clark County
East:	Interstate 15
West:	M (Industrial)

E) General Plan Compliance

The site is currently designated as LI/R (Light Industry/Research) within the Southwest Sector Plan of the General Plan. The LI/R category allows for clean, low-intensity industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, and development and testing laboratories.

The applicant has requested a General Plan Amendment to change the designation to SC (Service Commercial. The Service Commercial category allows low to medium intensity retail, office or other commercial uses that primarily serve local patrons and do not include more intense general commercial characteristics.

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	

Staff has determined that this application and its companion items meet the definition of a Project of Regional Significance as defined by ordinance. There are no special area plans, overlay districts or study areas that affect the subject site.

INTERAGENCY ISSUES

As a Project of Regional Significance (PRS), the applicant has submitted the required documentation in accordance with the requirements of Ordinance No. 5477. A summary of the impact report is detailed in the companion staff report for GPA-3005.

ANALYSIS

A) Zoning Code Compliance

A1) 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
Retail/Office	45,100 SF	1/250 GFA	181			
Restaurant	6,000 SF	1/50 Dining 1/200 Other	80 10			
Studio/1 Bedroom	1,237	1.25/unit 1/6 guest	1,547 207			
2 Bedroom	208	1.75/unit 1/6 guest	364 35			
Total			2,424	35	2,800	(not provided)

The development will provide 376 parking spaces in excess of the amount required by code. No handicapped parking spaces have been shown on the plan; handicapped spaces will need to be provided in accordance with code requirements. In addition, no loading spaces are shown on the submitted plans, and will need to be provided to serve the commercial uses on the site.

The Public Works Department has noted that the applicant will need to meet with the Traffic Engineer to verify driveway construction standards and locations, as well as to refine the on-site circulation. Access points on Rancho Drive will require Nevada Department of Transportation approval.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed multifamily use.

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Condominium Use	▪ Downtown Las Vegas Redevelopment Area	N
	▪ Developed in connection with ground-floor retail	Y
	▪ Independent entrances for residential and commercial	Y
	▪ Variation in architecture for residential and commercial portions of structure	Y

The subject property is located outside the boundaries of the Downtown Las Vegas Redevelopment Area; the Planning & Development Department is currently drafting an amendment that will allow residential uses in commercial districts in other areas of the city. The proposed use will comply with all other requirements.

B) General Analysis and Discussion

- Zoning

This Special Use Permit (SUP-3100) has been filed in order to permit the residential uses in accordance with the C-1 zoning. As previously mentioned, residential uses in the C-1 zoning district are currently limited to the boundaries of the Las Vegas Redevelopment Plan area. Approval of this application will be subject to the adoption of a text amendment that will extend this limitation.

- Use

The residential uses as proposed will be separated vertically from the commercial uses in the project and the commercial uses on adjacent properties. This will alleviate some of the impacts that might otherwise result from residential and commercial adjacencies. Furthermore, the residential uses are limited to the eastern portion of the site, which further assists in separating the proposed residences from industrially-zoned properties to the west.

- Conditions

  The development as proposed complies with the requirements of Title 19.04.050, including the provision of retail uses on the ground floor of the buildings, separate entries for the residential and commercial uses, and variation in the detailing of the commercial floor and the residential floors of the building. As previously discussed, the only condition that is not currently met is the limitation of residential uses in commercial districts to the Redevelopment area, which is being addressed by separate ordinance.

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."**

   The project as designed can be conducted in a manner that is harmonious with the existing surrounding land uses. While there is not any multifamily residential development in the immediate area, the project is in close proximity to major employment centers, and will assist in reducing the vehicular travel in the metropolitan area. Commercial uses will be located at the ground floor of the project and will assist in providing separation for the residential units that will be located on the upper stories of the buildings.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site has sufficient acreage for the type and intensity of uses proposed, and the proposed site plan is organized in such a manner so as to mitigate any potential impacts to surrounding properties.

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 has frontage on three streets, with one of the streets being a major east/west arterial. The capacity of the adjacent streets is sufficient to serve the proposed residential density.

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."**

   Approval of the proposed use will not compromise public health, safety, or welfare, and is consistent with the overall objectives of the General Plan.

