Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

December 4, 2003

Council Chambers **400 Stewart Avenue Las Vegas, Nevada**
Phone 229-6301 TDD 386-9108 **http://www.lasvegasnevada.gov**

COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN
TODD NIGRO, VICE CHAIRMAN
BYRON GOYNES
LAURA McSWAIN
STEVEN EVANS
LEO DAVENPORT

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the November 6, 2003 Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. **Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.**

2. **The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.**

3. **If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.**

4. **Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.**

5. **Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.**

6. **After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.**

7. **Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.**

8. **Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.**

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-3193 - ASTORIA AT LONE MOUNTAIN - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 284-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 30.85 acres approximately 690 feet east of Cliff Shadows Parkway, adjacent to the north side of Gowan Road (APN: 137-12-201-004, 010, 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

2. **TMP-3226 - DAY DAWN ESTATES UNIT 4 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.04 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 4 (Brown).

3. **TMP-3260 - LONE MOUNTAIN RIDGES - UNIT 8 - R L HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF DARK, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 33-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.49 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN: 137-01-801-007), PD (Planned Development) Zone, Ward 4 (Brown).

4. **TMP-3270 - SUMMERLIN VILLAGE 20 PARCELS E, F, & G - HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A 327-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 59.0 acres adjacent to the northeast corner of Charleston Boulevard and Vista Center Drive (APN: 137-35-410-004, 137-35-813-001, and 137-35-715-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

5. **TMP-3274 - SHADOW LANE - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP** - Request for a Tentative Map for a 75-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.08 acres adjacent to the west side of Shadow Lane, approximately 950 feet north of Alta Drive (APN: 139-33-201-001), R-1 (Single Family Residence) under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 5 (Weekly).

6. **TMP-3280 - VILLAGE 23B - THE HOWARD HUGHES CORPORATION** - Request for a Tentative Map FOR A 11-LOT RESIDENTIAL DEVELOPMENT on 439 acres located at the northwest corner of Alta Drive and Desert Foothills Drive (APN: a portion of 137-22-000-010) , P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

7. **EOT-3239 - BIG SKY DEVELOPMENT ON BEHALF OF GRAND CANYON INVESTORS, LIMITED LIABILITY COMPANY** - Request for an Extension of Time on an approved Variance (V-0058-02) TO ALLOW FIVE-FOOT WIDE SIDEWALKS WHERE MINIMUM SEVEN-FOOT WIDE SIDEWALKS OR WHEEL STOPS AND/OR CURBING ARE REQUIRED on 18.84 acres adjacent to the east side of Grand Canyon Drive, approximately 1,300 feet north of Grand Teton Drive (APN: 125-07-701-004), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).

8. **EOT-3281 - OWENS STAR, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Rezoning (Z-0057-01) FROM: R-1 (Single Family Residence) TO: C-1 (Limited Commercial) on 3.13 acres adjacent to the southwest corner of Owens Avenue and Sandhill Road (APN: 140-30-102-006), Ward 3 (Reese).

PUBLIC HEARING ITEMS:

9. **ABEYANCE - RENOTIFICATION - ZON-3143 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-2 (General Commercial) on 1.20 acres located at 1616 South Decatur Boulevard (APN: 163-01-602-004), Ward 1 (Moncrief).

10. **ABEYANCE - RENOTIFICATION - SUP-3144 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) AND FOR AUTO REPAIR GARAGE, MINOR on property located at 1616 South Decatur Boulevard (APN: 163-01-602-004), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Moncrief).

11. **ABEYANCE - RENOTIFICATION - SDR-3191 - GEORGE RAINHART ARCHITECTS ON BEHALF OF PP LAND, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review and a Waiver of build-to-street standards of the Town Center Development Standards FOR A 23,320 SQUARE FOOT COMMERCIAL BUILDING on 4.91 acres at the north corner of Durango Drive and El Capitan Way (APN: 125-17-601-011), T-C (Town Center) [SC-TC (Service Commercial – Town Center) land use designation, Ward 6 (Mack).

12. **VAR-3368 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC.** - Request for a Variance to ALLOW 87 PARKING SPACES WHERE 100 SPACES ARE REQUIRED for an addition to a proposed supper club at 1401 South Rainbow Boulevard, (APN: 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

13. **ABEYANCE - SDR-3187 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC.** - Request for a Site Development Plan Review FOR A 565 SQUARE FOOT DRIVE THROUGH ADDITION TO AN EXISTING RESTAURANT on 1.25 acres at 1401 South Rainbow Boulevard (APN: 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1(Moncrief).

14. **ZON-3219 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units per Acre) on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard (APN: 125-24-302-005), Ward 6 (Mack).

15. **SDR-3220 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT RESIDENTIAL DEVELOPMENT on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard (APN: 125-24-302-005), R-E (Residence Estates) Zone PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

16. **ZON-3256 - THE NEON MUSEUM ON BEHALF OF THE CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-2 (General Commercial) and R-3 (Medium Density Residential) TO: C-V (Civic) on 1.79 acres adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue (APN: 139-27-812-039, 040, and 043), Ward 5 (Weekly).

17. **SDR-3257 - THE NEON MUSEUM ON BEHALF OF THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review for a proposed Museum (The Neon Museum) on 1.79 acres adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue (APN: 139-27-812-039, 040, and 043), C-2 (General Commercial) Zone and R-3 (Medium Density Residential) Zone, [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly).

18. **ZON-3276 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: R-PD11 (Residential Planned Development - 11 Units Per Acre) on 8.32 acres between Martin L. King Boulevard and Shadow Lane, approximately 1,250 feet north of Alta Drive (APN: 139-33-102-020), Ward 5 (Weekly).

19. **SDR-3278 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES** - Request for a Site Development Plan Review FOR A PROPOSED 92-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 8.32 acres between Martin L. King Boulevard and Shadow Lane, approximately 1,250 feet north of Alta Drive (APN: 139-33-102-020), C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Residential Planned Development – 11 Units per Acre)] Ward 5 (Weekly).

20. **WVR-3355 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES** - Request for a Waiver of Title 18.12.160 TO ALLOW A 150-FOOT SEPARATION BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, and a Waiver of Title 18.12.105 TO ALLOW A 470-FOOT LONG PRIVATE STREET WHERE 200 FEET IS THE MAXIMUM LENGTH ALLOWED, between Martin L. King Boulevard and Shadow Lane, approximately 1,250 feet north of Alta Drive (APN: 139-33-102-020), Ward 5 (Weekly).

21. **ZON-3259 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWER, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.51 acres adjacent to the northwest corner of 8th Street and Bridger Avenue (APN: 139-34-710-049, 050, and 051), Ward 5 (Weekly).

22. **SDR-3261 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWER, LIMITED LIABILITY COMPANY AND LEBARON HOTEL, INC.** - Request for a Site Development Plan Review and Waivers OF THE PERIMETER BUFFERING AND LANDSCAPING STANDARDS AND TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED FOR AN EXISTING OFFICE BUILDING AND A PROPOSED THREE-STORY, 62,674 SQUARE-FOOT PARKING STRUCTURE WITH GROUND FLOOR COMMERCIAL on 0.90 acres adjacent to the northwest corner of 8th Street and Bridger Avenue (APN: 139-34-710-037, 049, 050, and 051), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

23. **VAC-3056 - WESTERN US REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF LEBARON HOTEL INC.** - Petition to Vacate a twenty-foot (20') wide public alley adjacent to the north side of Bridger Avenue, between 7th Street and 8th Street, Ward 5 (Weekly).

24. **ZON-3241 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM:U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 90.0 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the Corporate City Limits (APN: multiple), Ward 6 (Mack).

25. **VAR-3291 - GOOD SHEPHERD HEALTHCARE ON BEHALF OF NISH INVESTMENT COMPANY, LIMITED LIABILITY COMPANY AND FEREYDOON AND SUSAN TOFIGH TRUST** - Request for a Variance to allow 84 parking spaces where 115 parking spaces are required and to allow a 66-foot setback where Residential Adjacency Standards require a 75-foot setback FOR A PROPOSED TWO-STORY, 20,410 SQUARE FOOT MEDICAL OFFICE BUILDING on 1.09 acres adjacent to the southeast corner of Charleston Boulevard and Cahlan Drive (APN: 162-05-512-001 and 003), C-D (Designed Commercial) Zone, Ward 1 (Moncrief).

26. **SDR-3289 - GOOD SHEPHERD HEALTHCARE ON BEHALF OF NISH INVESTMENT COMPANY, LIMITED LIABILITY COMPANY AND FEREYDOON AND SUSAN TOFIGH TRUST** - Request for a Site Development Plan Review and Waivers of the FRONT AND CORNER SIDE SETBACKS, THE ONE-STORY, 20-FOOT MAXIMUM HEIGHT RESTRICTION, AND A PORTION OF THE PERIMETER AND PARKING LOT LANDSCAPING FOR A PROPOSED TWO-STORY, 20,410 SQUARE-FOOT MEDICAL OFFICE BUILDING on 1.09 acres adjacent to the southeast corner of Charleston Boulevard and Cahlan Drive (APN: 162-05-512-001 and 003), C-D (Designed Commercial) Zone, Ward 1 (Moncrief).

27. **VAR-3236 - CINGULAR WIRELESS ON BEHALF OF CHARLESTON HEIGHTS DEVELOPMENT COMPANY, INCORPORATED** - Request for a Variance TO ALLOW A 190-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM OF 219 FEET AND TO ALLOW A REAR YARD SETBACK OF 12 FEET WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED for a proposed 73-Foot Tall Slim-line Wireless Communication Facility (Non-Stealth) on property adjacent to the northeast corner of Cheyenne Avenue and U.S. 95 (APN: 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

28. **SUP-3237 - CINGULAR WIRELESS ON BEHALF OF CHARLESTON HEIGHTS DEVELOPMENT COMPANY, INCORPORATED** - Request for a Special Use Permit FOR A PROPOSED 73-FOOT TALL SLIM-LINE WIRELESS COMMUNICATION FACILITY (NON-STEALTH) on property adjacent to the northeast corner of Cheyenne Avenue and U.S. 95 (APN: 138-10-816-007), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

29. **VAR-3360 - CUMORAH, INCORPORATED ON BEHALF OF THE VAN BLANKENSTEIN FAMILY 1980 TRUST** - Request for a Variance TO ALLOW A 27-FOOT SIDE YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 78 FEET for a proposed Private School, Primary on 2.10 acres adjacent to the south side of Azure Drive, approximately 285 feet west of Rebecca Road (APN:125-26-203-002), R-E (Residence Estates) Zone, Ward 6 (Mack).

30. **SDR-3284 - CUMORAH, INCORPORATED ON BEHALF OF THE VAN BLANKENSTEIN FAMILY 1980 TRUST** - Request for a Site Development Plan Review FOR A PROPOSED PRIVATE SCHOOL, PRIMARY on 2.10 acres adjacent to the south side of Azure Drive, approximately 285 feet west of Rebecca Road (APN: 125-26-203-002), R-E (Residence Estates) Zone, Ward 6 (Mack).

31. **VAR-3196 - MARC LEMOINE ARCHITECTURE, LIMITED LIABILITY COMPANY ON BEHALF OF JOHN DERRELL PARKER & SHELLEEN ABRAMS** - Request for a Variance TO ALLOW A 36-FOOT, 2-½ INCH FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED for a proposed Entry and Powder Room addition at 3309 Hastings Avenue (APN: 139-32-402-004), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

32. **VAR-3198 - MARC LEMOINE ARCHITECTURE ON BEHALF OF FRANK J. FERTITTA III & JILL ANN FERTITTA FAMILY TRUST** - Request for a Variance TO ALLOW A SIX-FOOT SIX-INCH FENCE WITH EIGHT-FOOT MASONRY PILLARS WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED, on 1.73 acres at 9400 Kings Gate Court (APN: 138-31-710-007), R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 2 (L.B. McDonald).

33. **VAR-3246 - RICHARD LUKE ARCHITECTS ON BEHALF OF CHARLES M. AND PATRICIA A. VARNEY** - Request for a Variance TO ALLOW A PROPOSED SIX FOOT WALL WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 1.9 acres at 9511 Kings Gate Court (APN: 138-31-710-001), R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 2 (L.B. McDonald).

34. **SUP-3277 - THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS ON BEHALF OF CECIL M. JOHNSON** - Request for a Special Use Permit FOR A 24,397 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP adjacent to the southwest corner of Jones Boulevard and Dorrell Lane (APN: 125-23-601-018 thru 020), R-E (Residence Estates) Zone, Ward 6 (Mack).

35. **SDR-3279 - THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS ON BEHALF OF CECIL M. JOHNSON** - Request for a Site Development Plan Review FOR A PROPOSED CHURCH/HOUSE OF WORSHIP on 4.86 acres adjacent to the southwest corner of Jones Boulevard and Dorrell Lane (APN: 125-23-601-018 thru 020), R-E (Residence Estates) Zone, Ward 6 (Mack).

36. **SUP-3254 - INTEGRITY ENGINEERING ON BEHALF OF RONALD REISS FAMILY TRUST** - Request for a Special Use Permit and a Waiver of Title 18.12.160 (Street Intersection Offset Requirements) FOR A PRIVATE STREET WITHIN A PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.13 acres adjacent to the northeast corner of Tenaya Way and O'Bannon Drive, (APN: 163-03-702-005), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

37. **VAC-3255 - INTEGRITY ENGINEERING ON BEHALF OF RONALD REISS FAMILY TRUST** - Petition to Vacate U.S. Government Patent Easements generally located north of O'Bannon Drive and east of Tenaya Way, Ward 1 (Moncrief).

38. **SUP-3266 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF FOSTER DAY CORPORATION** - Request for A Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located at 4910 Vegas Drive (APN: 138-24-804-012), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

39. **SUP-3268 - MAKINO PREMIUM OUTLET LV, LIMITED LIABILITY COMPANY ON BEHALF OF SIMON/CHELSEA LAS VEGAS DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR located at 775 South Grand Central Parkway, Suite 1301 (APN: 139-33-710-001), PD (Planned Development) Zone, Ward 5 (Weekly).

40. **SUP-3269 - REAGAN NATIONAL ADVERTISING ON BEHALF OF SDL, INCORPORATED** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located at 1205 East Sahara Avenue (APN: 162-02-401-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

41. **SDR-3263 - PLANE REALTY CORPORATION** - Request for a Site Development Plan Review and a Waiver of The Las Vegas Downtown Centennial Plan Development Standards FOR A PROPOSED 3,125 SQUARE-FOOT WEDDING CHAPEL AND SERVICE BUILDING on 0.16 acres adjacent to the northeast corner of 3rd Street and Bonneville Avenue (APN: 139-34-311-094), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

42. **SDR-3267 - UHS OF DELAWARE, INC. ON BEHALF OF MONTECITO TOWN CENTER, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED HOSPITAL on 40 acres adjacent to the northeast corner of Durango Drive and Deer Springs Way (APN: 125-20-601-001 and a portion of 125-20-501-001), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use – Town Center) land use designation], Ward 6 (Mack).

43. **SDR-3273 - SUNRISE MOUNTAINVIEW HOSPITAL, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 220,000 SQUARE-FOOT, FOUR-STORY PARKING STRUCTURE on 28.10 acres adjacent to the southeast corner of Tenaya Way and Cheyenne Avenue (APN: 138-15-510-005), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

44. **SDR-3275 - THE ANIMAL FOUNDATION ON BEHALF OF THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED ANIMAL SHELTER AND VETERINARY COMPLEX on 9.5 acres adjacent to the southwest corner of Harris Avenue and Mojave Road (APN: 139-25-801-002 and 003; 139-25-405-007), C-V (Civic) Zone, Ward 3 (Reese).

45. **ROC-3238 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 3 of an approved Site Development Plan Review [SDR-1769], to allow a building height of three stories or 35 feet where a building height of two stories or 35 feet is required, on 41.21 acres adjacent to the northeast corner of Fort Apache Road and Severence Lane (APN: 125-17-301-001), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).

46. **ROC-3240 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 4 of an approved Site Development Plan Review [SDR-1769], to allow 18-foot setbacks to the front of the garage as measured from the back of sidewalk or from back of curb where no sidewalk is provided for lots 294 to 396 and 418 to 489 (179 lots) where a 20-foot setback is required on 41.26 acres adjacent to the northeast corner of Fort Apache Road and Severence Lane (APN: 125-17-301-001), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], Ward 6 (Mack).

47. **ROC-3283 - RAZI INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF DEER SPRINGS ESTATES, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 3 of an approved Rezoning (ZON-2436) TO ALLOW A MINIMUM LOT SIZE OF 8,600 SQUARE FEET WHERE A MINIMUM LOT SIZE OF 11,000 SQUARE FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way (APN: 125-24-201-003, 004, and 005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

48. **ROC-3286 - RAZI INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF DEER SPRINGS ESTATES, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 3 of an approved Site Development Plan Review (SDR-2437) TO ALLOW A MINIMUM LOT SIZE OF 8,600 SQUARE FEET WHERE A MINIMUM LOT SIZE OF 11,000 SQUARE FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way (APN: 125-24-201-003, 004, and 005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

50. **SNC-3099 - PARADISE DEVELOPMENT** - Request for a Street Name Change and a Waiver of City of Las Vegas Street Naming and Address Assignment Regulations to allow different primary street names assigned to the same alignment and to allow the use of the suffix "Parkway" for a street that is less than 80 feet in width FROM: F Street TO: City Parkway, for the portion of F Street south of the US 95 Right-of-Way southerly to Grand Central Parkway, Ward 5 (Weekly).

51. **VAC-3264 - RL HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF DARK, LIMITED LIABILITY COMPANY** - Request to Vacate a BLM Roadway Easement generally located adjacent to the north side of the Alexander Road alignment, 350 feet west of Vegas Vista Trail, Ward 4 (Brown).

52. **VAC-3282 - BARBARA SINGLETON TRUST** - Petition to Vacate a portion of Lisa Lane between La Madre Way and Washburn Road, Ward 6 (Mack).

DIRECTOR'S BUSINESS:

53. **TXT-3357 - CITY OF LAS VEGAS** - Discussion and possible action to amend the following portions of Title 19 of the Las Vegas Zoning Code relative to Commercial Units and Commercial Shopping Facilities: Title 19.04.010, Table 2 "Land Use Tables;" Title 19.04.040(C), "Conditions;" Title 19.10.010(F), Table 1 "On-Site Parking Requirements;" and Title 19.20.020, "Words and Terms Defined."

54. **TXT-3377 - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06 of the Las Vegas Zoning Code in order to adopt regulations and define the boundaries of the Live/Work Overlay District.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **21st** day of **November, 2003**, a copy of the **December 4, 2003** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carole R Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

21 day of November, 2003

Kathryn M. McDonald

NOTARY PUBLIC in and for said County and State

KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-56749-1
MY APPT. EXPIRES JUNE 14, 2007

AFFIDAVIT OF POSTING

(Posting required under the provision of NRS 241, Sec. 1.3 and 1.5)

State of Nevada)
)
County of Clark)
)
City of Las Vegas)

I Rene' Carlsen, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 26th day of November, 2003, at the hour of 10:00 am, there were posted copies of the December 4, 2003 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
   500 South Grand Central Parkway

2. In the Senior Citizens Center
   450 East Bonanza Road

3. In the Clark County Courthouse
   200 Carson Avenue

4. On the Special Public Bulletin Board at the Plaza Level of City Hall
   400 Stewart Avenue
   (Near the entrance to the City Council Chambers)

5. On the Public Bulletin Board at the Plaza Level to the City Hall
   400 Stewart Avenue
   (Near the entrance to the Court Clerk's Office)

Rene' Carlsen
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 26th day of November, 2003.

Peter Lowenstein
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
My Appointment Expires Feb. 27, 2007
No. 03-80709-1

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:45 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:
PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN, AND LEO DAVENPORT

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., STEVE SWANTON – PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

ITEM 12 [VAR-3368] and ITEM 13 [SDR-3187]:
DAVID CLAPSADDLE, Planning and Development Department, explained that these applications relate to a proposed supper club. He noted that the special use permit was heard at the last meeting. He stated that the applicant, with the revision of the site plan, has eliminated the drive through and now meets the parking requirements eliminating the need for a variance.

ITEM 24 [ZON-3241]:
MR. CLAPSADDLE indicated that the applicant submitted a letter requesting the zoning application be held in abeyance to the 1/8/2004 Planning Commission meeting. MR. CLAPSADDLE agreed that this would be appropriate in order to look at both the rezoning and the development agreement together.

ITEM 14 [ZON-3241] and ITEM 15 [SDR-3220]:
MR. CLAPSADDLE announced that 73 signatures of opposition were received objecting to the proposed project.

CONDITIONS CHANGES

ITEM 19 [SDR-3278]:
MR. CLAPSADDLE acknowledged that there would be a minor change to the conditions changing the project from two stories at 35 feet in height to three stories at 35 feet in height. He stressed that staff had no problems with the modification seeing as the applicant meets the 35-foot standard.

MINUTES – Continued:

MISCELLANEOUS:

MR. CLAPSADDLE introduced STEVE SWANTON, who was presenting to the Planning Commission for the first time.

COMMISSIONER McSWAIN informed that she would like additional information added to the Minutes of November 6, 2003 with regard to Item 25 [SUP-2904] to further clarify her support of the delivery hours.

MEETING ADJOURNED AT 5:50 P.M.

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES, STEVEN EVANS, LAURA McSWAIN, AND LEO DAVENPORT

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., STEVE SWANTON – PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, YONGYAO LOU – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

SUBJECT:
Approval of the minutes of the November 6, 2003 Planning Commission Meeting

MOTION:
NIGRO – APPROVED subject to amending Item 25 [SUP-2904] – Liborio Market on behalf of Triple A, Limited Liability Company - UNANIMOUS

MINUTES:
COMMISSIONER McSWAIN requested the minutes reflect her reason for reversing her decision and supporting the waiver of the condition pertaining to the delivery hours to allow the hours of delivery from 4:00 a.m. to 8:00 p.m. inasmuch as all other deliveries are currently permitted on a 24-hour basis.

(6:02)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:
ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
TMP-3193 - ASTORIA AT LONE MOUNTAIN - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 284-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 30.85 acres approximately 690 feet east of Cliff Shadows Parkway, adjacent to the north side of Gowan Road (APN: 137-12-201-004, 010, 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-3193] as her firm is presently under contract with Astoria Homes, on Item 5 [TMP-3274] as her firm is finalizing payment from Signature Homes, and on Item 7 [EOT-3239] as her firm is presently under contract with Big Sky Development and NIGRO abstaining on Item 5 [TMP-3274] as he owns a project located within the notification boundary.

This is Final Action.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:20)

City of Las Vegas

Agenda Item No.: 1

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 1 – TMP-3193

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2669), Rezoning (ZON-2667), Major Modification (MOD-2579), Variance (VAR-3081) and the Lone Mountain West Plan Development Standards.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, the Tentative Map shall be revised depicting conformance to the required 2,580 square foot minimum lot size for all proposed lots, including lot 90.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

7. Provide proof that no portion of the southeast 5 acres of this site (west half of APN 137-12-201-011) is encumbered by BLM Right-of-Way Grant N-61323 (in favor of Clark County) prior to submittal of a Final Map for this site. All existing encumbrance on this site shall be eliminated through a vacation application or other legal means prior to recordation of a Final Map on this site. Coordinate with Clark County Public Works for dedication of Beltway right-of-way adjacent to this site; dedicate as recommended by Clark County.

8. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

CONDITIONS - Continued:

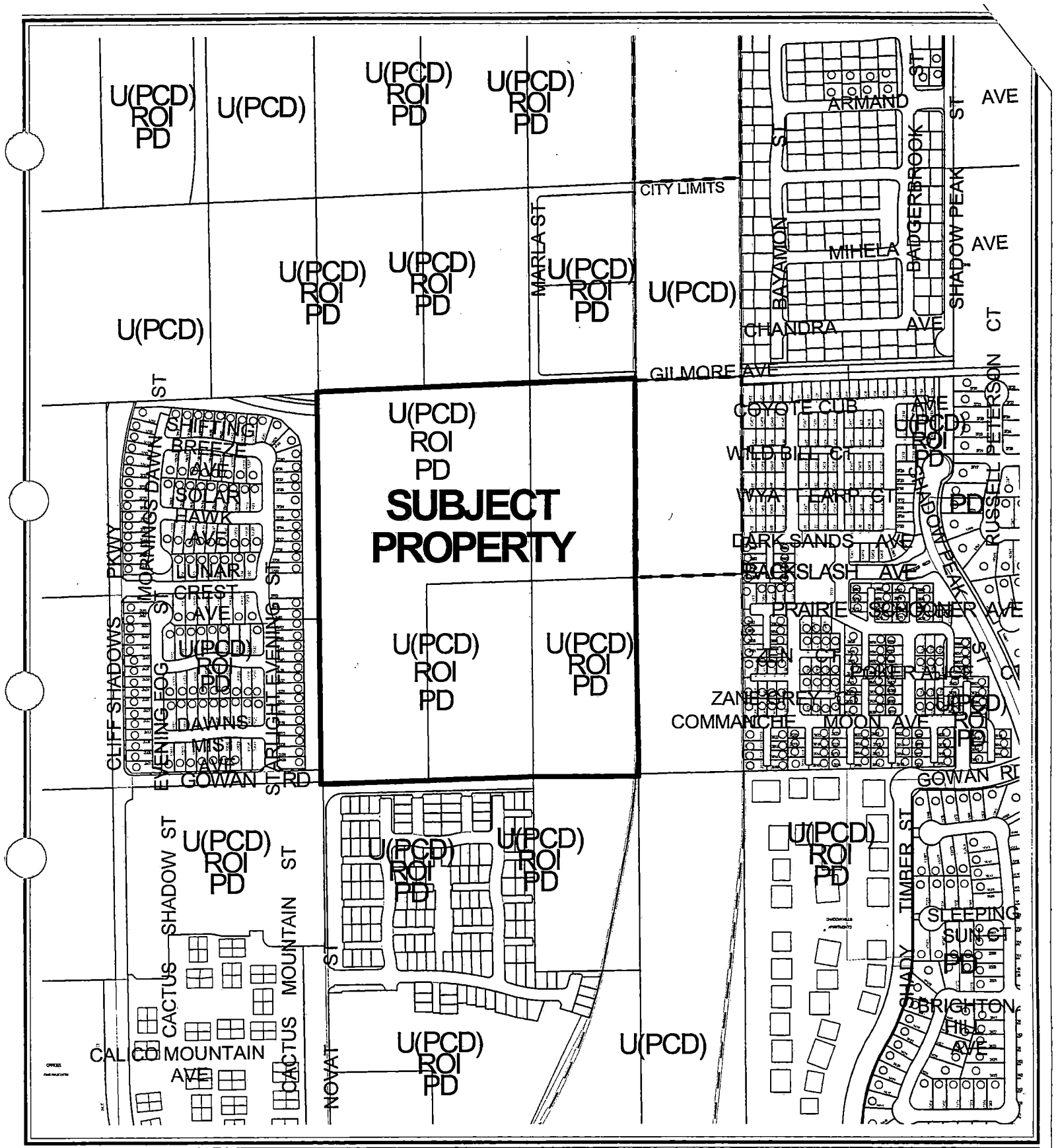
10. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

11. 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.

12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

13. Site development to comply with all applicable conditions of approval for ZON-2667, SDR-2669, and all other subsequent site-related actions.

14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.



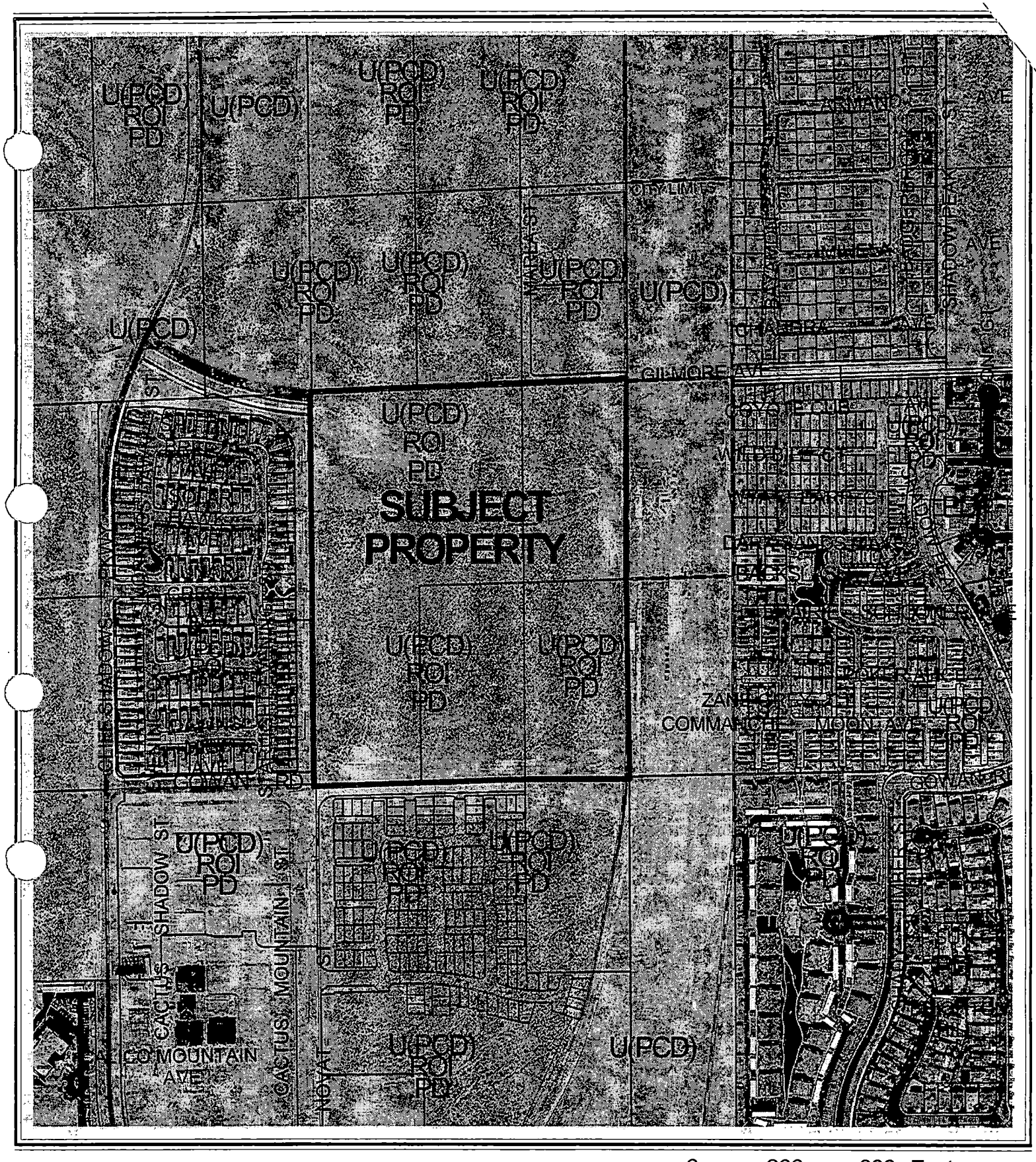
CASE: **TMP-3193**

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: **TMP-3193**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3193 - ASTORIA AT LONE MOUNTAIN - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2669), Rezoning (ZON-2667), Major Modification (MOD-2579), Variance (VAR-3081) and the Lone Mountain West Plan Development Standards.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, the Tentative Map shall be revised depicting conformance to the required 2,580 square foot minimum lot size for all proposed lots, including lot 90.

4. Street names must be provided in accordance with the City's Street Naming Regulations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

7. Provide proof that no portion of the southeast 5 acres of this site (west half of APN 137-12-201-011) is encumbered by BLM Right-of-Way Grant N-61323 (in favor of Clark County) prior to submittal of a Final Map for this site. All existing encumbrance on this site shall be eliminated through a vacation application or other legal means prior to recordation of a Final Map on this site. Coordinate with Clark County Public Works for dedication of Beltway right-of-way adjacent to this site; dedicate as recommended by Clark County.

8. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

10. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

11. 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.

12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

13. Site development to comply with all applicable conditions of approval for ZON-2667, SDR-2669, and all other subsequent site-related actions.

14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

TB

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 284-lot Single-Family Residential Subdivision on 35 acres approximately 690 feet east of Cliff Shadows Parkway, between Gilmore Avenue and Gowan Road.

B) Applicant's Justification

A justification letter is not required for a Tentative Map land use application, nor was one submitted for this application.

BACKGROUND INFORMATION

A) Previous Actions

05/10/99 The City Council approved a petition (A-0009-99) to annex 131.8 acres including a portion of the subject site generally located east of Puli Road between Alexander Road and Cheyenne Avenue. The Planning Commission recommended approval on March 11, 1999. The effective date of the application was November 19, 1999.

06/06/99 The City Council approved a petition (A-0013-99) to annex approximately 10 acres including a portion of the subject site generally located at the northwest corner of Gowan Road and The Western Beltway. The Planning Commission recommended approval on March 25, 1999. The effective date of the application was June 15, 1999.

11/01/00 The City Council approved a request for a Rezoning (Z-0058-00) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 4.1 acres on the south side of the Gowan Road alignment and the west side of the Beltway alignment. The Planning Commission recommended approval on September 28, 2000.

02/05/03 The City Council approved a petition (A-0038-02) to annex 495 acres in various parts of the city, including a portion of the subject site on the northwest corner of Gowan Road and The Western Beltway. The Planning Commission recommended approval on October 24, 2002. The effective date of the application was February 14, 2003.

09/17/03 The City Council approved a Major Modification (MOD-2579) to the Lone Mountain Master Development Plan, to redesignate the subject site from "Low Density Residential" to "Medium-Low Density Residential". The Planning Commission recommended approval on August 14, 2003.

TB

11/19/03 The City Council approved four related applications, a General Plan Amendment (GPA-3077) From: PR (Park/Recreation/Open Space) and PF (Public Facilities) To: PCD (Planned Community Development), a Major Modification (MOD-3074) to redesignate the subject site from "Low Density Residential" to "Medium-Low Density Residential", a Rezoning (ZON-2667) From: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development), a Variance (VAR-3081) to allow 76,865 square feet of open space where 100,624 square feet is required and a Site Development Plan Review (SDR-2669) for a 284-lot Single-Family Detached Cluster Development on the site. The Planning Commission recommended approval of the above listed items on October 23, 2003.

B) Pre-Application Meeting

10/02/03 The Tentative Map approval is predicated on the approval of companion General Plan Amendment (GPA-3077), Major Modification (MOD-3074), Rezoning (ZON-2667), Variance (VAR-3081) and Site Development Plan Review (SDR-2669), all to be heard at the November 19, 2003 City Council meeting. It was also noted that lot designs were altered in order to meet required 18-foot minimum driveway lengths.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 30.85

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
West:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)

TB

D) General Plan Compliance

This site is located within the Centennial Hills Sector Plan of the General Plan. A Major Modification (MOD-3074) to the Lone Mountain West Master Development Plan was approved by City Council changing the land use designation to ML (Medium-Low Density Residential). This designation allows for a density up to twelve units per acre. The submitted Tentative Map, at 9.2 dwelling units per acre, conforms to the overall density provisions of the proposed "Medium-Low Density Residential" land use designation.

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

Lone Mountain West Master Development Plan
The subject site is located within a portion of the Lone Mountain West Master Development Plan that is designated as "Low Density Residential". The approved Major Modification places the "Medium-Low Density Residential" land use designation on these lands. The proposed Tentative Map is compatible with the "Medium-Low Density Residential" land use designation.

Trails
A Multi-use Transportation Trail is required on the Nevada Power easement along but outside the western boundary of this site, and within and along the eastern boundary of the property, as shown on Map 8 of the Transportation Trails Element of the Master Plan and on Map 2 of the Interlocal Joint Parks and Trails Plan. Subject to agreement by Clark County, this trail may be located along the western side of the Beltway, within the right-of-way, on the east boundary of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, and Site Development Plan Review (SDR-2669), the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	2,580 Square Feet	2,559 SF	N
Min. Setbacks			
• Front (House)	8 Feet	8 Feet	Y
• Front (Garage)	18 Feet	18 Feet	Y
• Side	3 Feet	3 Feet	Y
• Corner	9 Feet	9 Feet	Y
• Rear	3 Feet	3 Feet	Y
Max. Building Height	2 Stories / 35 Feet	Not Depicted	N/A
Number of Lots	N/A	284	Y
Max. Density	12 D.U.A.	9.2 D.U.A.	Y
Private/Public Street	Private or Public	Private	Y
Min. Street Width	39 Feet	39 Feet	Y

The proposed development is in conformance with requirements as established by Site Development Plan Review (SDR-2669), including minimum setbacks, maximum density, and minimum street width requirements. One condition, however, is not in conformance with the submitted site plan. Condition number four states the minimum lot size for the development shall be 2,580 square feet, and the minimum distance between buildings shall be 7 feet. Lot 90 is proposed to be 2,559 square feet and the 'typical lot dimensions and setbacks' detail shows three-foot required setbacks adjacent to one another, to show a 6-foot minimum setback between buildings. A condition has been included to require the minimum standards from SDR-2669, including minimum lot size and building separation requirements to be met.

B) General Analysis Discussion

- General information

The submitted Tentative Map illustrates a development that consists of 284 single-family lots, to be developed at a density of about 9.2 units per gross acre. The lots, which are developed along a network of 39-foot wide private streets, will have access via an ungated 60-foot wide private entry to Gowan Road, a local public street, continuing to Cliff Shadows Parkway. Open space areas are provided, including one larger centrally located space labeled 'mini-park.' Lot 90 does not maintain the required minimum square footage of 2,580 square feet according to condition number four of the approved Site Development Plan Review, SDR-2669. All other development standards are in conformance with the submitted Tentative Map.

- Cross Section

North/south cross-sections have been provided and depict a maximum natural grade between two and four-percent across this site from north to south. Per Table A Subdivision Code 18.08.110 a development with natural slope between two and four-percent, such as this development, is allowed a maximum six-foot retaining wall. The

retaining walls proposed for this cross section exceed the acceptable parameters allowed by code. The walls beyond standard, however, are internally located and along Gowan Road no retaining wall is proposed; therefore, the effect of the proposed retaining walls should have minimal impact on surrounding properties.

In addition East/west cross-sections depict a maximum natural grade between two and four-percent across this site from north to south. Per Table A Subdivision Code 18.08.110 a development with natural slope between two and four-percent, such as this development, is allowed a maximum 6-foot retaining wall per step. The retaining walls shown for this cross section fall within the acceptable parameters allowed by code, as the western border depicts a 3-foot retaining wall and the eastern border depicts a 2.5-foot retaining wall height.

- Trails

Regarding Trail requirements, condition seven of Site Development Plan Review SDR-2669, was revised and approved at the November 19, 2003 City Council meeting to read:

> *'The applicant shall maintain the ability to provide access to the multi-use transportation trail located along the western side of the beltway. The applicant will provide such access within 60 days of receiving notice from the City that the City has obtained authority necessary to allow access to the trail.'*

The submitted Tentative Map depicts one twenty-foot wide common lot access, at mid-block, along the eastern side of the site and one additional common lot adjacent to the north side of Gowan Road and the eastern side of the site, to provide access to the beltway trail.

- Special Conditions of Approval (from SDR-2669)

4. The standards for this development shall include the following: minimum lot size of 2,580 square feet, minimum distance between buildings of 7 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 8 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, 9 feet on the corner side, and 3 feet in the rear.

6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect full independent vehicular access to both garage spaces in all units.

TB

7. The applicant shall maintain the ability to provide access to the multi-use transportation trail located along the western side of the beltway. The applicant will provide such access within 60 days of receiving notice from the City that the City has obtained authority necessary to allow access to the trail.

8. 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. The landscape plan shall demonstrate compliance with the Plant Palette listed in Appendix B of the Lone Mountain West Master Development Plan.

16. A Petition of Vacation to vacate the existing public sewer easement along the eastern perimeter and a portion of the existing 40-foot BLM Grant along the Gowan Road alignment per document 20000321:00169 shall be submitted and acted upon by City Council prior to the issuance of any permits for this site. Said Petition of Vacation must record prior to the recordation of a Final Map overlying or abutting the area to be vacated. If said vacation is not approved, a new Site Development Plan shall be submitted acknowledging the existing public sewer easement and BLM Grant within the boundaries of this site.

The Tentative Map conforms to these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

TB

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3193 APN: 137-12-201-004, 010, 011, & 014

Name of Property Owner: Astoria Lone Mountain 30 LLC

Name of Applicant: Astoria 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: _____

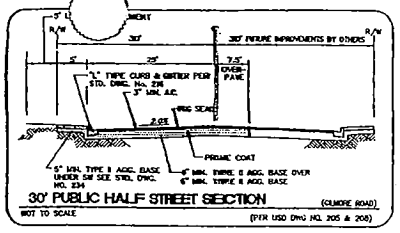
Print Name: Thomas McCormick

Subscribed and sworn before me

This 4 day of September 2003

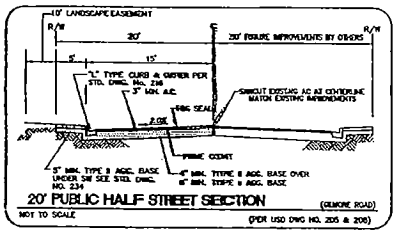
_____
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PATRICIA WHIPPLE
No. 00-63238-1 My Appointment Expires May 9, 2004



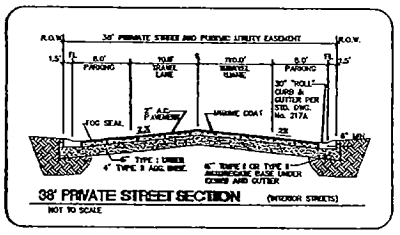
30' PUBLIC HALF STREET SECTION (GILMORE ROAD)

NOT TO SCALE (PER USD DWG NO. 205 & 208)



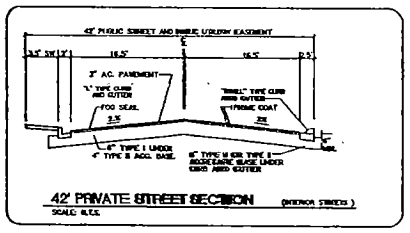
20' PUBLIC HALF STREET SECTION (GILMORE ROAD)

NOT TO SCALE (PER USD DWG NO. 205 & 208)



38' PRIVATE STREET SECTION (INTERIOR STREETS)

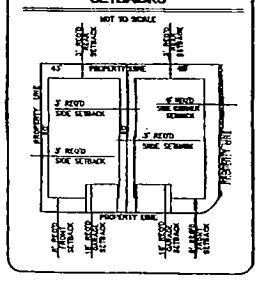
NOT TO SCALE



42' PRIVATE STREET SECTION (INTERIOR STREETS)

SCALE: N.T.S.

TYPICAL LOT DIMENSIONS AND SETBACKS



UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CLARK COUNTY SANITATION DISTRICT
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NEVADA POWER COMPANY
TELEPHONE:	SPRINT CENTRAL TELEPHONE-NEVADA
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED SEWER CONTRIBUTION:

384 UNITS@ 250 GPD/UNIT = 71,000 GPD

TOTAL AVERAGE CONTRIBUTION = 0.0710 MGD

(PEAK FACTOR)= 0.1775 MGD

TOTAL PEAK FLOW = 0.0710 MGD* 2.5

OWNER

ASTORIA LOAN
ASTORIA HOMES
9500 GILMORE AVENUE
LAS VEGAS, NEVADA 89134
PHONE: (702) 498-8471

DEVELOPER

ASTORIA HOMES C/O TOM
GILMORE AVENUE SUITE 8,000
- LAS VEGAS, NEVADA 89134
PHONE: (702) 498-8471

TENTATIVE MAP FOR ASTORIA AT LONE MOUNTAIN

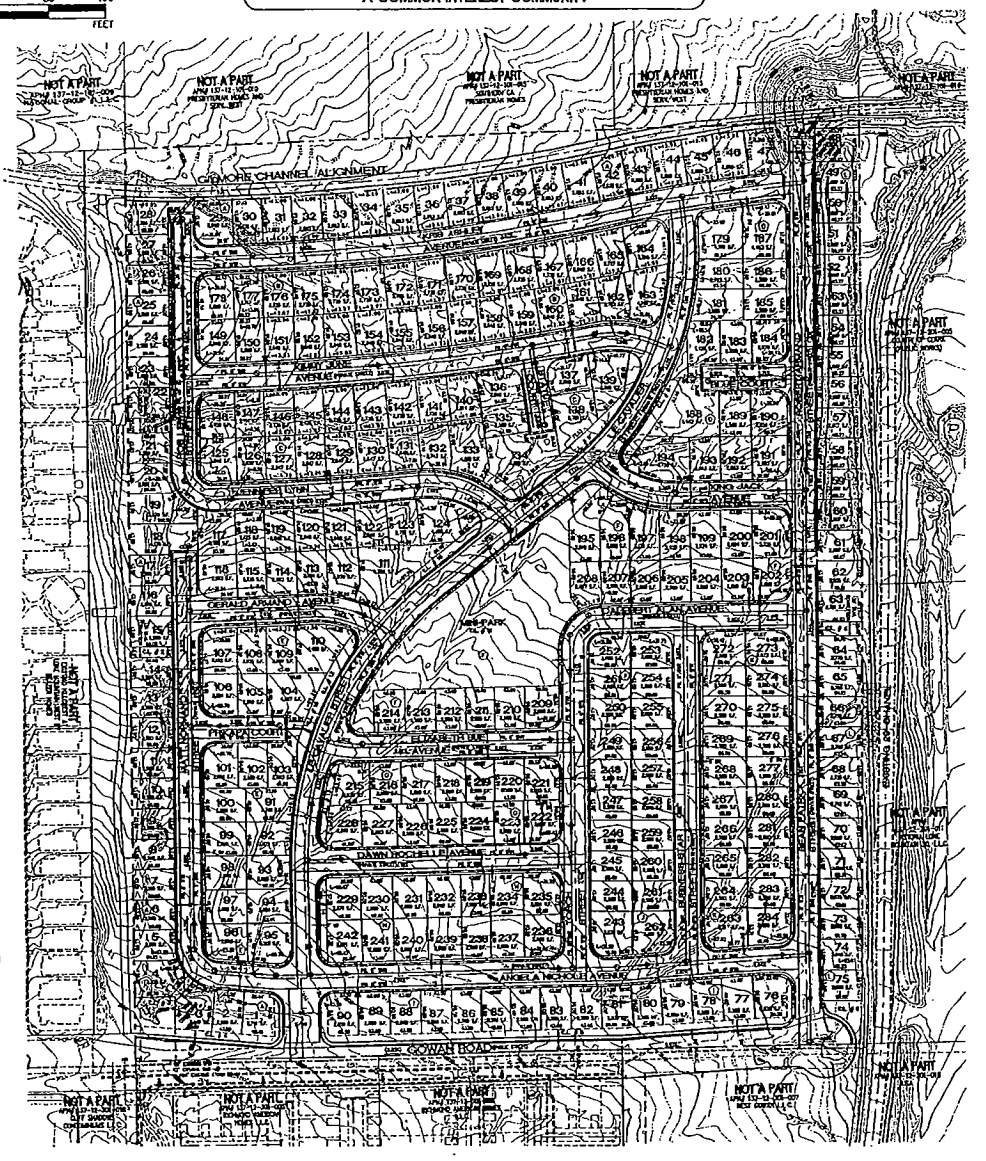
A COMMON INTEREST COMMUNITY

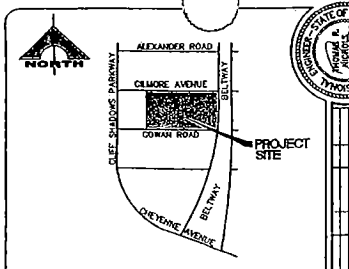
NORTH

SCALE 1"=80'

80 0 80 160

SCALE FEET





VICINITY MAP

(NOT TO SCALE)

LEGEND

32	LOT NUMBER	C.L.	COMMON LOT
	SEWER LINE & MANHOLE	P.O.C.	POINT OF CONNECTION
	WATER LINE	APN	ASSESSOR PARCEL NUMBER
	FIRE HYDRANT ASSEMBLY	3000	EXIST. CONTOURS
(P)	BLOCK LETTER	3.2%	STREET GRADIENT

LEGAL DESCRIPTION:

NORTH 00°13' 18" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, AS SHOWN ON THE OFFICIAL PLAT ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN BOOK 100 OF SURVEYS, AT PAGE 32.

COMMON LOT

C.L. LOT	USE	S.F.
1	20' WIDE PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT	5,200
2	15' WIDE TRAIL CONNECTION	800
3	10' WIDE TRAIL CONNECTION & LANDSCAPED COMMON LOT	2,829
4	LANDSCAPED COMMON LOT, WIDTH VARIES	3,537
5	LANDSCAPED COMMON LOT, WIDTH VARIES	7,211
6	LANDSCAPED COMMON LOT, WIDTH VARIES	1,208
7	20' WIDE TRAIL CONNECTION	1,297
8	LANDSCAPED COMMON LOT, WIDTH VARIES	2,643
9	LANDSCAPED COMMON LOT, WIDTH VARIES	4,582
10	LANDSCAPED COMMON LOT, WIDTH VARIES	3,184
11	LANDSCAPED MINI-PARK COMMON LOT	44,710
12	LANDSCAPED COMMON LOT, WIDTH VARIES	2,809
13	LANDSCAPED COMMON LOT, WIDTH VARIES	1,087
14	LANDSCAPED COMMON LOT, WIDTH VARIES	1,053
15	25' WIDE PRIVATE DRAINAGE	681
16	ALL PRIVATE STREETS	404,108
	TOTAL	491,565

NOTES:

1. LONE MOUNTAIN IS A PART OF LONE MOUNTAIN WEST A MASTER PLANED COMMUNITY.
2. LONE MOUNTAIN IS NOT LOCATED WITHIN 1 MILE OF THE CLARK COUNTY SANITATION DISTRICT FACILITY.
3. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS SUBDIVISION TO BE VERIFIED BY THE GEOTECHNICAL ENGINEER.
4. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EX. GROUND SURFACE.
5. AN ASSOCIATION WILL BE ESTABLISHED TO MAINTAIN THE LANDSCAPE COMMON LOT.
6. NO PORTION OF THIS SUBDIVISION IS LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF A FEMA FLOOD PLAIN.
7. SITE SLOPE IS LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 2%
8. BOUNDARIES ARE TO CENTERLINE OF STREETS.
9. NO LOTS ACCESS ACROSS COMMON LOTS, THROUGH LOTS, DOUBLE FRONTAGE LOTS OR LANDSCAPE EASEMENTS (LOTS 1-3, 35-40, 103, 104, 110, 111, 134, 135, 137-139, 182, 188, 194, 195, 205-208, 228, 229, 242).
10. THERE WILL BE C.C. & R.'S FOR THIS SUBDIVISION.
11. PERIMETER LANDSCAPING WILL BE PER TITLE 30 FIGURE 30.64-10.
12. ALL CURVE RADII ARE 20' BACK OF CURB UNLESS NOTED OTHERWISE.
13. ALL INTERIOR STREETS ARE PRIVATE STREETS AND PUBLIC UTILITY EASEMENTS.

LAND USE

EXISTING ZONING:	=	PD
LAND USE DESIGNATION:	=	ML
GROSS ACREAGE:	=	30.854
TYPICAL LOT SIZE:	=	2,560 SF± (43' x 60' TYP.)
MINIMUM LOT SIZE:	=	2,000 SF±
TOTAL NO. OF RESIDENTIAL LOTS:	=	384
DENSITY - LOTS/GROSS ACRE:	=	9.906
OPEN SPACE PROVIDED:	=	72,097 S.F.
OPEN SPACE REQUIRED:	=	100,624 S.F.

SETBACK REQUIREMENTS

	REQUIRED
FRONT YARD (GARAGE)	15'
FRONT YARD (BUILDING)	5'
SIDE YARD	5'
CORNER LOT SIDE YARD	15'
REAR YARD	5'

DATE: 10-7-03

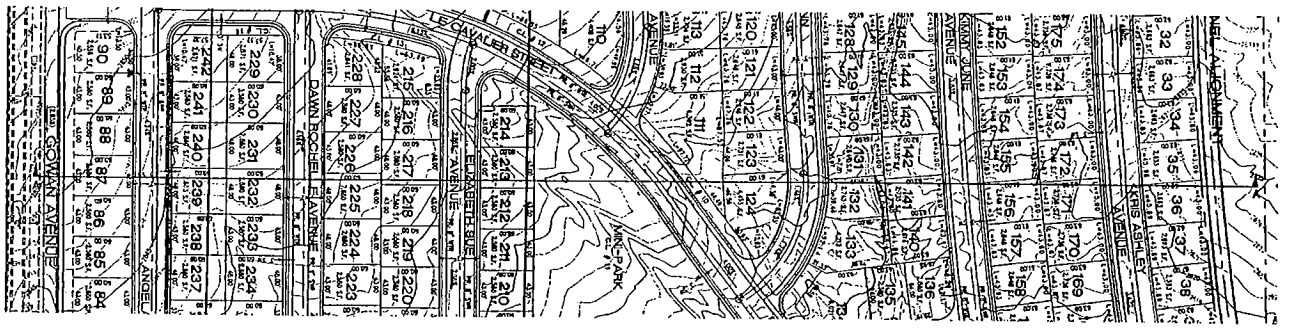
G.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146
TELEPHONE (702) 804-2000 • FAX (702) 804-2099

ASTORIA AT LONE MOUNTAIN
ASTORIA HOMES INC.
TENTATIVE MAP

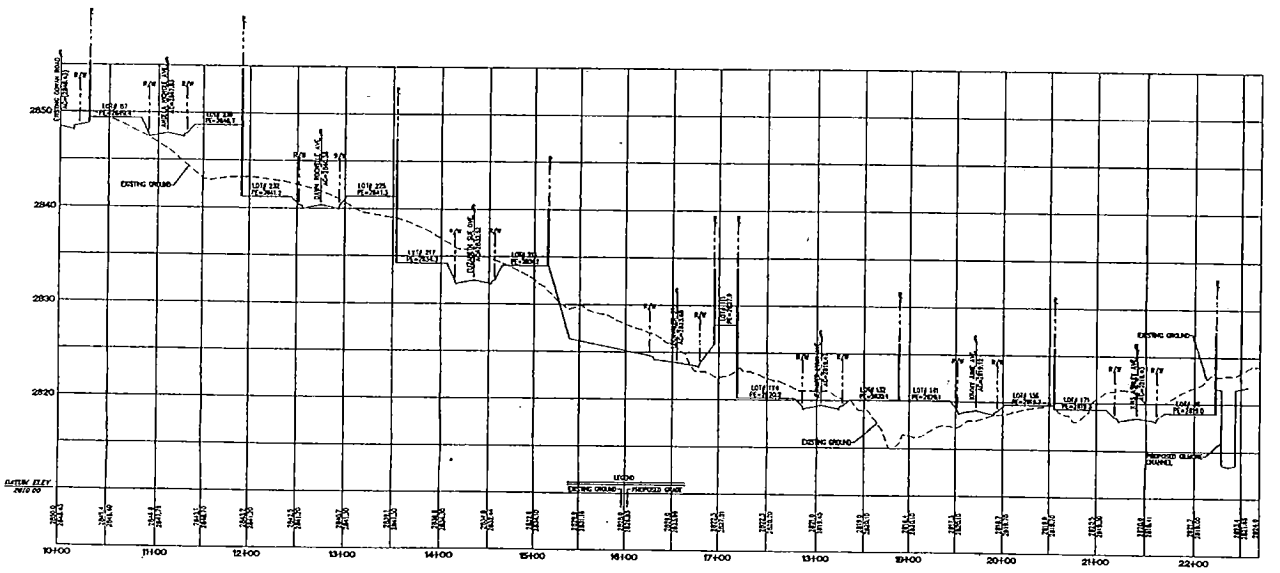
SHEET TM-1 1 OF 4 SHTS

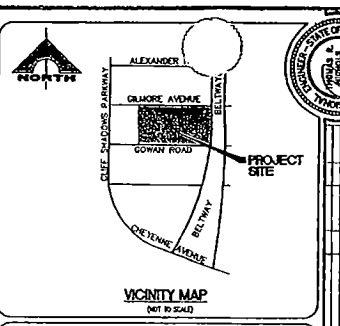
TMP-3193
12-04-03 PC

TATIVE MAP
FOR
ASTORIA AT LONE MOUNTAIN
A COMMON INTEREST COMMUNITY



SECTION A-A
SCALE: HORIZ. 1"=60'
VERT. 1"=6'





VICINITY MAP
(NOT TO SCALE)

LEGEND

32	LOT NUMBER	C.L.	COMMON LOT
	SEWER LINE & MANHOLE	P.O.C.	POINT OF CONNECTION
	WATER LINE	APN	ASSESSOR PARCEL NUMBER
	FIRE HYDRANT ASSEMBLY	3000	EXIST. CONTOURS
		3.2%	STREET GRADIENT

LEGAL DESCRIPTION:

NORTH 00°13' 18" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, AS SHOWN ON THE OFFICIAL PLAT ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN BOOK 100 OF SURVEYS, AT PAGE 97.

NORTH
60 0 60 120
SCALE FEET

DATE: 10-7-03

DESIGN: DE
DRAWN: SB/DE
CHECK: GCW
ISSUE DATE: 10-07-03
ISSUE ENTITY:
PLOT DATE: 10-07-03
PLOT TIME: 08:39:01

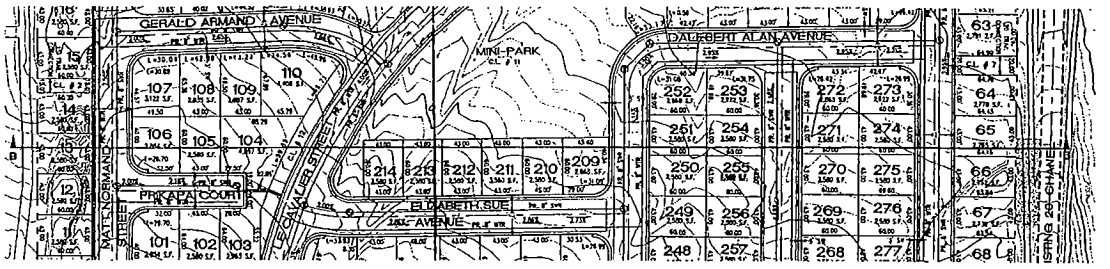
G.C. WALLACE, INC.
Engineering/Architecture
5555 S. Eastern Avenue, Suite 100
Las Vegas, Nevada 89119
TELEPHONE: (702) 364-1000 FAX: (702) 364-1099

LONE MOUNTAIN
ASTORIA HOMES INC.
TENTATIVE MAP SECTION A-A (NORTH-SOUTH)

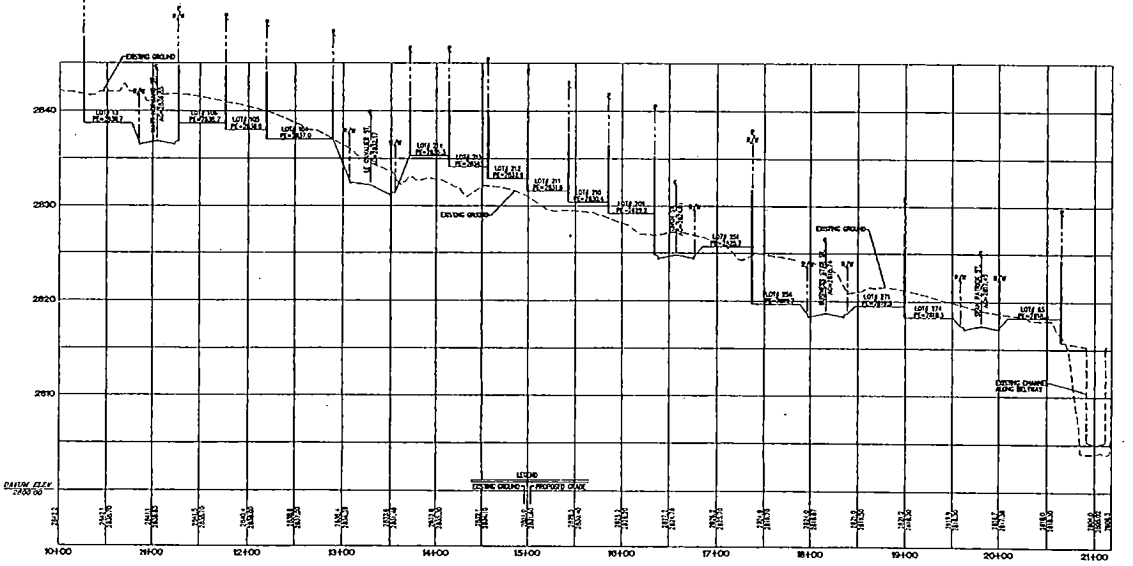
SHEET
S-1
2 OF 4 SHTS

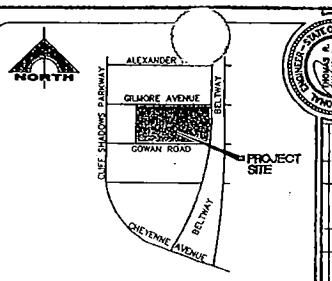
TMP-3193
12-04-03 PC

NTATIVE MAP
FOR
ASTORIA AT LONE MOUNTAIN
A COMMON INTEREST COMMUNITY



SECTION B-B
SCALE: HORIZ. 1"=60'
VERT. 1"=6'





VICINITY MAP
(NOT TO SCALE)

LEGEND

22	LOT NUMBER	C.L.	CORNER LOT
	SEWER LINE & MANHOLE	P.O.C.	POINT OF CONNECTION
	WATER LINE	APN	ASSESSOR PARCEL NUMBER
	FIRE HYDRANT ASSEMBLY	3000	EXIST. CONTOURS
		3.2%	STREET GRADIENT

LEGAL DESCRIPTION:

NORTH 00°13' 35" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, AS SHOWN ON THE OFFICIAL PLAT ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN BOOK 100 OF SURVEYS, AT PAGE 97.

NORTH
SCALE 1"=60'
60 0 60 120
SCALE FEET

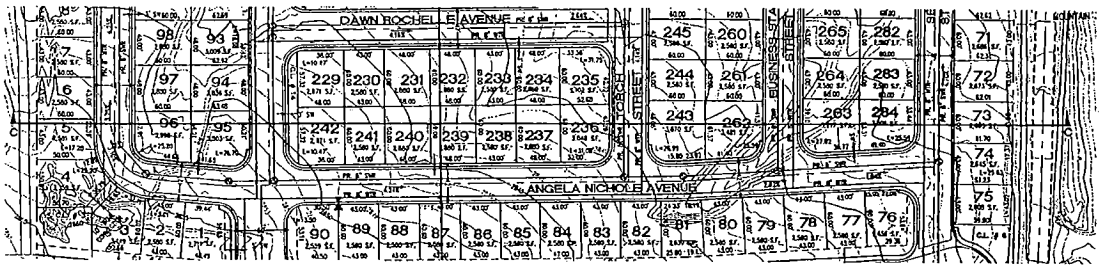
G.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BLVD./SUITE 400 LAS VEGAS, NEVADA 89146
TEL: (702) 804-2000 / FAX: (702) 804-2299

LONE MOUNTAIN
ASTORIA HOMES INC.
TENTATIVE MAP SECTION B-B (WEST-EAST)

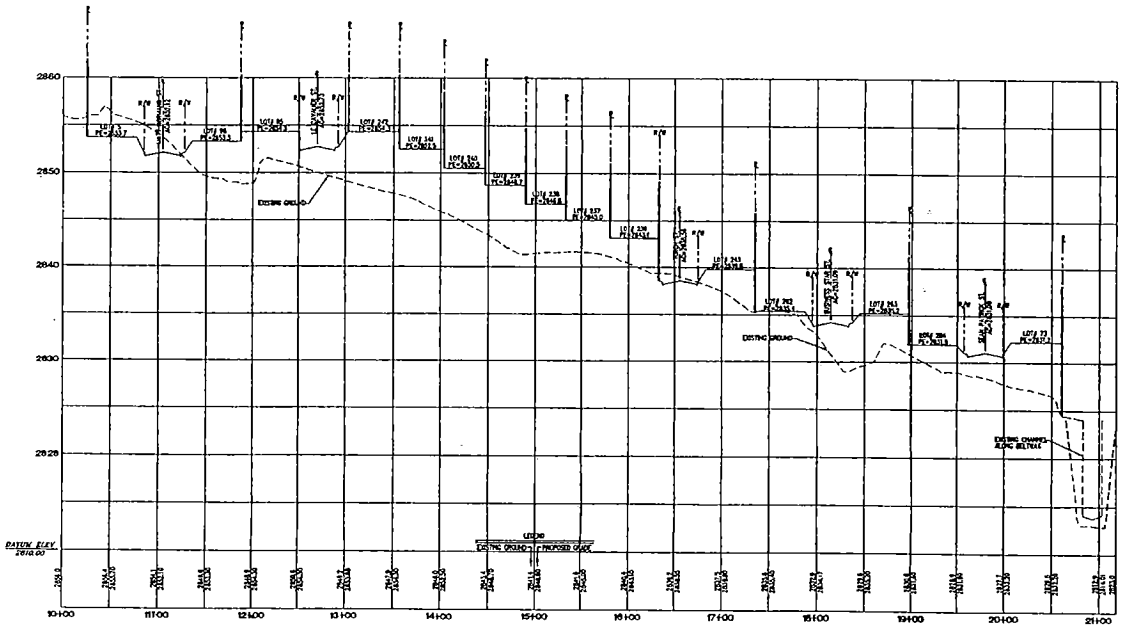
SHEET
S-2
3 OF 4 SHTS

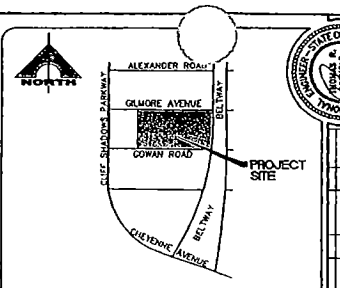
TMP-3193
12-04-03 PC

NTATIVE MAP
FOR
ASTORIA AT LONE MOUNTAIN
A COMMON INTEREST COMMUNITY



SECTION C-C
SCALE: HORIZ. 1"=60'
VERT. 1"=6'





VICINITY MAP
(NOT TO SCALE)

LEGEND

32	LOT NUMBER	C.L.	COMMON LOT
	SEWER LINE & MANHOLE	P.O.C.	POINT OF CONNECTION
	WATER LINE	APN	ASSESSOR PARCEL NUMBER
	FIRE HYDRANT ASSEMBLY	3000	FIRST CONTOURS
		3.2%	STREET GRADIENT

LEGAL DESCRIPTION:

NORTH 00°13' 18" EAST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, AS SHOWN ON THE OFFICIAL PLAT ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN BOOK 100 OF SURVEYS, AT PAGE 87.

NORTH
SCALE 1"=60'
60 0 60 120
SCALE FEET

STATE OF NEVADA — PROFESSIONAL ENGINEER — DAVID C. WALLACE — No. 7851 — DATE 12-7-03

DESIGN CD
DRAWN GC/CC
CHECK CD
SUBMIT DATE
PLOT SCALE 1=1
PLOT TIME 01:21:21

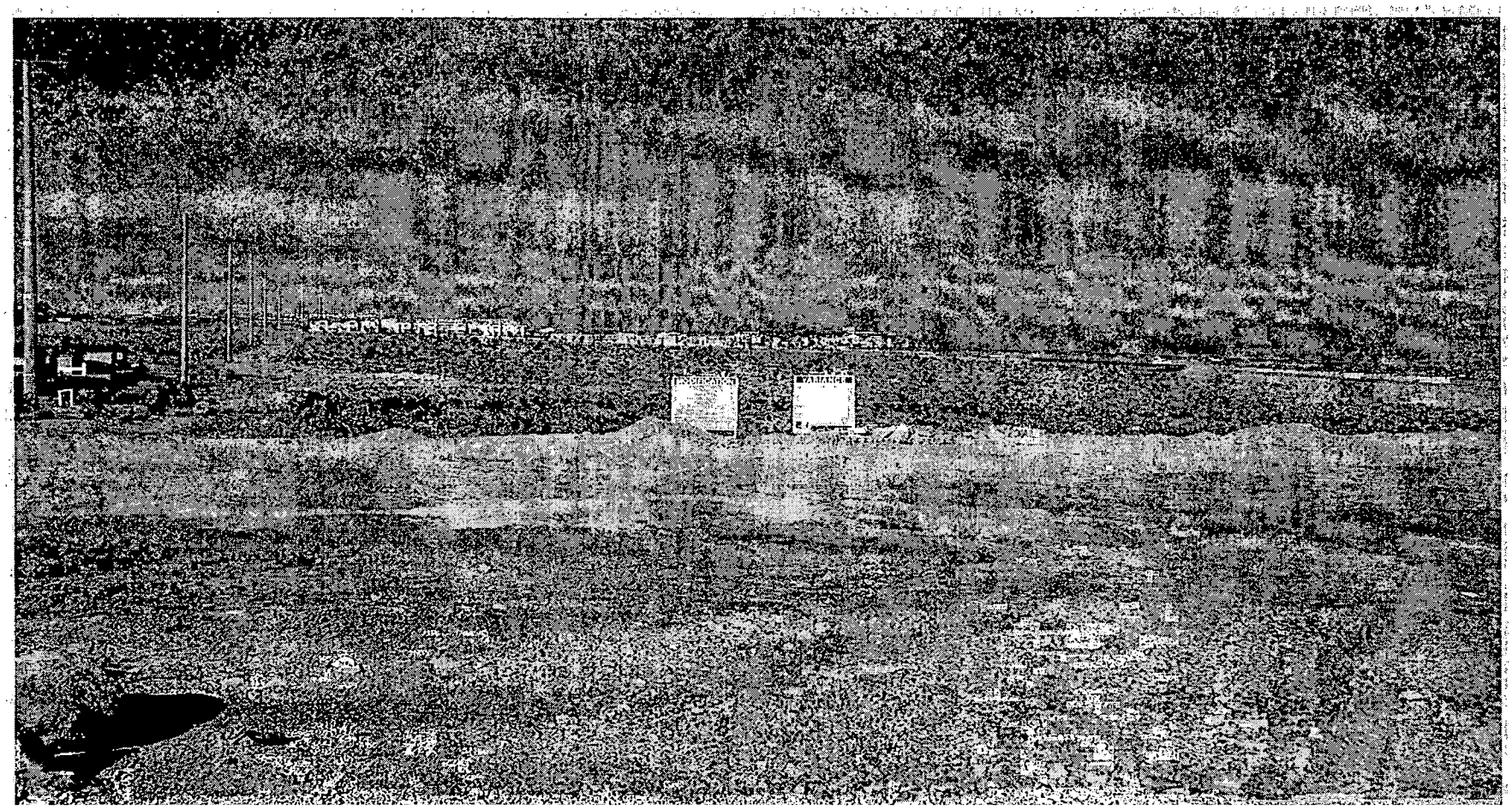
G.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BLVD./650 VIDA, NEVADA 89146
(702) 804-2000 / FAX (702) 804-2799

LONE MOUNTAIN
ASTORIA HOMES INC.
TENTATIVE MAP SECTION C-C (WEST-EAST)

SHEET
S-3
4 OF 4 SHTS

TMP-3193

12-04-03 PC



TMP-3193 - ASTORIA AT LONE MOUNTAIN - ASTORIA HOMES ON BEHALF OF ASTORIA LONE MOUNTAIN 30, LIMITED LIABILITY COMPANY
APPROXIMATELY 690 FEET EAST OF CLIFF SHADOWS PARKWAY, ADJACENT TO THE NORTH SIDE OF GOWAN ROAD
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
TMP-3226 - DAY DAWN ESTATES UNIT 4 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.04 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 4 (Brown).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-3193] as her firm is presently under contract with Astoria Homes, on Item 5 [TMP-3274] as her firm is finalizing payment from Signature Homes, and on Item 7 [EOT-3239] as her firm is presently under contract with Big Sky Development and NIGRO abstaining on Item 5 [TMP-3274] as he owns a project located within the notification boundary.

This is Final Action.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:20)

City of Las Vegas

Agenda Item No.: 2

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 2 – TMP-3226

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2625).

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

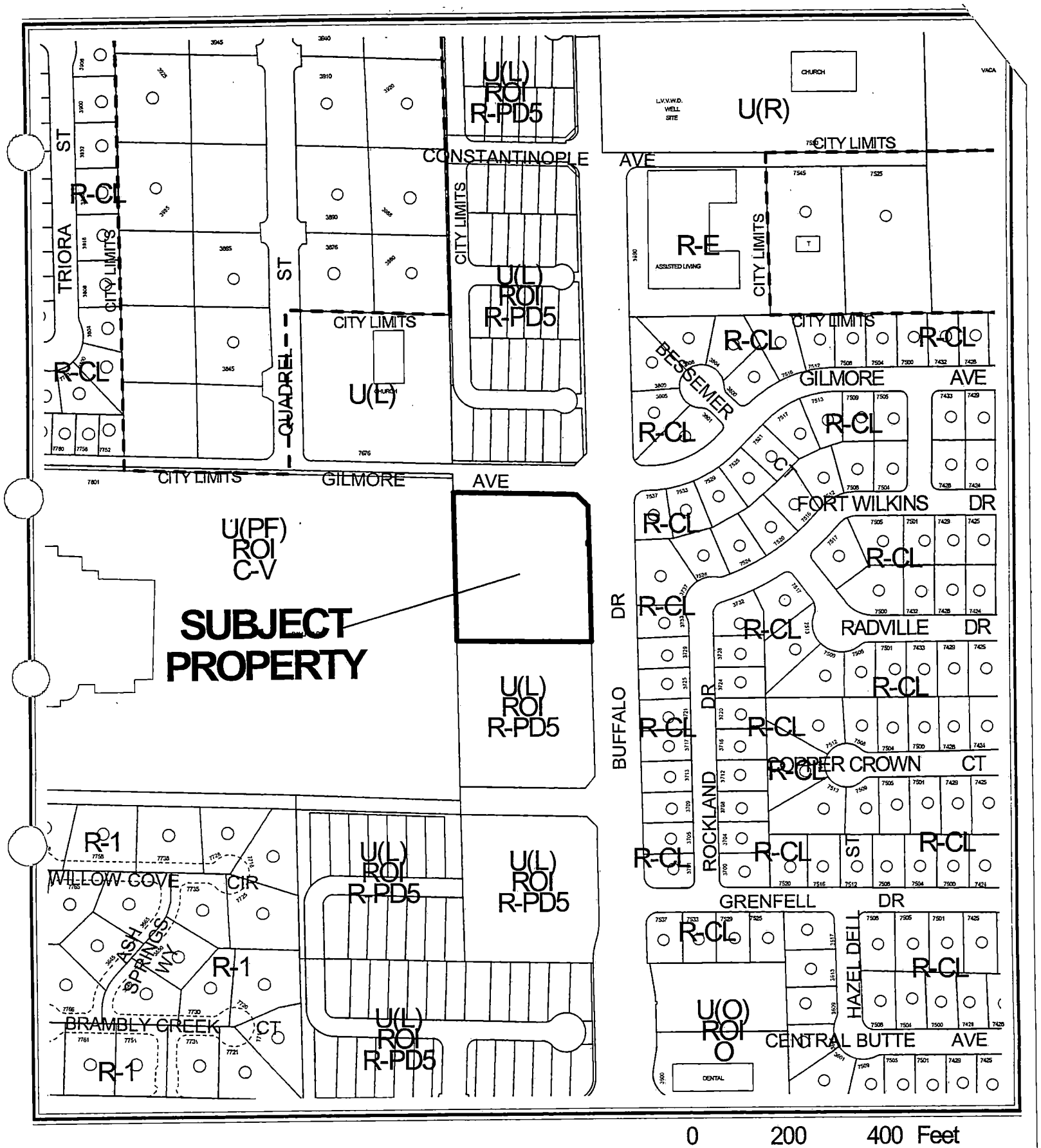
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-2624 and all other subsequent site-related actions.

7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. We note that minimum radius corners of 25 feet are required at the proposed site entrance.

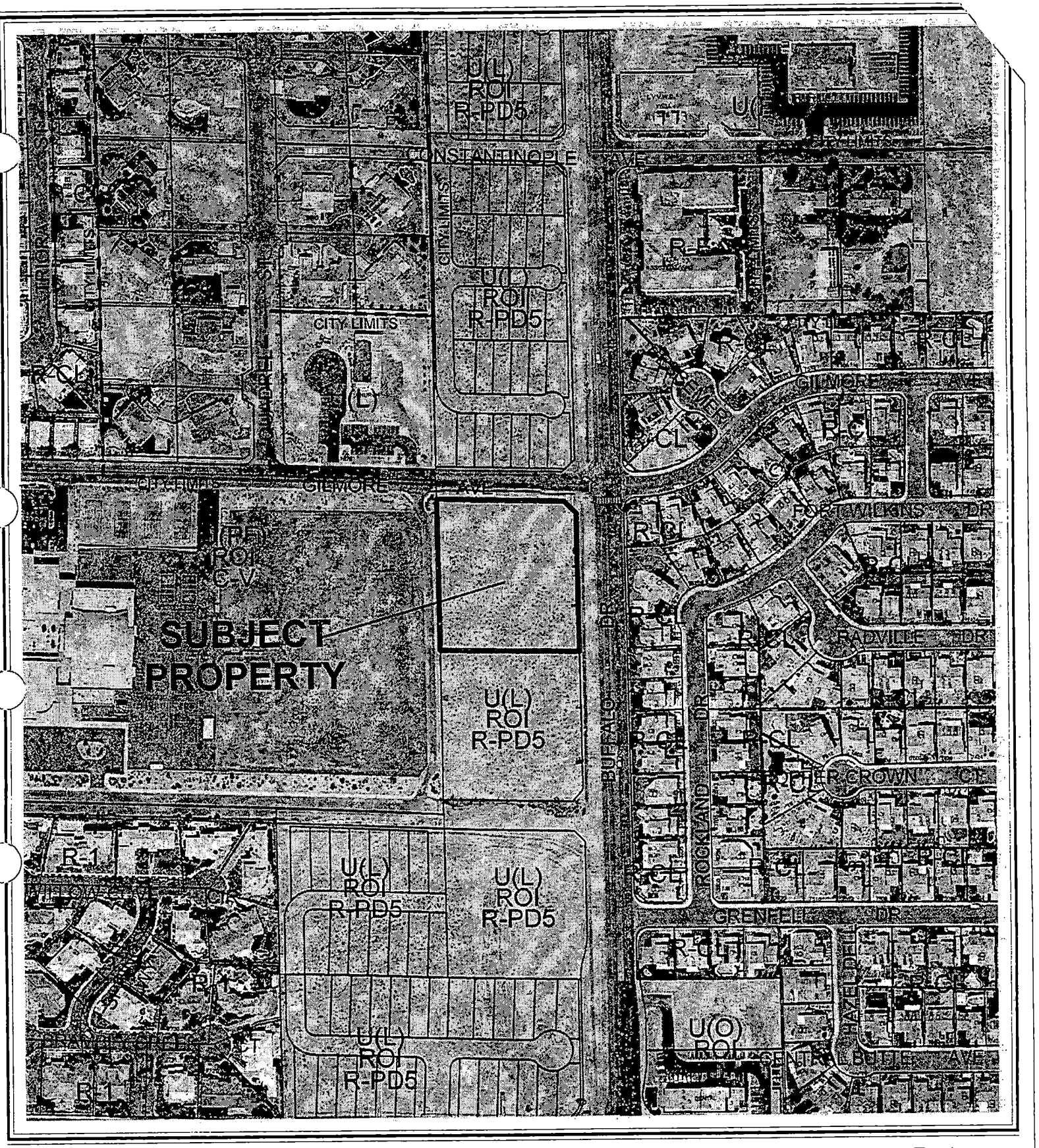
8. The 185-foot intersection offset distance is acceptable per City Council approval of WVR-2811 on October 1, 2003.



CASE: **TMP-3226**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE UNDER RESOLUTION INTENT TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)



0 200 400 Feet

CASE: **TMP-3226**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE UNDER RESOLUTION INTENT TO R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT - 5 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3226 - DAY DAWN ESTATES UNIT 4 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2625).

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-2624 and all other subsequent site-related actions.

7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. We note that minimum radius corners of 25 feet are required at the proposed site entrance.

8. The 185-foot intersection offset distance is acceptable per City Council approval of WVR-2811 on October 1, 2003.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 14-lot single-family residential subdivision on 2.63 acres adjacent to the southwest corner of Gilmore Avenue and Buffalo Drive.

B) Applicant's Justification

A justification letter is not required for a Tentative Map application.

BACKGROUND INFORMATION

A) Previous Actions

07/27/98 The City Council approved a petition (A-0006-98) to annex approximately 2.63 acres located at the southwest corner of Gilmore Avenue and Buffalo drive. The Planning Commission recommended approval on April 4, 1998. The effective date of the application was August 8, 1998.

10/01/03 The City Council approved a Rezoning (ZON-2624) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre). The Planning Commission recommended approval on September 28, 2003.

10/01/03 The City Council approved a Site Development Plan Review (SDR-2625) for a proposed 14 lot single-family development. The Planning Commission recommended approval on September 28, 2003.

10/01/03 The City Council approved a Variance (VAR-2727) to allow no open space where 0.23 acres of open space is required. The Planning Commission recommended approval on September 28, 2003.

10/01/03 The City Council approved a Waiver (WAV-2624) for a 185-foot separation between intersections, where a minimum of 220 feet is required. The Planning Commission recommended approval on September 28, 2003.

B) Pre-Application Meeting

7/30/03 Issues discussed included related cases, development standards, and other general map requirements.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.63
Net Acres:	1.66

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Single Family Residence
West:	Molasky Middle School

C) Existing Zoning

Subject Property:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation) under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units per Acre.)]
North:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)]
South:	U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation) under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre)]
East:	R-CL (Residential - Compact Lot)
West:	U (Undeveloped) Zone [PF (Public Facilities) General Plan Designation) under Resolution of Intent to C-V (Civic)]

D) General Plan Compliance

The site is located within the Centennial Hills Sector of the General Plan with an L (Low Density Residential) designation. The proposed R-PD5 (Residential Planned Development – 5 Units per Acre) zoning district is in compliance with the General Plan land use designation. The proposed residential development is a permitted use in the R-PD5 zoning district.

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 or study areas that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to approved Site Development Plan Review SDR-2625, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	4,188 Feet	4,188 Feet	Y
Min. Lot Width	40 Feet	40 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y

The proposed project meets all development standards as established by approved Site Development Plan Review SDR-2625.

Pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
2.63 acres	5.32 DUA	1.65	0.23 %	10,056 SF	0%	0

On October 1 2003, the City Council approved a Variance (VAR-2727) to allow no open space where 0.23 acres of open space is required. The project is in compliance with the approved Variance.

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts a 14-lot subdivision with a density of 5.32 units per gross acre. Lot sizes range between 4, 219 and 5,249 square feet, and access to the development is from Buffalo Drive, a 100-foot wide primary arterial on the Master Plan of Streets and Highways. All lots will front on a 51-foot wide public street.

- Cross Section

  The submitted cross-sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross-sections depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. No retaining walls are shown on the submitted cross sections.

- Trails

  No trails are required as part of this application

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3226 APN: 138-09-601-005

Name of Property Owner: Albert D & Eileen F Massi 75 Don Nobis 25

Name of Applicant: Nevada Homes Group

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: [signature]

Print Name: Albert Massi

Subscribed and sworn before me

This 2nd day of October, 2003

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
PATRICIA M. CRITTENDEN
STATE OF NEVADA
COUNTY OF CLARK
MY APPOINTMENT EXPIRES
SEPTEMBER 26, 2005
No: 93-1869-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP- 3226 APN: 138-09-601-005

Name of Property Owner: Day Star Ventures, LLC

Name of Applicant: Nevada Homes Group

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: Pat Velagen manager Day Star Ventures LLC

Print Name: Pat Velagen manager

Subscribed and sworn before me

This 20th day of October, 2003

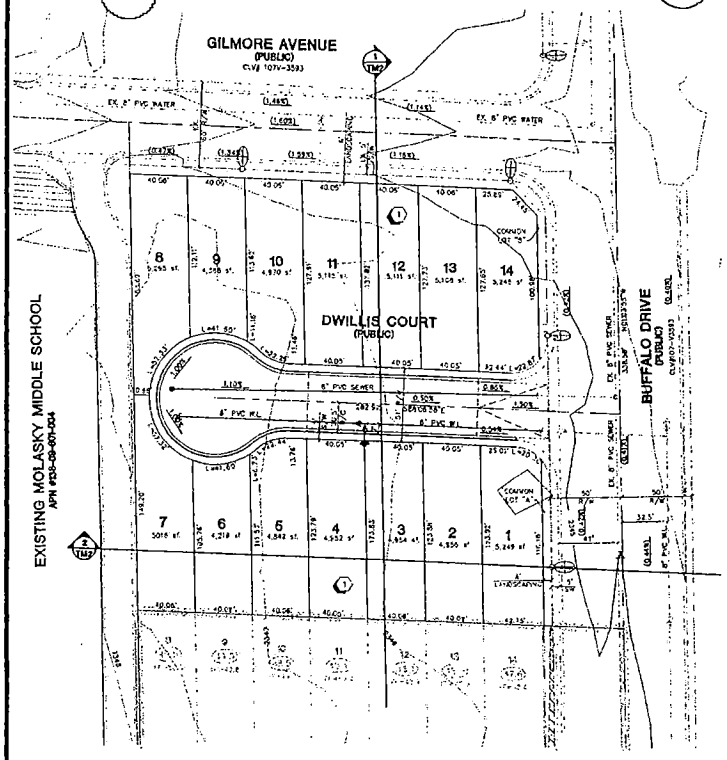
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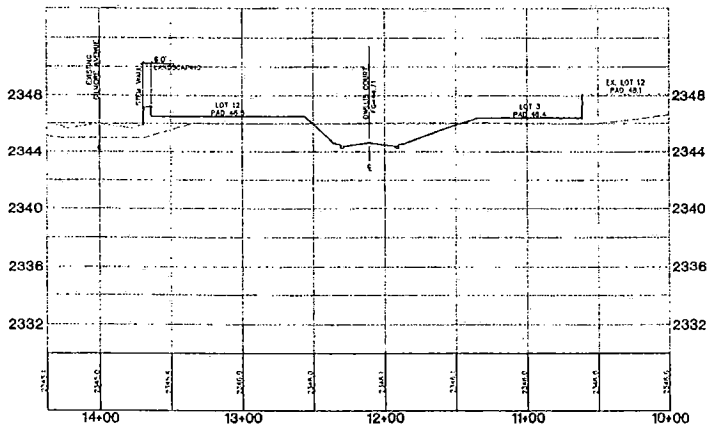
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LARAE OBENAUF
No: 99-54758-1
My Appointment Expires Dec. 4, 2006

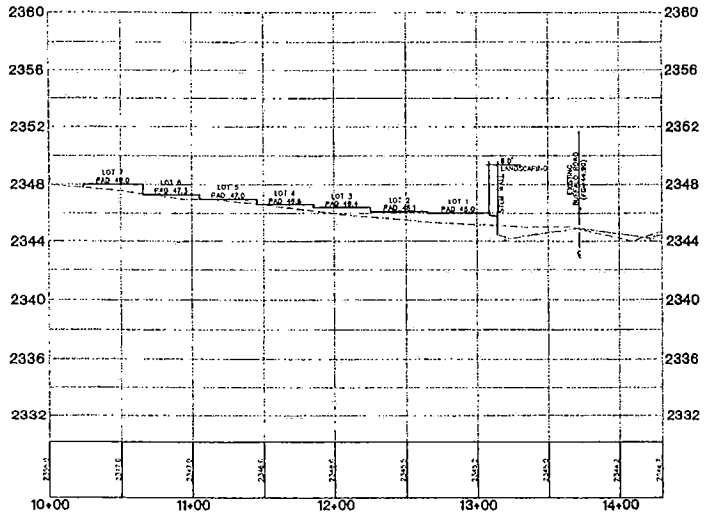
Revised 2/12/02

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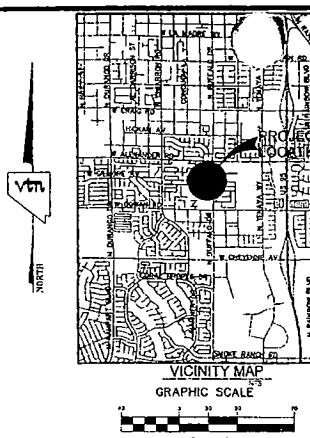

GILMORE AVENUE
(PUBLIC)
EXISTING MOLASKY MIDDLE SCHOOL
APN #138-09-601-004
DWILLIS COURT
(PUBLIC)
BUFFALO DRIVE
(PUBLIC)
EX. 8" PVC WATER
EX. 8" PVC SEWER
8" PVC WL
8" PVC SEWER
COMMON LOT "A"
C.A. 2
EX. 8" PVC SEWER
EX. 8" PVC WL
8" PVC WL
EX. 8" PVC WATER
EX. 8" PVC SEWER
8" PVC WL
8" PVC SEWER
8" PVC WL
EX. 8" PVC SEWER
EX. 8" PVC WL



CROSS SECTION 1



CROSS SECTION 2



TMP-3226
12-04-03 PC

Call before you Overhead 1-702-227-2929

Call before you Dig 1-800-227-2600

PROJECT BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD88)

CLARK COUNTY BENCHMARK (BL-100 BC)
NAVD88 ELEVATION: 721.001 METERS (2363.78 FEET)

RIVET AND WASHER AT CONCH AND CONCH

BASIS OF BEARINGS

NORTH 00°17'37" WEST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT RECORD OF SURVEY, ON FILE IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, IN FILE 92 OF SURVEYS, AT PAGE 50.

NEVADA HOMES GROUP INC.
6385 W. SAHARA AVE. #201
LAS VEGAS, NV. 89117
(702) 227-2900

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2867

nevada CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

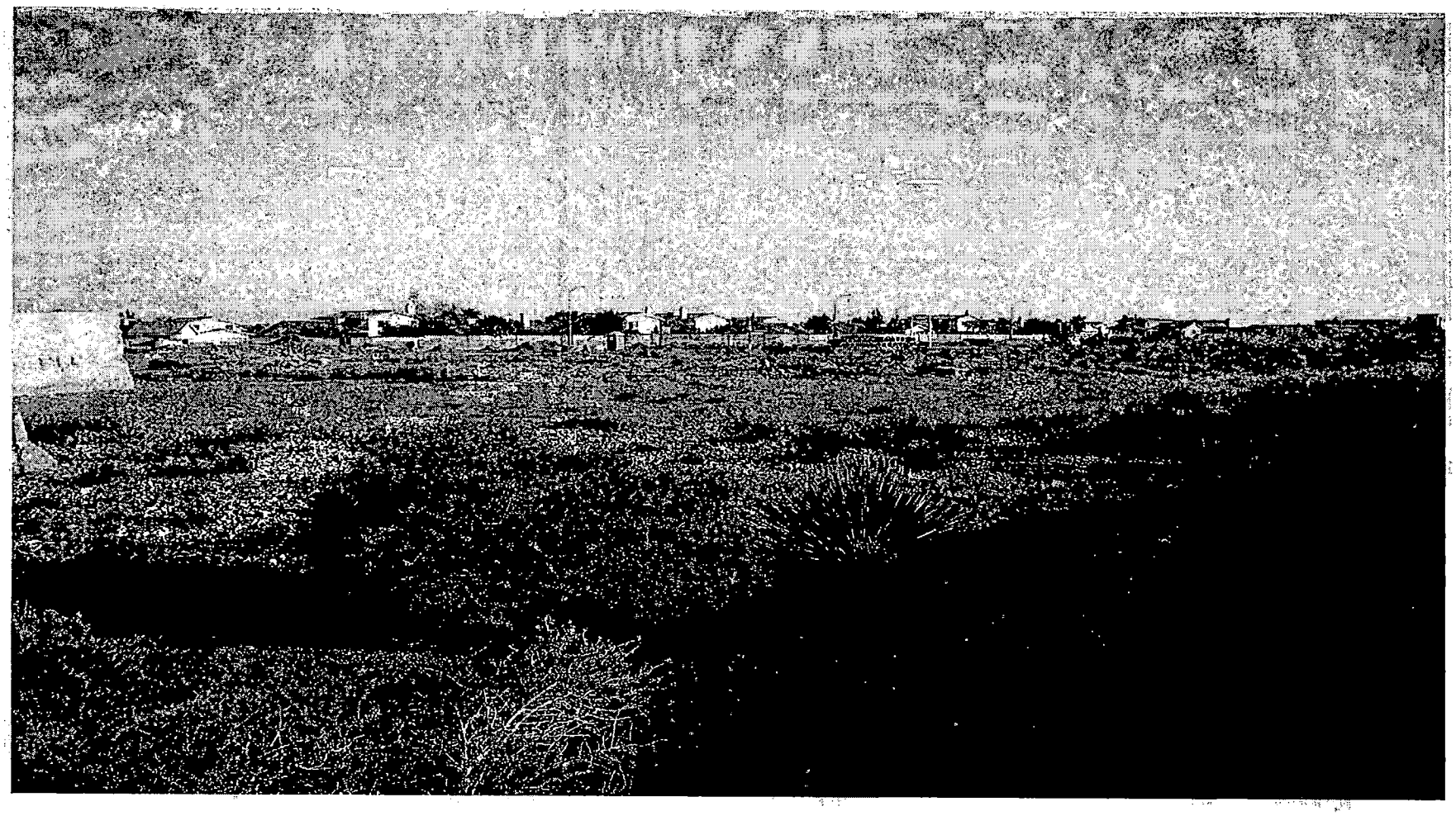
TENTATIVE MAP

DAY DAWN ESTATES
UNIT 4

DRAWN BY: MPS — SEPT. '03
DESIGNED BY: MEB — SEPT. '03
CHECKED BY: KPK — SEPT. '03
SCALE: 1"=40' HORIZ. 1"=4' VERT.
PROJECT NO. 1033

REGISTERED PROFESSIONAL ENGINEER
KEITH P. KELSON
No. 10538
CIVIL
STATE OF NEVADA
EXPIRES 12-31-03

SHEET
TM
2 OF 2 SHEETS
DRAWING NO.



TMP-3226 - DAY DAWN ESTATES UNIT 4 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTRUES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF BUFFALO DRIVE AND GILMORE AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
TMP-3260 - LONE MOUNTAIN RIDGES - UNIT 8 - R L HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF DARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 33-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.49 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN: 137-01-801-007), PD (Planned Development) Zone, Ward 4 (Brown).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-3193] as her firm is presently under contract with Astoria Homes, on Item 5 [TMP-3274] as her firm is finalizing payment from Signature Homes, and on Item 7 [EOT-3239] as her firm is presently under contract with Big Sky Development and NIGRO abstaining on Item 5 [TMP-3274] as he owns a project located within the notification boundary.

This is Final Action.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:20)

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 3 – TMP-3260

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-2772.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

6. Petition of Vacation VAC-3264 must record prior to the recordation of a Final Map overlying or abutting the area to be vacated.

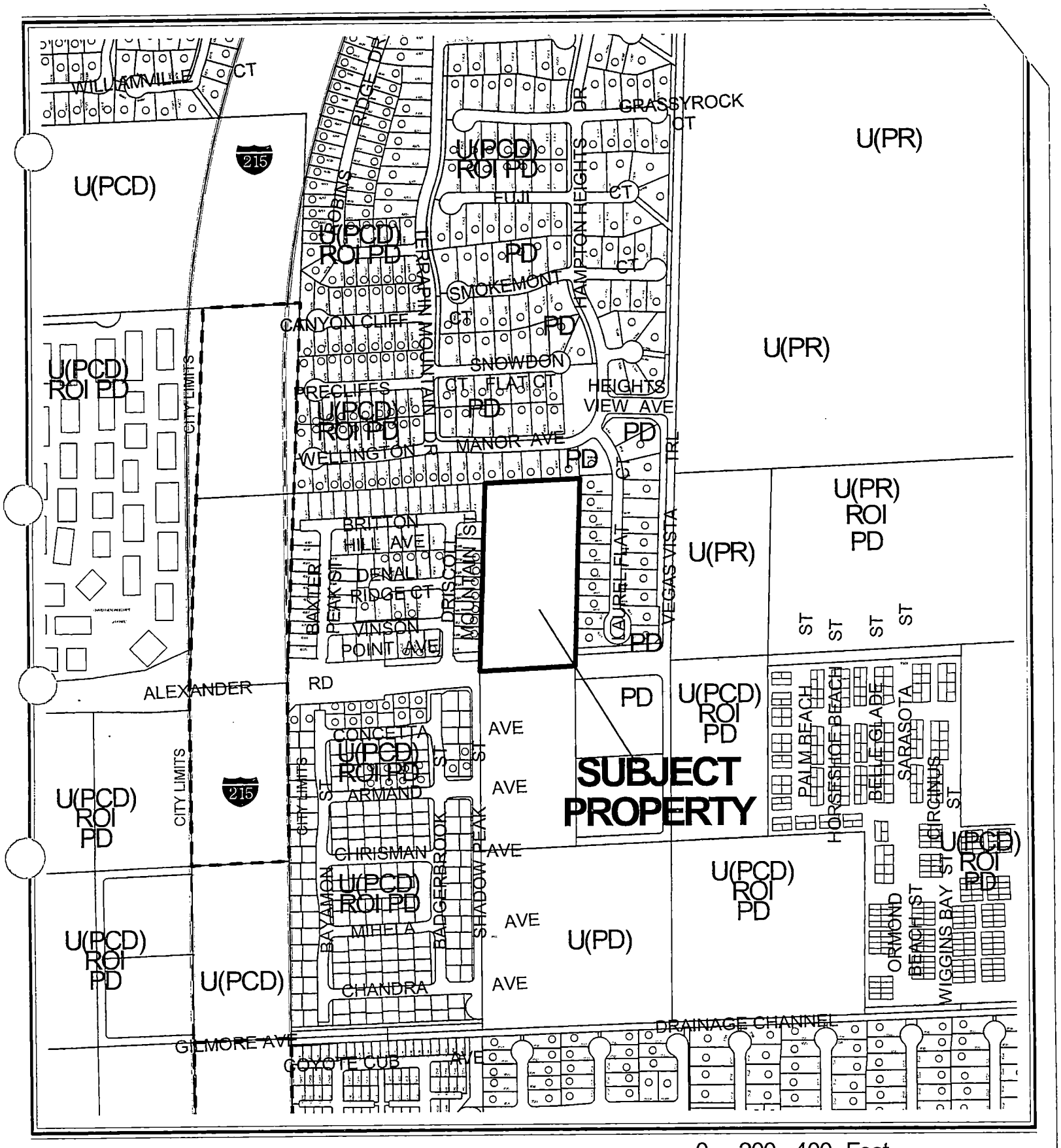
7. Provide notarized permission from the adjacent property owner to construct the portion of the entry that encroaches onto the adjacent subdivision to the east.