SUP-3100 - Staff Report Page Six
November 5, 2003 City Council Meeting

NOTICES MAILED 53 by City Clerk

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3100 APN: 162-08-401-0049, 162-08-801-001

Name of Property Owner: Fletcher Jones Sr. Trust Etal Fletcher Jones MGT

Name of Applicant: Carlos Huerta

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: LINDY LA FORTUNE

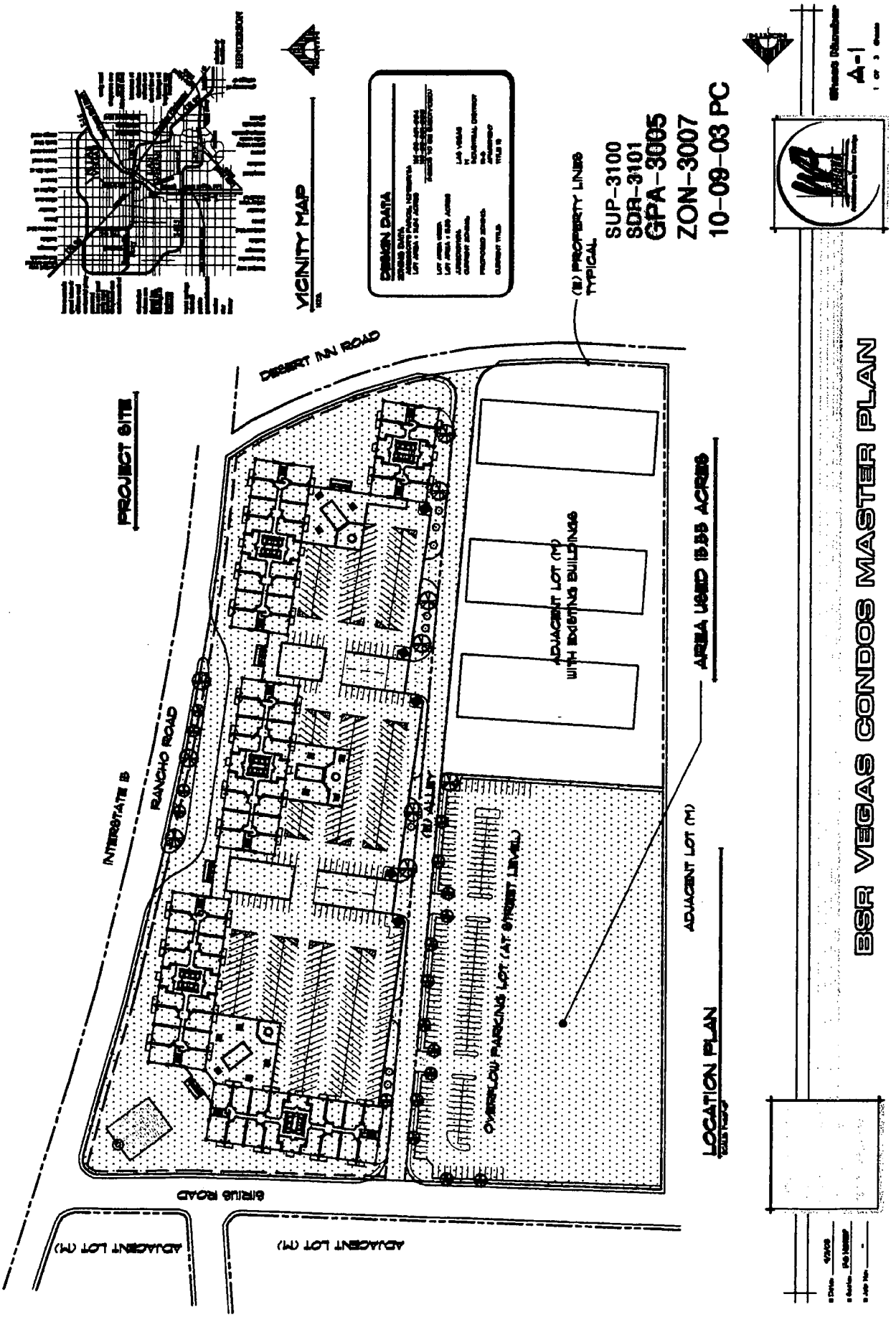
Subscribed and sworn before me

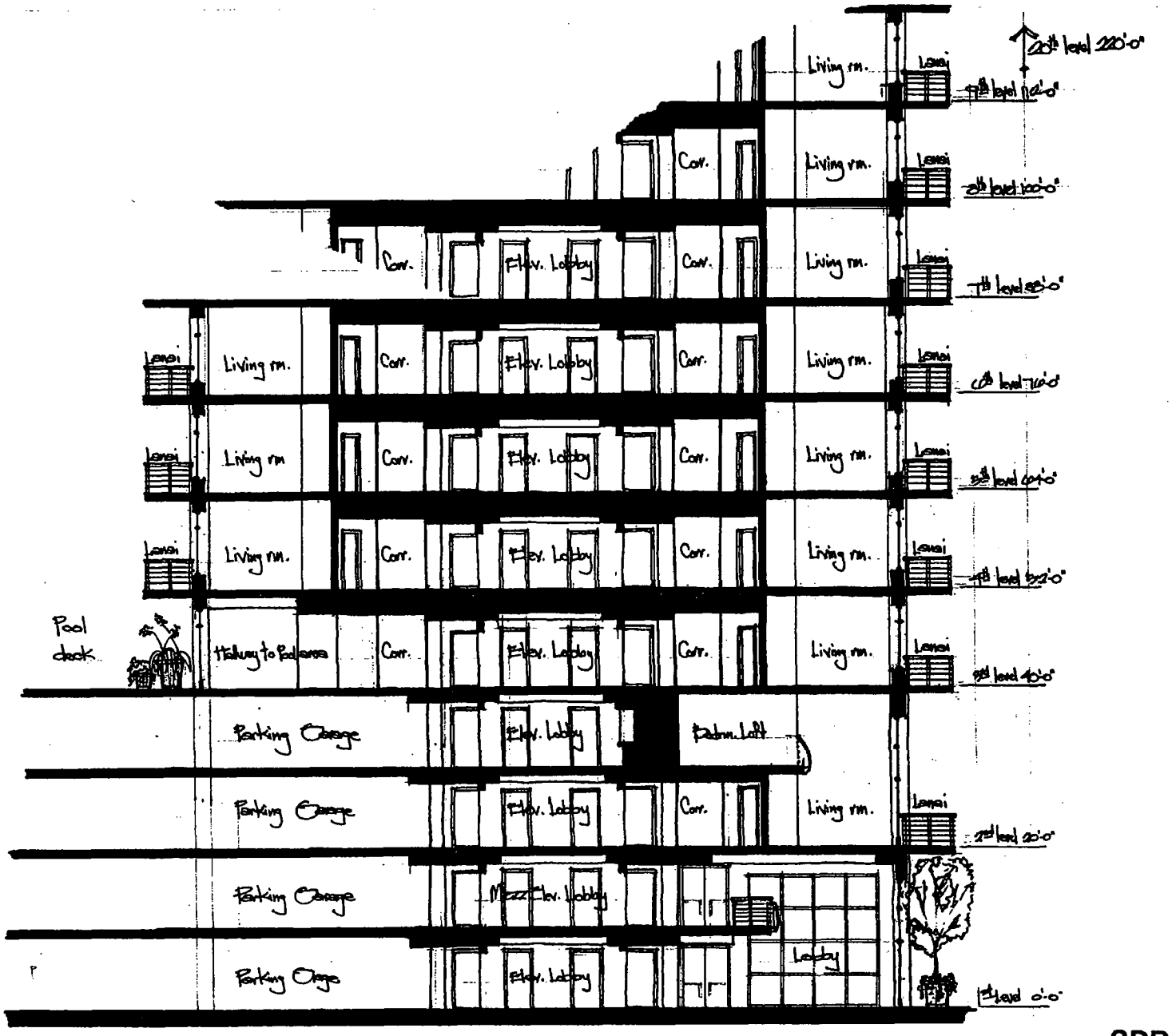
This 11th day of September, 2003

[signature]

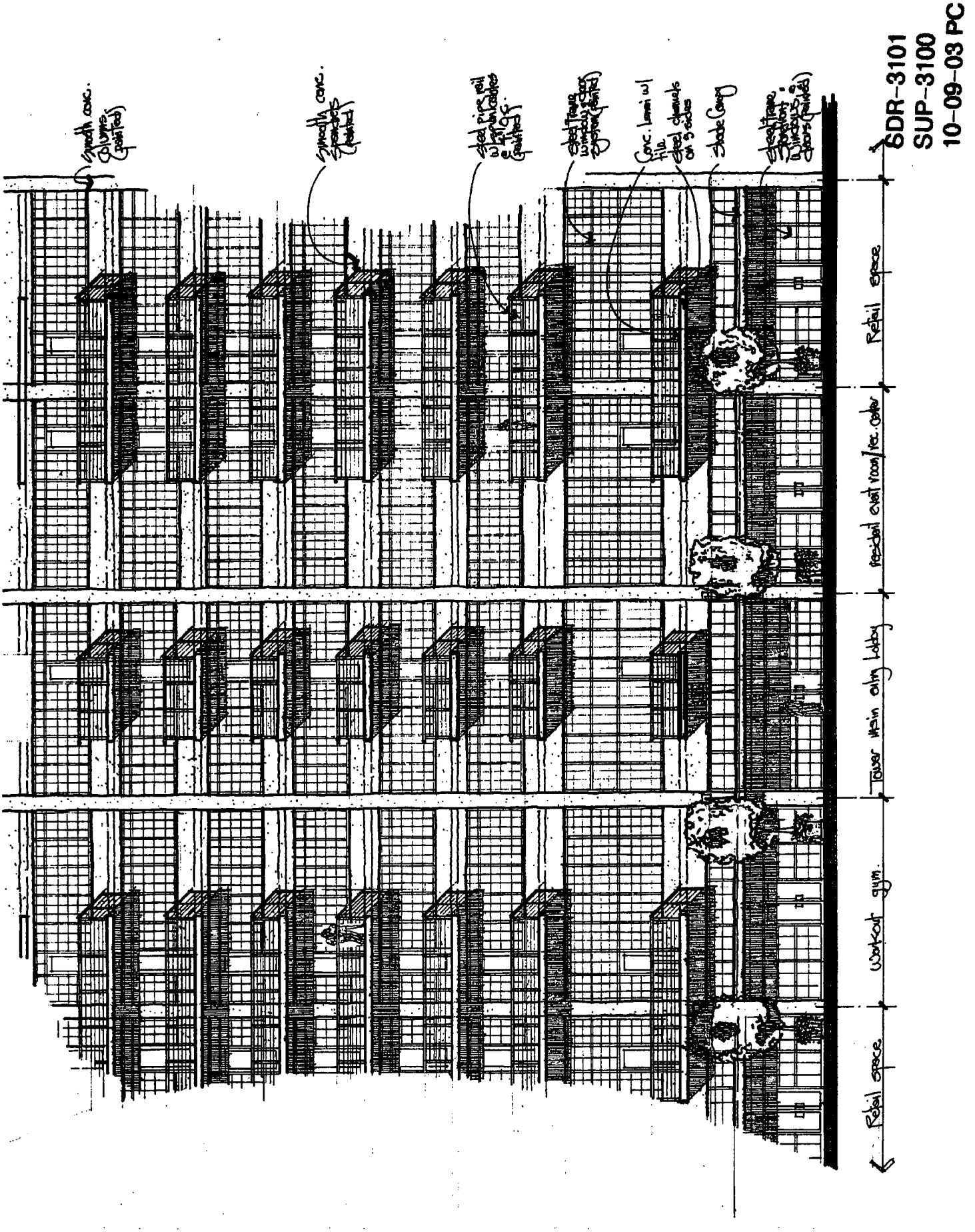
Notary Public in and for said County and State