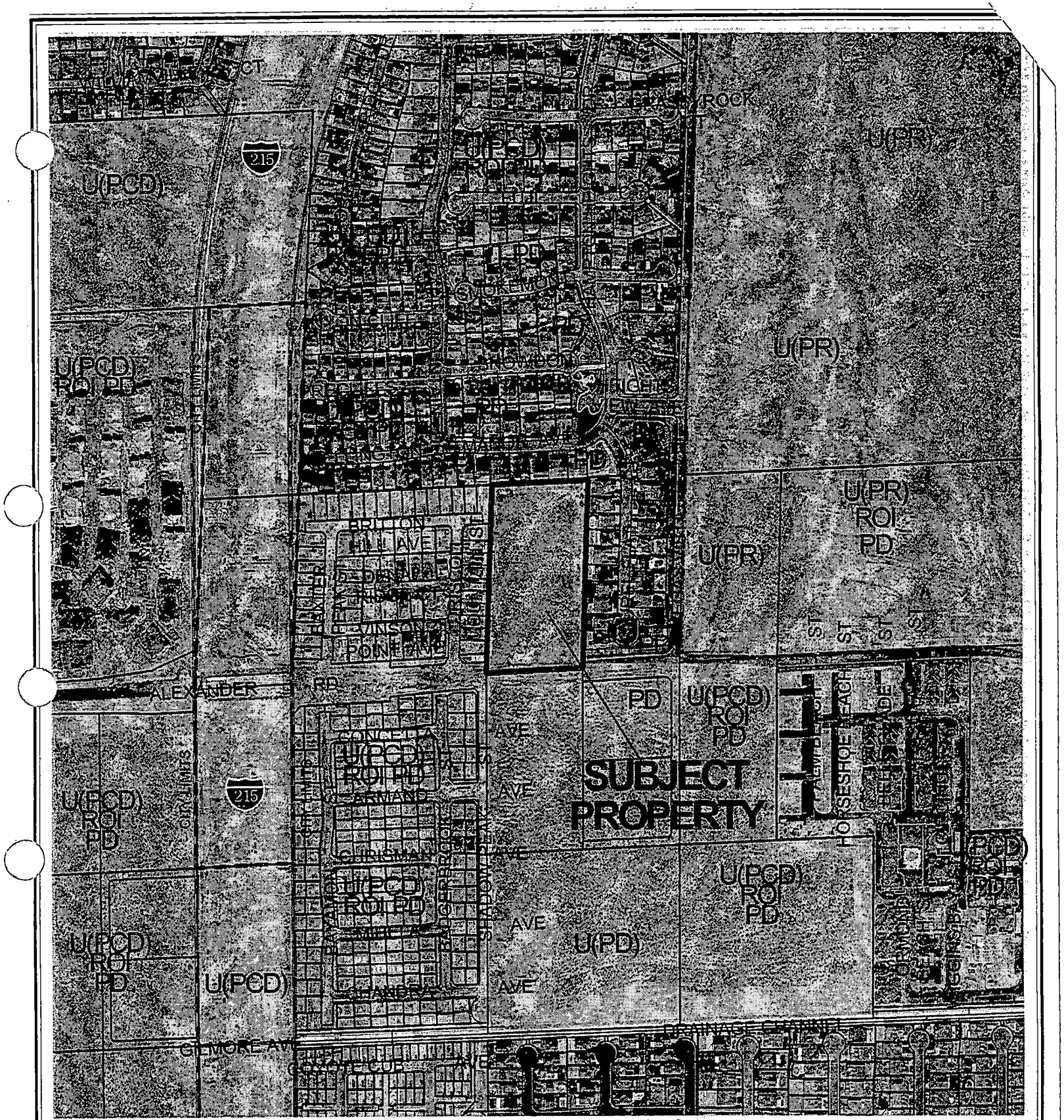
8. Landscape and maintain all unimproved rights-of-way on Alexander Road adjacent to this site.

9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alexander Road public right-of-way adjacent to this site.

10. Site development to comply with all applicable conditions of approval for ZON-2771 and all other subsequent site-related actions.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.


WILLIAMVILLE CT
215
U(PCD)
ROI PD
U(PCD)
ROI PD
U(PCD)
ROI PD



0 200 400 Feet

CASE: **TMP-3260**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3260 - LONE MOUNTAIN RIDGES - UNIT 8 - R L HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF DARK, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-2772.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

6. Petition of Vacation VAC-3264 must record prior to the recordation of a Final Map overlying or abutting the area to be vacated.

7. Provide notarized permission from the adjacent property owner to construct the portion of the entry that encroaches onto the adjacent subdivision to the east.

8. Landscape and maintain all unimproved rights-of-way on Alexander Road adjacent to this site.

9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alexander Road public right-of-way adjacent to this site.

10. Site development to comply with all applicable conditions of approval for ZON-2771 and all other subsequent site-related actions.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map for a 33-lot single-family residential subdivision on 5.49 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail.

B) Applicant's Justification

A justification letter is not required for a Tentative Map application.

BACKGROUND INFORMATION

A) Previous Actions

06/23/97	The City Council adopts the Lone Mountain Master Plan and Design Standards.
06/23/97	The City Council approved a Rezoning (Z-33-97) of the surrounding properties to PD (Planned Development) as part of a larger request (The lone Mountain Master Plan area). The Planning Commission recommended approval on 6/12/97.
10/01/03	The City Council approved a Major Modification (MOD-2813) to the Lone Mountain Master Plan to add a 5.49 acre parcel into the plan and to change the land use designation from PCD (Planned Community Development) to Medium-Low Density Residential. The Planning Commission recommended approval on 8/28/03.
10/01/03	The City Council approved a Rezoning (ZON-2771) from U (Undeveloped) to PD (Planned Development). The Planning Commission recommended approval on 8/28/03.
10/01/03	The City Council approved a Site Development Plan Review (SDR-2772) for a 34-unit single-family residential development. The Planning Commission recommended approval on 8/28/03.
12/04/03	The Planning Commission will hear a companion Petition of Vacation (VAC-3264) request to vacate a BLM Roadway Easement generally located adjacent to the north side of the Alexander Road alignment 350 feet west of Vegas Vista Trail

FS

B) Pre-Application Meeting

10/10/03 General Tentative Map issues and conditions of the Site Development Plan Review were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.49
Net Acres: 5.17

B) Existing Land Use

Subject Property: Undeveloped
North: Single-Family Residence
South: Undeveloped
East: Single-Family Residence
West: Single-Family Residence

C) Existing Zoning

Subject Property: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North: PD (Planned Development)
South: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
East: PD (Planned Development)
West: PD (Planned Development)

D) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) designation. The proposed PD (Planned Development) zoning district is consistent with the General Plan designation, and the proposed single-family development is a permitted use in the PD district.

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

Special Area Plan:
The site is located within the Lone Mountain Master Development Plan Area with a ML (Medium-Low Density Residential) designation. The proposed single-family development will be developed in accordance with the guidelines of the Lone Mountain Master Development Plan and Design Standards.

Trails:
A Multi-use Equestrian Trail is planned along the south property line of the subject parcel, running parallel with Alexander Road. The trail will be developed in accordance with the guidelines of the Master Plan Trails Element.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to approved Site Development Plan SDR-2772, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	3,500 Feet	3,500 Feet	Y
Min. Lot Width	35.1 Feet	35.1 Feet	Y
Min. Setbacks			
• Front	14 Feet to Dwelling	14 Feet to Dwelling	Y
	20 Feet to Garage	20 Feet to Garage	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	15 Feet	15 Feet	
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y

The proposal meets the development standards of approved Site Development Plan SDR-2772.

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts a 35-lot subdivision with a density of 6.2 units per gross acre. Lot sizes range between 3,512 and 5,475 square feet. Access to the development is from Alexander Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. All lots front on 39-foot wide private streets.

- Cross Section

  We note that east/west cross-sections have been provided and depict a maximum natural grade greater than 4% across this site from north to south. Per Table A Subdivision Code 18.08.110 a development with natural slope greater than 4%, such as this development, is allowed a maximum 6-foot retaining wall per step. The retaining walls shown for this cross section fall within the acceptable parameters allowed by code.

  The north/south cross-sections have been provided and depict maximum natural grade of less than 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope of less than 2%, such as this development, is allowed a maximum 4-foot retaining wall as measured from the proposed grade on the exterior side of the project to the top of the retaining wall. A retaining wall shown along Alexander Road is 4 feet in height which meets the maximum height allowed by the subdivision code however, a 6 foot screen wall is proposed on top of this which would present a wall face 10 feet in height along a public road.

- Trails

  A Multi-use Equestrian Trail is planned along the south property line of the subject parcel, running parallel with Alexander Road. The trail will be developed in accordance with the guidelines of the Master Plan Trails Element.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3260 APN: 137-01-801-007

Name of Property Owner: Dark, LLC

Name of Applicant: RL Homes, LLC

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ROBERT LEVELL

Subscribed and sworn before me

This 26 day of September, 2003

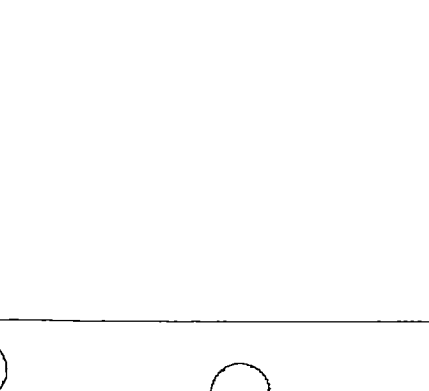
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Notary Public in and for said County and State

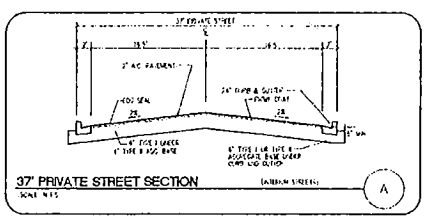
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY DAY
No: 01-69758-1
My Appointment Expires July 5, 2005

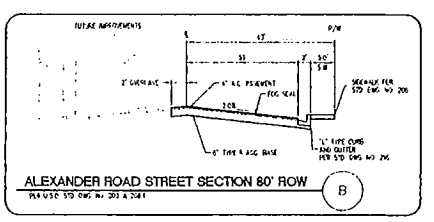
TENTATIVE MAP
FOR
LONE MOUNTAIN RIDGES - UNIT 8
A 33 LOT RESIDENTIAL SUBDIVISION

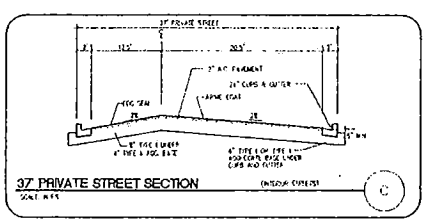
VICINITY MAP

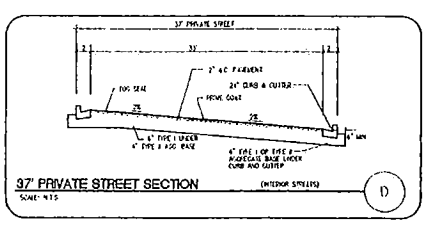


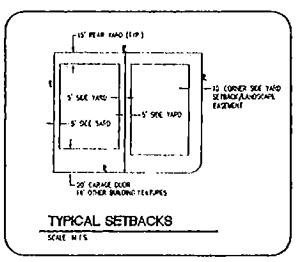
TMP-3260
12-04-03 PC
REVISED 11-04-03











ENGINEER
G.C. WALLACE INC.
2580 ANTHEM VILLAGE DR.
HENDERSON, NEVADA 89052
PHONE: (702) 804-2078
FAX: (702) 804-2296
CONTACT: BRENT PARRISH

UTILITY SERVICES BY

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
REFUSE	REPUBLIC SERVICES
POWER	NEVADA POWER COMPANY
TELEPHONE	SPRINT
GAS	SOUTHWEST GAS CORPORATION
CABLE	COX CABLE TV

APPLCANT/RECORD OWNER
APPLICANT
R.L. HOMES, L.L.C.
7251 W. LAKE MEAD BLVD., SUITE 300
LAS VEGAS, NV 89128
PHONE: (702) 562-4203
FAX: (702) 562-4204

RECORDED OWNERS
DARK, L.L.C.
7251 WEST LAKE MEAD BLVD., SUITE 300
LAS VEGAS NV 89128

A.P.N.# 137-01-801-007

LEGAL DESCRIPTION
A PORTION OF SAID LAND DESCRIBED AS THE WEST HALF (W1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SECTION 1, TOWNSHIP 20 SOUTH, RANGE 58 EAST, M.D.B.&M.

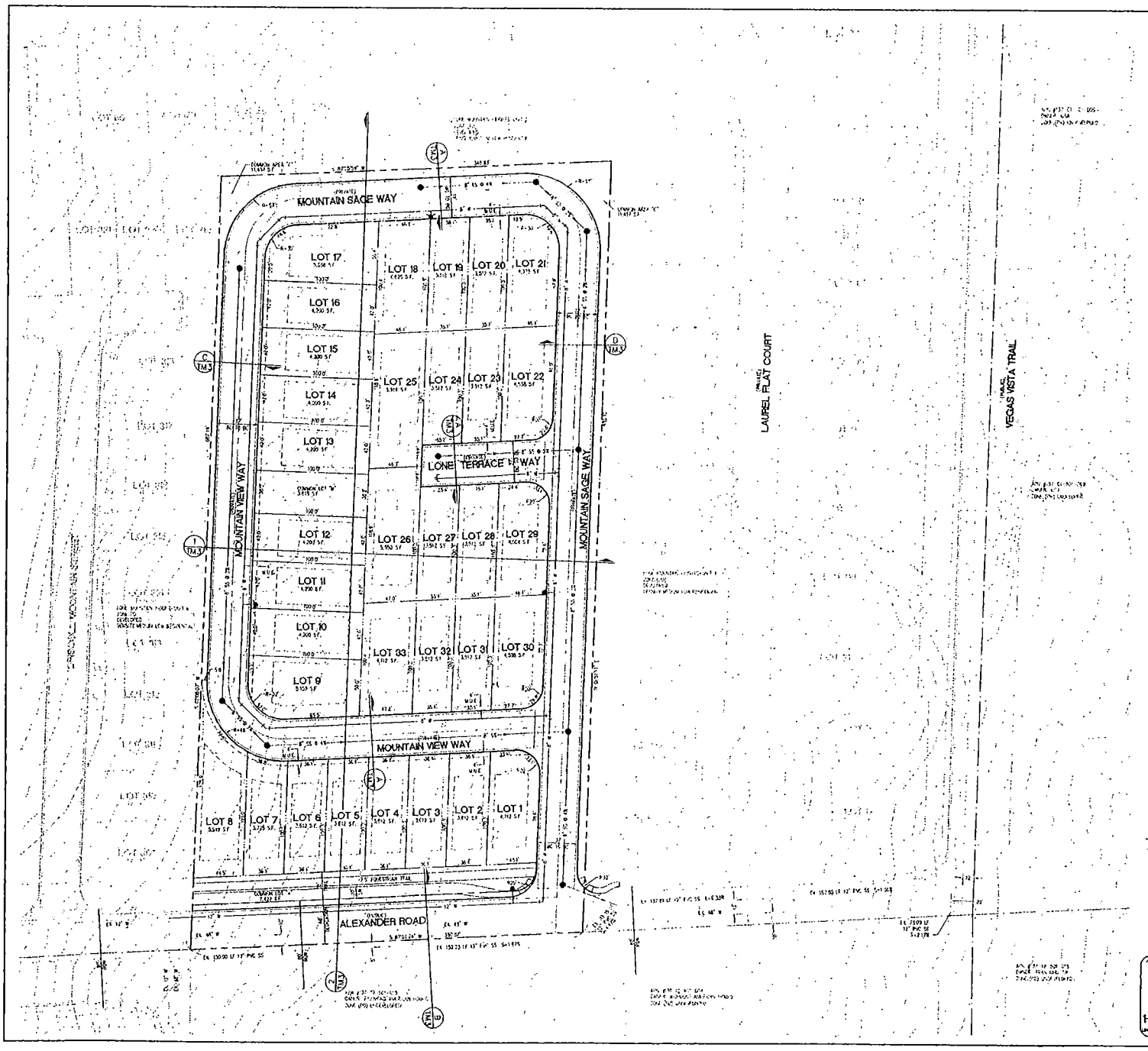
Call before you Dig 1-800-227-2600

1-702-593-6111

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 FAX: (702) 804-2299

LONE MOUNTAIN RIDGES - UNIT 8
RL HOMES
COVER SHEET / DETAILS

SHEET
TM



TMP-3260
12-04-03 PC
REVISED 11-04-03

DEVELOPMENT DATA

PRESENT LAND USE:	PLANNED COMMUNITY DEVELOPMENT (PCD)
PRESENT ZONING:	PLANNED DEVELOPMENT (PD)
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
SPECIAL PLANNING AREA:	LONE MOUNTAIN
GROSS ACREAGE	= 5.49 AC
NET ACREAGE	= 5.17 AC
NUMBER OF LOTS	= 33
LOTS PER ACRE (GROSS)	= 6.2
MINIMUM LOT SIZE	= 3,500 S.F.
SETBACKS:	
FRONT	20' TO GARAGE 14' TO DWELLING
REAR	15'
SIDE	5'
CORNER SIDE	10'
OPEN SPACE REQUIRED	10,890 SF
OPEN SPACE PROVIDED	15,355 SF

ESTIMATED SEWER CONTRIBUTION

33 UNITS * 250 GPD/UNIT = 8,250 GPD
TOTAL AVERAGE CONTRIBUTION = 8,250 GPD = 0.00825
TOTAL PEAK FLOW = 0.00825 MGD * 3.23 (PEAK FACTOR) = 0.0266 MGD

NOTES

1. THERE ARE NO STORM DRAINS PRESENT.
2. ALL STREETS ARE PRIVATE & NON-EXCLUSIVE UTILITY & PUBLIC DRAINAGE EASEMENTS TO BE PRIVATELY MAINTAINED

LEGEND

LOT 1 5,675 S.F. — PROPOSED LOT NUMBER / PROPOSED LOT SQ. FOOTAGE
PROPOSED FIRE HYDRANT
EX. PROPERTY LINE/R.O.W.
EX. CENTERLINE
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
EXISTING WATER MAIN
EXISTING SEWER MAIN
R/C — BACK OF CURB RADIUS
PROPOSED SEWER
PROPOSED WATER
PROPOSED LOT LINE
PROPOSED SUBWAY
PROPOSED EASEMENT
PROPOSED "L" TYPE OVER/OUTFLOW
PROPOSED 30" ROLLED CURB

Call before you Dig 1-800-227-2600

NORTH
SCALE: 1"=40'

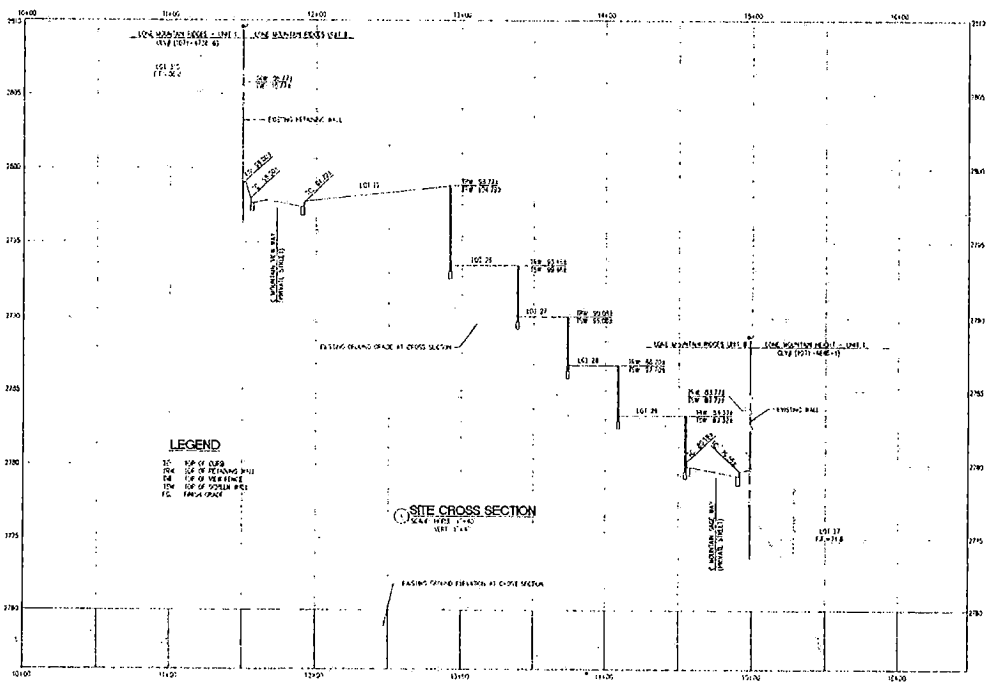
CALL BEFORE YOU DIG OVERHEAD 1-702-593-6111

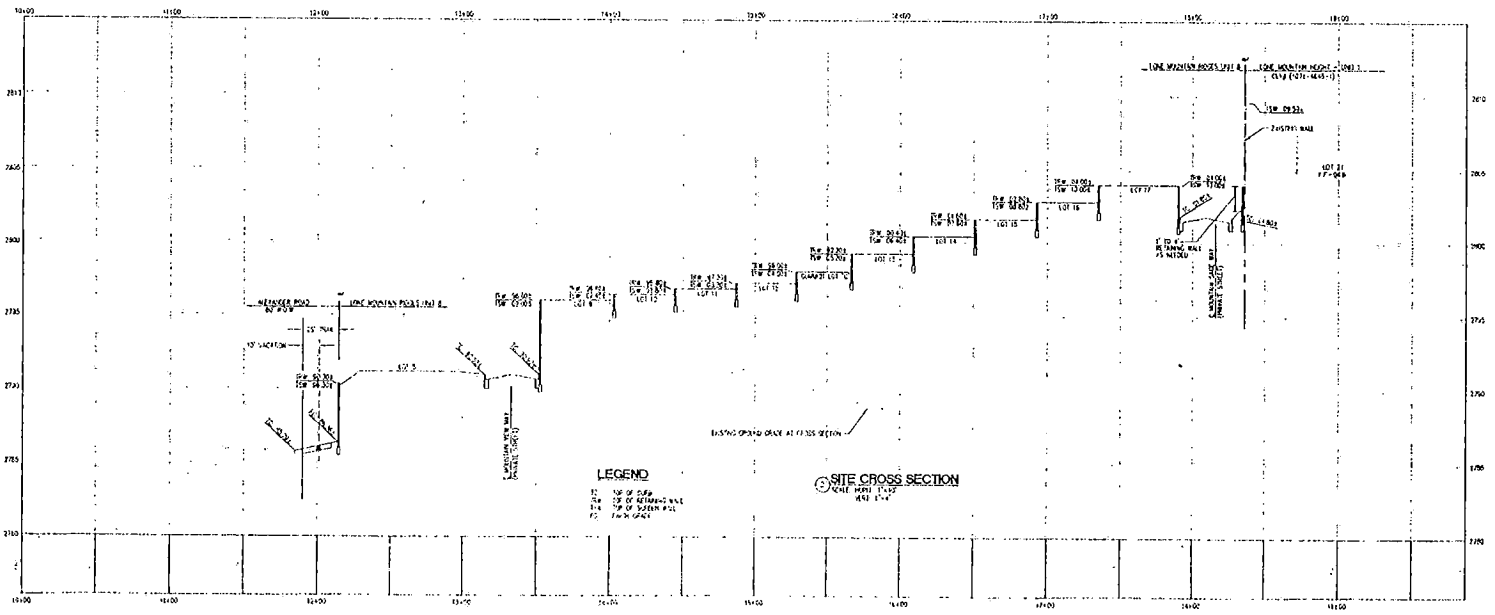
STATE OF NEVADA — CHRISTOPHER M. SMITH — No. 8141 — REGISTERED ENGINEER — 11/4/03

ISSUE DATE 10/31/03 TENTATIVE MAP

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
2030 E. FLAMINGO RD., SUITE 220, LAS VEGAS, NEVADA 89119
TELEPHONE: (702) 804-2000 FAX: (702) 804-2799

LONE MOUNTAIN RIDGES - UNIT 8
RL HOMES
TENTATIVE MAP





TMP-3260
12-04-03 PC
REVISED 11-04-03

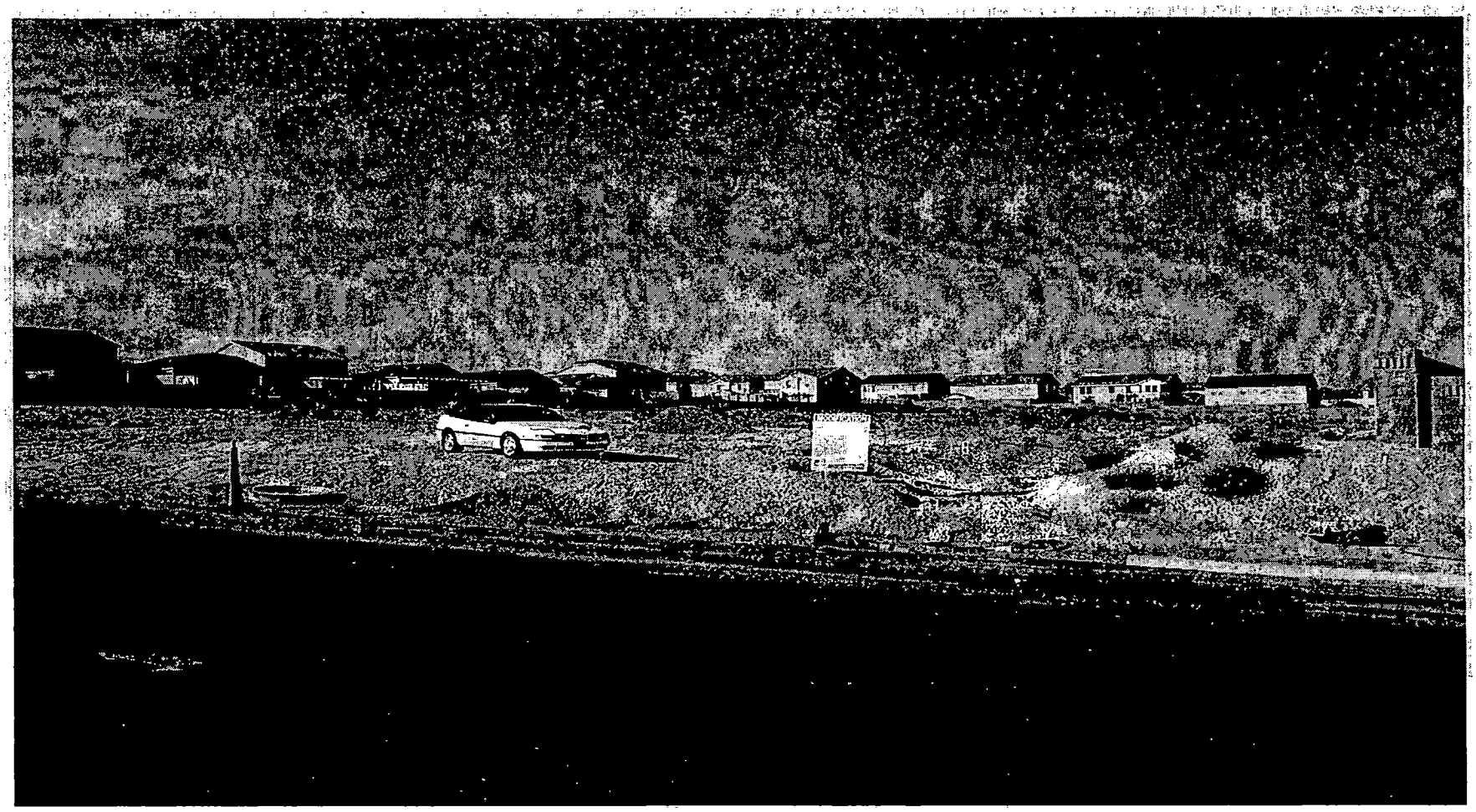
NORTH
SCALE 1"=40'

Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

CALL BEFORE YOU DIG OVERHEAD
1-702-593-6111

LONE MOUNTAIN RIDGES - UNIT 8
RL HOMES
CROSS SECTIONS
TENTATIVE MAP

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE (702) 804-2000 • FAX (702) 804-2299



TMP-3260 - LONE MOUNTAIN RIDGES - UNIT 8 - R L HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF DARK, LIMITED LIABILTIY COMPANY
NORTH SIDE OF ALEXANDER ROAD, APPROXIMATELY 335 FEET WEST OF VEGAS VISTA TRAIL
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
TMP-3270 - SUMMERLIN VILLAGE 20 PARCELS E, F, & G - HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 327-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 59.0 acres adjacent to the northeast corner of Charleston Boulevard and Vista Center Drive (APN: 137-35-410-004, 137-35-813-001, and 137-35-715-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-3193] as her firm is presently under contract with Astoria Homes, on Item 5 [TMP-3274] as her firm is finalizing payment from Signature Homes, and on Item 7 [EOT-3239] as her firm is presently under contract with Big Sky Development and NIGRO abstaining on Item 5 [TMP-3274] as he owns a project located within the notification boundary.

This is Final Action.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:20)

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 4 – TMP-3270

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Rezoning (Z-0119-96) and the Summerlin Development Standards.

3. Street names must be provided in accord with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

6. A Master Streetlight Plan of public street lights for the overall site shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.

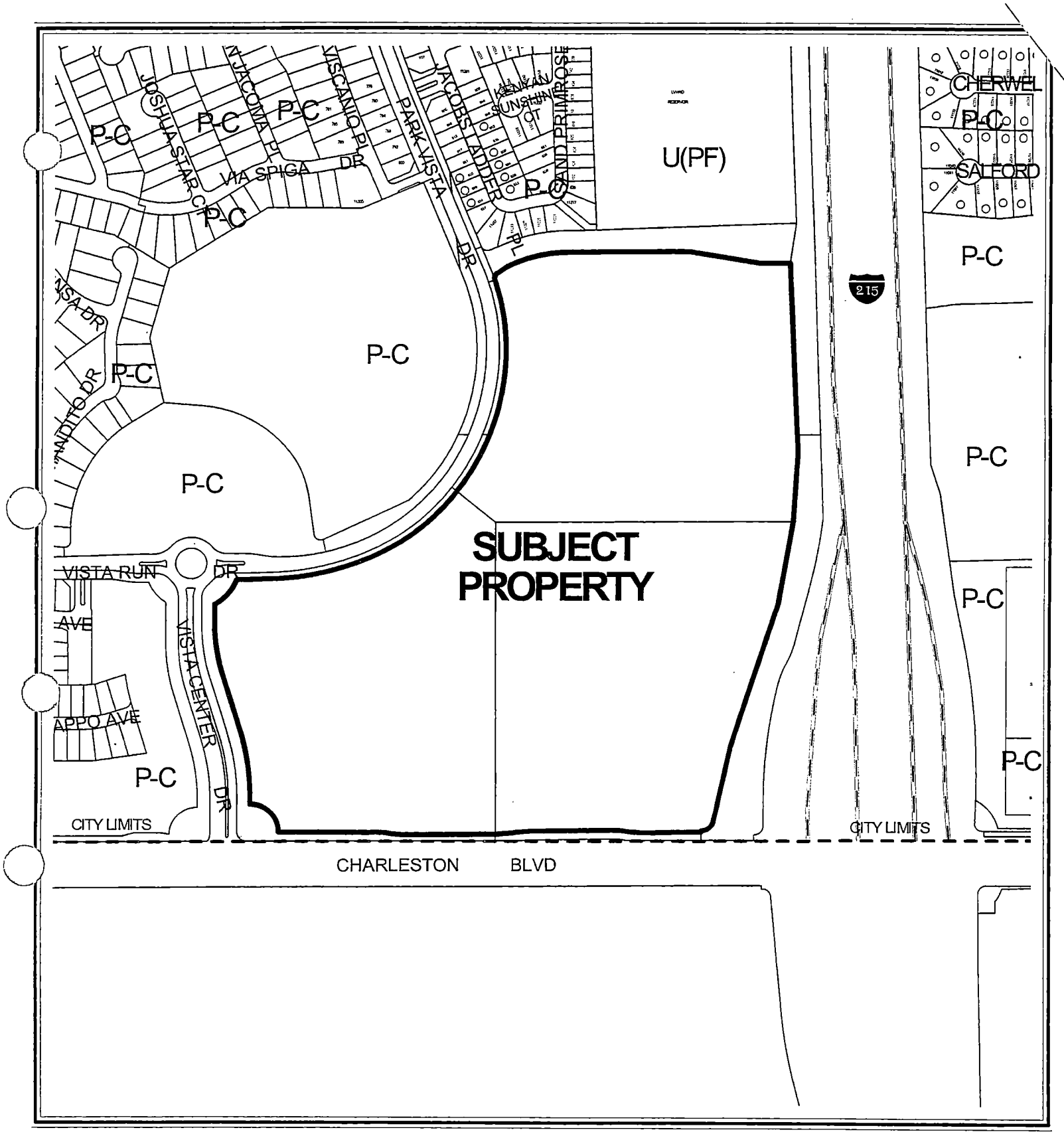
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a 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.

CONDITIONS – Continued:

9. Site development to comply with all applicable conditions of approval for The Vistas at Summerlin Village 20 Unit Number 1, the Summerlin Improvement Standards, the Master Traffic Impact Analysis and all other site-related actions.

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

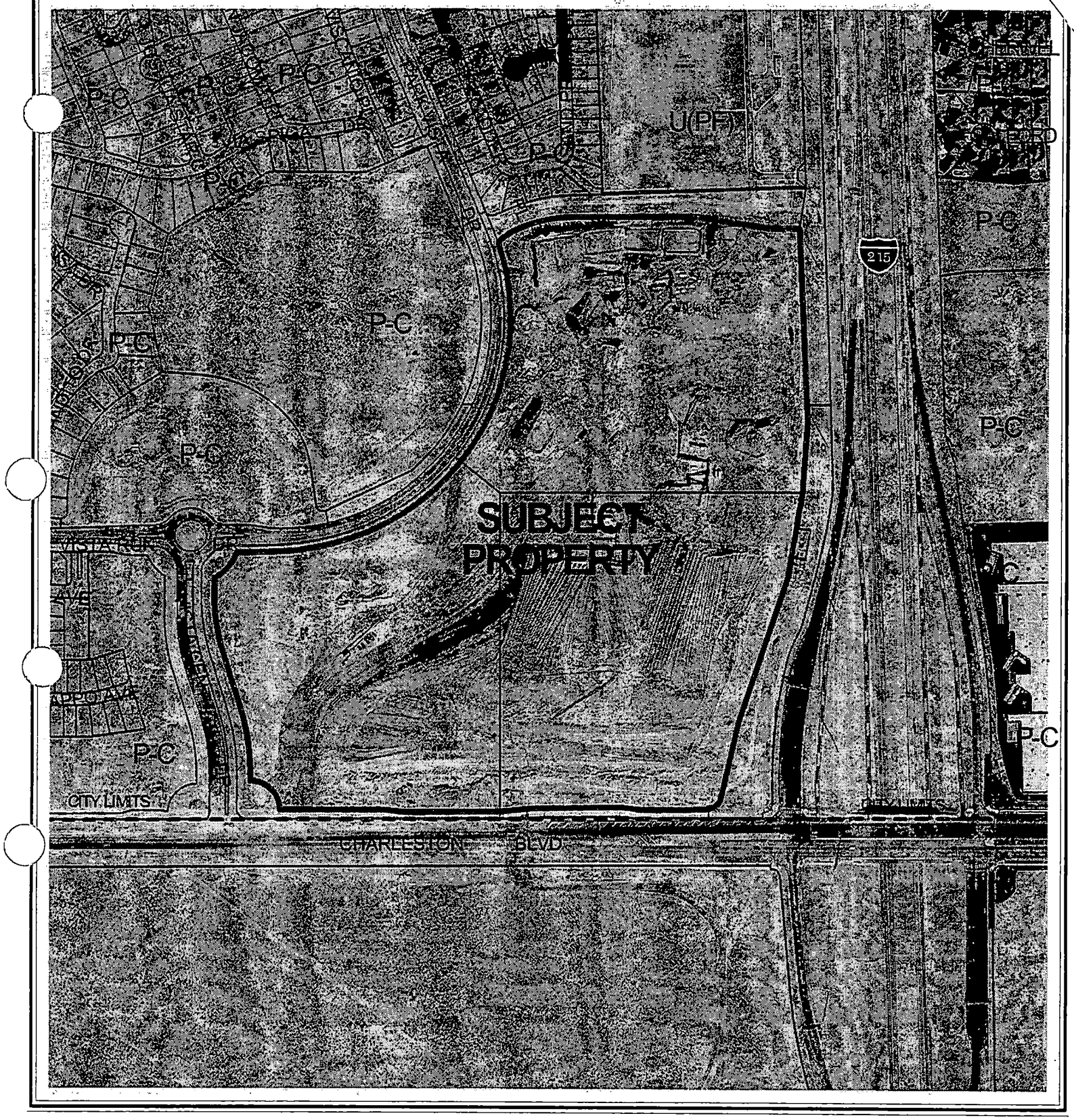


0 200 400 Feet

CASE: TMP-3270

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N



0 200 400 Feet

CASE: TMP-3270

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3270 - SUMMERLIN VILLAGE 20 PARCELS E, F, & G - HOWARD HUGHES CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 327-lot Single-Family Residential Subdivision on 59.0 acres adjacent to the northeast corner of Charleston Boulevard and Vista Center Drive.

B) Applicant's Justification

A justification letter is not required for a Tentative Map application, nor was one submitted for this application.

BACKGROUND INFORMATION

A) Previous Actions

01/27/97 The City Council approved a request for a Rezoning on property located along the west side of the Western Beltway, between Charleston Boulevard and Lake Mead Boulevard To: PC (Planned Community) – Proposed Use: Summerlin West Development – Size 8,318.64 Acres, including the subject site. The Planning Commission recommended approval on January 9, 1997.

09/24/03 The Planning and Development Department administratively approved a Minor Modification to change the land use designations to SF3 (Single Family Residential Detached - 10 D.U.) for: Parcel F - VC(Village Commercial),Parcel G - MF2 (Multi-Family Medium Density) and Parcel WS-1 - NF(Parks and Open Space) which includes the subject site.

B) Pre-Application Meeting

10/01/03 Discussions included the requirement to show the location of adjacent trails of which the master developer is responsible for construction and maintenance, the requirement to submit full cross section drawings, to include all lot dimensions, and to properly label setbacks to include the 14-foot front yard setback exception for up to 50-percent of the developed homes. The City Traffic Engineer suggested that sidewalks be developed on both sides of the proposed internal streets.

TB

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 59.0

B) Existing Land Use

Subject Property:	Undeveloped and Wireless Communication Facility
North:	Undeveloped and Single Family Dwellings
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	P-C (Planned Community)
North:	P-C (Planned Community)
South:	Unincorporated Clark County R-U (Rural-Undeveloped)
East:	P-C (Planned Community)
West:	P-C (Planned Community)

D) General Plan Compliance

This area is designated as SF3 (Single-Family Residential Detached) within the Summerlin West Plan, which allows a maximum density of 10 dwelling units per gross acre. The proposed Tentative Map, which depicts a gross density of 5.54 units per acre, is in conformance with the Summerlin West Plan.

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

Summerlin

This site is located within the Summerlin West Master Plan area. The proposed Tentative Map is in conformance with the requirements of the Summerlin West Master Plan.

Trails

According to the Summerlin Multi-Use Trail Alignments Map (Map No. 4) of the General Plan, an 8-foot wide Transportation trail is shown along Charleston Boulevard which is the responsibility of the Master Developer to install and properly maintain.

TB

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. Setbacks			
• Front	18 Feet*	14-18 Feet	Y*
• Side	5 Feet	5 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	15 Feet	15 Feet	Y
Max. Building Height	35 Feet	Not Depicted	N/A
Number of Lots	N/A	327	Y
Max. Density	10 Units per Gross Acre	5.54 Units per Gross Acre	Y
Private/Public Street	Public or Private	Public	Y
Min. Street Width	37 Feet	37 Feet	Y

* A maximum of 50 percent of the homes in each block may have a front setback of 14 feet from back of sidewalk or back of curb, if no sidewalk exists; provided, however, in no case shall more than 50 percent of the width of each home have a front setback less than 18 feet.

The proposed Tentative Map conforms to the Residential District Development Standards of the Summerlin Development Standards. Building elevations were not submitted as part of this Tentative Map land use application; however, maximum building heights will be subject to the Summerlin Development Standards for development within the SF3 Land Use designation which limits building heights to 35-feet.

B) General Analysis Discussion

- General information

This site is part of the Summerlin West Master Planned Community and is designated SF3 (Single-Family Residential Detached), allowing for a maximum density of 10 units per gross acre. The Tentative Map depicts 327 lots with a density of 5.54 units per gross acre and 60,981 square feet of open space within the subdivision. The development is accessed from two entrances off the south side of Park Vista Drive. All lots are accessed by 37-foot wide public streets with sidewalks located on one-side of the street. Perimeter landscape buffers include a 30-foot wide planter along Charleston Boulevard, 40 feet along Vista Center Drive, 21 feet along Park Vista Drive, and 13.5 feet along the Beltway right-of-way.

- Cross Section

  The submitted cross-sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross-sections appear to depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The submitted cross sections do not show any retaining walls greater than 4 feet.

- Trails

  There are no trails are depicted on the Tentative Map; however, there is adequate space along Charleston Boulevard within the 30-foot wide landscape planter area to include the proposed 8-foot wide Transportation Trail as shown on the Summerlin Multi-Use Trail Alignments Map (Map No. 4) of the General Plan. It is the responsibility of the Master Developer to install and maintain all proposed trails within the Summerlin Master Development.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

TB

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3270 APN: 137-35-410-004; 137-35-813-001; and 137-35-715-002

Name of Property Owner: Howard Hughes Corporation

Name of Applicant: Howard Hughes Corporation

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

_____ Yes ___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: [signature]

Print Name: Gerald M. Robbins

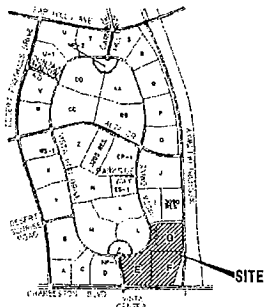
Subscribed and sworn before me

This 20 day of October, 2003

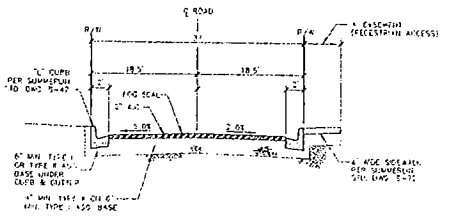
Angela K. Henderson
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
ANGELA K. HENDERSON
No. 00-62470-1 My Appointment Expires May 1, 2004

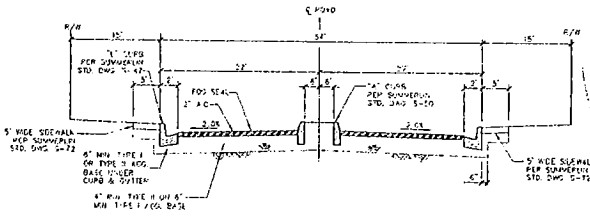
TENTATIVE MAP
FOR
SUMMERLIN
VILLAGE 20 PARCELS E, F, & G
RESIDENTIAL PLANNED COMMUNITY
APN#'S 137-35-410-004, 137-35-813-001, 137-35-715-002



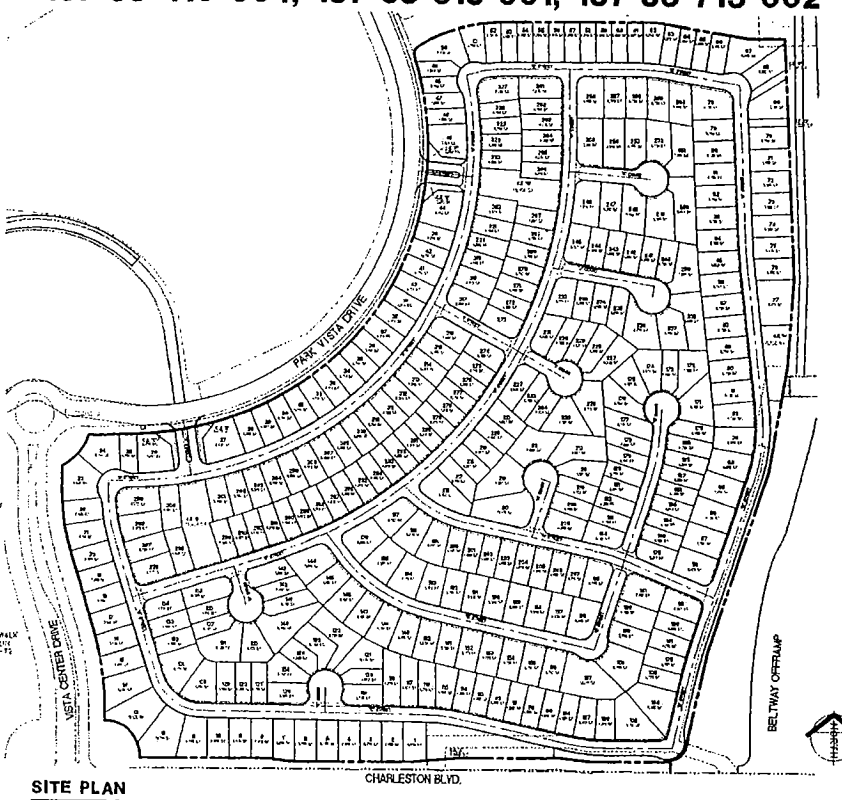
VICINITY MAP
SCALE: NTS



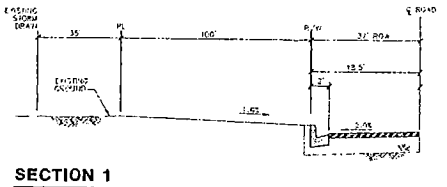
37' PUBLIC STREET SECTION
(INTERIOR STREETS)
SCALE: NTS



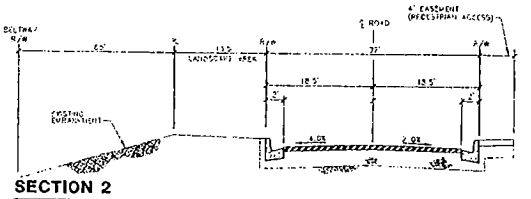
84' PARCEL ENTRY SECTION
SCALE: NTS



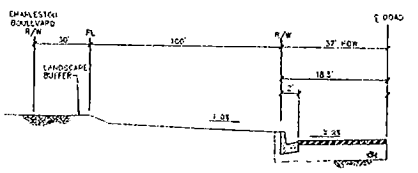
SITE PLAN
SCALE: NTS



SECTION 1
SCALE: NTS



SECTION 2
SCALE: NTS



SECTION 3
SCALE: NTS

SHEET INDEX

1. COVER SHEET
2. TENTATIVE MAP
3. PARCEL GRADING PLAN
4. SITE CROSS SECTIONS

OWNER/DEVELOPER

HOWARD HUGHES CORPORATION
10000 W. CHARLESTON BLVD.
LAS VEGAS, NV 89135

CONTACT: KENNETH DuFRESNE
(702) 791-4300

SITE DATA

ZONING (PARCELS E, F, & G)
EXISTING ZONING: PC (PLANNED COMMUNITY)
PROPOSED ZONING: NO CHANGE

LAND USE (PARCEL E)
EXISTING LAND USE: SF3 (SINGLE FAMILY DETACHED)
PROPOSED LAND USE: NO CHANGE

LAND USE (PARCEL F)
EXISTING LAND USE: SF3 (SINGLE FAMILY DETACHED)
PROPOSED LAND USE: NO CHANGE

LAND USE (PARCEL G)
EXISTING LAND USE: SF3 (SINGLE FAMILY DETACHED)
PROPOSED LAND USE: NO CHANGE

SETBACKS
FRONT: 18' (FRONT ENTRY GARAGE)
14' (SIDE ENTRY GARAGE)
14' (BUILDING FACE)
REAR: 15'
SIDE: 5' (15' STREET SIDE, 10' ADJACENT OPEN SPACE)

ACREAGE
59.0 ACRES GROSS
54.9 ACRES NET

LOTTING SUMMARY
128 - 40' X 100' LOTS
106 - 45' X 100' LOTS
93 - 55' X 100' LOTS

DENSITY
327 UNITS / 59.0 ACRES GROSS = 5.54 UNITS/ACRE

PARKING
REQUIRED: 654 SPACES (2 SPACES X 327 DWELLING UNITS)
PROVIDED: 654 SPACES

OPEN SPACE
REQUIRED: 30,700 S.F.
PROVIDED: 80,921 S.F.

UTILITIES

WATER:
LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89153

SEWER:
CITY OF LAS VEGAS
400 E. STEWART AVE.
LAS VEGAS, NV 89101

ROADS:
NEVADA POWER
5226 W. SAHARA AVE
LAS VEGAS, NV 89151

GAS:
SOUTHWEST GAS CORPORATION
4300 W. TROPICANA AVE.
LAS VEGAS, NV 89193

TELEPHONE:
SPRINT
330 S. VALLEY VIEW BLVD
LAS VEGAS, NV 89107

DISPOSAL:
REPUBLIC SERVICES
770 E. SAHARA AVE.
LAS VEGAS, NV 89193

CABLE TV:
COX COMMUNICATIONS
121 S. MARTIN LUTHER KING BLVD.
LAS VEGAS, NV 89106

ESTIMATED SEWER CONTRIBUTION:

327 UNITS X 250 GPD/UNIT = 81,750 GPD
TOTAL AVERAGE CONTRIBUTION = 81,750 GPD = .081750 MGD
TOTAL PEAK FLOW = .081750 MGD X 3.2 (PEAK FACTOR) = 0.26978 MGD

APPROVED DEVIATIONS:

NO DEVIATIONS ARE PROPOSED WITH THIS PROJECT.

LEGAL DESCRIPTION

PARCELS E, F, & G OF SUMMERLIN VILLAGE 20 UNIT 1.

SUMMERLIN APPROVAL

10.2.03
GERALD M. ROBBINS, VP, DETAIL PLANNING — DATE

RBF CONSULTING
PLANNING • DESIGN • CONSTRUCTION
8925 WEST FLAMINGO ROAD
LAS VEGAS, NEVADA 89147-4264

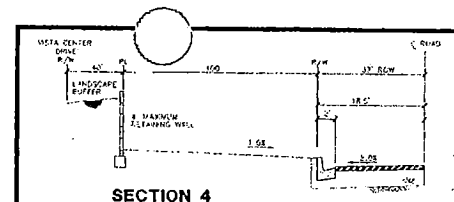
SHEET: COVER SHEET
TITLE: VILLAGE 20 AT SUMMERLIN PARCEL E, F, & G

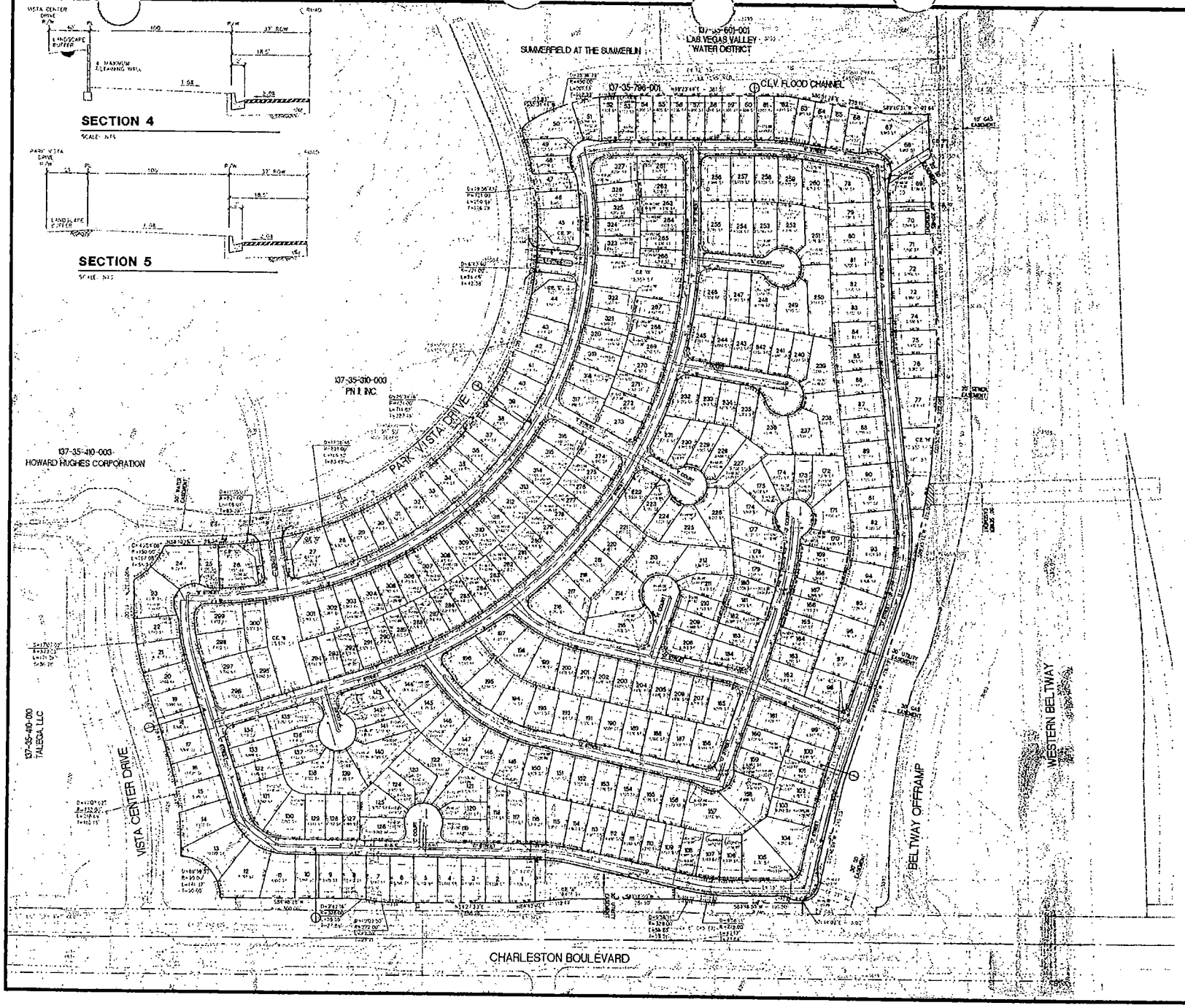
DRAWN BY	RSH	10/20/03
DESIGNED BY	AGB/RSH	10/20/03
CHECKED BY	AGB	10/20/03
PROJECT NO	50-100450	SCALE: N/A

KEITH C. BARRETT, No. 14221, Exp 12/31/04, CIVIL, STATE OF NEVADA

SHEET 1 OF 4 SHEETS

TMP-3270 12-04-03 PC





LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- EASEMENT
- SETBACK LINE (18' MIN. FRONT SETBACK) (15' MIN. REAR SETBACK) ALSO SEE SHEET 1 FOR SETBACKS
- 8" W — PROPOSED WATER
- 8" SS — PROPOSED SEWER
- 105 — LOT NUMBER
- 18" R.C.P. — PROPOSED STORM DRAIN

COMMON LOT SCHEDULE

O.S. "A"	LANDSCAPE AREA/OPEN SPACE
O.S. "B"	LANDSCAPE AREA/OPEN SPACE
O.S. "C"	LANDSCAPE AREA/ENTRY
O.S. "D"	LANDSCAPE AREA/ENTRY
O.S. "E"	LANDSCAPE AREA/ENTRY
O.S. "F"	LANDSCAPE AREA/ENTRY
O.S. "G"	LANDSCAPE AREA/OPEN SPACE
O.S. "H"	LANDSCAPE AREA/OPEN SPACE

NOTES

1. NO DEDICATIONS FOR PARKS, SCHOOLS OR OTHER QUASI-PUBLIC USES
2. RETAINING WALLS SHALL NOT EXCEED 4' IN HEIGHT.

RBF CONSULTING
PLANNING • DESIGN • CONSTRUCTION
8215 WEST FLAMINGO ROAD
LAS VEGAS, NEVADA 89147-8797

TENTATIVE MAP

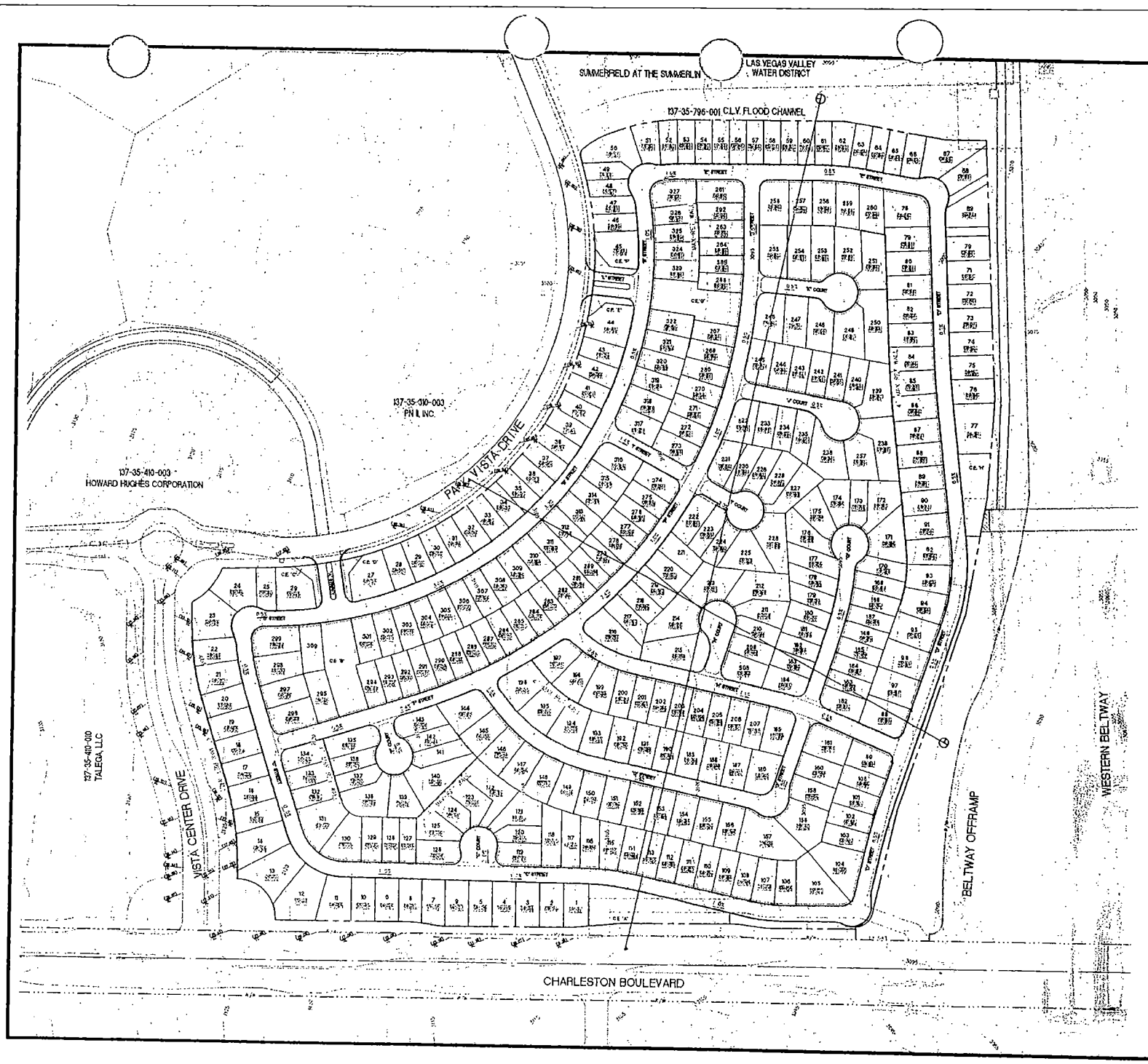
VILLAGE 20 AT SUMMERLIN
PARCEL E, F, & G

DRAWN BY: RSH 10/20/03
DESIGNED BY: RSH 10/20/03
CHECKED BY: ACD 10/20/03
PROJECT NO. 50-100150
SCALE

ALLEN BARRETT
Exp 12/31/04
CIVIL
No. 14221
STATE OF NEVADA

SHEET
2
2 OF 4 SHEETS

TMP-3270 12-04-03 PC



RBF PLANNING • DESIGN • CONSTRUCTION
8330 WEST FLAMINGO ROAD
LAS VEGAS, NEVADA 89147-8354

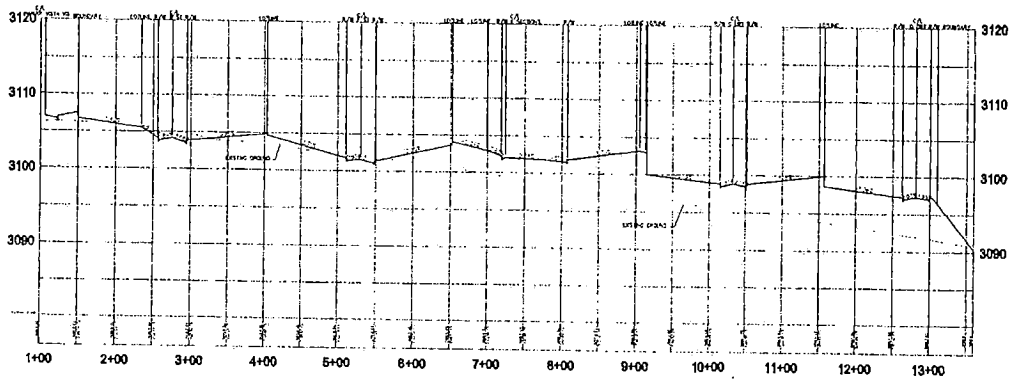
SHEET: PARCEL GRADING PLAN
TITLE: VILLAGE 20 AT SUMMERLIN PARCEL E, F, & G

DRAWN BY:	RSH	10/20/03
DESIGNED BY:	RSH	10/20/03
CHECKED BY:	MJB	10/20/03
PROJECT NO:	50-100450	SCALE:

SEAL: REGISTERED PROFESSIONAL ENGINEER — ALLEN BARRETT — Date 10/31/03 — No. 14221

SHEET 3 OF 4 SHEETS

TMP-3270 12-04-03 PC



WEST TO EAST CROSS SECTION
STA: 1+00.00 - 13+59.63

NORTH TO SOUTH CROSS SECTION
STA: 1+00.00 - 21+01.01

SHEET: SITE CROSS SECTIONS

TITLE: VILLAGE 20 AT SUMMERLIN
PARCEL E, F, & G

RBF CONSULTING
PLANNING • DESIGN • CONSTRUCTION
8335 WEST FLAMINGO ROAD
LAS VEGAS, NEVADA 89147-4124

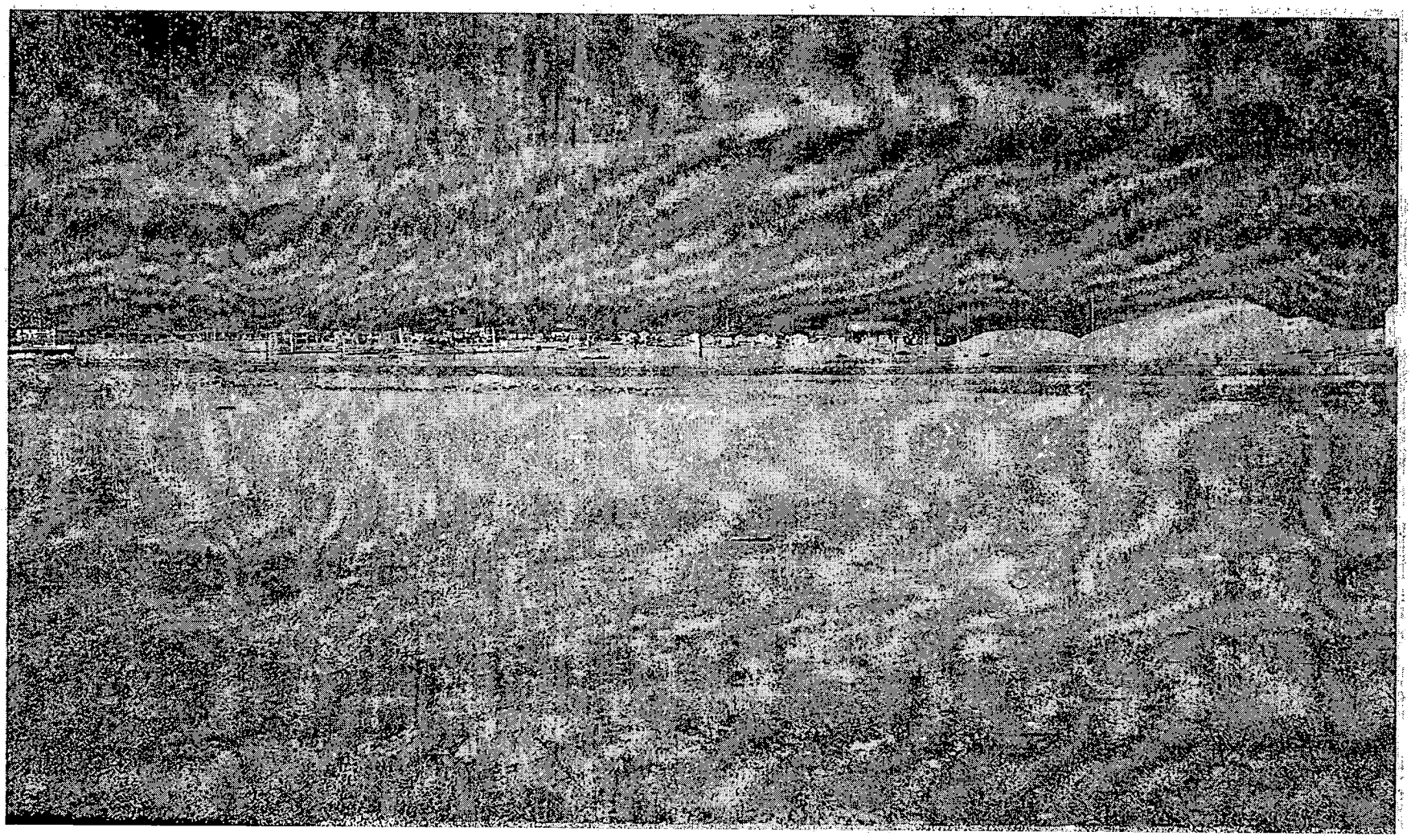
DRAWN BY:	RSH	10/20/03
DESIGNED BY:	RSH	10/20/03
CHECKED BY:	ADB	10/20/03
PROJECT NO:	50-100450	SCALE:

PROFESSIONAL ENGINEER — ALLEN C. BARRETT — Exp 12/31/04 — CIVIL — No. 14221 — STATE OF NEVADA — 10/21/03

SHEET 4
4 OF 4 SHEETS

TMP-3270

12-04-03 PC



TMP-3270 - SUMMERLIN VILLAGE 20 PARCELS E, F, & G - HOWARD HUGHES CORPORATION
NORTHEAST CORNER OF CHARLESTON BOULEVARD AND VISTA CENTER DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:

TMP-3274 - SHADOW LANE - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP - Request for a Tentative Map for a 75-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.08 acres adjacent to the west side of Shadow Lane, approximately 950 feet north of Alta Drive (APN: 139-33-201-001), R-1 (Single Family Residential) under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 5 (Weekly).

P.C. FINAL ACTION

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-3193] as her firm is presently under contract with Astoria Homes, on Item 5 [TMP-3274] as her firm is finalizing payment from Signature Homes, and on Item 7 [EOT-3239] as her firm is presently under contract with Big Sky Development and NIGRO abstaining on Item 5 [TMP-3274] as he owns a project located within the notification boundary.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:20)

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 5 – TMP-3274

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-2644.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

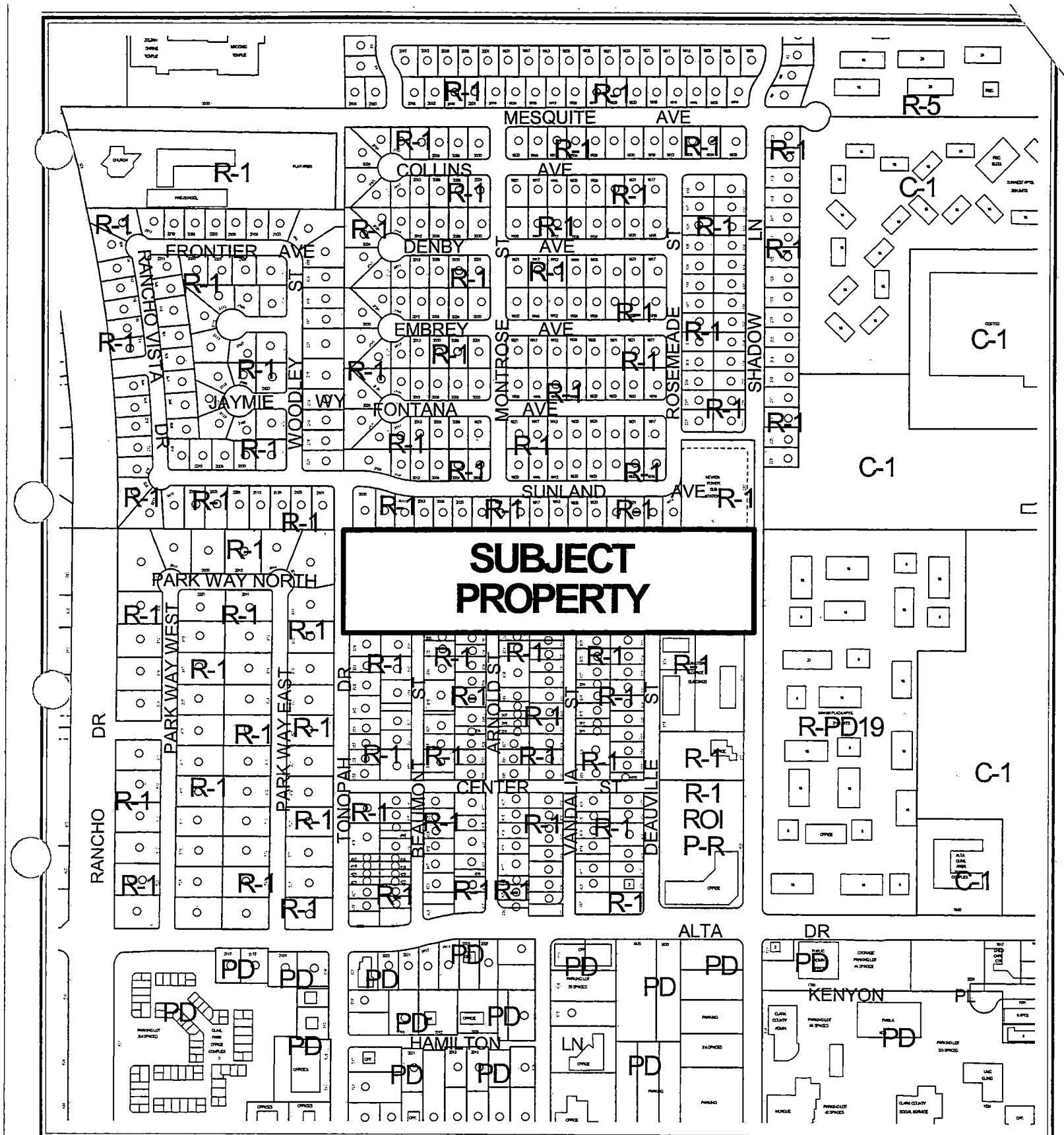
Public Works

6. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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

8. The approval of all Public Works related improvements shown on this Tentative Map 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 approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

9. In accordance with the site development plan (SDR-2644) and Waiver (WVR-2834) approved by City Council on November 5, 2003, the following public streets may be terminated with the half moon configuration as shown on this map: Deauville Street, Vandalia Street, Arnold Street, and Beaumont Street.



CASE: **TMP-3274**

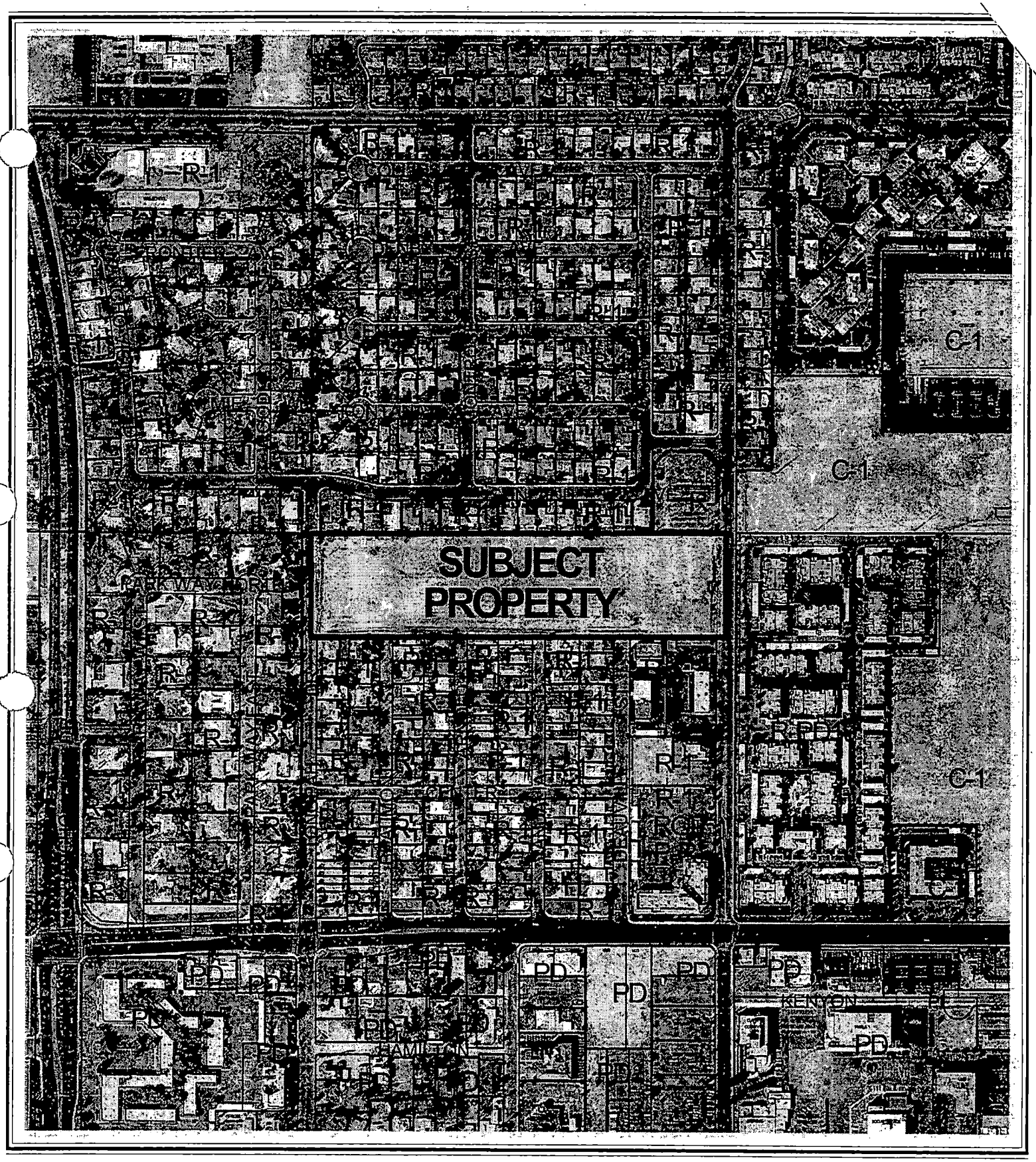
0 300 600 Feet

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

N



CASE: **TMP-3274**

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

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3274 - SHADOW LANE - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

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Public Works

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

8. The approval of all Public Works related improvements shown on this Tentative Map 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 approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

9. In accordance with the site development plan (SDR-2644) and Waiver (WVR-2834) approved by City Council on November 5, 2003, the following public streets may be terminated with the half moon configuration as shown on this map: Deauville Street, Vandalia Street, Arnold Street, and Beaumont Street.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map 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

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

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.

04/01/97 The Zoning Board of Adjustment approved a Special Use Permit for a proposed single story 240-bed convalescent care facility

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.

11/05/03 The City Council approved a rezoning request (ZON-2643) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 7 Units per Acre). The Planning Commission recommended approval on October 9, 2003.

11/05/03 The City Council approved a Site Development Plan (SDR-2644) for a proposed 75-lot single-family development. The Planning Commission recommended approval on October 9, 2003.

11/05/03 The City Council approved a waiver request (WVR-2834) of Title 18.12.130 for the installation of crash gates on private streets at inappropriate locations. The Planning Commission recommended approval on October 9, 2003.

B) Pre-Application Meeting

9/04/03 A pre-application meeting was held and general Tentative Map issues were discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.08
Net Acres:	9.70

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Residential
South:	Single-Family Residential / Office
East:	Multi-Family Residential
West:	Single-Family Residential

C) Existing Zoning

Subject Property:	R-1 (Single-Family Residence) under Resolution of Intent to R-PD7 (Residential Planned Development – 7 Units per Acre)
North:	R-1 (Single-Family Residence)
South:	R-1 (Single-Family Residence)
East:	R-PD19 (Residential Planned Development – 19 Units per Acre)
West:	R-1 (Single-Family Residence)

D) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan with a ML (Medium Low Density Residential) land use designation, which allows up to eight units per acre. The proposed R-PD7 (Planned Residential Development - 7 units per acre) zoning district is consistent with the ML General Plan designation, and the proposed residential development is a permitted use in the R-PD7 district.

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 or study areas that affect the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.06, Development Standards within an R-PD District are established by the Site Development Plan. The following table shows the setbacks and standards established by Site Development Plan SDR-2644.

Standards	Required	Provided	Compliance
Min. Lot Size	2,720 Feet	2,720 Feet	Y
Min. Lot Width	32 Feet	32 Feet	Y
Min. Setbacks			
• Front	18 Feet	18 Feet	Y
• Side	3 Feet	3 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y

The proposed Tentative Map meets all development standards as established by Site Development Plan Review SDR-2644.

Pursuant to Title 19.06, 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 DUA	1.65	1.24 %	53,902 SF	2.02	88,031 SF

The proposed project exceeds all open space requirements.

B) General Analysis Discussion

- General information

The proposed Tentative Map depicts a 75-lot subdivision with a density of 7.44 units per gross acre. The typical lot size is 2,720 square feet. Access to the development is from Shadow Lane, a 60-foot wide right-of-way, and Tonapah Drive, a 50-foot wide right-of-way. All lots will front on 39-foot wide private streets.

- Cross Section

The submitted cross-sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross-sections appear to depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The submitted cross sections do not show any retaining walls.

- Trails

There are no trails required as a part of this application.

- Special Conditions of Approval

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.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3274 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 ✓ 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: ROBERT A. LEWIS

Subscribed and sworn before me

This 17th day of October, 2003

Deanna C. Benites

Notary Public in and for said County and State

STATE OF NEVADA
County of Clark
DEANNA C. BENITES
My Appointment Expires

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. NO REPRESENTATION IS MADE 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 1-800-227-2600

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 AMENDED HIGHLAND PARK, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 16, 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 43, RECORDED JANUARY 11, 1977 AS DOCUMENT No. 835439.

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

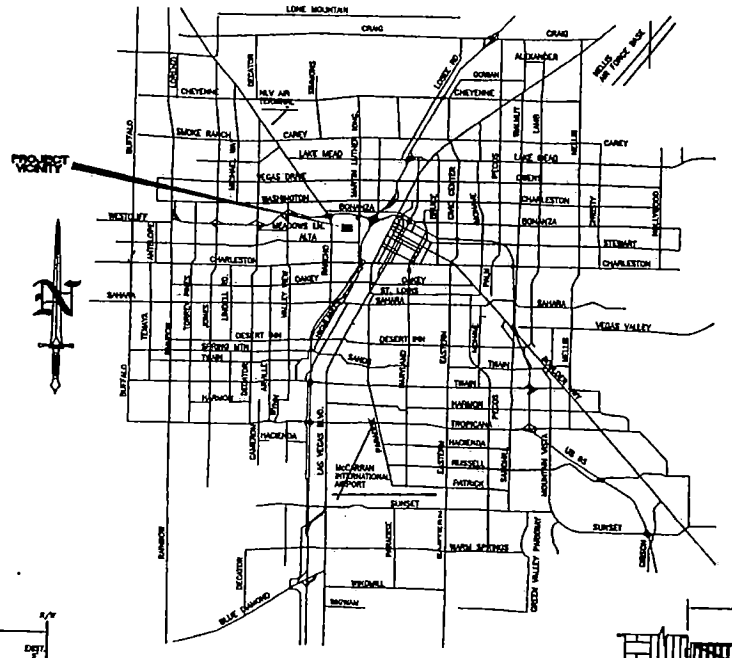
BASIS OF BEARINGS

BEING THE CENTERLINE OF SHADOW LANE AS DEPICTED UPON FILE 80 PAGE 88 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SAID LINE BEARS NORTH 00°01'32" E

BENCHMARK

BEING THE CITY OF LAS VEGAS BENCHMARK NUMBER 3,101 33MBL, AN ALUM. RIVET AND PLATE IN TOP OF CURB, EAST CURB LINE SHADOW LANE, 1000 FEET NORTH OF ALTA DRIVE

PUBLISHED ELEVATION = 427.1667 METERS (NAVD 88 DATUM)
CONVERTED ELEVATION = 2001.63 FEET NAD 88 DATUM



SITE DATA

LAND USE
EXISTING = ML

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

ACREAGE
NET ACREAGE = 9.70 AC.
GROSS ACREAGE = 10.09 AC.

DENSITY
NUMBER OF UNITS = 71
UNITS PER ACRE = 7.44
MAXIMUM LOT SIZE = 3,091 SF
MINIMUM LOT SIZE = 2,994 SF
AVERAGE LOT SIZE = 3,065 SF

DEVELOPER

SIGNATURE HOMES
851 S. RAMPART DRIVE, SUITE E-1
LAS VEGAS, NV 89128
PHONE: (702) 388-2031

OWNER

TO L.P.
2525 S. RAINBOW BLVD
LAS VEGAS NV
89146-5215
PHONE: (702) 383-3631

R-7 SETBACKS

GARAGE (REAR)	18' FEET
FRONT	10 FEET
SIDE	5 FEET

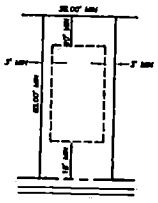
(NO CORNER LOT)

OPEN SPACE

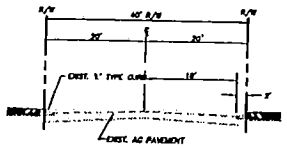
REQUIRED: 33,908 SF / 1.33 ACRES
PROVIDED: 88,031 SF / 3.02 ACRES

PARKING

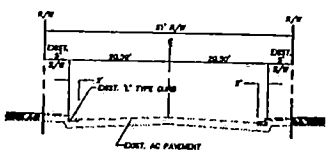
REQUIRED: 150
PROVIDED: 313
GUEST PARKING: 12 (INCLUDING 2 ADA SPACES)
TOTAL PROVIDED: 313 SPACES



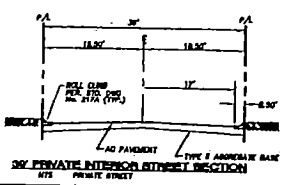
TYPICAL LOT SETBACKS



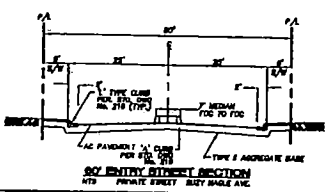
40' EXIST. STREET SECTION
N.T.S. PUBLIC STREET BEAUMONT ST. ARNOLD ST. WAGNALIA ST.



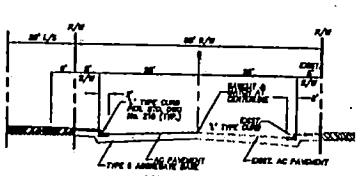
51' EXIST. STREET SECTION
N.T.S. PUBLIC STREET DEAUVILLE ST.



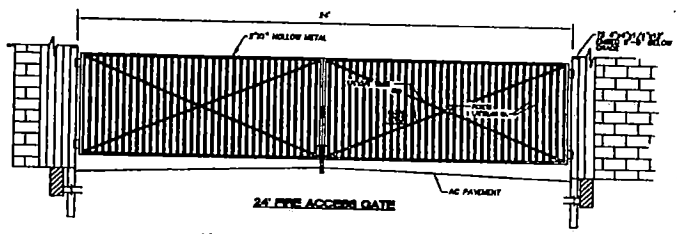
36' PRIVATE INTERIOR STREET SECTION
N.T.S. PRIVATE STREET



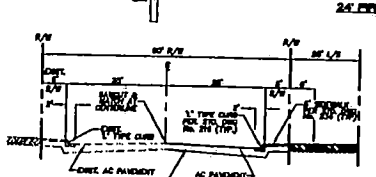
60' ENTRY STREET SECTION
N.T.S. PRIVATE STREET BUSY EAGLE AVE.



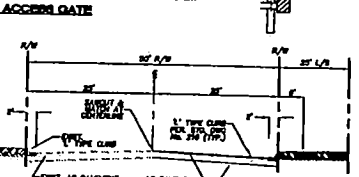
80' STREET SECTION
N.T.S. SHADOW LANE PUBLIC STREET



24' FIRE ACCESS GATE



90' STREET SECTION
N.T.S. TROPICAL DRIVE PUBLIC STREET



80' STREET SECTION
N.T.S. TROPICAL DRIVE PUBLIC STREET

TMP-3274
12-04-03 PC

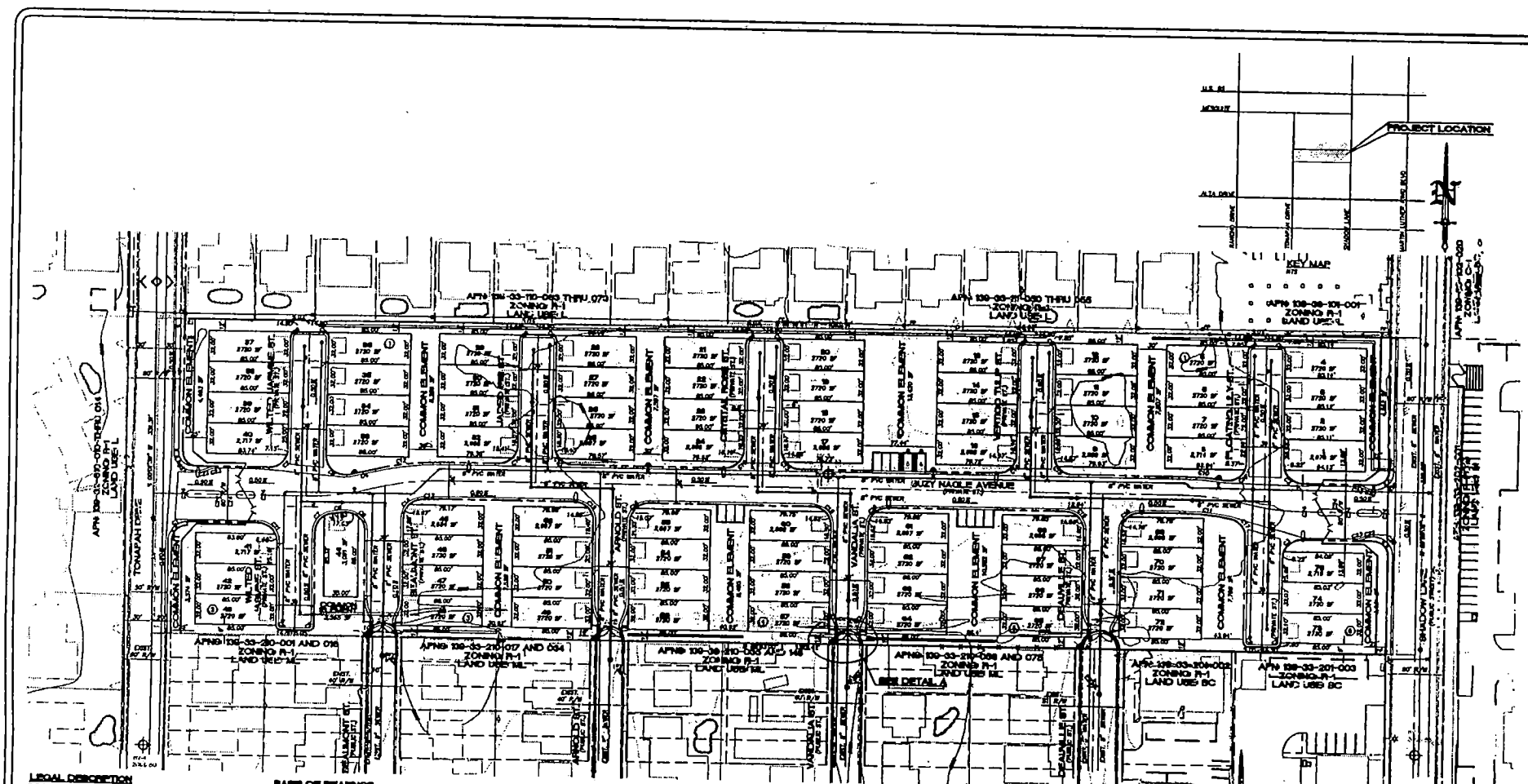
DESIGNED BY: AB | DRAWN BY: MF | DATE: 09.23.03
CHECKED BY: AB | JOB NUMBER: 053-0003
NO. | REVISION | BY | DATE

DEAN W. RASMUSSON — CIVIL — No. 9183 — STATE OF NEVADA — PROFESSIONAL ENGINEER
DW: 12-11-03

TENTATIVE MAP
FOR
SHADOW LANE
SIGNATURE HOMES
CITY OF LAS VEGAS

ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-3921 FAX (702) 739-3929

SHEET 1 of



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 AMENDED HIGHLAND 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 19, PAGE 43, RECORDED JANUARY 11, 1977 AS DOCUMENT No. 83033.

ALSO FURTHER EXCEPTING THEREFROM ALL THOSE PORTIONS LYING WITHIN DEANVILLE STREET AND SHADOW LANE AND ALTA 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 99 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SAID LINE BEARS NORTH 00°03'32" E

BENCHMARK

BEING THE CITY OF LAS VEGAS BENCHMARK NUMBER B-MOY 13(1998), AN ALUM. DISC AND PLATE IN TOP OF CURB, EAST CURB LINE SHADOW LANE, 1000 FEET NORTH OF ALTA DRIVE

PUBLISHED ELEVATION = 627.1997 METERS NAVD 88 DATUM
CONVERTED ELEVATION = 2057.63 FEET NAVD 88 DATUM

CURVE TABLE

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	15.00'	90°01'41"	23.57'	15.00'
C2	15.00'	90°01'41"	23.57'	15.00'
C3	15.00'	90°01'41"	23.57'	15.00'

BENCHMARK

[illegible]

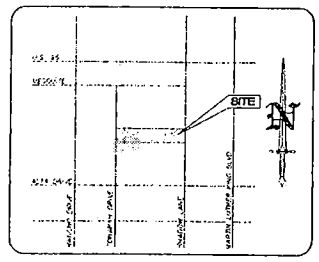
BASIS OF BEARINGS

[illegible]

GRAPHIC SCALE

(IN FEET)

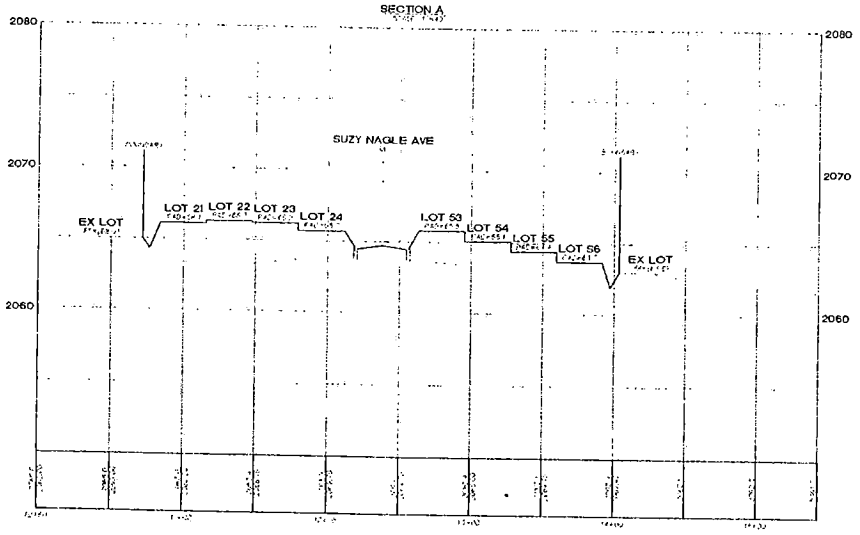
1 inch = 40 ft.



KEY MAP

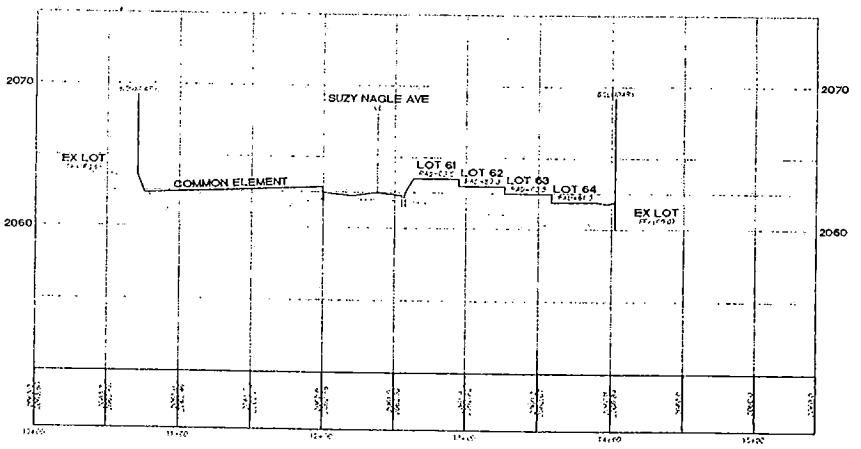
NOT TO SCALE

SECTION A



SECTION A

SECTION B



SECTION B

DISCLAIMER NOTE

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2035

Call UnderGround

TMP-3274

12-04-03 PC

DESIGNED BY: [illegible] DRAWN BY: [illegible] CHECKED BY: [illegible]

JOB NUMBER 053-0302

DATE 10-31-03

NO.	REVISION	BY	DATE

DEAN W. RASMUSON — PROFESSIONAL ENGINEER — STATE OF NEVADA — No. 9193 — CIVIL — EXP. 12-31-03

SITE CROSS SECTIONS

SHADOW LANE I

SIGNATURE HOMES

ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-3921 FAX (702) 739-3929

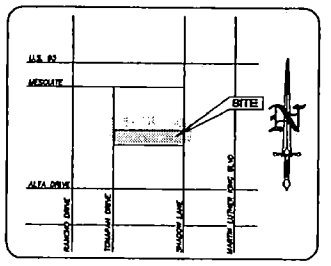
Orion

SHE[illegible]

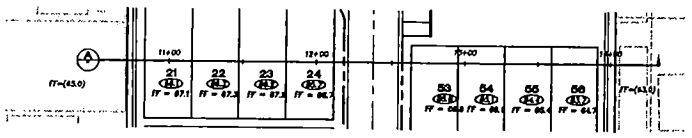
BENCHMARK
BEING THE CITY OF LAS VEGAS BENCHMARK NUMBER 3LV01 33YR8, AN ALUMINUM RIVET AND PLATE IN TOP OF CURB, EAST CURB LINE SHADOW LANE, 1000 FEET NORTH OF ALTA DRIVE.
PUBLISHED ELEVATION = 637.1637 METERS NAVD 88 DATUM
CONVERTED ELEVATION = 2087.83 FEET NAVD 88 DATUM

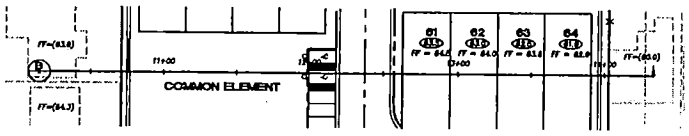
BASIS OF BEARINGS
BEARING N 00°03'33" E
BEING THE CENTERLINE OF SHADOW LANE AS DEPICTED UPON FILE 90 PAGE 85 OF SURVEYS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

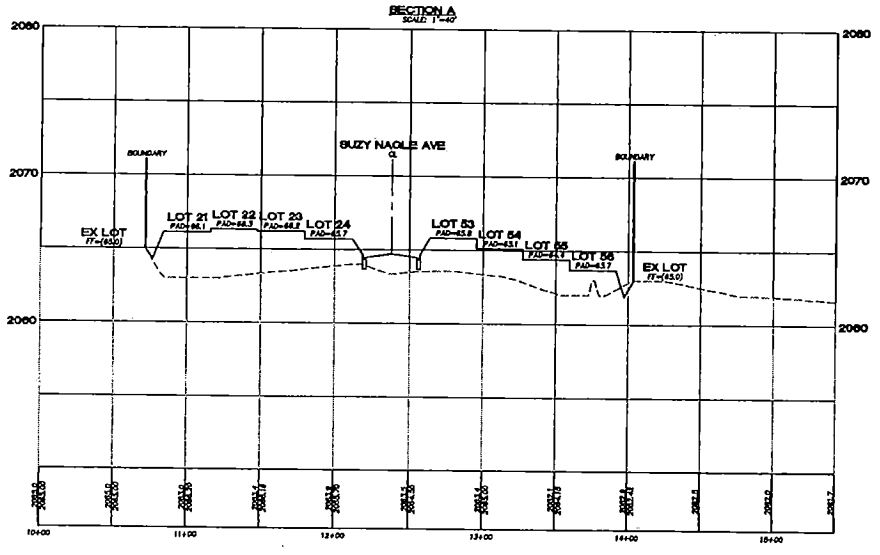


KEY MAP
NOT TO SCALE



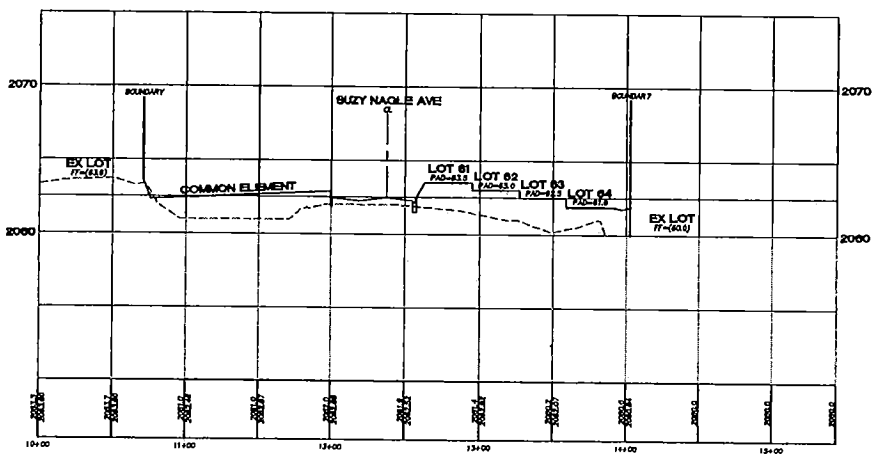


SECTION A
SCALE: 1"=40'



SECTION A
SCALE: HORIZ. 1"=40'
VERT. 1"=4'

SECTION B
SCALE: 1"=40'



SECTION B
SCALE: HORIZ. 1"=40'
VERT. 1"=4'

DISCLAIMER NOTE

Call before you Dig	Call before you Overhead	Call before you UnderGround
1-800-227-2600	1-702-227-2035	1-702-455-7311 1-702-385-1701 1-702-384-4141

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 ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

TMP-3274
12-04-03 PC

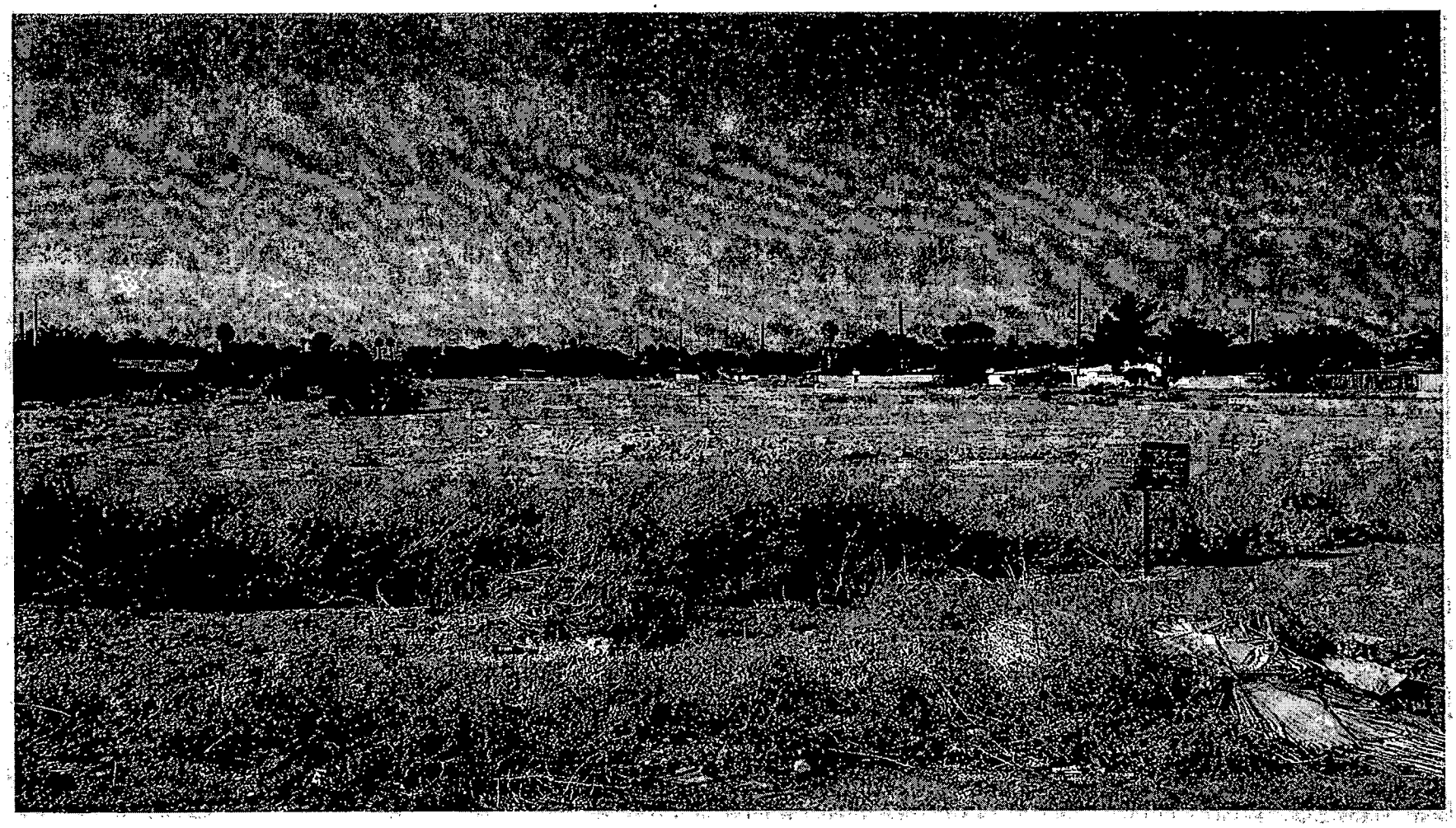
DEAN W. RASMUSSON
REGISTERED PROFESSIONAL ENGINEER-STATE OF NEVADA
CIVIL
NO. 9183
EXP. 12-31-04

DESIGNED BY: T.E. | DRAWN BY: T.E. | DATE: 10.21.03
CHECKED BY: ASP | JOB NUMBER 053-0302
NO. | REVISION | BY | DATE

SITE CROSS SECTIONS
SHADOW LANE I
SIGNATURE HOMES
CITY OF LAS VEGAS
NEVADA

ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-3921 FAX (702) 739-3929

SHEET 1
of 1



TMP-3274 - SHADOW LANE - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP
WEST SIDE OF SHADOW LANE, APROXIMATELY 950 FEET NORTH OF ALTA DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
TMP-3280 - VILLAGE 23B - THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A 11-LOT RESIDENTIAL DEVELOPMENT on 439 acres located at the northwest corner of Alta Drive and Desert Foothills Drive (APN: a portion of 137-22-000-010) , P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-3193] as her firm is presently under contract with Astoria Homes, on Item 5 [TMP-3274] as her firm is finalizing payment from Signature Homes, and on Item 7 [EOT-3239] as her firm is presently under contract with Big Sky Development and NIGRO abstaining on Item 5 [TMP-3274] as he owns a project located within the notification boundary.