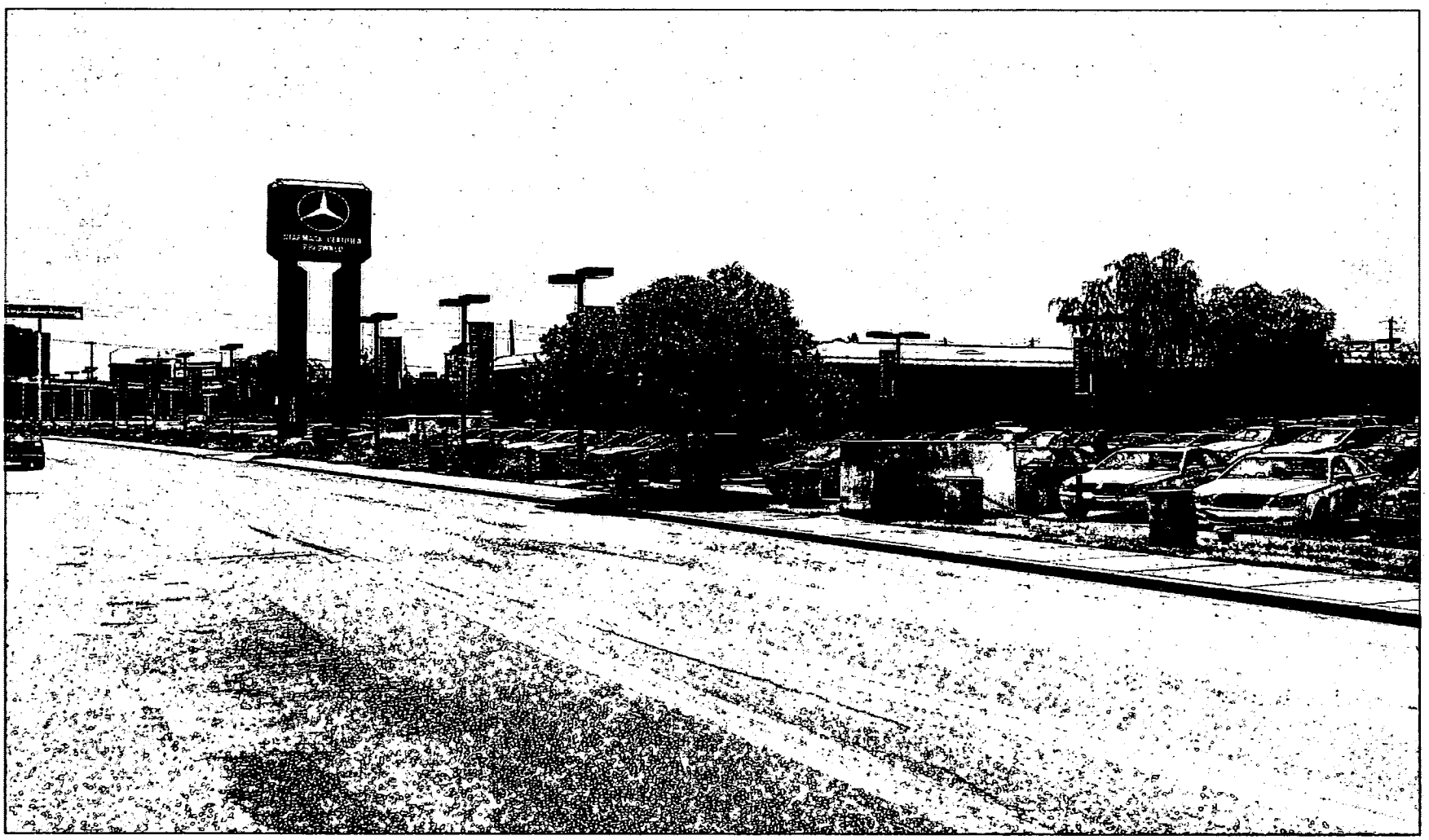
LESLIE BOEDDEKER
Notary Public State of Nevada
No. 96-1579-1
My appt. exp. May 1, 2004


BSR VEGAS CONDOS MASTER PLAN
SUP-3100
SDR-3101
GPA-3005
ZON-3007
10-09-03 PC
VICINITY MAP
LOCATION PLAN
PROJECT SITE
DESERT INN ROAD
RANCHO ROAD
INTERSTATE 15
BIRUE ROAD
ADJACENT LOT (TYP.)
ADJACENT LOT (TYP.)
ADJACENT LOT (TYP.)
(E) PROPERTY LINES TYPICAL
ADJACENT LOT (TYP.) WITH EXISTING BUILDINGS
AREA USED 15.55 ACRES
(E) ALLEY
OVERFLOW PARKING LOT (AT STREET LEVEL)



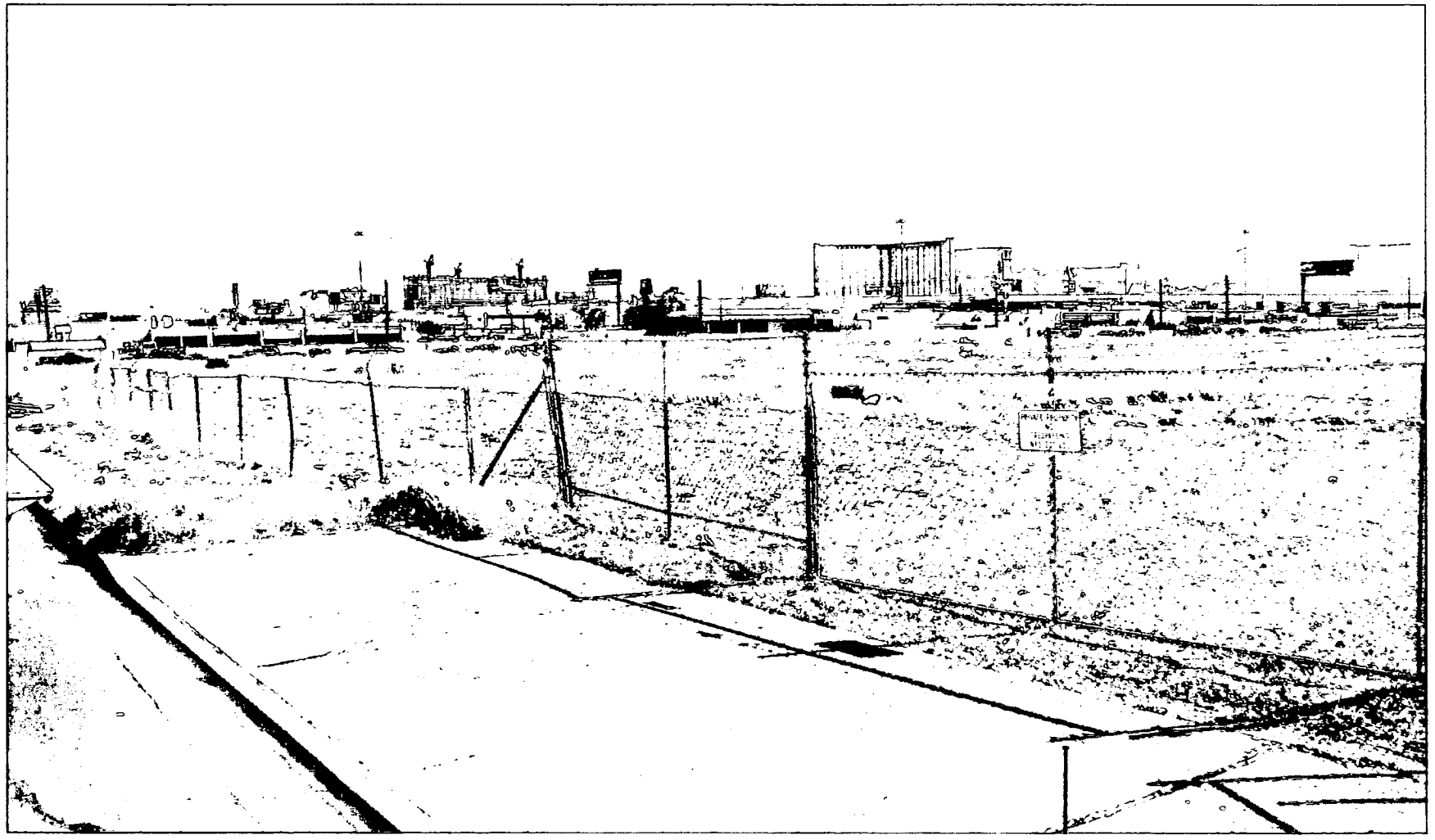
SDR-3101
SUP-3100
10-09-03 PC


Retail space
Tower main entry lobby
Workout gym
Retail space
DR-3101
SUP-3100
10-09-03 PC



SUP-3100 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03



SUP-3100 - B.S.R. ON BEHALF OF FLETCHER JONES SR. TRUST
NORTHWEST CORNER OF DESERT INN ROAD AND RANCHO DRIVE
OCTOBER 9, 2003 PLANNING COMMISSION

9/12/03

City of Las Vegas

Agenda Item No. 178

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

DEPARTMENT: CITY CLERK
DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:
SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

RQR-3023, RQR-3024, SUP-2962, SUP-3002, SUP-3042, SUP-3059, SUP-3061, SUP-3064, VAC-3019, VAC-3057, VAR-2958, VAR-3065, VAR-3076, VAR-3081, VAR-3083 and SNC-3092 – 11/19/2003 AGENDA

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

DEPARTMENT: CITY CLERK
DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:
ADDENDUM:

None.