This is Final Action.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:20)

City of Las Vegas

Agenda Item No.: 6

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 6 – TMP-3280

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Summerlin Development Plan Review SV-0018-98, and West Summerlin Development Agreement DA-0001-96.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

6. Dedicate appropriate public street right-of-ways and construct public and private streets in accordance with Summerlin Development and Improvement Standards.

7. The construction of the collector road on the western edge of this village may be deferred; final determination of construction requirements shall be determined at the time of approval of the Traffic Study for the future villages adjacent to the west edge of this site or at the time of approval of a Tentative Map for such future villages, whichever is first.

8. A Master Sewer Study for Summerlin Village 23B must be approved prior to the submittal of any construction drawings for this site.

9. Revise Note 5on Page One of the Summerlin Village 23 B Tentative Map to indicate correct amounts of flow from the projected residential units.

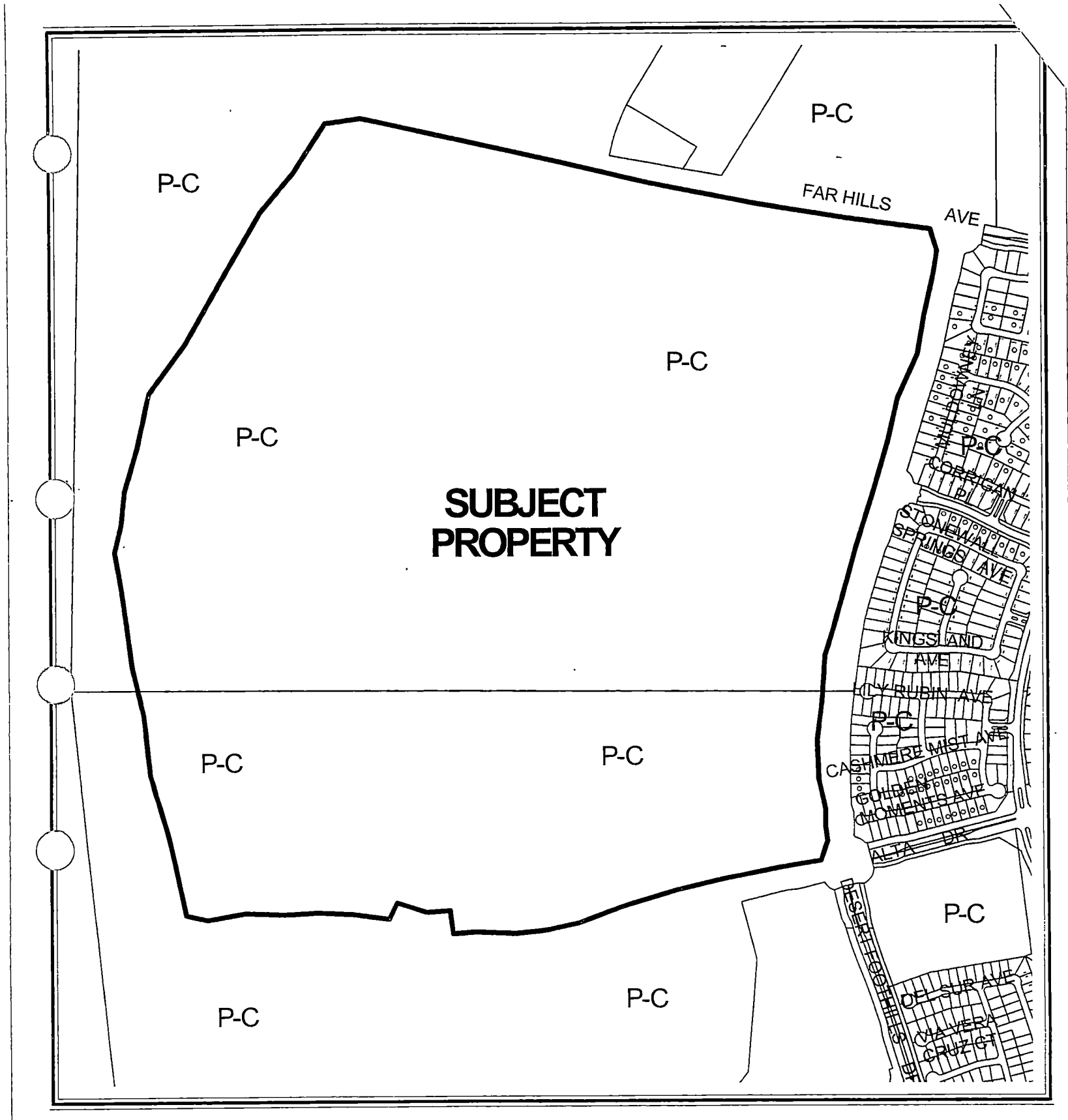
10. A Master Streetlight Plan for Summerlin Village 23B must be approved prior to the submittal of any improvement plans.

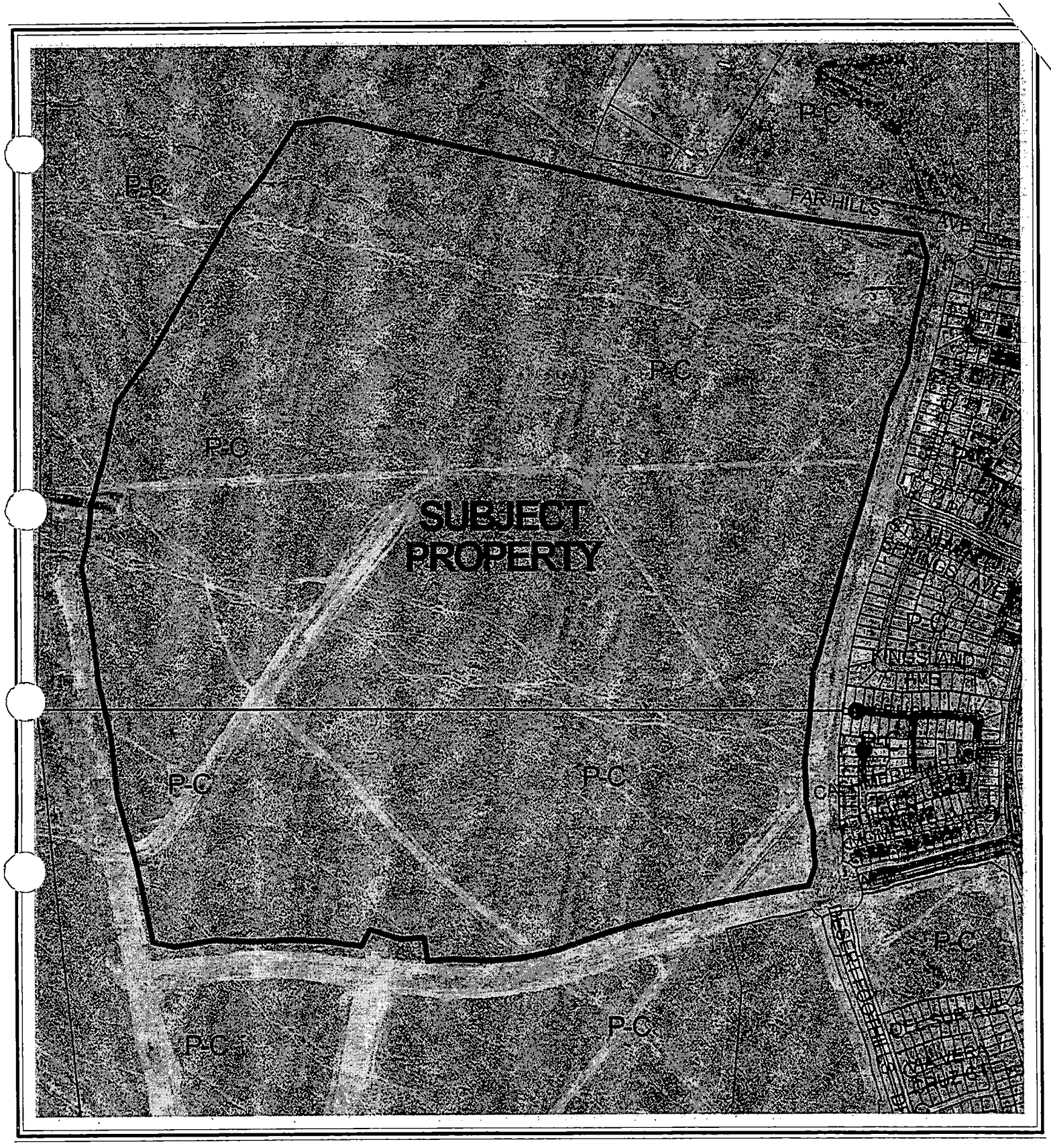
11. A Master Drainage Plan and Technical Drainage Study and a Master Traffic Impact Analysis must be approved by the Department of Public Works prior to the recordation of any Final Map creating any development pod sites anywhere on the overall tentative map subdivision site.

CONDITIONS - Continued:

12. Site development to comply with all applicable conditions of approval for SV-18-01, Z-119-96, and all applicable Summerlin Standards.

13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.


P-C
P-C
FAR HILLS
AVE
P-C
P-C
P-C
SUBJECT
PROPERTY
P-C
P-C
P-C



0 400 800 Feet

CASE: TMP-3280

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3280 - VILLAGE 23B - THE HOWARD HUGHES CORPORATION

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Summerlin Development Plan Review SV-0018-98, and West Summerlin Development Agreement DA-0001-96.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

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5. 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.

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7. The construction of the collector road on the western edge of this village may be deferred; final determination of construction requirements shall be determined at the time of approval of the Traffic Study for the future villages adjacent to the west edge of this site of at the time of approval of a Tentative Map for such future villages, whichever is first.

8. A Master Sewer Study for Summerlin Village 23B must be approved prior to the submittal of any construction drawings for this site.

9. Revise Note 5on Page One of the Summerlin Village 23 B Tentative Map to indicate correct amounts of flow from the projected residential units.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 7-lot residential development on 439.8 acres located at the northwest corner of Alta Drive and Desert Foothills Drive.

B) Applicant's Justification

The proposed development is consistent with the City General Plan designation, the Summerlin Village 23A and 23B Development Plan, and the Summerlin West Annexation Development Agreement.

BACKGROUND INFORMATION

A) Previous Actions

12/19/96 The Planning Commission approved an annexation (A-0020-96) for this site as a part of a larger request. The Planning Commission recommended approval on 1/09/97.

01/27/97 The City Council approved a Development Agreement (DA-0001-96) for this site as a part of a larger request. The Planning Commission recommended approval on 1/09/97.

01/27/97 The City Council approved a General Plan Amendment (GPA-52-96) to R (Rural Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), SC (Service Commercial), GC (General Commercial), TC (Tourist Commercial), P (Parks, Recreation Open Space), S (Schools) and PF (Public Facilities). The Planning Commission recommended approval on 1/09/97.

01/27/97 City Council approved a Rezoning (Z-0119-96) to PC (Planned Community) for this site as part of a larger request. The Planning Commission recommended approval on 12/19/96.

01/16/02 City Council approved a Summerlin Development Plan Review (SV-0018-01) for this site as a part of a larger request. The Planning Commission recommended approval on 12/06/01.

10/09/03 A Minor Modification (MOD-2294) to the Paseos at Summerlin Village 23A and 23B Development Plan was approved.

B) Pre-Application Meeting

01/16/02 Issues discussed included the applicants desire to defer the construction of an unnamed collector street on the western perimeter of site until the adjacent village is developed. It was acknowledged that any deviations from City Standards would require written approval by the City Engineer.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 439.8

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Single-family Residential
West:	Undeveloped

C) Existing Zoning

Subject Property:	P-C (Planned Community)
North:	P-C (Planned Community)
South:	P-C (Planned Community)
East:	P-C (Planned Community)
West:	P-C (Planned Community)

D) General Plan Compliance

The subject site is located within the Summerlin West Master Plan Area and is designated SF3 (Single-Family Residential Detached), which allows a maximum density of ten units per gross acre, and MF2 (Multi-family Residential), which allows a maximum density of twenty-one dwelling units per gross acre.

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

Summerlin

This site is located within the Summerlin West Master Plan area. The proposed Tentative Map is in conformance with the requirements of the Summerlin West Master Plan.

Trails

According to the Summerlin Multi-Use Trail Alignments Map (Map No. 4) of the General Plan, there are a number of proposed trails within this 439.8-acre tract. It is the responsibility of the Master Developer to install and properly maintain all required trails.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Summerlin West Development Standards, the following Development Standards apply to the subject proposal:

SF3 (Single-Family Residential Detached) Tracts

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	18 Feet	N/A	Y
• Side	6 Feet	N/A	Y
• Corner	15 Feet	N/A	Y
• Rear	15 Feet	N/A	Y
Max. Building Height	36 Feet	N/A	Y
Max. Density	10 Units Per Gross Acre	N/A	Y

MF2 (Multi-family Residential) Tracts

Standards	Required	Provided	Compliance
Min. Setbacks • Front • Side • Corner • Rear	20 Feet From the Exterior Property Lines of the Development and 10 Feet Between Buildings	N/A	Y
Max. Building Height	60 Feet	N/A	Y
Max. Density	21 Units Per Gross Acre	N/A	Y

The purpose of this Tentative Map is to divide a 439.8-acre tract into several smaller tracts for future development. Detailed Tentative Maps submitted for future development will be required to comply with all Summerlin Development Standards.

B) General Analysis Discussion

- General information

  The purpose of this Tentative Map is to divide a 439.8-acre tract into smaller tracts for future development. There are ten tracts available for development, and three reserved for Community Open Space. The ten developable tracts consist of seven SF3 (Single-Family Residential Detached) tracts, and three MF2 (Multi-family Residential) tracts, with overall maximum densities of ten and twenty-one units per gross acre, respectively. Detailed Tentative Maps submitted for future development will be required to comply with all Summerlin Development Standards.

- Cross Section

  There are no cross sections shown on the submitted Tentative Map. Since the purpose of this Tentative Map is to break down the site into large "pod" sites and future Tentative Maps will be subsequently submitted with more details, the Department of Public Works has no objection to letting this Tentative Map proceed through the approval process.

- Trails

  According to the Summerlin Multi-Use Trail Alignments Map (Map No. 4) of the General Plan, there are a number of proposed trails within this 439.8-acre tract. It is the responsibility of the Master Developer to install and properly maintain all required trails.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP. 3280 APN: 137-22-000-003

Name of Property Owner: The Howard Hughes Corporation

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 xxxx 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: Gerald M. Robbins

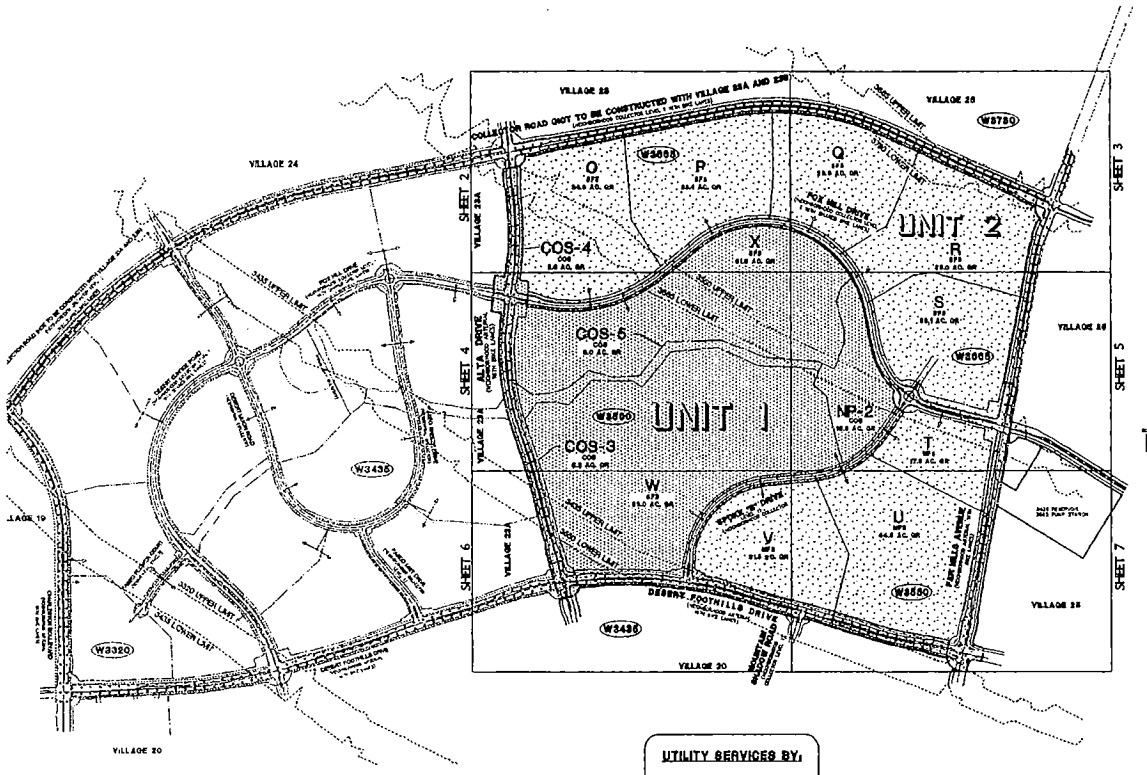
Print Name: Gerald M. Robbins

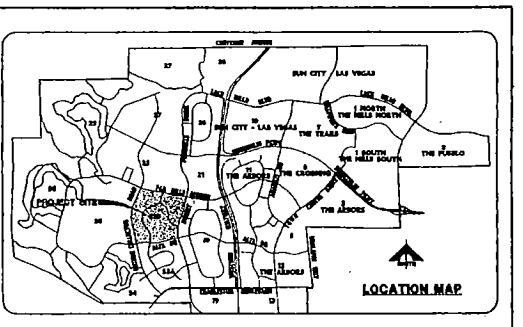
Subscribed and sworn before me

This 20 day of October, 2003

Angela K. Henderson
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
ANGELA K. HENDERSON
No. 00-62470-1 My Appointment Expires May 1, 2004





NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 500 ft.

10/6/03
Exp 6/30/05

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY THE CITY OF LAS VEGAS
SILVER STATE DISPOSAL SERVICE, INC.
NEVADA POWER COMPANY
SPRINT TELEPHONE
SOUTHWEST GAS CORPORATION
CABLE TELEVISION

LEGAL DESCRIPTION

A PORTION OF SECTIONS 34 AND 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, MDM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

REQUESTED WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED:

1. WE REQUEST TO DEFER THE CONSTRUCTION OF THE WESTERLY FUTURE COLLECTOR ROAD AND FAR HILLS AVENUE FROM FOX HILL DRIVE TO COLLECTOR ROAD WITH THE DEVELOPMENT OF VILLAGE 25B. THESE ROADWAYS WILL BE CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF THE ADJACENT VILLAGES, AS TRAFFIC ACCESS IS REQUIRED.

VILLAGE 23B - LAND USE TABULATION

PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	MAX. RESIDENTIAL UNITS
O	SF3	10.0	34.9	349
P	SF3	10.8	33.4	334
Q	SF3	10.0	29.6	296
R	SF3	10.0	35.0	350
S	SF3	10.0	33.1	331
T	MF2	21.0	17.3	363
U	MF2	21.0	44.5	935
V	MF2	21.0	31.5	662
W	SF3	18.0	89.0	896
X	SF3	10.0	61.8	618
NP-2	COS	-	15.9	-
COS-3	COS(PASEO)	-	6.0	-
COS-4	COS(PASEO)	-	2.8	-
COS-5	COS(PASEO)	-	5.2	-
PROJECT TOTALS --			439.8	5,128

SFA SINGLE FAMILY ATTACHED
SF3 SINGLE FAMILY DETACHED
MF2 MEDIUM DENSITY MULTI-FAMILY
COS COMMUNITY OPEN SPACE
ES ELEMENTARY SCHOOL
WS WORSHIP SITE

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 25A AND 25B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. SEE SHEETS 8 AND 9 FOR PRELIMINARY ROADWAY SECTIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. DEVELOPMENT OF VILLAGE 23B IS INTENDED TO OCCUR BASED ON THE WATER ZONE BOUNDARIES. THE ORDER OF DEVELOPMENT IS ANTICIPATED TO BE UNIT 1 AND UNIT 2.
4. LOCATIONS SHOWN HEREON ARE SCHEMATIC AND FINAL DESIGN LOCATIONS WITH ROADWAY MAY VARY, DEPENDENT ON FINAL ENGINEERING STUDIES.
5. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION BY THIS DEVELOPMENT 143 MGD PEAK.
6. VILLAGE ARTERIAL ACCELERATION/DECELERATION LANES SHALL BE PROVIDED AT MAJOR INTERSECTIONS PER SUMMERLIN IMPROVEMENT STANDARDS AND THE MASTER VILLAGES 25A AND 25B TRAFFIC ANALYSIS.
7. ALL LANDSCAPE H.O.A. ENTRY STATEMENTS, AT EACH STREET INTERSECTION, SHALL BE ESTABLISHED BY THE HOWARD HUGHES CORPORATION, AT A LATER DATE.
8. ALL UTILITIES SERVICES (STUBS) AND PARCEL ENTRIES TO EACH PARCEL SHOWN ARE SCHEMATIC. EXACT LOCATIONS ARE TO BE DETERMINED DURING FINAL DESIGN, AND PER VILLAGES 25A AND 25B MASTER ENGINEERING STUDIES.

LEGEND

- VILLAGE BOUNDARY
- UNIT BOUNDARY
- A — PARCEL DESIGNATION
- C8S/3.8 AC. — LAND USE/ACREAGE
- BIKE LANES
- 8' WIDE SIDEWALK
- 5' WIDE SIDEWALK
- W3200 — WATER ZONE ELEVATION
- WATER ZONE BOUNDARY
- PARCEL ENTRY
- UNIT 1
- UNIT 2

REQUESTED DEVIATIONS FROM SUMMERLIN STANDARDS

1. a. LANE AND MEDIAN WIDTHS VARY FROM 8.18. DWG. NO. 0-9A.
   b. LANE WIDTHS VARY FROM 8.18. DWG. NO. 8-6 AND 8-14.
2. MINIMUM ROAD GRADE SLOPES VARY THROUGH INTERSECTIONS FROM 8.18. DWG. NO. DC-1.
3. MINIMUM LENGTH OF TANGENTS AT INTERSECTION APPROACHES AND BETWEEN REVERSE CURVES VARY FROM 8.18. DWG. NO. DC-1.
4. MAXIMUM GRADES (PERCENT) YART AT INTERSECTIONS FROM 8.18. DWG. NO. DC-1 ALLOWING UP TO SIX (6) PERCENT MAXIMUM.
5. MAXIMUM SKEW ANGLE AT ALTA DRIVE AND DESERT FOOTHILLS DRIVE IS EXCEEDED.

DEVELOPER

The Howard Hughes Corporation
An Affiliate of THE ROUSE COMPANY

THE HOWARD HUGHES CORPORATION
a Delaware Corporation
10000 W. CHARLESTON, SUITE 290
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 791-4500
OFFICE FAX NO. (702) 791-4480

PLANNERS

GREEY PICKETT
Landscape Architecture/Community Design
7501 W. McDonald Drive, Suite B
SCOTTSDALE, ARIZONA 85260

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
OFFICE: (702) 804-2000, FAX: (702) 804-2299
SUMMERLIN OFFICE 10000 CHARLESTON BLVD., STE 130
OFFICE: (702) 804-2180, FAX: (702) 804-7295

SUMMERLIN

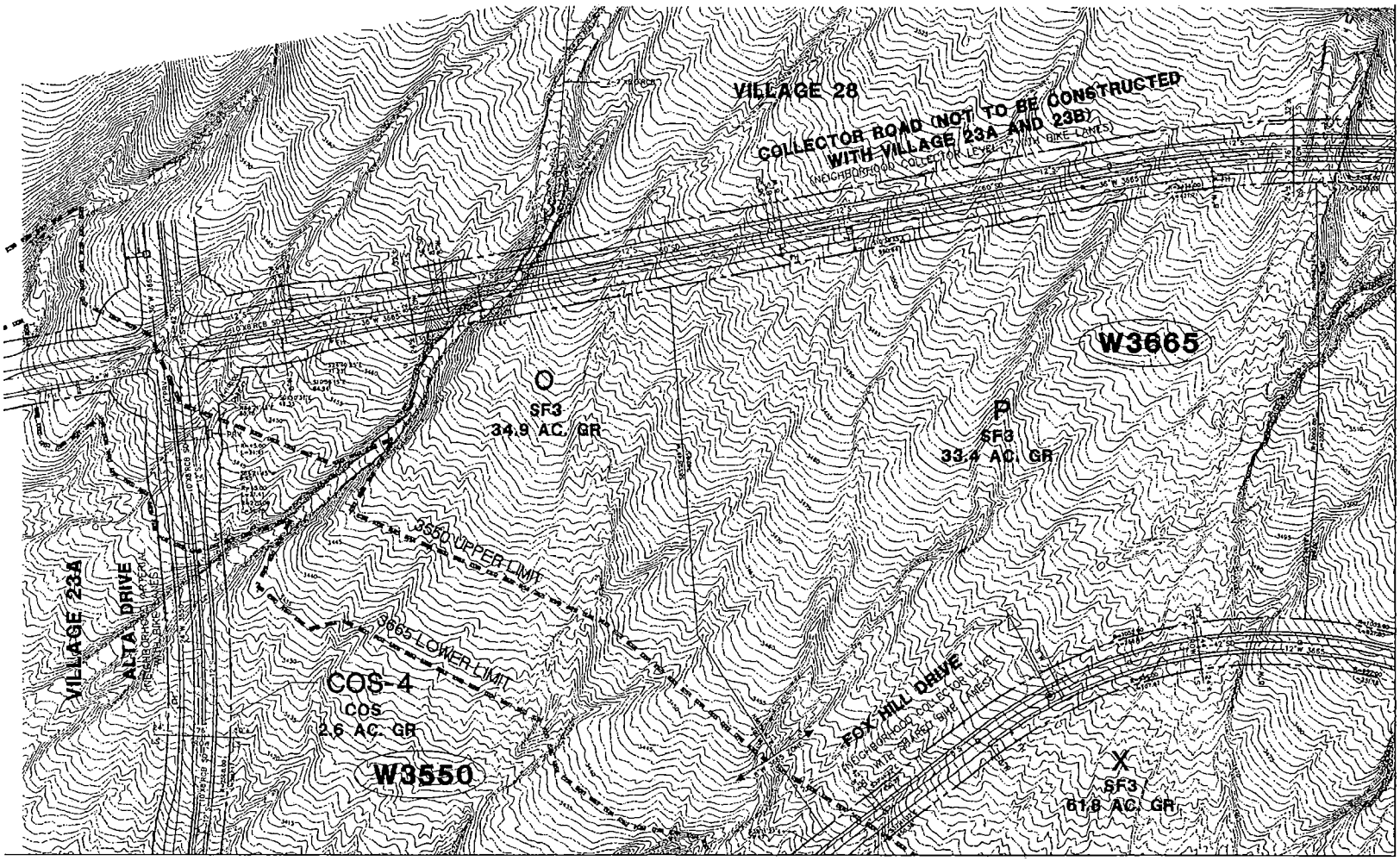
VILLAGE 23B
TENTATIVE MAP

OCTOBER 21, 2003

TMP-3280 SHEET 1 OF 9

12-04-03 PC

F:\V23b\Tentative Map\dwg\tmp\23B-tm01.dwg 09-29-03 14:32:05 ctalvig



MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 4)

TMP-3280
12-04-03 PC

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NORTH

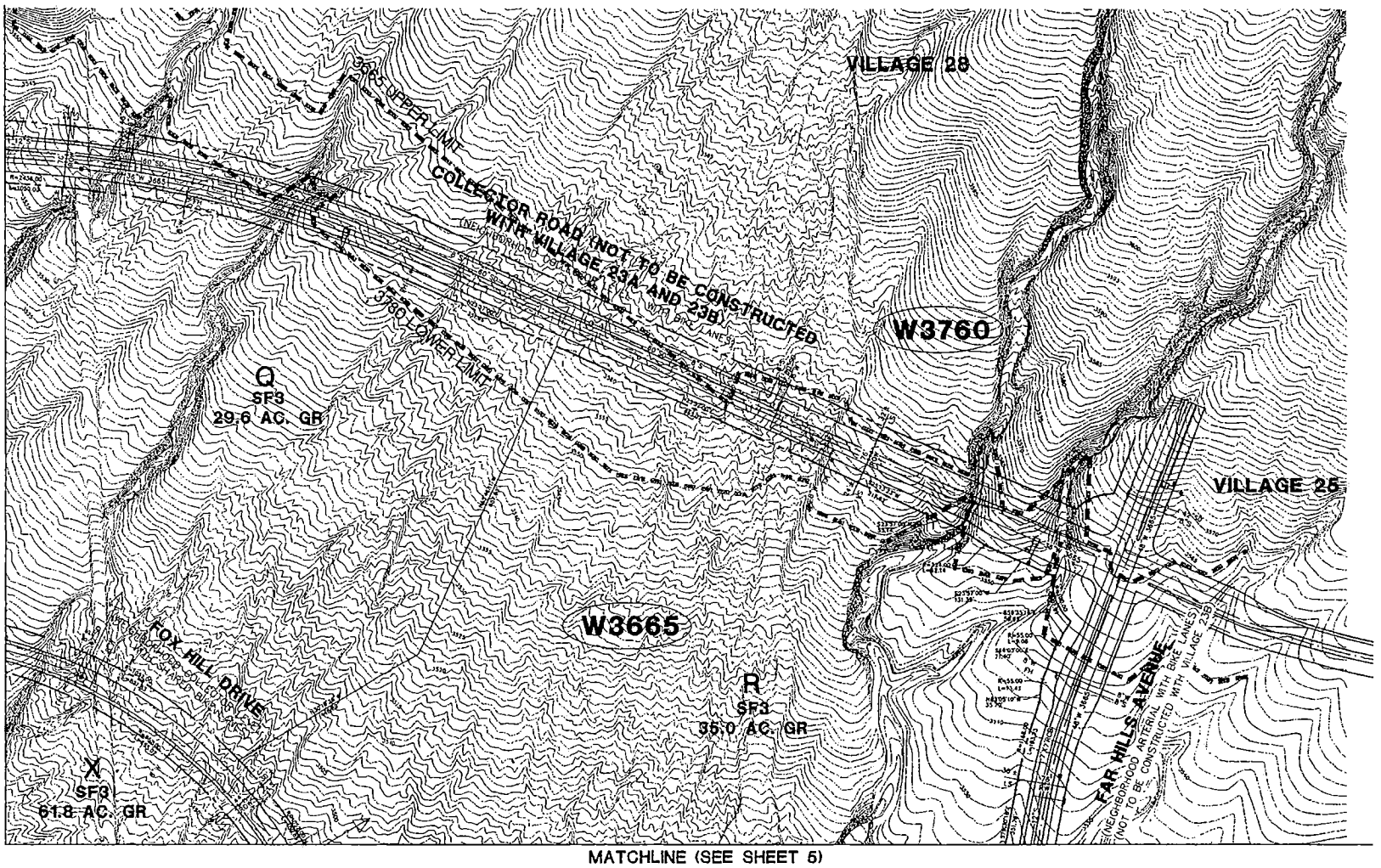
ISSUE DATE: 10/21/03 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

BUMMERLN
VILLAGE 23B
TENTATIVE MAP

SHEET 2
2 OF 9 SHTS

MATCHLINE (SEE SHEET 2)



MATCHLINE (SEE SHEET 5)

TMP-3280
12-04-03 PC

SCALE 100 0 100 200 FEET

NORTH

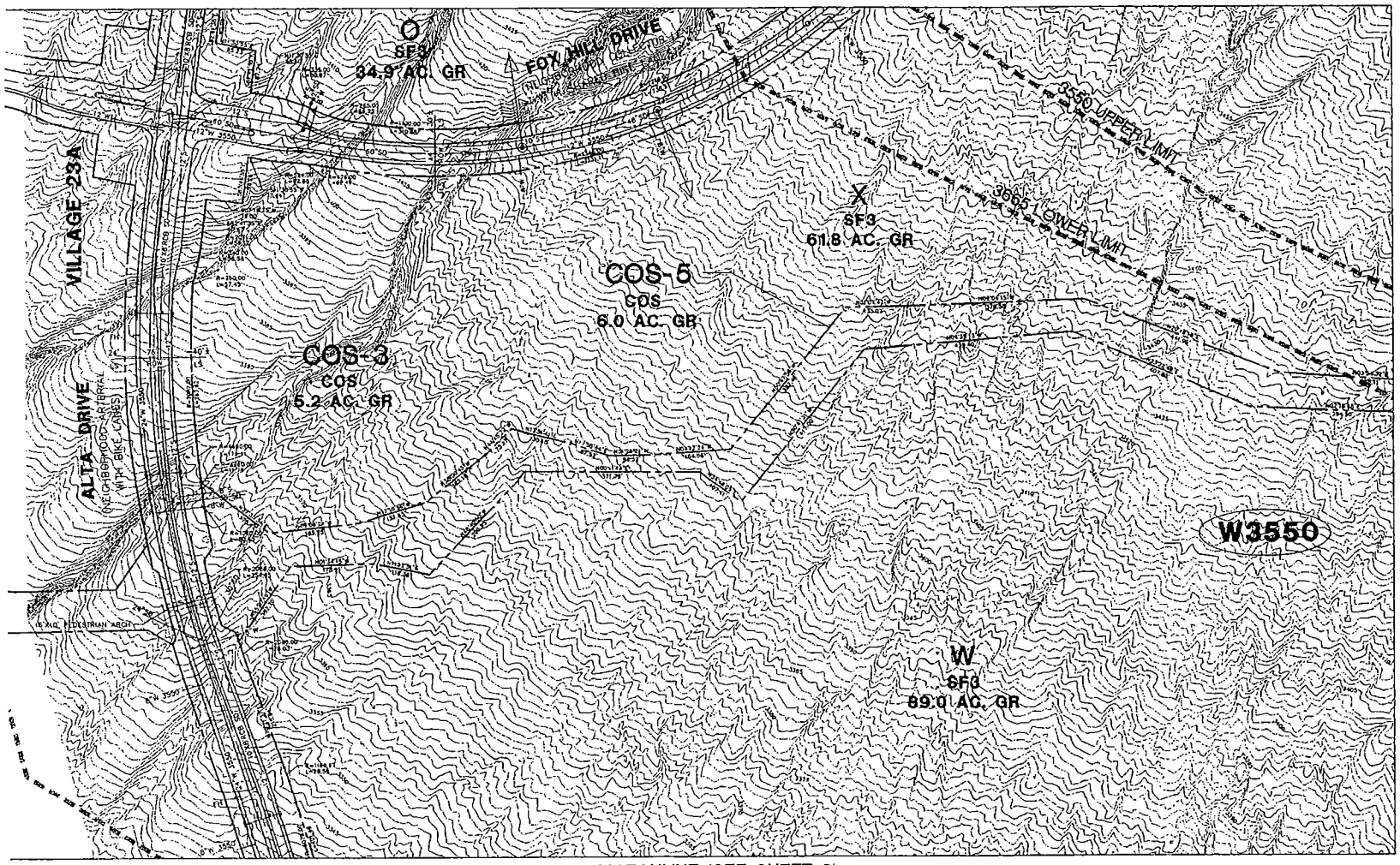
ISSUE DATE 10/2/03 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

G.C. WALLACE, INC.
Engineers / Planners / Surveyors
SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

SHEET 3
3 OF 9 SHTS

JOB NO. 600231.52

MATCHLINE (SEE SHEET 2)



MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET5)

TMP-3280
12-04-03 PC

SCALE 100 0 100 200 FEET

NORTH

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP

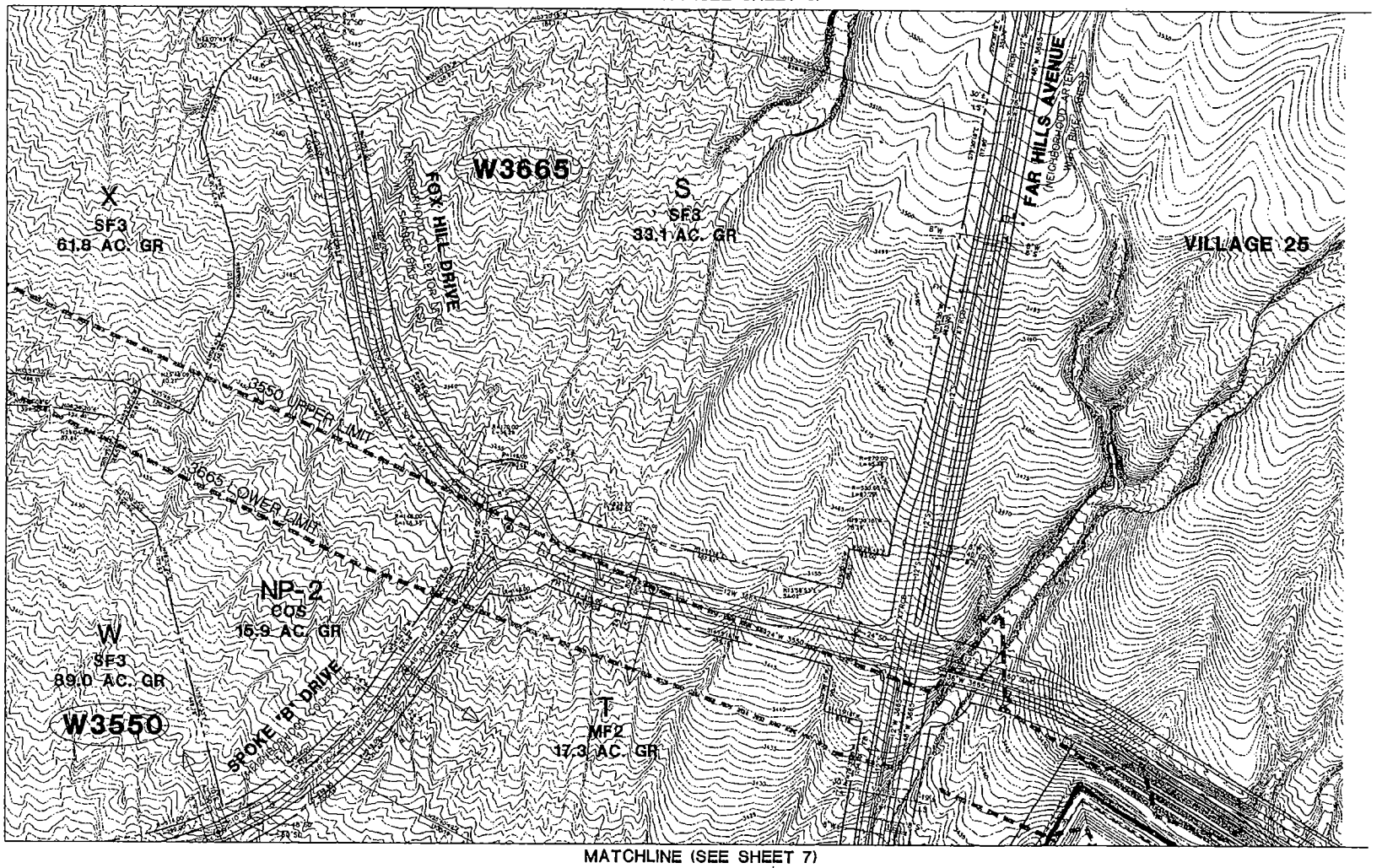
SHEET
4
4 OF 9 SHTS

JOB NO. 620023.52

ISSUE DATE: 10/21/03 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 4)



MATCHLINE (SEE SHEET 7)

NORTH

TMP-3280
12-04-03 PC

100 0 100 200
SCALE FEET

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

DESIGN BY
DRAWN KB
CHKD PP
ISSUE DATE
ISSUE DATE 10/29/03
PLOT TIME 15:15:04

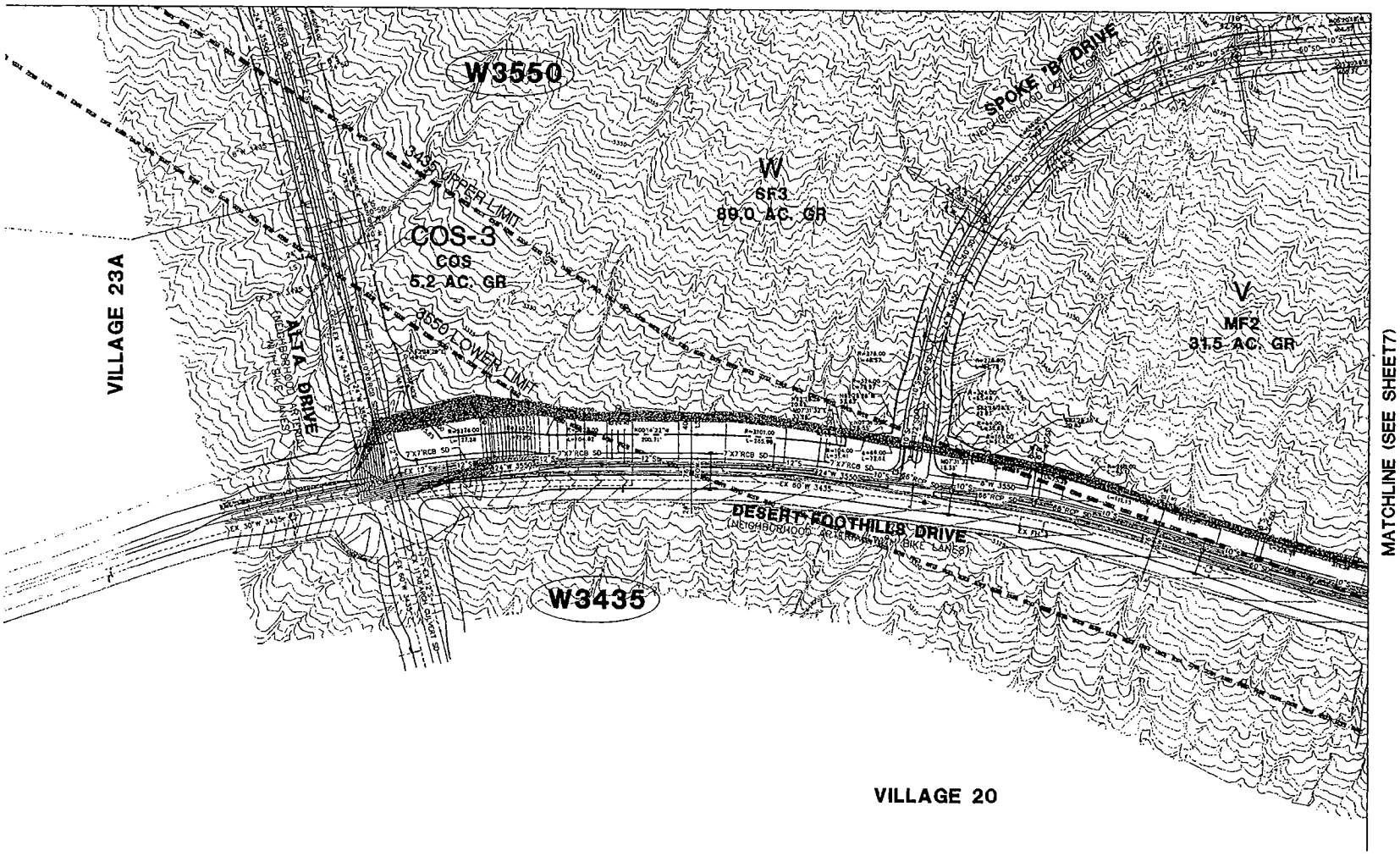
ISSUE DATE 10/29/03 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

SUMMERLIN
VILLAGE 25
TENTATIVE MAP

SHEET 5
5 OF 9 SHTS

JOB NO. 63022152

MATCHLINE (SEE SHEET 4)



MATCHLINE (SEE SHEET7)

TMP-3280
12-04-03 PC

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ISSUE DATE: 10/2/03 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

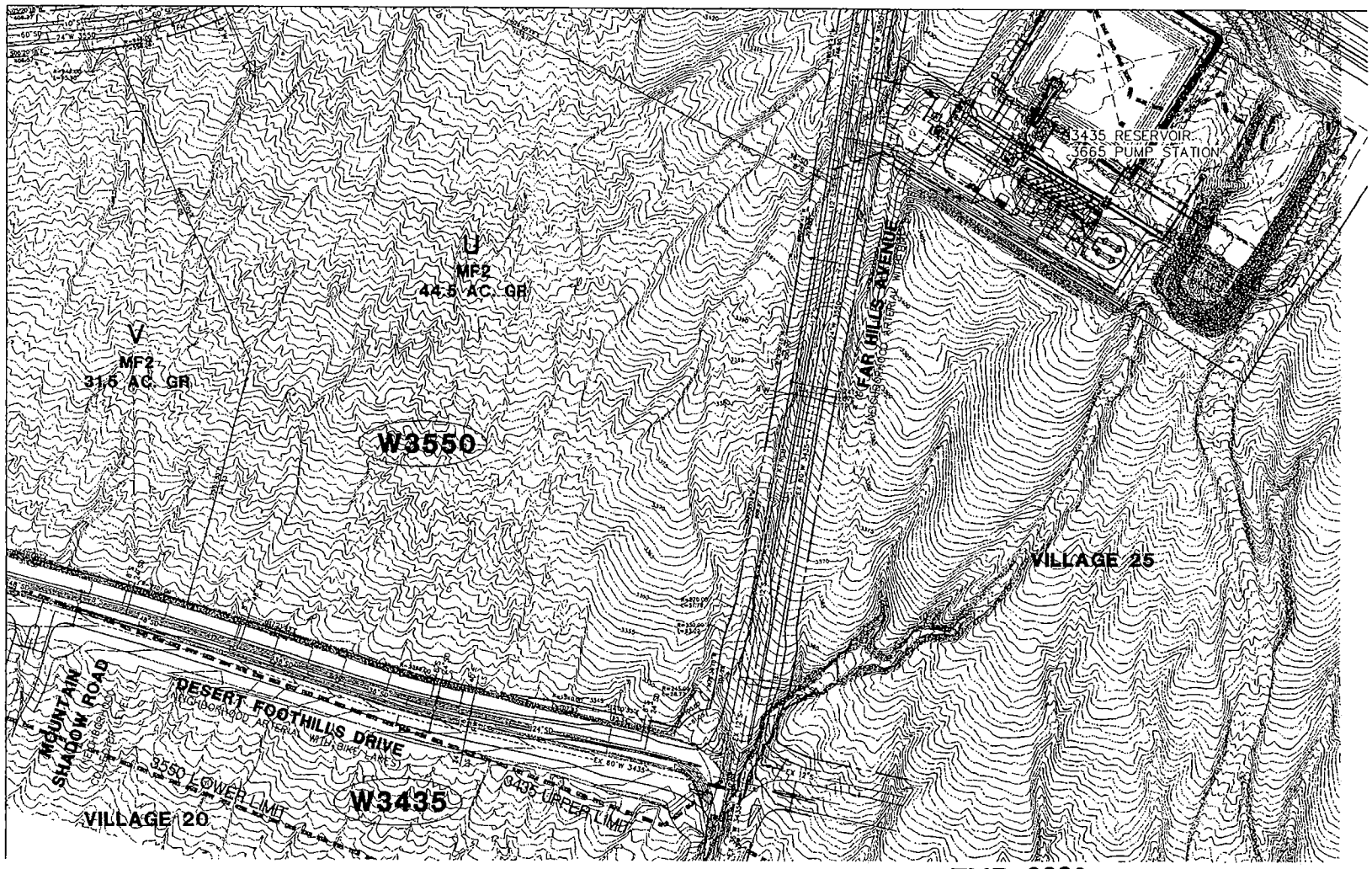
SUMERLIN
VILLAGE 23G
TENTATIVE MAP

SHEET 6
6 OF 9 SHTS

JOB NO. 02023152

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET6)



TMP-3280
12-04-03 PC

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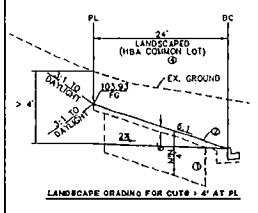
NORTH

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

SUMMERLIN
VILLAGE 22B
TENTATIVE MAP

SHEET 7
7 OF 9 SHTS

ISSUE DATE: 10/29/03 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION



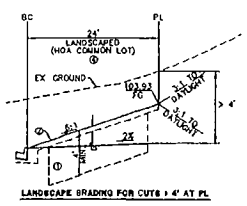
LANDSCAPE GRADING FOR CUTS ≤ 4' AT PL

① – SCARIFY NATIVE 6" AND RECOMPACT TO 95%

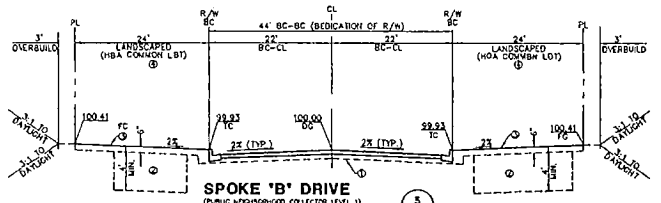
② – LANDSCAPE AREA – EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED

③ – ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES

④ – FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.



LANDSCAPE GRADING FOR CUTS > 4' AT PL



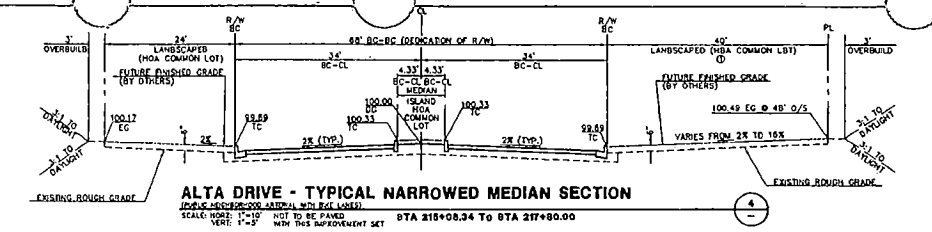
SPOKE 'B' DRIVE

(PUBLIC NEIGHBORHOOD COLLECTOR LEVEL 1)

SCALE: HORZ: 1"=10' VERT: 1"=5'

5

LANDSCAPE GRADING FOR CUTS ≤ 4' AT PL



ALTA DRIVE - TYPICAL NARROWED MEDIAN SECTION

(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES)

SCALE: HORZ: 1"=10' VERT: 1"=5' NOT TO BE PAVED WITH THIS IMPROVEMENT SET

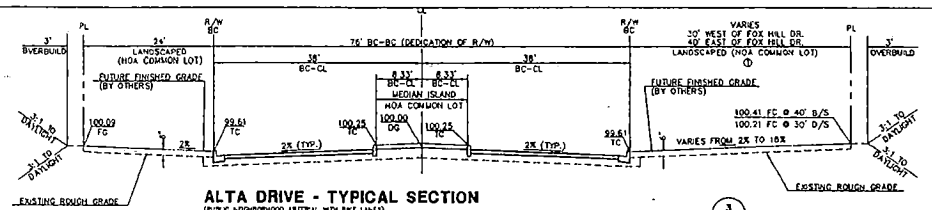
STA 215+08.34 To STA 217+80.00

4

TRANSITION SECTION - 10.66' TO 8.66' MEDIAN
FROM STA 211+71.68 TO STA 216+86.34

TRANSITION SECTION - 8.66' TO 10.66' MEDIAN
FROM STA 217+80.00 TO STA 220+02.16

① – FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

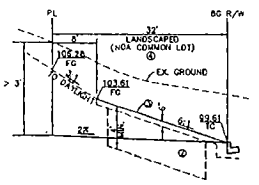


ALTA DRIVE - TYPICAL SECTION

(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES)

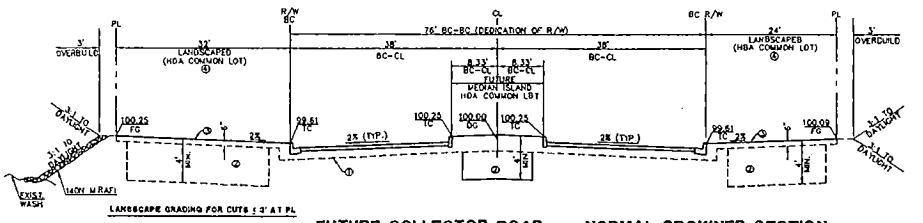
SCALE: HORZ: 1"=10' VERT: 1"=5' NOT TO BE PAVED WITH THIS IMPROVEMENT SES

3



LANDSCAPE GRADING FOR CUTS ≤ 3' AT PL

SEE PLAN/PROFILE SHEETS FOR LOCATIONS



LANDSCAPE GRADING FOR CUTS ≤ 3' AT PL

NOTE:
RIP-RAP 3:1 FILL FROM STA. 316+90 TO STA. 319+18
SIDE SLOPE WITH 20" THICK R.P.-RAP, D50=10" PROTECT
3:1 FILL SIDE SLOPE WITH 140N MIRAFI UNDER RIP-RAP

FUTURE COLLECTOR ROAD - NORMAL CROWNED SECTION

(PUBLIC NEIGHBORHOOD COLLECTOR LEVEL 1 WITH BIKE LANES) (STA. 341+20 TO FAR HILLS AVENUE)

SCALE: HORZ: 1"=10' VERT: 1"=5' NOT TO BE PAVED WITH VILLAGES 23A AND 23B

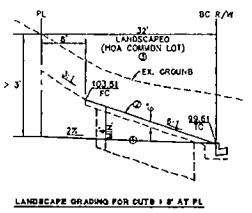
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① – SCARIFY NATIVE 6" AND RECOMPACT TO 95%

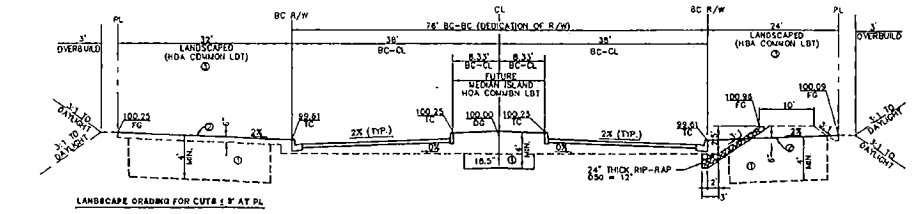
② – LANDSCAPE AREA – EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED

③ – ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES

④ – FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.



LANDSCAPE GRADING FOR CUTS > 3' AT PL



FUTURE COLLECTOR ROAD - CHANNEL SECTION

(PUBLIC NEIGHBORHOOD COLLECTOR LEVEL 1 WITH BIKE LANES) (STA. 341+00 TO STA. 354+40) (EXISTING FROM STA. 334+80 TO STA. 341+00)

SCALE: HORZ: 1"=10' VERT: 1"=5' NOT TO BE PAVED WITH VILLAGES 23A AND 23B

1

① – LANDSCAPE AREA – EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED

② – ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES

③ – FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

TMP-3280

12-04-03 PC

ISSUE DATE: 10/29/03 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

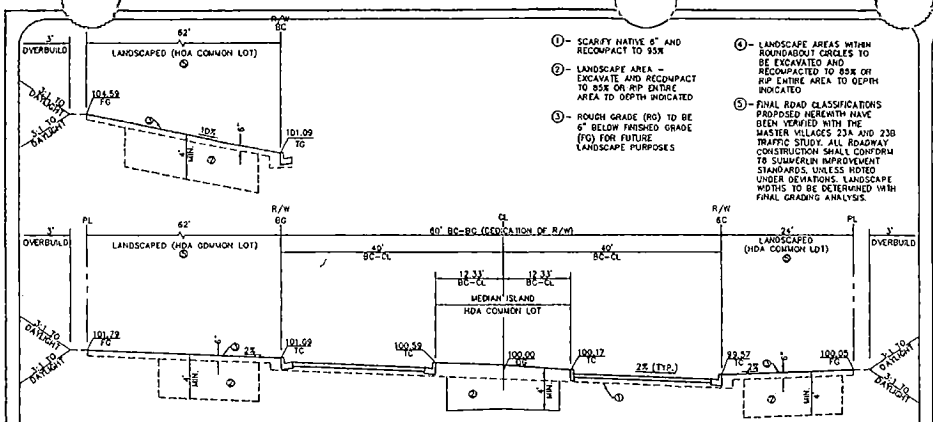
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PLOT DATE: 10/29/03
PLOT TIME: 15:29:06

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAMPART BLVD., SUITE 100, LAS VEGAS, NEVADA 89145
TELEPHONE: (702) 804-8888 FAX: (702) 804-8889

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP
TYPICAL SECTIONS 1

SHEET 8
8 OF 9 SHTS

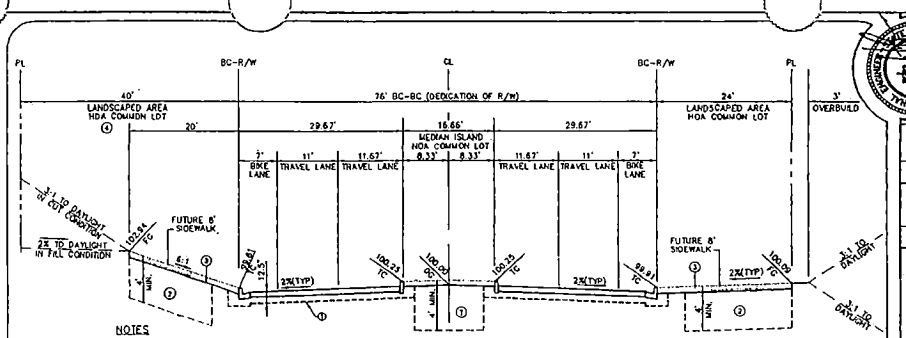
JOB NO. 63023.52



FOX HILL DRIVE (SPOKE B TO FAR HILLS DRIVE)

(PUBLIC NEIGHBORHOOD COLLECTOR (LEVEL 1 WITH SHARED BIKE LANES)) 5/—

SCALE: HORZ: 1"=10'
VERT: 1"=5'



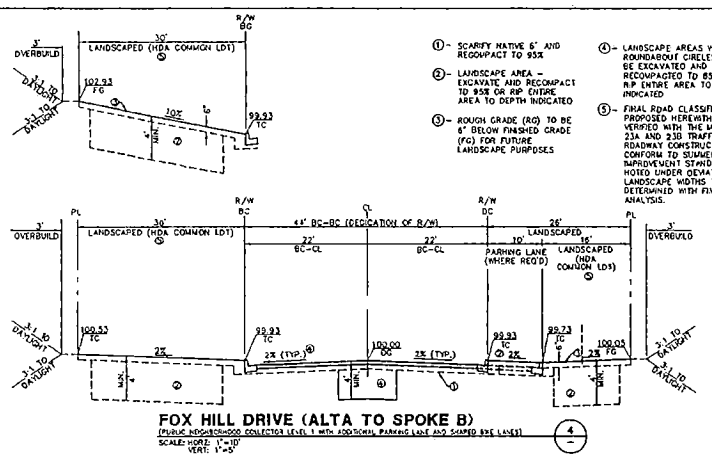
NOTES

① SCARIFY NATIVE 6" AND RECOMPACT TO 95%
② LANDSCAPE AREA: EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED.
③ ROUGH GRADE (RG) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES.
④ FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

DESERT FOOTHILLS DRIVE (NORTH OF SPOKE 'B')

(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES) 3/—

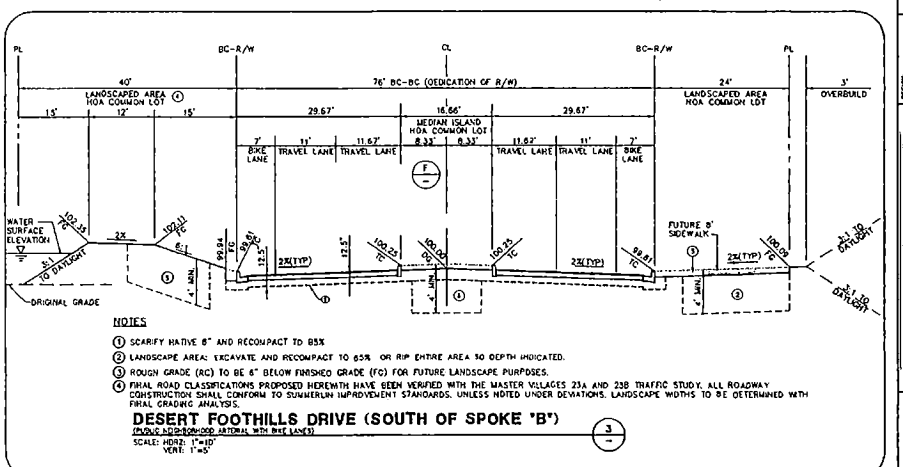
SCALE: HORZ: 1"=10'
VERT: 1"=5'



FOX HILL DRIVE (ALTA TO SPOKE B)

(PUBLIC NEIGHBORHOOD COLLECTOR LEVEL 1 WITH ADDITIONAL PARKING LANE AND SHARED BIKE LANES) 4/—

SCALE: HORZ: 1"=10'
VERT: 1"=5'



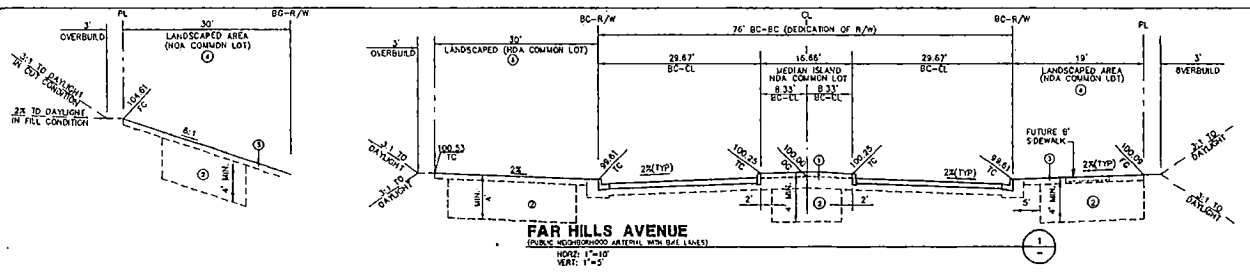
NOTES

① SCARIFY NATIVE 6" AND RECOMPACT TO 85%
② LANDSCAPE AREA: EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED.
③ ROUGH GRADE (RC) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES.
④ FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

DESERT FOOTHILLS DRIVE (SOUTH OF SPOKE 'B')

(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES) 3/—

SCALE: HORZ: 1"=10'
VERT: 1"=5'



FAR HILLS AVENUE

(PUBLIC NEIGHBORHOOD ARTERIAL WITH BIKE LANES) 1/—

HORZ: 1"=10'
VERT: 1"=5'

NOTES

① SCARIFY NATIVE 6" AND RECOMPACT TO 95%
② LANDSCAPE AREA: EXCAVATE AND RECOMPACT TO 85% OR RIP ENTIRE AREA TO DEPTH INDICATED.
③ ROUGH GRADE (RC) TO BE 6" BELOW FINISHED GRADE (FG) FOR FUTURE LANDSCAPE PURPOSES.
④ FINAL ROAD CLASSIFICATIONS PROPOSED HEREWITH HAVE BEEN VERIFIED WITH THE MASTER VILLAGES 23A AND 23B TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO SUMMERLIN IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS. LANDSCAPE WIDTHS TO BE DETERMINED WITH FINAL GRADING ANALYSIS.

TMP-3280
12-04-03 PC

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD.,LAS VEGAS, NEVADA 89146
PHONE: (702) 804-8000 FAX: (702) 804-8001

DESIGN:
DRAWN:
CHECK:
CHECK DATE:
PLOT DATE: 10-20-03
PLOT TIME: 14:22:38

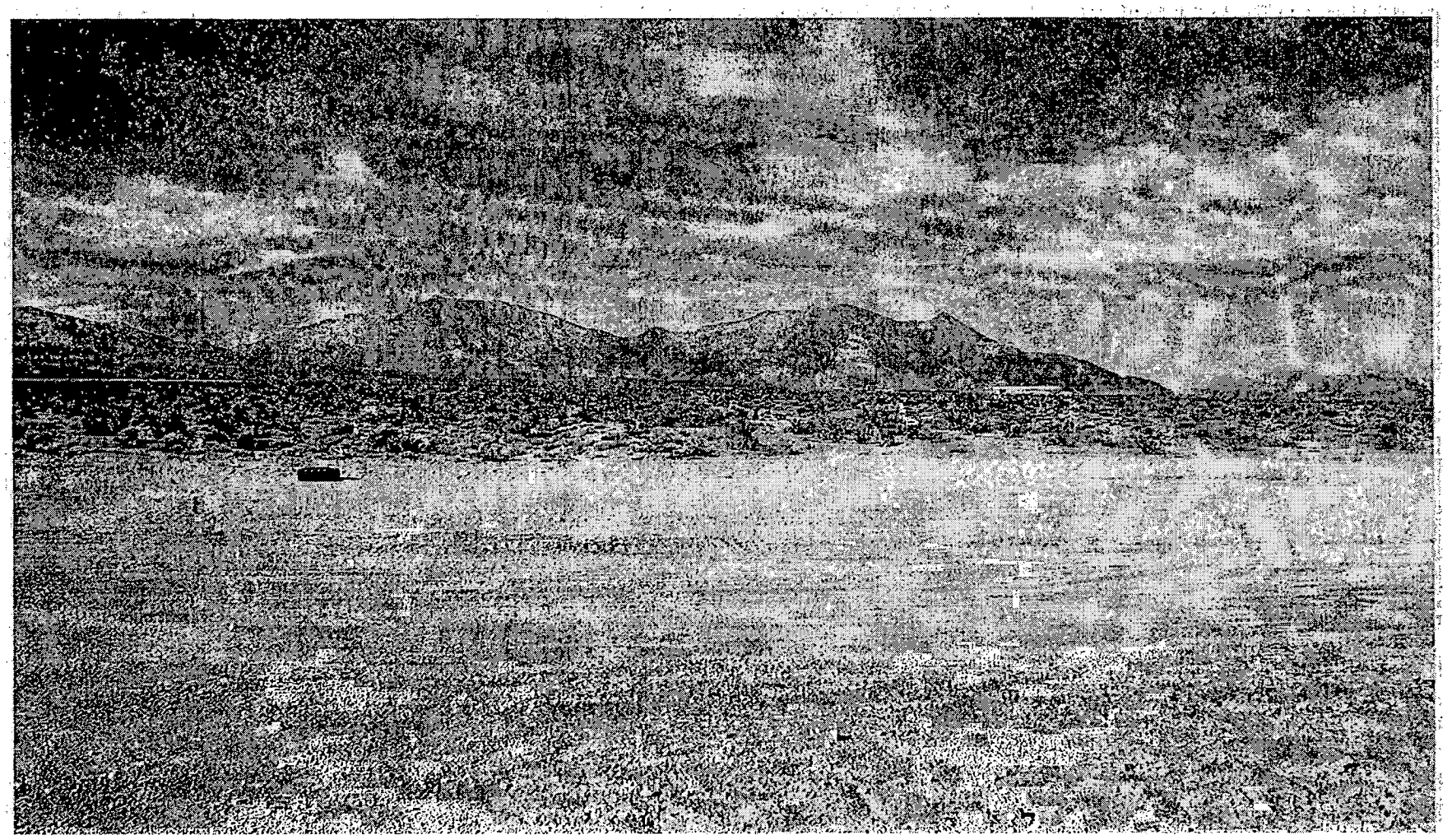
REV. DATE: DESCRIPTION: APP'D DATE: APP'D

ISSUE DATE 10/20/03 ISSUE FOR AGENCY REVIEW - NOT FOR CONSTRUCTION

SUMMERLIN
VILLAGE 23B
TENTATIVE MAP
TYPICAL SECTIONS 2

SHEET 9
9 OF 9 SHTS

JOB NO. 62021.152



TMP-3280 - VILLAGE 23B - THE HOWARD HUGHES CORPORATION
NORTHWEST CORNER OF ALTA DRIVE AND DESERT FOOT HILLS DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:

EOT-3239 - BIG SKY DEVELOPMENT ON BEHALF OF GRAND CANYON INVESTORS, LIMITED LIABILITY COMPANY - Request for an Extension of Time on an approved Variance (V-0058-02) TO ALLOW FIVE-FOOT WIDE SIDEWALKS WHERE MINIMUM SEVEN-FOOT WIDE SIDEWALKS OR WHEEL STOPS AND/OR CURBING ARE REQUIRED on 18.84 acres adjacent to the east side of Grand Canyon Drive, approximately 1,300 feet north of Grand Teton Drive (APN: 125-07-701-004), R-E (Residence Estates) Zone under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).

C.C. 01/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-3193] as her firm is presently under contract with Astoria Homes, on Item 5 [TMP-3274] as her firm is finalizing payment from Signature Homes, and on Item 7 [EOT-3239] as her firm is presently under contract with Big Sky Development and NIGRO abstaining on Item 5 [TMP-3274] as he owns a project located within the notification boundary.

To be heard by the City Council on 1/7/2004.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.
(6:18 – 6:20)

City of Las Vegas

Agenda Item No.: 7

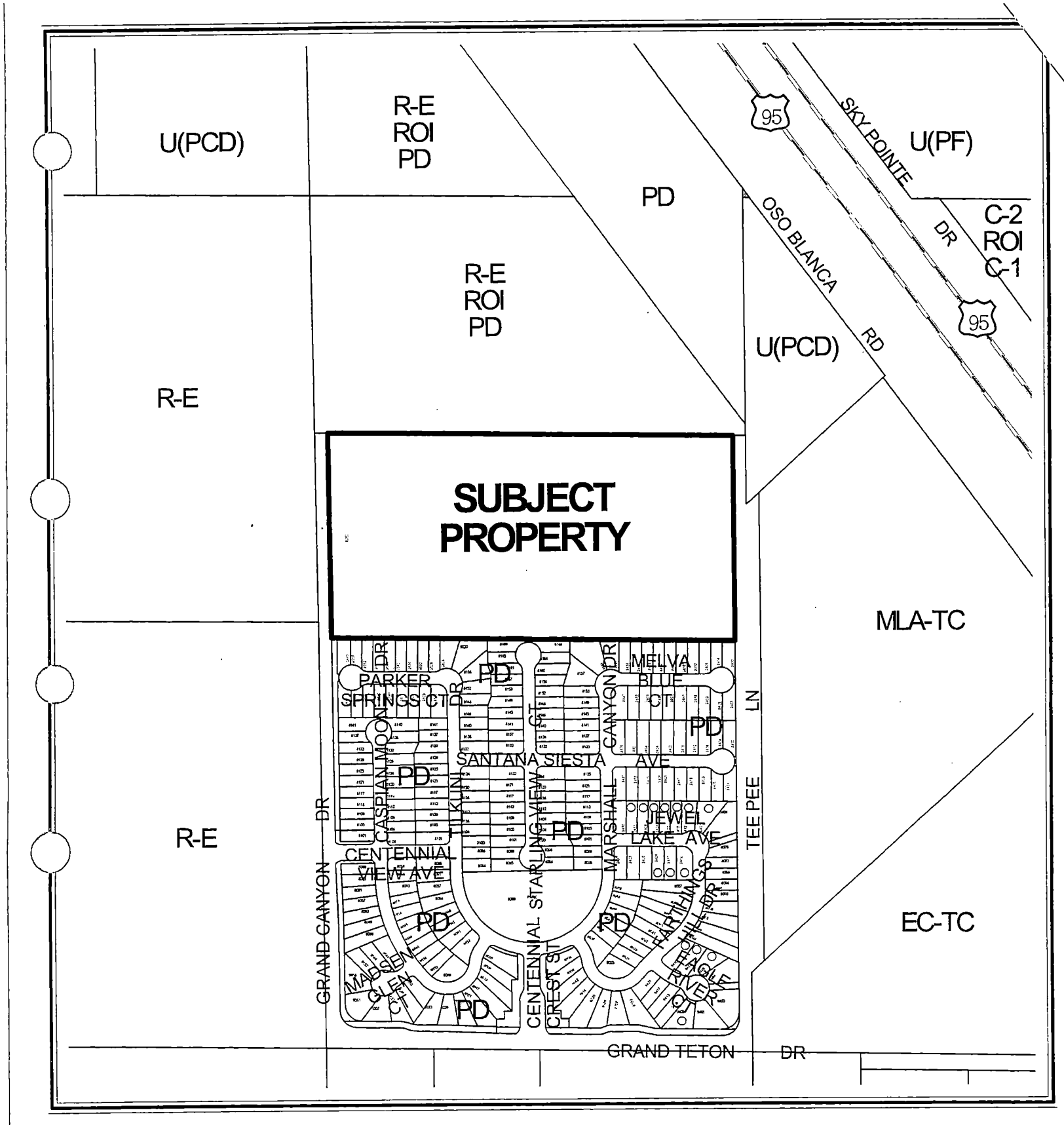
PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 7 – EOT-3239

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on October 16, 2005 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval for Variance (V-0058-02) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.



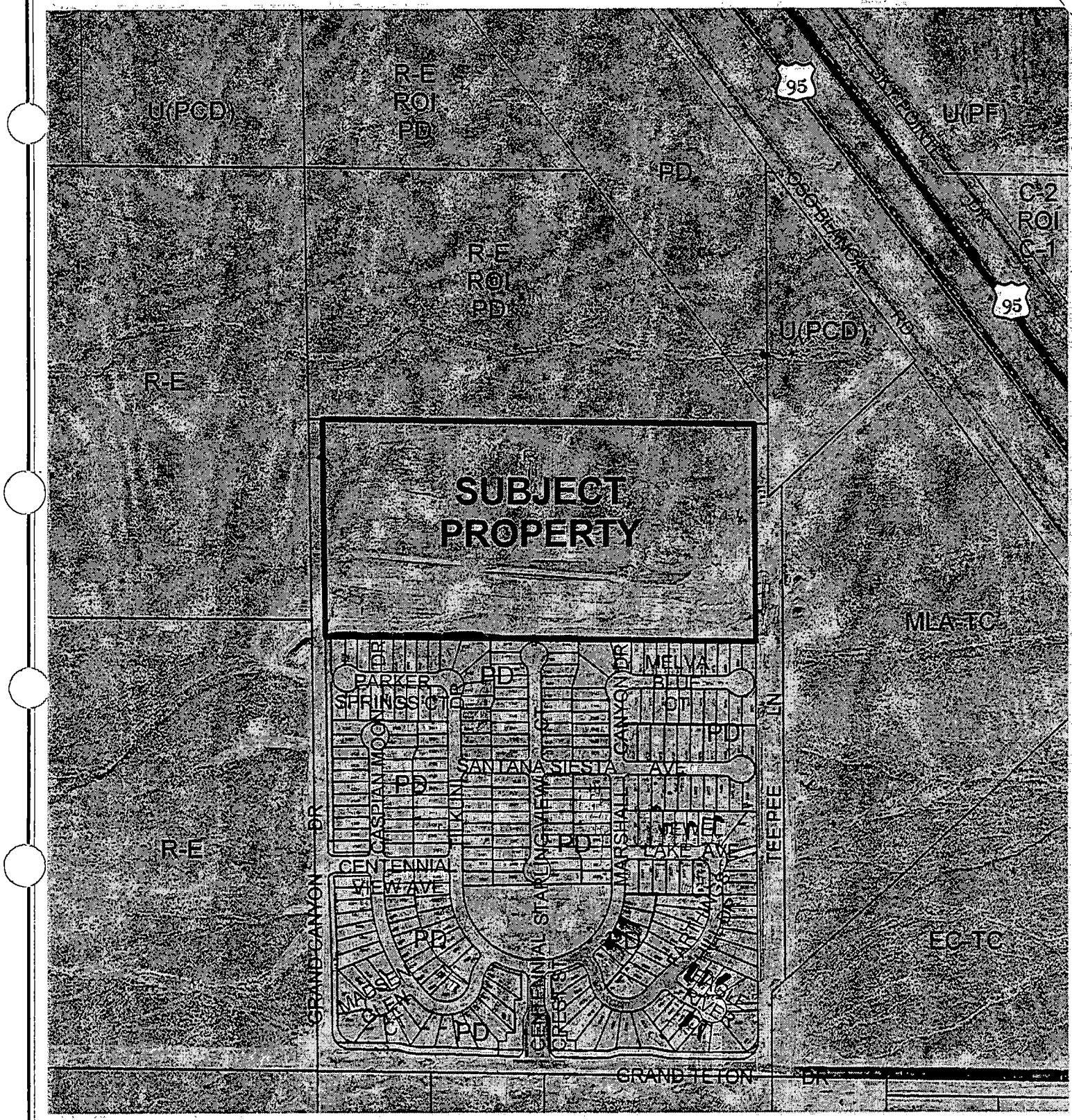
0 200 400 Feet

CASE: EOT-3239

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N



0 200 400 Feet

CASE: EOT-3239

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-3239 - BIG SKY DEVELOPMENT ON BEHALF OF GRAND CANYON INVESTORS, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. This Extension of Time will expire on October 16, 2005 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval for Variance (V-0058-02) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for an Extension of Time on an approved Variance (V-0058-02) to allow five-foot sidewalks without wheel stops where minimum seven-foot sidewalks or wheel stops and/or curbing are required, on 18.84 acres adjacent to the east side of Grand Canyon Drive, approximately 1,300 feet north of Grand Teton Drive. The approval expired October 16, 2003.

B) Applicant's Justification

According to the applicant's justification letter, the developer has experienced delays in site grading and obtaining building permits for the apartment site. The applicant justifies the Variance request by postulating that the Landscape, Wall, and Buffer Standards only require sidewalks interior to a private development where necessary to provide access between occupied areas and common areas. The developer would provide sidewalks where required by the ADA.

BACKGROUND INFORMATION

A) Previous Actions

12/20/00 City Council approved a request for a Rezoning (Z-0093-00) from R-E (Residence Estates) to PD (Planned Development) on 89.3 acres, including the subject site, to accommodate a mixed-use development. The Planning Commission recommended approval on 11/16/00.

02/14/02 The Planning Commission approved a request for a Minor Modification to the Grand Canyon Village Master Development Plan [Z-0093-00(3)] to amend Section 3.3.1(b) regarding street lighting and Section 3.2.1(d) regarding minimum street widths and sidewalk requirements for proposed development on the subject site. The Planning Commission also approved a Site Development Plan Review and a reduction in the amount of required parking lot landscaping [Z-0093-00(4)] for a proposed 376-unit, two-story multi-family residential apartment development on the subject site.

10/16/02 The City Council approved a request for a Variance (V-0058-02) to allow five-foot sidewalks where minimum seven-foot sidewalks or wheel stops and/or curbing are required on the subject site, with the condition that sidewalks be provided at a minimum width of five feet with an L-curb design in all parking areas. The Planning Commission recommended approval on 09/12/03.

B) Pre-Application Meeting

A pre-application meeting is not required for an Extension of Time application.

C) Neighborhood Meetings

A neighborhood meeting is not required for an Extension of Time application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 18.84

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development) and MLA-TC (Medium-Low Density Residential – Town Center)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to PD (Planned Development)
North:	R-E (Residence Estates) under Resolution of Intent to PD (Planned Development)
South:	PD (Planned Development)
East:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and T-C (Town Center)
West:	R-E (Residence Estates)

E) General Plan Compliance

This site is designated PCD (Planned Community Development) on the Centennial Hills Sector Map of the General Plan. This category allows for mixed residential uses having an overall maximum density of eight units per gross acre where compatible with surrounding land uses. Commercial, public facility, and office uses may be permitted as buffers within this category. The subject property is part of a master-planned community

providing the Multi-Family Medium Residential Density component of the plan. It falls within the density range required by the Grand Canyon Village Master Development Plan and the PCD (Planned Community Development) General Plan designation.

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

Grand Canyon Village – The subject site is located within the 113-acre Grand Canyon Village Master Plan Area. Its development is subject to the provisions of the Grand Canyon Village Master Development Plan and Design Standards and all applicable standards in Title 19. The subject site has a Multi-Family Medium Density Residential land use designation within this plan, with a maximum gross density of 25 dwelling units per acre.

ANALYSIS

A) Zoning Code Compliance

Per Grand Canyon Village Master Development Plan Section 1.4.1, all development plans shall comply with the adopted Grand Canyon Village as well as all other applicable regulations in the city, county, state, and federal jurisdictions.

A1) Parking and Traffic Standards

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

Standard	Required	Provided	Compliance
Wheel Stops/Curbing	Required; located at least 3 feet from adjacent wall, fence, property line, walkway or structure where parking and/or drive aisles are located; Min. 6 inches high and 6 inches wide Not required if walkway is at least 7 feet wide	Five-foot sidewalk with no wheel stops adjacent to parking spaces	N

The applicant proposes to install five-foot sidewalks with no wheel stops perpendicular to parking spaces and accessible routes where either wheel stops are required or a seven-foot sidewalk with no wheel stops is required. This Variance is requested to allow the five-foot sidewalks with no wheel stops.

B) General Analysis and Discussion

The subject site is one of five development parcels within the 113-acre Grand Canyon Village Planned Development. The parcel immediately to the south is currently under development as a single-family residential subdivision. The parcel to the north will be developed with residential units having a maximum density of 12 dwelling units per acre. The subject site is to be developed with 376 multi-family apartment units. The approval for this project will expire February 14, 2004.

The site is served by an internal loop road and winding pedestrian walkways. At a number of locations within the proposed development, these pedestrian walkways are in close proximity to perpendicular parking spaces. Subsection 19.10.010.J.9 of the Zoning Code requires, in part, that wheel stops or curbing be provided where parking areas are within three feet of walkways, in order to prevent vehicles from overhanging or interfering with the walkway. Such wheel stops are not required if the walkway is at least seven feet in width. This application seeks to waive this requirement, in order to allow five-foot wide sidewalks adjacent to parking with no wheel stops.

FINDINGS

In accordance with the provisions of Subchapter 19.18.070.B of the Las Vegas Municipal Code, the 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, Subchapter 19.18.070.L of the Las Vegas Municipal Code states:

"L. Determinations

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission and City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property . . . or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition . . . 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."

The proposed sidewalks would be installed on the interior of this private, gated multi-family community, affecting primarily residents of the complex. The detrimental effects of such construction are minimal, if any. The standard is intended to apply to commercial projects only, not residential developments. In this case, installing five-foot sidewalks without wheel stops in this development does no harm to the public good, would not impair natural resources, and would have no effect on the intent and purpose of any relevant ordinance or resolution; accordingly, it is concluded that the Variance is acceptable.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-3239 APN: 125-07-701-004

Name of Property Owner: Grand Canyon Investors, LLC

Name of Applicant: Big Sky 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?

X 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: Oscar Goodman

Partner(s): David Carver Kevin Parkinson

APN: Apex Industrial Park

Signature of Property Owner/Authorized Agent: [signature]

Print Name: CHRIS R. GRANT

Subscribed and sworn before me

This 14th day of October, 2003

[signature]
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JENNIFER L. DUDLEY
Appt. No. 02-77219-1
My Appt. Expires July 30, 2006

Revised 2/12/02

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

EXHIBIT B

4.3 Accessible Route

that are part of an accessible route shall comply with 4.3.

4.3.2 Location.

(1) At least one accessible route *within the boundary of the site* shall be provided from public transportation stops, accessible parking, and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. *The accessible route shall, to the maximum extent feasible, coincide with the route for the general public.*

(2) At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.

(3) At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility.

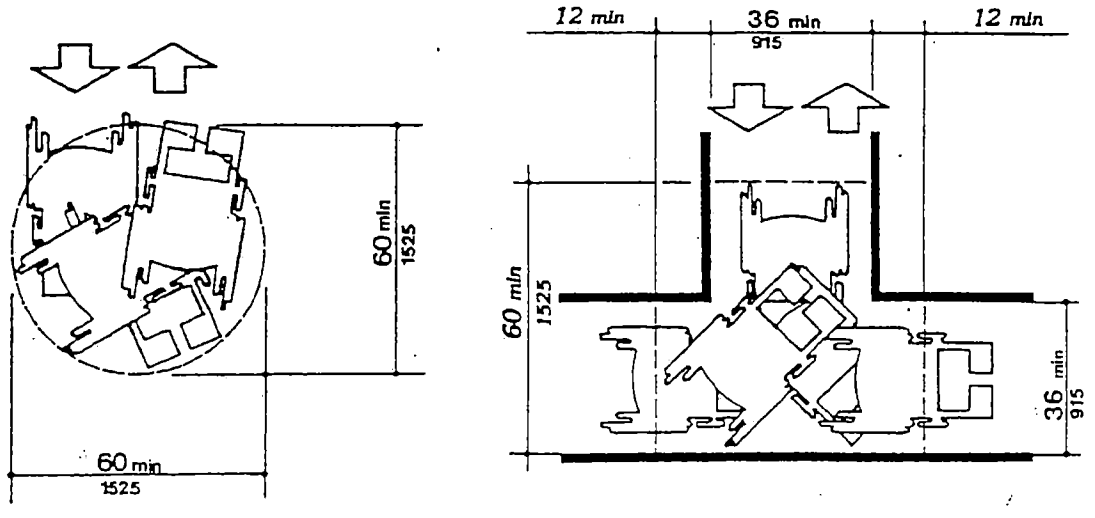
(4) An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

4.3.3 Width. The minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see 4.13.5 and 4.13.6). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Fig. 7(a) and (b).

4.3.4 Passing Space. If an accessible route has less than 60 in (1525 mm) clear width, then passing spaces at least 60 in by 60 in (1525 mm by 1525 mm) shall be located at reasonable intervals not to exceed 200 ft (61 m). A T-intersection of two corridors or walks is an acceptable passing place.

4.3.5 Head Room. Accessible routes shall comply with 4.4.2.

4.3.6 Surface Textures. The surface of an accessible route shall comply with 4.5.

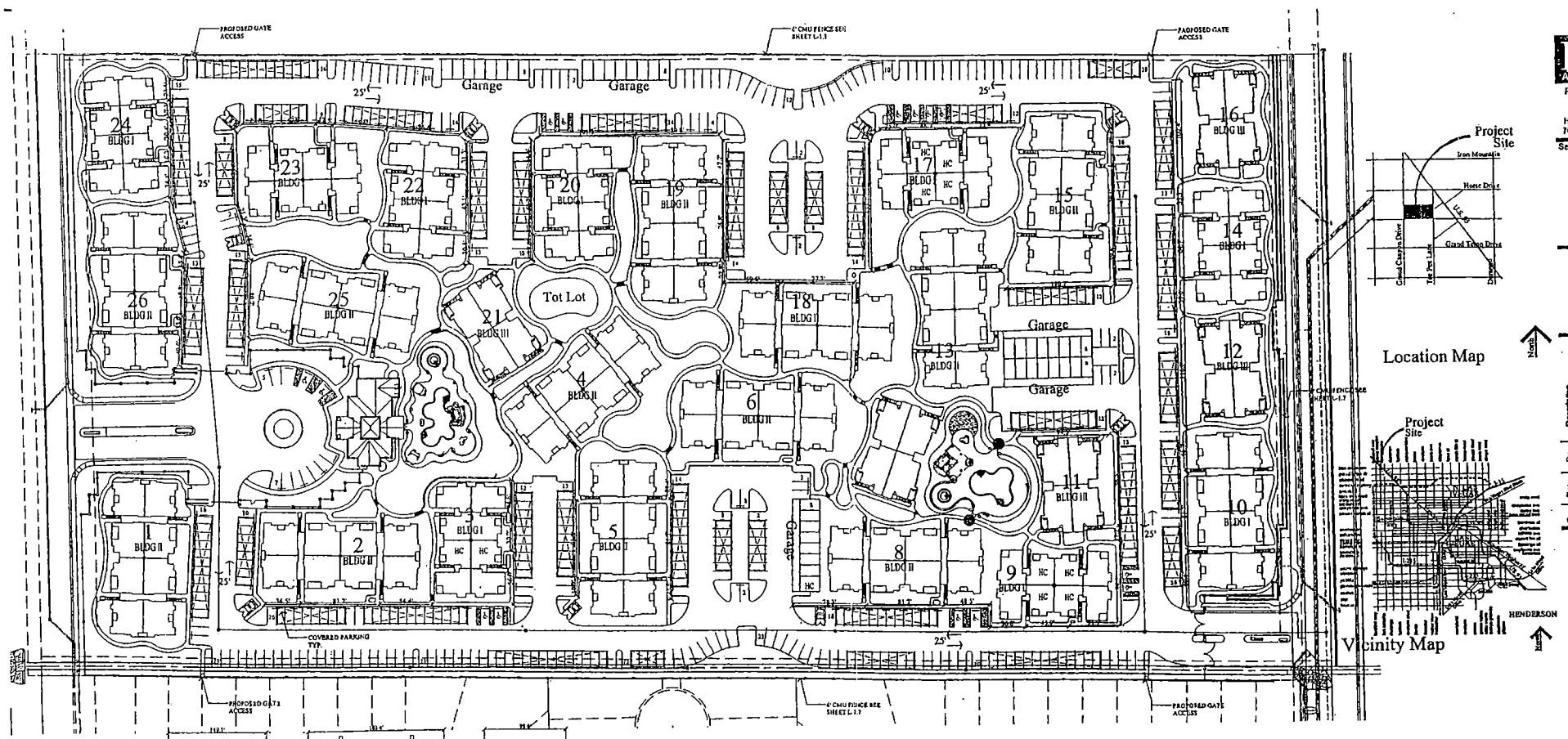


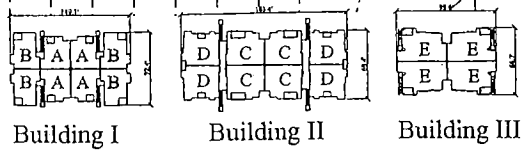
(a)
60-In (1525-mm)-Diameter Space

(b)
T-Shaped Space for 180° Turns

Fig. 3
Wheelchair Turning Space

EOT-3239
12-04-03 PC





Note:
This plan has been prepared without benefit of a complete survey. It is Conceptual in Nature and No Guarantee of its accuracy is implied.

SITE INFORMATION

ZONING - City of Las Vegas (R-3)
APN- 125-07-701-004

AREA (Approximate)

Net Area:	826,056 sf	18.96 acres

BUILDINGS

Buildings	Bldgs	%	Units
One - 1 Bdrms	8	38	128
Two - 2 Bdrms	13	54	208
Three - 3 Bdrms	5	8	40
TOTALS	23		376

DENSITY: 19.83 / acre

PARKING REQUIREMENTS

Parking Required:		
1 - Bedrooms	128 x 1.25 =	160
2 - Bedrooms	208 x 1.75 =	364
3 - Bedrooms	40 x 2.0 =	80
Guest	376 / 6.0 =	63
TOTALS		667
Parking Provided		671
Covered Spaces		376
Open Spaces		255
Garage Parking		40
Parking Ratio		1.78 / unit
H.C. Parking Required		14
H.C. Parking Provided		14

SETBACKS

Front	20 ft
Side	6 ft
Corner Side	6 ft
Rear	20 ft

HEIGHT

Maximum Allowed:	2 stories / 35 ft
Provided:	32 - 34 ft

COVERAGE (Approximate)

Coverage Required:		n/a
Coverage Provided:	150,000 / 575,969 =	26 %

UNIT COUNT

UNIT 'A' (1 BEDROOM)	32
UNIT 'B' (1 BEDROOM)	32
UNIT 'C' (2 BEDROOM)	52
UNIT 'D' (2 BEDROOM)	52
UNIT 'E' (3 BEDROOM)	20
H.C UNIT	8

BUILDING COUNT

BUILDING ONE	9
BUILDING TWO	12
BUILDING THREE	5
	26

EOT-3239
12-04-03 PC

Scale: 1" = 50'
0 50 100

PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 890
702.990.9900 702.932.3222

Seal

Rev	Date	By	Description

Project: GRAND CANYON VILLAGE APARTMENTS COMMUNITY

Owner: BIG SKY DEVELOPMENT, INC.