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: NOVEMBER 5, 2003

CITIZENS PARTICIPATION:

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

MINUTES:

COUNCILMAN MACK invited the public to the Third Annual Centennial Hills Day scheduled for Saturday. The event will begin at 10:00 a.m. until 4:00 p.m. A two-mile walk with the Mayor is scheduled for 10:00 a.m. There will be an arts-and-crafts fair, a volleyball tournament, and bands. JOHN FREDRICKS from Channel 3 and his dog, Jordan, will be there, as well as dog training and demonstrations by Metro. The Lied Animal Foundation will be conducting an adoption fair. For additional information, the public is invited to call 229-6205. In addition, a warm weather clothing and food drive will be held at Centennial Park.

COUNCILWOMAN McDONALD added that MR. FREDRICKS and Jordan will be in Ward 2 on November 15, 2003 for the Mutts and Masters 5K and one-mile fun walk. The event will be held at the Veterans Memorial Leisure Services Center beginning at 8:00 a.m. The entry fee is $20 for the 5K and $15 for the one-mile walk. She will be joined by her four-legged friend, Vjay.

COUNCILMAN WEEKLY announced that the fire fighters will be holding a candlelight vigil at 5:30 p.m. at UMC for THEO ADAMS, who was injured in a traffic accident. MAYOR GOODMAN extended prayers for him and his family.

(4:18 – 4:21)

6-350

DOROTHY BARNES stated that she is struggling with her homeless situation. She indicated that she has been trying to locate her daughter, who had been injured.

(4:21 – 4:25)

6-441

TOM MCGOWAN, Las Vegas resident, submitted for the record his comments regarding the red light district and its affect on the revitalization of downtown.

(4:25 – 4:28)

6-586

City of Las Vegas

CITY COUNCIL MEETING OF NOVEMBER 5, 2003
Citizen Participation

MINUTES – Continued:

STEVEN "CAPTAIN TRUTH" DEMPSEY stated that The Perfectly Frank show could be heard weekday mornings at 11:00 a.m. on 1230 am radio dial. Some of the advertisers on the show have been contacted and threatened by governmental individuals with the revocation of their business licenses of those that advertise on the Perfectly Frank Show. MR. DEMPSEY mentioned an article by JOHN L. SMITH of the Review Journal regarding topless establishments and the dangerous situation that exists at the Crazy Horse II. A firing range has been opened in parking lot of the Crazy Horse II. People are getting killed and this establishment should be shut down. The community deserves an explanation.

(4:28 – 4:32)
6-677

LARRY SANCHEZ, 7844 Soinbrook, stated that he is a Civil Engineer and moved to Las Vegas seven years ago from Los Angeles, California. He graduated from the University of Loyola Marymount with a Civil Engineering degree and a Master's Degree from Santa Clara University in Civil Engineering. He has been unemployed for the past three months and asked for a contact in the Planning Department for him to work in the City. While in California he worked as an engineering student intern for NASA and then went to work in the private sector. He now realizes that working in the private sector is very difficult and competitive. He would like to work for a governmental entity.

(4:32 – 4:35)
6-819

TODD FARLOW, 240 19th Street, reminded the Council that the UNLV lecture on Sustaining Architecture will be held this evening at 7:00 p.m. free of charge. Secondly, two months ago the City was awarded recognition from the National Arbor Association. He commented that trees should be planted when the grass is removed in order to replenish the oxygen.

With regard to the Red Light District, MR. FARLOW pointed out that Las Vegas has been an adult oriented destination. Many people believe that prostitution is legal. It is a revenue generator. He feels that it can be controlled with a business license. He referred to an article in the Las Vegas Weekly regarding the Bacon Martini at the Double Down. The one-minute cocktail at the Double Down is the Bacon Martini. He commented that the Bacon Martini needs to be banned and prostitution legalized.

(4:35 – 4:39)
6-914

MEETING ADJOURNED AT 4:39 P.M.

Tom / Las Cncl. 11p, Wed. Nov '03

Submitted at City Council

Date 11/5/03 Item Citizens Part.

Cit. Partic.

- TOM MCGOWAN. LAS VEGAS RESIDENT, AND CANDIDATE FOR ELECTION AS U.S. SENATOR FOR THE STATE OF NEVADA IN 2004.