Sheet Title: SITE PLAN

Drawn/Checked By: BC/RN

Date: JUNE 18, 2002

Project Number: 101002

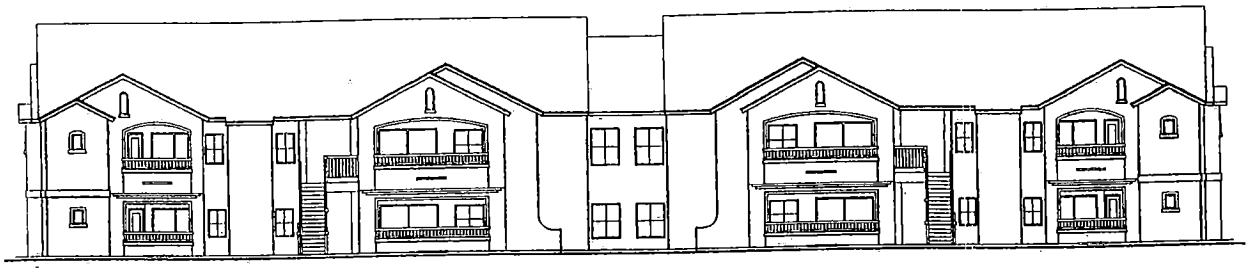
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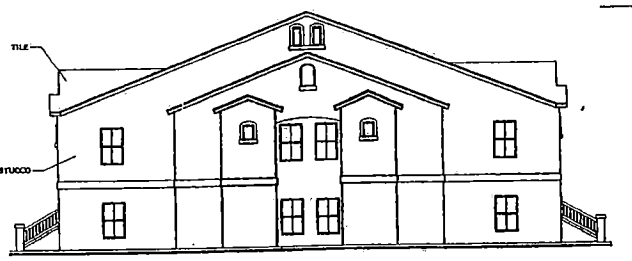
TYPICAL FRONT AND REAR ELEVATION
BUILDING I



TYPICAL SIDE ELEVATION
BUILDING I



TYPICAL FRONT AND REAR ELEVATION
BUILDING II



TYPICAL SIDE ELEVATION
BUILDING II



TYPICAL FRONT AND REAR ELEVATION
BUILDING III



TYPICAL SIDE ELEVATION
BUILDING III

EOT--3239
12-04-03 PC

Grand Canyon Village Apartments

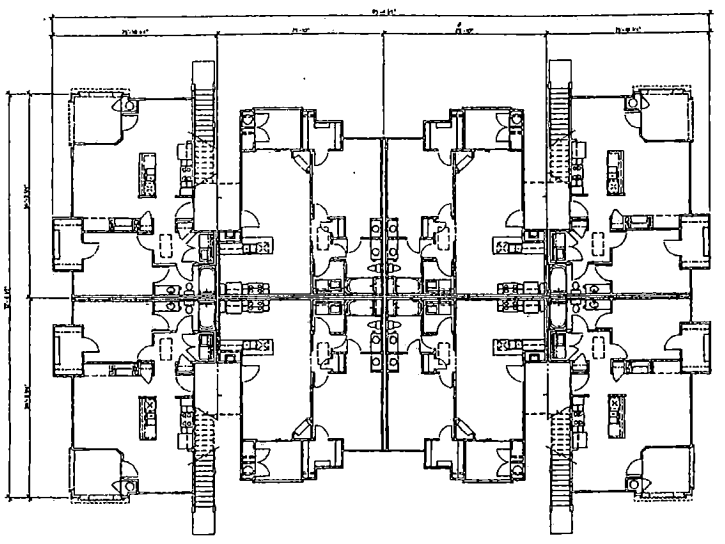
Big Sky Developement

Grand Canyon and Grand Teton, Las Vegas, Nevada

Date: July 16, 2002
Project Number:. 101002

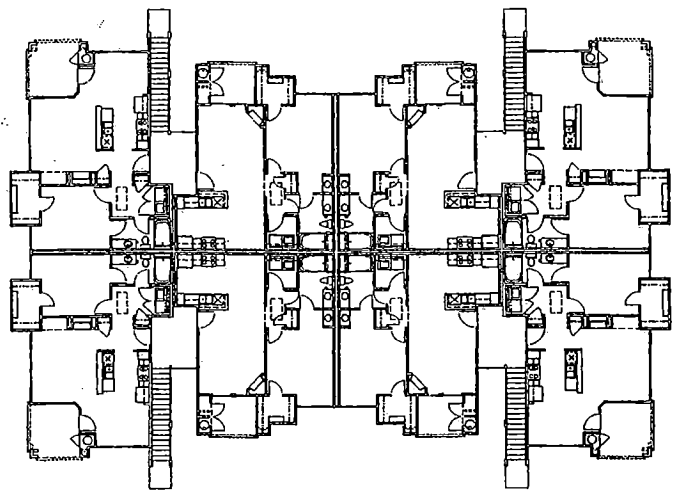
Perlma
ARCHITEC
PERLMAN ARCHITECTS, I
2230 CORPORATE CIRCLE, S
HENDERSON, NEVAD
702.990.5900 702

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1st FLOOR BUILDING PLAN

SCALE 3/32"= 1'-0" BUILDING 1



2nd FLOOR BUILDING PLAN

SCALE 3/32"= 1'-0" BUILDING 1

EOT-3239
12-04-03 PC

Grand Canyon Village Apartments

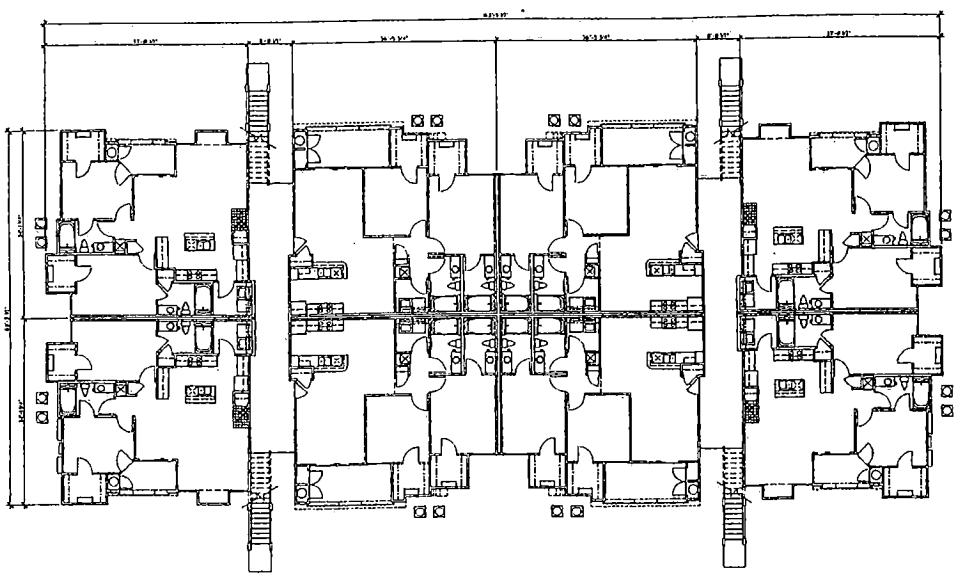
Big Sky Developement

Grand Canyon and Grand Teton Las Vegas Nevada

Date: July 16, 2002

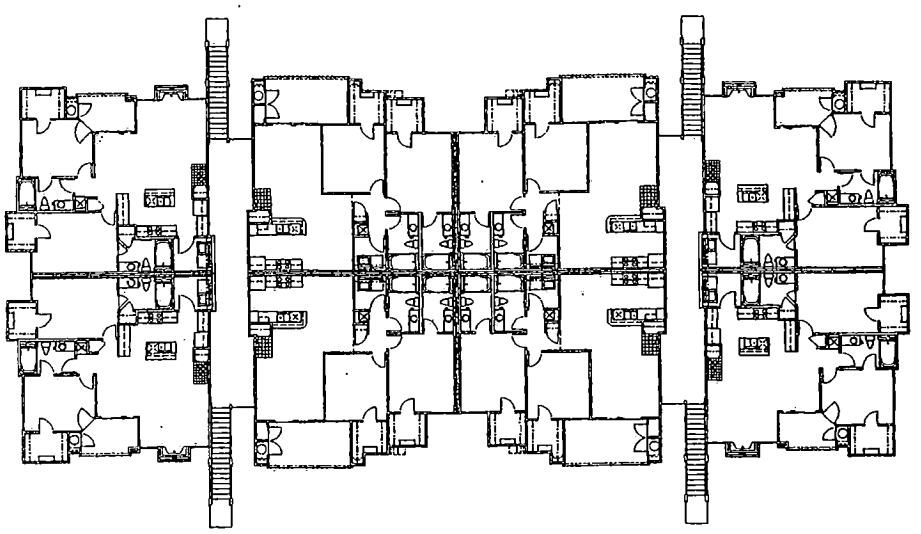
Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE
HENDERSON, NEVADA 89
702.990.9900 702.932.3

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1st FLOOR BUILDING PLAN

SCALE 3/32"= 1'-0" BUILDING II



2nd FLOOR BUILDING PLAN

SCALE 3/32"= 1'-0" BUILDING II

EOT-3239
12-04-03 PC

Grand Canyon Village Apartments

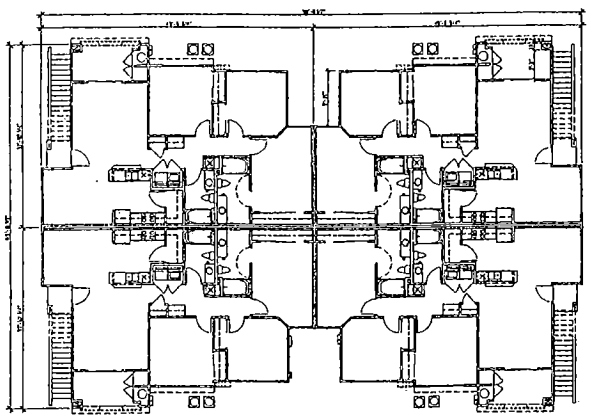
Big Sky Developement

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HENDERSON, NEVADA
702.990.9900 702.932.

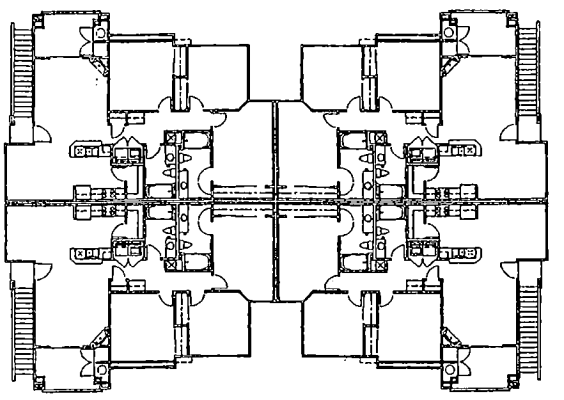
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Date July 16 2002



1st FLOOR BUILDING PLAN

SCALE 3/32"= 1'-0" BUILDING III



2nd FLOOR BUILDING PLAN

SCALE 3/32"= 1'-0" BUILDING III

EOT-3239

12-04-03 PC

Grand Canyon Village Apartments

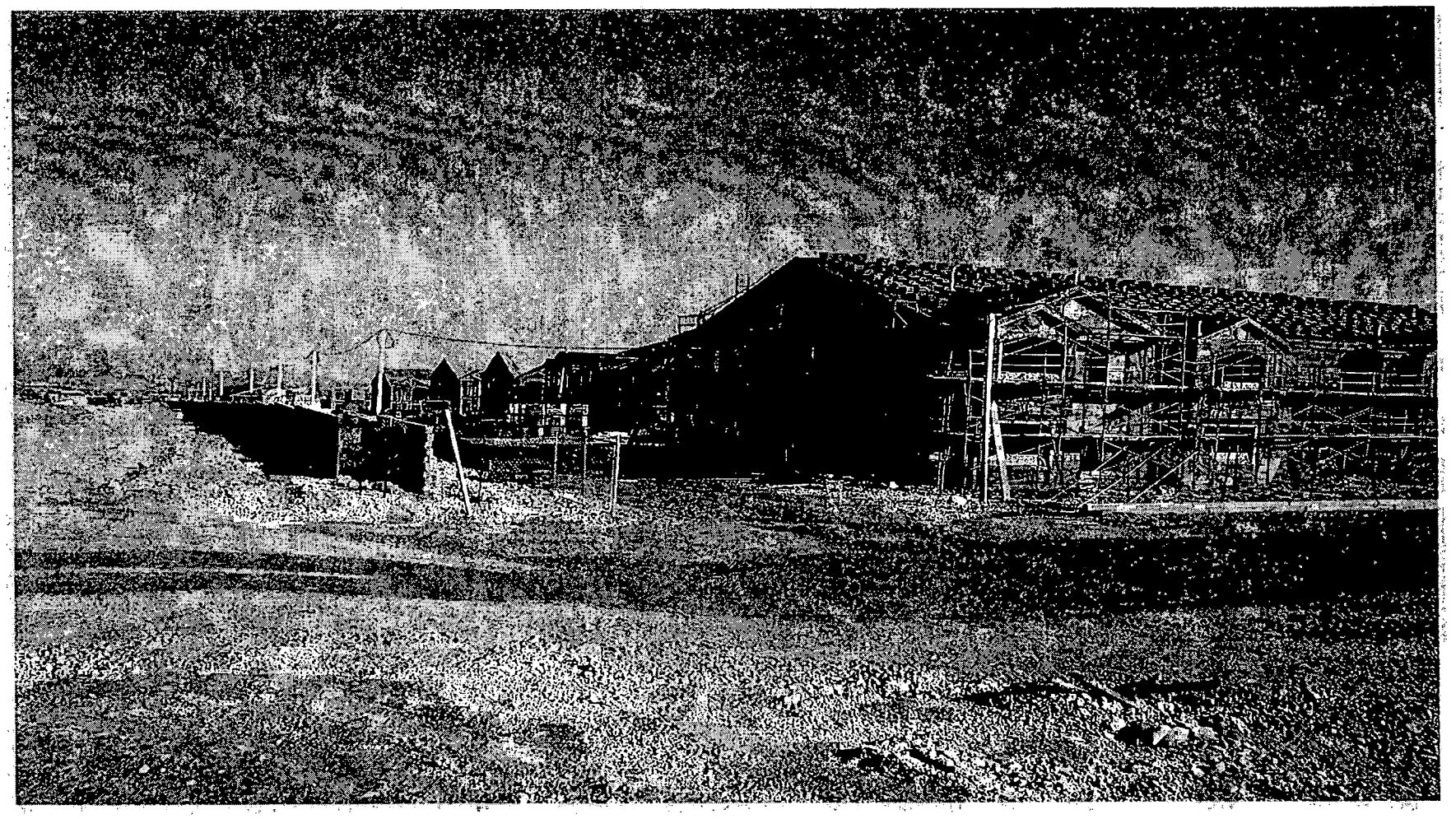
Big Sky Developement

Grand Canyon and Grand Teton, Las Vegas, Nevada

Date: July 16, 2002
Project Number: 101002

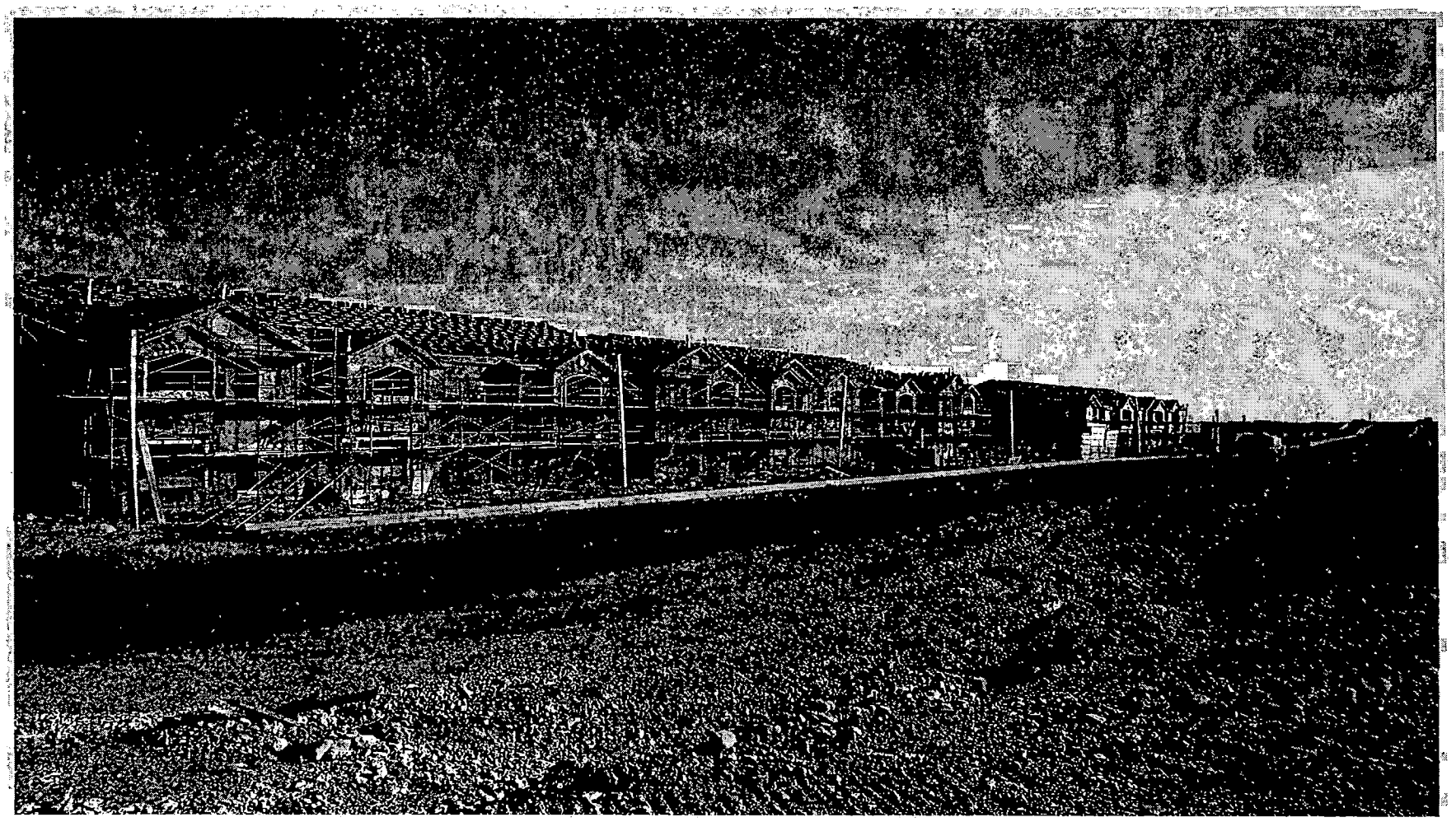
Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 20
HENDERSON, NEVADA 8907
702.990.9900 702.932.32

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EOT-3239 - BIG SKY DEVELOPMENT ON BEHALF OF GRAND CANYON INVESTORS, LIMITED LIABILITY COMPANY
EAST SIDE OF GRAND CANYON DRIVE, APPROXIMATELY 1,300 FEET NORTH OF GRAND TETON DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



EOT-3239 - BIG SKY DEVELOPMENT ON BEHALF OF GRAND CANYON INVESTORS, LIMITED LIABILITY COMPANY
EAST SIDE OF GRAND CANYON DRIVE, APPROXIMATELY 1,300 FEET NORTH OF GRAND TETON DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
EOT-3281 - OWENS STAR, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Rezoning (Z-0057-01) FROM: R-1 (Single Family Residential) TO: C-1 (Limited Commercial) on 3.13 acres adjacent to the southwest corner of Owens Avenue and Sandhill Road (APN: 140-30-102-006), Ward 3 (Reese).

C.C. 01/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Items 1 through 8 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-3193] as her firm is presently under contract with Astoria Homes, on Item 5 [TMP-3274] as her firm is finalizing payment from Signature Homes, and on Item 7 [EOT-3239] as her firm is presently under contract with Big Sky Development and NIGRO abstaining on Item 5 [TMP-3274] as he owns a project located within the notification boundary.

To be heard by the City Council on 1/7/2004.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:18 – 6:20)

City of Las Vegas

Agenda Item No.: 8

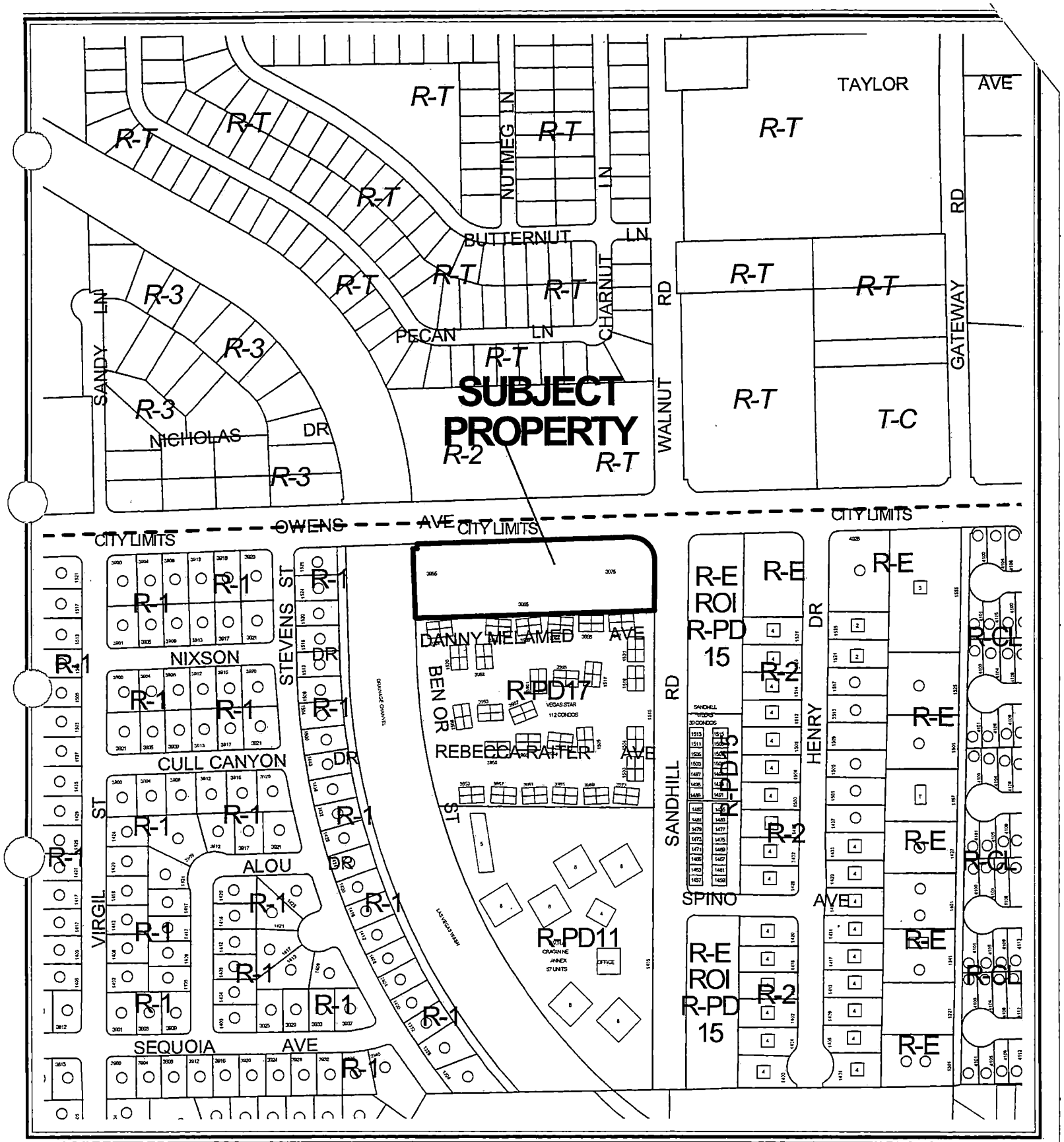
PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 8 – EOT-3281

CONDITIONS:

Planning and Development

1. This Extension of Time will expire on November 21, 2005 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval for Rezoning (Z-0057-01) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

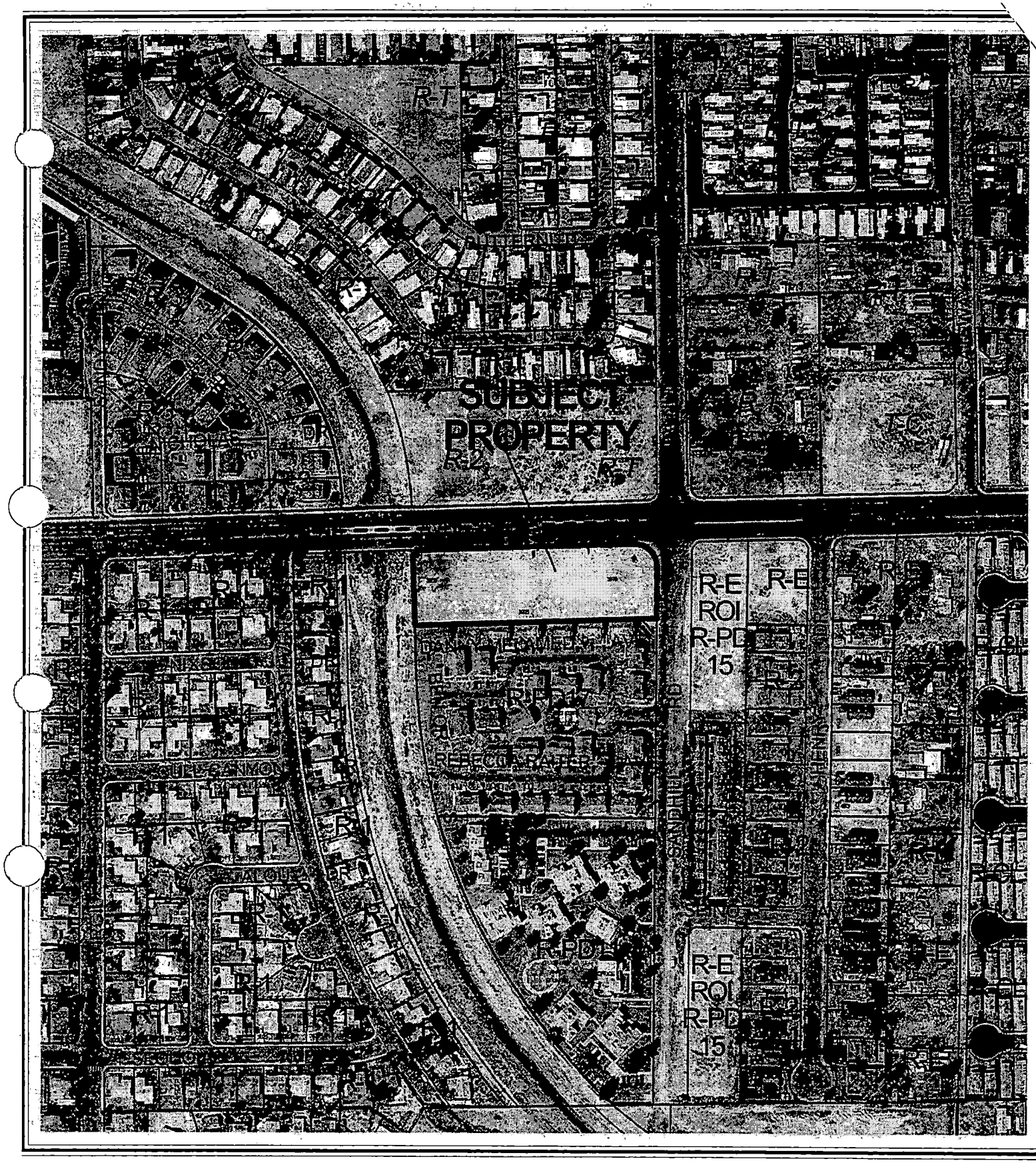


CASE: **EOT-3281**

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N



0 200 400 Feet

CASE: **EOT-3281**

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-3281 - OWENS STAR, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. This Extension of Time will expire on November 21, 2005 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval for Rezoning (Z-0057-01) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for an Extension of Time on an approved Rezoning (Z-0057-01) from R-1 (Single-Family Residential) under Resolution of Intent to O (Office) to N-S (Neighborhood Service) on 3.13 acres adjacent to the southwest corner of Owens Avenue and Sandhill Road. The approval expired November 21, 2003.

B) Applicant's Justification

The applicant justifies this request by stating that additional time is needed to obtain building permits for the proposed commercial center.

BACKGROUND INFORMATION

A) Previous Actions

05/11/98 The City Council approved a General Plan Amendment (GPA-0001-98) that designated the subject parcel as O (Office). The City Council reviewed a request for Rezoning (Z-0007-98) of this property from R-1 (Single-Family Residential) to C-1 (Limited Commercial), but followed the recommendation of the Planning Commission and staff, approving and amending the request to O (Office). The Planning Commission recommended approval on 03/12/98.

11/21/01 The City Council approved a General Plan Amendment (GPA-0030-01) from O (Office) to SC (Service Commercial) and a request for Rezoning (Z-0057-01) from R-1 (Single-Family Residential) under Resolution of Intent to O (Office) to N-S (Neighborhood Service) on this site. The Planning Commission recommended approval of both items on 10/04/01.

03/14/02 The Planning Commission approved two related requests (V-0058-01 and V-0012-02) to vary setbacks required by the Residential Adjacency Standards and the N-S (Neighborhood Service) zoning district on the subject site.

03/14/02 The Planning Commission approved a request for a Site Development Plan Review and a reduction in the amount of required perimeter landscaping [Z-0057-01(1)] for a proposed 31,700 square foot commercial center on the subject site. The approval contained a condition prohibiting uses requiring a parking ratio greater than one space per 250 square feet of gross floor area.

04/17/02 The City Council granted an appeal by the applicant of Condition No. 2 of the approved Site Development Plan Review [Z-0057-01(1)], which prohibited certain uses on the subject site. The City Council deleted this condition and inserted a new condition requiring a review of the parking one year from the date of issuance of a Certificate of Occupancy.

B) Pre-Application Meeting

A pre-application meeting is not required for an Extension of Time application.

C) Neighborhood Meetings

A neighborhood meeting is not required for an Extension of Time application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	3.13
Net Acres:	2.28

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Residential Condominiums
East:	Undeveloped
West:	Drainage Channel; Single-Family Residential

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	Clark County
South:	M (Medium Density Residential)
East:	M (Medium Density Residential)
West:	PF (Public Facilities); L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-1 (Single-Family Residential) under Resolution of Intent to N-S (Neighborhood Service)
North:	R-2 (Medium Density Residential – Clark County) and R-T (Manufactured Home Residential – Clark County)
South:	R-PD17 (Residential Planned Development – 17 Units per Acre)
East:	R-E (Residence Estates) under Resolution of Intent to R-PD15 (Residential Planned Development – 15 Units per Acre)
West:	R-1 (Single-Family Residential)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southeast Sector Map of the General Plan. This land use category allows 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. It also includes offices either singly or grouped as office centers with professional and business services. The approved rezoning to N-S (Neighborhood Services) conforms to the SC (Service Commercial) 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**

Trails – Although no required trails are located on the subject site, a Multi-Use Non-Equestrian trail will be constructed along the Las Vegas Wash adjacent to this site.

No special districts or zones are related to this request. Notices were sent to property owners of unincorporated Clark County parcels within the notification area.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	99,188 SF	N/A
Min. Lot Width	100 Feet	165 Feet	Y
Min. Setbacks			
• Front	25 Feet	6 Feet	N
• Side	10 Feet	0 Feet	N
• Corner	15 Feet	15 Feet	Y
• Rear	25 Feet	10 Feet	N
Max. Lot Coverage	30 %	27.6 %	Y
Max. Building Height	2 Stories / 35 Feet	30 Feet	Y

SS

The proposed setbacks for the related commercial development [Z-0057-01(1)] do not conform to development standards for the N-S (Neighborhood Service) zoning district. The City Council has approved a Variance (V-0012-02) to allow these proposed setbacks and another Variance (V-0058-01) easing Residential Adjacency Standards for the subject site.

B) General Analysis and Discussion

With an approved SC (Service Commercial) designation, the General Plan allows for various light-intensity retail and office uses on this site in the context of an area dominated by residential uses.

Staff did not agree with the applicant that the amendment to the General Plan and accompanying C-1 (Limited Commercial) rezoning request were appropriate for the area. It, therefore, recommended the site be rezoned N-S (Neighborhood Service) if the request were approved, which would further restrict commercial uses and development on the site while still in conformance to the General Plan. As the applicant has agreed with the recommendation of Staff to rezone the property N-S (Neighborhood Service), approval of this Extension of Time is 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 rezoning request, as amended to N-S (Neighborhood Service), conforms to the SC (Service Commercial) General Plan designation approved for the site.

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 uses allowed on the subject site would be of a low-intensity commercial character and limited by the stricter developmental and use requirements of the N-S (Neighborhood Service) zoning district. Parking on the site will be subject to review one year after the issuance of a Certificate of Occupancy.

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

   The commercial uses planned for the subject property will serve the needs of neighboring residents without the deleterious effects of more intense commercial zoning.

SS

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 one driveway from Owens Avenue, a 100-foot Primary Arterial roadway, and one driveway from Sandhill Road, an 80-foot wide Secondary Collector as designated on the Master Plan of Streets and Highways. These roadways are adequate in size to meet the requirements of the proposed retail center.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-3281 APN: 140-30-102-006

Name of Property Owner: Owens Star LLC

Name of Applicant: Owens Star 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): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

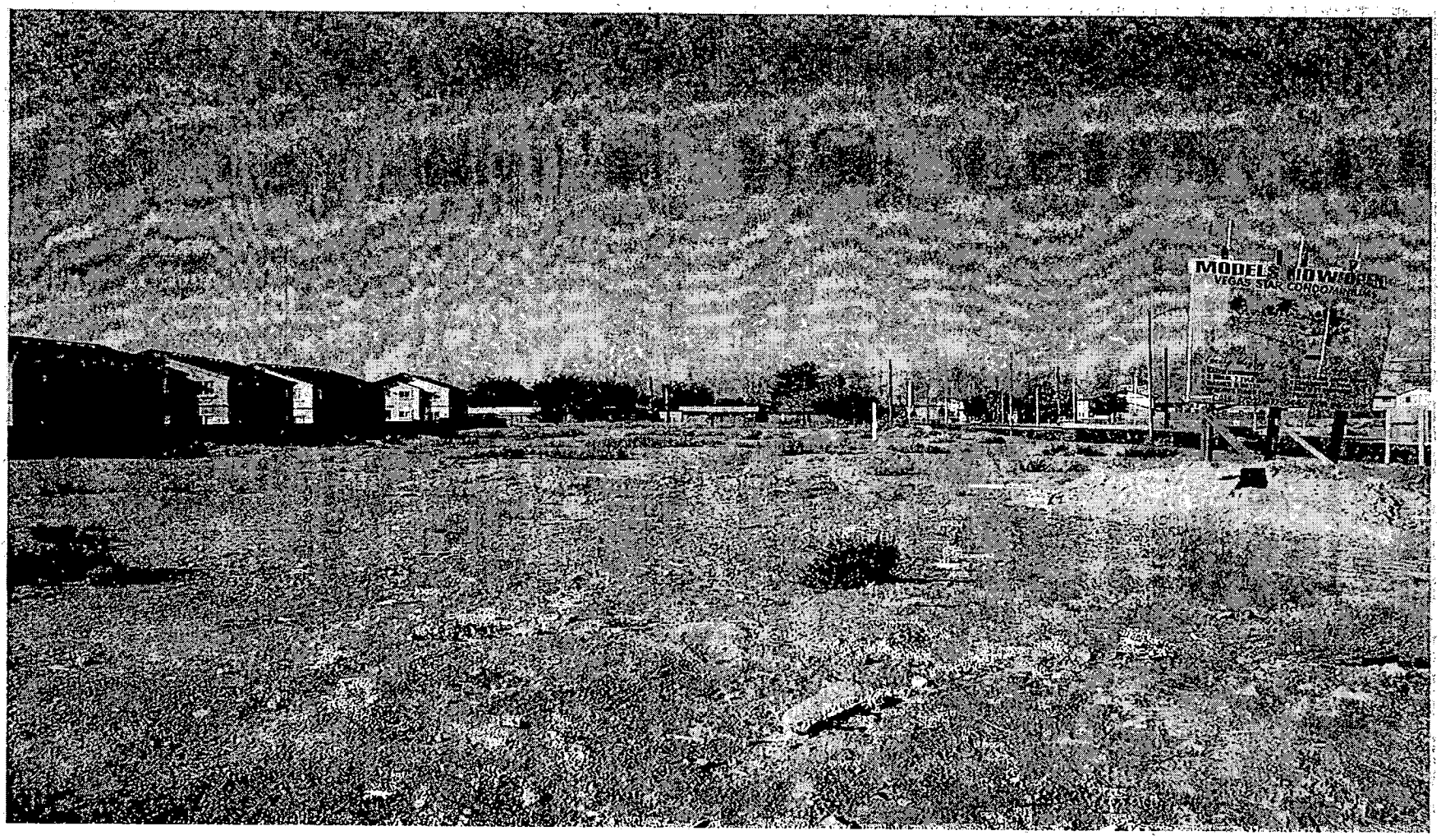
Print Name: ARIK RAITER

Subscribed and swom before me

This 9th day of October, 2003

[signature]
Notary Public in and for said County and State

SUSAN JOHNSTON
Notary Public, State of Nevada
Appointment No. 9614271
My Appt. Expires May 10, 2005



EOT-3281 - OWENS STAR, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF OWENS AVENUE AND SANDHILL ROAD
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
ABEYANCE - RENOTIFICATION - ZON-3143 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-2 (General Commercial) on 1.20 acres located at 1616 South Decatur Boulevard (APN: 163-01-602-004), Ward 1 (Moncrief).

CC: 01/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm presently has a contract with the Becker Family

To be heard by the City Council on 1/7/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [ZON-3143] and Item 10 [SUP-3144].

DAVID CLAPSADDLE, Planning and Development Department, explained that this application was held to enable the special use permit to catch up. He stated that the property is designated GC (General Commercial) and rezoning to C-2 would be appropriate. The adjacent properties to the west are designated C-1 and because of the request for C-2 on the subject property may appear to be spot zoning, but is not, given the General Plan designation of general commercial. He emphasized that the General Plan does call for C-2 therefore there would be no adverse impact to the surrounding area. MR. CLAPSADDLE went on to briefly describe the history of this parcel and previous applications. With regard to the site plan, the applicant proposes to install landscaping along Decatur Boulevard. Staff recommended approval of both applications subject to conditions.

MINUTES – Continued:

SUSAN JOHNSTON, G.C. Garcia, , 2501 North Green Valley Parkway, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

TODD FARLOW, 240 North 19th Street, recapped that years ago the previous owner, Falconi, opted to move from the site because the size of the lot was inadequate to accommodate the number of vehicles that he had. MR. FARLOW recommended the conditions specify exactly the amount of vehicles that be placed there.

Referencing MR. FARLOW'S comments, MS. JOHNSTON replied to COMMISSIONER NIGRO that a total number of 69 vehicles spaces are anticipated to include vehicles for sales, customer and employee parking. MR. CLAPSADDLE referenced Condition 11 related to the time allowed for storage of vehicles.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [ZON-3143] and Item 10 [SUP-3144].

NOTE: All discussion for Item 9 [ZON-3143] and Item 10 [SUP-3144] was held under Item [ZON-3143].

(6:20 – 6:45)
1-410

CONDITIONS:

Planning and Development

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

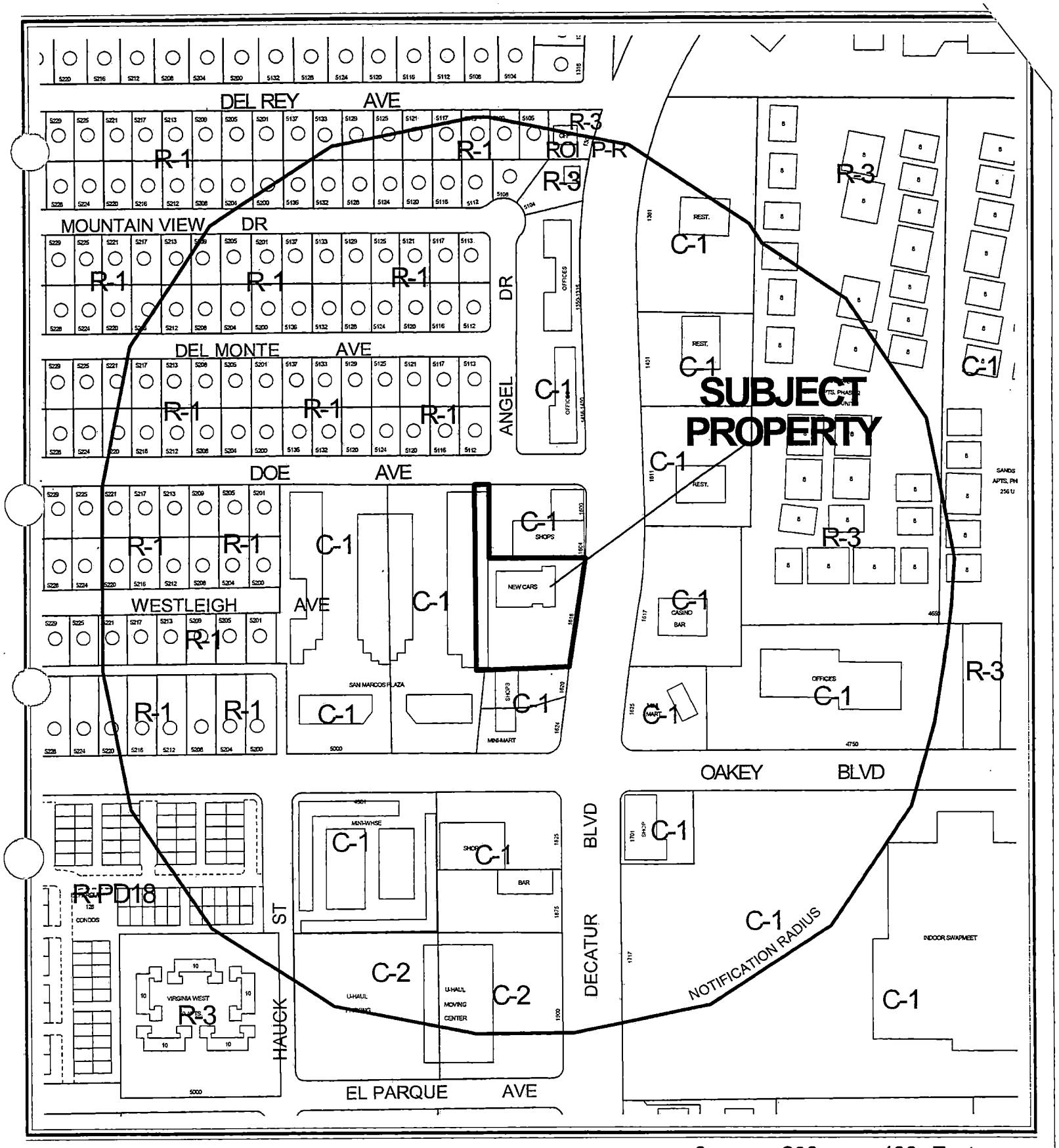
Public Works

2. 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.

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

CONDITIONS - Continued:

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

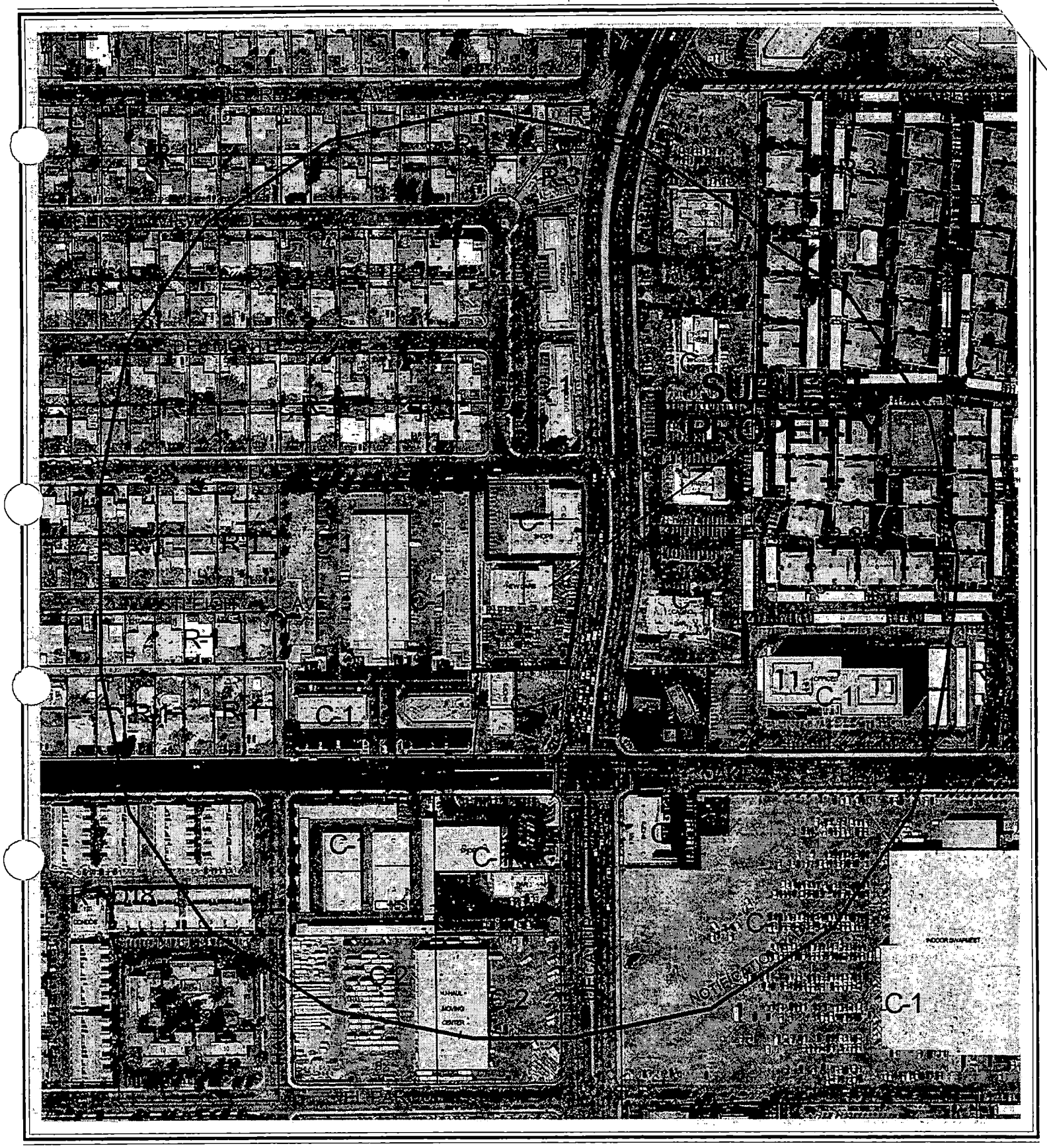


CASE: **ZON-3143**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 200 400 Feet

CASE: **ZON-3143**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3143 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL, Subject to:**

Planning and Development

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

Public Works

2. 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.

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

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Rezoning from: C-1 (Limited Commercial) Zone to: C-2 (General Commercial) on 1.20 acres located at 1616 South Decatur Boulevard. A companion request for a Special Use Permit (SUP-3144) to allow Motor Vehicle Sales (Used) and Auto Repair Garage, Minor will be heard concurrently.

B) Applicant's Justification

The applicant's justification letter states that the proposed zone change from C-1 (Limited Commercial) to C-2 (General Commercial) is being requested in order to allow the sale of used cars. Drive Time Auto Sales, Inc., finances and services people with less than perfect credit. An existing building at 1616 South Decatur Boulevard will be renovated for the proposed use. Waiver requests for the eight-foot landscape buffer adjacent to commercial properties, landscape fingers within the parking lot, and required trash enclosures are being sought because many conditions are minor exceptions and the site is already developed which would make some of the improvements difficult.

BACKGROUND INFORMATION

A) Previous Actions

10/03/79	The Board of City Commissioners approved a Rezoning (Z-0076-79) 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 denial on August 9, 1979.
09/26/85	The Board of Zoning Adjustment approved a Variance (V-0093-85) to allow a New Car Dealership and Service Facility on the subject site.
11/06/03	The Planning Commission voted to hold in abeyance both this request and related item Special Use Permit (SUP-3144) to allow Motor Vehicle Sales (Used), on the subject site. The item was held in order to add the request for an Auto Repair Garage, Minor, use to the Special Use Permit (SUP-1444) request.

B) Pre-Application Meeting

09/05/03 Several development items were discussed including off-street improvements to be replaced, the parking area to comply with current standards, and signage improvements to be depicted on the site plan. It was also indicated that the reason for the rezoning was to allow for a Motor Vehicle Sales (Used) business on the subject site.

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

Gross Acres: 1.20

B) Existing Land Use

Subject Property:	Vacant
North:	Commercial Shops - Vacant
South:	Convenience Store, Cash Loan business, and Smoke shop
East:	Tavern
West:	Commercial Plaza

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

This site is designated as GC (General Commercial) on the Southwest Sector Map of the General Plan. The proposed C-2 (General Commercial) zoning designation is in compliance with the General Plan designation. The proposed Motor Vehicle Sales (Used) dealership is a permitted use with the approval of a Special Use Permit within the C-2 (General Commercial) zoning district, while Auto Repair Garage, Minor is a conditional use.

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

The subject site is not located within any Special Planned Areas or Special Overlay Districts.

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	100 Feet	225 Feet	Y
Min. Setbacks			
• Front	20 Feet	58 Feet	Y
• Side (north)	10 Feet	30 Feet	Y
• Side (south)	10 Feet	124 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50 %	22 %	Y
Max. Building Height	None	20 Feet	Y

The existing building on the subject-site meets minimum development standards for a C-2 (General Commercial) zoned property including setback, lot coverage, and building height requirements. In addition the subject site meets minimum lot width requirements for a C-2 (General Commercial) zoned property.

B) General Analysis and Discussion

Currently, the subject site is zoned C-1 (Limited Commercial), which is intended to provide most retail shopping and personal services, not including Motor Vehicle Sales. The subject site had a Variance approved in 1985 to allow the sales of Motor Vehicles where such a use is not permitted. The proposed C-2 (General Commercial) zoning designation will bring the Motor Vehicle Sales use into conformance with the General Plan in addition to requiring a Special Use Permit

(SUP-3144) approval for the Motor Vehicle Sales (Used) and Auto Repair Garage, Minor uses that can be conditioned to bring the property up to current commercial design guideline standards.

The General Plan designation on the subject site is GC (General Commercial), which supports the C-2 (General Commercial) zoning designation. Although the subject site is entirely surrounded by C-1 (Limited Commercial) zoned properties, these properties do not maintain a GC (General Commercial) General Plan designation; therefore, the approval of a C-2 (General Commercial) zoning designation on the subject site will not set a precedence for surrounding properties. The previous use on the subject site, Motor Vehicle Sales (New), allowed for the sales of used motor vehicles. Because Motor Vehicle Sales (Used) and Auto Repair Garage, Minor are now being proposed without the new car dealership aspect, the previous use Variance (V-0093-85) is no longer valid.

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 C-2 (General Commercial) zone is in conformance with the existing General Plan Designation of GC (General Commercial). While properties immediately surrounding the subject maintain a General Plan designation of SC (Service Commercial), there are several properties along Decatur Boulevard south of Oakey Boulevard with a GC (General Commercial) General Plan designation, and C-2 (General Commercial) zoning designations; therefore this application does not result in 'spot zoning.'

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 C-2 (General Commercial) zoning district is designed to provide the broadest scope of compatible services for both the general and traveling public, including retail, service, automotive, wholesale, office and other general business uses appropriate along commercial corridors. The proposed Motor Vehicle Sales, (Used) and Auto Repair Garage, Minor uses are compatible with surrounding retail, service, and general business uses.

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

   Currently the subject site is zoned C-1 (Limited Commercial) which is intended to provide most retail shopping and personal services, not including Motor Vehicle Sales. The subject site had a Variance approved in 1985 to allow the sales of Motor Vehicles where such a use is not permitted. The operation of a car dealership on the subject site for 23 years has indicated that

development factors in the community indicates a need for C-2 (General Commercial) zoned property on the subject site which would allow for such uses as Motor Vehicle Sales and Auto Repair Garage, Minor.

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 Decatur Boulevard, which is designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Decatur Boulevard is of adequate size to meet the associated traffic demands of the proposed use; as the previous use on the subject site was of the same intensity.

NOTICES MAILED 240 (Mailed with SUP-3144)

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3143 APN: 163-01-602-004

Name of Property Owner: Fremont West, LLC

Name of Applicant: DriveTime Automotive Group

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: 163-01-602-004

Signature of Property Owner/Authorized Agent: _____

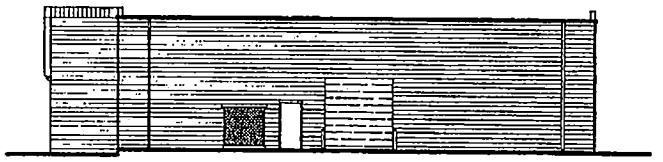
Print Name: Ernest A. Becker, Jr.

Subscribed and sworn before me

This 10th day of September, 20 03

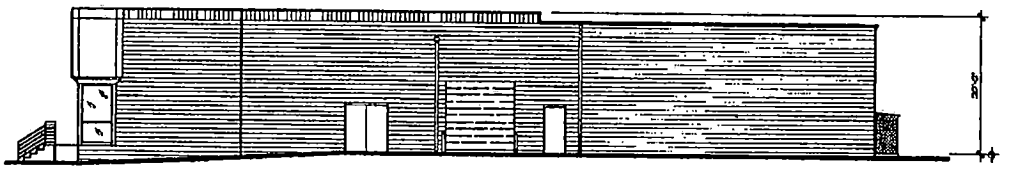
_____
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
ANNE W. MONGER
No. 97-0281-1 My Appointment Expires March 7, 2005



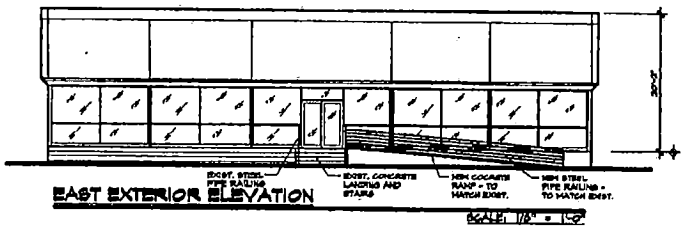
WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



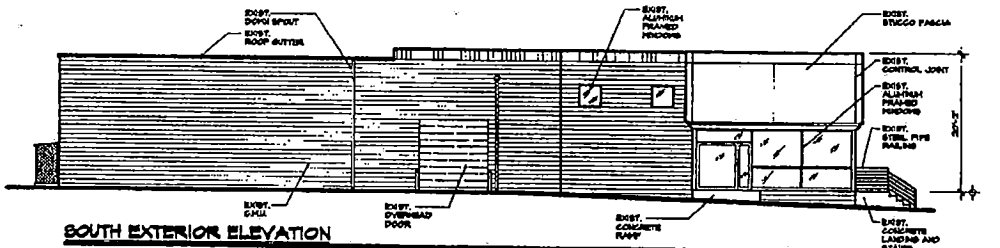
NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



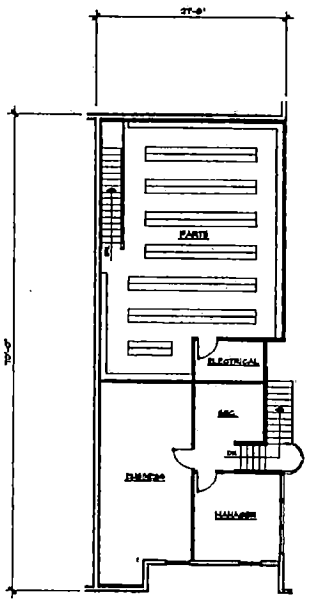
EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION

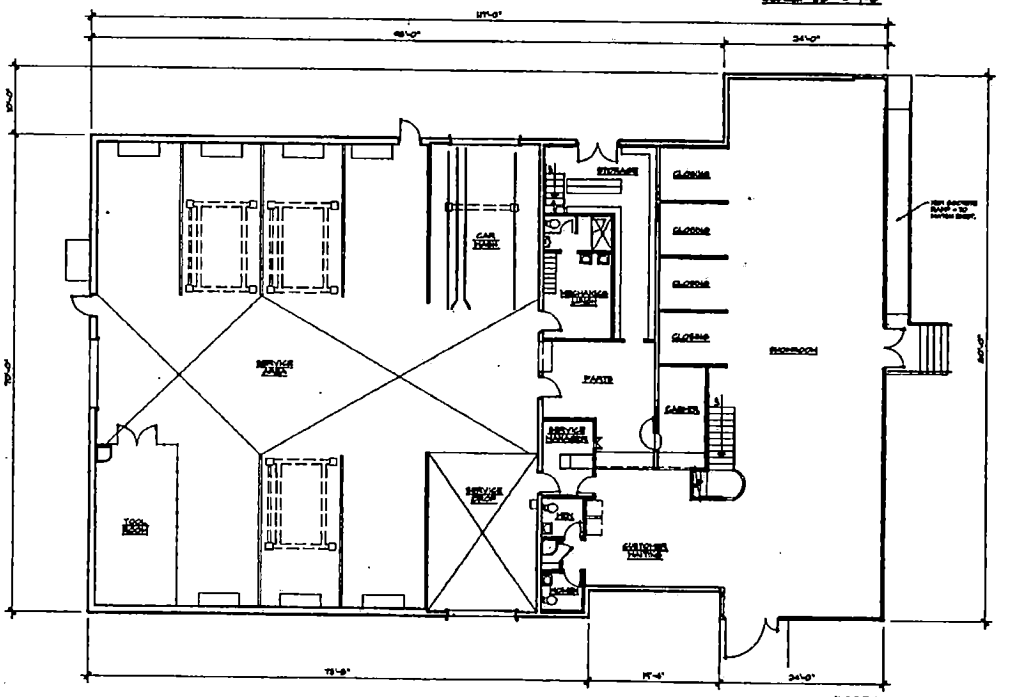
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN

NORTH

SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN

NORTH

SCALE: 1/8" = 1'-0"

consultants:

T/M

sheet title:
EXISTING FLOOR PLANS AND EXTERIOR ELEVATIONS

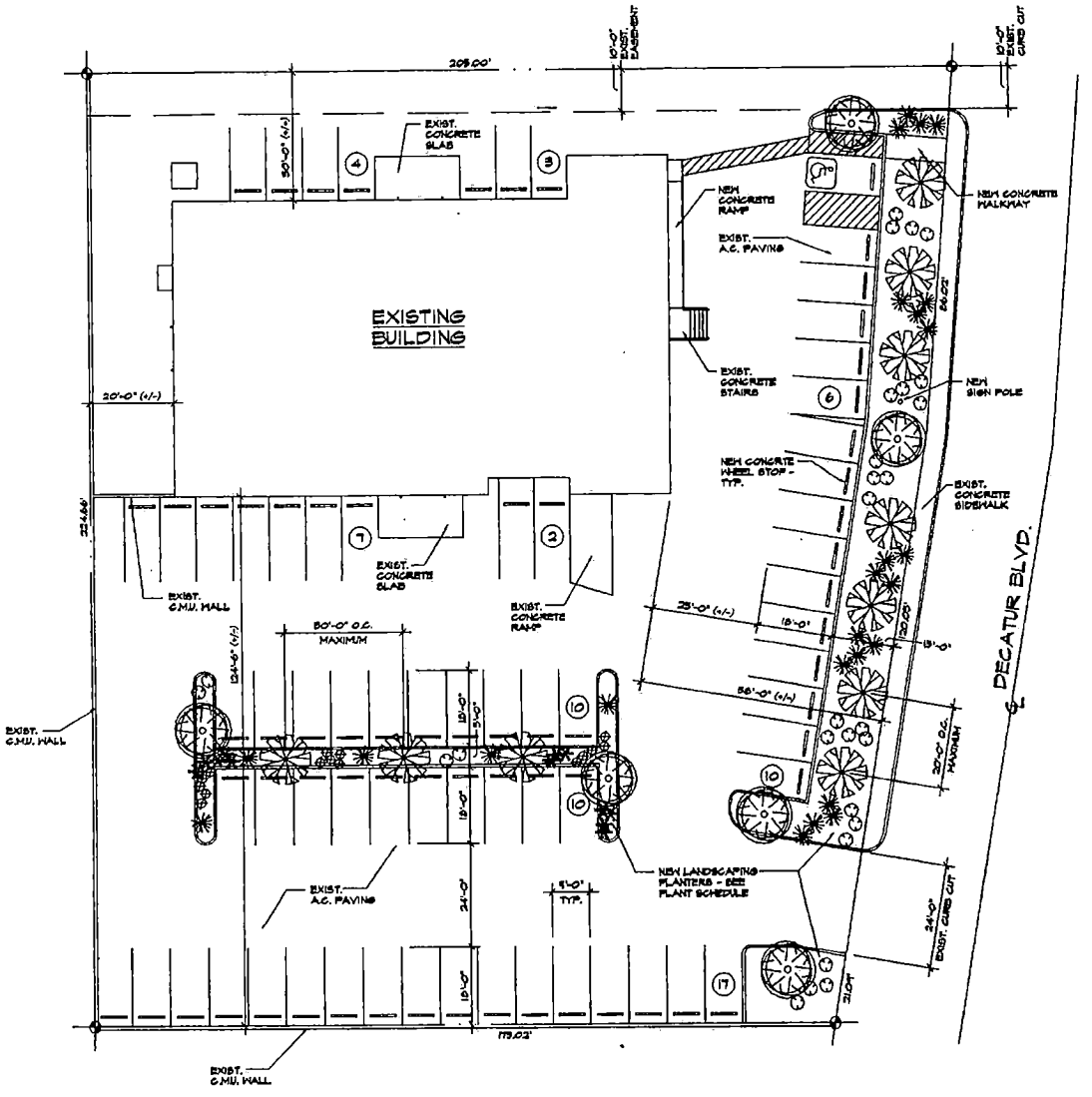
project:
DRIVE TIME REMODEL at:
DECATUR OAKEY SHOPPING CENTER
LAS VEGAS, NEVADA 89102

job no.: 03006
date: SEPT. 23, 2003
drawn by: G.O.D.
check by: T.J.M.

revisions

sheet number
SK2.1

ZON-3143
SUP-3144
11-06-03 PC



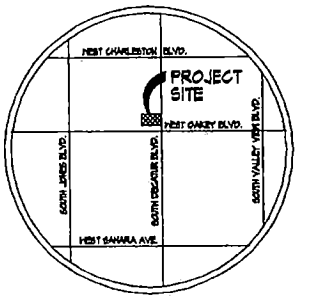
SITE AND LANDSCAPING PLAN

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

NORTH

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
LARGE TREES				
	MAGNOLIA GRANDIFLORIA	SOUTHERN MAGNOLIA	15 GAL.	30'-0" O.C. MIN.
	QUERCUS ILEX	HOLLY OAK	15 GAL.	30'-0" O.C. MIN.
SHRUBS				
	SALVIA GREGGII "CHERRY RED"	PHOTINIA FRASERI	5 GAL.	
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	
GROUND COVER				
	OPHIOPOGON JAPONICUS	MONDO GRASS	1 GAL.	PLANT AT 15" O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL.	PLANT AT 18" O.C.



VICINITY MAP

NOT TO SCALE

NORTH

PROJECT RECAP

BUILDING AREA ——— 11,250 SQ. FT.

PARKING RECAP

PARKING REQUIRED ——— 23 SPACES
PARKING PROVIDED ——— 64 SPACES

ZON-3143
SUP-3144
11-06-03 PC

consultants:

TJM ARCHITECT
5015 Spencer Street, Suite 1
Las Vegas, Nevada 89074
Tel: 702.719.1550
Fax: 702.740.1940

sheet title: SITE AND LANDSCAPING PLAN
job title: DRIVE TIME REMODEL at: DECATUR OAKEY SHOPPING CENTER LAS VEGAS, NEVADA 89102

job no.: 03005
date: SEPT. 23, 2003
drawn by: G.O.D.
check by: T.J.M.

revisions

sheet number
SK1

TO Whom IT MAY CONCERN:

As PROPERTY OWNER OF the LOT AT 1600 — 1604 S DECATUR BLVD IN LAS VEGAS, WE ARE POSING AN OBJECTION to the ZONING CHANGING AT THAT PARTICULAR SITE, FROM C-1 (LIMITED COMERCIAL) TO C-2 (GENERAL COMERCIAL) ON THE GROUNDS THAT ACCORDING to OUR RESEARCHERS AND FINANCIAL AND LEGAL ADVISORS, THE SAID CHANGE WOULD IMPACT ADVERSELY the VALUE OF OUR PROPERTY, FOR RESALE AS WELL AS FOR GETTING A SUITABLE AND RELIABLE TENANT

LAS VEGAS Oct 28

BERENELLE KRAUSE-
OWNER
20620 CHATSBORO DR
WOODLAND HILLS CA
91364

818 594 0577
594 0657

ZON-3143 P

RECEIVED
Oct 30 11 25 AM '03
PLANNING AND
DEVELOPMENT

Telephone Protest/ Approval Log

Meeting Date: 11/6/03 **Case Number:** ZON-3143

Date: 10/28/03
Name: Jennelle Krause
Address: 1600 S. Decatur
89109
Phone: 818 654-0577
☑ PROTEST ☐ APPROVE

Date: 10/28/03
Name: Krause, Jennelle
Address: 20620 Chatsboro
DR LV NV 91364
Phone: 818 594 0577
☑ PROTEST ☐ APPROVE

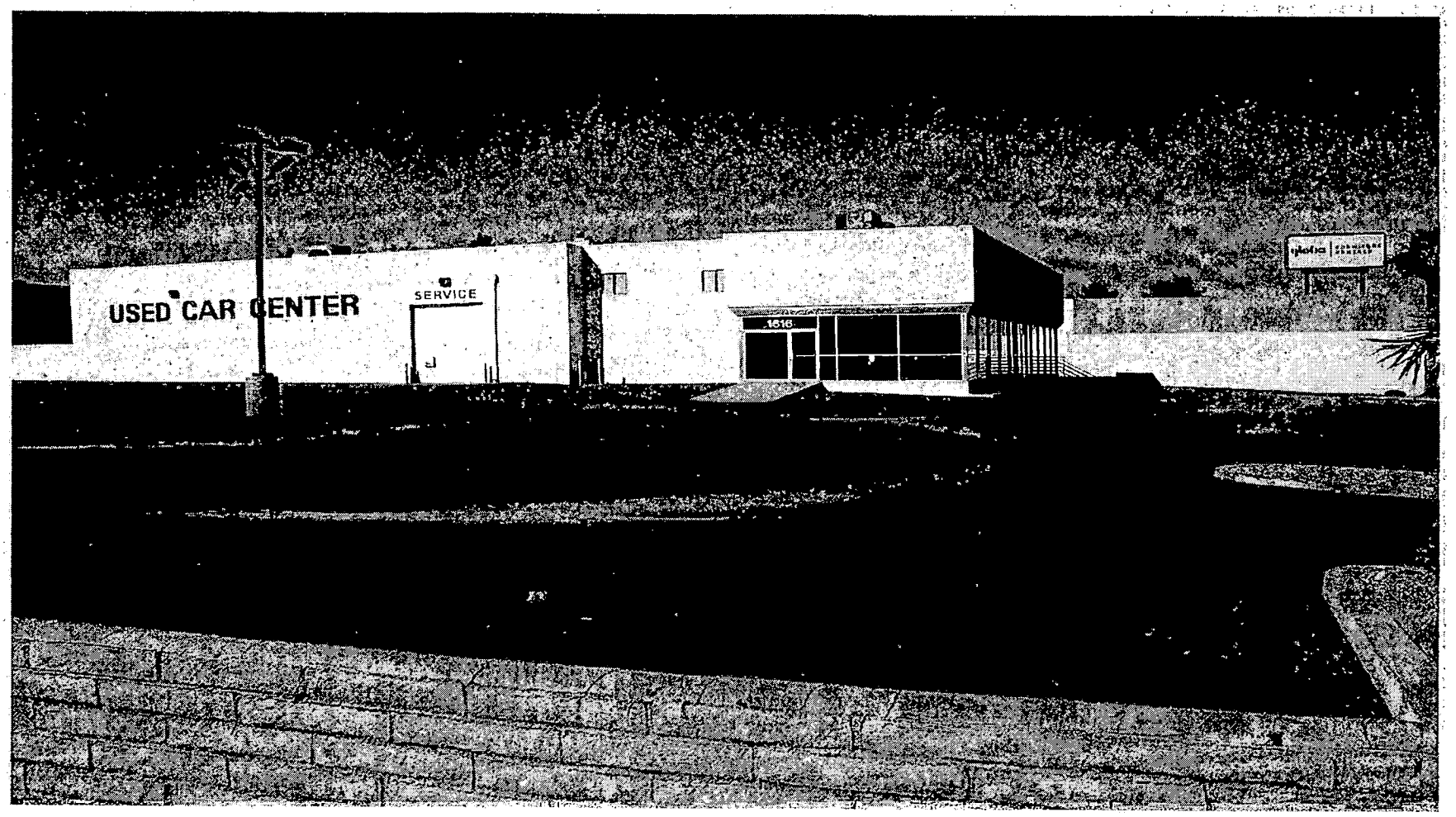
Date:
Name:
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☐ PROTEST ☐ APPROVE

Date:
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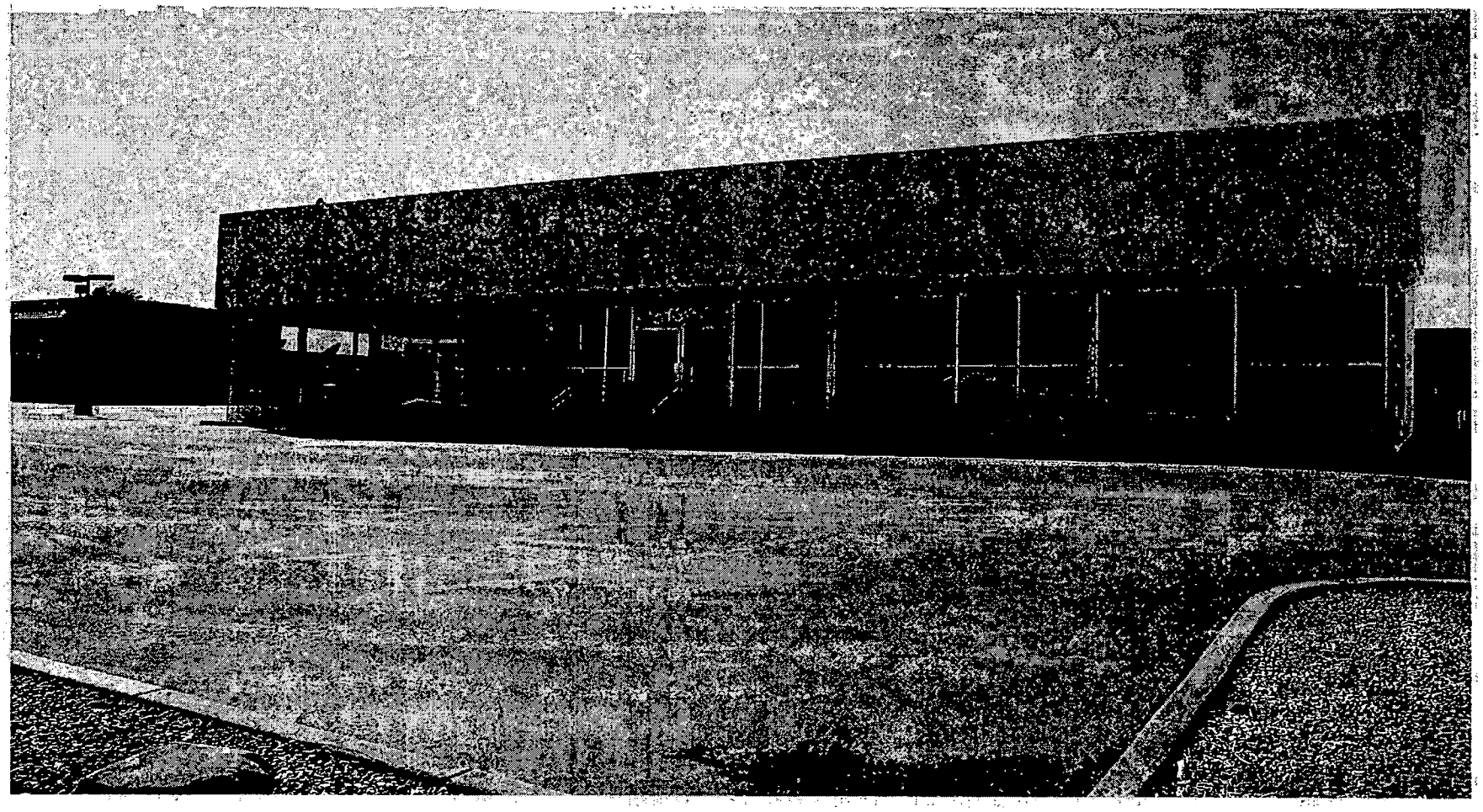
Date:
Name:
Address:
Phone:
☐ PROTEST ☐ APPROVE

ZON-3143 P



ZON-3143 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY
1616 SOUTH DECATUR BOULEVARD
DECEMBER 4, 2003 PLANNING COMMISSION

10/17/03



ZON-3143 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY
1616 SOUTH DECATUR BOULEVARD
DECEMBER 4, 2003 PLANNING COMMISSION

10/17/03

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-3144 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) AND FOR AUTO REPAIR GARAGE, MINOR on property located at 1616 South Decatur Boulevard (APN: 163-01-602-004), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 1 (Moncrief).

C.C.: 01/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm presently has a contract with the Becker Family

To be heard by the City Council on 1/7/2004.

MINUTES:
NOTE: See Item 9 [ZON-3143] for related discussion.
6:20 – 6:45)
1-410

CONDITIONS:
Planning and Development
1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3143).

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.

CONDITIONS - Continued:

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

4. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property.

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

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

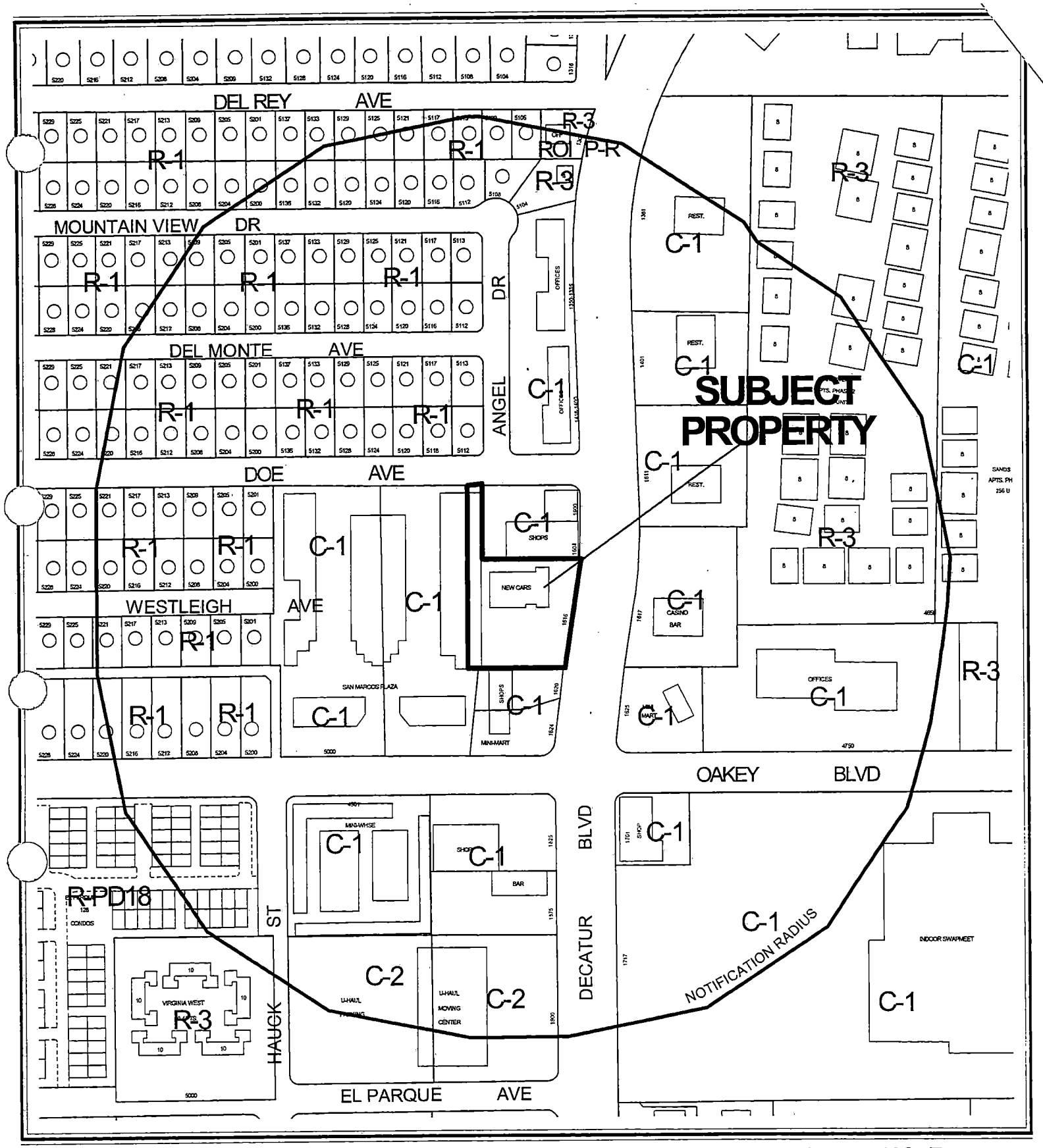
7. All repair and service work shall be performed within a completely enclosed building.

8. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.

9. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

10. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.

11. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.



CASE: **SUP-3144**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3144 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3143).

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.

4. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property.

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

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

7. All repair and service work shall be performed within a completely enclosed building.

8. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.

9. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

10. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.

11. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

TB

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit for Motor Vehicle Sales (Used) and Auto Repair Garage, Minor, on property located at 1616 South Decatur Boulevard. A companion request for a Rezoning (ZON-3143) from C-1 (Limited Commercial) Zone to C-2 (General Commercial) on the subject site will be heard concurrently.

B) Applicant's Justification

The applicant's justification letter states that the proposed zone change from C-1 (Limited Commercial) to C-2 (General Commercial) is being requested in order to allow the sale of used cars. An existing building at 1616 South Decatur Boulevard will be renovated for the proposed use. Waiver requests for the eight-foot landscape buffer adjacent to commercial properties, landscape fingers within the parking lot, and required trash enclosures are being sought because many conditions are minor exceptions and the site is already developed which would make some of the improvements difficult.

BACKGROUND INFORMATION

A) Previous Actions

10/03/79 The Board of City Commissioners approved a Rezoning (Z-0076-79) 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 denial on August 9, 1979.

09/26/85 The Board of Zoning Adjustment approved a Variance (V-0093-85) to allow a New Car Dealership and Service Facility on the subject site.

11/06/03 The Planning Commission voted to hold in abeyance both this request and related Rezoning (ZON-3143) from C-1 (Limited Commercial) Zone to C-2 (General Commercial) on the subject site. The item was held in order to add the Auto Repair Garage, Minor, to the Special Use Permit (SUP-1444) request.

B) Pre-Application Meeting

09/05/03 Several development items were discussed including off-street improvements to be replaced, the parking area to comply with current standards, and signage improvements to be depicted on the site plan. It was also indicated that the reason for the rezoning was to allow for a Motor Vehicle Sales (Used) business on the subject site.

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: 1.20

B) Existing Land Use

Subject Property:	Vacant
North:	Commercial Shops - Vacant
South:	Convenience Store, Cash Loan business, and Smoke shop
East:	Tavern
West:	Commercial Plaza

C) Planned Land Use

Subject Property:	GC (General Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

This site is designated as GC (General Commercial) on the Southwest Sector Map of the General Plan. The proposed C-2 (General Commercial) zoning designation is in compliance with the General Plan designation. The proposed Motor Vehicle Sales (Used)

dealership is a permitted use with the approval of a Special Use Permit within the C-2 (General Commercial) zoning district. The Auto Repair Garage, Minor use is defined as an accessory use to the Motor Vehicle Sales use and is a Conditional Use within the C-2 (General Commercial) zoning district.

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

The subject site is not located within any Special Planned Areas or Special Overlay Districts.

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	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Motor Vehicle Sales	11,250 SF.	1:500 square feet of enclosed gross floor area	22	1	68	1

The 11,250 square foot Motor Vehicle Sales building requires 22 regular parking spaces and one handicap van accessible parking space. The submitted site plan depicts 68 regular parking spaces and one handicap van accessible parking space; therefore, the subject site meets minimum on-site parking requirements per Title 19.10.

TB

B) General Analysis and Discussion

- Zoning

  Currently, the subject site is zoned C-1 (Limited Commercial). A companion item, Rezoning (ZON-3143) requests a zone change to C-2 (General Commercial). The General Plan designation on the subject site is GC (General Commercial), which supports the C-2 (General Commercial) zoning designation. For this reason, approval is being recommended on the companion rezoning application. With approval of a rezoning to C-2 (General Commercial) the proposed Motor Vehicle Sales (Used) use will be a permitted use with the approval of a Special Use Permit. It should also be noted that the previous use on the subject site, Motor Vehicle Sales (New), allowed for the sales of used motor vehicles. This application and the rezoning application are required on the subject site because this request does not include the sale of new motor vehicles by a franchised new car dealer.

- Use

  Motor Vehicle Sales (Used) is defined by Title 19 as a facility or area used primarily for the display of used automobiles, motorcycles and motor scooters. The term includes service bays and auto body shops which are incidental and accessory to the sales use. The previous use on the subject site was a Motor Vehicle Sales (New) dealership, Fuccillo Subaru, which was permitted to sell used motor vehicle sales as accessory to the new sales use. The applicant is intending to perform service work on the sales vehicles that would be covered under the Auto Repair Garage, Minor use as limited under Title 19.

- Conditions

  The Motor Vehicle Sales (Used) land use does not have base conditions per Title 19 within the C-2 zoning district. Several conditions are being recommended on this land use application in order to maintain an aesthetic standard more compatible with current City requirements. Specifically, landscaping must be installed and property maintained in accordance with Title 19.12, including 24-inch box trees at a minimum 20-feet on center within the proposed landscape planters as depicted on the submitted site plan. In addition, a condition has been included prohibiting temporary signage, including streamers, balloons, and banners which are typically associated with motor vehicle sales lots.

  With regards to the Auto Repair Garage, Minor use, five base conditions are required under Title 19.04.040 as a Conditional Use within the C-2 (General Commercial) zone. The following conditions are recommended for the subject land use application:

  1. All repair and service work shall be performed within a completely enclosed building.

2. Openings to the service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.
3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
4. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.
5. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

The project conforms to these base conditions of approval.

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 Motor Vehicle Sales, (Used) and Auto Repair Garage, Minor business can be conducted in a manner that is harmonious and compatible with the existing commercial uses that surround the subject property. The previous use on the subject site was a Motor Vehicle Sales, (New) business that included used sales as an accessory use. With the inclusion of the recommended condition of approval, the on-site improvements will create a more aesthetically pleasing property that will be compatible with the existing commercial properties in the surrounding vicinity.

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

   The subject site is suitable for a Motor Vehicle Sales, (Used) business, as the previous use on the subject site was a Motor Vehicle Sales lot. Physically, the subject site meets minimum on-site parking requirements, setback standards, and is improving existing landscape features.

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 has direct access to Decatur Boulevard which is designated as a Primary Arterial on the Master Plan of Streets and Highways. Decatur Boulevard is of adequate size to meet the associated traffic demands of the proposed use; as the previous use on the subject site was of the same intensity.

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 the Department of Building and Safety requirements for all necessary building permits and inspections, in addition to regular inspections for licensing; therefore, the development will not compromise the public health, safety or welfare if approved.

NOTICES MAILED 240 (Mailed with ZON-3143)

APPROVALS 0

PROTESTS 0

TB

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3144 APN: 163-01-602-004

Name of Property Owner: Fremont West, LLC

Name of Applicant: DriveTime Automotive Group

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: Ernest A. Becker, Jr.

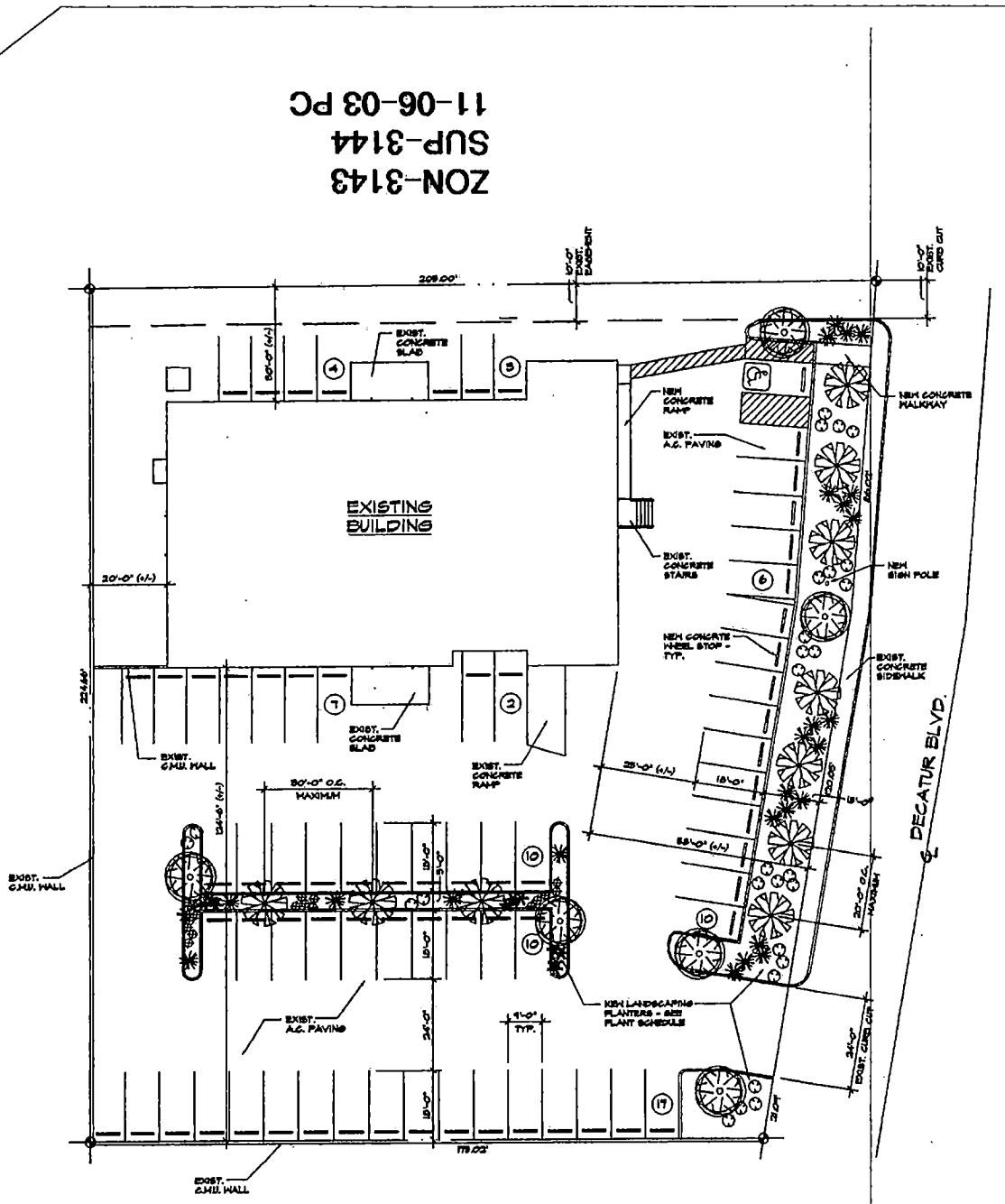
Subscribed and sworn before me

This 10th day of September, 20 03

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
ANNE W. MONGER
My Appointment Expires March 7, 2005
No. 97-0281-1

ZON-3143
SUP-3144
11-06-03 PC

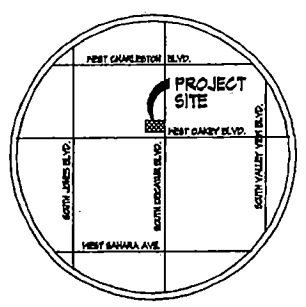


SITE AND LANDSCAPING PLAN

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

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
LARGE TREES				
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	15 GAL.	30'-0" O.C. MIN.
	QUERCUS ILEX	HOLLY OAK	15 GAL.	30'-0" O.C. MIN.
SHRUBS				
	SALVIA GREGGII "CHERRY RED"	PHOTINIA FRASERI	5 GAL.	
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	
GROUND COVER				
	OPHIOPOGON JAPONICUS	MONDO GRASS	1 GAL.	PLANT AT 18" O.C.
	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL.	PLANT AT 18" O.C.



VICINITY MAP

NOT TO SCALE

NORTH

PROJECT RECAP

BUILDING AREA ——— 11,250 SQ. FT.

PARKING RECAP

PARKING REQUIRED ——— 23 SPACES
PARKING PROVIDED ——— 64 SPACES

consultants:

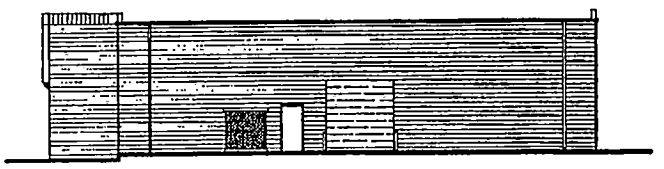
TIM HASSARAM ARCHITECT
[illegible]
Henderson
Nevada 89074
Tel: 702.719-1590
[illegible]

sheet title: SITE AND LANDSCAPING PLAN
job title: DRIVE TIME REMODEL at: DECATUR OAKEY SHOPPING CENTER

job no.: 03008
date: SEPT. 23.
drawn by: G.O.D.
check by: T.J.H.

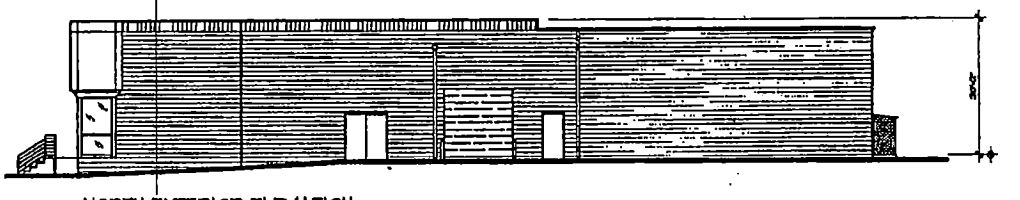
revisions

sheet number
SK1.



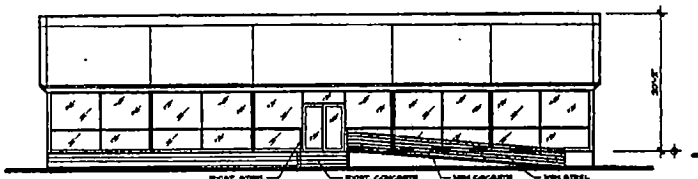
WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



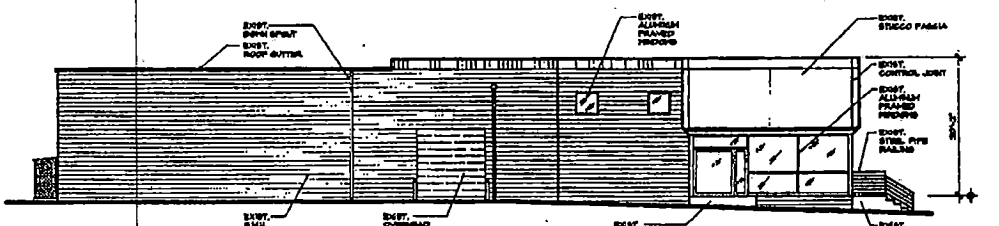
NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



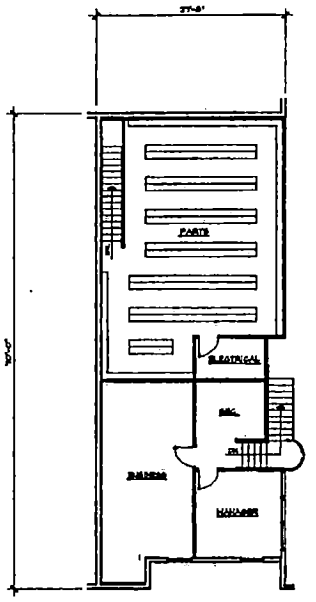
EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION

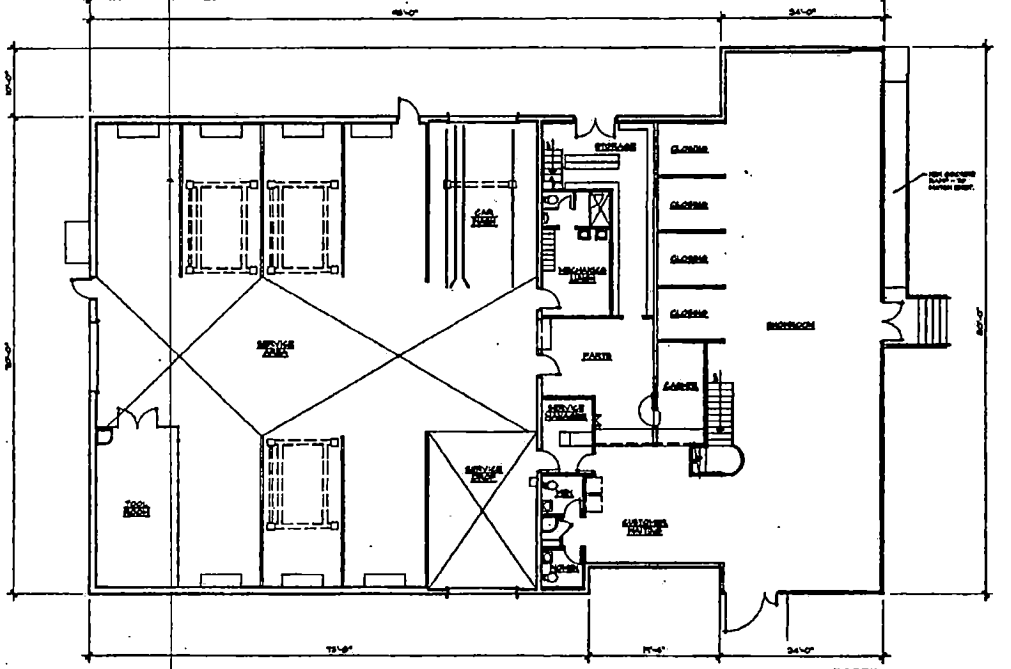
SCALE: 1/8" = 1'-0"



UPPER FLOOR PLAN

NORTH

SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN

NORTH

SCALE: 1/8" = 1'-0"

ZON-3143
SUP-3144
11-06-03 PC

TIM HARKNESS ARCHITECT

CONSULTANTS:

sheet title: EXISTING FLOOR PLANS AND EXTERIOR ELEVATIONS

job title: DRIVE TIME REMODEL etc
DECATUR OAKEY SHOPPING CENTER
LAS VEGAS, NEVADA 89102

job no: 03005
date: SEPT. 23, 2003
drawn by: G.G.
check by: T.H.

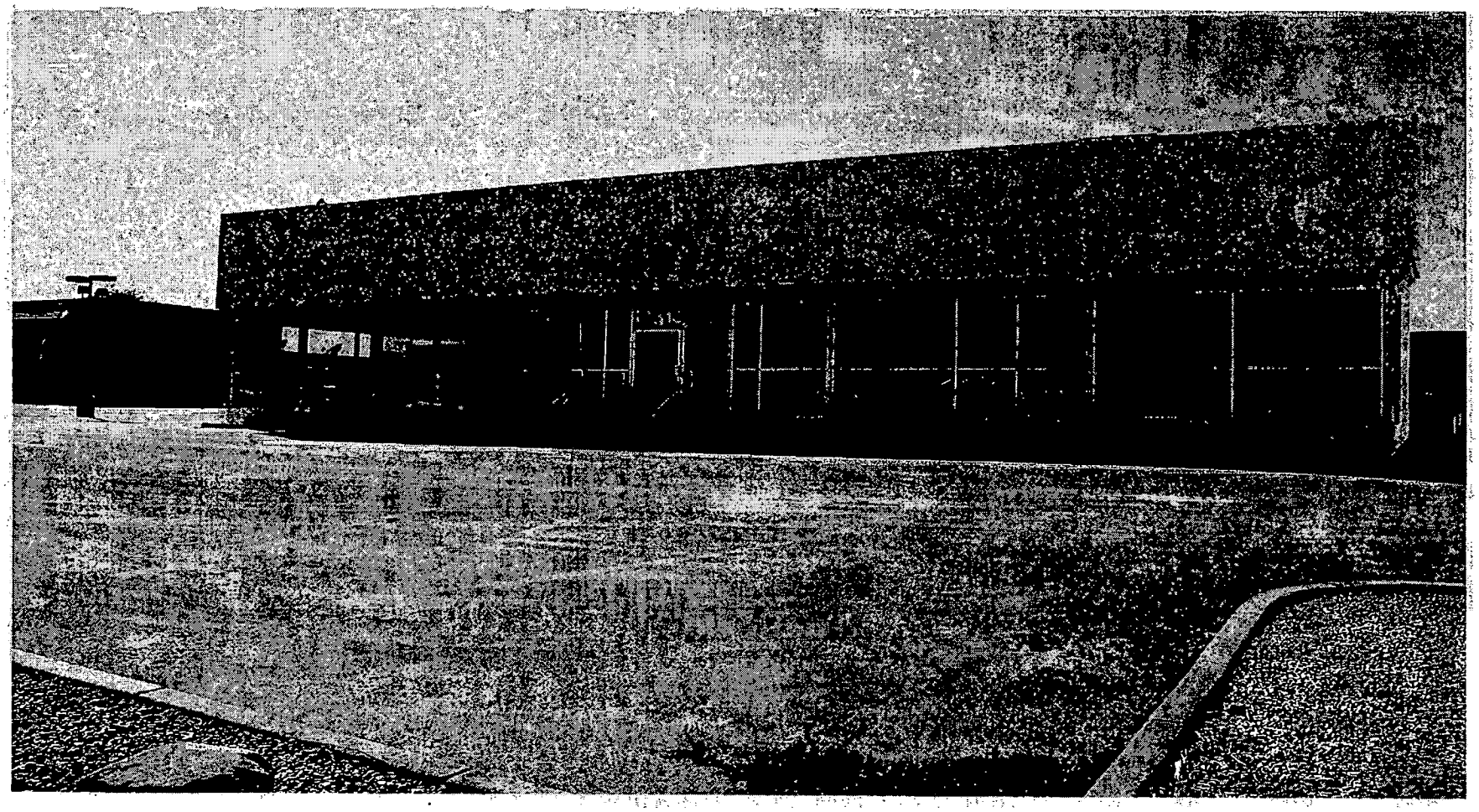
REVISIONS

sheet number
SK2.1



SUP-3144 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY
1616 SOUTH DECATUR BOULEVARD
DECEMBER 4, 2003 PLANNING COMMISSION

10/17/03



SUP-3144 - DRIVE TIME AUTOMOTIVE GROUP ON BEHALF OF FREMONT WEST, LIMITED LIABILITY COMPANY
1616 SOUTH DECATUR BOULEVARD
DECEMBER 4, 2003 PLANNING COMMISSION

10/17/03

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
ABEYANCE - RENOTIFICATION - SDR-3191 - GEORGE RAINHART ARCHITECTS ON BEHALF OF PP LAND, LIMITED PARTNERSHIP - Request for a Site Development Plan Review and a Waiver of build-to-street standards of the Town Center Development Standards FOR A 23,320 SQUARE FOOT COMMERCIAL BUILDING on 4.91 acres at the north corner of Durango Drive and El Capitan Way (APN: 125-17-601-011), T-C (Town Center) [SC-TC (Service Commercial – Town Center) land use designation, Ward 6 (Mack).

CC: 01/07/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
McSWAIN - DENIED – UNANIMOUS

To be heard by the City Council on 1/7/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing opened.

DAVID CLAPSADDLE, Planning and Development Department, stated that staff presumed that only the Walgreens would be coming forward for the site plan review. The applicant intended for the entire site to be reviewed thereby necessitating re-notification. He indicated on the overhead that this particular site is categorized as an automobile gateway within Town Center. Although the site conforms to most Town Center standards, MR. CLAPSADDLE explained the

MINUTES – Continued:

recommendation for denial stating that staff believes it is imperative for the building to be pushed up to the property line to meet the Town Center standards which call for zero to 15-feet setbacks along arterials or Town Center parkways. Staff sees no reason why the standards cannot be met. MR. CLAPSADDLE explained that an alternative plan is available that entails a design feature where parking is eliminated from the front of the building although the building is pushed back away from the property line, but it meets the Town Center criteria.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She introduced GEORGE RAINHART, the applicant. ATTORNEY LAZOVICH indicated that the lot is triangular shaped. She concurred that the Walgreens Store is set back from the build-to line and explained that the positioning would eliminate any impact to the drive-thru circulation. She further explained that to soften the impact along Durango or El Capitan as it relates to this corner only, the applicant proposes to construct a three-foot screen wall plus landscaping. ATTORNEY LAZOVICH added that the developer would be willing to install added features to match the aesthetics of the adjacent corner.

TODD FARLOW, 240 North 19th Street, objected to the project and stated that there should be some architect who would be able to redesign this site to keep it in conformance with the Town Center standards.

GEORGE RAINHART, 2325 San Pedro, Albuquerque, New Mexico, responding to COMMISSIONER GOYNES query, stated that within the suburban locations, drive-thru's are standard for the Walgreen establishments.

COMMISSIONER McSWAIN commented that the adjacent establishments appear to meet the standards of Town Center and in spite of having supported like variances, she perceived the Town Center standards as trying to create an urban core. MR. CLAPSADDLE affirmed that the purpose was to deviate from the standard suburban-type commercial center as seen throughout other parts of the Valley. In response to COMMISSIONER McSWAIN'S question regarding dispensing of pharmaceuticals, MR. RAINHART replied that pharmacy personnel must have direct contact with the customer for identification purposes. MR. RAINHART stated that the developer has taken into consideration the residences abutting this site but emphasized that the parcel because of its peculiar shape is very difficult to work with. In her closing remarks, COMMISSIONER McSWAIN stated that unless she heard otherwise from her colleagues, she would follow the recommendations of staff.

MINUTES – Continued:

COMMISSIONER NIGRO agreed that this appears to be a self-imposed hardship inasmuch as the standards were in place and were applied consistently on the adjacent corner. Like COMMISSIONER McSWAIN he stated that he could not support any waiver unless he was truly convinced that it would create an obstacle for Walgreen's to function successfully. He added that despite the irregular shape of the site, it appears the applicant should be able to comply with Town Center standards.

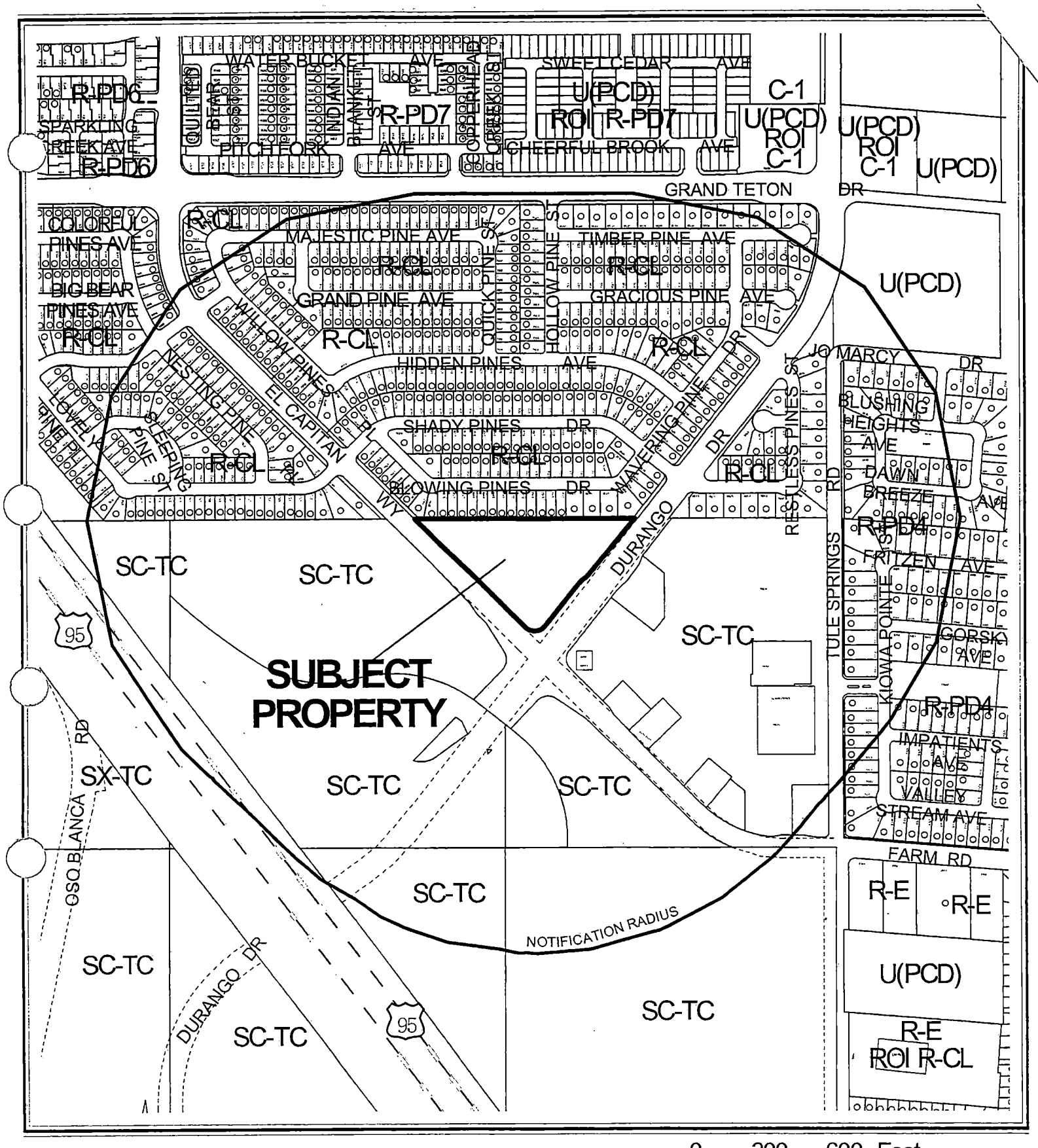
COMMISSIONER DAVENPORT asked whether it would be feasible to move the drive-thru to the side and relocate the parking. MR. CLAPSADDLE stated that could be an option, once again emphasizing the automobile gateway diagram that would relocate the drive-thru to where the parking is at the front of the building. ATTORNEY LAZOVICH replied that it would be necessary to confer with the Walgreen Corporate Office. MR. RAINHART explained that one of the Walgreen Stores in Arizona has the exact configuration as outlined in the Town Center standards. He noted that that particular layout when viewed from the street actually presents a view of the backs of the buildings. He added that the developer has located the transitory parking and drive-thru in such a way as to alleviate any intrusion to the abutting neighbors. COMMISSIONER DAVENPORT pointed out that there already is parking along the back property line and it backs up to the residential. He felt that a little maneuvering of the building, the parking, and the drive-thru would ensure this entire project conforms to the standards of Town Center.

CHAIRMAN TRUESDELL stated that Walgreen's in other locations have successfully built stores meeting the required standards. He noted that the neighbors rely on the Commission to enforce the standards that they worked long and hard to create. He remarked that he could not support the waiver unless the alternative options as previously discussed were considered and put in place.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:26 – 6:45)

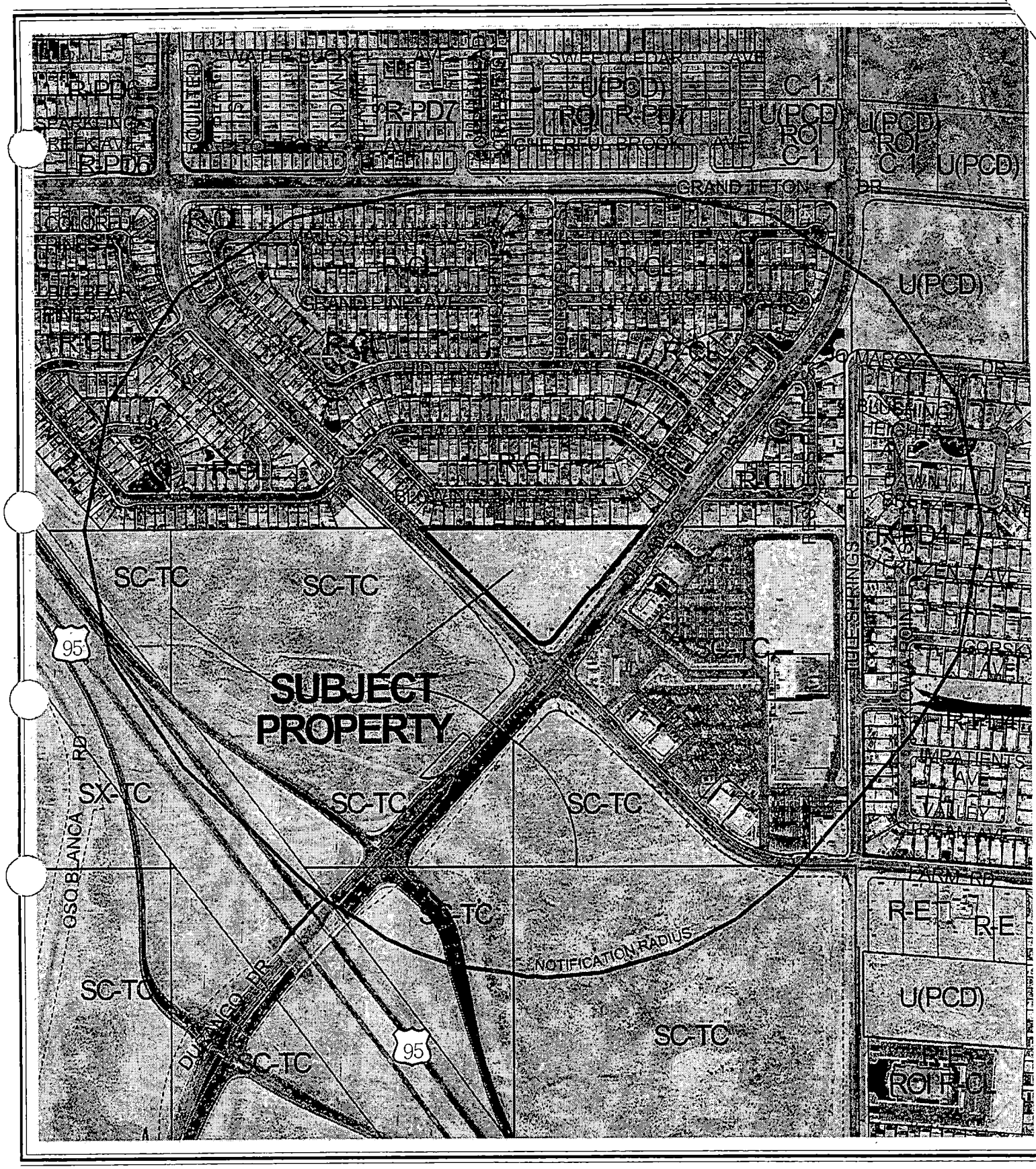


CASE: **SDR-3191**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) LAND USE DESIGNATION]



CASE: **SDR-3191**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3191 - GEORGE RAINHART ARCHITECTS ON BEHALF OF PICHAT POJANASOMBOON TRUST

** CONDITIONS **

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

Planning and Development

1. 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.

2. Trash enclosures shall be covered and screened as required by the Commercial Design Standards. Enclosures shall be located to be a minimum of 50 feet from the residential zone to north.

3. A revised landscaping plan that shows the proper amount and location of trees in the buffer along the streets shall be submitted to the Planning and Development Department prior to the issuance of building permits.

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

5. 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.]

6. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.

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

8. 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. Prior to issuance of building permits, the proposed signage will have to be submitted to and approved by the Centennial Hills Architectural Review Committee.

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

Public Works

12. Dedicate additional rights-of-way per Standard Drawing #201.1 prior to or concurrent with the commencement of on-site development activities as required by the Traffic Engineer.

13. Construct all incomplete half-street improvements on El Capitan Way and Durango Drive adjacent to this site concurrent with development of this site. Also, construct appropriate on-site paving to provide for two-way vehicular traffic through this site concurrent with development of this site.

14. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

15. 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.

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

17. Extend public sewer in Durango Drive to the southern edge of this site. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

18. In accordance with the intent of a commercial subdivision, all pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

19. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

20. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

21. 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 as 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 a request for a site development plan review for a 29,320 square feet of commercial buildings and a Waiver of the build-to-the-corner standard of the Town Center Development Standards on 4.91 acres at the northwest corner of Durango Drive and El Capitan Way.

B) Applicant's Justification

The project has been designed to be in conformance with Title 19, the Town Center Development Standards, and NDOT and City of Las Vegas Traffic Department comments.

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved the rezoning of the Town Center plan area (Z-0076-98) including this parcel. The Planning Commission recommended approval.

11/07/01 The City Council approved the current version Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center.

10/23/03 The Planning Commission abeyed this item to its 12/04/03 meeting, in order to include the full commercial development site in the application. This request was renoticed to include the full site in the application.

B) Pre-Application Meeting

10/07/03 During the pre-application conference meeting with the applicant the requirements of a site development plan review application submittals was discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.91 Acres

B) Existing Land Use

Subject Property:	Vacant
North:	Single Family Homes
South:	Vacant
East:	Retail Commercial
West:	Vacant

C) Planned Land Use

Subject Property:	SC-TC	(Service Commercial- Town Center)
North:	PCD	(Planned Community Development)
South:	SC-TC	(Service Commercial- Town Center)
East:	SC-TC	(Service Commercial- Town Center)
West:	SC-TC	(Service Commercial- Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	R-CL (Residential –Compact Lot)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	T-C (Town Center)

E) General Plan Compliance

The site is located within the Centennial Hills Sector of the General Plan. The proposed development of the subject parcels supports Policy A2, which encourages the use of vacant land near development to efficiently use existing infrastructure, and Policy B4, which calls for a balance in the amount and location of commercial and office uses that will serve the projected population.

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

TOWN CENTER
The development of the proposed use will be subject to the requirements of the Town Center Development Standards.

TRAILS
The Town Center Arterial trail along El Capitan Way, the Town Center Parkway Trail along Durango Drive and the Bike Trail on Durango Drive are all located in the rights-of-way of El Capitan Way and Durango Drive. The applicant shall incorporate these trails in the improvements of these streets.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, development in the T-C zoning district shall conform to the requirements of the Town Center Development Standards Manual. The Manual designates Durango Drive as a Primary (120-foot) Arterial, and El Capitan Way as a Town Center (80-foot) Arterial. Buildings along both of these roads are to be set back 0 to 15 feet from the property line, according to Figures 2 and 2b of the Manual.

As the Manual and the Centennial Hills Sector Plan designate this site as SC-TC, and are silent on other setback requirements, the C-1 (Limited Commercial) zoning district standards will be used to determine those which are most appropriate to Service Commercial areas, as follows:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	4.91 acres	Y
Min. Lot Width	100 Feet	Approx. 891x 506x 628	Y
Min. Setbacks • Rear	20 Feet	Approx. 2 ft	Y
Max. Lot Coverage	50 %	14 %	Y
Max. Building Height	None	31.25 ft	Y

The application does not conform to the building setback requirements along the El Capitan Way and Durango Drive frontages of the site. The applicant has requested a waiver of these standards as part of this application.

A2) Residential Adjacency Standards

The proposal conforms to Residential Adjacency Standards of the Code.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Pad A/ retail	14,820 SF.	1/250 GFA	60		67	
Pad B/ Retail	6,500 sf	1/250 GFA	26		35	
Pad C/ Fast Food	2,800 sf	1/100 GFA	28		36	
Pad D/ Bank	2,400 sf	1/200 GFA	12		25	
Pad E/ Fast Food	2,800 sf	1/100 GFA	28		31	
Total	29,320 sf		154	6	183	11

The proposal meets the parking standards of the Code.

The Department of Public Works requires the applicant to 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.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Trees/6 Spaces	33 Trees	58 trees
Buffer: • Min. Trees	20 ft OC Front 20 ft OC Rear yard	57 trees front 45 trees rear	63 trees front 45 trees rear
• Min. Zone Width	15 feet front, 8 Feet rear		8 ft rear, 17 feet front
• Wall height	8 feet high		No Wall height shown

The initial proposal did not meet the standards of the Code for the number and spacing of trees along the front of the property. A revised landscaping plan has been submitted that now meets Code requirements.

A4) Signage Space Standards

The signage on the site plan is limited to wall signs on the buildings and a single monument sign facing Durango Drive near the intersection of El Capitan Way. The signage as proposed on the site plan meets the sign regulations of the Code and the Town Center Development Standards Manual; however, prior to issuance of building permits, the proposed signage will have to be submitted to and approved by the Centennial Hills Architectural Review Committee. A condition of approval will address this requirement.

B) General Analysis and Discussion

- Zoning

The proposed 29,320 square feet of retail and fast food uses are allowed in the SC-TC (Service Commercial- Town Center) Land Use District subject to conformance with applicable requirements of the Town Center Development Standards and Title 19.

- Site Plan

Access to the site is from El Capitan Way and Durango Drive. The proposed two-story retail building is oriented toward the parking lot between the street intersection and the building. The building is not located up to the intersection corner, with landscaping in the setback area between the building and the street, as required by the Town Center Development Standards. The applicant has requested a Waiver to this standard, as discussed below.

- Waivers

  As part of this application, the applicant has requested a Waiver of the Town Center standard that requires that commercial buildings of this type be located up against the front property lines adjacent to the street. The applicant proposes the primary building to be away from the street with parking separating the building from the street.

  There is no hardship indicated to justify the Waiver. The main building still can be reversed and moved up against the intersection as other developments have done in other areas of Town Center. While the overall application in terms of use can be supported, the recommendation for denial stems from the site design that requires the approval of this Waiver in order for this development to proceed.

- Landscape Plan

  The proposed landscape plan shows a 17-foot minimum wide planter along the El Capitan Way and Durango Drive street frontage. There is the appropriate amount landscaping shown in the parking area. With the revised landscape plan as submitted, there is now a sufficient number and spacing of trees within the planter along the streets.

- Elevation

  The building elevations depict one- and two-story structures with a stucco exterior and a predominantly flat roof with a parapet and a sloped arcade above the main entries. The ends of the buildings are designed in a similar manner as the front elevation.

- Floor Plan

  The floor plans show the typical layout of retail uses.

FINDINGS

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

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

   The proposed retail buildings will be new structures on the subject site. The design of the building is compatible with development in the area, subject to meeting the requirements of the Town Center Development Standards and Title 19.

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 exception of the setback of structures that is the subject of the requested Waiver, the proposed development of the site is in conformance with Plan and Code standards.

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

   Access to the site is via driveways from El Capitan Way, a Town Center (80-foot) Arterial, and Durango Way, a Town Center Parkway (120-foot) Arterial. The access and roadways are adequate to meet the needs of the proposed development.

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

   The building materials as proposed are appropriate for this type of commercial use in this area. The amount of buffer landscaping as shown along the streets now meets the minimum standard of the Town Center Development Standards Manual.

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, architecture and aesthetic features of the proposed development are satisfactory and will not have a negative impact on this site or on surrounding areas.

6. **"Appropriate measures are taken to secure and protect the public health, safety and general welfare."**
   The proposed office building will be subject to inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 568

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3191 APN: 125-17-601-011

Name of Property Owner: Pichat Pojanasomboon Trust

Name of Applicant: Bill Johnson

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: [signature]

Print Name: James A. Peterson, by Power of Attorney for Pichat Pojanasomboon and Saman Pojanasomboon

Subscribed and sworn before me

This 16th day of October, 2003

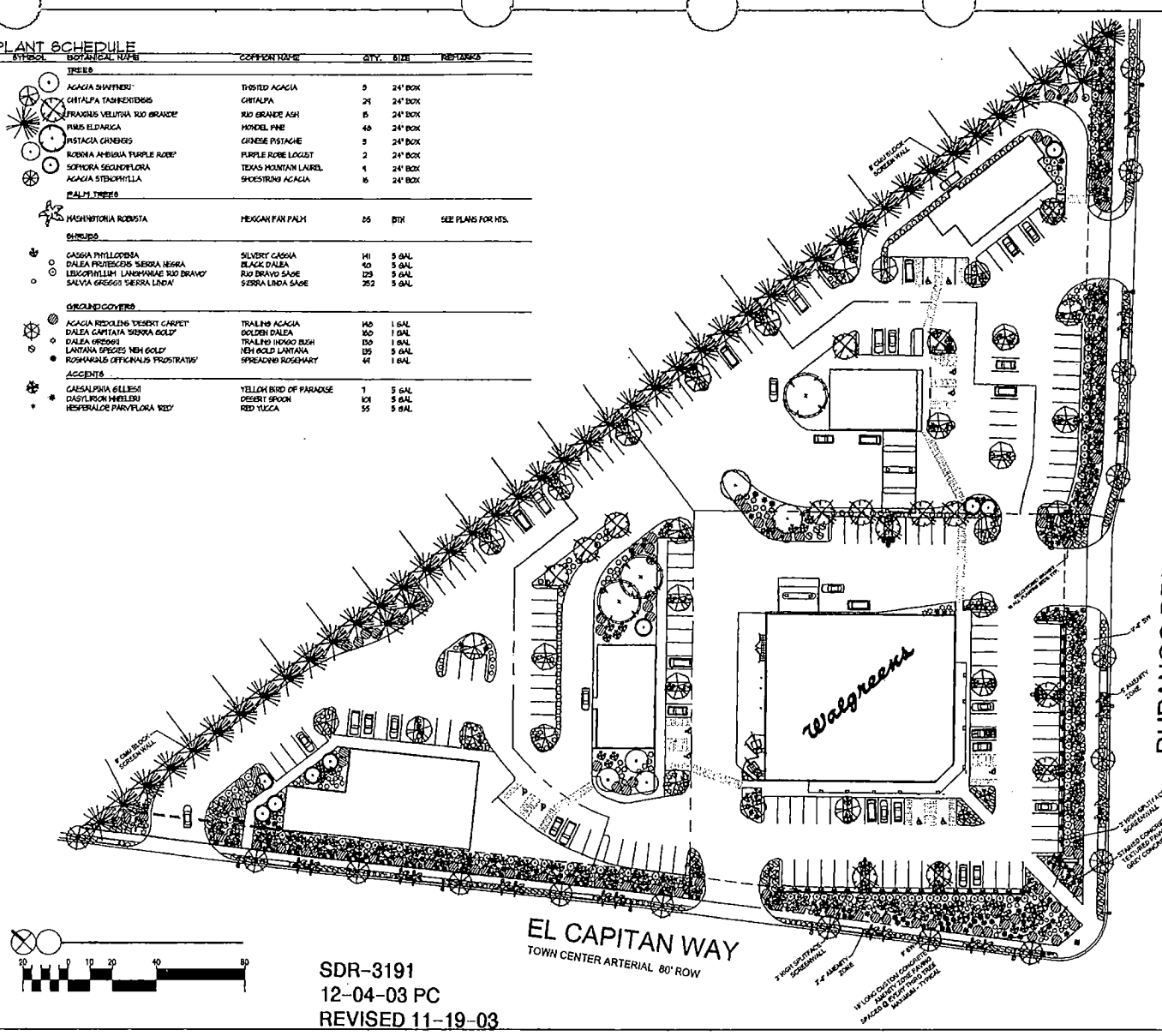
Colleen R. McGrath

Notary Public in and for said County and State

OFFICIAL SEAL
COLLEEN R. McGRATH
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 10/18/05

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
	ACACIA SHAFFNERI	THORNLESS ACACIA	5	24" BOX	
	CHITALPA TASHKENTENSIS	CHITALPA	24	24" BOX	
	FRAXINUS VELUTINA 'RIO GRANDE'	RIO GRANDE ASH	15	24" BOX	
	PINUS ELDARICA	MONDEL PINE	48	24" BOX	
	PISTACIA CHINENSIS	CHINESE PISTACHE	3	24" BOX	
	ROBINIA AMBIGUA 'PURPLE ROBE'	PURPLE ROBE LOCUST	2	24" BOX	
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	4	24" BOX	
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	16	24" BOX	
	PALM TREES				
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	25	BTH	SEE PLANS FOR HTS.
	SHRUBS				
	CASSIA PHYLLODINEA	SILVERY CASSIA	141	5 GAL	
	DALEA PROTEOIDES 'SIERRA NEGRA	BLACK DALEA	40	5 GAL	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE	129	5 GAL	
	SALVIA GREGGII 'SIERRA LINDA'	SIERRA LINDA SAGE	252	5 GAL	
	GROUND COVERS				
	ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	148	1 GAL	
	DALEA CAPITATA 'SIERRA GOLD'	GOLDEN DALEA	160	1 GAL	
	DALEA GREGGII	TRAILING INDIGO BUSH	136	1 GAL	
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA	135	5 GAL	
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	SPREADING ROSEMARY	44	1 GAL	
	ACCENTS				
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	7	5 GAL	
	DASYLIRION WHEELERI	DESERT SPOON	101	5 GAL	
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA	55	5 GAL	



SDR-3191
12-04-03 PC
REVISED 11-19-03

NVZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE — LAND PLANNING

Walgreens

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD DEERFIELD, IL 60015
708 940 2500

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
☐ WALGREEN'S CONSULTANT
■ LANDLORD'S CONSULTANT

ALL CONSTRUCTION HEREIN UNLESS NOTED OTHERWISE BY:
☐ WALGREEN'S CONTRACTOR
■ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW ..... ■	NEW ..... ■
REMODELED .. ☐	EXISTING ..... ☐
RELOCATION .. ☐	NEW SHELL ONLY .. ☐
OTHER S .... ☐	

PROJECT INFORMATION

NO	DATE	BY	DESCRIPTION	CONST.

REVISIONS

CERTIFICATION AND SEAL

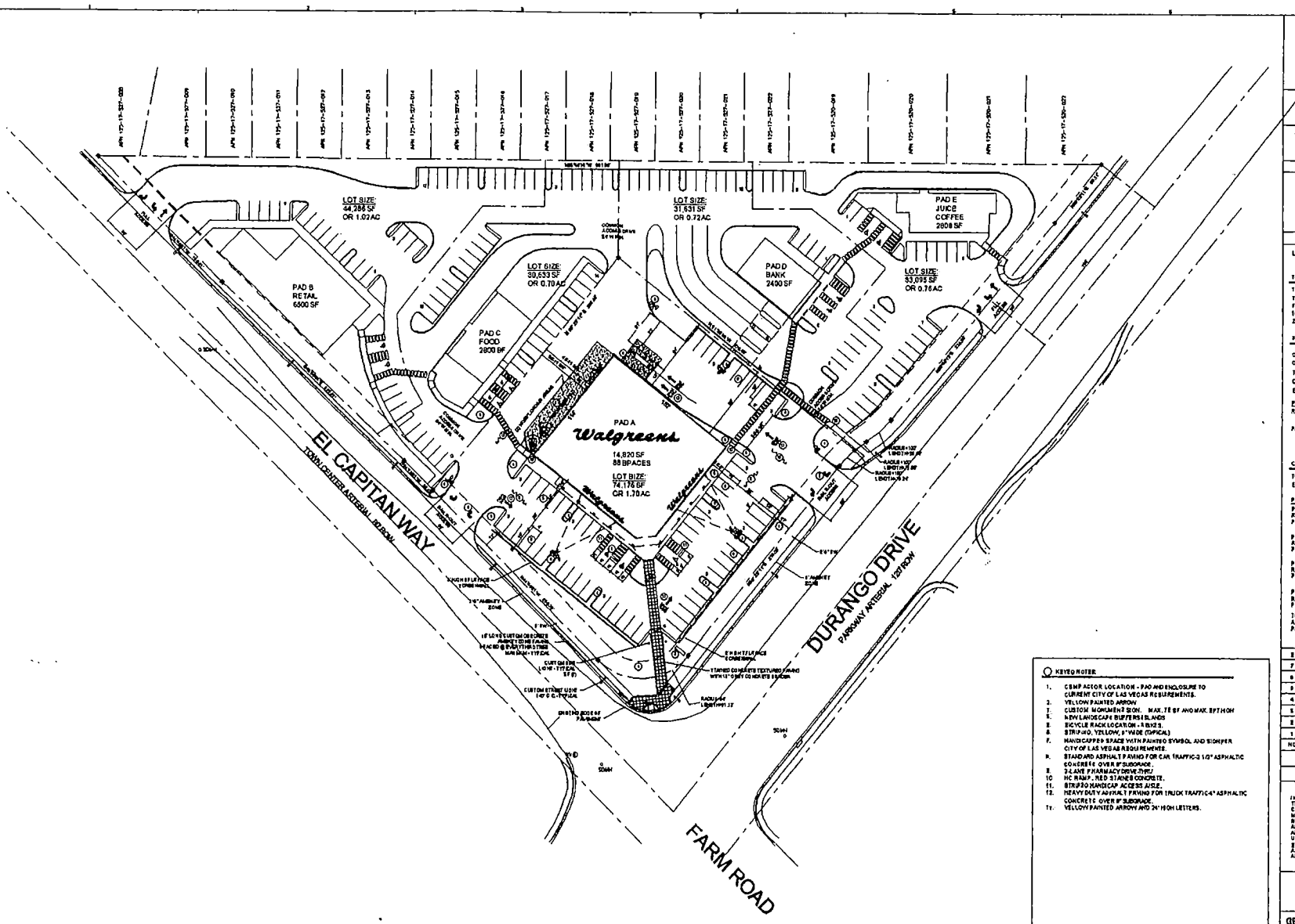
I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION OR CONSTRUCTION REVIEWED BY ME WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SHOWN BY MY HAND AND SEAL

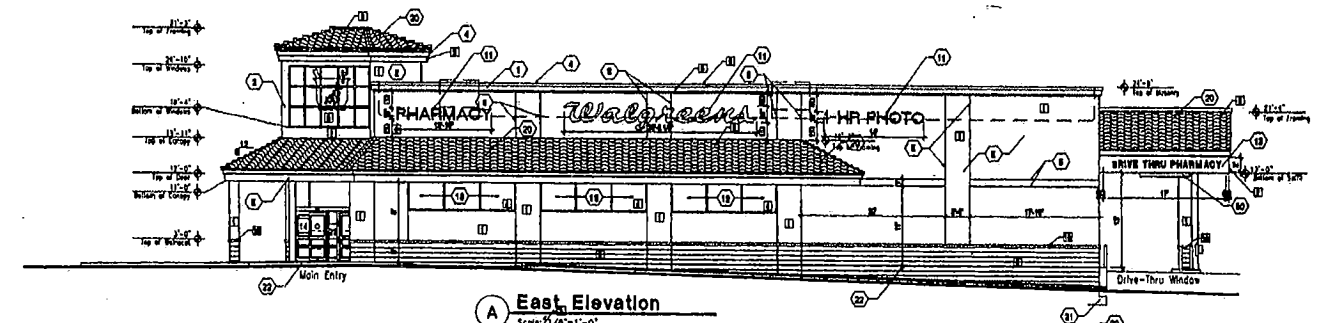
PROJECT NAME
WALGREENS STORE
N.E.C. OF DURANGO AND FARM ROAD
LAS VEGAS, NEVADA

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2303 SAN PEDRO NE, SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877
www.gra-arch.com

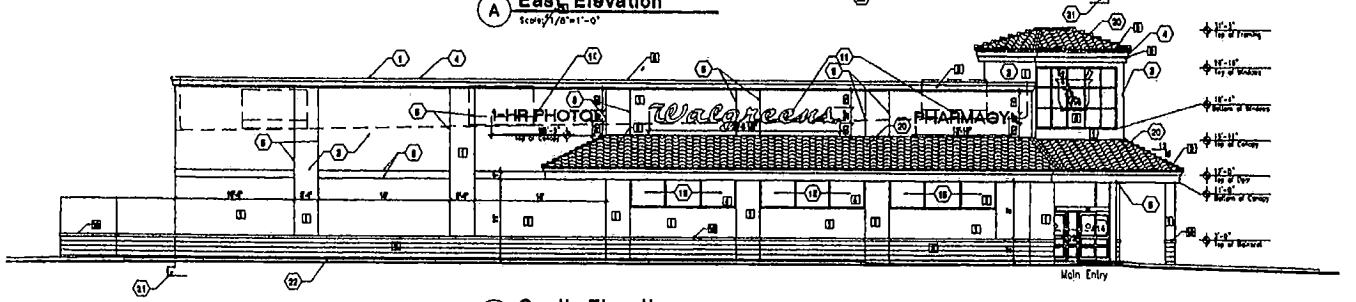
DRAWING TITLE
PLANTING PLAN ISSUED FOR PERMIT

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DRAWN BY	ASG	SCALE	1"=20'-0"	L1.01	
REVIEWED BY		RELEASED TO CONSTRUCTION		OF	SHEETS

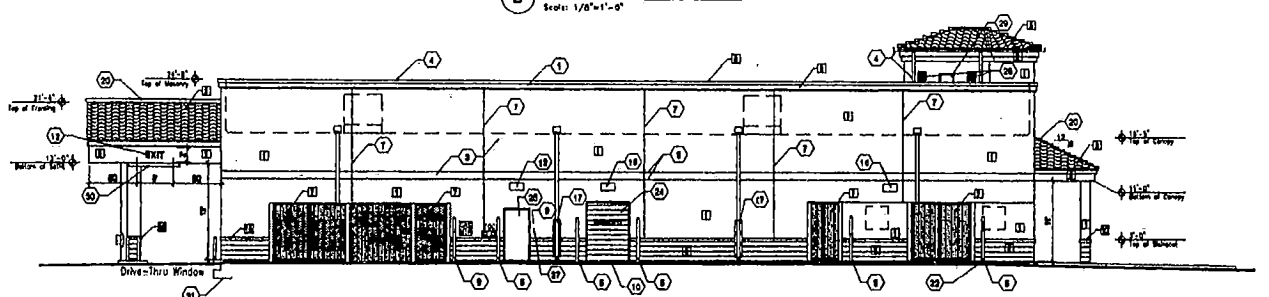

EL CAPITAN WAY
TOWN CENTER ARTERIAL - 80' ROW
DURANGO DRIVE
PARKWAY ARTERIAL - 120' ROW
FARM ROAD
PAD A
Walgreens
14,820 SF
88 SPACES
LOT SIZE:
74,176 SF
OR 1.70 AC
PAD B
RETAIL
6500 SF
LOT SIZE:
44,386 SF
OR 1.02 AC
PAD C
FOOD
2800 SF
LOT SIZE:
30,633 SF
OR 0.70 AC
PAD D
BANK
2490 SF
LOT SIZE:
31,631 SF
OR 0.72 AC
PAD E
JUICE
COFFEE
2808 SF
LOT SIZE:
32,095 SF
OR 0.76 AC
COMMON ACCESS DRIVE
SHARED ACCESS
SHARED ACCESS
SHARED ACCESS



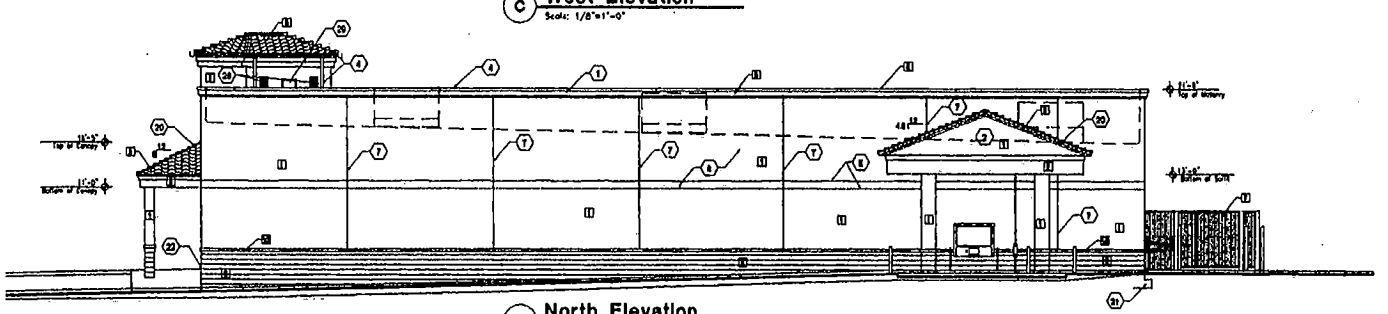
A East Elevation
Scale: 1/8"=1'-0"



B South Elevation
Scale: 1/8"=1'-0"



C West Elevation
Scale: 1/8"=1'-0"



D North Elevation
Scale: 1/8"=1'-0"

KEYED NOTES

1. EPS FINISH OVER FOAM CORNICE. MED. SAND FINISH. SEE SA3.2.
2. TWO-COAT STUCCO SYSTEM OVER LATH AND BUILDING PAPER OVER 5/8" SHEATHING ON METAL STUDS. PAINTED.
3. TWO COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH OVER CMU.
4. PREFINISHED SHEET METAL COPING, GUTTERS AND DOWNSPOUT, COLOR TO MATCH LINA-CLAD "ALMOND".
5. BUILDING ADDRESS NUMBERS PER CLARK COUNTY F.P.D.
6. APPROVED KEY BOX PER CITY OF LAS VEGAS F.P.D.
7. CONSTRUCTION CONTROL JOINT.
8. MASONRY/STUCCO CONTROL JOINT. SEE STRUCTURAL FOR LOCATIONS.
9. STEEL PIPE BOLLARDS. SEE DETAIL 6A1.4.
10. RECEIVING AREA CONCRETE SLAB.
11. TENANT SIGNAGE. PROVIDE ELECTRICAL JUNCTION BOXES. INDIVIDUAL LETTERS ILLUMINATED. SEE ELECTRICAL.
12. BOX SIGN. SEE SHEET A5.2.
13. -NOT USED-
14. AUTOMATIC SLIDING DOOR ENTRANCE/EXIT. SEE DETAIL 6A3.2.
15. LIGHT FIXTURE. SEE ELECTRICAL. TYPICAL MOUNTING HEIGHT 10' A.F.F.
16. CLEAR ANODIZED STOREFRONT SYSTEM WITH 1" CLEAR INSULATING GLASS.
17. 1/8" THICK RUST STEEL PLATE (TO PROTECT DOWNSPOUT) BOLTED TO MASONRY. COP'S AROUND BULLNOSE. SEE DETAIL 6A1.3.
18. STUCCO SCRIPT BEYOND. PAINT.
19. -NOT USED-
20. CONCRETE ROOF TILE ON 30# FELT. SEE SHEET A2.3.
21. LINE OF FOUNDATION.
22. LINE OF FINISH FLOOR.
23. TEMPERED GLASS.
24. STEEL ROLLING DOOR.
25. PAINTED HOLLOW METAL DOOR AND FRAME. MATCH BUILDING.
26. 8" FOAM PLASTER WITH EPS FINISH. SEE DETAIL 6A3.2.
27. DOOR BELL AT 48" AFF.
28. 12"X 18" WALL VENT WITH INSECT SCREEN.
29. ACCESS DOOR. SEE DOOR 'R' A4.4. FLASH AND SEAL TO WALL FOR WEATHERPROOFING.
30. CLEARANCE BAR.

COLOR CHART

	LOCATION	COLOR
1	PRIMARY STUCCO	BM 961
2	ACCENT STUCCO	BM 1092
3	ROOF	MONIER MISSION "R" STYLE "PINTO BLEND" (#896,0669
4	GLAZE	1" INSUL. TINTED LOW E GLAZE W/ CLEAR ANODIZED FRAMES
5	GLAZE	1/4" CLEAR
6	PARAPET CAP	LINA CLAD "ALMOND"
7	STOREFRONT BASE	BM 1092
8	CORNICE	BM 1092
9	TRANSIT BLOCK	SPLIT FACE, BM 1092
10	BLOCK CAP	BM 1092

Walgreens

FACILITIES PLANNING AND DESIGN
200 WILMOT ROAD — DEERFIELD, IL 60015
708-940-2500

PROJECT TYPE

DRAWING/SHEET DESIGNATIONS BY:
- ☐ WALGREENS' CONSULTANT
- ■ LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
- ☐ WALGREENS' CONTRACTOR
- ■ LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW ■	NEW ■
REMODELING ☐	EXISTING ☐
RELOCATION ☐	NEW SHELL ONLY ☐
OTHER ☐	

PROJECT INFORMATION

Walgreens

SOUTH ELEVATION
- 26"-8 1/2"x16" WALGREENS SCRIPT SIGN — 55.8 SF
- 18" PHARMACY — 15.1 SF
- 10" x 14' HR PHOTO — 16.7 SF
- 2'x17' DRIVE THRU PHARMACY BOX SIGN — 34.0 SF
- 121.6 SF

NORTH ELEVATION
- 2'x5' EXIT BOX SIGN — 10.0 SF

WEST ELEVATION
- 26"-8 1/2"x36" WALGREENS SCRIPT SIGN — 55.8 SF
- 18" PHARMACY — 15.1 SF
- 10" x 14' HR PHOTO — 16.7 SF
- 87.6 SF

EAST ELEVATION
- 9.0 SF

BUILDING TOTAL — 209.2 SF

PYLON SIGN WITH HEADER BOARD — 336.24 SF
PYLON TOTAL — 729.93 SF

SIGNAGE TOTAL — 945.78 SF

SIGNAGE BY SEPARATE PERMIT

NO.	DATE	BY	DESCRIPTION	CONT.
8				
7				
6				
5				
4				
3				
2				
1				

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND ERRORS, DATA WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEVADA AS SHOWN BY MY HAND AND SEAL

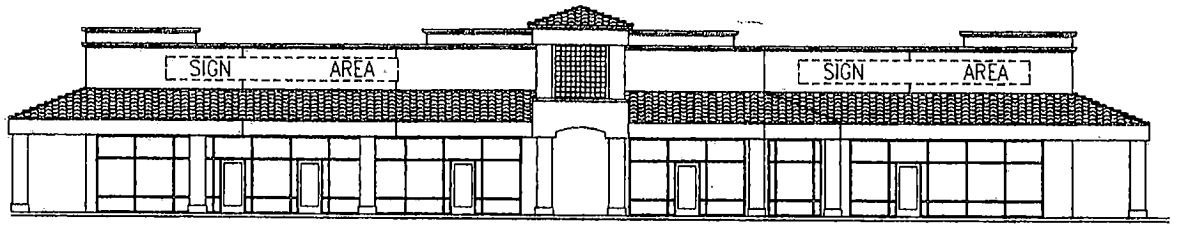
PROJECT NAME
WALGREENS STORE
(NEC) DURANGO DRIVE AND EL CAPITAN WAY
CITY OF LAS VEGAS, NEVADA

GEORGE RANHART, ARCHITECT & ASSOCIATES P.C.
2328 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-0110 FAX (505) 837-0877
www.grs-arch.com

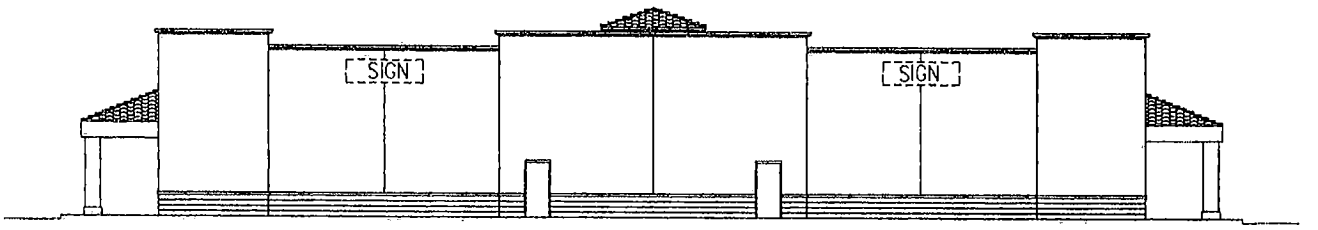
DRAWING TITLE
ELEVATIONS

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REVIEWED BY		AS BUILT/AS CONSTRUCTED	OF SHEETS

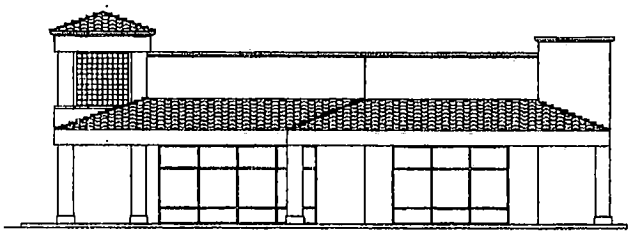
SDR-3191
STAFF 11-20-03 PC



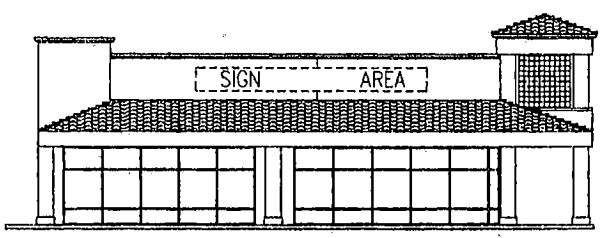
1 North West Elev.
Scale: 1/8"=1'-0"



2 South East Elev.
Scale: 1/8"=1'-0"



3 North Elevation
Scale: 1/8"=1'-0"



4 South East Elev.
Scale: 1/8"=1'-0"

PAD B - CONCEPTUAL RETAIL
ELEVATIONS
SCALE: 1/8"= 1'-0"

STAFF

SDR-3191
11-20-03 PC

REV	DATE	BY	REVISION
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2			
3			
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5			

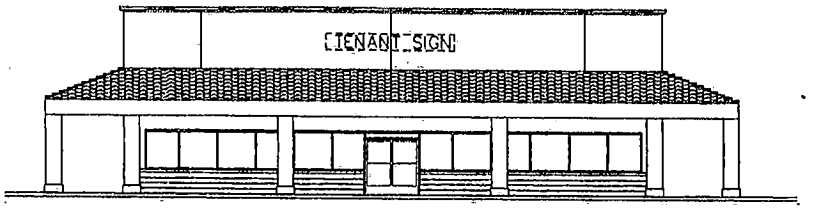
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-8
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: CONCEPTUAL RETAIL
EL CAPITAN WAY & DURANGO DRIVE
CITY OF LAS VEGAS, NEVADA

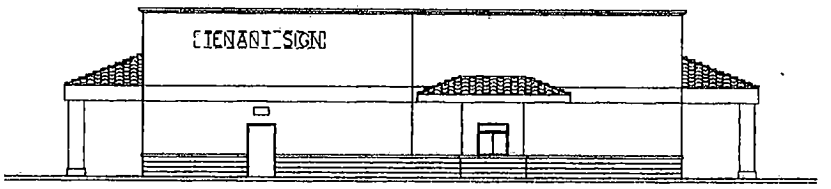
PROJECT MANAGER: GEORGE RAINHART
JOB NO.:
DRAWN BY: MPS

SHEET TITLE: CONCEPTUAL ELEVATIONS

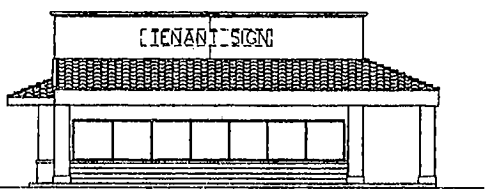
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SHEET: A2.2



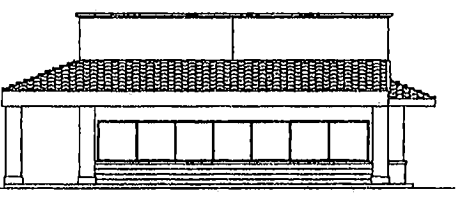
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Scale: 1/8"=1'-0"



2 West Elev.
Scale: 1/8"=1'-0"



3 South Elev.
Scale: 1/8"=1'-0"



4 North Elev.
Scale: 1/8"=1'-0"

PAD C - CONCEPTUAL FASTFOOD

ELEVATIONS

SCALE: 1/8"= 1'-0"

SDR-3191
STAFF 11-20-03 PC

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: CONCEPTUAL FASTFOOD
EL CAPITAN WAY & DURANGO DRIVE
CITY OF LAS VEGAS, NEVADA

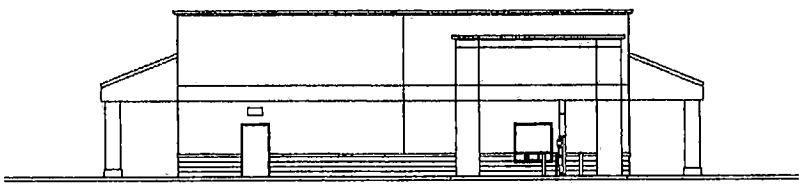
PROJECT MANAGER: GEORGE RAINHART
JOB NO. 0129
DRAWN BY: MPS

SHEET TITLE: CONCEPTUAL ELEVATIONS

DATE: 10/03/03
SCALE: AS NOTED
SHEET # A2.3



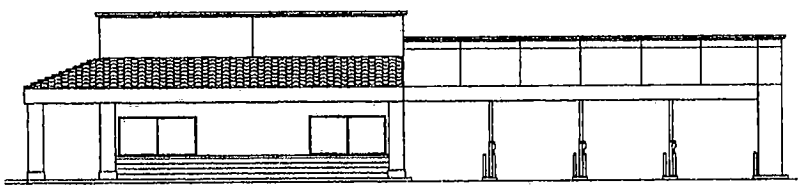
1 **North Elev.**
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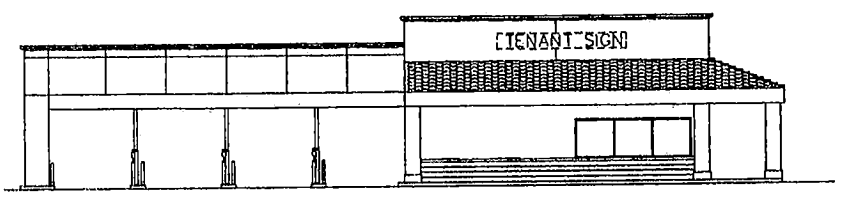
2 **South Elev.**
Scale: 1/8"=1'-0"

COLOR CHART

	LOCATION	COLOR
1		BM 001
2		BM 1069
3	ROOF	MONIER MISSION "S" STYLE "SANTO BLEND" 1MB86 0099
4	GLASS	1" INSUL. TINTED LOW-E GLASS W/ CLEAR ANODIZED FRAMES
5	GLASS	1/4" CLEAR
6		UNA CUAD "ALMOND"
7		BM HC-17 ALEXANDRIA
8		BM 1069
9		SPLIT FACE, TAN BY ANCHOR BLOCK OF FLORIDA
10		BM 1069



3 **West Elev.**
Scale: 1/8"=1'-0"



4 **East Elev.**
Scale: 1/8"=1'-0"

PAD D - CONCEPTUAL BANK

ELEVATIONS

SCALE: 1/8"= 1'-0"

SDR-3191
STAFF 11-20-03 PC

REV	DATE	BY	REVISION
1			
2			
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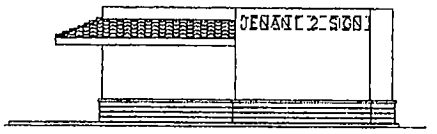
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: CONCEPTUAL BANK
EL CAPITAN WAY & DURANGO DRIVE
LAS VEGAS, NEVADA

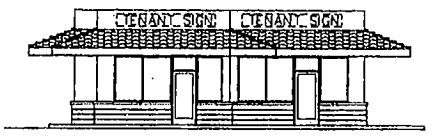
PROJECT MANAGER: GEORGE RAINHART
JOB NO. 0129
DRAWN BY: MPS

SHEET TITLE: CONCEPTUAL ELEVATIONS

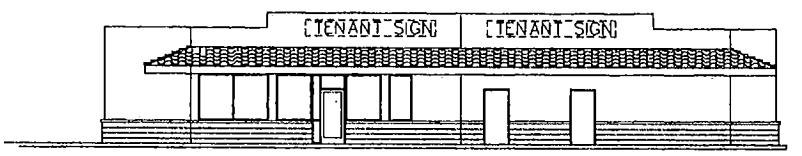
DATE: 10/03/03
SCALE: AS NOTED
SHEET NO. A2.4



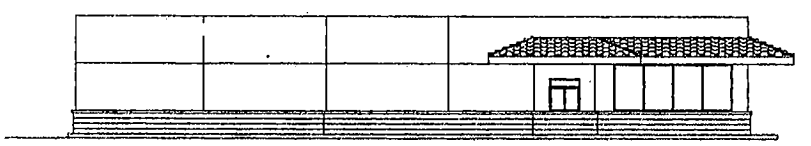
1 East Elev.
Scale: 1/8"=1'-0"



2 West Elev.
Scale: 1/8"=1'-0"



3 South Elevation
Scale: 1/8"=1'-0"



4 North Elevation
Scale: 1/8"=1'-0"

PAD E - CONCEPTUAL COFFE SHOP

ELEVATIONS

SCALE: 1/8"= 1'-0"

SDR-3191
STAFF11-20-03 PC

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

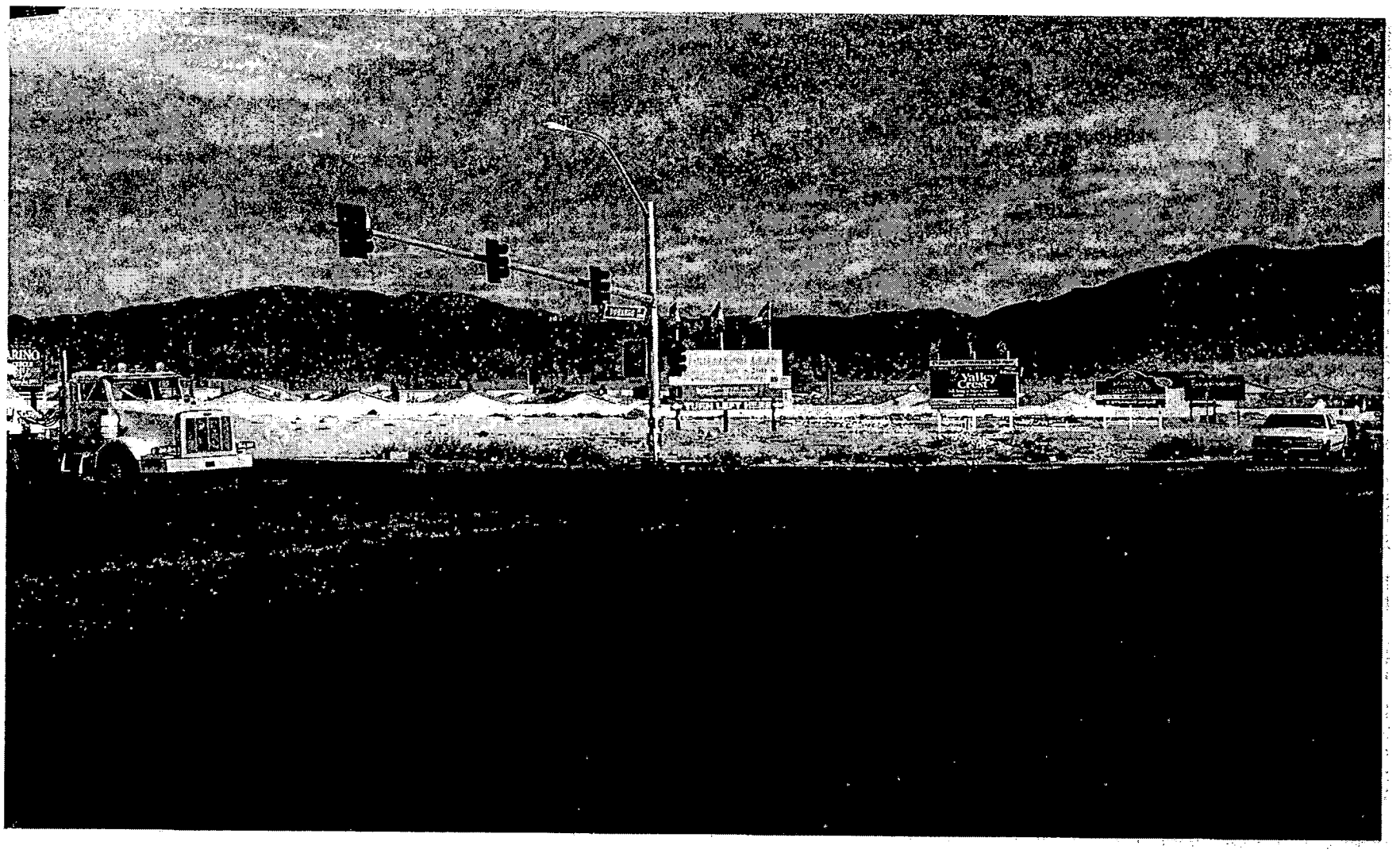
GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: CONCEPTUAL COFFEE
EL CAPITAN WAY & DURANGO DRIVE
LAS VEGAS, NEVADA

PROJECT MANAGER: GEORGE RAINHART
JOB NO.: 0129
DRAWN BY: MPS

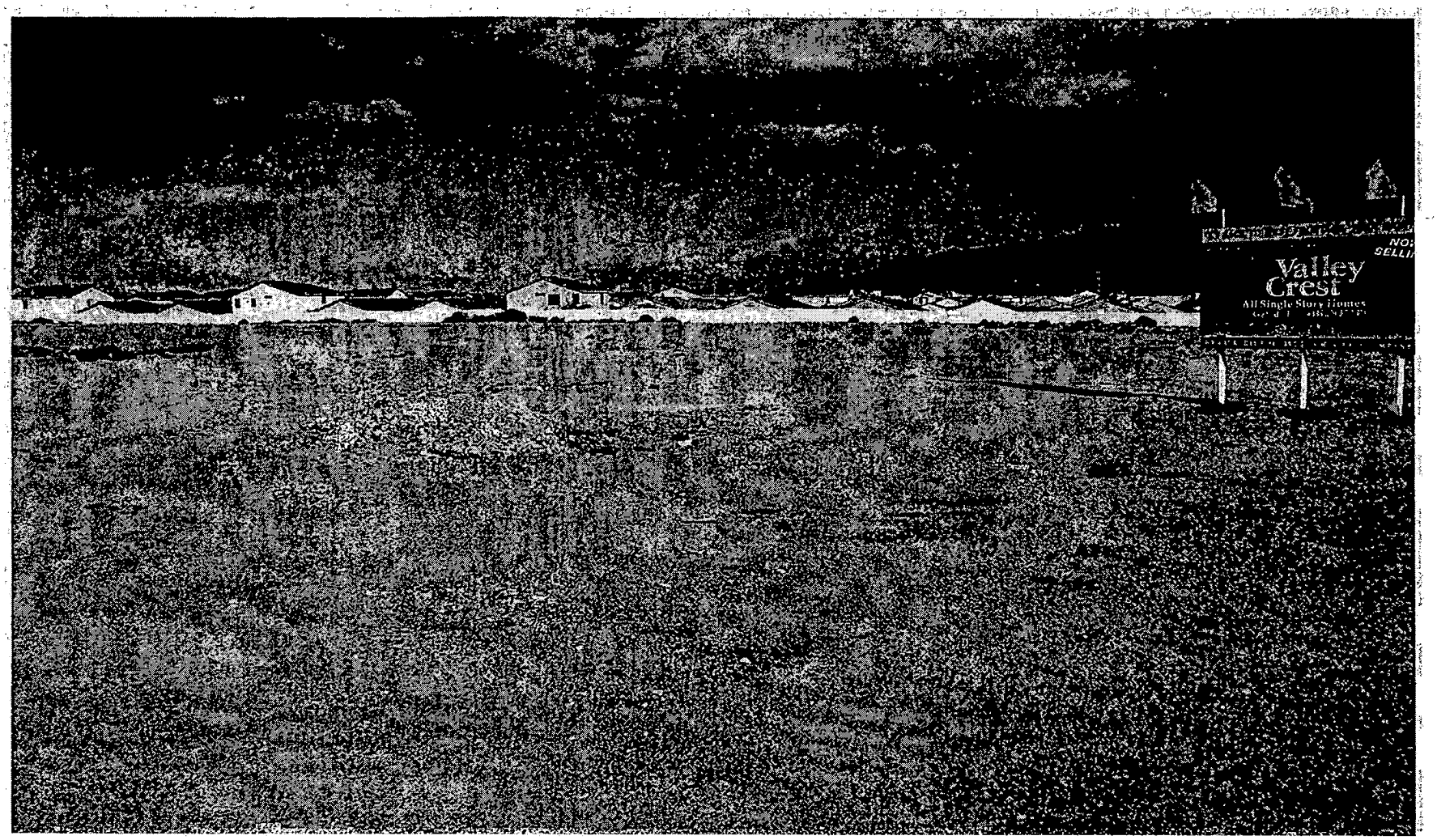
SHEET TITLE: CONCEPTUAL ELEVATIONS

DATE: 10/03/03
SCALE: AS NOTED
SHEET: A2.5



SDR-3191 - GEORGE RAINHART ARCHITECTS ON BEHALF OF PICHAT POJANASOMBOON TRUST
NORTHWEST CORNER OF DURANGO DRIVE AND EL CAPITAN WAY
DECEMBER 4, 2003 PLANNING COMMISSION

11/10/03



SDR-3191 - GEORGE RAINHART ARCHITECTS ON BEHALF OF PICHAT POJANASOMBOON TRUST
NORTHWEST CORNER OF DURANGO DRIVE AND EL CAPITAN WAY
DECEMBER 4, 2003 PLANNING COMMISSION

11/10/03

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
VAR-3368 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC. - Request for a Variance to ALLOW 87 PARKING SPACES WHERE 100 SPACES ARE REQUIRED for an addition to a proposed supper club at 1401 South Rainbow Boulevard, (APN: 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

CC: 01/07/04

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
NIGRO – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open for Item 12 [VAR-3368] and Item 13 [SDR-3187].

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant has submitted a letter requesting both applications be withdrawn without prejudice. In an original request, the applicant proposed a drive-thru that required a parking variance. That request has subsequently been deleted from the site plan and no longer applies. Staff has no objections with the withdrawal of both applications.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with MR. CLAPSADDLE'S explanation.

No one appeared in opposition.

There was no further discussion.

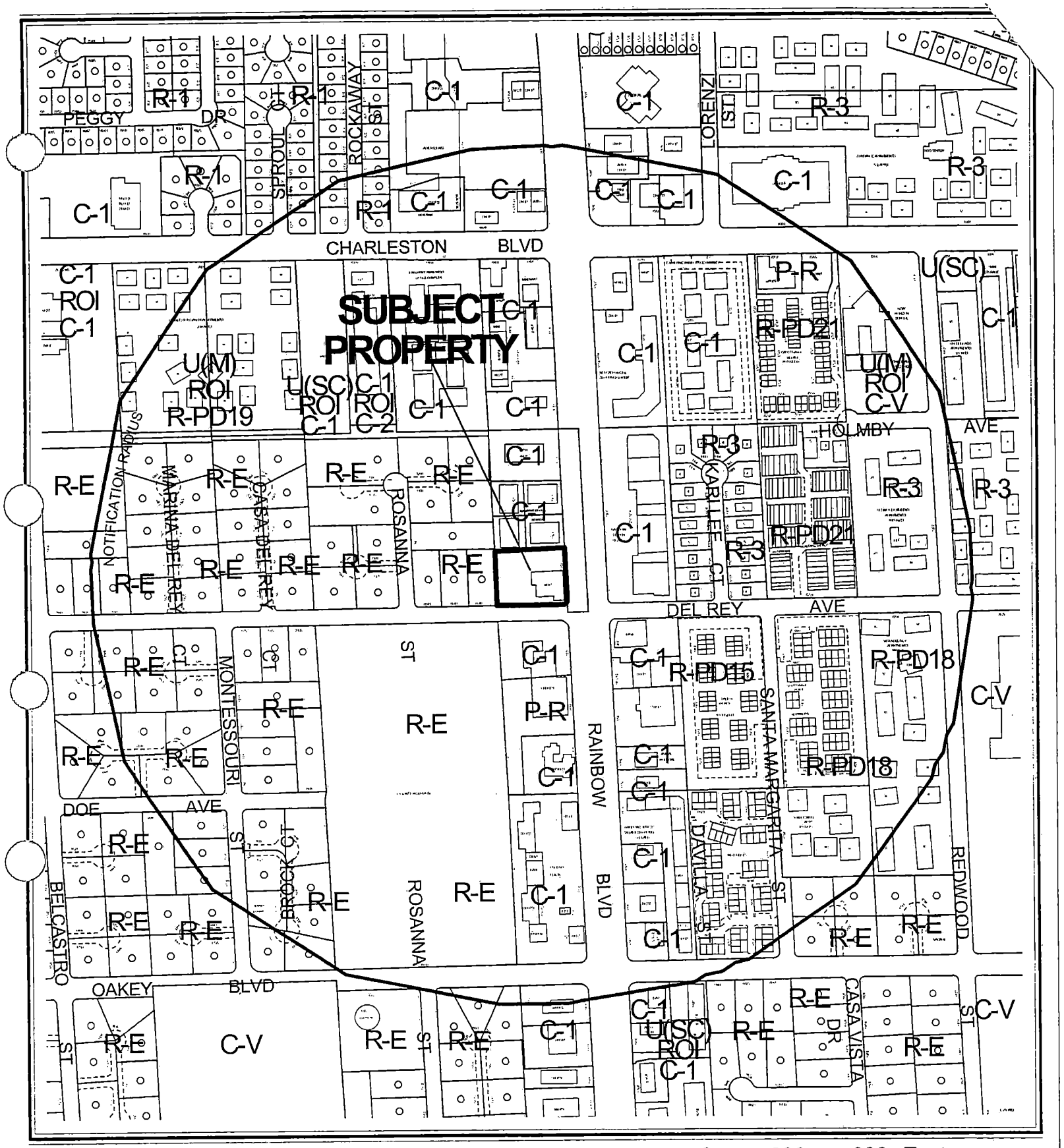
PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 12 – VAR-3368

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 12 [VAR-3368] and Item 13 [SDR-3187].

NOTE: All discussion for Item 12 [VAR-3368] and Item 13 [SDR-3187] was held under Item 12 [VAR-3368].

(6:10 – 6:12)
1-87



CASE: **VAR-3368**

RADIUS: 1500 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-3368 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC.

** CONDITIONS **

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

Planning and Development

1. The applicant shall submit a copy of the reciprocal parking agreement with the property to the north and a site plan with a parking analysis indicating where additional parking will be provided on the adjacent site prior to the issuance of any permits for the drive trough addition.

2. A Site Development Plan Review application (SDR-3187) 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. Conformance to all Conditions of Approval for Site Development Plan Review SDR-3187.

4. 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 request is for the approval of a for a Variance to allow 87 parking spaces where 100 spaces are required for an addition to a proposed supper club at 1401 South Rainbow Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates there is a reciprocal parking agreement with the property to the north where additional parking is provided. No indication of a hardship to demonstrate the need for a Variance has been provided.

BACKGROUND INFORMATION

A) Previous Actions

04/01/87 The City Council approved a Rezoning (Z-22-87) to C-1 (Limited Commercial) on this site as part of a larger request.

05/06/87 The City Council approved a Variance (V-16-87) to allow 110 parking spaces where 183 spaces are required for the restaurant on this site.

11/20/03 The Planning Commission approved a Special Use Permit (SUP-3186) for a proposed supper club in the existing building on this site.

11/20/03 The Planning Commission voted to hold the Site Development Plan Review (SDR-3187) for the drive through addition to the proposed supper club in abeyance to the December 4, 2003 meeting.

B) Pre-Application Meeting

A pre-application meeting was not held specifically for this item. A pre-application meeting was held for the companion Site Development Plan Review on September 25, 2003. At that time it was not known that a Variance was needed to allow the reduction in required parking. The applicant has meet with staff to work out the parking issues for the proposed drive through addition, which resulted in this application.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

MP

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.25

B) Existing Land Use

Subject Property:	Restaurant
North:	Offices
South:	Offices
East:	Commercial
West:	Single Family Residences

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Future Land Use Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan

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

This site is not affected by any special plans or districts.

MP

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Super Club	8,450 SF. 4,165 SF seating and waiting area; 4,285 SF of remaining gross floor area	One space for each 50 square feet of public eating and seating area, including outdoor seating/eating areas, plus one space for each 200 square feet of the remaining gross floor area, with a minimum of 10 spaces	105	5	87	5

The proposed site plan for the drive through addition does not meet the minimum parking requirements established by Title 19. The code requires a total of 105 sparking spaces and there are 87 spaces shown.

B) General Analysis and Discussion

The site as it exists is already under parked. The previous Variance allowed 110 spaces where 183 were required. This new site plan now depicts there will be 87 spaces for the supper club use. With the addition of the drive through, 12 existing spaces located to the rear of the existing building are being eliminated. The trash enclosure has been relocated eliminating two more existing spaces. Finally, the loading zone in the rear of the building has also been eliminated and no new loading zone has been provided. Since the existing site can remain as is and comply with the code, the proposed drive through addition creates a nonconforming situation that is solely self created by the applicant. Therefore the recommendation for this request is denial.

MP

If this request is approved a condition has been added requiring the applicant to submit a copy of the reciprocal parking agreement with the property to the north and a site plan with a parking analysis indicating where additional parking will be provided on the adjacent site. This information shall be provided prior to the issuance of any permits for the drive trough addition.

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 increasing the square footage of the existing restaurant in combination with removing some of the existing parking. Making no additions to the existing building and leaving the parking as it exists 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 575

APPROVALS 0

PROTESTS 1

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-33368 APN: 163-03-501-022

Name of Property Owner: Z & C Management, Inc.

Name of Applicant: Hart and Watters

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: R. Phil Lobrist

Print Name: R. Phil Lobrist

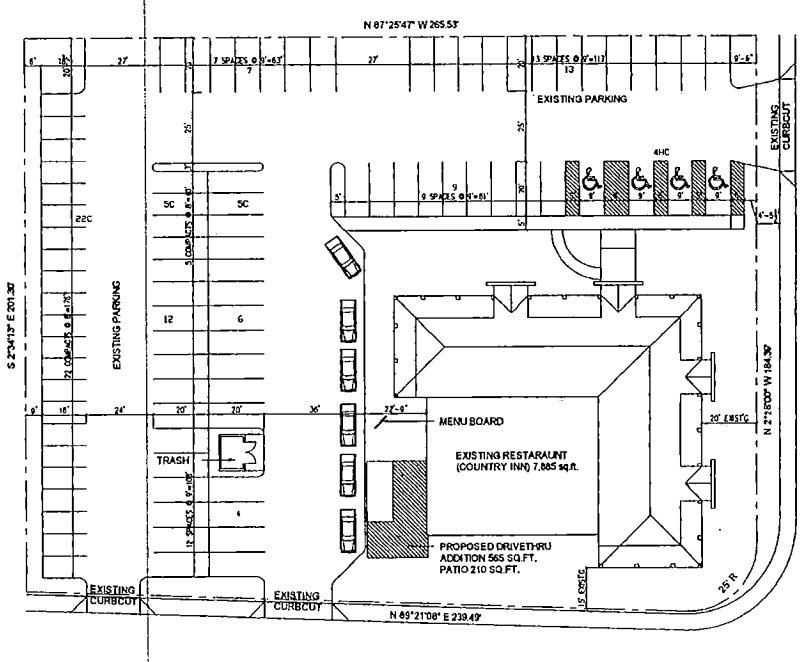
Subscribed and sworn before me

This 10 day of November, 2003

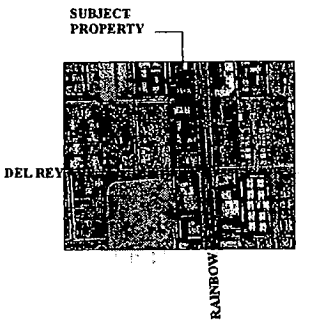
Delia Dominguez

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DELIA DOMINGUEZ
No: 02-77786-1
My Appointment Expires Aug. 23, 2006



RAINBOW BLVD.



VICINITY MAP
N.T.S.

PARKING REQUIREMENTS

PUBLIC SEATING & WAITING AREAS @ 1:50 SQ.FT. 4,165 SQ.FT./50	= 83.3 SPACES
REMAINING GROSS FLOOR AREA @ 1:200 SQ.FT. 4,285 SQ.FT./200	= 21.4 SPACES
TOTAL REQUIRED PARKING	= 105 SPACES
TOTAL PARKING PROVIDED INCLUDING 4 H.C. SPACES (ONE VAN)	= 87 SPACES

IN ADDITION A DRIVE-THRU STACKING LANE OF 6 SPACES IS REQUIRED & PROVIDE

VAR-3368
12-04-03 PC

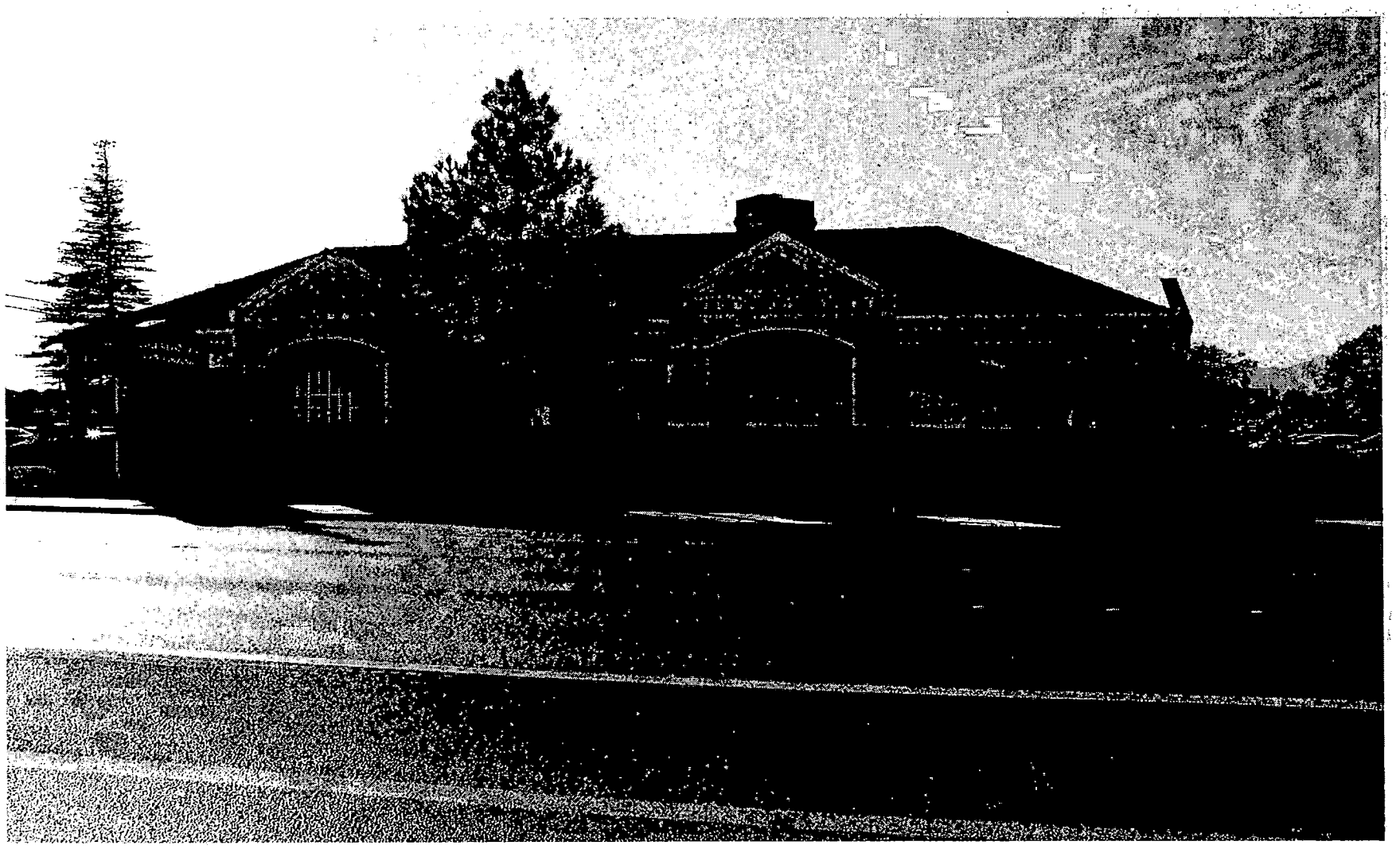
SITE & LOCATION PLAN
MEMPHIS CHAMPIONSHIP BARBECUE
1401 SOUTH RAINBOW BLVD LAS VEGAS NV

SCALE 1"=20'0"
DATE 11/12/03
Rev. △
Rev. △
Rev. △

DILIP TRIVEDI AIA
4664 FENTON LANE,
NORTH LAS VEGAS, NV 89032

MEMPHIS CHAMPIONSHIP BARBECUE
LAS VEGAS NV

A1



VAR-3368 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC.
1401 SOUTH RAINBOW BOULEVARD
DECEMBER 4, 2003 PLANNING COMMISSION

9/12/03

November 24, 2003

RECEIVED
03 DEC -1 PM 4:30
PLANNING AND DEVELOPMENT

City Of Las Vegas
Planning and Development Department
731 So. Fourth Street
Las Vegas, Nevada 89101

Attention: Mr. Gary M. Leobold, Senior Planner

Re: VAR-3368

Dear Mr. Leobold,

My wife and I received your notice in reference to allowing a "supper club" less parking spaces than what the property has been zoned for. My wife and I do not support allowing less parking spaces than what is permitted for. We believe if "you" as a city approved a greater quantity of parking spaces in your zoning - then "you" as a city know that the ramifications for approving less parking space availability may lead to traffic congestion in the lot as well as potential over flow on to the streets.

My wife and I do not want to support VAR-3368, or any future expense associated with this establishment due to inadequate parking, if VAR-3368 is approved against our wishes.

Sincerely,

Lloyd S. Henry

Mr. Lloyd S. Henry

Mailing address:

2039 ½ Montrose Ave
Montrose, California 91020

Property address:

6711 W. Charleston Blvd.
Unit #3
Las Vegas, Nevada 89107

VAR-3368
P

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:

ABEYANCE - SDR-3187 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC. - Request for a Site Development Plan Review FOR A 565 SQUARE FOOT DRIVE THROUGH ADDITION TO AN EXISTING RESTAURANT on 1.25 acres at 1401 South Rainbow Boulevard (APN: 163-03-501-022), C-1 (Limited Commercial) Zone, Ward 1(Moncrief).

CC: 01/07/04

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

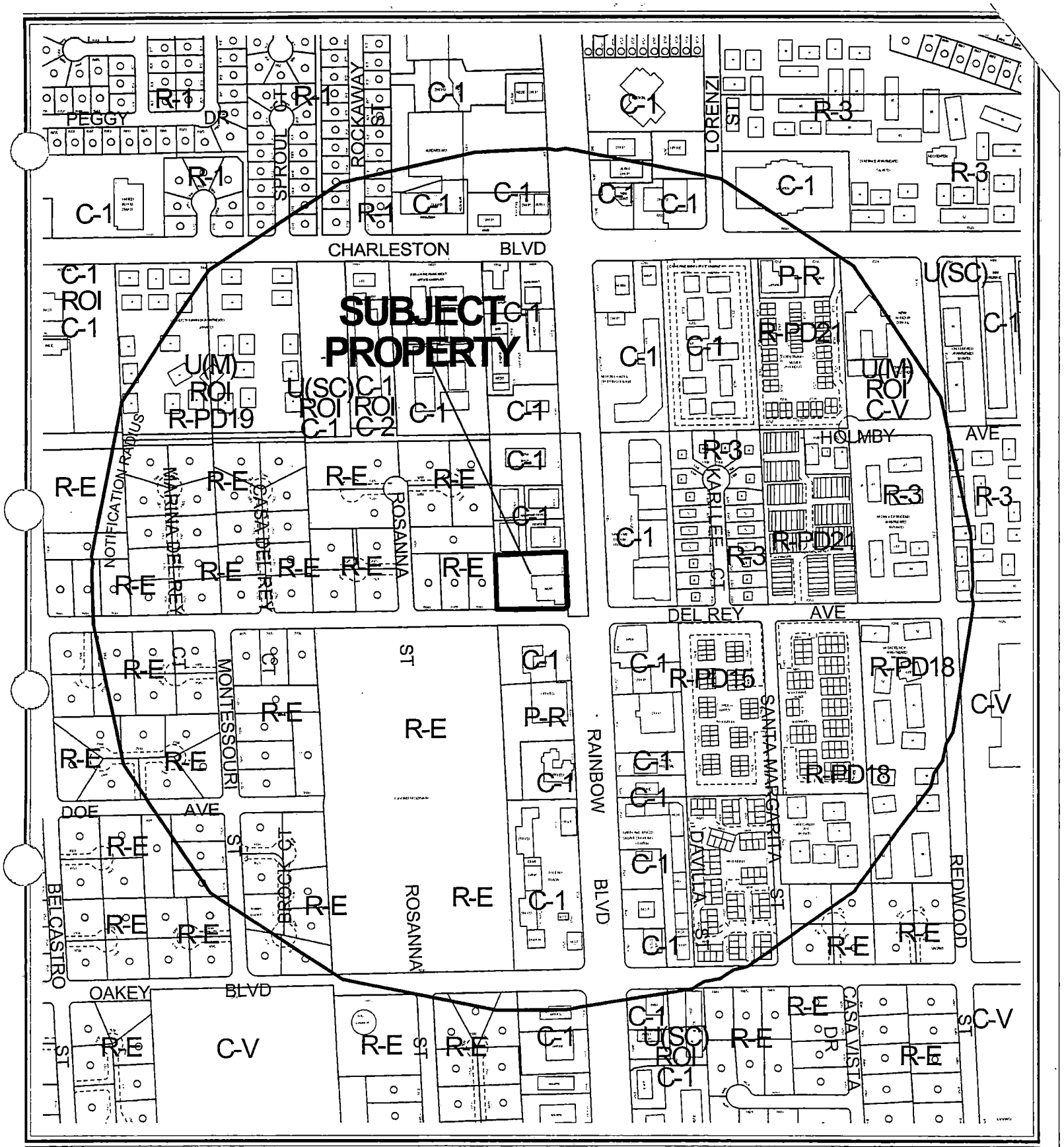
RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
NIGRO – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS

MINUTES:
NOTE: See Item 12 [VAR-3368] for all related discussion.

(6:10 – 6:12)



0 300 600 Feet

CASE: **SDR-3187**

RADIUS: 1500 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3187 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC.

** CONDITIONS **

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

Planning and Development

1. A Variance application (VAR-3182) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

3. The relocated trash enclosure shall be covered as required by the Commercial Development Standards.

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

5. 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.

6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.

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

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

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

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.

Public Works

11. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for the approval of a Site Development Plan Review for a 565 square-foot drive-through addition to an existing restaurant at 1401 South Rainbow Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates the drive through will be located at the rear of the existing restaurant and will not substantially change the site.

BACKGROUND INFORMATION

A) Previous Actions

04/01/87 The City Council approved a Rezoning (Z-22-87) to C-1 (Limited Commercial) on this site as part of a larger request.

05/06/87 The City Council approved a Variance (V-16-87) to allow 110 parking spaces where 183 spaces are required for the restaurant on this site.

11/20/03 The Planning Commission approved a Special Use Permit (SUP-3186) for a proposed supper club in the existing building on this site.

11/20/03 The Planning Commission voted to hold this Site Development Plan Review (SDR-3187) in abeyance to the December 4, 2003 meeting.

B) Pre-Application Meeting

09/25/03 The applicant was advised of the requirements of a Site Development Plan Review application.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.25

MP

B) Existing Land Use

Subject Property:	Restaurant
North:	Offices
South:	Offices
East:	Commercial
West:	Single Family Residences

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southwest Sector Future Land Use Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan

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

This site is not affected by any special plans or districts.

PROJECT DESCRIPTION

The plans depict a proposed 565 square-foot drive-through addition to the existing restaurant/proposed supper club. There is also a 210 square foot patio area addition to the restaurant. Currently there are 12 parking spaces, a loading zone and trash enclosure in the area the drive through will occupy. The trash enclosure has been moved to the

existing parking lot area and occupies two existing parking spaces. The site plan also depicts a reconfiguration to the handicap accessible spaces, which will bring them into compliance with the requirements of the current Code. The applicants justification letter indicates the drive-through addition will match the architecture of the existing building.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.25 Acres	Y
Min. Lot Width	100 Feet	201 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	93 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	122 Feet	Y
Max. Lot Coverage	50 %	16%	Y
Trash Enclosure	Must be covered	Not shown as being covered	N
Loading Zone	Y	Existing loading zone removed – no new zone shown	N

The proposed drive addition meets the minimum code requirements with regards to setbacks. It is located on the rear of the building and is setback 122 feet from the rear property line where a minimum setback of 20 feet is required. The site shows the existing trash enclosure will moved into the parking lot area. The plans do not indicate the trash enclosure will be covered as required by the current standards. The plan also shows the existing load zone is be removed with no provision for a new loading zone.

A2) Residential Adjacency Standards

The requirements of the Residential Adjacency Standards do not affect this request as the proposed addition is located on an existing commercial site and is setback 122 feet from the residential property to the west.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Super Club	8,450 SF. 4,165 SF seating and waiting area; 4,285 SF of remaining gross floor area	One space for each 50 square feet of public eating and seating area, including outdoor seating/eating areas, plus one space for each 200 square feet of the remaining gross floor area,, with a minimum of 10 spaces	105	5	87	5

The proposed site plan for the drive through addition does not meet the minimum parking requirements established by Title 19. The code requires a total of 105 sparking spaces and there are 87 spaces shown. The applicant has submitted a Variance application to allow for the reduction of the required parking spaces.

The Department of Public Works recommends the following condition regarding traffic issues:

A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way

are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, 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.

A4) Sign Standards

The only additional signage a that will result from the drive through addition is a menu board. Any other on-premises signage shall be in compliance with Title 19.14.

B) General Analysis and Discussion

- Zoning

The existing restaurant with the proposed drive trough is within the realm of uses permitted in the C-1 (Limited Commercial) zoning district. The proposed Supper Club is allowed with the approval of a Special Use Permit.

- Site Plan

While the proposed 565 square-foot addition is minor relative to the existing building, the changes to the site are substantial. A total of 23 parking spaces have been removed from the previously approved restaurant site. The existing loading zone at the rear of the building has been removed and no provision has been made for another one. The recommendation for the companion Variance (VAR-3368) is denial because the reduction of required parking below the code requirements is self imposed by the applicant. For these reasons the proposed drive through addition is not appropriate as shown and the recommendation for this request is denial.

If the request is approved, a condition has been added requiring the relocated trash enclosure be covered as required by the current Commercial Development Standards.

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:

MP

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

   The proposed drive through addition to the existing restaurant is appropriate along this segment of Rainbow Boulevard and is compatible with adjacent development in the area. However, due to the reduced amount of parking and elimination of the loading zone the addition is not appropriate as proposed.

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

   The proposed project is not consistent with the General Plan, Title 19 and the Commercial Development Standards because adequate parking is not provided on site.

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

   The site will have access to Rainbow Boulevard, a 100-foot wide primary arterial on the Master Plan of Streets and Highways and Del Rey Avenue, a 60 foot wide public street, which are adequate to provide access to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

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

   The proposed addition will match the architecture of the existing building will can harmonious and compatible with development in the area. No changes are proposed to the existing landscaping.

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 addition will match the architecture of the existing building will can harmonious and compatible with development in the area.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

MP

NOTICES MAILED 575 [Mailed with SUP-3186] November 20, 2003 PC Meeting

APPROVALS 0

PROTESTS 1

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3187 APN: 163-03-501-022

Name of Property Owner: Z & C Management, Inc.

Name of Applicant: Hart and Watters

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: R. Phil Hart

Print Name: R. Phil Hart

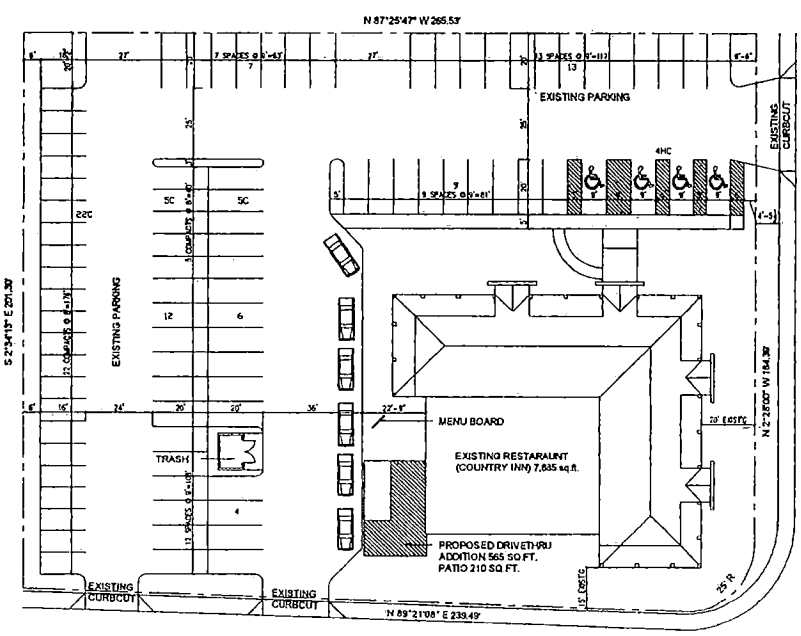
Subscribed and sworn before me

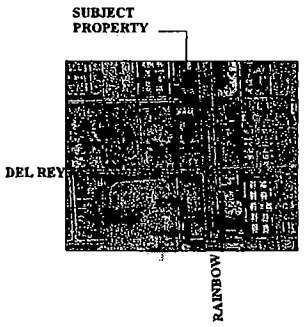
This 1st day of October, 2003

Ashley Ziehm

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ASHLEY ZIEHM
No: 01-69777-1
My Appointment Expires July 17, 2005





VICINITY MAP
N.T.S.

PARKING REQUIREMENTS

PUBLIC SEATING & WAITING AREAS @ 1:50 SQ.FT. 4,165 SQ.FT./50	= 83.3 SPACES
REMAINING GROSS FLOOR AREA @ 1:200 SQ FT. 4,285 SQ.FT./200	= 21.4 SPACES
TOTAL REQUIRED PARKING	= 105 SPACES
TOTAL PARKING PROVIDED INCLUDING 4 H.C. SPACES (ONE VAN)	= 87 SPACES

IN ADDITION A DRIVE-THRU STACKING LANE OF 6 SPACES IS REQUIRED & PROVIDE

STAFF
REVISED
11.14.03
SDR-3187
11-20-03 PC

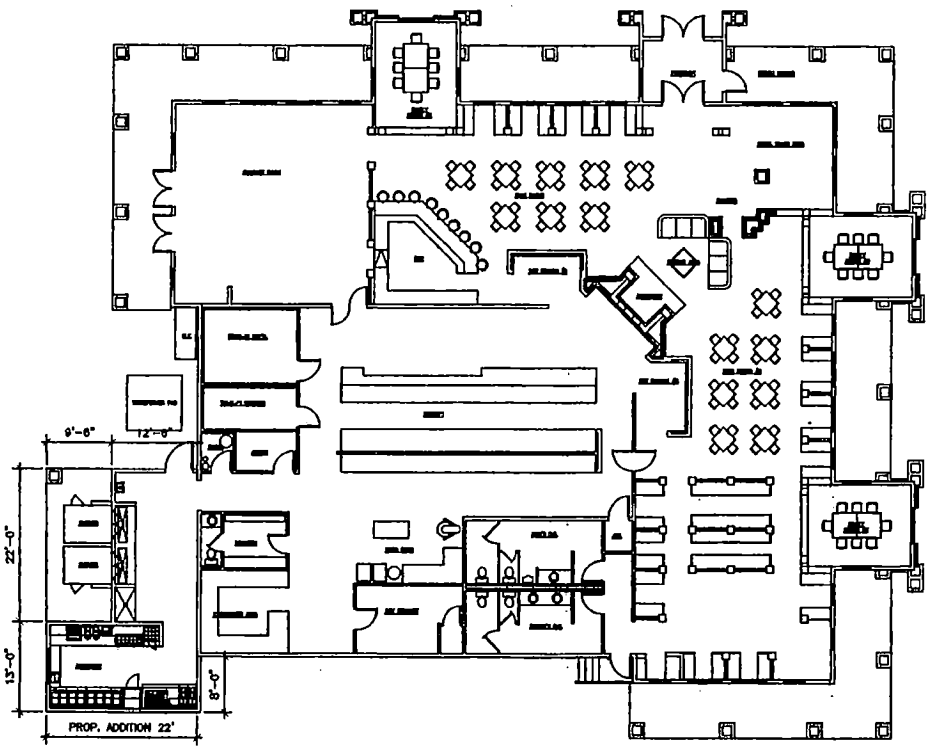
DILIP TRIVEDI AIA
4404 FENTON LANE,
NORTH LAS VEGAS, NV 89032

MEMPHIS CHAMPIONSHIP BARBECUE
LAS VEGAS NV

SITE & LOCATION PLAN
MEMPHIS CHAMPIONSHIP BARBECUE
1401 SOUTH RAINBOW BLVD LAS VEGAS NV

SCALE 1"=200'
DATE 11/12/03
Rev.
Rev.
Rev.

A1



DILIP TRIVEDI AIA 4404 FENTON LANE, NORTH LAS VEGAS, NV 89032	
MEMPHIS CHAMPIONSHIP BARBECUE LAS VEGAS NV	
ARCHITECTURAL FLOOR PLAN MEMPHIS CHAMPIONSHIP BARBECUE 1401 SOUTH RAINBOW BLVD LAS VEGAS NV	SCALE 1/8"=1'-0" DATE 9/22/03 Rev. △ Rev. △ Rev. △
A2	

STAFF

SDR-3187
11-20-03 PC



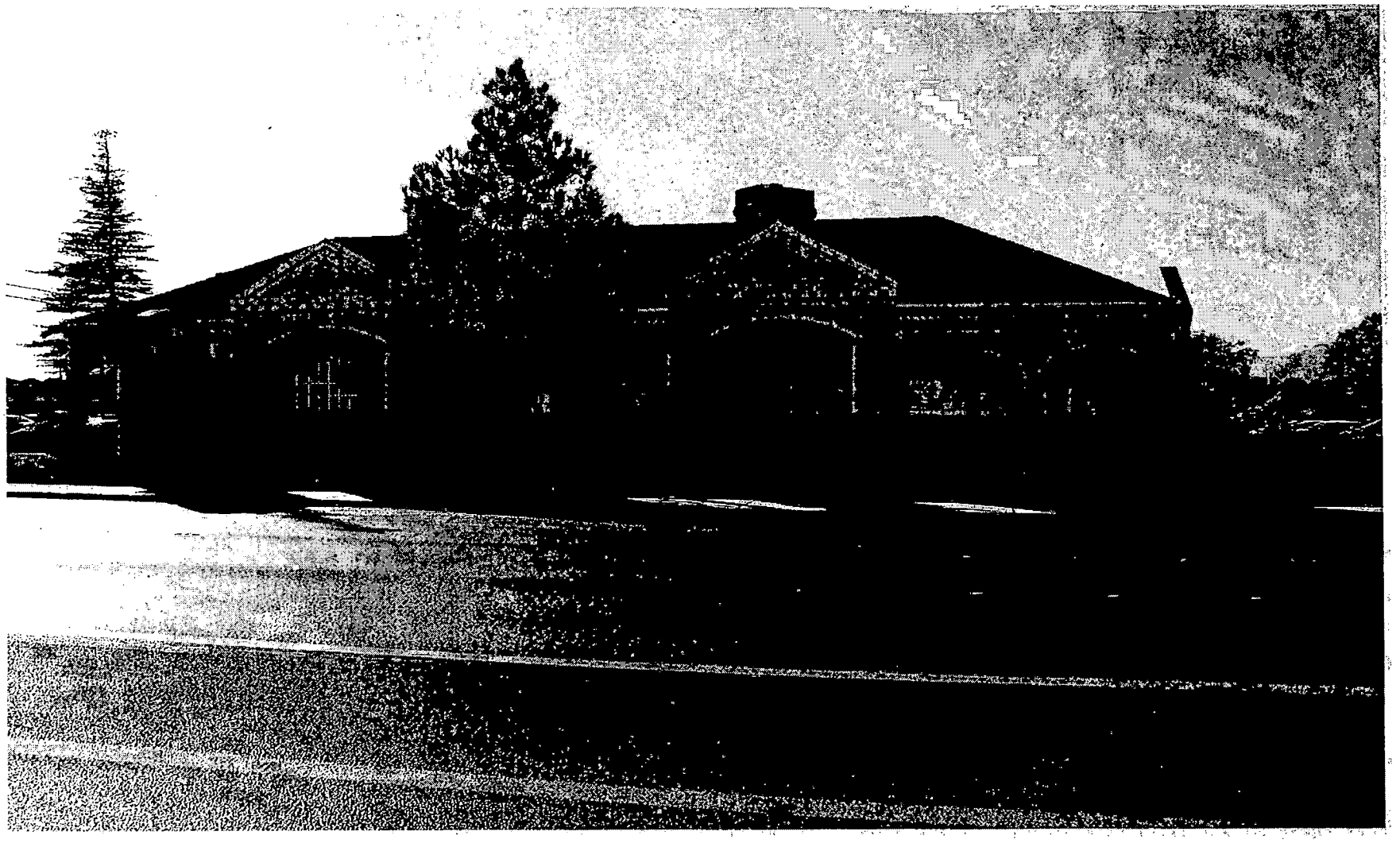
Entrance from Rainbow

SDR-3187
STAFF 11-20-03 PC



Elevation from Rainbow

SDR-3187
STAFF 11-20-03 PC



SDR-3187 - HART AND WATTERS ON BEHALF OF Z & C MANAGEMENT, INC.
1401 SOUTH RAINBOW BOULEVARD
DECEMBER 4, 2003 PLANNING COMMISSION

9/12/03

RECEIVED
03 NOV 14 PM 4:19
PLANNING AND
DEVELOPMENT

November 11, 2003

City Of Las Vegas
Planning and Development Department
400 Stewart Avenue
Las Vegas, Nevada 89101

Attention: Mr. Kyle C. Walton,
Senior Planner
Current Planning Division

Re: SDR-3187/Reply to notification.

Dear Mr. Walton,

I have read your notification of SDR-3187. My wife and I have no objection to the City approving a drive through, in concept.

Our concern is only one of traffic and safety. Since we are not currently able to preview the site in question we cannot offer qualified opinions as relative to traffic or safety. My wife and I would be satisfied to know you and your department will study the matter before you actually approve a drive through addition.

Sincerely,

Lloyd S. Henry

Mr. & Mrs. Lloyd S. Henry
Mailing Address:

2039 ½ Montrose Ave
Montrose, California 91020

Property Address:

1167 W. Charleston Blvd.
Unit #3
Las Vegas, Nevada 89107

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
ZON-3219 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units per Acre) on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard (APN: 125-24-302-005), Ward 6 (Mack).

CC: 01/07/04

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**83**	**Planning Commission Mtg.**	**0**
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Video Tape showing the existing neighborhood (attached to Item 14 [ZON-3219].
5. Submitted at meeting: Letter of opposition from Charity Fechter, undated (attached to Item 14 [ZON-3219].
6. Submitted at meeting: Handout from Craig Shirley indicating opposition, undated (attached to Item 14 [ZON-3219].

MOTION:
NIGRO – DENIED - UNANIMOUS

To be heard by the City Council on 1/7/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 14 [ZON-3219] and Item 15 [SDR-3220].

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 14 – ZON-3219

MINUTES – Continued:

STEVE SWANTON, Planning and Development Department, explained that the proposed rezoning conforms to the General Plan which is all rural density residential. The density is limited to a maximum of three units per acre because it is located within a rural preservation neighborhood buffer zone. Additionally, the project is situated between two other established rural preservation neighborhoods. The landscaping and open space requirements conform to the standards. There are no trails associated with this development.

MR. SWANTON noted that the proposed rezoning is not compatible with the size and the density of the surrounding lots. The proposed development will average approximately 9700 square feet as compared to the adjacent lots that exceed over one-acre in size. Based on some of the incompatibility issues, staff recommended denial of both applications.

ATTORNEY PAUL LARSEN, 300 South 4th Street, appeared on behalf of the applicant. Using the overhead, he pointed out the location of the development, the common area, picnic area and a small park. ATTORNEY LARSEN stated that this development meets all the standards of the code and is void of any variances.

The following speakers voiced their opposition to the proposed development: MITCH BUNTING, 5800 Mello Avenue; ROB UNGER, 5920 Mello Avenue; DENNIS BANTO, 5655 Mello Avenue; MAUREEN LAMB, 5501 Mello Avenue; VALERIE SCHRAMM, 5600 Mello Avenue; CRAIG SHIRLEY, 5901 Mellow Avenue; PATRICIA GESSLER, 5610 Mellow Avenue; and TODD FARLOW, 240 North 19th Street.

In addition to a video presentation, each of the speakers substantiated their opposition with the following comments: Currently all of the existing 17 residences are situated on one to two-acre lots with all but one residence being single-story. Several of the residents have occupied their homes for over 30 years and adamantly opposed this new development which will tremendously increase the traffic on a rural street that is only partially paved. The neighbors anticipate that not only will the increased traffic compromise the safety of the residents, especially those who have children, but it will have a detrimental effect on the property owners who own horses. One speaker stated that the current structure of this rural neighborhood is made up of 34 acres with 17 existing homeowners, averaging approximately 2 acres per property owner. Approval of the rezoning request would enable the developer to develop three units to an acre and add 15 additional homes almost doubling the number of existing residences. All of the speakers were not opposed to development, but asked the Commission to carefully consider the standards that are pre-existing that designate the criteria for development in a rural preservation neighborhood so they may continue to go on with their life style.