(1) CONSISTENT WITH THE MAYORS WIDELY PUBLICISED ENCOURAGEMENT OF 'OPEN DISCUSSION' OF THE LEGALISATION OF PROSTITUTION' IN THE CITY OF LAS VEGAS, IT'S IMPORTANT TO RECOGNIZE :-

(A) LEGALIZED PROSTITUTION PROVIDES NO INHERENT 'GUARANTEE' OF THE REDUCTION OR TERMINATION OF VICE, DRUGS, ROBBERY, THEFT AND VIOLENT CRIME ASSOCIATED WITH UN-LICENSED PROSTITUTION, WHICH WILL GAIN INCREASED CURRENCY AND WILL EXPAND AND INTENSIFY, IN CONSEQUENCE OF LICENSED COMPETITION';

(B) A 'RED LIGHT' DISTRICT IN THE DOWNTOWN CITY OF LAS VEGAS WILL EXCLUSIONARILY PRECLUDE AND MAKE IMPOSSIBLE THE REDEVELOPMENT AND REVITALISATION OF THE DOWNTOWN CITY OF LAS VEGAS, AND IN PARTICULAR, - A DOWNTOWN ENTERTAINMENT QUEENLY DISTRICT, - WHERE SOPHISTICATED ADULT MALES AND FEMALES OF BOTH LOCAL AND REGIONAL RESIDENCY, AND TOURIST AND VISITOR CONTEXT CAN PATRONIZE APPROPRIATE BUSINESS PREMISES AND ENGAGE IN SOCIALLY-INTERACTIVE DINING, COCKTAILS, ENTERTAINMENT, DANCING AND CONVERSATIONAL ACTIVITIES CONDUCIVE TO MUTUALLY RESPECTFUL INTERPERSONAL INTERFACE IN THE SPIRIT OF CONGENIAL COMMUNITY INVOCATIVE OF CLOSE PERSONAL FRIENDSHIP, ROMANCE, AND, IN INSTANCES, PROPOSALS OF MARRIAGE, PURSUANT TO THE DEVELOPMENT OF FAMILIES WHOSE LOVING AND DEVOTED SPOUSES AND CHILDREN CAN ATTAIN TO A HIGHER STANDARD OF HUMAN DECENCY AND HUMAN DIGNITY, AND SOLELY THEREBY, - TO A HIGHER LEVEL OF SELF- AND MUTUAL ESTEEM, OF POSITIVE CONTRIBUTION TO THE GENUINE BEST PUBLIC INTEREST CITY-WIDE AND GREATER REGIONAL COMMUNITY-WIDE, INCLUSIVELY.

(C) IN SUMMATE :- AN ADULT MALE WHO HASN'T GOT THE PERSONALITY, THE SELF-ESTEEM AND THE INTESTINAL FORTITUDE TO ATTRACT AND SUCCESSFULLY INTEREST A SOPHISTICATED AND INTELLIGENT ADULT FEMALE, IS A SELF-EVIDENT FAILURE AS A 'MAN', WHO DOESN'T NEED A 'PROSTITUTE', BUT INSTEAD NEEDS A 'MIRROR', A PSYCHIATRIST, OR A 'SPANKING', AND WOULD BENEFIT FROM SPIRITUAL GUIDANCE ASSISTIVE TO DEEPLY PERSONAL INTROSPECTION AND ATTAINMENT TO A HIGHER STANDARD OF PERSONAL MORAL INTEGRITY;

(D) ANY PUBLIC OFFICIAL WHO VALUES 'MONEY' MORE THAN 'HUMAN DIGNITY', IS AN UNITED FAILURE WHO DOESN'T UNDERSTAND THE FUNDAMENTAL PRINCIPLE AND PURPOSE OF COMMUNITY REDEVELOPMENT.

(E) THEREFORE, - IN RECOMMENDATION, -- INSTEAD OF 'LEGALISING PROSTITUTION' IN LAS VEGAS, - LEGALIZE EVERY ASPECT OF THE CONDUCT OF PUBLIC GOVERNMENT IN THE CITY OF LAS VEGAS, - AND DO IT IN TIME FOR THE CENTENNIAL CELEBRATION, FOR ALL THE WORLD TO SEE, .. SINCE YOUR NAMES WILL BE ON IT!!

THANK YOU! -