MINUTES – Continued:

ATTORNEY LARSEN reiterated that the development has met every requirement of the code and could not understand the neighbors' opposition to a project having an average of 4,000 square foot homes on 9,000 square foot lots. ATTORNEY LARSEN referred to this project as a cul-de-sac development that will have very little impact on traffic.

COMMISSIONER McSWAIN pointed out that the Commission has a responsibility to determine whether any incompatibility issue exists. She indicated to ATTORNEY LARSEN that his response to the neighbors' remarks was just as extreme as his arguments justifying this development to be appropriate for the area. COMMISSIONER McSWAIN stated she would not support the application.

COMMISSIONER NIGRO commented that he did not foresee a development, such as the one proposed, to drastically impact the traffic patterns nor affect the life style of existing homeowners. He remarked that based on the uses immediately surrounding the project, he did consider the fact that this project would be sandwiched between one-acre lots and would not be conducive to the preservation of this small community. Like COMMISSIONER McSWAIN, he emphasized the compatibility issue and stated that this development clearly does meet the criteria set by code insofar as compatibility.

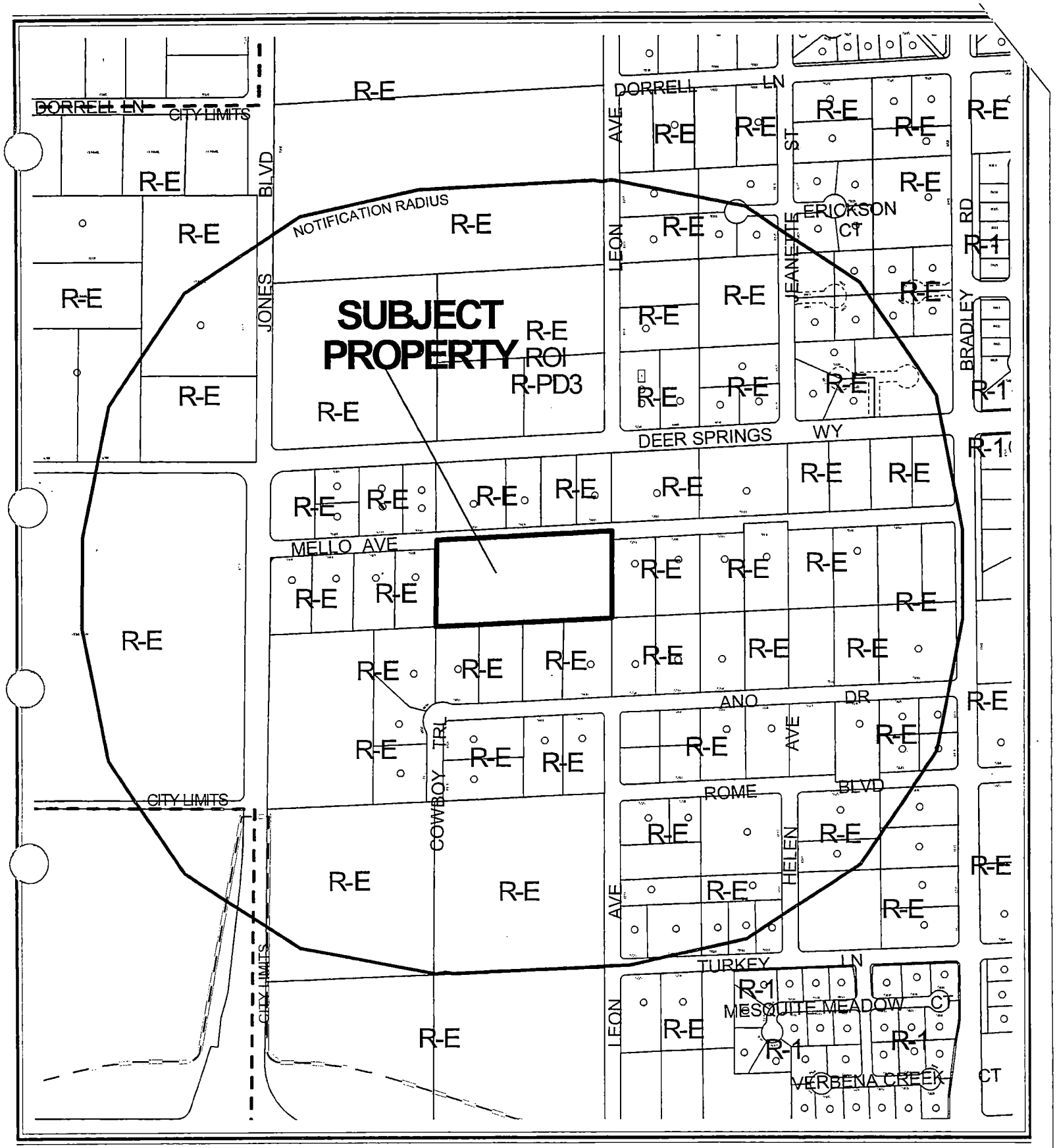
ROBERT GENZER, Director of Planning and Development Department, informed the audience that no further notification by mail would be made and that these items would be heard during the afternoon session of the City Council meeting on 1/7/2004.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 14 [ZON-3219] and Item 15 [SDR-3220].

NOTE: All discussion for Item 14 [ZON-3219] and Item 15 [SDR-3220] was held under Item 14 [ZON-3219].

(6:45 – 7:16)



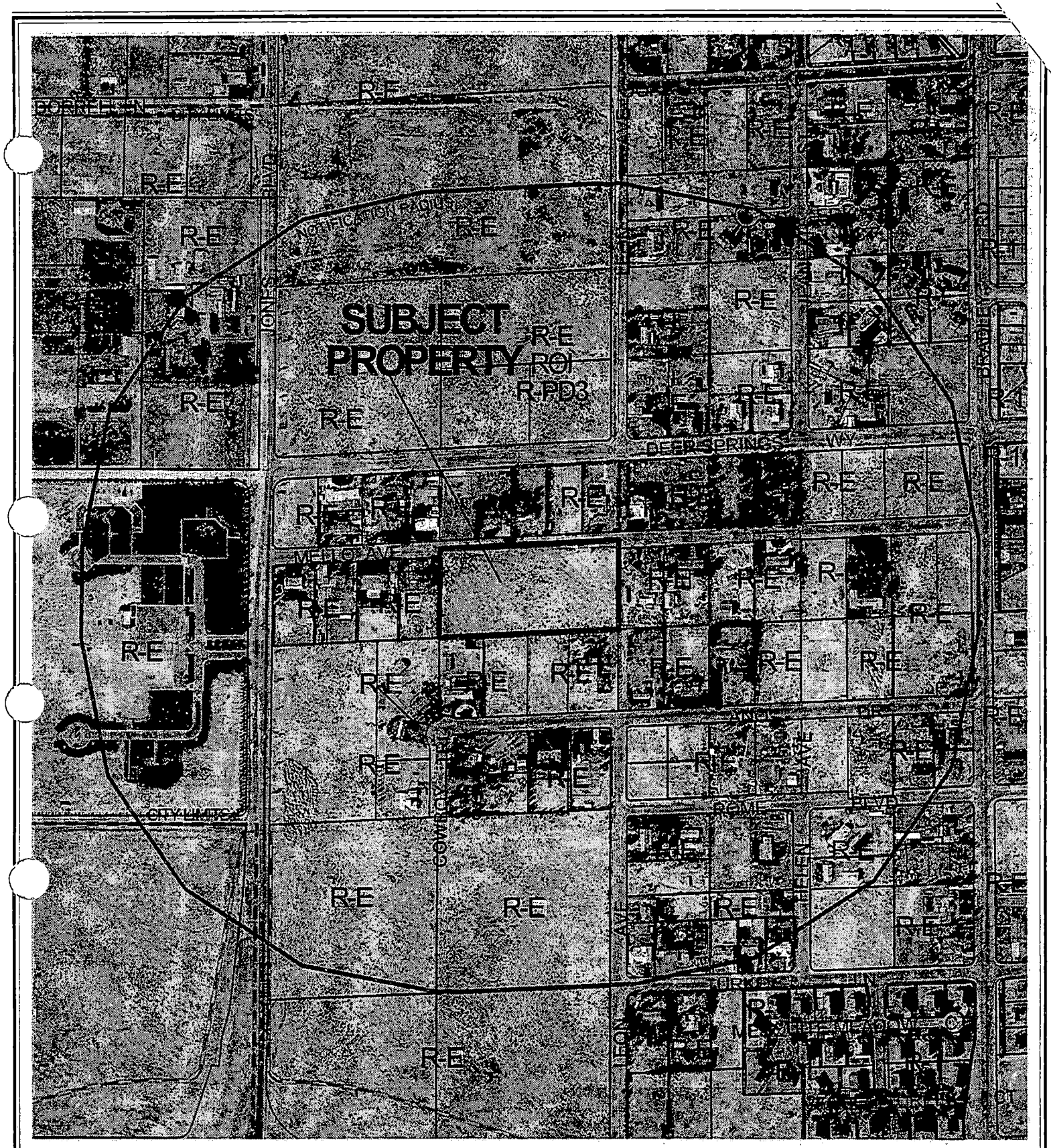
CASE: **ZON-3219**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



0 300 600 Feet

CASE: **ZON-3219**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3219 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

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

2. A Site Development Plan Review application (SDR-3220) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Mello Avenue.

4. Construct rural improvements on Mello Avenue adjacent to this site concurrent with development of this site. Rural improvements shall consist of two lanes of asphalt paving, centered on the centerline of Mello Avenue (where possible), with rolled curb and gutter on each side such that the back-of-curb to back-of-curb width is 39 feet. The exterior streetlighting will be stubbed out for later use with pullboxes at base foundation locations, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Mello Avenue. 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).

5. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer from Bradley Road to the west 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.

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. 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 R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units per Acre) on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard.

A related request, a Site Development Plan Review (SDR-3220) for a proposed 15-lot single-family residential development, will be heard concurrently by the Planning Commission.

B) Applicant's Justification

According to the applicant's justification letter, the request is consistent with the General Plan, provides adequate open space and will be compatible with the rural character of the area.

BACKGROUND INFORMATION

A) Previous Actions

09/24/96 The Board of Zoning Adjustment approved a request for a Variance (V-0111-96) to allow to allow upright headstones, crypts and mausoleums in conjunction with a proposed cemetery where such uses are not allowed on property adjacent to the southwest corner of Jones Boulevard and Deer Springs Way.

11/07/01 The City Council approved a Five-Year Review [V-0111-96(1)] of the Variance which allowed upright headstones, crypts and mausoleums in conjunction with a cemetery where such uses were not allowed on the southwest corner of Jones Boulevard and Deer Springs Way. No further reviews were required. The Planning Commission recommended approval on 09/20/01.

08/06/03 The City Council approved a request for a Rezoning (ZON-2436) from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units Per Acre) and a Site Development Plan Review (SDR-2437) for a proposed 29-lot single-family residential development on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way, limiting lot size to a minimum of 11,000 square feet. The Planning Commission recommended denial on 06/26/03, citing incompatibility with the surrounding area.

SS

12/04/03 The Planning Commission will consider a related item, a Site Development Plan Review (SDR-3220) for a proposed 15-lot single-family residential development on the subject property.

B) Pre-Application Meeting

09/24/03 The possibility of limiting residential height to one story was discussed. The smaller size (approximately 9,500 square feet) of the lots proposed for this development relative to the 20,000 square-foot standard in this area may not be compatible with surrounding properties.

C) Neighborhood Meetings

A neighborhood meeting was not required for this Rezoning request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.03
Net Acres:	4.57

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is designated R (Rural Density Residential) on the Centennial Hills Sector Map of the General Plan. This category permits single-family dwellings and related uses up to a maximum density of 3.59 dwelling units per gross acre. The proposed rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) would permit a maximum density of 3.49 dwelling units per gross acre, in conformance with the General Plan. However, density must be further limited to a maximum of three units per gross acre by the existing Rural Preservation Neighborhood Buffer.

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

Rural Preservation Neighborhood – The subject property is located within 330 feet of two established Rural Preservation Neighborhoods as defined in NRS 278.0177. Properties within these buffer areas must maintain the rural residential character of the area, provide adequate buffer areas and screening, and ensure that the average residential density does not exceed three units per acre. The subject property proposes an average gross density of 2.96 units per acre in compliance with NRS 278.261.

ANALYSIS

A) General Analysis and Discussion

The minimum site area eligible to rezone to an R-PD zoning district is five acres. The subject area contains 5.03 gross acres. The proposed Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) conforms to the existing R (Rural Density Residential) land use category in the General Plan. The proposed development will result in the construction of 15 single-family residential lots having a density of 2.96 units per gross acre, well below the 3.59 maximum density required of properties with the R (Rural Density Residential) designation. However, this property is located in a Rural Preservation Neighborhood buffer zone, sandwiched between two established Rural Preservation Neighborhoods, decreasing the maximum allowed density to three units per acre. The development will feature 47-foot wide private streets with "L" curbs and an open space area with amenities that meets the requirements of an R-PD district.

The proposed zoning is incompatible with the size and density of surrounding lots. Lots on all sides of the proposed development meet the development standards for the R-E (Residential Estates) zoning district, with most lots exceeding one acre in size. Lots in the proposed development will average approximately 9,700 square feet. The proposed detracts from the rural atmosphere and deviates from the established development pattern of the surrounding properties.

FINDINGS

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

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

   The proposed Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) conforms to the density range required by the existing R (Rural Density Residential) General Plan Designation. Properties to the north, south, and west of the subject property also share the 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."**

   The single-family residential uses proposed on the subject property, though similar to surrounding single-family uses, occur in a higher density than any of the surrounding properties and are therefore incompatible with the lower-density uses and zoning designations of these surrounding properties.

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

   The density and size of the lots proposed for the property to be rezoned do not resemble the development pattern of surrounding properties. The proposed rezoning is therefore inappropriate.

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 the property is provided by Mello Avenue, a 60-foot right-of-way, and will be adequate to meet traffic demands of the proposed single-family residential development.

NOTICES MAILED 97 (Mailed with SDR-3220)

APPROVALS 0

PROTESTS 1

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3219 APN: 125-24-302-005

Name of Property Owner: Richard & Sherie Koch Living Trust

Name of Applicant: Taney Engineering

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: 125-24-005

Signature of Property Owner/Authorized Agent: Sonya Chudy attorney in fact for Richard and Sherie Koch

Print Name: Sonya Chudy attorney in fact for Richard & Sherie Koch

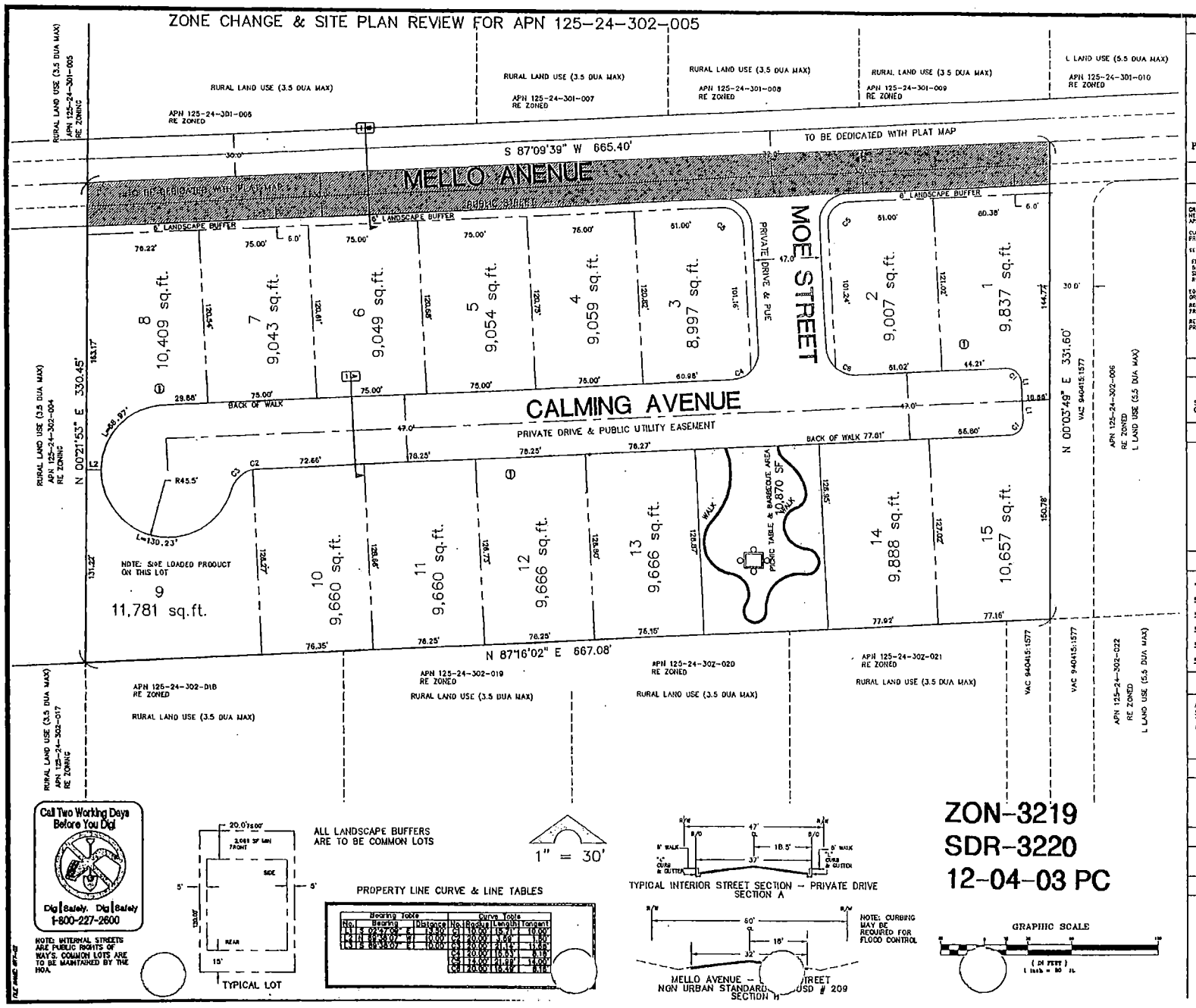
Subscribed and sworn before me

This 16th day of September, 2003

_____
Notary Public in and for said County and State

ANDREA HUDSON
Notary Public State of Nevada
No. 02-74671-1
My appt. exp. Mar. 19, 2006

ZONE CHANGE & SITE PLAN REVIEW FOR APN 125-24-302-005



Call Two Working Days Before You Dig!
Dig Safely. Dig Safely
1-800-227-2600

NOTE: INTERNAL STREETS ARE PUBLIC RIGHTS OF WAYS. COMMON LOTS ARE TO BE MAINTAINED BY THE HOA.

ALL LANDSCAPE BUFFERS ARE TO BE COMMON LOTS

1" = 30'

PROPERTY LINE CURVE & LINE TABLES

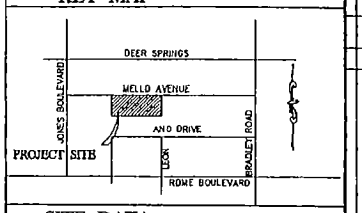
Bearing Table			
No.	Bearing	Distance	
L1	S 02°47'08" E	14.90'	
L2	N 89°49'07" W	10.00'	
L3	S 89°49'07" E	10.00'	

Curve Table				
No.	Radius	Length	Tangent	
C1	10.00'	15.71'	10.00'	
C2	20.00'	7.69'	3.89'	
C3	20.00'	21.11'	11.56'	
C4	20.00'	10.33'	5.31'	
C5	14.00'	21.99'	14.00'	
C6	20.00'	10.49'	5.38'	

GRAPHIC SCALE

ZON-3219
SDR-3220
12-04-03 PC

KEY MAP



SITE DATA

GROSS SITE AREA	8.06 ACRES
NET SITE AREA	4.07 ACRES (EXCLUDING R/W ON MELLO)
APN	125-24-302-005
CURRENT ZONING	RE
PROPOSED ZONING	RPD-3
SETBACKS	
FRONT	20' (15' TO NON GARAGE LIVING ELEMENTS)
SIDE	5'
SIDE CORNER	10'
REAR	15'
LOT COUNT	15 LOTS (8,997 SF MIN, 9,666 AVE.)
GROSS DENSITY	2.56 UNITS PER ACRE
REQ'D OPEN SPACE	2.55 x 1.00 = 4.55 = .039 (040) = 10,671 SF (.246 ACRES)
PROV. OPEN SPACE	10,870 SF
REQ'D PARKING	2 SPACES PER UNIT= 30 SPACES
PROVIDED PARKING	2 SPACES PER UNIT IN GARAGES PLUS DRIVEWAYS

BASIS OF BEARING

SOUTH 88° 39' 15" WEST, BEING THE BEARING OF THE CENTERLINE OF SHILOH SCHOOL DRIVE.

LEGEND

PROPERTY LINE	
STREET CENTERLINE	
LOT NUMBER	1
BLOCK NUMBER	①

UTILITIES

- NEVADA POWER COMPANY
  6226 W. SAHARA AVE. 367-5555
- SPRINT TELEPHONE COMPANY
  330 S. VALLEY VIEW BLVD. 244-7409
- SOUTHWEST GAS CORP.
  4300 W. TROPICANA AVE. 365-2111
- SILVER STATE DISPOSAL SERVICE INC.
  770 E. SAHARA AVE. 735-5151
- LAS VEGAS VALLEY WATER DISTRICT (WATER)
  1001 VALLEY VIEW BLVD. 870-2011
- CITY OF LAS VEGAS UTILITIES DEPARTMENT (SEWER)
  GAS STREET 229-6301

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103

DEVELOPER

GREAT AMERICAN CAPITAL HOMES
6867 W. SAHARA AVENUE, SUITE #201
LAS VEGAS, NV 89117

OWNERS

SHERIE & RICHARD KOCH LIVING TRUST

BY	DATE	APPR.

REVISIONS

DESCRIPTION

GREAT AMERICAN CAPITAL
6867 W. SAHARA AVE. #201
LAS VEGAS, NV 89117
702-255-2751 FAX 702-360-6588

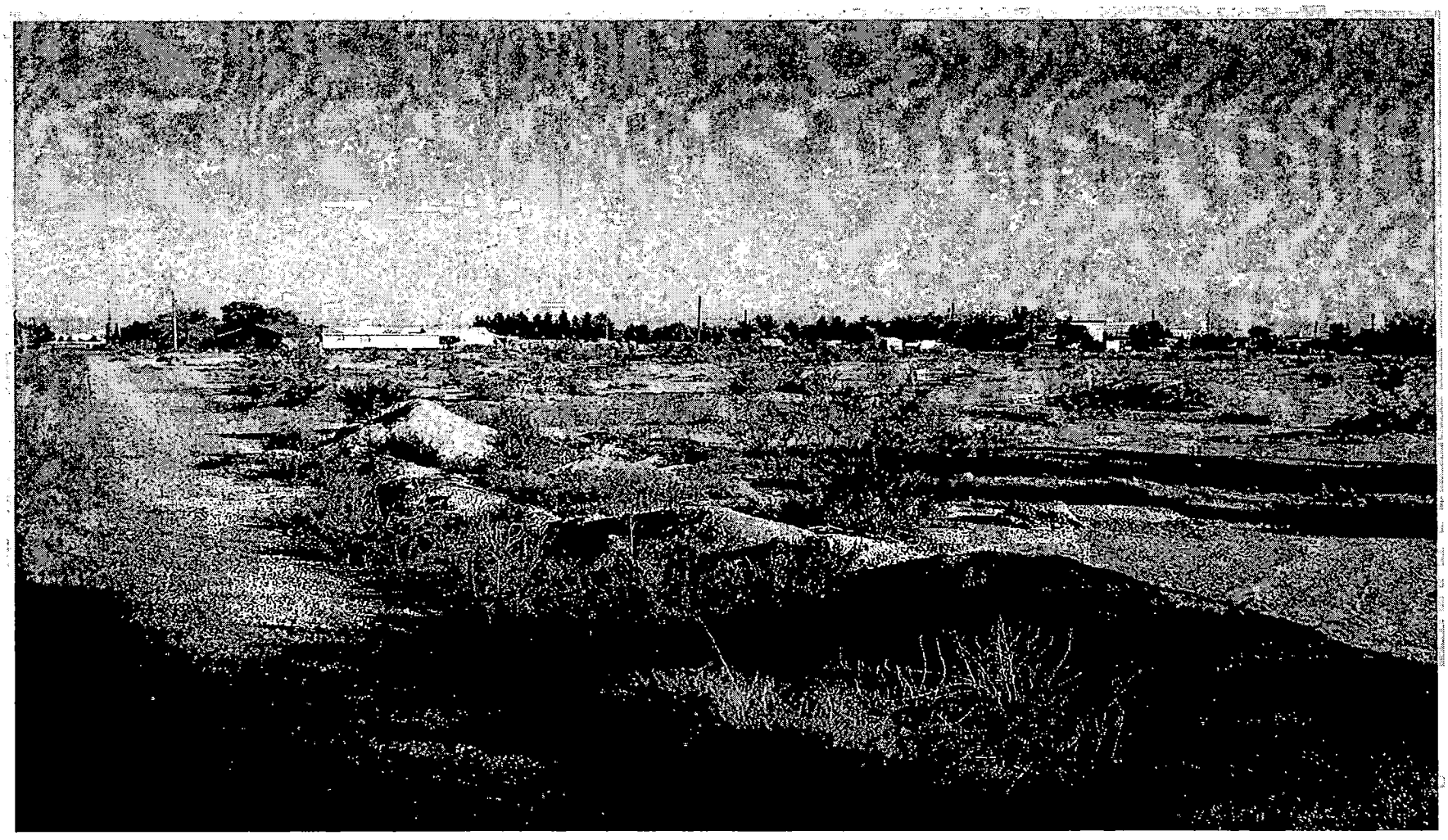
TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX (702) 362-8203

"MELLO ESTATES"

ZONE CHANGE & SITE PLAN REVIEW
GREAT AMERICAN CAPITAL

EDWARD F. TANEY
No. 8101
ENGINEER'S SEAL

DATE: 7-03
SCALE: 1" = 30'
JOB NO: GRT-03-001
DESIGNED BY: EFT
DRAWN BY: EFT
SHEET NAME: SPR
SHEET: 1 OF 1



ZON-3219 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST
SOUTH SIDE OF MELLO AVENUE, APPROXIMATELY 615 FEET EAST OF JONES BOULEVARD
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

Corrected

12/2/03

To Whom It May Concern:

I oppose a change of zoning from R-E to R-PD3 on my street Mello Ave. per case SDR-3220. You can tell from the map that this is a small street which has all but 2 houses on 1 acre or more, and it has been that way for 30 + years with a stable neighborhood. I see no good reason to put in an extra street and increase traffic so a builder can make more profit. There is ample high density housing in this town and very little R-E. I am sure houses will sell just as well 1/acre. Traffic is an increasing problem on Mello getting out on to Jones and Bradley as the population in this area swells. Please do not disturb the rural flavor of our neighborhood and increase traffic congestion that endangers children and sometimes horses. My friends tell me that usually the developers get their way by persuasion, bribes, or whatever. I am still optimistic enough to believe there are people in power who want to preserve some sense of the West and "old Nevada" and not become just a southern California suburb! Thank you for your consideration of this matter.

Sincerely,

Grace Hendrix

Mike and Grace Hendrix
5940 Mello Ave.
Las Vegas, Nevada 89131
702-526-700 (cell Grace)
702-658-5251 (home/business Mike)

ZON-3219
SDR-3220
P

City of Las Vegas Planning Commission:
RE: ZON 3219

Dear Planning Commissioners,

Please accept this as my testimony regarding the proposed zone change of 5 acres on Mello Avenue. I would speak before you in person, but I will be out of state on the hearing date.

I have owned a residence immediately adjacent to the site since 1992. First, let me state that I am not opposed to development of the property. Development that is in keeping with the neighborhood is desirable. The regional policy plan goal of infill is desirable.

The proposed zone change, however, will increase the allowed residential density by 33% in the very midst of an established neighborhood, unalterably changing its character and effectively isolating portions of the neighborhood. This is unacceptable, and I am opposed to any zone change that would allow development more intense than that permitted under RE.

It is not just as an immediately impacted property owner that I write to you. Not only was I trained as a planner, I have over 25 years of planning experience. I have prepared and administered environmental plans, transportation plans, zoning ordinances and comprehensive land use plans. I have done code enforcement – both building code and zoning code. I have reviewed and approved, or disapproved, proposed land subdivisions, planned unit developments, special use permits and variances. I have interpreted codes, laws, regulations and statutes as they relate to planning and land use development. I have even written some of those same laws, codes, regulations and statutes. The research papers for both of my masters degrees were on land use regulations. My education and experience both tell me that the proposed zone change is contrary to good planning principles and practice.

Following are the reasons why the proposed zone change should be denied.

1. The proposed zone change is not in keeping with the character of this established neighborhood.
    a. There are no (0) lots immediately adjacent to the site that are less than one acre (nominal) in size.
    b. Only one of the 13 lots immediately adjacent to the site has more than one housing unit on it. That lot has a single family home and a guest house.
    c. Of the lots on Mello Avenue, only one is a half acre while three lots on Mello Avenue are least two acres in size. The proposed zone change would triple the density in the middle of a very low density area.
2. The proposed change would disrupt the neighborhood and isolate portions of the neighborhood.
    a. All of the houses are oriented toward Mello Avenue, even those that have frontage on Deer Springs Way. Any development outside of the current

Submitted at Planning Commission

Date 12/4/03 Item # 14&15

pattern would remove that orientation, isolating the development from traditional interaction with neighbors.

b. Disrupting the development pattern by inserting a development on a small area that is 3 times the intensity of everything else in the area effectively isolates those on the west end of the street from those on the east end of the street.

c. There is no natural or logical buffer between the existing residences and the proposed development. Mello Avenue ends at Jones Road on the west and Bradley Road on the east. There are no north/south streets in that half-mile section. The proposed development is at the midpoint of Mello Avenue.

3. Increased density will create increased mechanical noise and heat from air conditioners and other mechanical devices that must serve three times the anticipated number of housing units.
   a. The existing development on the property immediately surrounding the property is made up of single family homes on one acre or larger parcels.
   b. Instead of the expected 5-10 units, the proposed zone change would allow 15 units. Those 10 additional units will require heat pumps and air conditioners to make their properties habitable. Heat pumps and air conditioners produce noise and heat. That noise and heat will travel to the other properties in the neighborhood.
4. The impacts on air, water and drainage are unknown.
   a. All of the houses in the area are run on wells. No information has been provided to indicate that there is water of sufficient quality or quantity to support the proposed development.
   b. Low-density development as found in the neighborhood cools down faster than urban development. Less heat is produced, and there are fewer structures to interfere with the cooling effect of evening downslope winds. The mixed fencing types do not retain the heat like block walls do. There is generally sufficient distance between a block wall and an adjacent property structure that minimal heat is retained.
   c. If fill is brought in, it will affect drainage to the adjacent properties. It is not acceptable to allow water to back up onto Mello, which does not have curbs or gutters, or to drain to adjacent properties. Installing curb and gutter on Mello in front of the property would disrupt the street's character and interfere with equestrian access to/from the supposed equestrian trail on Bradley.
5. Horses are allowed on the adjacent properties and have been housed on most of them at various times. The proposed intensity of development is not compatible with that use. It creates conflict by encouraging incompatible uses.
6. The current density allows a property owner great latitude in the use of property before adverse effects are felt on adjoining parcels. That benefit would be denied to the existing property owners in the very heart of the area because the separation between their rural land uses and their closest neighbor would be reduced.
7. The proposed zone change is not necessary to support infill. New houses have been built at a number of locations in the notification area on one-acre and larger

properties. The property owner paid $200,000 for the property in 2000. They advertised it for sale and, when asked the price, they were asking almost $500,000. It is not up to the neighborhood to bear the cost of making a profit for a land speculator.

8. Tripling the density in the middle of a low-density area means that the increased traffic is concentrated where it is least expected. There are 26 lots (exclusive of this property) that front on Mello. The proposed development will effectively increase that to 41, as there is no alternative route. That's 15 additional lots in the middle of the block, 10 more than expected, right where the least amount of traffic would be expected.

If making a land speculator a profit is more important than maintaining a thriving, stable neighborhood, then I propose the following conditions be attached to the proposed development to minimally mitigate the anticipated negative impacts. An explanation for each condition is included.

1. No ground-mounted air conditioning units will be permitted between new structures and the existing lots to the north, south, east or west of the property.
   Explanation: Tripling the density means more heat is produced and trapped by triple the number of residences. The noise from these mechanical devices should not be inflicted onto adjoining properties but retained onsite. A by-product of air conditioning is heat. That heat should not be allowed to be dumped onto adjoining properties.
2. The maximum structure height will be restricted to one story, with no structure higher than the average height of the structures immediately adjacent to the site, as measured from existing street level.
   Eplanation: The predominant housing style in the neighborhood is single-story ranch. Allowing triple density lot development with structures that are higher than the norm will create an inappropriately dense urban feel to a semi-rural neighborhood.
3. The developer must provide a written study of the microclimate proving that any proposed structures, fences, driveways, or other improvements will not have an adverse effect on adjacent properties, especially as they relate to cooling from natural diurnal wind patterns (upslope and downslope) or the creation of "dead" air zones where trash, dust and vegetation may collect, especially adjacent to existing developed lots. The study is to be prepared by a professional licensed to perform environmental studies of this type in the state of Nevada. The adjacent property owners must be provided with copies of the study and must sign that they agree with the findings before a building permit may be issued.
   Explanation: Essentially, the denser use will create a mini-heat island in the center of a rural area. Without accounting for the microclimatic effects, the adjacent property owners will be saddled with the increased costs necessary to provide cooling on their own properties.
4. Drainage for the development is to be designed so that no water is backed up into the street or directed onto adjacent properties. A copy of the drainage report is to

be provided to the adjacent property owners before any permits are issued. An update will be required before a permit is issued for any structure.
Explanation: Each structure will affect drainage. It will be necessary for the adjacent property owners to know how they will be affected, and for the City to maintain control of development so no structures are permitted that will adversely affect drainage.

5. No fence may be erected or replaced without written approval by the property owner sharing the lot line outside of the proposed development. Fencing materials must be approved by the property owners who share a lot line before a fence may be constructed for the development.
Explanation: There are mixed fencing types throughout the neighborhood. The material used can affect air flow and microclimate, which is why the existing adjacent property owners should have the right to approve the fencing. Concrete block walls surrounding the development would effectively isolate the development from the neighborhood. Another double fence with deadspace between such as that found in the Meister Park development on Bradley just creates an eyesore.
6. Housing units are to be located to maximize the separation from existing adjacent housing units.
Explanation: The burden of more intense development will be concentrated on the existing rural properties. Part of what makes the neighborhood desirable is the separation between neighbors. Since the proposed density will not allow the same types of uses, maximizing separation between the rural uses and whatever happens in the denser development should help reduce conflicts.
7. The development is not to have a gated entry.
Explanation: The neighborhood is rural, with an orientation to the street. Inserting a jail in the middle of such a neighborhood would only further isolate the development from the neighborhood, and split the neighborhood to the west and east.
8. The developer will be required to monitor ground water quantity and quality on the wells adjacent to the property; any degradation in quantity or quality will require that the developer replace/deepen the wells affected at the developer's expense.
Explanation: The proposed density is more than 30% the maximum development that was anticipated. No studies have been supplied that indicate that the property is capable of carrying the additional development without adversely affecting the existing users.
9. Any park or open areas in the development are to be available for use by the public at large.
Explanation: The number of housing units, including guest houses, is limited to a maximum of fifteen (15).
10. The developer will be required to document that sufficient water is available to serve the proposed number of units without adversely affecting existing water users. The documentation is to be reviewed, accepted and approved by the Southern Nevada Water Authority and well owners within the notification area.

Explanation: A number of property owners have already had to deepen their wells. There is no information available to indicate that there is sufficient water to support an increase of 30%.

11. Swimming pools and water features will not be permitted.
    Explanation: Not allowing additional high-water uses will partially mitigate the increased consumption caused by the increased density.
12. No street or yard lights will be permitted. Exterior lights may not shed light onto adjacent properties.
    Explanation: Mello Avenue does not have streetlights, nor have they been requested. A yard light was removed from our property several ears ago, and there have been no replacements. A visit to the neighborhood at night will show that outside lighting is not a priority for the neighborhood. Most exterior lighting is on the structures themselves.
13. Domestic livestock, large animals and wild animals are not permitted.
    Explanation: The proposed density is not compatible with raising domestic livestock. The proposed density is closer to semi-urban than to suburban or rural.

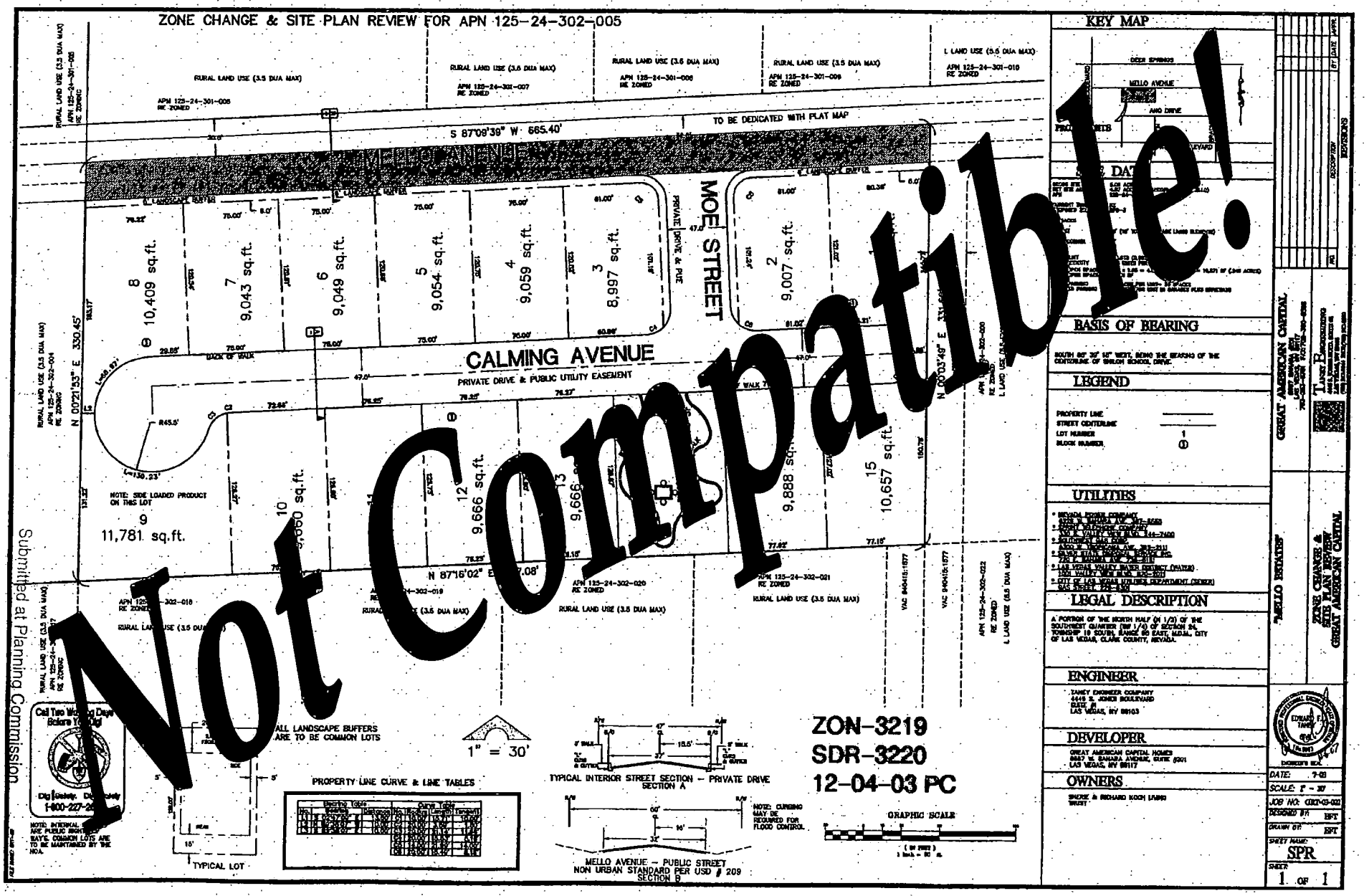
It should not be the Planning Commission's role to maximize profit at the expense of a neighborhood. The goal of infill is desirable and has been occurring for over 35 years in this neighborhood by means of construction on individual lots. This is a neighborhood of modest custom and semi-custom homes owned by people who value space rather than structure. It took nine months of looking through a plethora of huge houses on small lots to find a neighborhood that appreciates space like this one does.

The City is proposing "sustainable" development. Such development goes beyond installing EnergyStar appliances but must come from the basic fabric of the neighborhood. The proposed zone change is the antithesis of sustainable development, serving only to line the pockets of a speculator at the expense of a neighborhood.

Charity Fechter

Cc: Councilman Michael Mack

Too small, Not imaginative, Not innovative, Too high density, Cuts neighborhood in half



Not Compatible!

Submitted at Planning Commission

Date 12/4/03 Item # 11 & 15

Chapter **19.18.040 REZONING I.** states, "The applicant bears the burden of proof to establish that the approval of the rezoning is warranted."

They fail utterly to meet that burden

The proposed rezone is contrary to the intent of long standing zoning and will destroy a neighborhood that has been developing for 35 years.

The purpose of the R-E Residence Estates District is to provide for ***low density residential units located on large lots and conveying a rural environment***. These Districts are consistent with the policies of the Desert Rural Density Residential category of the General Plan.

R-PD Residential Planned Development: The purpose of the R-PD District is to allow maximum flexibility to permit ***imaginative and innovative residential design*** and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to ***establish a clear sense of community***. It is intended to promote the enhancement of residential amenities by means of an ***efficient consolidation and utilization of open space***, ***separation of pedestrian and vehicular traffic*** and ***homogeneity of use patterns***. Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and ***a determination of compatibility with surrounding development***.

Physical basis of incompatibility

1. Median lot size of the surrounding 13 lots is 49005 sq. ft or 1.13 acres
2. Median lot size of proposed development is 9660 sq. ft. or 0.22 acres, a 5 fold reduction in lot size!
3. The impermeable coverage of the 11 developed lots is 4.88% (Calculated by dividing the improvement area by the lot area).
4. The improvement shown in the development plan is 3280 sq. ft. on a median lot size of 9660 sq. ft. mean a coverage of 34.02% which is a 7 fold increase over the surrounding existing uses!
5. More houses are being crammed onto 3.33 acres remaining after construction of the private road than on the 16 surrounding acres.

There is abundant higher density planned residential land being developed to meet the needs of the Las Vegas community. 7500 acres are being developed as a master planned development less than 1 mile to the east by the City of North Las Vegas.

Chapter 19.20 defines **Spot Zoning** as, " Rezoning of a lot or parcel of land to benefit an owner ***for a use incompatible with surrounding land uses*** and that does not further the General Plan."

The planned development fails to meet the requirements of the R-PD zone

Requirement	**Reality**	**Result**
5 acre minimum site area	Dedication of 30 feet of Mello avenue required for any land use permit. Actual site area of 4.57 acres after required dedication, 3.33 acres will remain after construction of private road	15 houses on 3.33 acres
Imaginative and innovative design	Maximum density cookie cutter, single entrance, incorrect solar orientation, microclimatic disruption, increased impermeable surface	Increased urban heat island effect, noise, children in streets, higher utility load, runoff contribution to flooding, inadequate emergency vehicle access leading to fire hazard
Establish a clear sense of community	Damages established neighborhood by cutting in half	Contrary to goal of sustainable development
Promote consolidation and utilization of open space	Eliminates open space by increasing lot coverage sevenfold	Token park consisting of a picnic table and less than 300 feet of walk
Separate pedestrian and vehicular traffic	No sidewalks required on private road, highest trip generation in middle of block	Forces pedestrians onto road, has maximum possible increase in automobile trips
Support a homogeneity of use patterns	Conflict with existing, surrounding rural lifestyle with horses, peacocks, goats and dogs	Generate conflict between established rural residents and new urban density residents
Compatible with surrounding development	More houses on 3.33 acres than 16.08 surround acres	Future McMansion Slum

In summary, there is nothing imaginative, nothing innovative, nothing compatible about this proposed rezone. This is nothing but a maximum density, cookie cutter, McMansion oriented spot zone masquerading as an undersized residential planned development.

I urge the planning commission to find the proposed rezone incompatible with the surrounding development in the area and unanimously recommend denial to the city council.

Thank you for your time and attention.

Craig Shirley

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
SDR-3220 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT RESIDENTIAL DEVELOPMENT on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard (APN: 125-24-302-005), R-E (Residence Estates) Zone PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

CC: 01/07/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	83	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

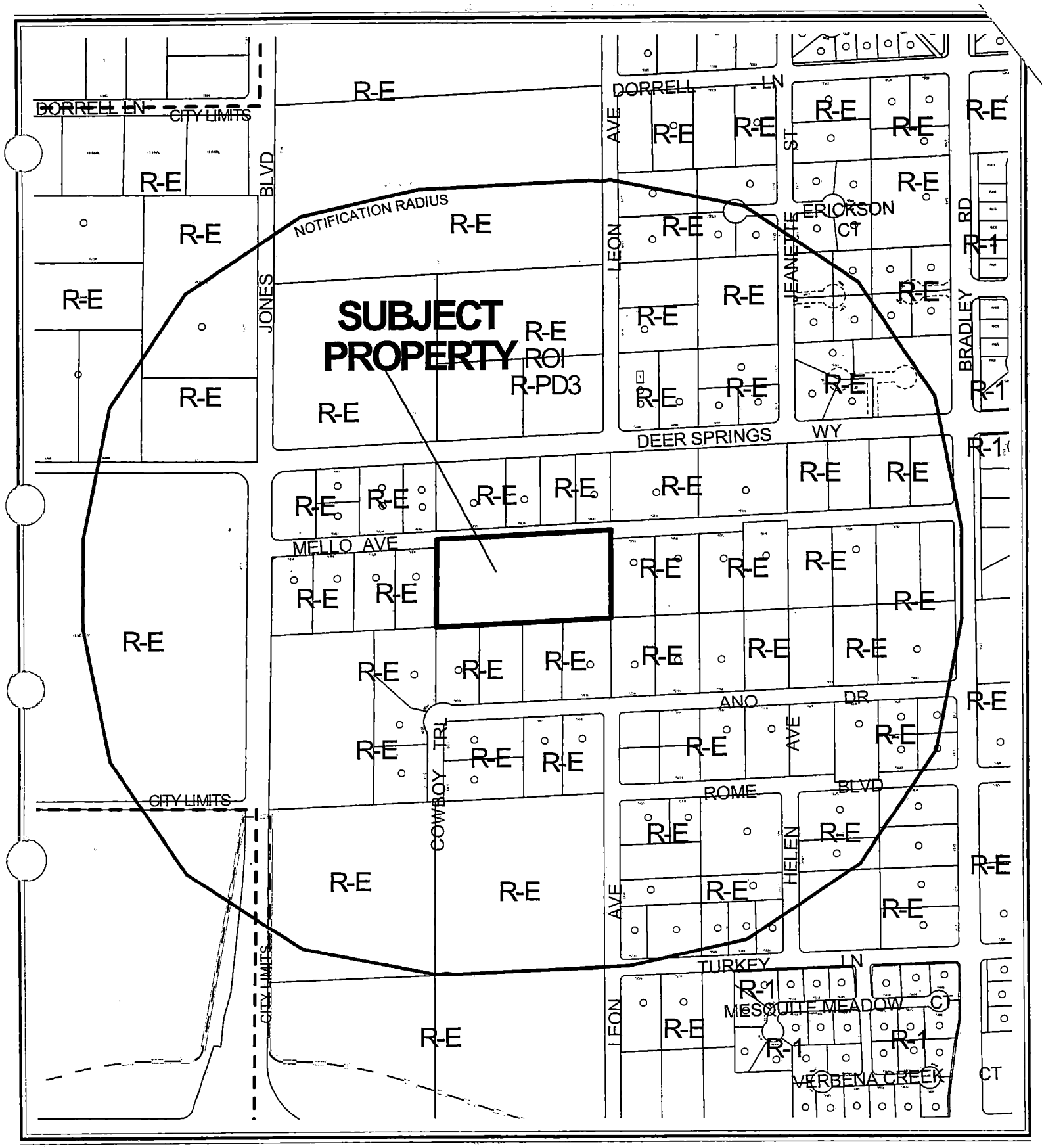
RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Video Tape showing the existing neighborhood (attached to Item 14 [ZON-3219].
5. Submitted at meeting: Letter of opposition from Charity Fechter, undated (attached to Item 14 [ZON-3219].
6. Submitted at meeting: Handout from Craig Shirley indicating opposition, undated (attached to Item 14 [ZON-3219].

MOTION:
NIGRO – DENIED – UNANIMOUS

To be heard by the City Council on 1/7/2004.

MINUTES:
NOTE: See Item 14 [ZON-3219] for related discussion.
(6:45 – 7:16)



CASE: **SDR-3220**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3220 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, subject to:

Planning and Development

1. A Rezoning (ZON-3219) to an R-PD3 (Residential Planned Development – 3 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, landscape plan and building elevations, except as amended by conditions herein.

4. Building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, and 15 feet in the rear.

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 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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 Municipal Code Section 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Perimeter wall heights shall not exceed eight feet, including retaining walls. Retaining walls higher than six feet shall be stepped in conformance to Title 18.12.510. 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. 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.

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

Public Works

13. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

14. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives if proposed shall be designed, located and constructed in accordance with Standard Drawing #222A.

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Site development to comply with all applicable conditions of approval for ZON-3219 and all other subsequent site-related actions.

17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

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

SS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a proposed 15-lot single-family residential development on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard.

A related request, a Rezoning (ZON-3219) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units per Acre), will be heard concurrently by the Planning Commission.

B) Applicant's Justification

According to the applicant's justification letter, the request is consistent with the General Plan, provides adequate open space and will be compatible with the rural character of the area.

BACKGROUND INFORMATION

A) Previous Actions

09/24/96 The Board of Zoning Adjustment approved a request for a Variance (V-0111-96) to allow to allow upright headstones, crypts and mausoleums in conjunction with a proposed cemetery where such uses are not allowed on property adjacent to the southwest corner of Jones Boulevard and Deer Springs Way.

11/07/01 The City Council approved a Five-Year Review [V-0111-96(1)] of the Variance which allowed upright headstones, crypts and mausoleums in conjunction with a cemetery where such uses were not allowed on the southwest corner of Jones Boulevard and Deer Springs Way. No further reviews were required. The Planning Commission recommended approval on 09/20/01.

08/06/03 The City Council approved a request for a Rezoning (ZON-2436) from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units Per Acre) and a Site Development Plan Review (SDR-2437) for a proposed 29-lot single-family residential development on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way, limiting lot size to a minimum of 11,000 square feet. The Planning Commission recommended denial on 06/26/03, citing incompatibility with the surrounding area.

12/04/03 The Planning Commission will consider a related item, a Rezoning (ZON-3219) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units per Acre) on the subject property.

B) Pre-Application Meeting

09/24/03 The possibility of limiting residential height to one story was discussed. The smaller size (approximately 9,500 square feet) of the lots proposed for this development relative to the 20,000 square-foot standard in this area may not be compatible with surrounding properties.

C) Neighborhood Meetings

A neighborhood meeting was not required for this Rezoning request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.03
Net Acres:	4.57

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is designated R (Rural Density Residential) on the Centennial Hills Sector Map of the General Plan. This category permits single-family dwellings and related uses up to a maximum density of 3.59 dwelling units per gross acre. The proposed rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) would permit a maximum density of 3.49 dwelling units per gross acre, in conformance with the General Plan. However, density must be further limited to a maximum of three units per gross acre by the existing Rural Preservation Neighborhood Buffer.

PROJECT DESCRIPTION

The site plan depicts 15 single-family residential lots on 5.06 gross acres, resulting in a density of 2.96 dwelling units per acre. The property is located within a Rural Preservation Neighborhood Buffer Zone, which permits residential projects having a gross density of three dwelling units per acre or less. All lots will have access to a single 47-foot wide private street terminating in a cul-de-sac. Access to the development will be from a similar 47-foot wide private street from Mello Avenue. Lots range in size from 8,997 square feet to 11,781 square feet with typical lot dimensions of 75 feet wide by 120 feet deep. Setbacks proposed for this development are 20 feet in the front yard, 15 feet in the rear, and five feet in side yards. There are no corner side setbacks, as landscape buffers held in common separate corner streets and sidewalks from private property lines.

Landscaping includes six-foot wide planting buffers along the Mello Avenue right-of-way and a 10,870 square-foot park with a meandering path, picnic table and barbecue. This park satisfies the development's open space requirement.

The elevations show a two-story residential product with a building height of 21 feet (maximum height of 26 feet). Floor plans will contain a minimum of 2,400 square feet. Each dwelling will feature a two-car garage plus a separate single-car garage in front, except for one dwelling to be located on the cul-de-sac bulb, which will have a side-loading garage. Materials include painted plaster exteriors, wood roof overhangs, and concrete tile roofs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for a R-PD (Residential Planned Development) zoning district are established by a Site Development Plan Review.

Standards	Provided
Min. Lot Size	8,997 SF
Min. Lot Width	73 Feet
Min. Setbacks	
• Front	20 Feet
• Side	5 Feet
• Corner	N/A
• Rear	15 Feet

The minimum setback standards proposed for this development are adequate from a feasibility standpoint, but do not conform to the development pattern of surrounding properties, which have at least 100-foot wide, 20,000 square-foot lots and 50-foot front-yard setbacks.

A2) Parking and Traffic Standards

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

Uses	Required Parking Ratio	Required Parking Regular	Required Parking Handicap	Provided Parking Regular	Provided Parking Handicap
Single-Family Detached Residential	Two spaces per dwelling unit	30	N/A	45	N/A

Pursuant to Title 19.10, single-family homes are required to provide two parking spaces per dwelling. Tandem parking is not permitted. The elevations depict three garage spaces per dwelling, in conformance to the parking standard.

No entry gates are depicted on the site plan. If they are to be installed, they must be designed, located, and constructed according to Standard Drawing #222A.

A3) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Buffer:			
• Min. Trees (ROW)	1 Tree/30 Linear Feet + 1 Tree	21 Trees	30 Trees
• Min. Zone Width	6 Feet		6 Feet

The conceptual landscape plan shows six-foot planters along the Mello Avenue right-of-way and along the entry drive into the development. Trees are spaced a minimum of 20 feet on center, and more trees are provided than required. Interior landscaping is also provided within a park located near the southeast corner of the development.

Pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
5.06 acres	2.96 du/ac	1.65	4.88 %	10,765 SF	4.93 %	10,870 SF

The proposed development meets the minimum open space standards for R-PD (Residential Planned Development) zoned developments, providing 10,870 square feet of usable open space.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-E (Residential Estates). A companion Rezoning request (ZON-3219) would, if approved, rezone the subject property to R-PD3 (Residential Planned Development – 3 Units per Acre) in order to allow a greater number of lots to be developed. This designation would be compatible with the existing R (Rural Density Residential) General Plan Designation for the site, which allows a density of up to 3.59 dwelling units per acre.

- Site Plan

The subject property is located within 330 feet of two established Rural Preservation Neighborhoods as defined in NRS 278.0177. Properties within these buffer areas must maintain the rural residential character of the area, provide adequate buffer areas and screening, and ensure that the average residential density does not exceed three units per acre. The subject property proposes an average gross density of 2.96 units per acre in compliance with NRS 278.261. While the development meets state standards with respect to density, it would be three times as dense as surrounding properties, which are nearly all one acre or greater in size and accommodate horses and bovines. The development proposed for this site is incompatible with the established development pattern of lots surrounding it.

- Waivers

There are no waiver requests associated with this request, nor are any necessary.

- Landscape Plan

  The conceptual landscape plan depicts adequate landscape buffers along Mello Avenue. The development will contain a sufficient amount of open space for an R-PD (Residential Planned Development) zoned property. Plant materials include 24-inch Mondel Pine and one- to five-gallon Desert Broom shrubs, which are appropriate for this rural area. The plan indicates that approximately 50 shrubs will be provided in the buffer area; however, this does not satisfy the requirement of four shrubs per 24-inch box tree provided. If this request is approved, a revised landscape plan will be required with the proper number of shrubs indicated. As an alternative, the number of trees may also be adjusted to bring the number of shrubs into compliance with Title 19.12 and the Landscape, Wall, and Buffer Standards. No perimeter walls are indicated on the current site or landscape plan.

- Elevation

  The proposed elevations, while not unsightly, depict two-story homes, which are in contrast to the ranch-style homes typical in this area of the city. Building height will be limited to 35 feet.

FINDINGS

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

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

   The proposed development features a higher density and lots of a much smaller size than the properties surrounding it. The proposed development is therefore incompatible with adjacent development.

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 City policies and standards.

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

   Access to the property is provided by Mello Avenue, a 60-foot right-of-way, and will be adequate to meet traffic demands of the proposed single-family residential development once fully developed to rural standards.

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. If this plan is approved, additional shrubs would be required in conformance to Title 19.12 and the Landscape, Wall, and Buffer Standards.

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 elevations, while not unsightly, depict two-story homes, which are in contrast to the ranch-style homes typical in this area of the city.

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 97 (Mailed with ZON-3219)

APPROVALS 0

PROTESTS 1

SS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3220 APN: 125-24-302-005

Name of Property Owner: Richard & Sherie Koch Living Trust

Name of Applicant: Taney Engineering

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: 125-24-005

Signature of Property Owner/Authorized Agent: Sonya Cruchy attorney in fact for Richard & Sherie Koch

Print Name: Sonya Cruchy attorney in fact for Richard & Sherie Koch

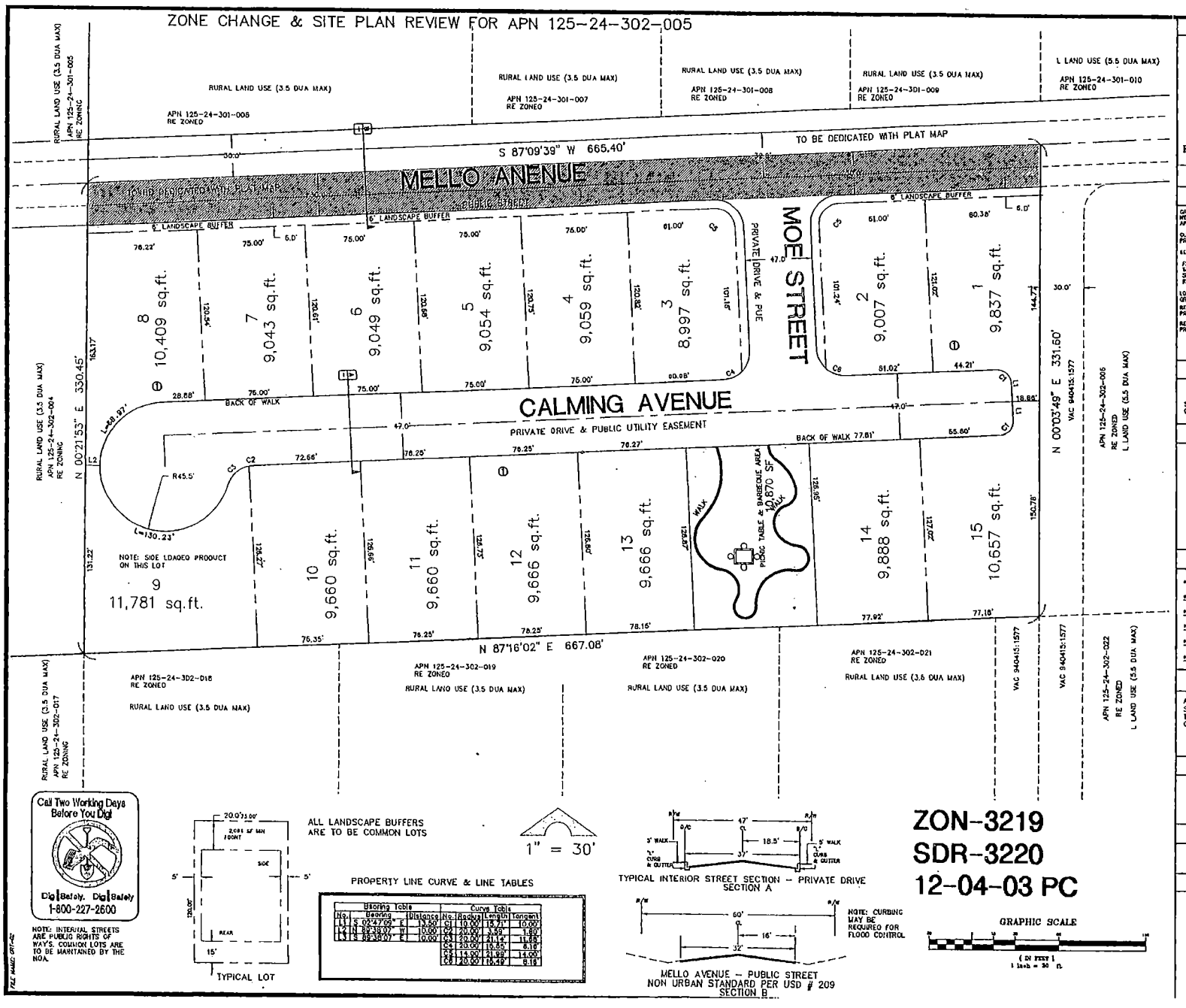
Subscribed and sworn before me

This 16th day of September 2003

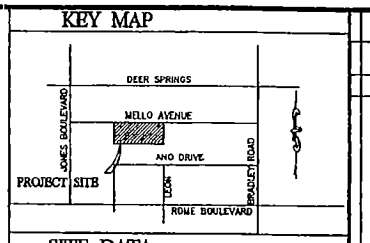
Notary Public in and for said County and State

ANDREA HUDSON
Notary Public State of Nevada
No. 02-74671-1
My appt. exp. Mar. 19, 2006

ZONE CHANGE & SITE PLAN REVIEW FOR APN 125-24-302-005



KEY MAP



SITE DATA

GROSS SITE AREA	8.06 ACRES
NET SITE AREA	4.67 ACRES (EXCLUDING R/W ON MELLO)
APN	125-24-302-005
CURRENT ZONING	RE
PROPOSED ZONING	RPD-3
SETBACKS	
FRONT	20' (15' TO NON GARAGE LIVING ELEMENTS)
SIDE	5'
SIDE CORNER	10'
REAR	15'
LOT COUNT	15 LOTS (6,987 SF MIN, 8,806 AVE.)
GROSS DENSITY	2.86 UNITS PER ACRE
REQD OPEN SPACE	8.06 x 1.25 = 8.06 - .010 (5.00) = 10,871 SF (.248 ACRES)
PROV. OPEN SPACE	10,870 SF
REQD PARKING	2 SPACES PER UNIT= 30 SPACES
PROVIDED PARKING	2 SPACES PER UNIT W/ GARAGES PLUS DRIVEWAYS

BASIS OF BEARING

SOUTH 88° 38' 15" WEST, BEING THE BEARING OF THE CENTERLINE OF SHILOH SCHOOL DRIVE.

LEGEND

PROPERTY LINE	———
STREET CENTERLINE	———
LOT NUMBER	1
BLOCK NUMBER	①

UTILITIES

- NEVADA POWER COMPANY
  6226 W. SAHARA AVE. 367-5555
- SPRINT TELEPHONE COMPANY
  330 S. VALLEY VIEW BLVD. 244-7400
- SOUTHWEST GAS CORP.
  4300 W. TROPICANA AVE. 365-2111
- SEWER STATE DISPOSAL SERVICE INC.
  720 E. SAHARA AVE. 735-5151
- LAS VEGAS VALLEY WATER DISTRICT (WATER)
  1001 VALLEY VIEW BLVD. 870-2011
- CITY OF LAS VEGAS UTILITIES DEPARTMENT (SEWER)
  GAS STREET 229-6301

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103

DEVELOPER

GREAT AMERICAN CAPITAL HOMES
8867 W. SAHARA AVENUE, SUITE #201
LAS VEGAS, NV 89117

OWNERS

SHERIE & RICHARD KOCH LIVING TRUST

Call Two Working Days Before You Dig!
Dig Safely. Dig Safely
1-800-227-2600

NOTE: INTERNAL STREETS ARE PUBLIC RIGHTS OF WAY'S. COMMON LOTS ARE TO BE MAINTAINED BY THE HOA.

TYPICAL LOT

ALL LANDSCAPE BUFFERS ARE TO BE COMMON LOTS

1" = 30'

PROPERTY LINE CURVE & LINE TABLES

Bearing Table			Curve Table			
No.	Bearing	Distance	No.	Radius	Length	Tangent
L1	S 02°47'09" E	13.50'	C1	10.00'	15.71'	10.00'
L2	N 89°38'07" W	10.00'	C2	20.00'	3.59'	1.80'
L3	S 89°38'07" E	10.00'	C3	20.00'	21.16'	11.68'
			C4	20.00'	10.55'	6.18'
			C5	14.00'	21.99'	14.00'
			C6	20.00'	16.49'	9.19'

TYPICAL INTERIOR STREET SECTION – PRIVATE DRIVE SECTION A

MELLO AVENUE – PUBLIC STREET NON URBAN STANDARD PER USD # 209 SECTION B

NOTE: CURBING MAY BE REQUIRED FOR FLOOD CONTROL

ZON-3219
SDR-3220
12-04-03 PC

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

REVISIONS			
NO.	DESCRIPTION	BY	DATE APPR.

GREAT AMERICAN CAPITAL
8867 SAHARA #201
LAS VEGAS, NV 89117
702-255-4200 FAX 702-360-2566

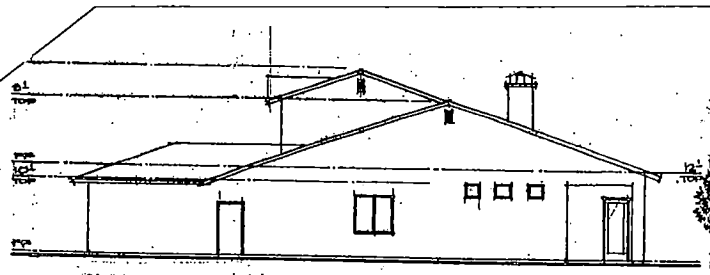
TANEY ENGINEERING
4445 S. JONES BLVD. #1
LAS VEGAS, NEVADA
(702) 367-8866 FAX (702) 362-2520

"MELLO ESTATES"

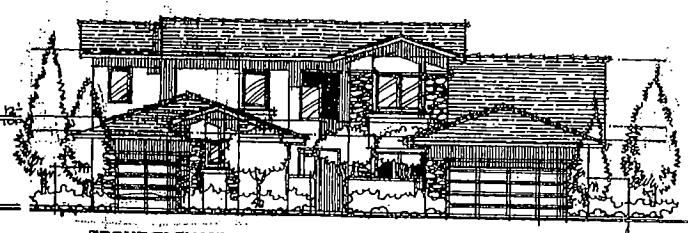
ZONE CHANGE & SITE PLAN REVIEW
GREAT AMERICAN CAPITAL

EDWARD F. TANEY
No. 7993
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
ENGINEER'S SEAL

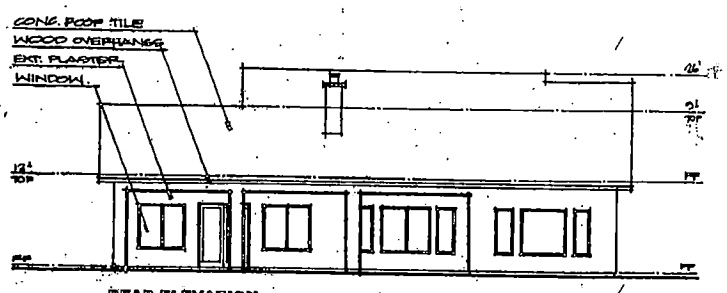
DATE: 7-03
SCALE: 1" = 30'
JOB NO: GRT-03-002
DESIGNED BY: EFT
DRAWN BY: EFT
SHEET NAME: SPP
SHEET: 1



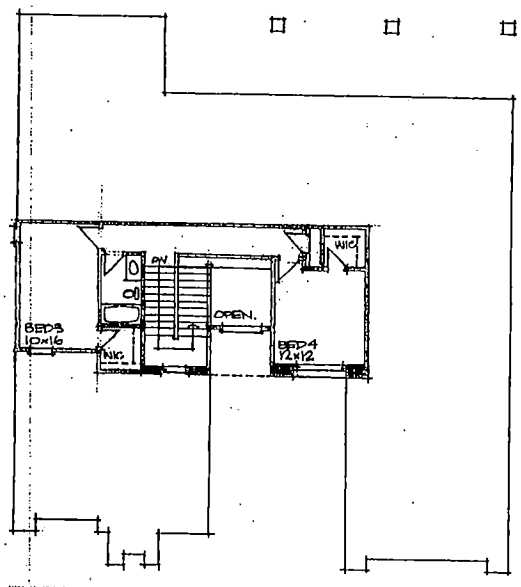
SIDE ELEVATION
1/8"=1'-0"



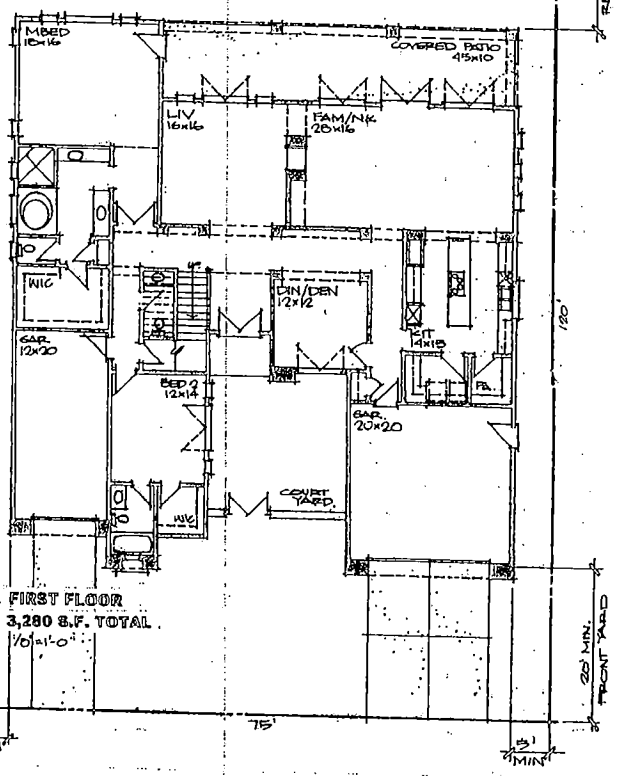
FRONT ELEVATION
1/8"=1'-0"



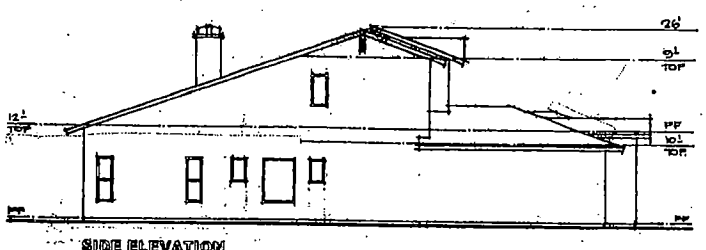
REAR ELEVATION
1/8"=1'-0"



SECOND FLOOR
1/8"=1'-0"



FIRST FLOOR
3,280 S.F. TOTAL
1/8"=1'-0"



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

MELLO AVENUE ESTATES

GREAT AMERICAN CAPITAL

MARC LEMONE ARCHITECTURE, LLC

ZON-3219
SDR-3220
12-04-03 PC



SDR-3220 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST
SOUTH SIDE OF MELLO AVENUE, APPROXIMATELY 615 FEET EAST OF JONES BOULEVARD
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

Corrected

12/2/03

To Whom It May Concern:

I oppose a change of zoning from R-E to R-PD3 on my street Mello Ave. per case SDR-3220. You can tell from the map that this is a small street which has all but 2 houses on 1 acre or more, and it has been that way for 30 + years with a stable neighborhood. I see no good reason to put in an extra street and increase traffic so a builder can make more profit. There is ample high density housing in this town and very little R-E. I am sure houses will sell just as well 1/acre. Traffic is an increasing problem on Mello getting out on to Jones and Bradley as the population in this area swells. Please do not disturb the rural flavor of our neighborhood and increase traffic congestion that endangers children and sometimes horses. My friends tell me that usually the developers get their way by persuasion, bribes, or whatever. I am still optimistic enough to believe there are people in power who want to preserve some sense of the West and "old Nevada" and not become just a southern California suburb! Thank you for your consideration of this matter.

Sincerely,

Grace Hendrix

Mike and Grace Hendrix
5940 Mello Ave.
Las Vegas, Nevada 89131
702-526-700 (cell Grace)
702-658-5251 (home/business Mike)

ZON-3219
SDR-3220
P

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
ZON-3256 - THE NEON MUSEUM ON BEHALF OF THE CITY OF LAS VEGAS - Request for a Rezoning FROM: C-2 (General Commercial) and R-3 (Medium Density Residential) TO: C-V (Civic) on 1.79 acres adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue (APN: 139-27-812-039, 040, and 043), Ward 5 (Weekly).

CC: 01/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/7/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 16 [ZON-3256] and Item 17 [SDR-3257].

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that this application relates to the Neon Museum bone yard located just off of Las Vegas Boulevard. She remarked that this action would enable relocation of many of the old signs into the Neon Museum. She stated that changing the zoning to C-V (Civic) is explicitly for this purpose.

NANCY DEETER, City of Las Vegas, appeared and was available to answer questions.

TODD FARLOW, 240 North 19th Street, stated that this endeavor is tied in with the arts trail scheme and will add to the enhancement of downtown.

MINUTES – Continued:
COMMISSIONER EVANS remarked that the Neon Museum will eventually prove to be a major attraction to our visiting tourists. He agreed with MR. FARLOW that hopefully this arts corridor will develop into accessibility not only for vehicular traffic, but for pedestrians and possibly the monorail. He commended MS. DEETER and staff for their efforts in preserving this artful collection and historical preservation.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 16 [ZON-3256] and Item 17 [SDR-3257].

(7:13 – 7:16)
1-2376

CONDITIONS:
Planning and Development

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

2. A Site Development Plan Review application (SDR-3257) 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. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such a map is required, it should record prior to the issuance of any permits for this site.

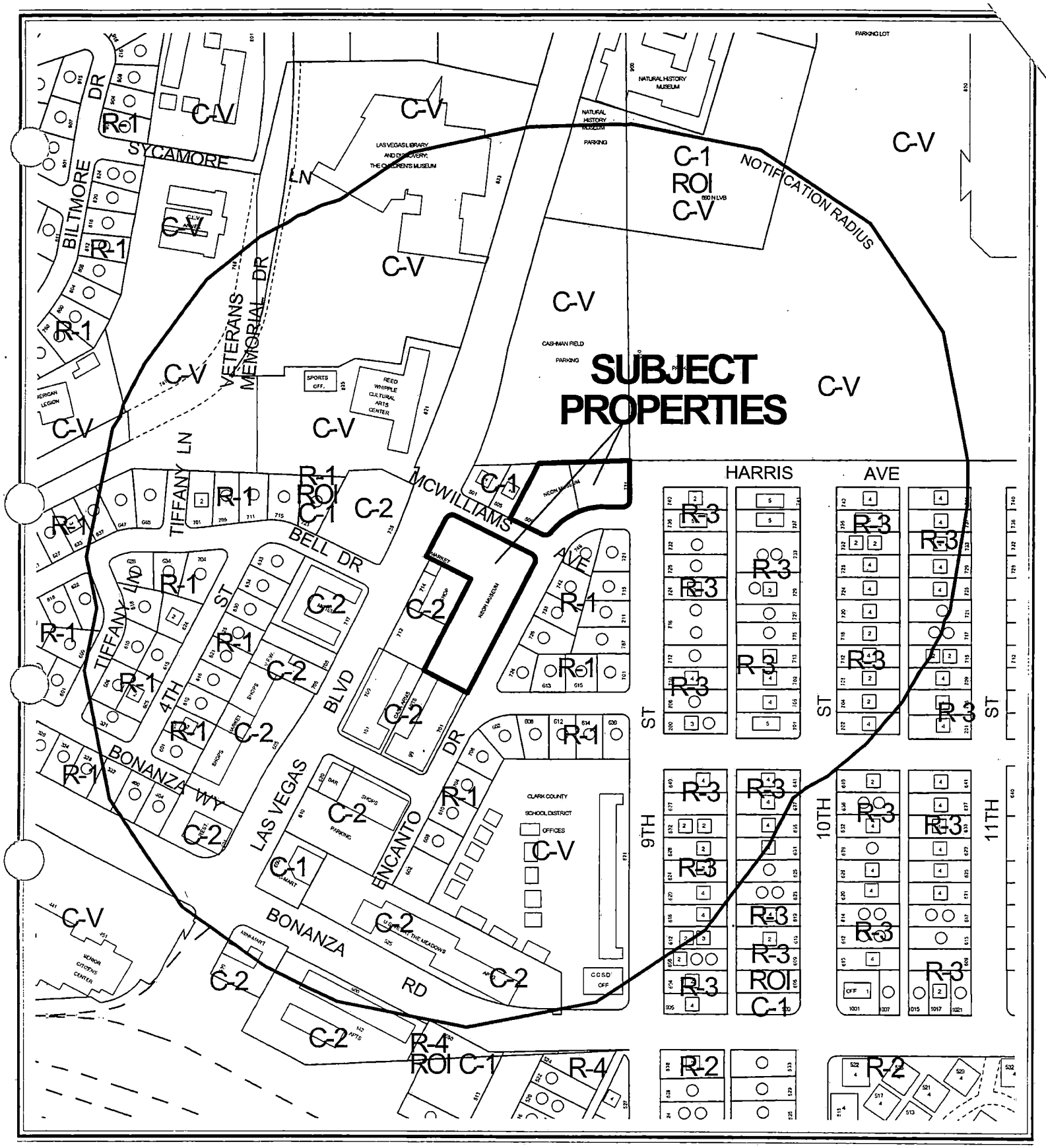
4. A plan detailing the removal or relocation of the onsite public sewers that also maintains service to upstream connections must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. Any existing public sewer easements in conflict with the proposed structures shall be vacated and new easements granted prior to the issuance of any sewer-related permits for this site.

5. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works 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. 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.

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 16 – ZON-3256

CONDITIONS – Continued:

6. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.



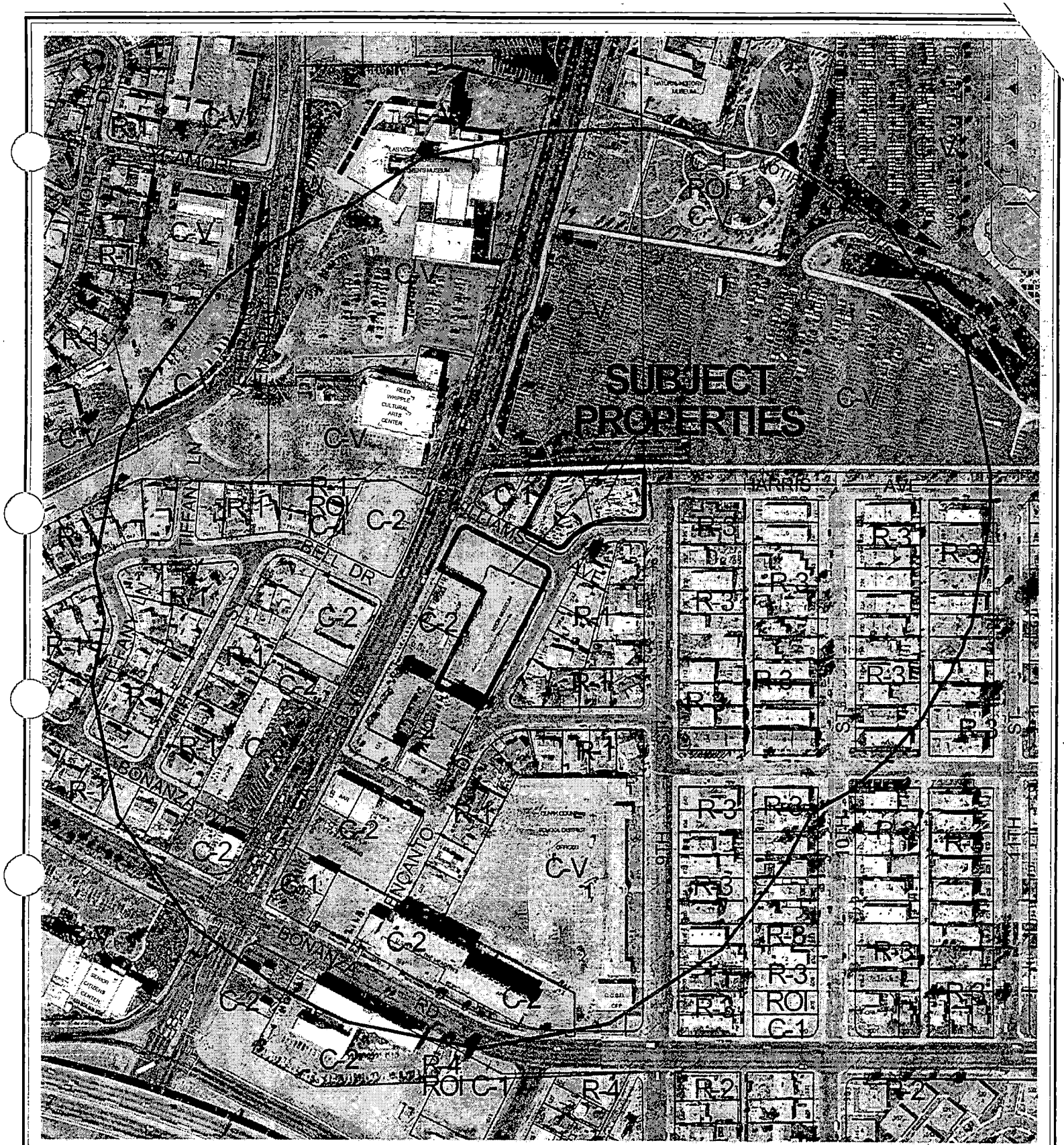
CASE: **ZON-3256**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 200 400 Feet

CASE: **ZON-3256**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3256 - THE NEON MUSEUM ON BEHALF OF THE CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. A Site Development Plan Review application (SDR-3257) 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. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such a map is required, it should record prior to the issuance of any permits for this site.

4. A plan detailing the removal or relocation of the onsite public sewers that also maintains service to upstream connections must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. Any existing public sewer easements in conflict with the proposed structures shall be vacated and new easements granted prior to the issuance of any sewer-related permits for this site.

5. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works 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. 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.

6. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Rezoning from C-2 (General Commercial) and R-3 (Medium Density Residential) to C-V (Civic) on 1.79 acres adjacent to the west side of Encanto Drive, north and south of McWilliams Drive. A related Site Development Plan Review (SDR-3257) will also be considered at this time.

B) Applicant's Justification

The applicant's justification letter states that the rezoning is appropriate for the use and will be an important addition to the Cultural Corridor in downtown Las Vegas.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions on the subject site.

B) Pre-Application Meeting

10/03/03 At the pre-application conference, issues were discussed relative to the existing zoning on the property, traffic impacts to the residential neighborhood to the east, and the possibility of vacating a portion of McWilliams Drive.

C) Neighborhood Meetings

A neighborhood meeting was not required in conjunction with this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.79

B) Existing Land Use

Subject Property:	Museum Use
North:	Public Facility Use
South:	Multifamily Use
East:	Single-Family Use, Multifamily Use
West:	Vacant, Multifamily Use, Service Commercial Use, Museum Use

FF

C) Planned Land Use

Subject Property:	Public Facility
North:	Public Facility
South:	Mixed Use
East:	Mixed Use
West:	Mixed Use, Public Facility

D) Existing Zoning

Subject Property:	C-2 (General Commercial), R-3 (Medium-Density Residential)
North:	C-V (Civic)
South:	C-2 (General Commercial)
East:	R-1 (Single Family Residential), R-3 (Medium-Density Residential)
West:	C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic)

E) General Plan Compliance

The site is currently designated as PF (Public Facility) by the Las Vegas Redevelopment Plan. The PF (Public Facility) land use category allows public and institutional uses, as well as religious, fraternal, and other quasi-public uses.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown North	X	
Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The project is located within the boundaries of the Las Vegas Redevelopment Plan and the Downtown North Land Use Plan. As with the Redevelopment Plan, the Downtown North Plan identifies the site for Public Facility Use.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Title 19.18.040 does not require a minimum site area when rezoning to C-V (Civic). Development standards for C-V (Civic) zoned properties are established upon approval of a Rezoning and Site Development Plan Review. The development standards are discussed in the companion staff report for SDR-3257.

B) General Analysis and Discussion

The Neon Museum organization has leased a total of three adjacent parcels from the City of Las Vegas for a period of 50 years. The terms of the lease agreement require the Neon Museum to construct permanent facilities on the site; this application and the associated Site Development Plan Review (SDR-3257) have been submitted for the purpose of complying with the terms of the lease agreement.

The two parcels on the north side of McWilliams Drive are currently zoned R-3 (Medium Density Residential), and the parcel on the south side of McWilliams Drive is zoned C-2 (General Commercial). The proposed C-V (Civic) zoning designation is consistent with the use of the property, and will be in conformance with the PF (Public Facility) land use designation stipulated by the Las Vegas Redevelopment Plan.

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 museum use conforms with the PF (Public Facility) designation of the General Plan, and the rezoning is in conformance with the Las Vegas Redevelopment Plan.

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

   The proposed C-V (Civic) zoning is compatible with surrounding land uses and zoning districts. The museum property will act as a buffer between the single-family residences on Encanto Drive and the commercial activity on Las Vegas Boulevard.

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

   The rezoning reflects the emergence of the Cultural Corridor, and will assist with redevelopment efforts in the Downtown North neighborhood.

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."**

   Las Vegas Boulevard will provide primary access to the museum property; the site is also within easy access of the I-515 interchange. The proposed rezoning will not significantly impact the capacity of either roadway.

NOTICES MAILED 122 (Mailed with SDR-3257)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3256 APN: 139-27-612-039 and -040 and -043

Name of Property Owner: City of Las Vegas

Name of Applicant: The Neon Museum

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: Councilman Mack

Partner(s): Serves as a member of The Board of Directors

APN: SEE ABOVE

Signature of Property Owner/Authorized Agent: Sandra L. Harris

Print Name: Sandra L. Harris

Subscribed and sworn before me

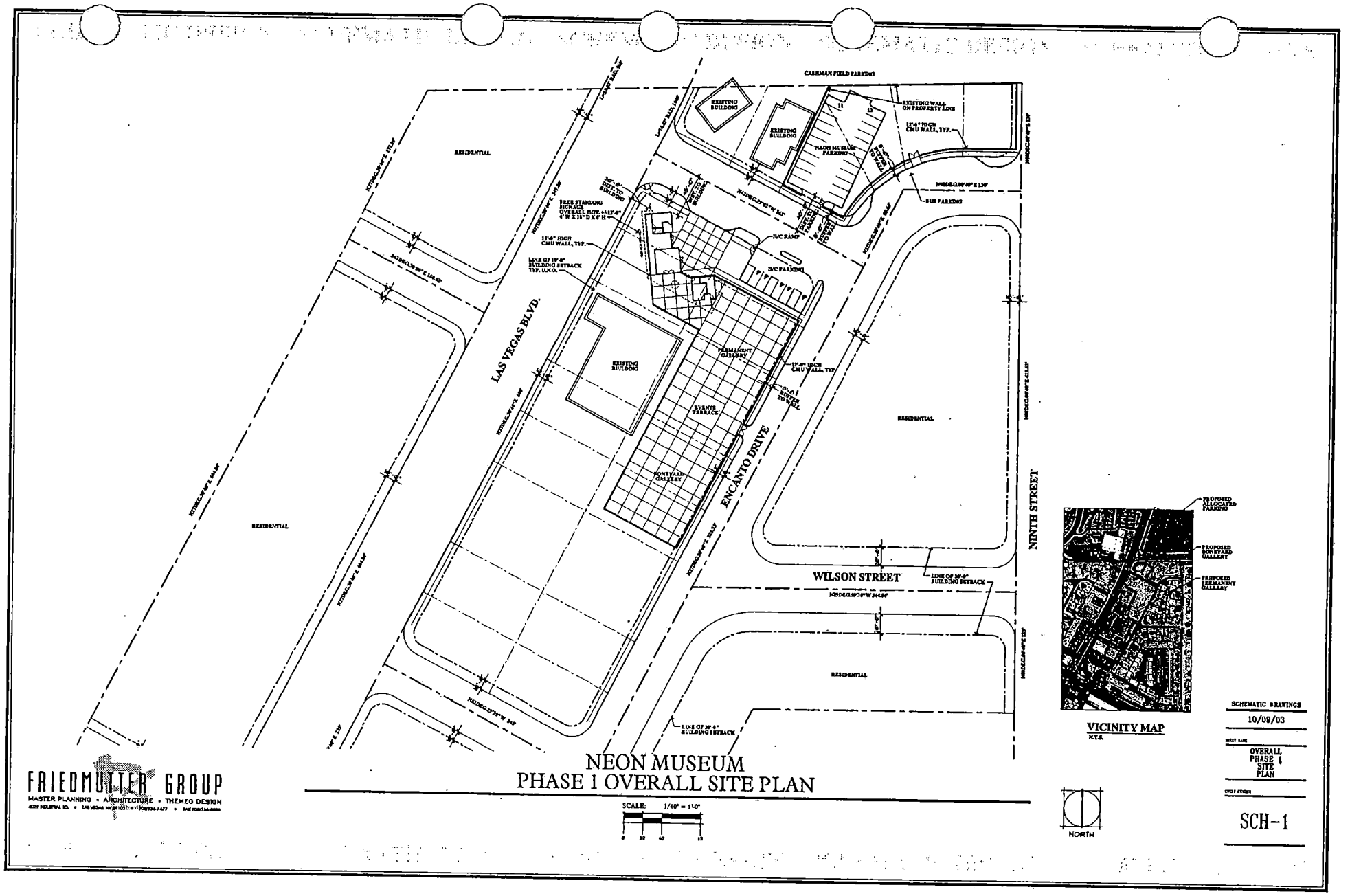
This 16TH day of OCTOBER, 2003

Notary Public in and for said County and State

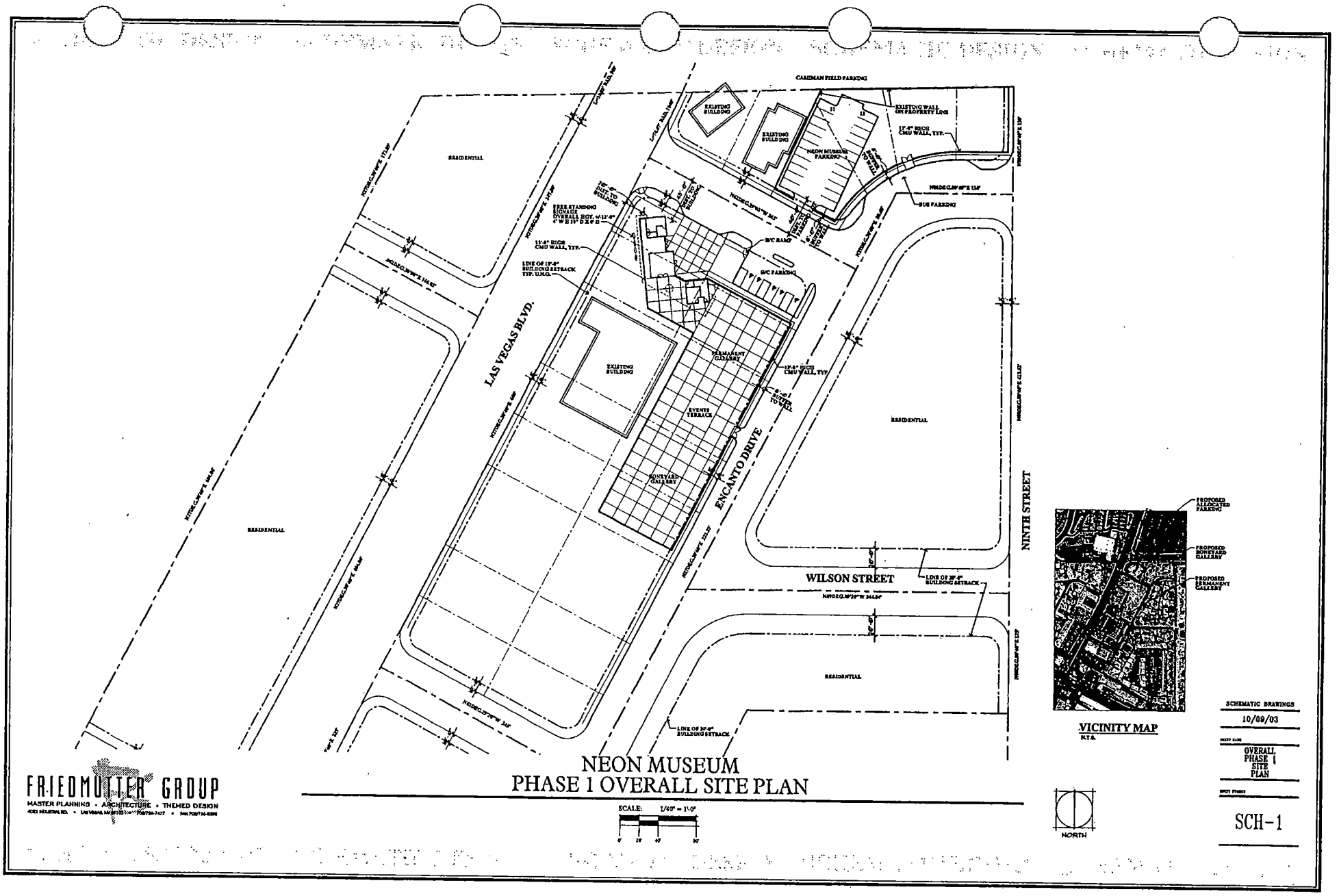
Notary Public - State of Nevada
COUNTY OF CLARK
DAVID BRATCHER
No. 00-61132-1 My Appointment Expires Feb. 3, 2004

Revised 2/12/02

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



ZON-3256
SDR-3257
12-04-03 PC

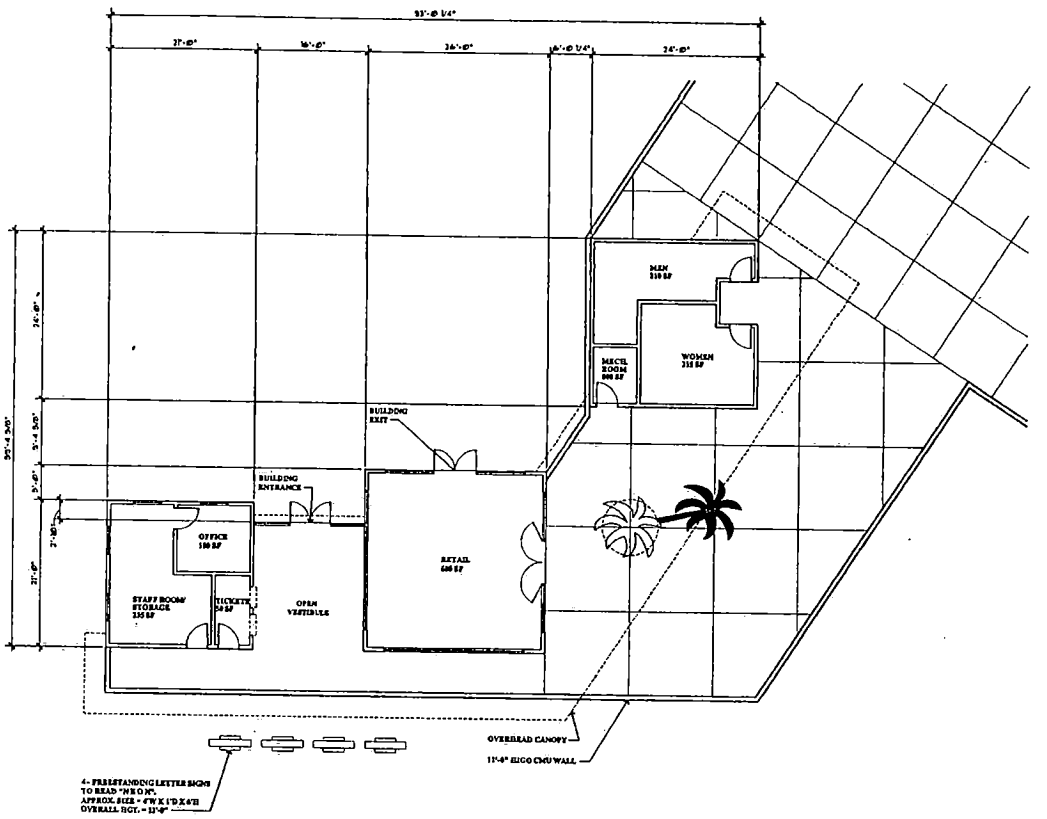


FRIEDMUTTER GROUP
MASTER PLANNING • ARCHITECTURE • THEMED DESIGN

NEON MUSEUM
PHASE 1 OVERALL SITE PLAN

SCHEMATIC DRAWINGS
10/09/03
OVERALL PHASE 1 SITE PLAN
SCH-1

ZON-3256
SDR-3257
12-04-03 PC



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NEON MUSEUM
PHASE 1 BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

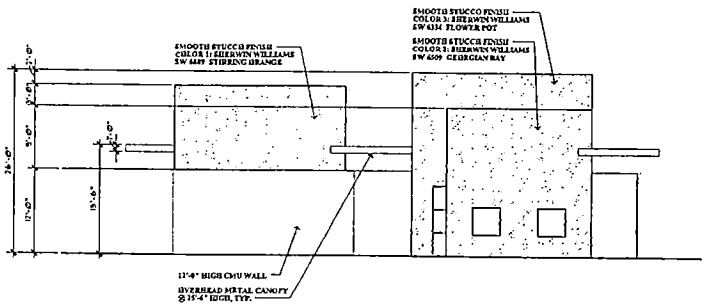
NORTH

SCHEMATIC DRAWINGS
10/09/03

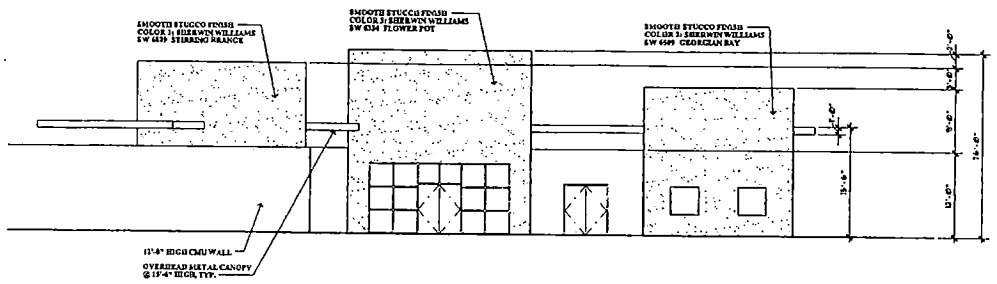
BUILDING FLOOR PLAN

SCH-2

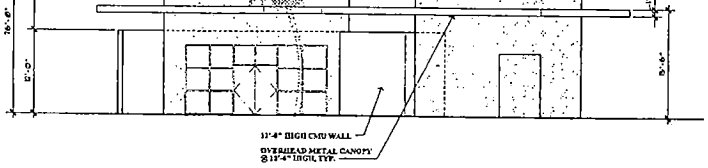
ZON-3256
SDR-3257
12-04-03 PC



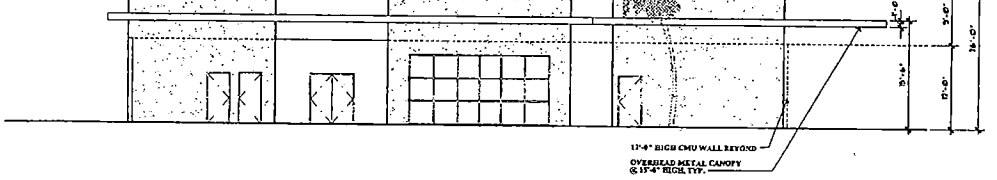
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

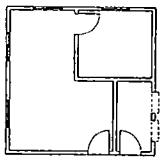
FRIEDMUTTER GROUP
MASTER PLANNING • ARCHITECTURE • THEMED DESIGN

NEON MUSEUM
PHASE 1 BUILDING ELEVATIONS

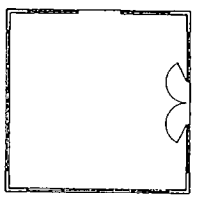
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SCHEMATIC DRAWINGS
10/09/03
EXTERIOR BUILDING ELEVATIONS
SCH-3

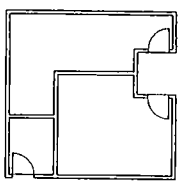
ZON-3256
SDR-3257
12-04-03 PC



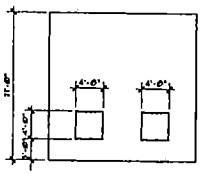
BUILDING 1



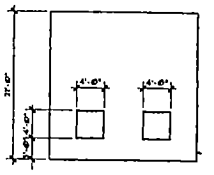
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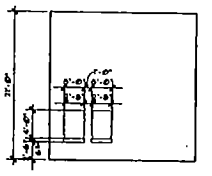
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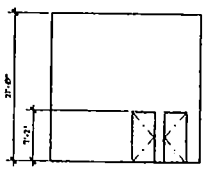
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NORTH ELEV.



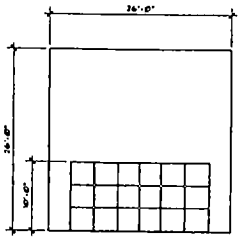
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WEST ELEV.



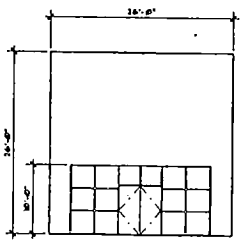
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SOUTH ELEV.



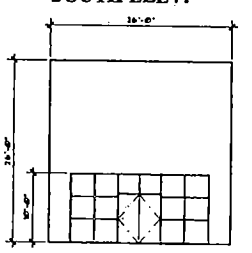
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EAST ELEV.



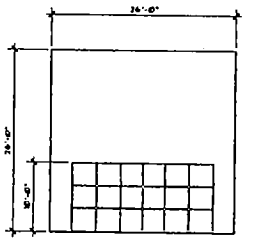
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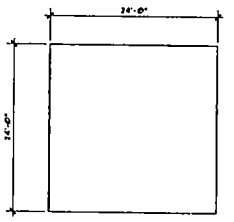
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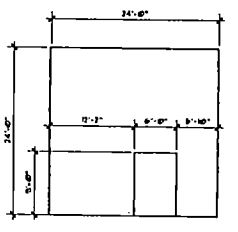
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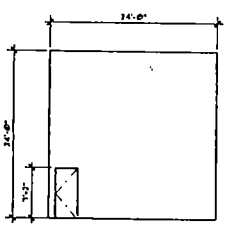
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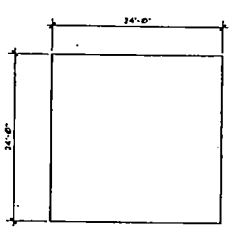
BUILDING 3
NORTH ELEV.



BUILDING 3
WEST ELEV.



BUILDING 3
SOUTH ELEV.



BUILDING 3
EAST ELEV.

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NEON MUSEUM
PHASE 1 BUILDING ELEVATIONS

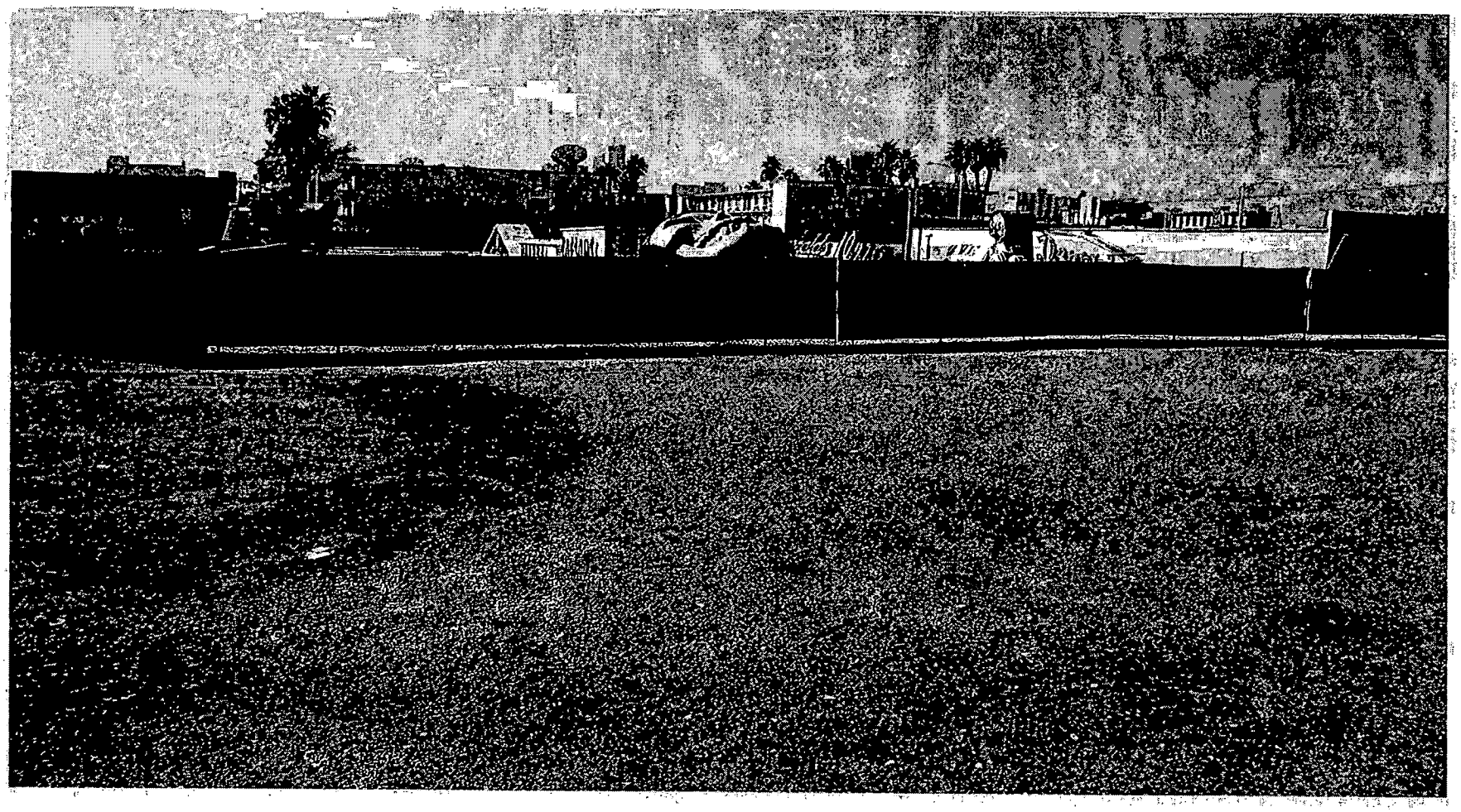
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SCHEMATIC DRAWINGS
10/09/03

EXTERIOR BUILDING ELEVATIONS

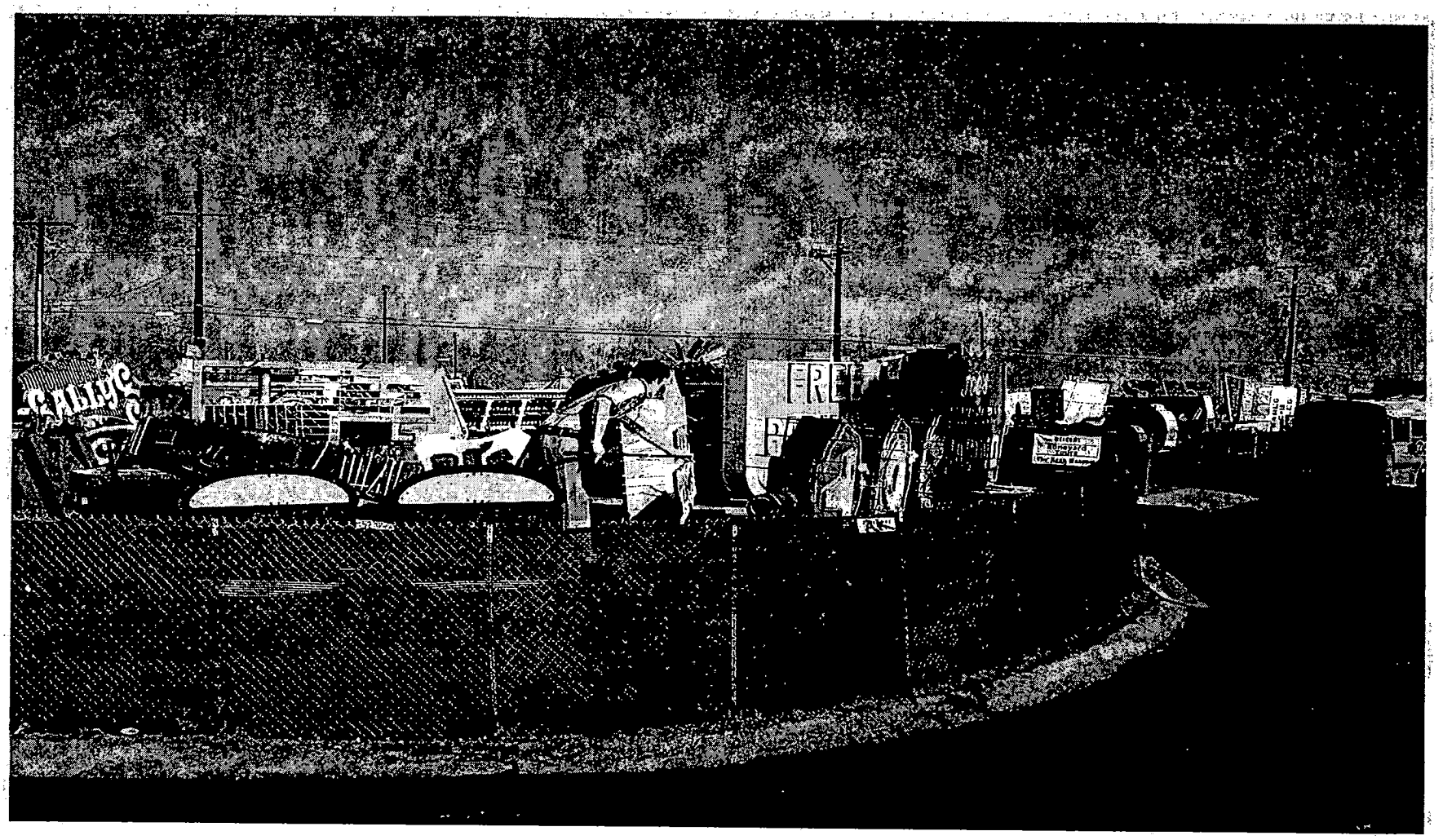
SCH-4

ZON-3256
SDR-3257
12-04-03 PC



ZON-3256 - THE NEON MUSEUM ON BEHALF OF THE CITY OF LAS VEGAS
WEST SIDE OF ENCANTO DRIVE, NORTH AND SOUTH OF MCWILLIAMS AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



ZON-3256 - THE NEON MUSEUM ON BEHALF OF THE CITY OF LAS VEGAS
WEST SIDE OF ENCANTO DRIVE, NORTH AND SOUTH OF MCWILLIAMS AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
SDR-3257 - THE NEON MUSEUM ON BEHALF OF THE CITY OF LAS VEGAS - Request for a Site Development Plan Review for a proposed Museum (The Neon Museum) on 1.79 acres adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue (APN: 139-27-812-039, 040, and 043), C-2 (General Commercial) Zone and R-3 (Medium Density Residential) Zone, [PROPOSED: C-V (Civic) Zone], Ward 5 (Weekly).

CC: 01/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/7/2004.

MINUTES:
NOTE: See Item 16 [ZON-3256] for related discussion.
(7:13 – 7:16)
1-2376

CONDITIONS:
Planning and Development
1. A Rezoning (ZON-3256) to a C-V (Civic) 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.

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 17 – SDR-3257

CONDITIONS – Continued:

4. 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.

5. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.

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

7. The design of the handicap parking spaces shall conform to the requirements of Title 19.10.

8. Public sidewalks shall be required abutting the property along Encanto Drive, McWilliams Drive, and Las Vegas Boulevard. An accessible connection is required between the public sidewalk at Las Vegas Boulevard and the principal entrance of the museum building.

9. The perimeter walls shall comply with the requirements of the Title 19.08.

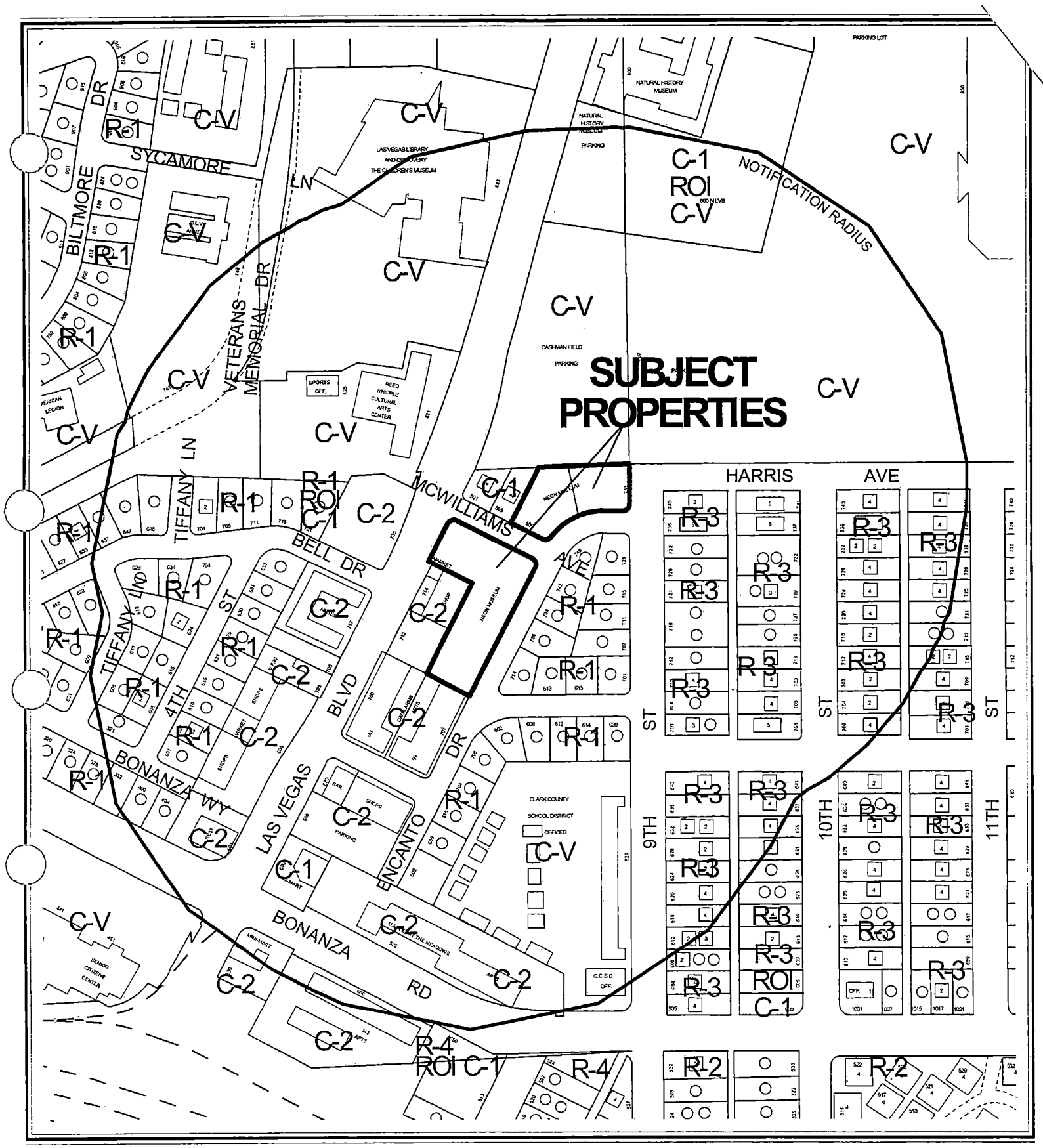
10. The bus parking area on Encanto Drive shall be removed or shall be relocated to the museum property.

11. Light fixtures on the museum property 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.

Public Works

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

13. Site development to comply with all applicable conditions of approval for ZON-3256 and all other subsequent site-related actions.



CASE: **SDR-3257**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3257 - THE NEON MUSEUM ON BEHALFOF THE CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-3256) to a C-V (Civic) 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.

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13. Site development to comply with all applicable conditions of approval for ZON-3256 and all other subsequent site-related actions.

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for Site Development Plan Review for a proposed museum on 1.79 acres adjacent to the west side of Encanto Drive, north and south of McWilliams Avenue. A related Rezoning (ZON-3256) application will also be considered at this time.

B) Applicant's Justification

The applicant's justification letter states that the proposed Neon Museum facilities will be an important addition to the Cultural Corridor and will help to preserve an important part of the history of Las Vegas.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions on the subject site.

B) Pre-Application Meeting

10/03/03 At the pre-application conference, issues were discussed relative to the existing zoning on the property, traffic impacts to the residential neighborhood to the east, and the possibility of vacating a portion of McWilliams Drive.

C) Neighborhood Meetings

A neighborhood meeting was not required in conjunction with this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.79

B) Existing Land Use

Subject Property:	Museum Use
North:	Public Facility Use
South:	Multifamily Use
East:	Single-Family Use, Multifamily Use
West:	Vacant, Multifamily Use, Service Commercial Use, Museum Use

FF

C) Planned Land Use

Subject Property:	Public Facility
North:	Public Facility
South:	Mixed Use
East:	Mixed Use
West:	Mixed Use, Public Facility

D) Existing Zoning

Subject Property:	C-2 (General Commercial), R-3 (Medium-Density Residential)
North:	C-V (Civic)
South:	C-2 (General Commercial)
East:	R-1 (Single Family Residential), R-3 (Medium-Density Residential)
West:	C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic)

E) General Plan Compliance

As noted in the companion staff report for ZON-3256, the museum site is currently designated as PF (Public Facility) by the Las Vegas Redevelopment Plan. The PF (Public Facility) land use category allows public and institutional uses, as well as religious, fraternal, and other quasi-public uses.

PROJECT DESCRIPTION

The Neon Museum organization has a long-term lease with the City of Las Vegas for three adjacent parcels on McWilliams Drive, immediately east of Las Vegas Boulevard; two of the parcels are located on the north side of McWilliams Drive, and one of the parcels is located on the south side of McWilliams Drive. The parcels are currently used for storing and maintaining the historic neon signs that are part of the museum's collection. The Neon Museum intends to construct permanent museum facilities in accordance with the terms of the lease agreement with the City.

The proposed development plan includes the construction of three small buildings at the southeast corner of McWilliams Drive and Las Vegas Boulevard that will house offices, restrooms, ticket sales, and a museum store. The three buildings will be united by a common roof structure, which will provide a protected passage area between the buildings. The majority of the southern portion of the site will be occupied by an outdoor gallery area, which will have a 12-foot high wall around the perimeter to assist with display of the signage and to buffer the museum use from the adjacent residences to the east. Handicap parking spaces will be located directly adjacent to the museum entrance, and an additional 23 parking spaces will be located on a portion of the site on the north side of McWilliams Drive. The remainder of the site north of McWilliams Drive will be utilized for the storage and maintenance of signage that is not part of the permanent collection.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, development standards for C-V (Civic) zoned properties are established upon approval of a Rezoning and Site Development Plan Review. The development standards are as listed below:

Standards	Required	Provided
Min. Lot Size	N/A	1.79 (total)
Min. Lot Width	N/A	90 Feet
Min. Setbacks		
• Front	N/A	20 Feet
• Side	N/A	24 Feet
• Corner	N/A	10 Feet
• Rear	N/A	N/A
Max. Lot Coverage	N/A	5%
Max. Building Height	N/A	26 Feet

The proposed development will provide adequate setbacks from adjacent properties, and the lot coverage will be minimal. The maximum height of the proposed structures is 26 feet, which will pose no impacts to the surrounding neighborhood.

A2) Residential Adjacency Standards

Pursuant to Title 19.08, Residential Adjacency Standards are not applicable to properties within the boundaries of the Las Vegas Redevelopment Plan. However, due to the nature of the museum and the open-air display area, every effort should be made to reduce any spill-over lighting that may impact the residential properties on Encanto Drive.

A3) Parking and Traffic Standards

Pursuant to Title 19.06, parking standards for C-V (Civic) zoned properties are established upon approval of a Site Development Plan. The details relative to the amount of parking provided are listed below for comparison purposes:

Uses	GFA	Title 19 Ratio	Title 19 Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Museum	3838 SF	1/300 GFA	13	1	23	5

FF

Based on a strict application of the parking requirements, the museum would only be required to provide a total of 13 parking spaces due to the limited square footage of the enclosed structures that will occupy the site. As most of the display space is unenclosed, the museum will provide more parking spaces than would be required by code in order to accommodate the estimated number of visitors. The site plan shows that bus parking will be provided on Encanto Drive; due to the adjacent residential properties, the bus parking should be located elsewhere so as to lessen the impact to the residential property owners.

The Public Works Department has noted that the parking lot layout and the design of the driveways will need to be reviewed prior to the issuance of permits. In addition, all handicap parking spaces shall be required to conform with code requirements.

A4) Landscape Standards

Pursuant to Title 19.06, landscape standards for C-V (Civic) zoned properties are established upon approval of a Site Development Plan. The submitted landscape plan depicts landscape buffers along Encanto Drive to screen the museum site from the adjacent residential properties, with sumac trees spaced 20 feet on center along the southern portion of the site, and an Arizona cypress hedge along the northern portion. Landscape buffers will also be provided along McWilliams Drive as typically required by code. Elsewhere on the site, the perimeter walls utilized on the northern and southern portions of the development site will serve as a buffer between the museum and abutting properties. The perimeter wall will be 12 feet in height, which will adequately screen the museum's activities from neighboring properties.

A5) Sign Standards

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

Freestanding Signs:

Standards	**Allowed**	**Provided**
Maximum Number	1/200' Street frontage 8 total	1 total
Maximum Area	2/LF frontage 2120 SF total	96 SF total
Maximum Height	40 Feet	12 Feet
Minimum Setback	5 Feet	22 Feet
Illumination	Internal, External	Internal, External

One free-standing sign is proposed for the front of the property facing Las Vegas Boulevard, which will conform with all code requirements. The historic neon signs that will be displayed on the property will not be included in any sign area calculations.

B) General Analysis and Discussion

- Zoning

A companion application (ZON-3256) has been filed to rezone the parcels to C-V (Civic) in accordance with the Las Vegas Redevelopment Plan. The proposed use is consistent with the C-V (Civic) zoning.

- Site Plan

The site plan depicts the museum buildings located adjacent to Las Vegas Boulevard, with the open-air gallery located directly behind the buildings on Encanto Drive. The principal parking area is located on the portion of the site on the north side of McWilliam Drive, with a specialized paving treatment joining the parking area with the museum entrance. Handicap spaces are provided directly east of the museum entrance. Perimeter walls will be used to enclose the open-air gallery on the south side of the site, and the parking and storage areas on the north side of the site.

- Waivers

No waivers are required as part of this application request.

- Landscape Plan

The landscape plan depicts the use of landscape buffers along Encanto Drive and McWilliams Drive. A 12-foot high perimeter wall will be utilized for screening and security at the interior property lines and at the northern boundary of the property abutting the Cashman Field property. The landscape plan does not show any sidewalks along Encanto Drive; sidewalks will need to be provided for pedestrian access.

- Elevation

The elevations of the proposed structures are simple and well-proportioned, and will effectively serve as a backdrop for the historic signage. The proposed 12-foot high screen walls are integrated with three museum structures to form a cohesive environment. However, it should be noted that the use of unfinished concrete masonry units for the perimeter walls as indicated on the drawings is not permitted. The justification letter states that the murals will be painted on the perimeter walls in order to satisfy the requirements of Title 19.

- Floor Plan

The layout of the plan demonstrates adequate room for patron circulation, while providing permanent facilities for the museum organization. The actual display space for the historic signage will be within the open-air gallery, which will be surrounded by 12-foot high perimeter walls.

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 museum building is compatible in scale with adjacent development, and will be a positive addition to the Cultural Corridor.

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 rezoning and development of the museum property is consistent with the General Plan and the Las Vegas Redevelopment Plan. The proposed development is generally consistent with the design standards, although properties in the C-V (Civic) district are not automatically subject to the application of those standards.

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

   Las Vegas Boulevard will provide the primary access to the museum property, and has sufficient capacity to accommodate the proposed development. Removal of the bus parking area from Encanto Drive will assist in lessening traffic impacts to adjacent residential properties.

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

   The proposed building materials are appropriate to the area; the proposed landscape materials are generally drought-tolerant, and are identified by the Las Vegas Valley Water District as requiring low to moderate water use.

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 well-proportioned, and their minimalist character will serve as an excellent backdrop to the historic signage will be installed in the outdoor gallery space.

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

   Adequate measures have been taken to secure and protect the public health, safety and general welfare.

NOTICES MAILED 122 (Mailed with ZON-3256)

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3257 APN: 139-27-612-039 and -040 and -043

Name of Property Owner: City of Las Vegas

Name of Applicant: The Neon Museum

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: Councilman Mack

Partner(s): Serves as a member of The Board of Directors

APN: SEE ABOVE

Signature of Property Owner/Authorized Agent: Sandra L. Harris

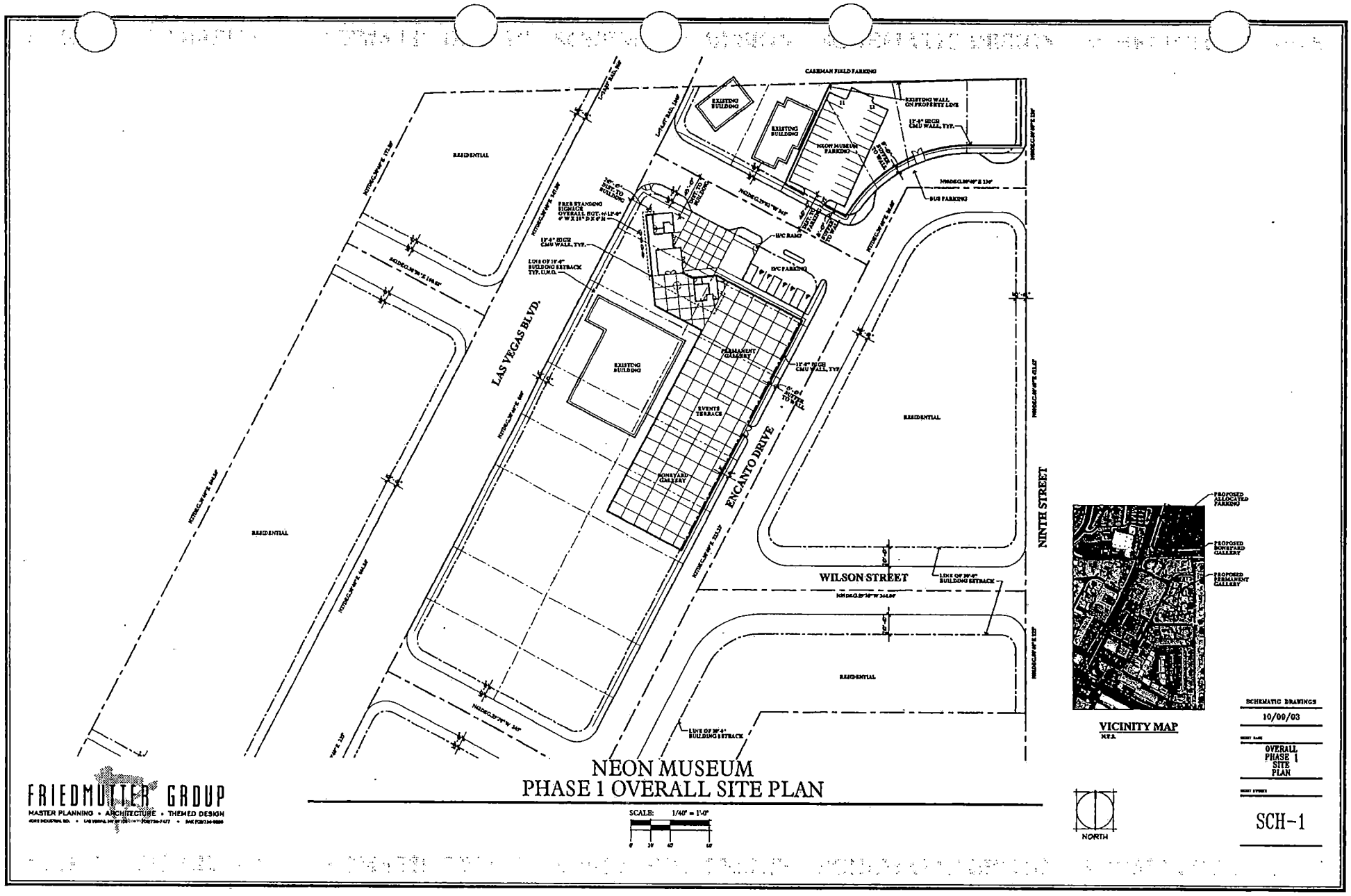
Print Name: Sandra L. Harris

Subscribed and sworn before me

This 16th day of October, 2003

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
DAVID BRATCHER
No. 00-61132-1 My Appointment Expires Feb. 3, 2004



NEON MUSEUM
PHASE 1 OVERALL SITE PLAN

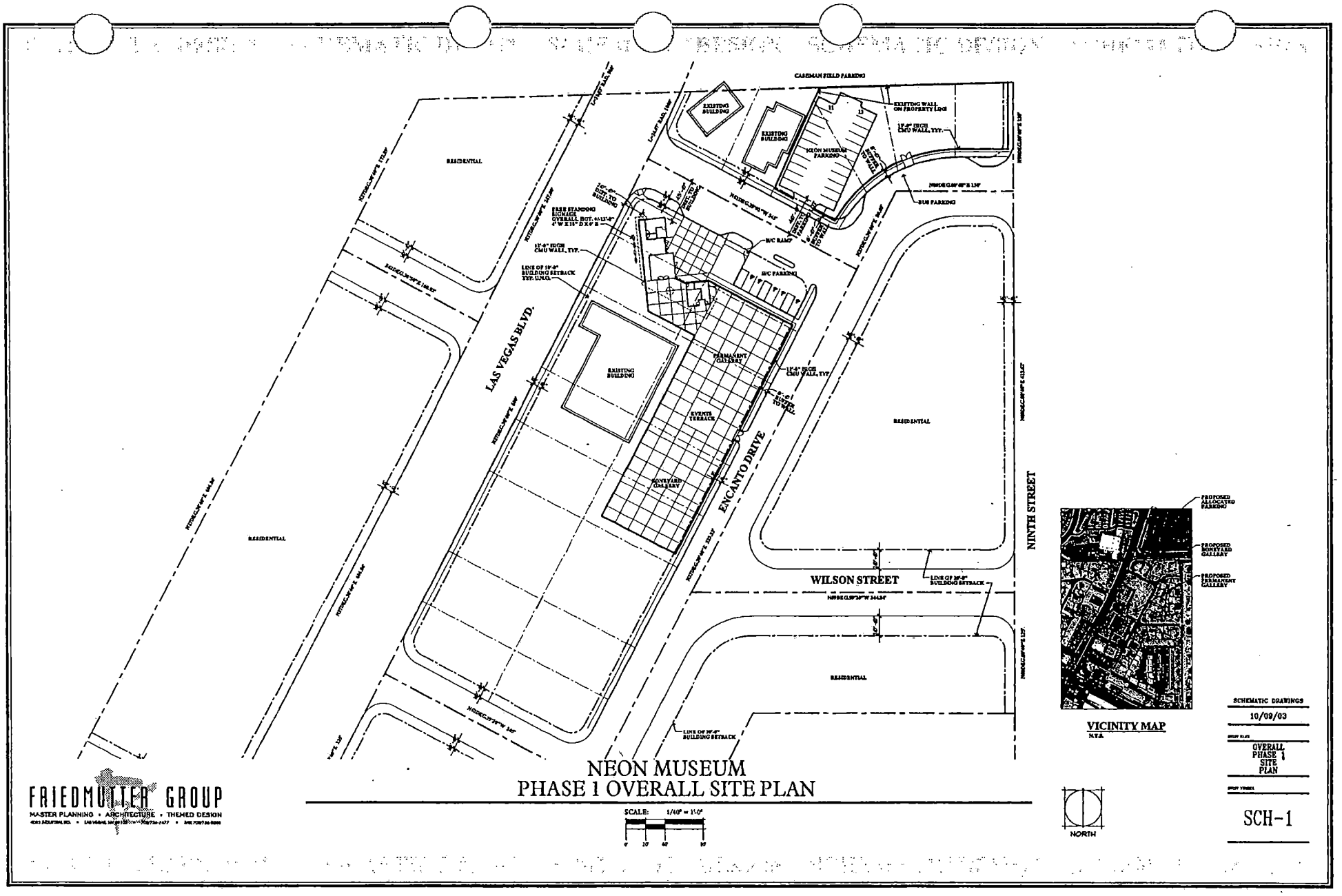
FRIEDMUTTER GROUP
MASTER PLANNING • ARCHITECTURE • THEMED DESIGN

SCHEMATIC DRAWINGS
10/09/03

OVERALL PHASE 1 SITE PLAN

SCH-1

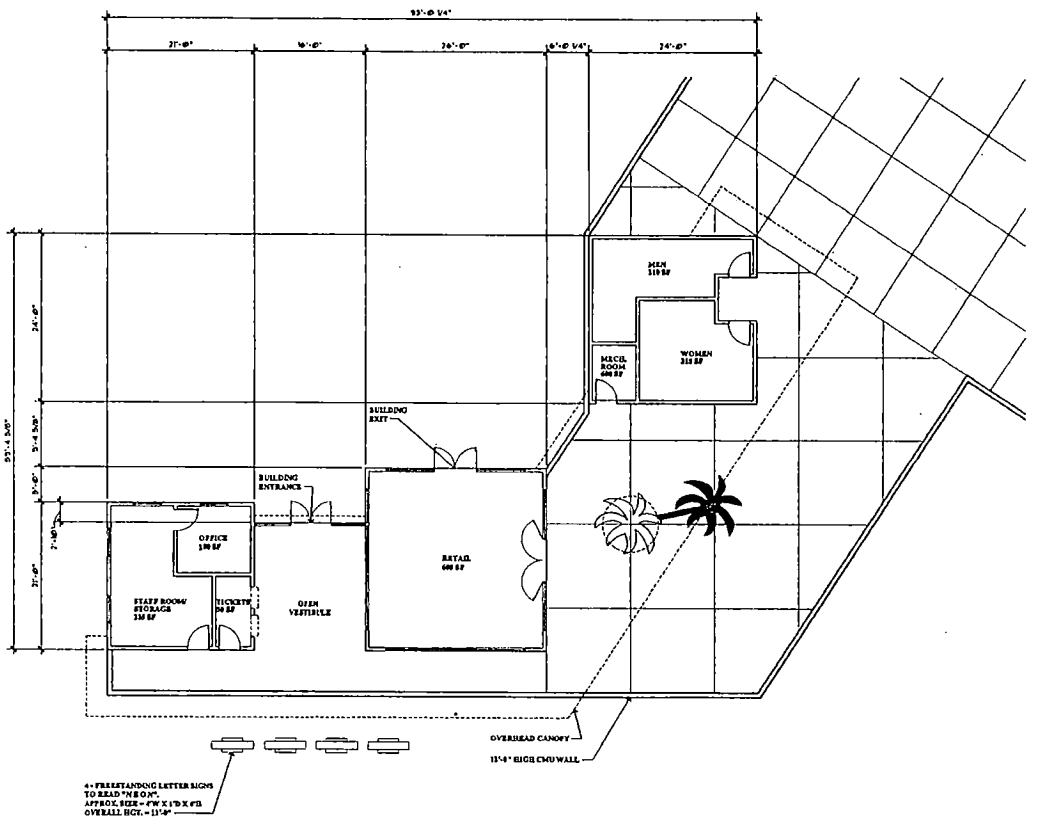
ZON-3256
SDR-3257
12-04-03 PC



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NEON MUSEUM
PHASE 1 OVERALL SITE PLAN

ZON-3256
SDR-3257
12-04-03 PC



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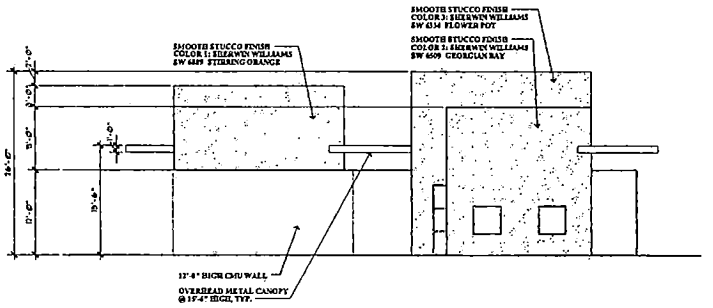
NEON MUSEUM
PHASE 1 BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"

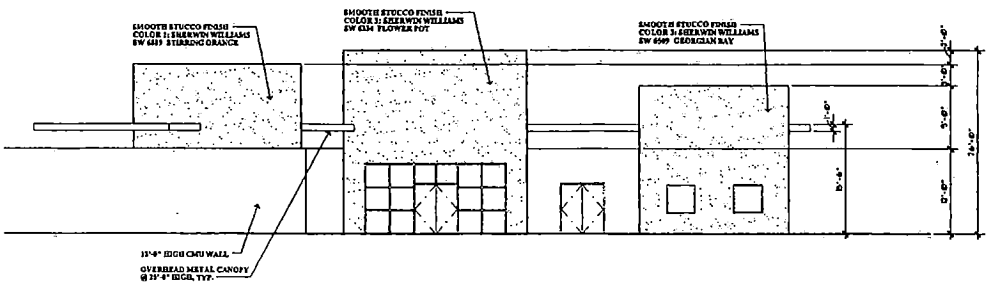
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SCHEMATIC DRAWINGS
10/09/03
BUILDING FLOOR PLAN
SCH-2

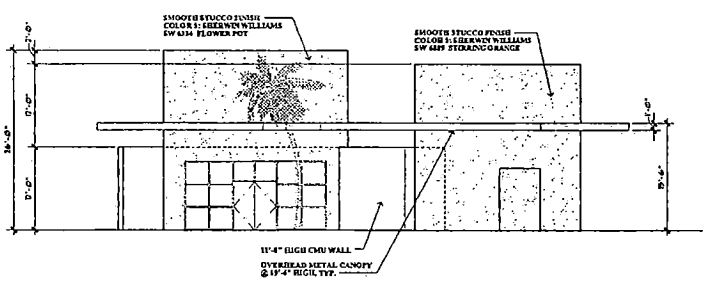
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SDR-3257
12-04-03 PC



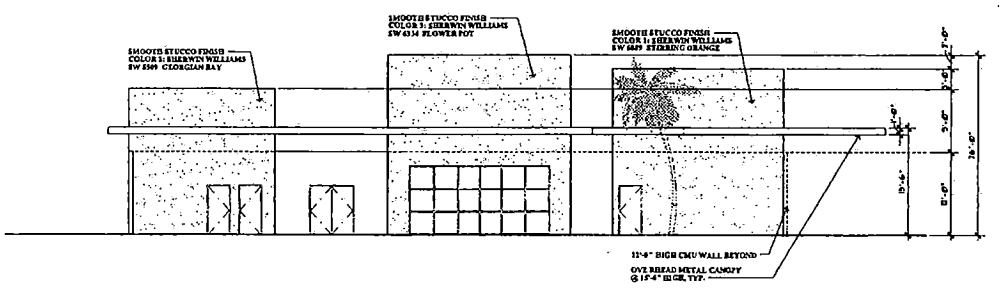
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

SCHEMATIC DRAWINGS
10/09/03

EXTERIOR BUILDING ELEVATIONS

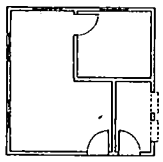
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FRIEDMUTTER GROUP
MASTER PLANNING • ARCHITECTURE • THEMED DESIGN

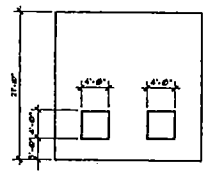
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PHASE 1 BUILDING ELEVATIONS

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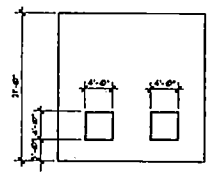
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SDR-3257
12-04-03 PC



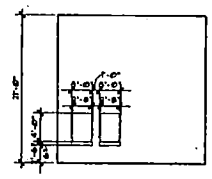
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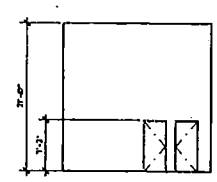
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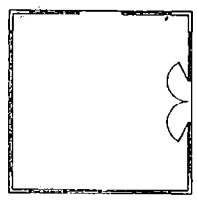
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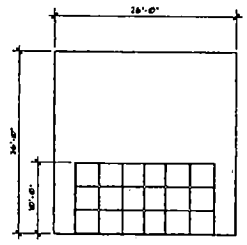
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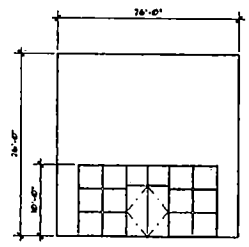
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EAST ELEV.



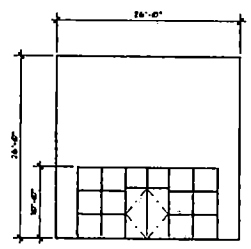
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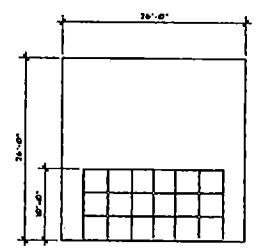
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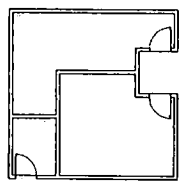
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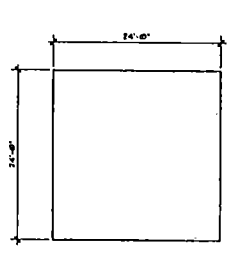
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SOUTH ELEV.



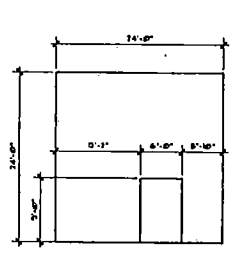
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EAST ELEV.



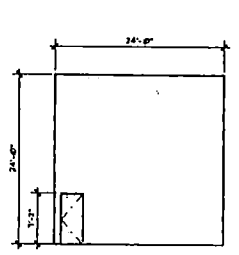
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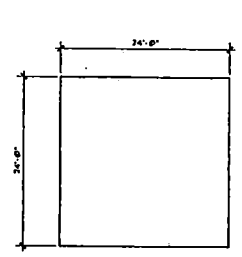
BUILDING 3
NORTH ELEV.



BUILDING 3
WEST ELEV.



BUILDING 3
SOUTH ELEV.



BUILDING 3
EAST ELEV.

SCHEMATIC DRAWINGS
10/09/03

EXTERIOR BUILDING ELEVATIONS

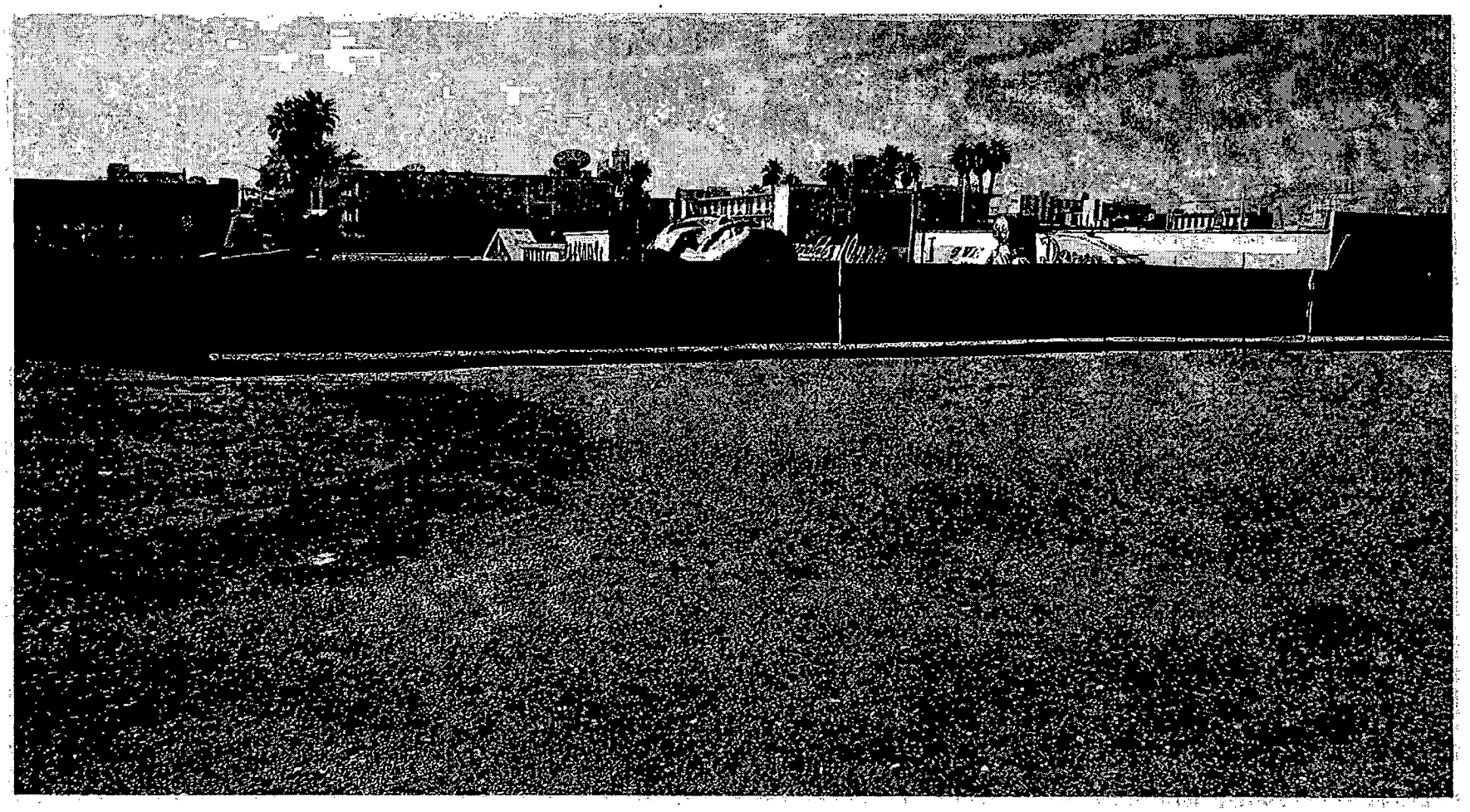
SCH-4

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NEON MUSEUM
PHASE 1 BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"

ZON-3256
SDR-3257
12-04-03 PC



SDR-3257 - THE NEON MUSEUM ON BEHALF OF THE CITY OF LAS VEGAS
WEST SIDE OF ENCANTO DRIVE, NORTH AND SOUTH OF MCWILLIAMS AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



SDR-3257 - THE NEON MUSEUM ON BEHALF OF THE CITY OF LAS VEGAS
WEST SIDE OF ENCANTO DRIVE, NORTH AND SOUTH OF MCWILLIAMS AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
ZON-3276 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: R-PD11 (Residential Planned Development - 11 Units Per Acre) on 8.32 acres between Martin L. King Boulevard and Shadow Lane, approximately 1,250 feet north of Alta Drive (APN: 139-33-102-020), Ward 5 (Weekly).

CC: 01/07/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends DENIAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Architectural Renderings of proposed project (attached at Item 18 [ZON-3276].

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is finalizing a transaction with Signature Homes.

To be heard by the City Council on 1/7/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearings open on Item 18 [ZON-3276], Item 19 [SDR-3278] and Item 20 [WVR-3355].

GARY LEOBOLD, Planning and Development Department, explained that staff recommended denial on both the zoning request and the Site Development Plan Review based on its findings that the style of development would render portions of the open space unavailable for use by the residents. He remarked that this development will include 92 single-family lots, private streets configured at 39-feet wide and three-story units. He noted that if approved, Condition 4 of the Site Development Plan Review needs to modified to read three-stories.

MINUTES – Continued:

MR. LEOBOLD stated that the applicant has creatively redesigned the panhandle section of the parcel eliminating the private drive. With regard to the waiver pertaining to the external access from the subdivision, because of the limited amount of street frontage and constrained by commercial and apartment development, this section would be the only practical location to be accessed from. Considering the low volume of traffic on Shadow Lane and the additional traffic controls proposed by the applicant for Shadow Lane, staff determined that the waiver to reduce the separation distances is acceptable.

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead, she indicated on the site plan the location of the proposed development and the adjacent uses. She introduced for the first time a model of the three-story, two-car garage, single-family detached project.

ATTORNEY LAZOVICH stated that this novel product conforms to the setback requirements. It includes individual property gates along Paseo providing backyard privacy and access to usable open space.

TODD FARLOW, 240 North 19th Street, commended the developer of this project and described it as beautifully structured.

JACK CAMPBELL, CEO for Walker Furniture, stated that his company had no opposition to the development of the homes save for the potential use of the access point going on to Martin Luther King mainly because of traffic concerns. MR. CAMPBELL suggested a deed restriction that would ensure that no other use would be allowed other than what is described by the applicant as emergency access.

NATALIE MYERS, representing Furniture Expo, 300 South Martin Luther King Boulevard, appeared in opposition to this proposal. She stated that the major concern relates to the driveway that is bordered by commercial businesses. She explained that large commercial trucks traverse that street and over the years, she has witnessed numerous accidents. She expressed concern that ingress/egress for residents would pose a major safety issue.

CARL OSBOURNE, 101 Shadow Lane, expressed the same concerns as MR. CAMPBELL. He remarked that a development in the same vicinity was just approved for 75 homes and if this application is approved it will add an additional 92 homes. He substantiated that with two cars per home, Shadow Lane will significantly be inundated with traffic.

MINUTES – Continued:

ATTORNEY LAZOVICH replied that this development will be gated and homeowners will only have access off of Shadow Lane. She indicated the location of the crash gates and was acceptable to any condition specifying that use. COMMISSIONER NIGRO asked whether a deed restriction would be applicable. MR. LEOBOLD added that the driveway on Martin Luther King is only wide enough to be utilized for emergency purposes. COMMISSIONER NIGRO expressed his approval and felt the residential use is appropriate for this site versus anything commercial.

COMMISSIONER EVANS asked whether a traffic analysis was conducted. ATTORNEY LAZOVICH explained that the applicant agreed to install a traffic-calming device on Shadow Lane similar to Shadow I. BOBBY LEWIS, representing Signature Homes, attested to a traffic study having been completed for both the Shadow I and Shadow II projects. COMMISSIONER EVANS further questioned whether there are plans to install a traffic signal in the area. MR. LEWIS stated that staff would be able to provide that information. Responding to COMMISSIONER EVANS' query regarding commercial deliveries, ATTORNEY LAZOVICH explained that with the commercial enterprises already in place, this would give a potential buyer the opportunity to decline purchasing a property if they were particularly sensitive to noise or lights emanating from the adjacent business.

CHARIMAN TRUESDELL liked the uniqueness of the project but stated that he would not support this development if it accessed Martin Luther King Boulevard. He felt that the traffic impact on Shadow Lane might not be a significant imposition. He added that this is an excellent in-fill project.

Addressing MS. MYERS concerns regarding the truck delivery, MR. LEOBOLD suggested partial wrought iron fencing along a portion of the strip to ensure visibility for commercial trucks.

DEPUTY CITY ATTORNEY BRYAN SCOTT noted that if a deed restriction is contemplated, it will be necessary to ensure that the City of Las Vegas is made a part of the deed restriction to prevent any deviations without the City's permission.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearings closed on Item 18 [ZON-3276], Item 19 [SDR-3278] and Item 20 [WVR-3355].

(7:16 – 7:45)

1-2601/2-1

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 18 – ZON-3276

CONDITIONS:

Planning and Development

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

2. A Site Development Plan Review application (SDR-3278) and a Waiver to certain Title 18 standards (WVR-3355) 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 an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard adjacent to this site.

4. Construct all incomplete half-street improvements on Martin L. King Boulevard and Shadow Lane adjacent to this site concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

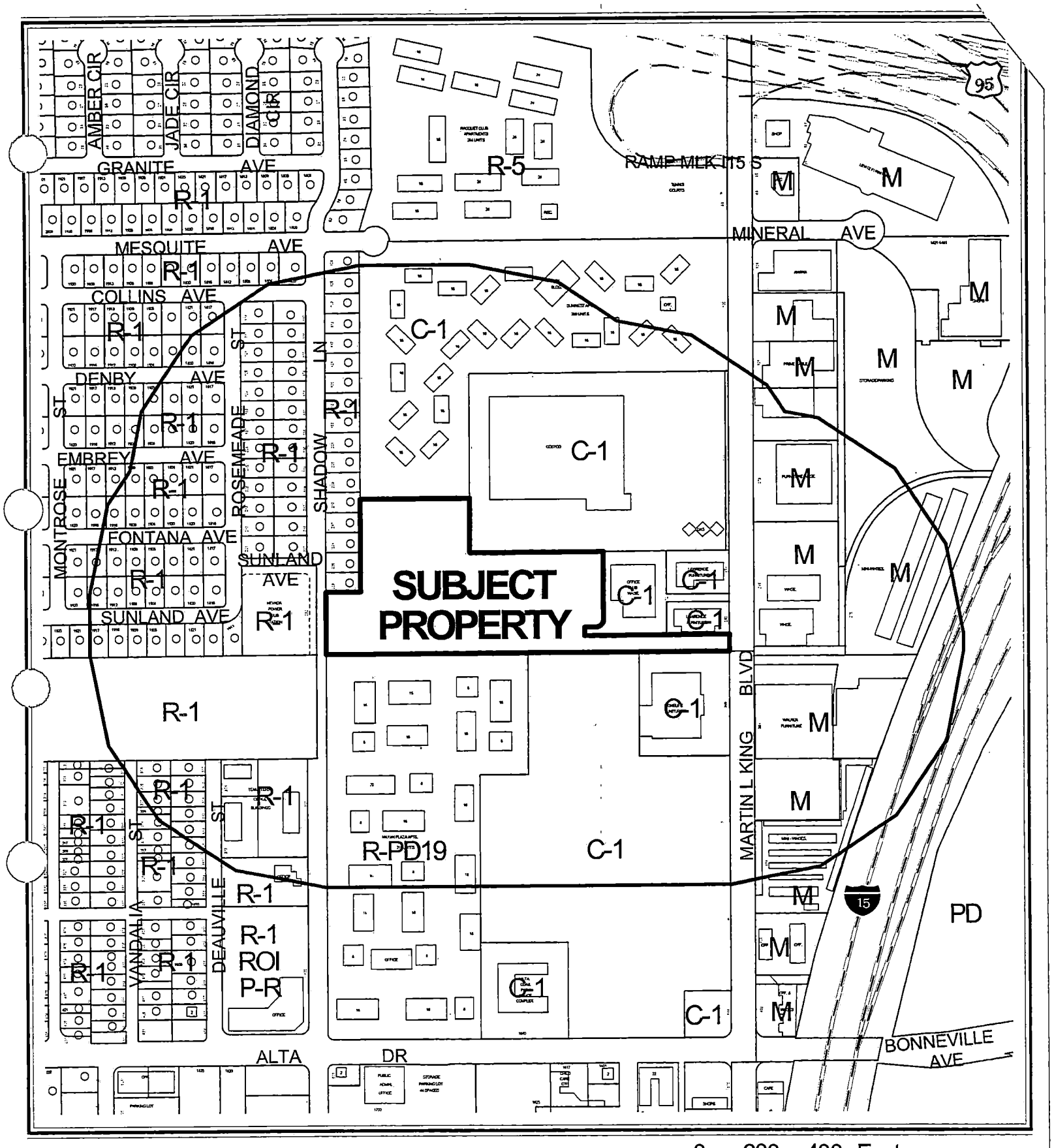
5. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

6. 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.

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 18 – ZON-3276

CONDITIONS – Continued:

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-3276**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3276 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, Subject to:

Planning and Development

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

2. A Site Development Plan Review application (SDR-3278) and a Waiver to certain Title 18 standards (WVR-3355) 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 an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard adjacent to this site.

4. Construct all incomplete half-street improvements on Martin L. King Boulevard and Shadow Lane adjacent to this site concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

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

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a 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.

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 C-1 (Limited Commercial) to R-PD11 (Residential Planned Development - 11 Units per Acre) on 8.32 acres located approximately 1,250 feet north of Alta Drive, between Shadow Lane and Martin L. King Boulevard. Companion applications for a Site Development Plan Review (SDR-3278) to allow a 92-lot single-family subdivision and a Waiver of certain Title 18 standards (WVR-3355) will be reviewed concurrently.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed R-PD11 zoning district, which would allow density up to 11.49 units per acre, conforms to the current land use designation of M (Medium Density Residential), which allows for Residential Planned Development densities of up to 25.49 units per acre.

BACKGROUND INFORMATION

A) Previous Actions

There are no relevant actions by the Planning Commission or by the City Council that affect the subject site.

11/05/03 The City Council approved requests by this applicant for a Rezoning (ZON-2643) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 7 Units per Acre), 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 a 10.08-acre site to the southwest of the subject site, on the west side of Shadow Lane. The Planning Commission recommended approval on 10/09/03.

12/04/03 The Planning Commission will consider companion requests for a Site Development Plan Review (SDR-3278) to allow a 92-lot single-family subdivision and a Waiver of certain Title 18 standards (WVR-3355) that will apply to the proposal on this site.

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B) Pre-Application Meeting

09/04/03 Issues discussed included site plan details including the identification of private streets, identification of easement areas which crisscross the site, identification of proposed handicap parking, the provision of a detail to show that the gate complies with Public Works standards and the need for Title 18 Waivers for the project.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 8.32

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments and Retail Commercial (Costco)
South:	Apartments and Undeveloped and Retail Commercial (Furniture Store)
East:	Retail Commercial (Furniture Store and Office Supply)
West:	Nevada Power substation and Single Family Residential

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD19 (Residential Planned Development - 19 Units per Acre) and C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	R-1 (Single Family Residential) and R-PD7 (Residential Planned Development - 7 Units per Acre)

E) General Plan Compliance

The Southeast Sector Plan designates this site as M (Medium Density Residential). The allowable density range for lands so designated is up to 25.49 units per acre for Residential Planned Development sites. Although the density of 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 M (Medium Density Residential) land use designation, the design of the project, at a proposed density of 11.1 units per acre, with small single-family houses on small lots, does not allow for usable open space and is contrary to Las Vegas 2020 Master Plan policies, which promote mixed use residential/commercial development on vacant land (policy 2.2.1).

The General Plan states that within Medium Density Residential areas, development will consist of "...a variety of multi-family units such as plexes, townhouses, and low density apartments". The Plan does not promote single-family development in Medium Density Residential areas.

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

A1) Development Standards

Site plan development standards are discussed in companion Site Development Plan Review (SDR-3278).

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 below the density of apartment development on the lands to the area south of the site. The type of dense single-family development proposed as a Residential Planned Development for this site will result in a

GL

crowded development pattern on the site, offering little in the way of on-site private outdoor area or common open space throughout the parcel. The development as proposed is far denser than the adjacent low-density single-family development to the west of the site.

Development of the subject site as proposed in this project will represent about a fourfold increase in density over the developed densities in the adjacent R-1 (Single Family Residential) area. In fact, the average lot size of approximately 1,800 square feet is far below the 6,500 square-foot minimum lot size required of the R-1 (Single Family Residential) zoning district, and which average over 7,000 square feet in the adjacent single-family area. The lands to the south and north, although zoned as R-PD19 (Residential Planned Development - 19 Units per Acre) and C-1 (Limited Commercial) respectively, are developed with apartment buildings that are surrounded by a significant amount of usable on-site open space.

From the standpoint of the proposal as an R-PD development, the companion Site Development Plan Review (SDR-3278) presents a site plan that proposes a 39-foot wide private street network that has only one connection point to the public street network, a gated entrance at Shadow Lane on the west edge of the site. This entrance as designed does not meet the minimum standards of Title 18. The applicant has requested a Waiver of Title 18.12.160 to allow the development of the private streets as proposed.

As this project consists of single-family houses placed on very small lots with little available open space or other amenities, in close proximity to the rear facades of substantial existing commercial development, and with overhead power lines within easements that crisscross the site in close proximity to these homes, it can be expected that these negative aspects will ensure that a high quality and standard of development will be difficult to maintain as these units age over time.

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 M (Medium Density Residential). The allowable density range for lands so designated is up to 25.49 units per acre for R-PD development. 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 maximum density provisions of the M (Medium Density Residential) land use designation. The design of the project, however, with small single-family houses on small lots at a density of 11.1 units per acre, with the exception of three paseo courtyard areas, does not allow for usable open space and is contrary to Las Vegas 2020 Master Plan policies, which promote mixed use residential/commercial development on vacant land (policy 2.2.1). The M (Medium Density Residential) General Plan designation promotes multi-unit residential development, not very dense single-family development as proposed in this application.

GL

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 not compatible with existing and proposed multi-family residential and commercial land uses, nor with low-density single-family development, on adjacent and surrounding sites; additionally, the design of the specific project, which forms part of the R-PD11 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 and companion Site Development Plan, if designed as a true apartment project, would allow for medium-density 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 Shadow Lane to the west of the site. This street is designated as a 60-foot wide local street on the Master Plan of Streets and Highways. The site plan proposes a gated entrance to this street. This access is sufficient to serve the needs of the proposed development. As a condition of the approval of the applicant's project to the southwest of this site, on the west side of Shadow Lane, the applicant has agreed to work with the Public Works Department to identify and develop traffic controls on Shadow Lane to address the congestion that is caused by existing non-resident shortcutting along Shadow Lane and the additional traffic that will be generated by the applicant's two developments. There are substandard aspects to the design that have necessitated a companion application for a Waiver to Title 18 (WVR-3355) in order for the proposed design to be approved.

NOTICES MAILED 131 (Mailed with SDR-3278 and WVR-3355)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3276 APN: 139-33-102-020

Name of Property Owner: DERMODY PROPERTIES

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 ✓ 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: ROBERT A. LEWIS

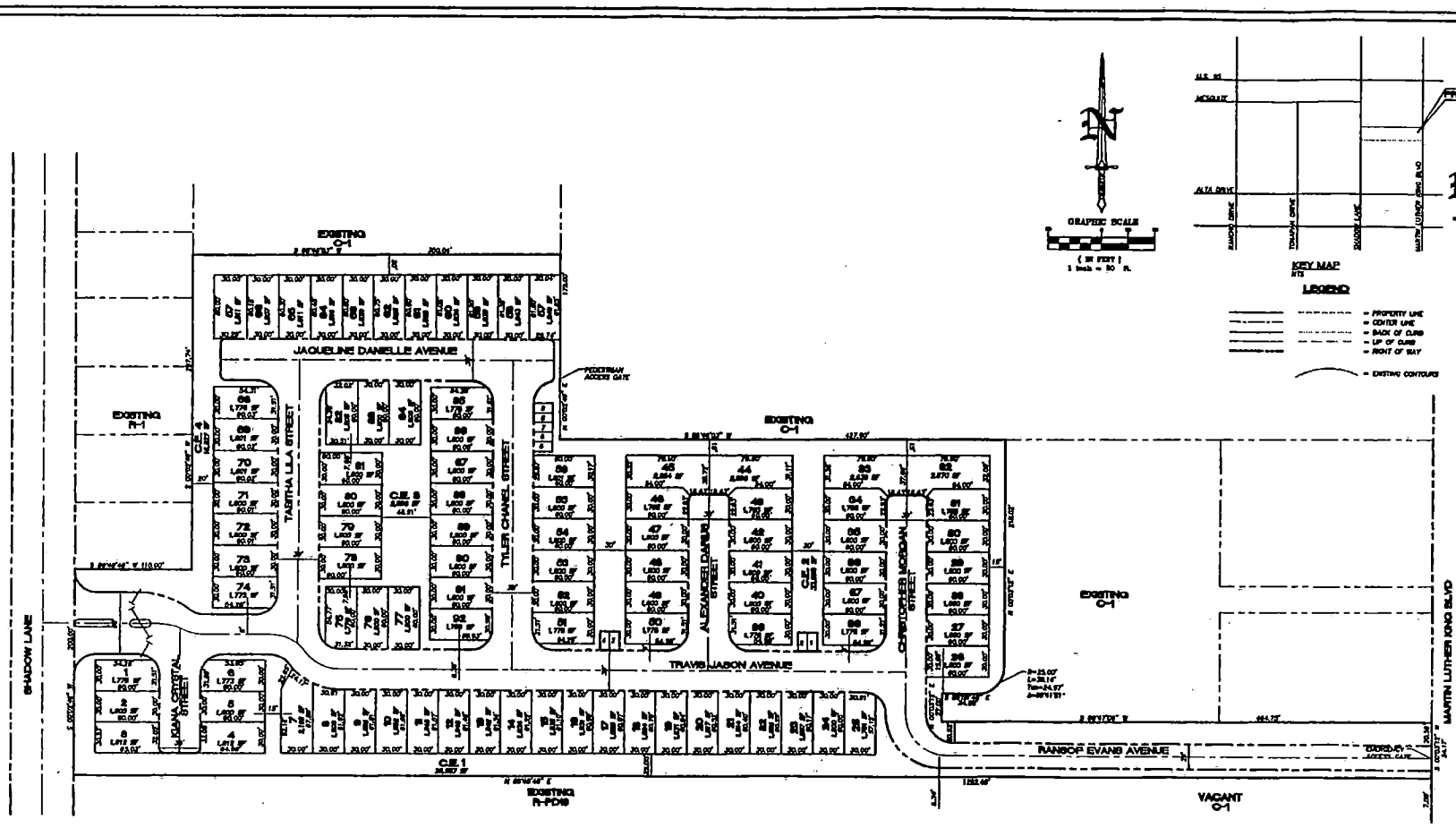
Subscribed and sworn before me

This 17th day of October, 2003

Deanna C. Benites

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEANNA C. BENITES
01-68748-1 My Appointment Expires Oct. 31, 2004



SITE DATA

APN:	139-33-102-020
LAND USE:	EXISTING = M
ZONING:	EXISTING ZONING = C-1 PROPOSED ZONING = R-PD11
ACREAGE:	NET = 8.14 AC GROSS = 8.33 AC
DENSITY:	NUMBER OF UNITS = 98 UNITS PER ACRE = 11.99 MAXIMUM LOT SIZE = 2,870 SF MINIMUM LOT SIZE = 1,773 SF AVERAGE LOT SIZE = 1,946.90 SF
OWNER:	DERMODY PROPERTIES 1200 FINANCIAL BLVD RENO, NEVADA 89502-7104 (702) 386-6001
DEVELOPER:	SIGNATURE HOMES 501 S RANCHO DRIVE, SUITE E-4 LAS VEGAS, NEVADA 89106 (702) 386-6001
R-PD11 SETBACKS:	FRONT = 15 FEET SIDE = 4.0 FEET REAR = 4.0 FEET NO CORNER LOTS
OPEN SPACE:	REQUIRED = 1.63 AC PROVIDED = 2.00 AC
PARKING:	REQUIRED = 294 SPACES PROVIDED = 395 SPACES GUEST PARKING = 9 SPACES

ZON-3276
SDR-3278
12-04-03 PC

DESIGNED BY: J.E. | DRAWN BY: J.E. | DATE: 10-21-03
CHECKED BY: J.E. | JOB NUMBER: 03-0307

NO.	REVISION	BY	DATE

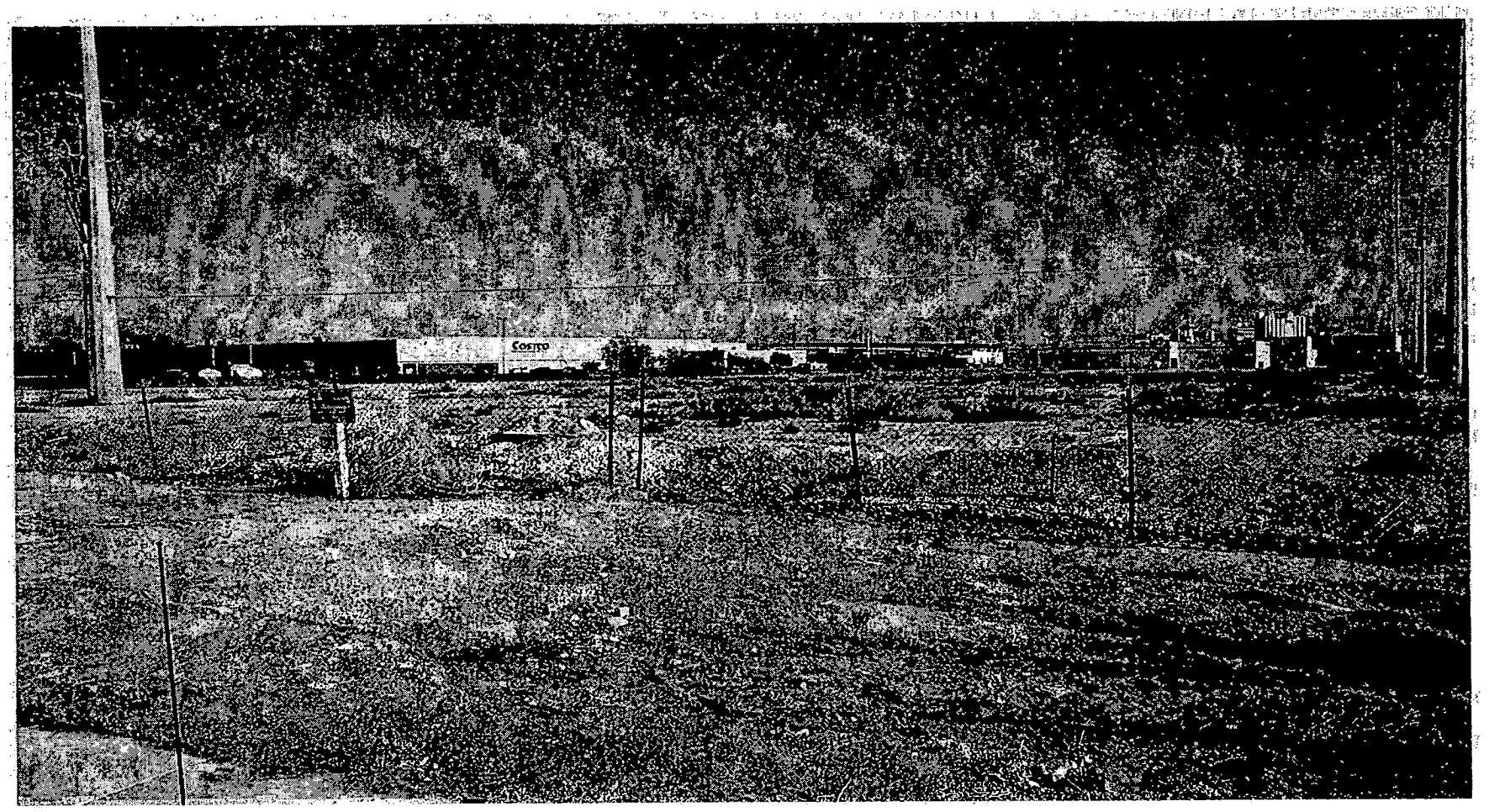
SITE PLAN

SHADOW LANE - UNIT II

CLARK COUNTY NEVADA

ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-3921 FAX (702) 739-3929

SHEET
of



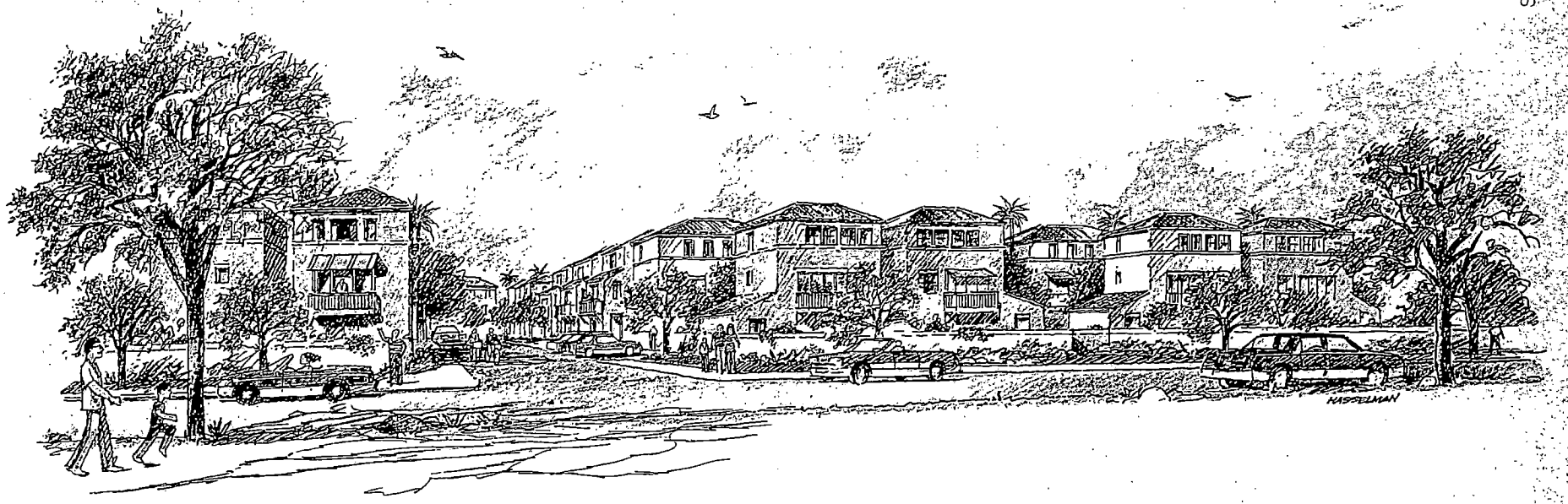
ZON-3276 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES
BETWEEN MARTIN L. KING BOULEVARD AND SHADOW LANE, APPROXIMATELY 1,250 FEET NORTH OF ALTA DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



ZON-3276 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES
BETWEEN MARTIN L. KING BOULEVARD AND SHADOW LANE, APPROXIMATELY 1,250 FEET NORTH OF ALTA DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



Submitted at Planning Commission
Date 12/4/03 Item # 18 + 19

A. ROBERT FISHER • ARCHITECT • FAIA
333 BRYANT STREET SAN FRANCISCO 94107
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333 BRYANT STREET SAN FRANCISCO 94107

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City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:

SDR-3278 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES - Request for a Site Development Plan Review FOR A PROPOSED 92-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 8.32 acres between Martin L. King Boulevard and Shadow Lane, approximately 1,250 feet north of Alta Drive (APN: 139-33-102-020), C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Residential Planned Development – 11 Units per Acre)] Ward 5 (Weekly).

CC: 01/07/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Architectural Renderings of proposed project (attached at Item 18 [ZON-3276].

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 4 as follows:

4. The standards for this development shall include the following: minimum lot size of 1,750 square feet, minimum distance between buildings of 6 feet, and building height shall not exceed *three* stories or 35 feet, whichever is less.

adding the following condition:

- ***The applicant shall ensure that a deed restriction is placed on the subject property which prevents any direct access from the site to Martin L. King Boulevard, other than emergency access. The City shall be party to this deed restriction.***

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 19 – SDR-3278

MOTION – Continued:
– UNANIMOUS with McSWAIN abstaining as her firm is finalizing a transaction with Signature Homes.

To be heard by the City Council on 1/7/2004.

MINUTES:
NOTE: See Item 18 [ZON-3276] for related discussion.
(7:16 – 7:45)
1-2601/2-1

CONDITIONS:
Planning and Development

1. A Rezoning [ZON-3276] to an R-PD11 (Residential Planned Development - 11 Units per Acre) Zoning District and a Waiver to certain Title 18 standards (WVR-3355) 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 1,750 square feet, minimum distance between buildings of 6 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, 3 feet on the corner side, and 10 feet in the rear.

6. 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.

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 a sufficient number of 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, to meet or exceed Code requirements.

CONDITIONS - Continued:

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 Title19.12.050.

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. Prior to the issuance of any permits, coordinate with the northerly commercial property and the Collection Systems Section of the Department of Public Works to determine if any existing sewer lines remain on this site. If necessary, a sewer relocation and abandonment plan shall be approved by the City of Las Vegas and new sewer easements granted prior to or concurrent with the recordation of a Final Map for this site.

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

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

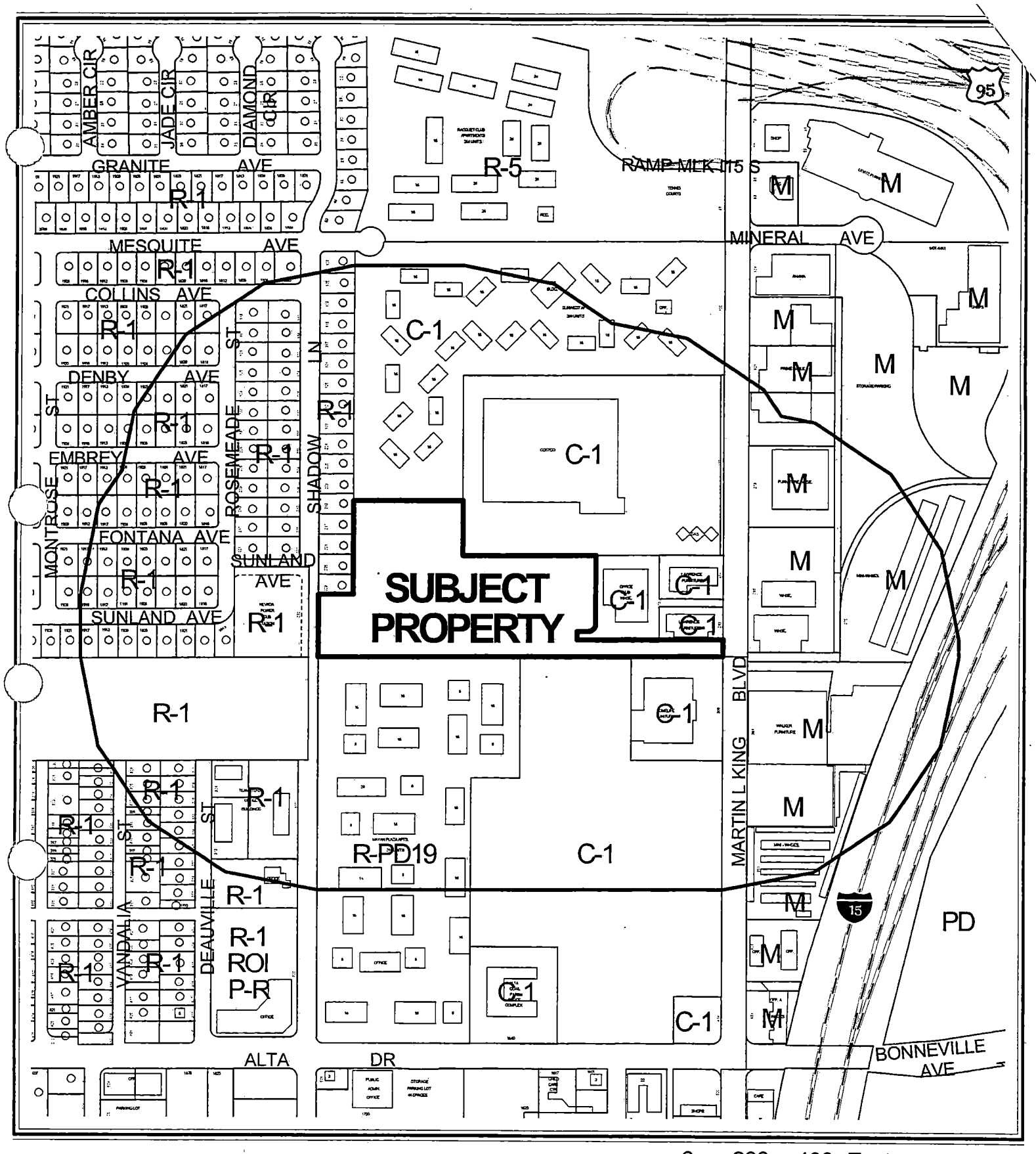
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

CONDITIONS - Continued:

18. Site development to comply with all applicable conditions of approval for ZON-3276 and all other subsequent site-related actions.

19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

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



0 200 400 Feet

CASE: **SDR-3278**

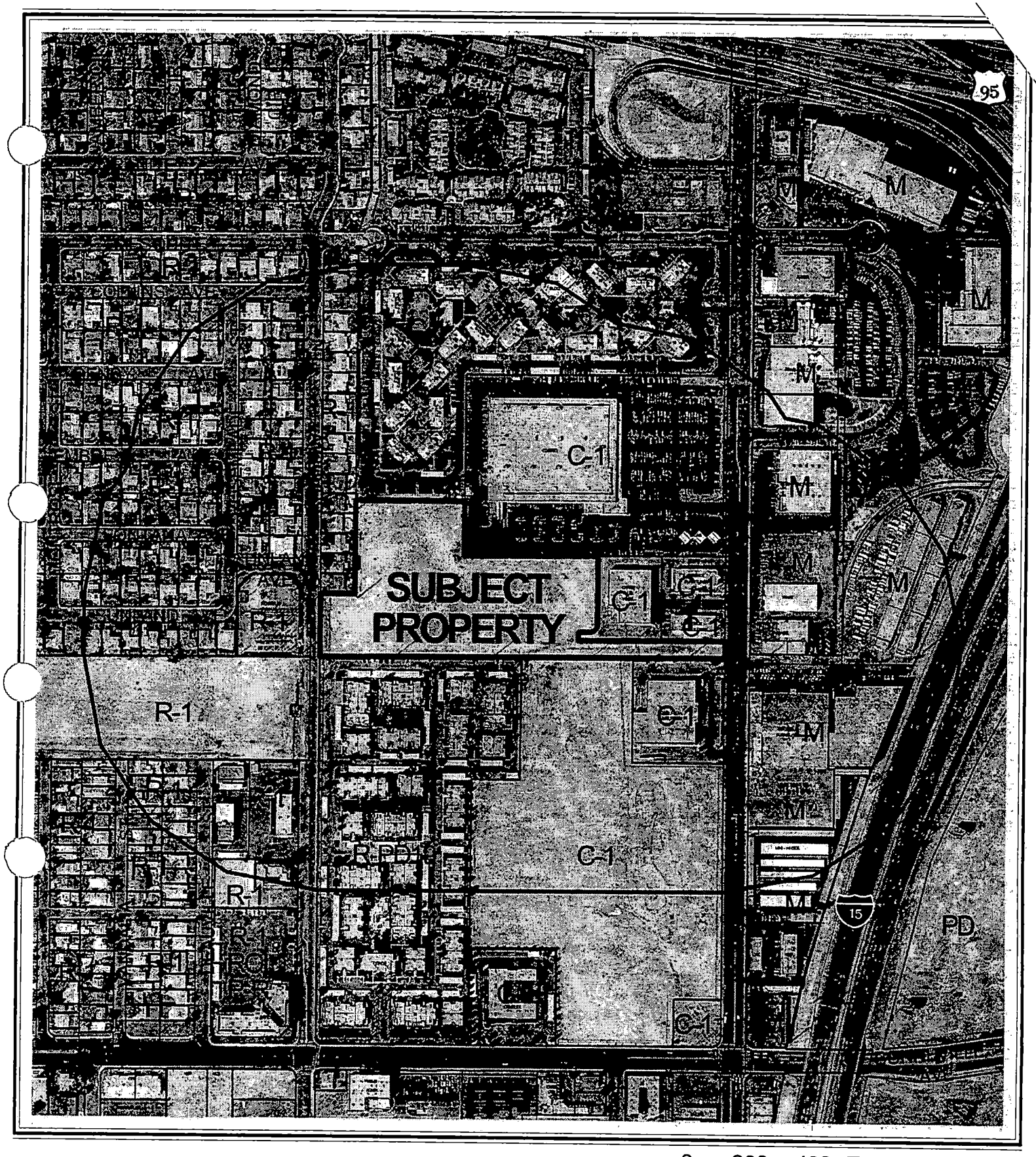
RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

N



0 200 400 Feet

CASE: **SDR-3278**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3278 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, subject to:

Planning and Development

1. A Rezoning [ZON-3276] to an R-PD11 (Residential Planned Development - 11 Units per Acre) Zoning District and a Waiver to certain Title 18 standards (WVR-3355) 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 1,750 square feet, minimum distance between buildings of 6 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, 3 feet on the corner side, and 10 feet in the rear.

6. 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.

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 a sufficient number of 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, to meet or exceed Code requirements.

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 Title19.12.050.

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. Prior to the issuance of any permits, coordinate with the northerly commercial property and the Collection Systems Section of the Department of Public Works to determine if any existing sewer lines remain on this site. If necessary, a sewer relocation and abandonment plan shall be approved by the City of Las Vegas and new sewer easements granted prior to or concurrent with the recordation of a Final Map for this site.

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

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

17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Site development to comply with all applicable conditions of approval for ZON-3276 and all other subsequent site-related actions.

19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

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

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review to allow a 92-lot single-family subdivision on 8.32 acres located approximately 1,250 feet north of Alta Drive, between Shadow Lane and Martin L. King Boulevard. Companion applications for a Rezoning (ZON-3276) from C-1 (Limited Commercial) to R-PD11 (Residential Planned Development - 11 Units per Acre) and a Waiver of certain Title 18 standards (WVR-3355) will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed Site Development Plan, which would allow density up to 11.49 units per acre, conforms to the current land use designation of M (Medium Density Residential), which allows for Residential Planned Development densities of up to 25.49 units per acre, and with the proposed companion Rezoning to R-PD11. The applicant has justified the request by stating that the project as proposed represents an imaginative infill design solution to a difficult piece of property, and that there will be minimal impact to surrounding sites due to the design of the project.

BACKGROUND INFORMATION

A) Previous Actions

There are no relevant actions by the Planning Commission or by the City Council that affect the subject site.

11/05/03 The City Council approved requests by this applicant for a Rezoning (ZON-2643) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 7 Units per Acre), 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 a 10.08-acre site to the southwest of the subject site, on the west side of Shadow Lane. The Planning Commission recommended approval on 10/09/03.

12/04/03 The Planning Commission will consider companion requests for a Rezoning (ZON-3276) from C-1 (Limited Commercial) to R-PD11 (Residential Planned Development - 11 Units per Acre) and a Waiver of certain Title 18 standards (WVR-3355) that will apply to the proposal on this site.

GL

B) Pre-Application Meeting

09/04/03 Issues discussed included site plan details including the identification of private streets, identification of easement areas which crisscross the site, identification of proposed handicap parking, the provision of a detail to show that the gate complies with Public Works standards and the need for Title 18 Waivers for the project.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 8.32

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments and Retail Commercial (Costco)
South:	Apartments and Undeveloped and Retail Commercial (Furniture Store)
East:	Retail Commercial (Furniture Store and Office Supply)
West:	Nevada Power substation and Single Family Residential

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD19 (Residential Planned Development - 19 Units per Acre) and C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	R-1 (Single Family Residential) and R-PD7 (Residential Planned Development - 7 Units per Acre)

E) General Plan Compliance

The Southeast Sector Plan designates this site as M (Medium Density Residential). The allowable density range for lands so designated is up to 25.49 units per acre for Residential Planned Development sites. Although the density of the proposed companion 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 M (Medium Density Residential) land use designation, the design of the project, at a proposed density of 11.1 units per acre, with small single-family houses on small lots, does not allow for usable open space and is contrary to Las Vegas 2020 Master Plan policies, which promote mixed use residential/commercial development on vacant land (policy 2.2.1).

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 92 single-family residential lots on an 8.32-acre site. The lots average approximately 1,846 square feet, and are to be developed with three-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 Shadow Lane to the west, via a gated entrance. This intersection is too close to the intersection immediately to the north (Sunland Street and Shadow Lane) to comply with Title 18.12.160, which requires a minimum of 220 feet between intersections along a street 60 feet or greater in width. The applicant has requested a Waiver to this provision as a companion request to this Site Development Plan Review.

As an R-PD development, an open space component is required. The site plan has been configured to include 2.0 acres of open space, which exceeds the minimum standard of the Zoning Code, which would require 1.52 acres. The plan depicts 30-foot wide lots and incorporates a 15 to 20-foot wide landscape buffer along the external perimeters of the site, along the existing R-1 properties and adjacent commercial developments, and along the "panhandle that extends east to Martin L. King Boulevard. This landscaped strip will contain two parallel strips of concrete walkway that will double as the emergency access drive into the site from Martin L. King Boulevard. The applicant has discussed this design with Fire Safety and, as this is an alternate emergency entrance, has received concurrence regarding this design.

GL

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. Lot Size	1,750 Square Feet
Min. Lot Width	30 Feet
Min. Setbacks	
• Front	18 Feet
• Side	3 Feet
• Corner	3 Feet
• Rear	10 Feet
Max. Building Height	3 Stories / 35 Feet

The density of the proposed development is substantially higher than the development pattern in the older R-1 area along the west edge of the site. It is less dense than the adjacent apartment sites but provides less on-site open space than those developments.

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	184 spaces	N/A	377 Spaces (including available tandem spaces and 9 guest parking spaces)	N/A

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 18.12.160 for an insufficient intersection separation distance.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Perimeter Landscaping	1 - 24" box tree/30 linear feet of gross perimeter frontage plus one tree	122 Trees (3,610 feet)	96 Trees (around perimeter)
• Min. Zone Width	6 Feet		15 to 20 Feet
• Wall height	8 Feet		8 Feet

The project fails to meet 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 and specify the tree sizes. 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** Ratio	Percent	Area	**Provided** Percent	Area
8.32 acres	11.1 u.p.a.	1.65	18.3 %	1.52 acres (66,377 s.f.)	24.4%	2.0 acres (87,120 s.f.)

Although the proposal exceeds the area requirement for Open Space in the Zoning Code, it should be noted that, aside from three paseo courtyard areas, all of the remaining open space is found in linear strips along the perimeter of the site, with a significant proportion of those strips coinciding with overhead power line easements, and along a strip of land which will function as a landscaped area and as an emergency access driveway to Martin L. King Boulevard, and which is not located near any of the proposed dwellings.

GL

B) General Analysis and Discussion

- Zoning

  The site is proposed for rezoning to R-PD11 (Residential Planned Development - 11 Units per Acre) zoning district, which allows up to 11.49 units per acre. This zoning district would be in conformance with the density provisions of the M (Medium 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 west, and the failure to meet Title 18 standards with respect to the proposed street layout, result in a recommendation of denial.

- Site Plan

  The proposed site plan, at a proposed density of 11.1 units per acre, 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 1,846 square feet in area, far more dense than adjacent R-1 lots to the west, where a 6,500 square-foot limit is in effect. There are apartments to the immediate north and south of the site in which densities are higher but the amount of open space exceeds that shown for this project.

- Waivers

  The development has been designed in a manner that conflicts with the provisions of Title 18.12.160. The entrance to the site is too close to the intersection immediately to the north (Sunland Street and Shadow Lane) to comply with Title 18.12.160, which requires a minimum of 220 feet between intersections along a street 60 feet or greater in width. 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 18.12.160 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 around the site. 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.

GL

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 1,846 square feet in area, is substantially denser than adjacent R-1 lots to the west, where a 6,500 square-foot limit is in effect, and where average lot sizes are approximately 7,150 square feet. The applicant has attempted to address this issue by providing a 20-foot wide landscaped area along the rear of these larger lots; this landscaped area coincides with an easement for overhead power lines and as such is not available for developable building lots. The project does not integrate in any way with other surrounding apartment and retail commercial uses.

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

   The proposed development is consistent with the density limits prescribed in the General Plan, but is not consistent with its built form objectives, nor with the Neighborhood Revitalization objectives of the Las Vegas 2020 Master Plan. The project also conflicts with Title 18 standards.

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

   The subject site has direct access to Shadow Lane to the west of the site. This street is designated as a 60-foot wide local street on the Master Plan of Streets and Highways. The site plan proposes a gated entrance to this street. This access is sufficient to serve the needs of the proposed development. As a condition of the approval of the applicant's project to the southwest of this site, on the west side of Shadow Lane, the applicant has agreed to work with the Public Works Department to identify and develop traffic controls on Shadow Lane to address the congestion that is caused by existing non-resident shortcutting along Shadow Lane and the additional traffic that will be generated by the applicant's two developments. There are aspects to the design that have necessitated a companion application for a Waiver to Title 18 (WVR-3355), in order for the proposed design to be approved.

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 single-family and multi-family residential sites.

GL

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 as designed and at the density proposed, will not be compatible with adjacent single-family development to the west and apartment development to the north and south.

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 131 (Mailed with ZON-3276 and WVR-3355)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3278 APN: 139-33-102-020

Name of Property Owner: DERMODY PROPERTIES

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 ✓ 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: ROBERT A. LEWIS

Subscribed and sworn before me

This 17th day of October, 2003

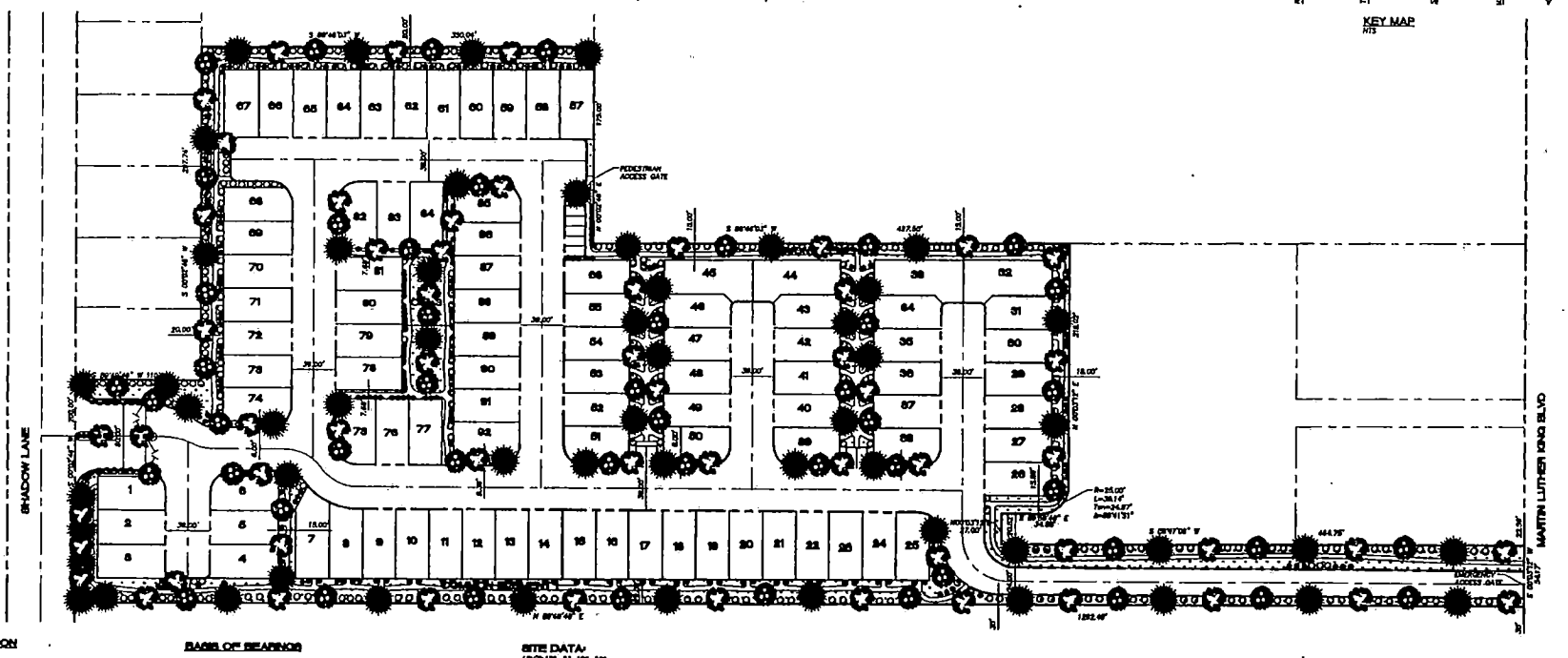
Deanna C. Benites

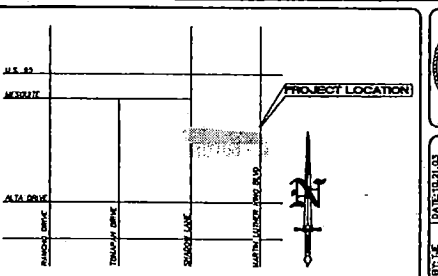
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEANNA C. BENITES
01-68748-1 My Appointment Expires Oct. 31, 2004

LANDSCAPE PLAN
FOR
SHADOW LANE - UNIT II

APN: 139-33-102-020
CITY OF LAS VEGAS, NEVADA
BEING A PORTION OF THE SOUTHWEST QUARTER (SE1/4) OF
THE NORTH-WEST QUARTER (NW1/4) OF SECTION 33, T.20S., R.61E., M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA





KEY MAP
NTS

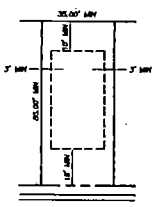
LEGAL DESCRIPTION

BASIS OF BEARINGS

BENCHMARK

SITE DATA:
APN: 139-33-102-020
PROJECT NAME: SHADOW LANE – UNIT II
DEVELOPER: SIGNATURE HOMES
PROJECT OWNER: 20 L.L.C.
GROSS ACRES: 8.33 AC.
PROPOSED LOTS: 93
DENSITY: 8.14 DU/AC
JURISDICTION: CITY OF LAS VEGAS
CURRENT LAND USE PLAN: ML
EXISTING ZONING: C-1
PROPOSED ZONING: R-PD11
PROPOSED USE: SINGLE FAMILY DETACHED
R-1 SETBACKS: FRONT 10'
REAR 15'
SIDE 5'
CORNER SIDE 10'
MIN. LOT SIZE: 1,700 SQ.FT.
PROPOSED MIN. LOT SIZE: 1,773 SQ.FT.
AVG. LOT SIZE: 1,846 SQ.FT.
PARKING REQUIRED: 186 SPACES
PARKING PROVIDED: 361 SPACES
GUEST PARKING: 82 SPACES
TOTAL PROVIDED: 280 SPACES
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.

NOTE:
NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.



TYPICAL LOT SETBACKS
NTS

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPACING
	29	PINUS ELDARICA	AUSTRIAN PINE	VARIES
	49	CASSIA SPECIOSA	LACE BARK	VARIES
	57	PROSOPIS	MESQUITE	VARIES
⊘	288	CAESIA PANICULATA	SILVERY CASSIA	6' O.C.
○	376	MUHLENBERGIA DUBIOSIFLORA	DEER GRASS	6' O.C.
	—	CRUSHED GRANITE	1/4" RED CHAT	LANDSCAPED AREA
	—	SOD	GRASS	LANDSCAPED AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND
- PROPERTY LINE
- CENTER LINE
- BACK OF CURB
- LIP OF CURB
- RIGHT OF WAY
- EXISTING CONTOURS

SDR-3278
12-04-03 PC

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. NO REPRESENTATION IS MADE 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 1-800-227-2600
Call before you Overhead 1-702-227-2929

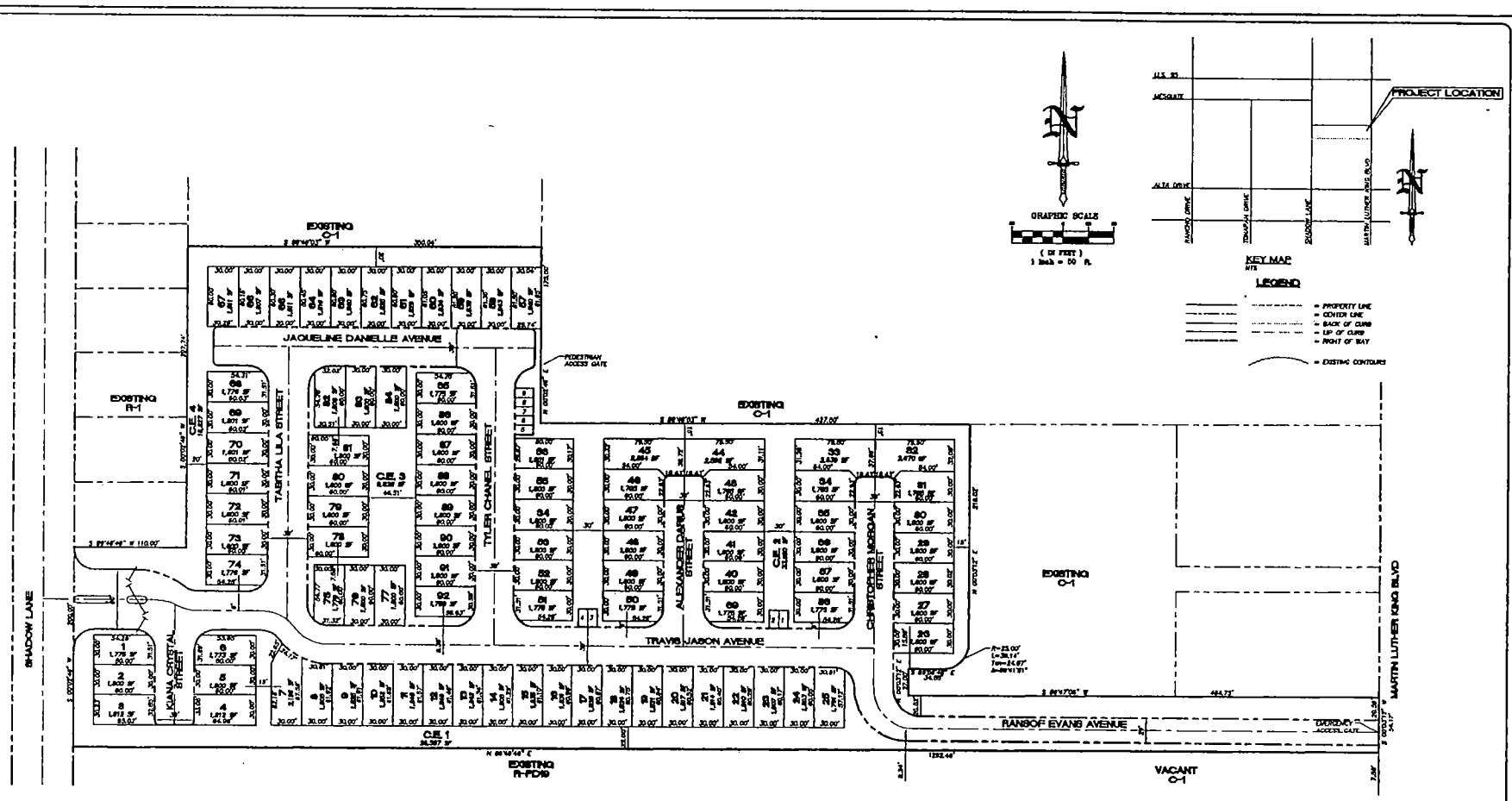
DEAN W. RASMUSON — PROFESSIONAL ENGINEER — STATE OF NEVADA — CIVIL — NO. 9192 — EXP. 12-31-03

DESIGNED BY: LJC	DRAWN BY: LJC	DATE: 10.31.03
CHECKED BY: KG	JOB NUMBER: 03-1302	
NO.	REVISION	BY DATE

LANDSCAPE PLAN
FOR
SHADOW LANE - UNIT II
SIGNATURE HOMES
CITY OF LAS VEGAS NEVADA

ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-3921 FAX (702) 739-3929

SHEET 1
of 1



SITE DATA

APN:	139-30-102-020
LAND USE:	EXISTING = M
ZONING:	EXISTING ZONING = C-1 PROPOSED ZONING = R-PD11
ACREAGE:	NET = 5.14 AC GROSS = 6.32 AC
DENSITY:	NUMBER OF UNITS = 92 UNITS PER ACRE = 11.06 MAXIMUM LOT SIZE = 2,670 SF MINIMUM LOT SIZE = 1,773 SF AVERAGE LOT SIZE = 1,645.90 SF
OWNER:	DERMODY PROPERTIES 1200 FINANCIAL BLVD RENO, NEVADA 89502-7104 (702) 386-6001
DEVELOPER:	SIGNATURE HOMES 901 S RANCHO DRIVE, SUITE E-4 LAS VEGAS, NEVADA 89106 (702) 386-6001
R-PD11 SETBACKS:	FRONT = 19 FEET SIDE = 4.0 FEET REAR = 4.0 FEET NO CORNER LOTS
OPEN SPACE:	REQUIRED = 1.62 AC PROVIDED = 2.00 AC
PARKING:	REQUIRED = 184 SPACES PROVIDED = 382 SPACES GUEST PARKING = 9 SPACES

ZON-3276
SDR-3278
12-04-03 PC

DESIGNED BY: T.E. | DATE: 10.21.03
DRAWN BY: T.E. | JOB NUMBER: 053-0302
CHECKED BY: K.G.

NO.	REVISION	BY	DATE

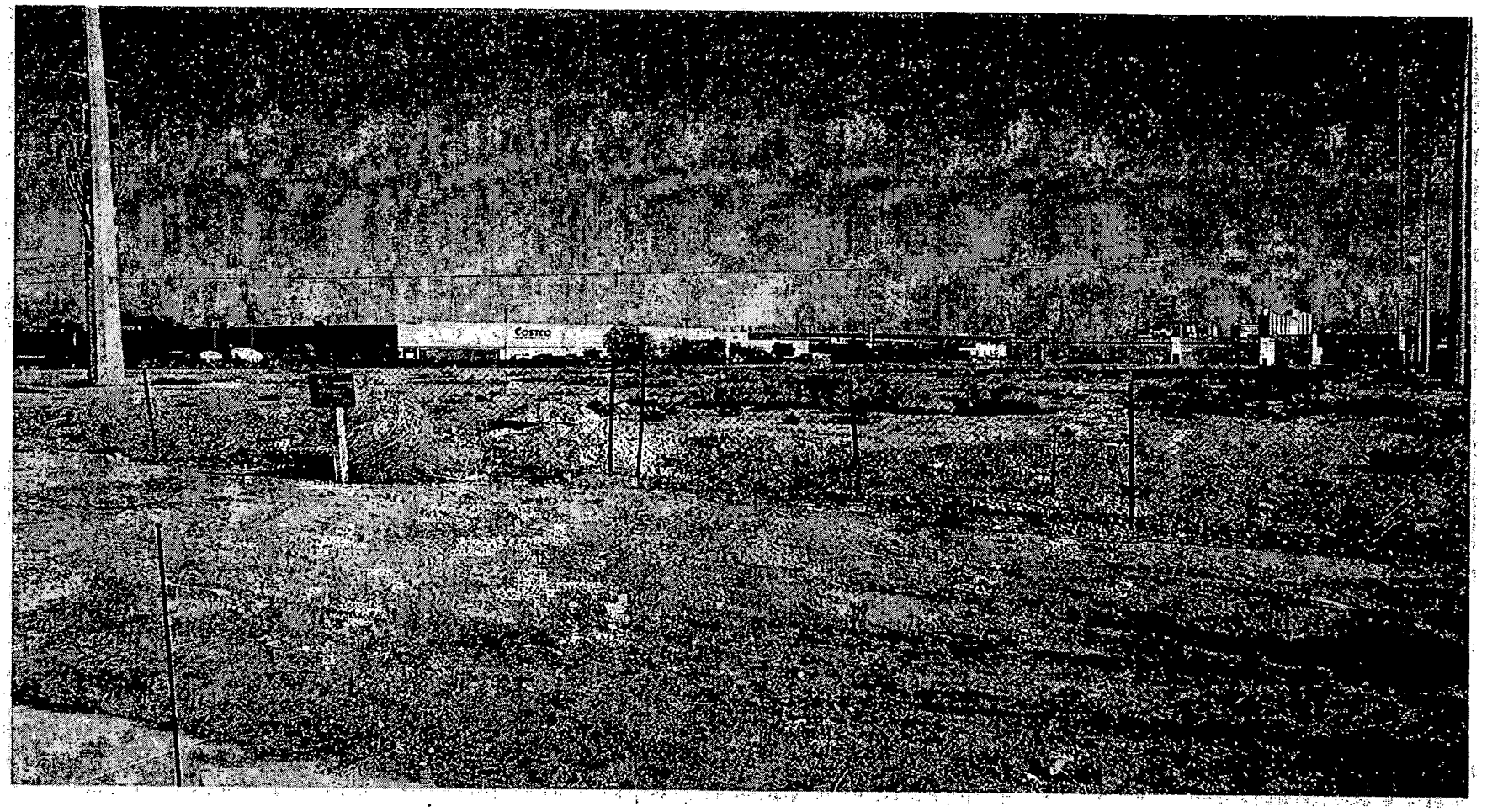
SITE PLAN

SHADOW LANE - UNIT II

CLARK COUNTY NEVADA

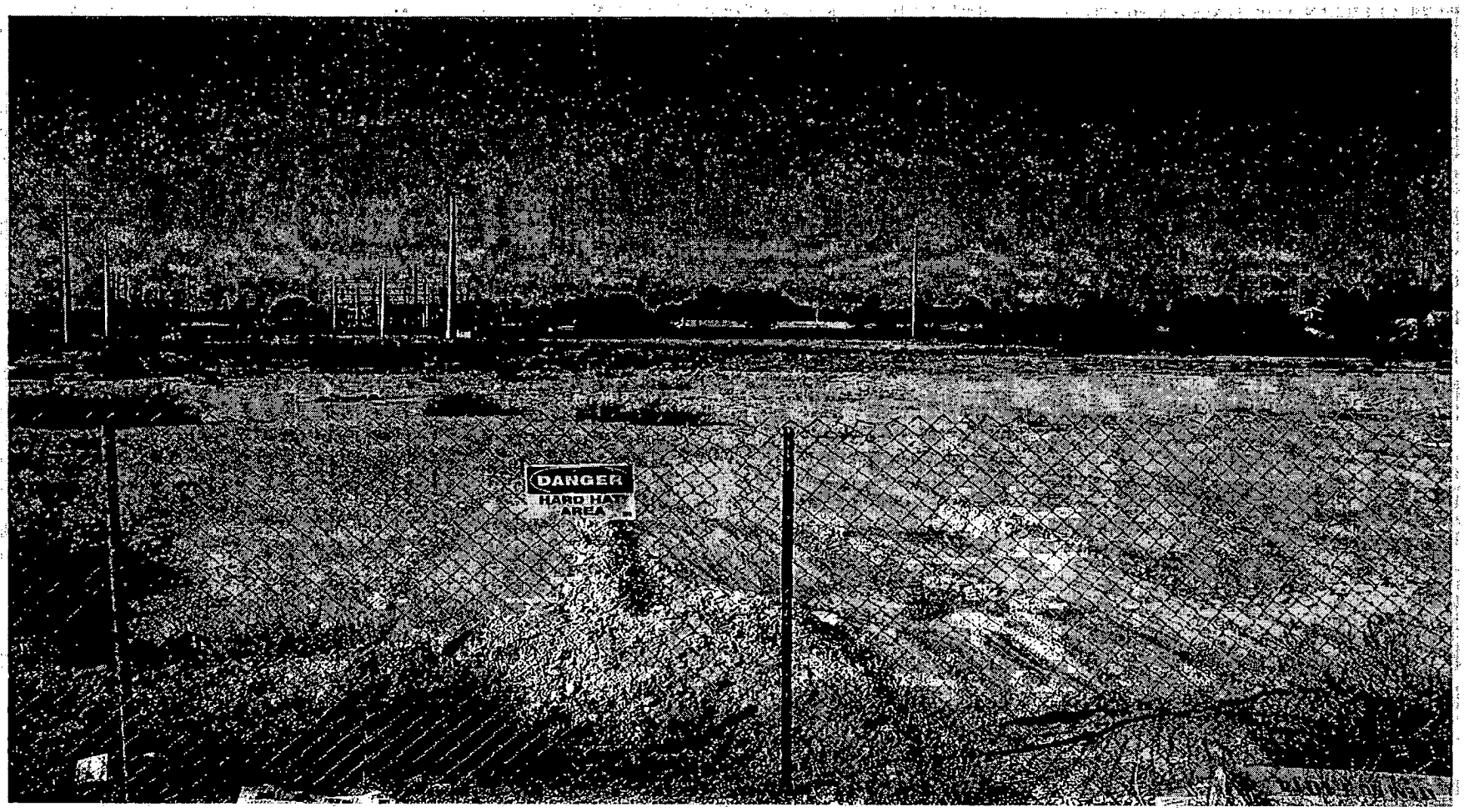
ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-3921 FAX (702) 739-3929

SHEET 1
of 1



SDR-3278 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES
BETWEEN MARTIN L. KING BOULEVARD AND SHADOW LANE, APPROXIMATELY 1,250 FEET NORTH OF ALTA DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



SDR-3278 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES
BETWEEN MARTIN L. KING BOULEVARD AND SHADOW LANE, APPROXIMATELY 1,250 FEET NORTH OF ALTA DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:

WVR-3355 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES - Request for a Waiver of Title 18.12.160 TO ALLOW A 150-FOOT SEPARATION BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, and a Waiver of Title 18.12.105 TO ALLOW A 470-FOOT LONG PRIVATE STREET WHERE 200 FEET IS THE MAXIMUM LENGTH ALLOWED, between Martin L. King Boulevard and Shadow Lane, approximately 1,250 feet north of Alta Drive (APN: 139-33-102-020), Ward 5 (Weekly).

CC: 01/07/04

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

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions and adding the following condition:

- ***This Waiver shall only apply to Title 18.12.160.***

– UNANIMOUS with McSWAIN abstaining as her firm is finalizing a transaction with Signature Homes.

To be heard by the City Council on 1/7/2004.

MINUTES:

NOTE: See Item 18 [ZON-3276] for related discussion.

(7:16 – 7:45)

1-2601/2-1

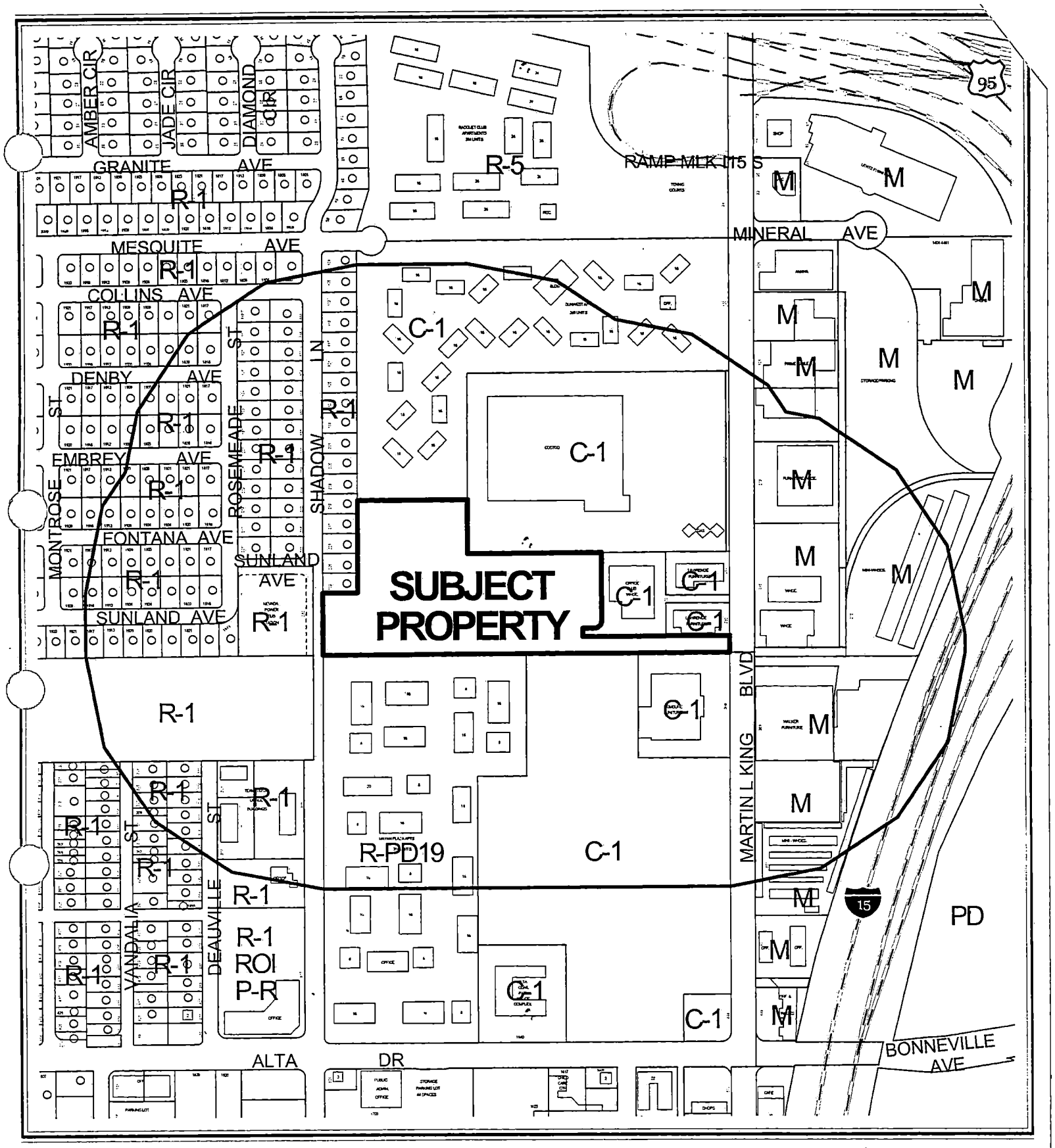
PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 20 – WVR-3355

CONDITIONS:

Planning and Development

1. All development shall conform to the Conditions of Approval for Rezoning (ZON-3276) and Site Development Plan Review (SDR-3278).

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



CASE: **WVR-3355**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-3355 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. All development shall conform to the Conditions of Approval for Rezoning (ZON-3276) and Site Development Plan Review (SDR-3278).

2. 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 a Waiver of Title 18.12.160 to allow a 138-foot separation between intersections where a minimum of 220 feet is required when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more.

This Waiver is to apply to an 8.32-acre site located approximately 1,250 feet north of Alta Drive, between Shadow Lane and Martin L. King Boulevard. Companion applications for a Rezoning (ZON-3276) from C-1 (Limited Commercial) to R-PD11 (Residential Planned Development - 11 Units per Acre) and a Site Development Plan Review (SDR-3278) to allow a 92-lot single-family subdivision on this site will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified the request by stating that the unusual shape of this infill parcel has dictated no practical alternative to access to Shadow Lane.

BACKGROUND INFORMATION

A) Previous Actions

There are no relevant actions by the Planning Commission or by the City Council that affect the subject site.

11/05/03 The City Council approved requests by this applicant for a Rezoning (ZON-2643) from R-1 (Single Family Residential) to R-PD7 (Residential Planned Development - 7 Units per Acre), 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 a 10.08-acre site to the southwest of the subject site, on the west side of Shadow Lane. The Planning Commission recommended approval on 10/09/03.

12/04/03 The Planning Commission will consider companion requests for a Rezoning (ZON-3276) from C-1 (Limited Commercial) to R-PD11 (Residential Planned Development - 11 Units per Acre) and a Site Development Plan Review (SDR-3278) to allow a 92-lot single-family subdivision that will apply to the proposal on this site.

GL

B) Pre-Application Meeting

09/04/03 Issues discussed included site plan details including the identification of private streets, identification of easement areas which crisscross the site, identification of proposed handicap parking, the provision of a detail to show that the gate complies with Public Works standards and the need for a Title 18 Waiver for the project.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Title 18 Waiver application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 8.32

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments and Retail Commercial (Costco)
South:	Apartments and Undeveloped and Retail Commercial (Furniture Store)
East:	Retail Commercial (Furniture Store and Office Supply)
West:	Nevada Power substation and Single Family Residential

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD19 (Residential Planned Development - 19 Units per Acre) and C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	R-1 (Single Family Residential) and R-PD7 (Residential Planned Development - 7 Units per Acre)

GL

E) General Plan Compliance

The Southeast Sector Plan designates this site as M (Medium Density Residential). The allowable density range for lands so designated is up to 25.49 units per acre for Residential Planned Development sites. The density of 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 M (Medium 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

This request seeks to waive the requirements of the Subdivision Code with regard to the minimum separation distance between intersections and the maximum allowable length of a private drive. Title 18.12.160 states:

> "Intersections – Length
> Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty-five feet."

The subject site has only 200 feet of frontage on Shadow Lane. In order to provide a logical entryway to the site, the entrance has to be located in the northern half of this 200 feet of frontage. The centerline of the street thus created will be 138.2 feet from the centerline of Sunland Street, located north along Shadow Lane. Both streets terminate in "T" intersections with Shadow Lane, but on opposite sides of Shadow Lane.

FINDINGS

The configuration of the site, the relatively low traffic volumes on Shadow Lane and the additional traffic controls proposed to be installed on Shadow Lane at the applicant's expense (as agreed to by the applicant on the Shadow Lane Unit 1 project on the west side of Shadow Lane), all contribute to the finding that this reduced separation distance is acceptable.

NOTICES MAILED 131 (Mailed with ZON-3276 and SDR-3278)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-3355 APN: 139-33-102-020

Name of Property Owner: DERMODY PROPERTIES

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: [signature]

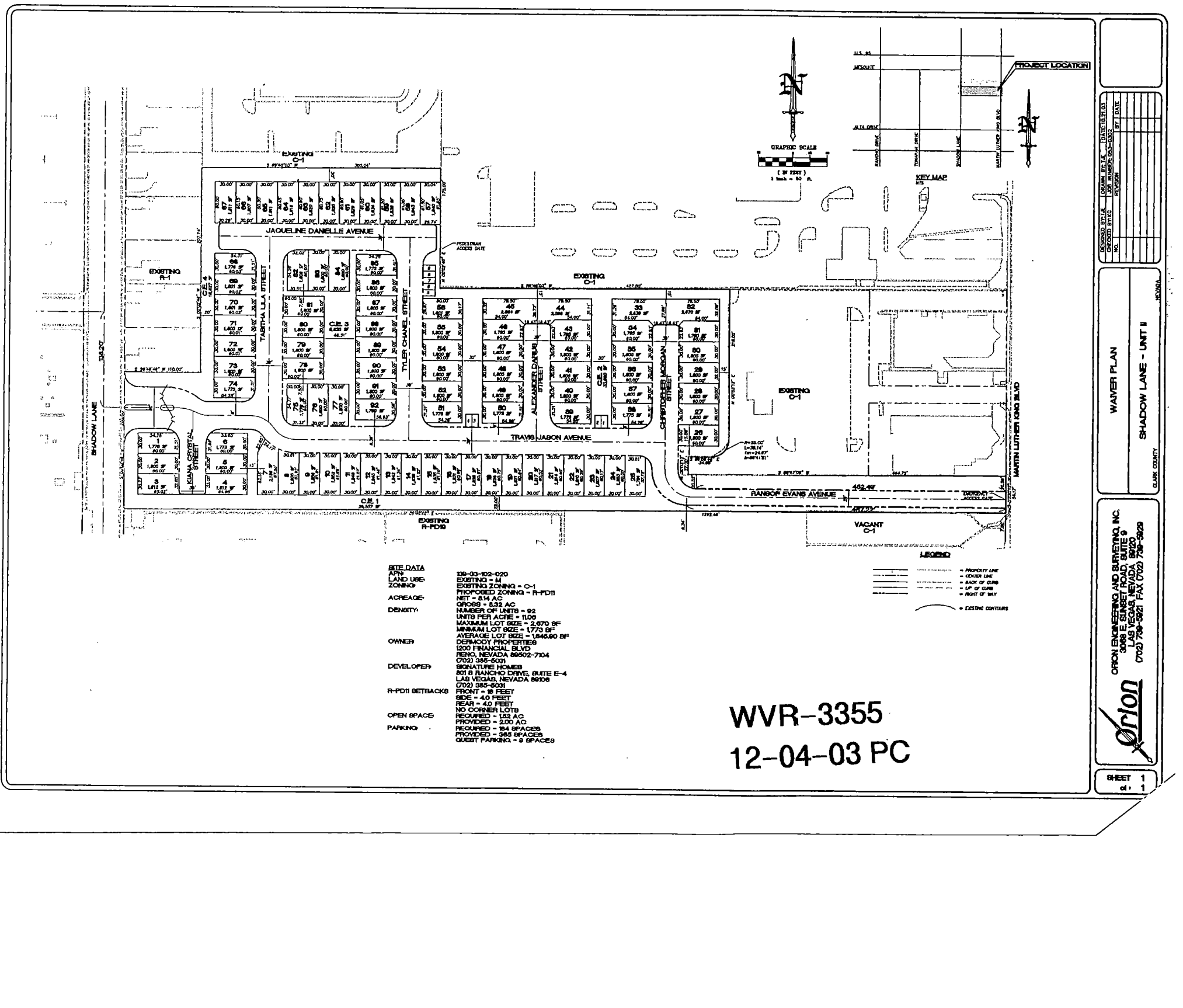
Print Name: ROBERT A. LEWIS
V.P. SIGNATURE HOMES

Subscribed and sworn before me

This 12th day of November, 2003

Deanna C Benites
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEANNA C. BENITES
01-68746-1 My Appointment Expires Oct. 31, 2004



SITE DATA

APN:	139-03-102-020
LAND USE:	EXISTING = M
ZONING:	EXISTING ZONING = C-1 PROPOSED ZONING = R-PD11
ACREAGE:	NET = 8.14 AC GROSS = 8.32 AC
DENSITY:	NUMBER OF UNITS = 92 UNITS PER ACRE = 11.06 MAXIMUM LOT SIZE = 2,670 SF MINIMUM LOT SIZE = 1,773 SF AVERAGE LOT SIZE = 1,846.90 SF
OWNER:	DERMODY PROPERTIES 1200 FINANCIAL BLVD RENO, NEVADA 89502-7104 (702) 385-5001
DEVELOPER:	SIGNATURE HOMES 501 S RANCHO DRIVE, SUITE E-4 LAS VEGAS, NEVADA 89106 (702) 385-5001
R-PD11 SETBACKS	FRONT = 15 FEET SIDE = 4.0 FEET REAR = 4.0 FEET NO CORNER LOTS
OPEN SPACE:	REQUIRED = 1.63 AC PROVIDED = 2.00 AC
PARKING:	REQUIRED = 184 SPACES PROVIDED = 365 SPACES GUEST PARKING = 9 SPACES

WVR-3355
12-04-03 PC

DESIGNED BY: T.K. DRAWN BY: T.K. DATE: 10.21.03
CHECKED BY: K.C. JOB NUMBER: 063-0303

NO.	REVISION	BY	DATE

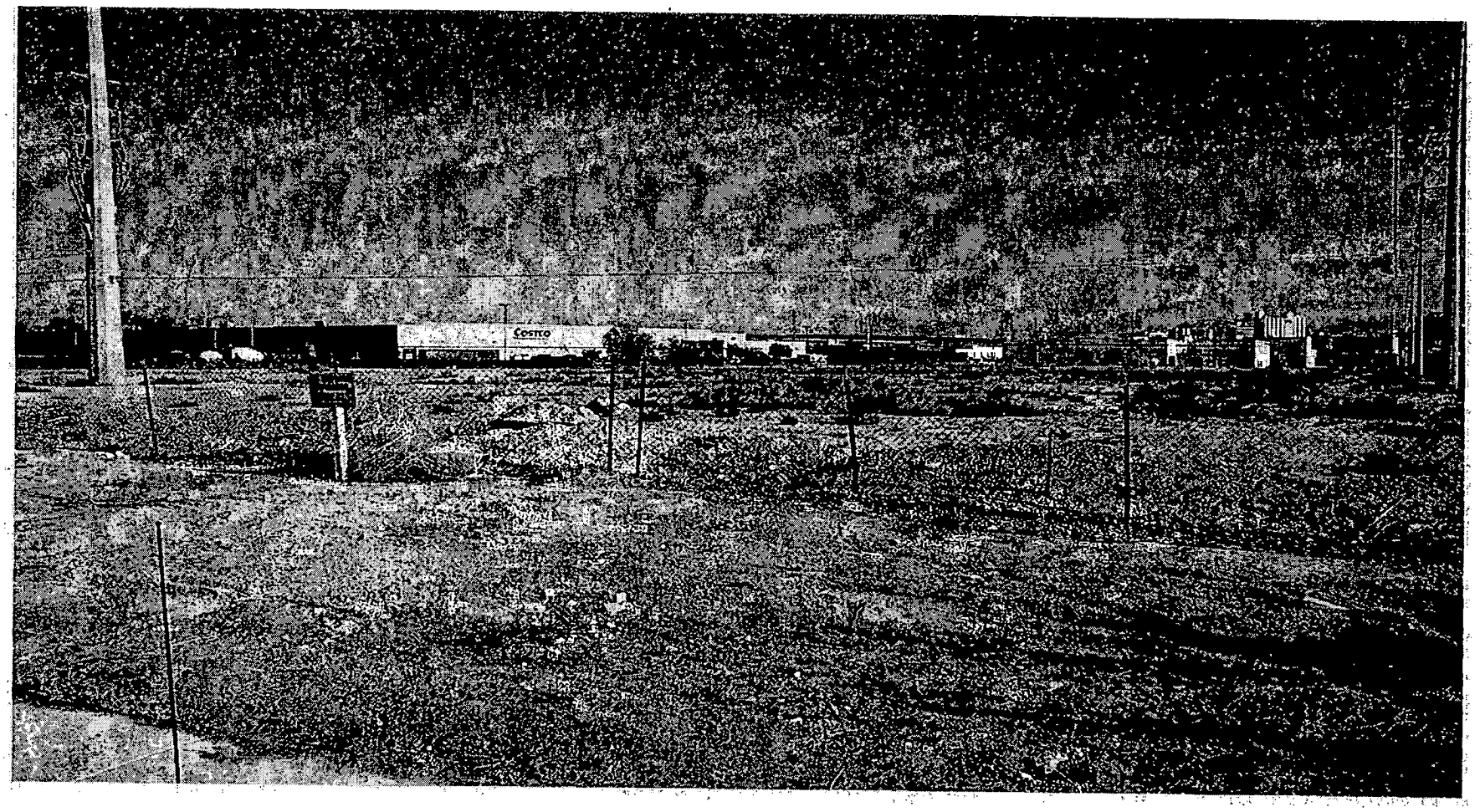
WAIVER PLAN

SHADOW LANE - UNIT II

CLARK COUNTY NEVADA

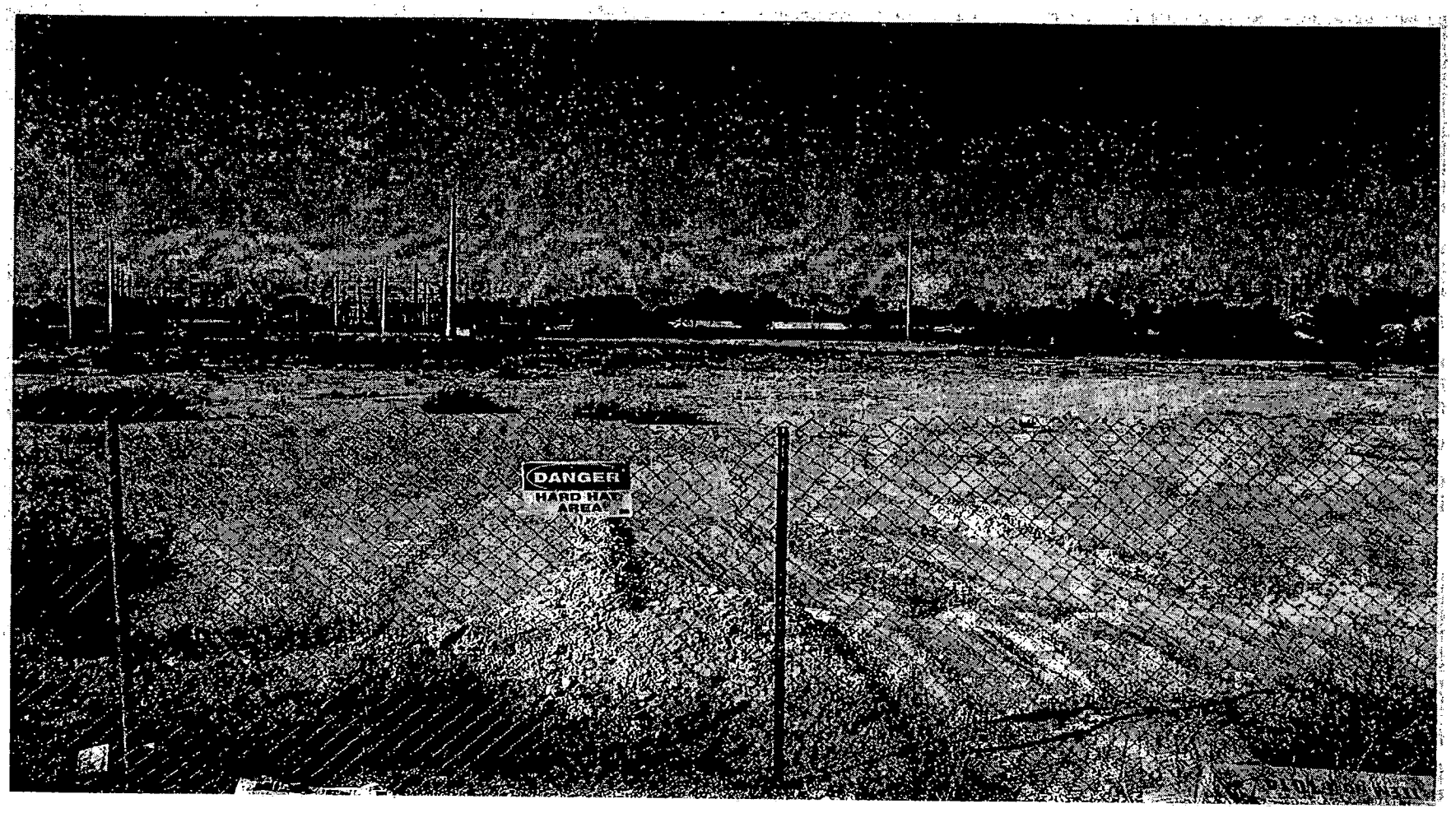
ORION ENGINEERING AND SURVEYING, INC.
3066 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 736-3921 FAX (702) 736-3929

SHEET 1
of 1



WVR-3355 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES
BETWEEN MARTIN L. KING BOULEVARD AND SHADOW LANE, APPROXIMATELY 1,250 FEET NORTH OF ALTA DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



WVR-3355 - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES
BETWEEN MARTIN L. KING BOULEVARD AND SHADOW LANE, APPROXIMATELY 1,250 FEET NORTH OF ALTA DRIVE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
ZON-3259 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWER, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-4 (High Density Residential) TO: C-2 (General Commercial) on 0.51 acres adjacent to the northwest corner of 8th Street and Bridger Avenue (APN: 139-34-710-049, 050, and 051), Ward 5 (Weekly).

CC: 01/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/7/2004.

NOTE: CHAIRMAN TRUESDELL disclosed that a portion of the parking lot that his office building is on falls within this notification area but this would not affect his ability to vote on this item.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearings opened on Item 21 [ZON-3259], Item 22 [SDR-3261], and Item 23 [VAC-3056].

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, stated that the rezoning request applies only to a portion of the site as the other portion with the existing tower is already zoned C-2. With regard to the Site Development Plan Review, this will integrate an existing vacant office building with a proposed parking structure and will be connected by an atrium area. It will have a ground floor retail component. MR. LEOBOLD stated that the applicant is requesting the vacation of 125 feet of the alleyway connecting Bridger Avenue and Carson Avenue. Staff recommended approval of all three applications subject to conditions.

ATTORNEY JEFF ALBREGTS, 1701 West Charleston Boulevard, appeared on behalf of the applicant. He introduced ROBERT MESIANA, project manager. ATTORNEY ALBREGTS explained that it will be difficult for the developer to dedicate the 10 feet radius on the northeast corner of 7th Street and Bridger Avenue because the existing building will be placed up against the property line falling short of the 10 feet. GINA VENGLASS, Public Works Department, clarified that Condition 3 contains language pertaining to the applicant's inability to comply if submitted information is acceptable to staff.

TODD FARLOW, 240 North 19th Street, commended the developer on a beautiful project.

BART ANDERSON, Public Works Department, further clarified that Condition 3 would pertain to the existing building currently on 7th Street; however, for a proposed building compliance is required. He emphasized that Public Works Condition 3, based on the site plan submitted, must be met for the new building located on 8th Street. ATTORNEY ALBREGTS concurred.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearings opened on Item 21 [ZON-3259], Item 22 [SDR-3261], and Item 23 [VAC-3056].

(7:45 – 7:55)

CONDITIONS:

Planning and Development

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

2. A Site Development Plan Review (SDR-3261) 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.

CONDITIONS – Continued:

Public Works

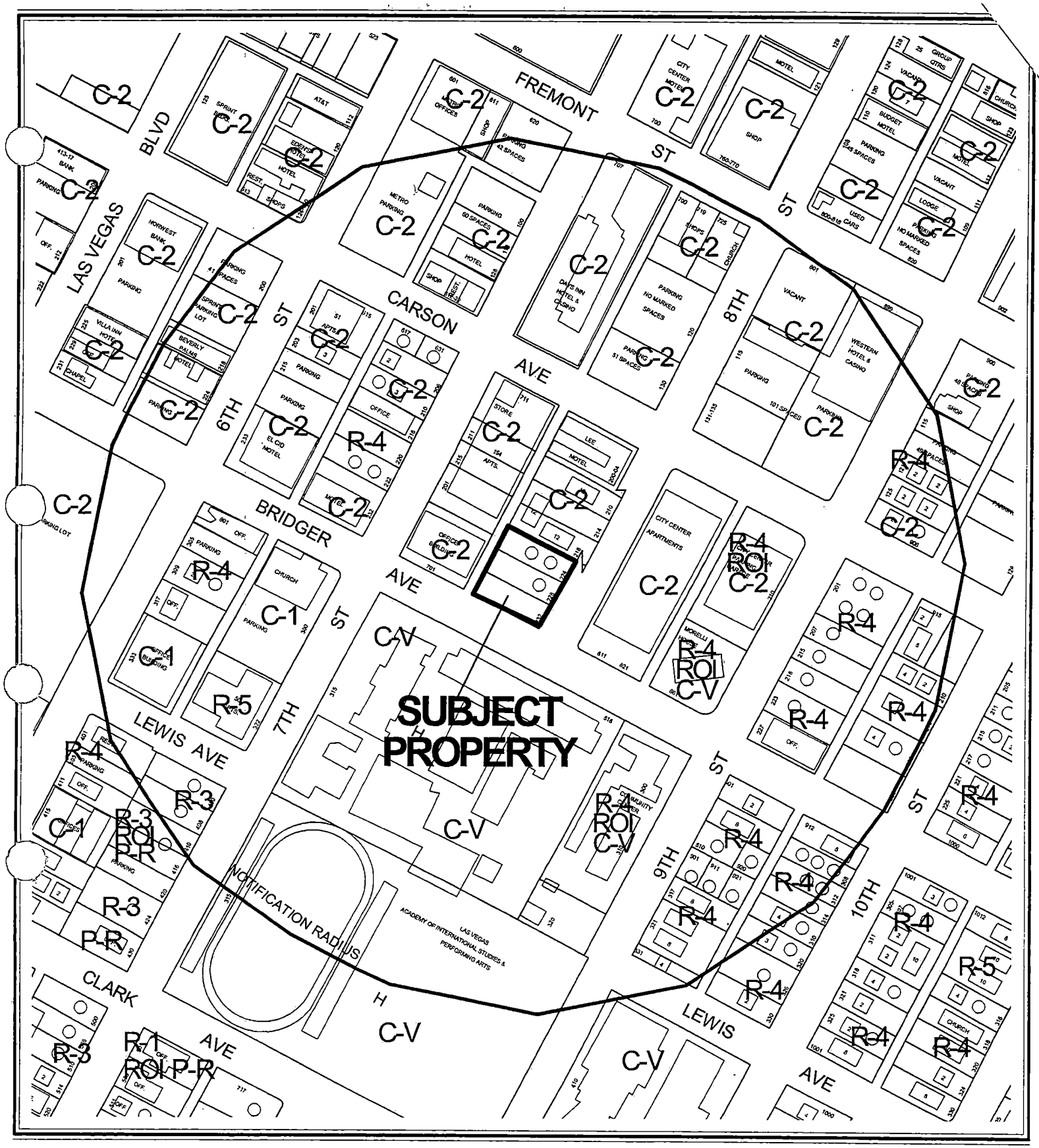
3. Dedicate a 10 foot radius on the northeast corner of 7th Street and Bridger Avenue and a 10 foot radius on the northwest corner of 8th Street and Bridger Avenue prior to the issuance of any permits, coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents. These said dedications shall not be enforced if the applicant submits information acceptable to Staff that shows existing permanent signage or buildings located at either corner within the area being requested for dedication.

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

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

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

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.



0 100 200 Feet

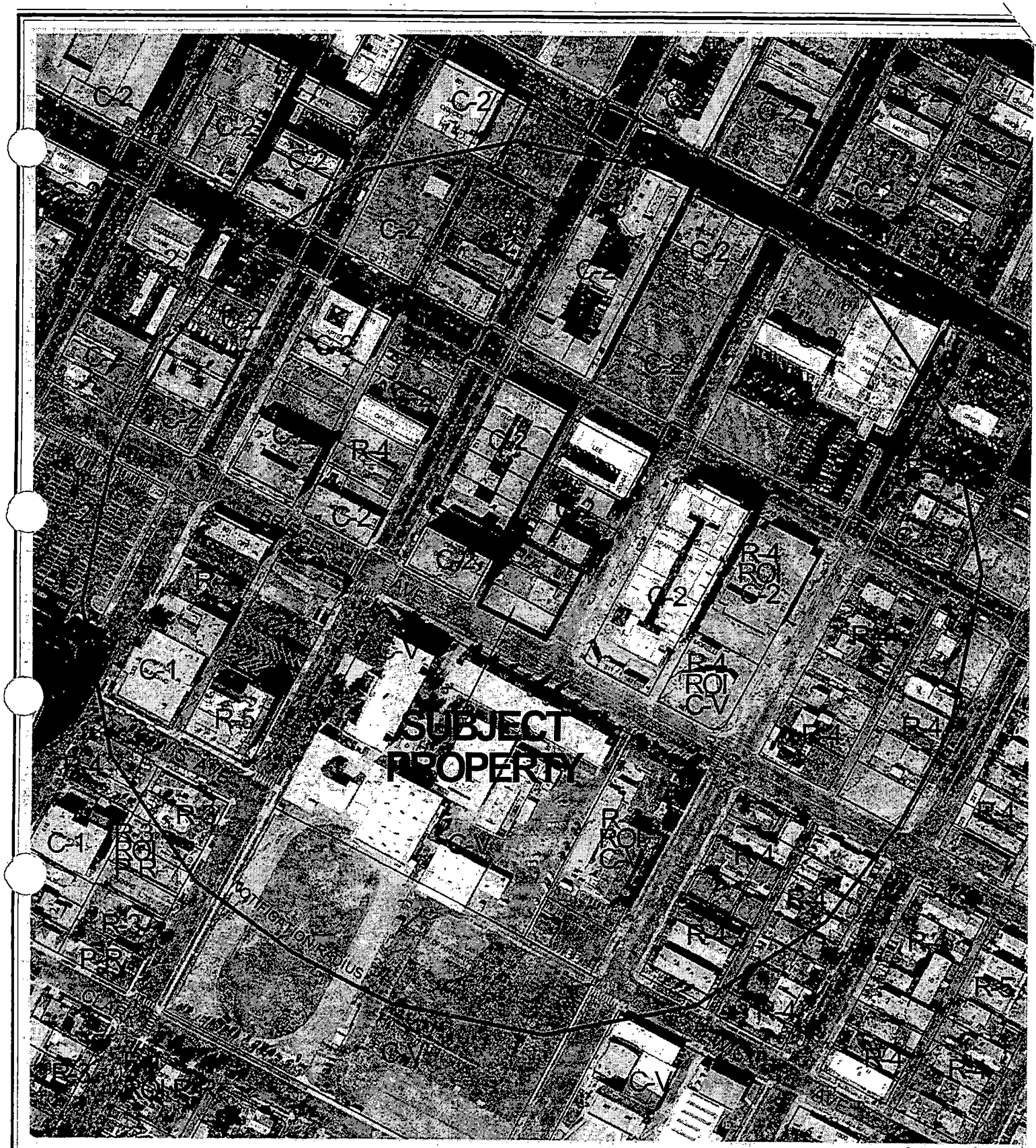
CASE: ZON-3259

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 100 200 Feet

CASE: **ZON-3259**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3259 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWER, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. A Site Development Plan Review (SDR-3261) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate a 10 foot radius on the northeast corner of 7th Street and Bridger Avenue and a 10 foot radius on the northwest corner of 8th Street and Bridger Avenue prior to the issuance of any permits, coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents. These said dedications shall not be enforced if the applicant submits information acceptable to Staff that shows existing permanent signage or buildings located at either corner within the area being requested for dedication.

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

5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved

Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

GL

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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-4 (High Density Residential0 to C-2 (General Commercial) on 0.51 acres adjacent to the northwest corner of 8th Street and Bridger Avenue. Companion applications for a Site Development Plan Review (SDR-3261) to allow the integration of an existing seven-story office building and a proposed three-story, 65,200 square-foot parking structure with ground floor retail and a renovated office tower complex and a number of buffering and landscaping waivers, and a Vacation (VAC-3056) to close a portion of an alley and integrate it with the proposed development will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified this request by stating that the project that will be accommodated through this and companion applications will enhance area aesthetics by replacing a vacant office building in decline with a newly renovated structure. The addition of arcade space to the parking structure will increase street activity and the removal of overhead power lines and the replacement of older single-family buildings on the site will aid redevelopment efforts in the area and will improve the overall tax base for the area.

BACKGROUND INFORMATION

A) Previous Actions

01/12/56 — The City Council approved a request for a Rezoning (Z-0003-56) of a portion of the subject site from R-3 (Medium Density Residential) to R-4 (High Density Residential).

10/01/03 — The City Council approved a request for a General Plan Amendment (GPA-2497) to amend Map 9 of the Las Vegas Redevelopment Plan. For the subject properties, this resulted in a change from Area 21A, which allowed the M (Medium Density Residential), H (High Density Residential) and SC (Service Commercial) land use designations, to the Mixed Use category, which allowed the L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial) and PF (Public Facilities) land use designations.

GL

12/04/03 The Planning Commission will consider companion requests for a Site Development Plan Review (SDR-3261) to allow the integration of an existing office building and a proposed three-story, 65,300 square-foot parking structure with ground floor retail and a renovated office tower complex and a number of buffering and landscaping waivers, and a Vacation (VAC-3056) to close a portion of an alley and integrate it with the proposed development.

B) Pre-Application Meeting

07/09/03 The original pre-application meeting was held just for the Vacation of the alley. It was determined that a better course of action was to make all the requests for development entitlements on the site at the same time. A subsequent pre-application was held on 10/21/03 to discuss these related requests, and the details of the applications.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.51

B) Existing Land Use

Subject Property:	Single Family Dwellings and Undeveloped
North:	Apartments
South:	High School
East:	Apartments
West:	Office Building

C) Planned Land Use

Subject Property:	DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan)
North:	DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan)
South:	DTR/MXU (Public Facilities, Downtown Redevelopment Plan)
East:	DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan)
West:	DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan)

D) Existing Zoning

Subject Property:	R-4 (High Density Residential)
North:	C-2 (General Commercial)
South:	C-V (Civic)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial)

GL

E) General Plan Compliance

This site is located on the Southeast Sector Plan Map of the General Plan. It is also located within the Las Vegas Redevelopment Plan boundary. The site is designated as DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan) on the Downtown Redevelopment Plan Map of the Redevelopment Plan. This designation is compatible with a range of General Plan land use designations, including the L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial) and PF (Public Facilities) land use designations. The proposed C-2 (General Commercial) zoning district conforms to the policies of the GC (General Commercial) land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Redevelopment Plan Area	*X*	
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

A Multi-use Transportation Trail is identified along 7th Street adjacent to the Bridger Law Building. Although the area subject to this Rezoning is not contiguous with 7th Street, the overall site that is the subject of the companion Site Development Plan Review SDR-3261 includes lands over to 7th Street along Bridger Avenue. At this time, it is undetermined which side of 7th Street will be occupied by the trail, or if the trail will remain based on trail alignment alternatives that are currently being examined by consultants. Since there is a possibility that the trail may be required when the current study is completed, the applicant will be required to retain a 10-foot wide open and unobstructed plaza area along the 7th Street side of the project, that can if necessary be used for future trail purposes.

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 C-2 (General Commercial) zoning district conforms to the policies of the GC (General Commercial) land use designation. The GC designation is one of the land use designations that are in conformance with the DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan) category. The Downtown Redevelopment Plan Map of the Las Vegas Redevelopment Plan gives this site that 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 site is adjacent to lands that are both zoned for, and developed with, high-density residential, office and institutional uses, and is within one block of the Office Core precinct of the Downtown Centennial Plan. The proposed zone change and companion requests are compatible in the context of this surrounding land use pattern.

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

   The site is located in an area that will benefit, and has benefited in the past, from significant redevelopment efforts. These include the City Center Apartments, upgrades to the Las Vegas High School and other smaller projects in the immediate area. This project should contribute to an improved urban fabric in this area of the city.

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 bounded by 7th Street, 8th Street and by Bridger Avenue. The first two are designated as local streets, while Bridger Avenue is depicted as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. These streets contain adequate capacity to serve the proposed development.

NOTICES MAILED 75 (Mailed with SDR-3261)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3259 APN: 139-34-710-049 & -050 & -051

Name of Property Owner: ~~CHARLESTON TOWER, LLC~~ JOHN L. CARNESALE, member

Name of Applicant: JOHN L. CARNESALE

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOHN L. CARNESALE

Subscribed and sworn before me

This 5th day of September, 2003

Teresa A Sowers

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
TERESA A. SOWERS
My Appointment Expires
April 9, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3259 APN: 139-34-710-051

Name of Property Owner: ~~CHARLESTON TOWER LLC~~ JOHN L. CARNESALE - MEMBER

Name of Applicant: JOHN L. CARNESALE

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: [signature]

Print Name: JOHN L. CARNESALE MEMBER

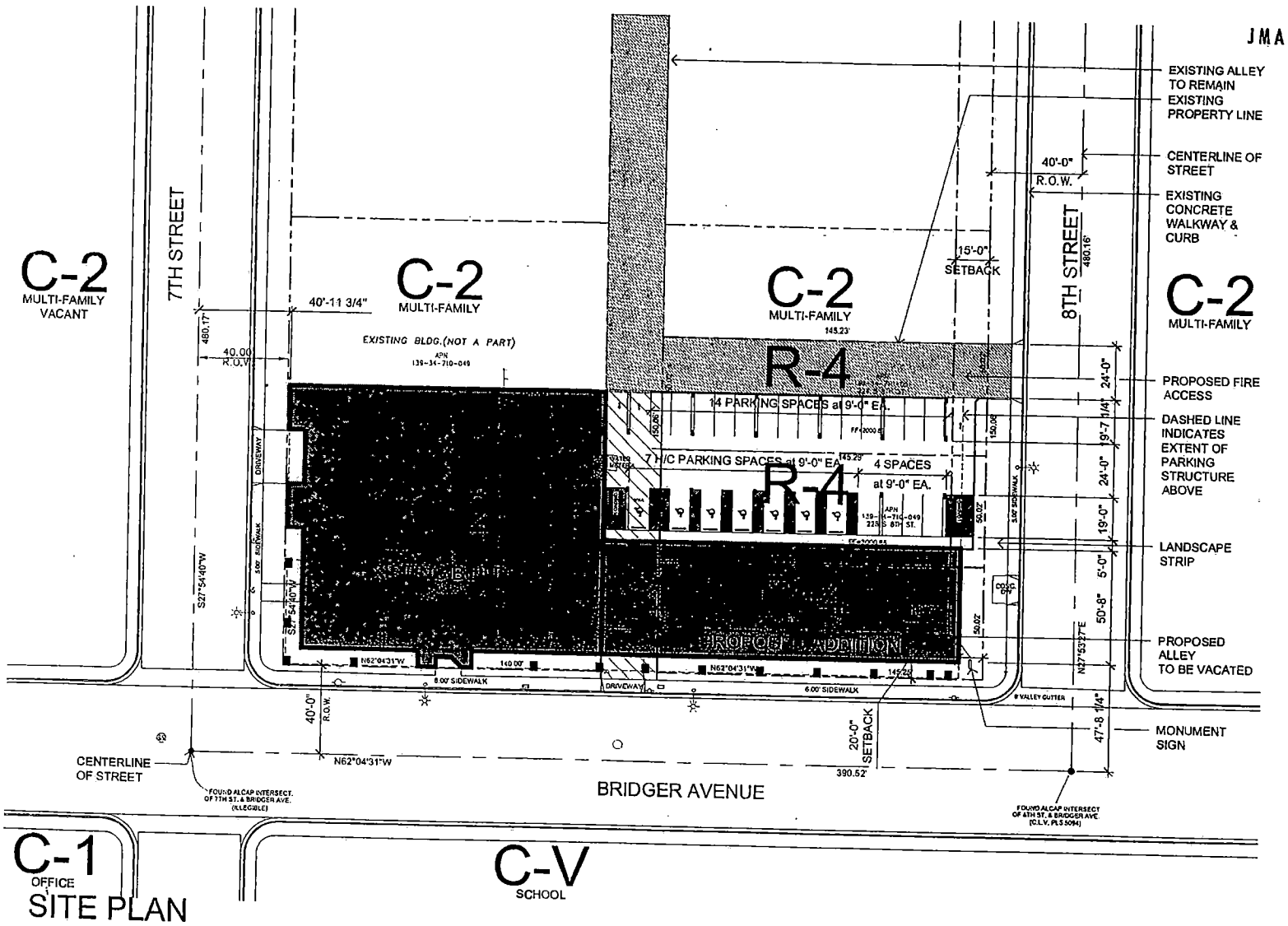
Subscribed and sworn before me

This 20th day of OCT, 2003

[signature]
Notary Public in and for said County and State

DAWN M. DUDAS
Notary Public State of Nevada
No. 97-4047-1
My appt. exp. Sept. 28, 2005

JMA ARCHITECTURE STUDIOS



SITE PLAN

SEVENTH & BRIDGER

2281 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 943-2033 FAX: (702) 943-2039 WWW.JMAARCH.COM

PROJECT NO: 2003602
DATE: OCTOBER 17, 2003

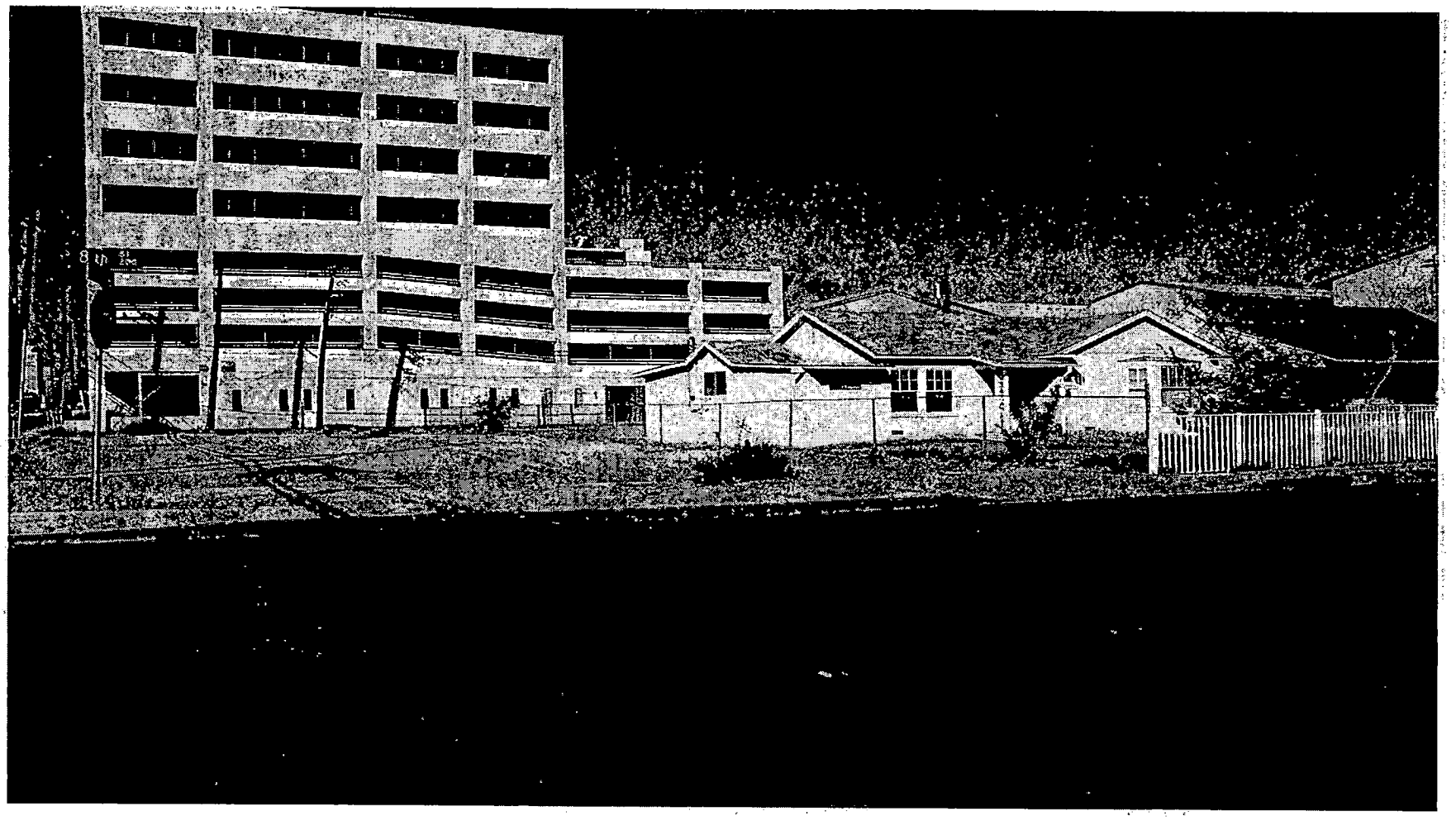
SCALE: 1" = 20'-0" (0, 10', 20', 40')

NORTH

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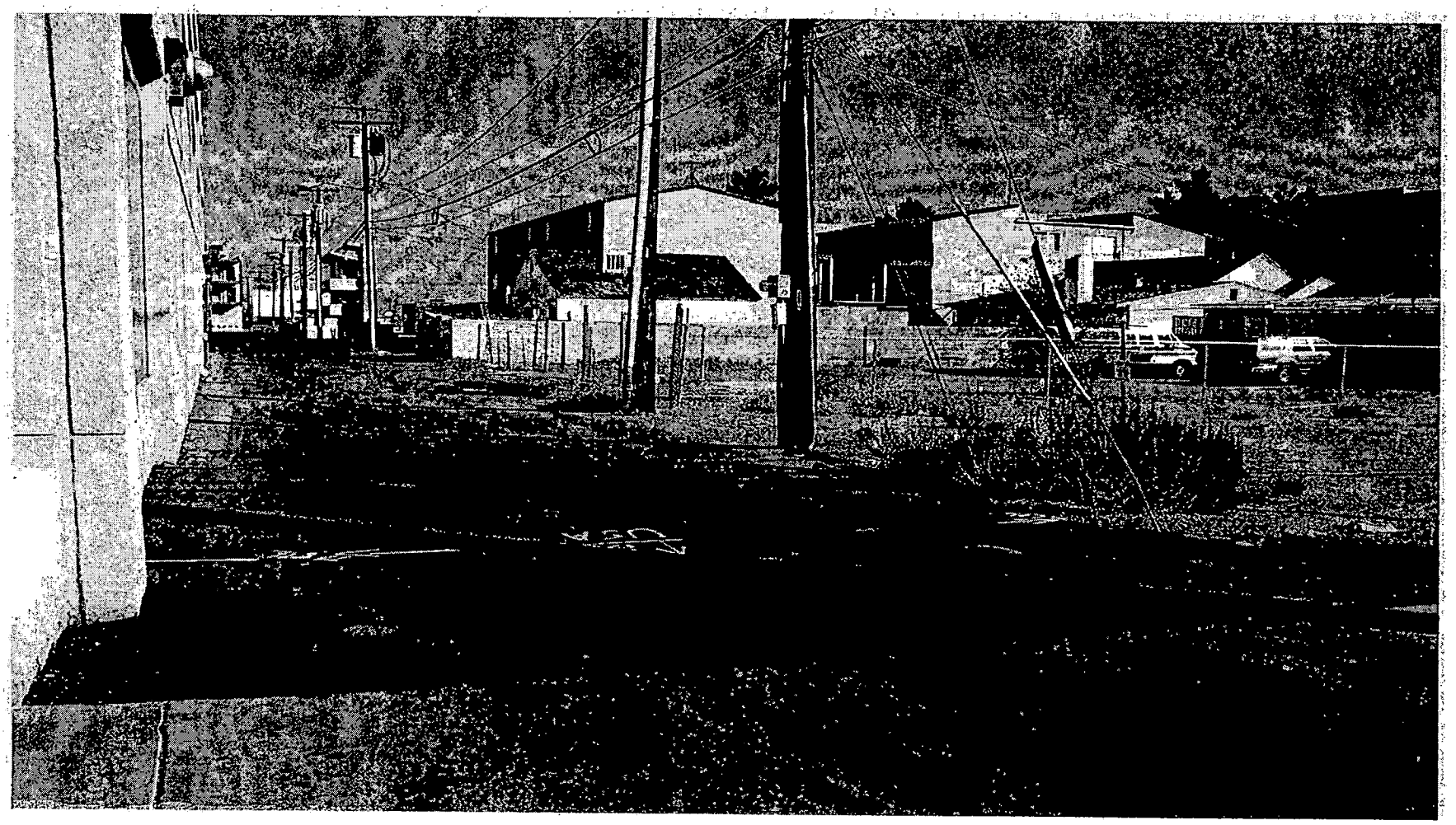
ZON-3259
VAR-3265
SDR-3261

12-04-03 PC



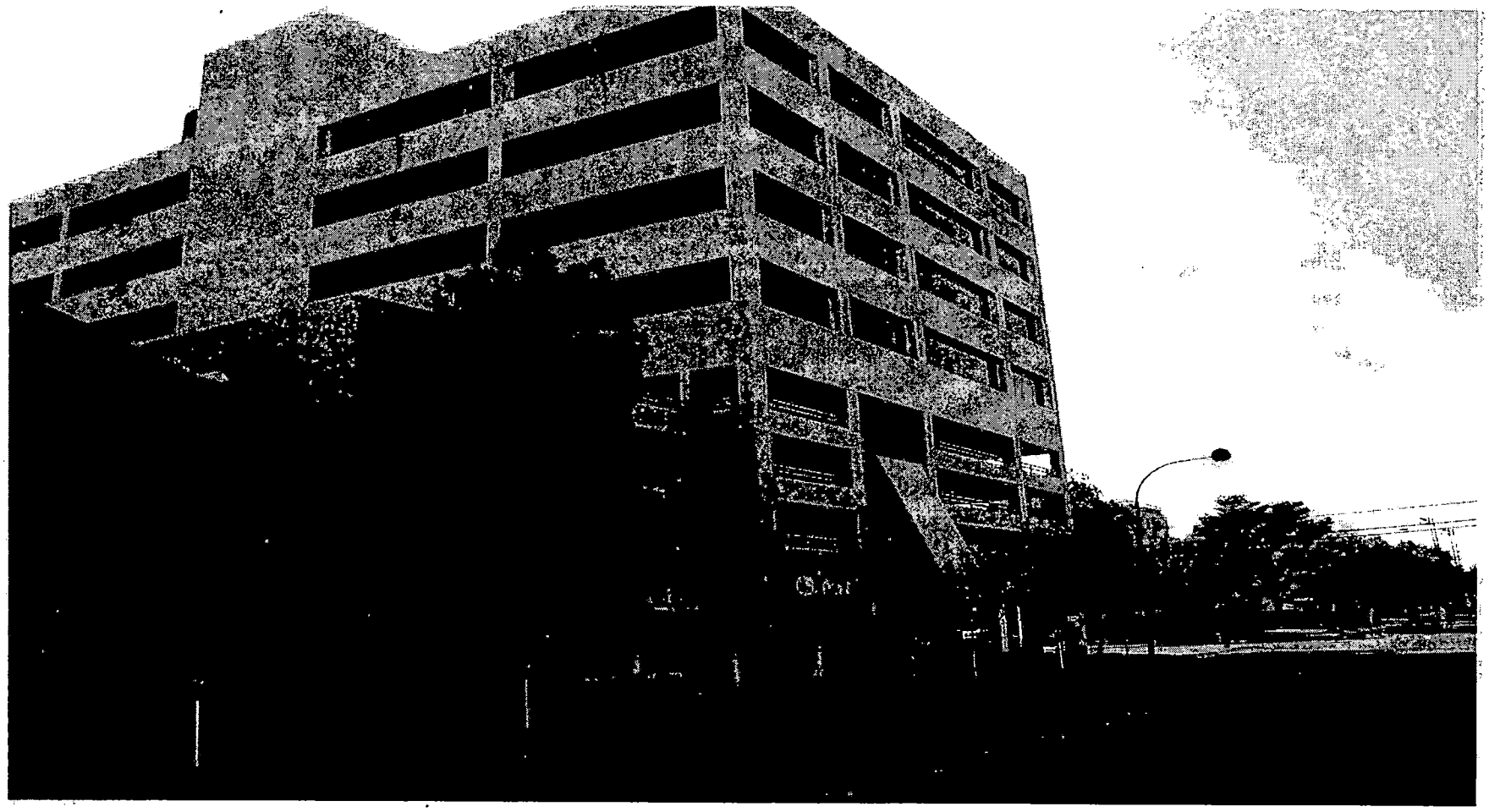
ZON-3259 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWNER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF 8TH STREET AND BRIDGER AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



ZON-3259 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWNER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF 8TH STREET AND BRIDGER AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



ZON-3259 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWNER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF 8TH STREET AND BRIDGER AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
SDR-3261 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWER, LIMITED LIABILITY COMPANY AND LEBARON HOTEL, INC. - Request for a Site Development Plan Review and Waivers OF THE PERIMETER BUFFERING AND LANDSCAPING STANDARDS AND TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED FOR AN EXISTING OFFICE BUILDING AND A PROPOSED THREE-STORY, 62,674 SQUARE-FOOT PARKING STRUCTURE WITH GROUND FLOOR COMMERCIAL on 0.90 acres adjacent to the northwest corner of 8th Street and Bridger Avenue (APN: 139-34-710-037, 049, 050, and 051), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

CC: 01/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/7/2004.

NOTE: CHAIRMAN TRUESDELL disclosed that a portion of the parking lot that his office building is on falls within this notice area but this would not affect his ability to vote on this item.

MINUTES:
NOTE: See Item 21 [ZON-3259] for related discussion.

(7:45 – 7:55)

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 22 – SDR-3261

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-3259] to a C-2 (General 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 a building permit, to show the area along 7th Street within the right-of-way that can provide a clear 10-foot path for the potential Multi-use Transportation Trail that may be required in this location, to reflect loading zones of which meet the dimensional requirements of the Code and which illustrates on-site trash collection facilities, and to provide a level of detail regarding signage that is satisfactory to the Planning and Development Department.

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

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

8. 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 Title19.12.050.

CONDITIONS - Continued:

10. A fully operational fire protection system, including 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. The submitted Petition of Vacation VAC-3056 shall record prior to the issuance of any building permits for this site.

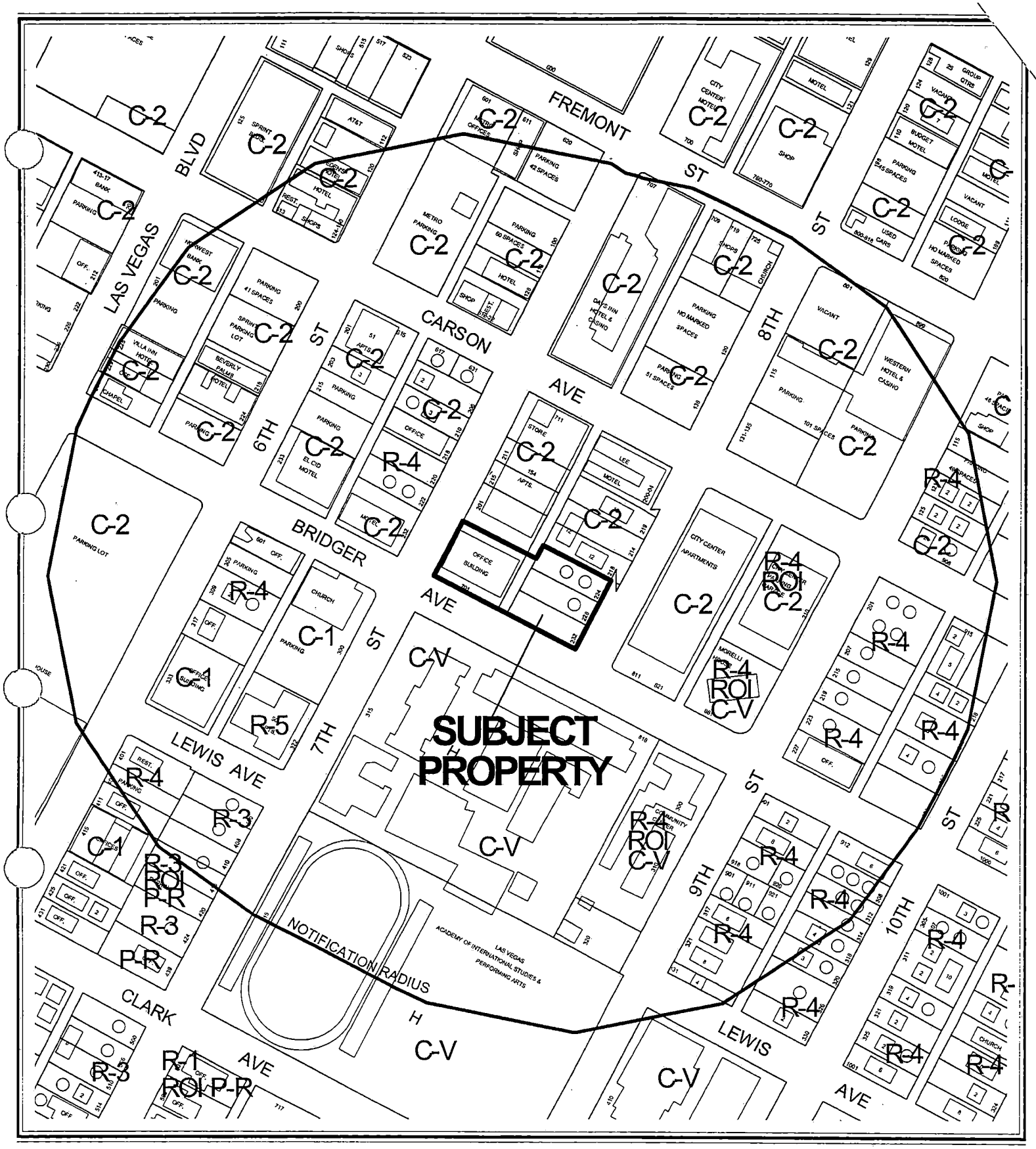
13. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such a map is required, it should record prior to the issuance of any building permits for this site.

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 parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.

15. Landscape and maintain all unimproved right-of-way on 7th Street, 8th Street and Bridger Avenue adjacent to this site.

16. Submit an Encroachment Agreement for all private improvements located in the 7th Street, 8th Street and Bridger Avenue public right-of-way adjacent to this site prior to occupancy of this site.

17. Site development to comply with all applicable conditions of approval for Petition of Vacation VAC-3056, Zoning Reclassification ZON-3259 and all other subsequent site-related actions.



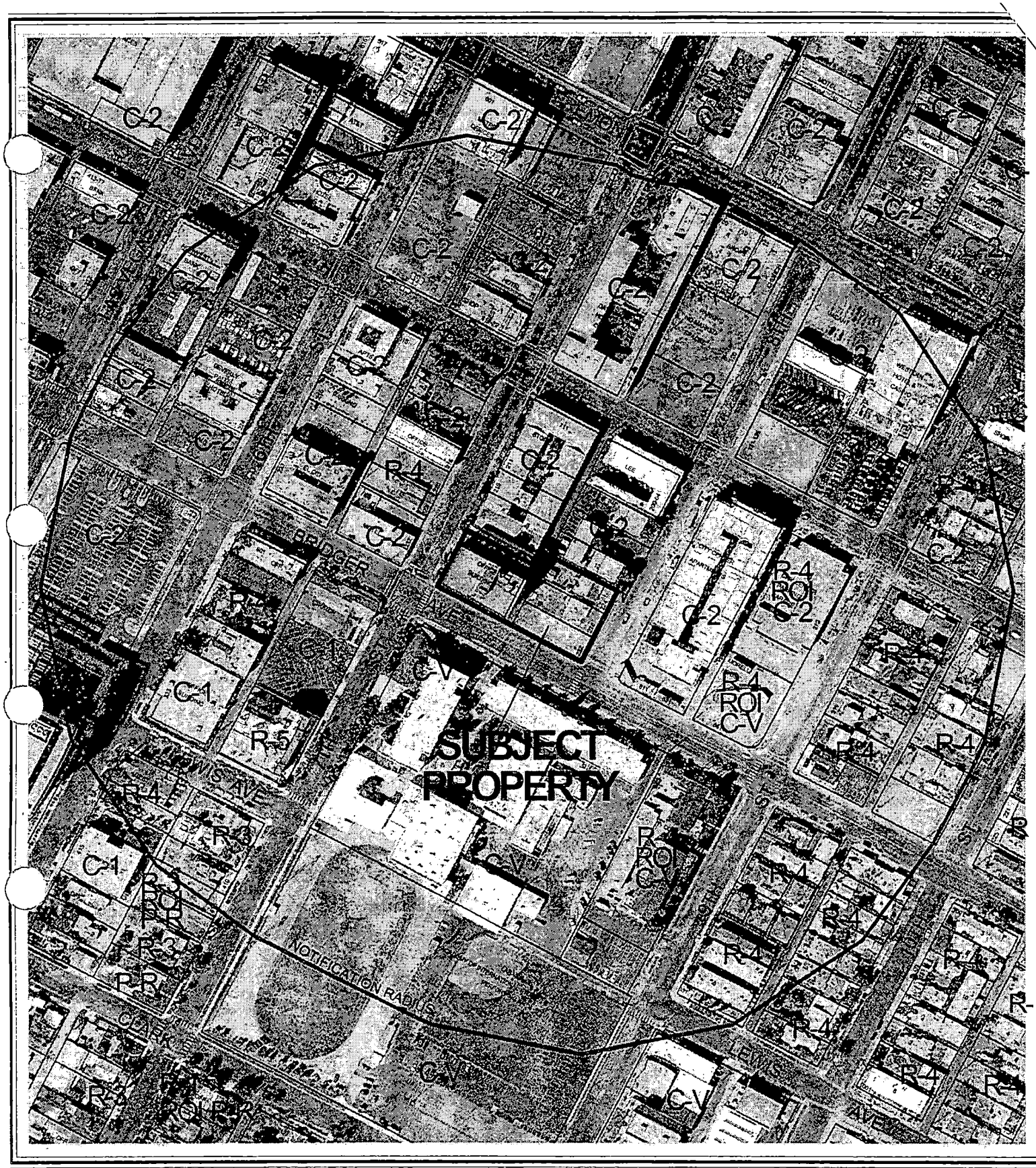
CASE: **SDR-3261**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 100 200 Feet

CASE: **SDR-3261**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3261 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWER, LIMITED LIABILITY COMPANY AND LEBARON HOTEL, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Rezoning [ZON-3259] to a C-2 (General 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 a building permit, to show the area along 7th Street within the right-of-way that can provide a clear 10-foot path for the potential Multi-use Transportation Trail that may be required in this location, to reflect loading zones of which meet the dimensional requirements of the Code and which illustrates on-site trash collection facilities, and to provide a level of detail regarding signage that is satisfactory to the Planning and Development Department.

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.

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8. 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 Title19.12.050.

10. A fully operational fire protection system, including 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. The submitted Petition of Vacation VAC-3056 shall record prior to the issuance of any building permits for this site.

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

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 parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.

15. Landscape and maintain all unimproved right-of-way on 7th Street, 8th Street and Bridger Avenue adjacent to this site.

16. Submit an Encroachment Agreement for all private improvements located in the 7th Street, 8th Street and Bridger Avenue public right-of-way adjacent to this site prior to occupancy of this site.

17. Site development to comply with all applicable conditions of approval for Petition of Vacation VAC-3056, Zoning Reclassification ZON-3259 and all other subsequent site-related actions.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review to allow the integration of an existing seven-story office building and a proposed three-story, 65,200 square-foot parking structure with ground floor retail and a renovated office tower complex and a number of buffering and landscaping waivers on 0.51 acres adjacent to the northwest corner of 8th Street and Bridger Avenue. Companion applications for a Rezoning (ZON-3259) from R-4 (High Density Residential) to C-2 (General Commercial) for a portion of the subject site and a Vacation (VAC-3056) to close a portion of an alley and integrate it with the proposed development will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified this request by stating that the project that will be accommodated through this and companion applications will enhance area aesthetics by replacing a vacant office building in decline with a newly renovated structure. The addition of arcade space to the parking structure will increase street activity and the removal of overhead power lines and the replacement of older single-family buildings on the site will aid redevelopment efforts in the area and will improve the overall tax base for the area.

BACKGROUND INFORMATION

A) Previous Actions

01/12/56 The City Council approved a request for a Rezoning (Z-0003-56) of a portion of the subject site from R-3 (Medium Density Residential) to R-4 (High Density Residential).

10/01/03 The City Council approved a request for a General Plan Amendment (GPA-2497) to amend Map 9 of the Las Vegas Redevelopment Plan. For the subject properties, this resulted in a change from Area 21A, which allowed the M (Medium Density Residential), H (High Density Residential) and SC (Service Commercial) land use designations, to the Mixed Use category, which allowed the L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial) and PF (Public Facilities) land use designations.

GL

12/04/03 The Planning Commission will consider companion requests for a Rezoning (ZON-3259) from R-4 (High Density Residential) to C-2 (General Commercial) for a portion of the subject site and a Vacation (VAC-3056) to close a portion of an alley and integrate it with the proposed development.

B) Pre-Application Meeting

07/09/03 The original pre-application meeting was held just for the Vacation of the alley. It was determined that a better course of action was to make all the requests for development entitlements on the site at the same time. A subsequent pre-application was held on 10/21/03 to discuss these related requests, and the details of the applications.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.90

B) Existing Land Use

Subject Property:	Single Family Dwellings and Undeveloped
North:	Apartments
South:	High School
East:	Apartments
West:	Office Building

C) Planned Land Use

Subject Property:	DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan)
North:	DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan)
South:	DTR/MXU (Public Facilities, Downtown Redevelopment Plan)
East:	DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan)
West:	DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan)

D) Existing Zoning

Subject Property:	R-4 (High Density Residential)
North:	C-2 (General Commercial)
South:	C-V (Civic)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial)

GL

E) General Plan Compliance

This site is located on the Southeast Sector Plan Map of the General Plan. It is also located within the Las Vegas Redevelopment Plan boundary. The site is designated as DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan) on the Downtown Redevelopment Plan Map of the Redevelopment Plan. This designation is compatible with a range of General Plan land use designations, including the L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial) and PF (Public Facilities) land use designations. The proposed C-2 (General Commercial) zoning district conforms to the policies of the GC (General Commercial) land use designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	**X**	
Redevelopment Plan Area	*X*	
Special Overlay District		**X**
Trails	**X**	
Study Area		**X**
Rural Preservation Neighborhood		**X**
County/North Las Vegas/HOA Notification		**X**
Development Impact Notification Assessment		**X**
Project of Regional Significance		**X**

A Multi-use Transportation Trail is identified along 7th Street adjacent to the Bridger Law Building. At this time, it is undetermined which side of 7th Street will be occupied by the trail, or if the trail will remain based on trail alignment alternatives that are currently being examined by consultants. Since there is a possibility that the trail may be required when the current study is completed, the applicant will be required to retain a 10-foot wide open and unobstructed plaza area along the 7th Street side of the project, that can if necessary be used for future trail purposes.

PROJECT DESCRIPTION

The project proposes to retrofit an existing vacant seven-story office building containing 57,300 square feet and add a three-level parking garage with 7,900 square feet of ground floor commercial space and 140 new stalls on three lots to the east of the existing building. These structures will be connected with an enclosed common entrance that will be located on the portion of the alley proposed to be vacated between the two buildings. The new garage component of the project is essentially to the property line along Bridger Avenue, to match the existing office component, which is developed to the property lines along 7th street and along Bridger Avenue. The project is offset 10 feet along the 8th Street frontage. The project will require approximately 120 feet of the alley north of Bridger Avenue to be vacated. The applicant proposes to realign the alley through a portion of the site to connect it to 8th Street.

GL

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

C-2 Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	150 Feet	Y
Min. Setbacks			
• Front	20 Feet	0 Feet (existing)	N
• Side	10 Feet	0 Feet (existing)	N
• Corner	15 Feet	0 Feet (existing)	N
• Rear	20 Feet	10 Feet	N
Max. Lot Coverage	50 %	90.5%	N
Max. Building Height	none	7 and 3 stories	N/A
Trash Enclosure	Gated, walled, roofed	Not indicated	N
Loading Zone	15 x 25 Feet	12 x 18 Feet	N
Mech. Equipment	Concealed on roof	Concealed on roof	Y

The application fails to meet front, rear or side setback requirements and lot maximum lot coverage requirements, and has requested Waivers of these requirements as part of this application. Given the fact that the office component of the site already exists and is merely a retrofit of the existing building, and that the overall site is intended to develop as an urban project in the spirit of the adjacent Office Core precinct of the Downtown area, the requested Waivers are appropriate.

The application also fails to specify appropriate trash enclosure areas, and has indicated sub-standard loading zones. A condition of approval will require a revised site plan to address these issues to the satisfaction of the Planning and Development Department.

A2) Residential Adjacency Standards

As the subject site is located within the Las Vegas Redevelopment Plan area, there are no Residential Adjacency Standards that apply to this Site Development Plan Review.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office, other than listed	57,300 s.f.	1 space/300 s.f. GFA	191 spaces			
General Retail, other than listed	7,900 s.f.	1 space/250 s.f. GFA	32 spaces			
Totals	54,315 s.f.		223 spaces	7 spaces	251 spaces	7 spaces

The proposed development exceeds the parking requirements of the Zoning Code.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	Not required in Parking Garage	None	None
Buffer: • Min. Trees	1 Tree/30 Linear Feet (875 Feet) + 1 Tree	31 Trees	16 Trees
• Min. Zone Width	15 Feet exterior, 6 feet Interior		None
• Wall height	8 Feet		None

The project as proposed is deficient with respect to certain landscape standards. The applicant has requested a reduction or a Waiver of these standards, based on the constraints of the site. Since all on-site parking is provided within a structure, no landscaping is required within the parking area. Perimeter landscaping is limited as the existing building is built to the property line, and the opportunities for perimeter buffering areas are limited. The applicant, however, is proposing to place 24" box Mexican Fan Palms and Rio Grand Ash trees along the 8th Street and Bridger Avenue frontages of the site, and retain existing trees along the 7th Street frontage of the site. Given the constraints of the site, these reductions are acceptable. The wall height issue does not apply in this case, as the project is essentially built to the lot lines.

GL

A5) Sign Standards

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

Monument Signs: C-2 District

Standards	**Allowed**	**Provided**
Maximum Number	1 / 200 lineal feet of street frontage 2 total	1 total
Maximum Area	75 s.f. /sign	Not indicated
Maximum Height	8 Feet	Not indicated
Minimum Setback	5 Feet	5 Feet
Illumination	Direct/Internal	Not indicated

Wall Signs: C-2 District

Standards	**Allowed**	**Provided**
Maximum Number	No limit	2 total
Maximum Area	20% of building elevation	Not indicated
Maximum Projection	4 Feet	Not indicated
Illumination	Internal/External	Not indicated

Although specific details have not been indicated on the site plan, it appears that the proposed signage for the project will be significantly less than the maximums permitted for signage in the C-2 zoning district. A condition of approval will require that the site plan be revised to provide a level of detail regarding signage that is satisfactory to the Planning and Development Department.

B) General Analysis and Discussion

- Zoning

The portion of the site containing the existing office structure is currently zoned C-2 (General Commercial). This zoning district conforms to the DTR/MXU (Mixed Use Area, Downtown Redevelopment Plan) land use designation of the site. A companion application (ZON-3259) seeks to rezone the three lots that will contain the proposed parking garage from R-4 (High Density Residential) to C-2 (General Commercial).

- Site Plan

The project proposes to retrofit an existing vacant seven-story office building containing 57,300 square feet and add a three-level parking garage with 7,900 square feet of ground floor commercial space and 140 new stalls on three lots to the east of the existing building. These structures will be connected with an enclosed common entrance that will be located on the portion of the alley proposed to be vacated between the two buildings.

- Waivers

  The application as proposed requires Waivers of the perimeter setback requirements and the perimeter buffering and landscaping requirements of the Code. Parking lot landscaping is not required as the parking is wholly contained within a structure. Loading zones and trash enclosures do not meet Code where indicated, but a condition of approval will require this information to be provided on a revised site plan. Given the intent to match the façade of the proposed parking structure with the existing building, and the urban context and nature of the project within the Redevelopment Plan area, these Waivers are appropriate and should be granted.

- Landscape Plan

  The landscaping as depicted consists of 24" box Mexican Fan Palms and Rio Grande Ash trees supplemented by a variety of plants and shrubs located around the three exterior frontages of the site within the small setback areas that are provided. No landscaping is proposed on the interior property boundary, as the project is essentially built to the property line in this area, with the exception of the proposed alley realignment.

- Elevation

  The building elevations depict a seven-story office building that will be reclad with an EIFS (exterior insulation and finish system) on a metal frame and will be repainted and retrofitted with painted metal overhangs and foam form detailing. A painted metal cap will be added to highlight the roof line. Colors to be used include three shades of gray earth tones and two shades of reddish brown. The appearance of the three-level parking structure will mirror the exterior finishes used on the office building, to create an integrated project on the site.

- Floor Plan

  The floor plan for the existing office structure is not substantially altered. The proposed parking structure will contain ground floor commercial space that will be oriented to the Bridger Avenue frontage of the site.

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 site is located in an area that will benefit, and has benefited in the past, from significant redevelopment efforts. These include the City Center Apartments, upgrades to the Las Vegas High School and other smaller projects in the immediate area. This project should contribute to an improved urban fabric in this area of the city.

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 approval of the companion Rezoning request ZON-3259, the entire site will be zoned as C-2 (General Commercial), which will allow the proposed development to be constructed on the site. The project, with the approval of the Waivers of setbacks and perimeter buffering and landscaping requirements, as requested by the applicant, will be consistent with Title 19 and other City policies and standards.

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

   The site is bounded by 7th Street, 8th Street and by Bridger Avenue. The first two are designated as local streets, while Bridger Avenue is depicted as a Secondary (80-foot) Collector on the Master Plan of Streets and Highways. These streets contain adequate capacity to serve the proposed development.

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

   The building and landscape materials as proposed are appropriate for a development of this type, and should contribute positively to the appearance of this vicinity, which is located within the Las Vegas Redevelopment Plan area.

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

   The design of the building elevations have been specifically developed to improve the appearance of an older, vacant office structure, and to provide a new ancillary parking structure with ground-floor commercial activity that will place this development in a positive and competitive market position. As such, the focus of this redevelopment project has been to improve the appearance of the site. This effort will improve the asethetics of the area and provide a positive contribution to redevelopment efforts in this part of the city.

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

   The proposed development will be subject to the Department of Building and Safety requirements for all necessary building permits and inspections, in addition to regular inspections for licensing; therefore, the development will not compromise the public health, safety or welfare if approved.

NOTICES MAILED 75 (Mailed with ZON-3259)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3261 APN: 139-34-710-049 & -050

~~CHARLESTON TOWER LLC~~

Name of Property Owner: JOHN L. CARNESALE - MEMBER

Name of Applicant: JOHN L. CARNESALE

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOHN L. CARNESALE

Subscribed and sworn before me

This 5th day of September, 2003

Teresa A Sowers

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
TERESA A. SOWERS
My Appointment Expires
April 8, 2007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3261 APN: 139-34-710-037

Name of Property Owner: LEBARON HOTEL INC.

Name of Applicant: WESTERN U.S. REALTY LLC, JOHN L. CARNESAL

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: KENNETH R RILEY PRES. LE BARON CAPITAL INC.

Subscribed and sworn before me

This 25 day of AUGUST, 2003

_____
Notary Public in and for said County and State

ANDREW BROCK
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 03-79837-2
MY APPT. EXPIRES SEPT. 24, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3261 APN: 139-34-710-051

Name of Property Owner: JOHN L. CARNESALE

Name of Applicant: JOHN L. CARNESALE

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: JOHN L CARNESALE member

Subscribed and sworn before me

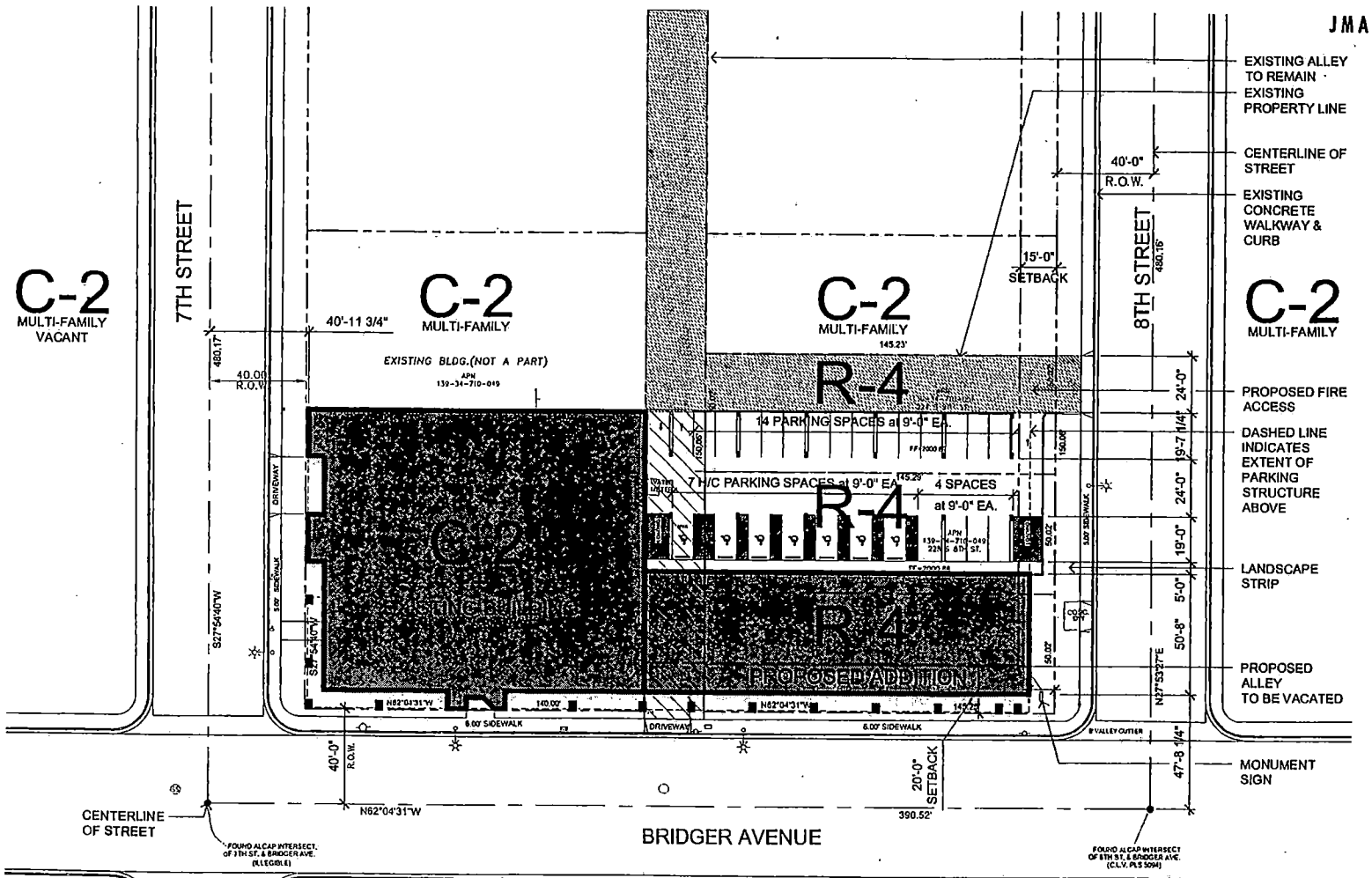
This 20th day of Oct, 2003

Dawn M. Dudas

Notary Public in and for said County and State

DAWN M. DUDAS
Notary Public State of Nevada
No. 97-4047-1
My appt. exp. Sept. 28, 2005

JMA ARCHITECTURE STUDIOS



SITE PLAN

SEVENTH & BRIDGER

1785 CORPORATE CIRCLE, SUITE 150 HENDERSON, NEVADA 89074
PHONE: (702) 942-2033 FAX: (702) 947-2030 WWW.JMAARCH.COM

PROJECT NO: 2003602
DATE: OCTOBER 17, 2003

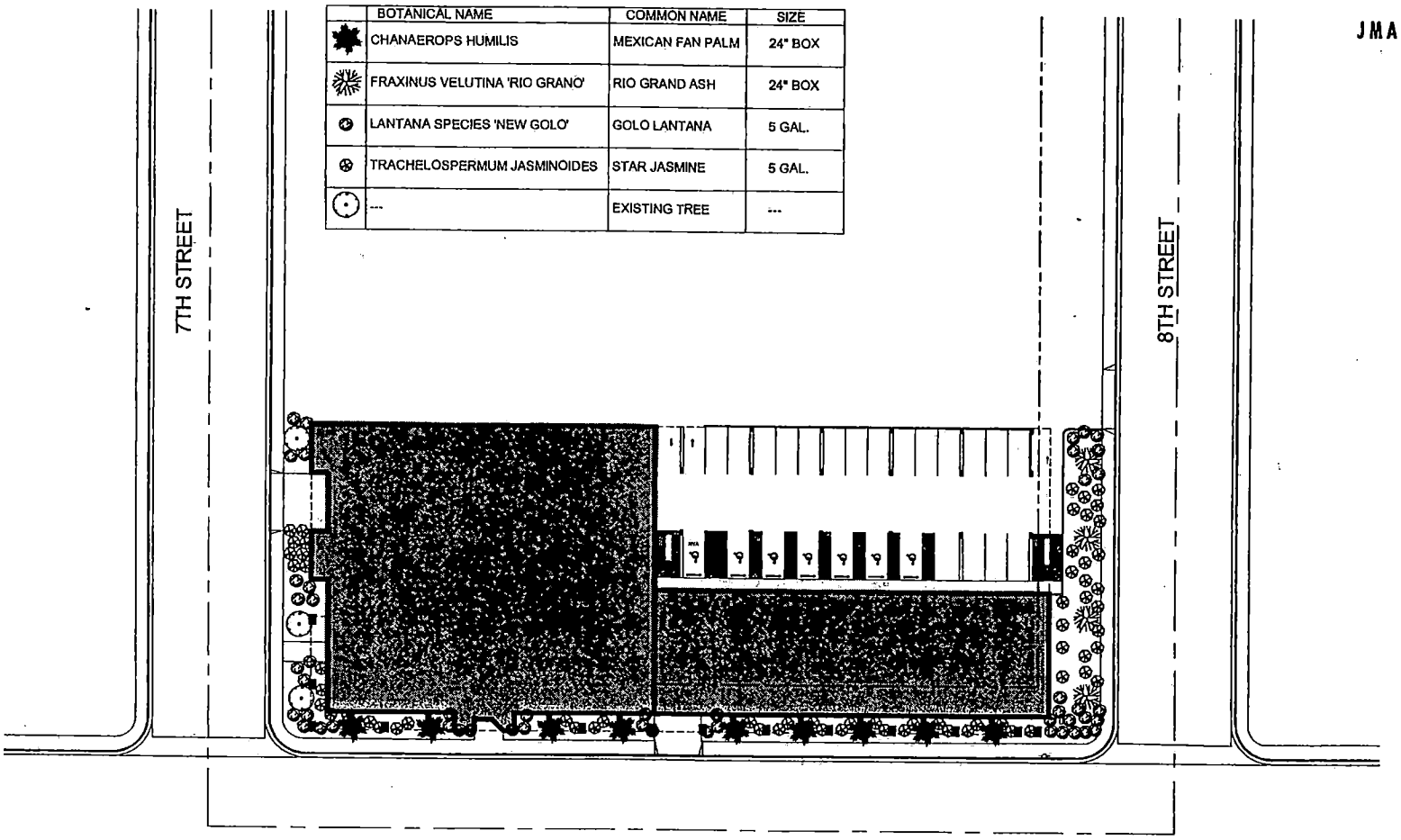
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NORTH

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ZON-3259
VAR-3265
SDR-3261

12-04-03 PC

	BOTANICAL NAME	COMMON NAME	SIZE
	CHANAEROPS HUMILIS	MEXICAN FAN PALM	24" BOX
	FRAXINUS VELUTINA 'RIO GRANO'	RIO GRAND ASH	24" BOX
	LANTANA SPECIES 'NEW GOLO'	GOLO LANTANA	5 GAL.
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.
	---	EXISTING TREE	---



LANDSCAPE PLAN

SEVENTH & BRIDGER

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JMA ARCHITECTURE STUDIOS

2215 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 948-9933 FAX: (702) 948-9939 WWW.JMAARCH.COM

PROJECT NO: 2003602
DATE: OCTOBER 17, 2003

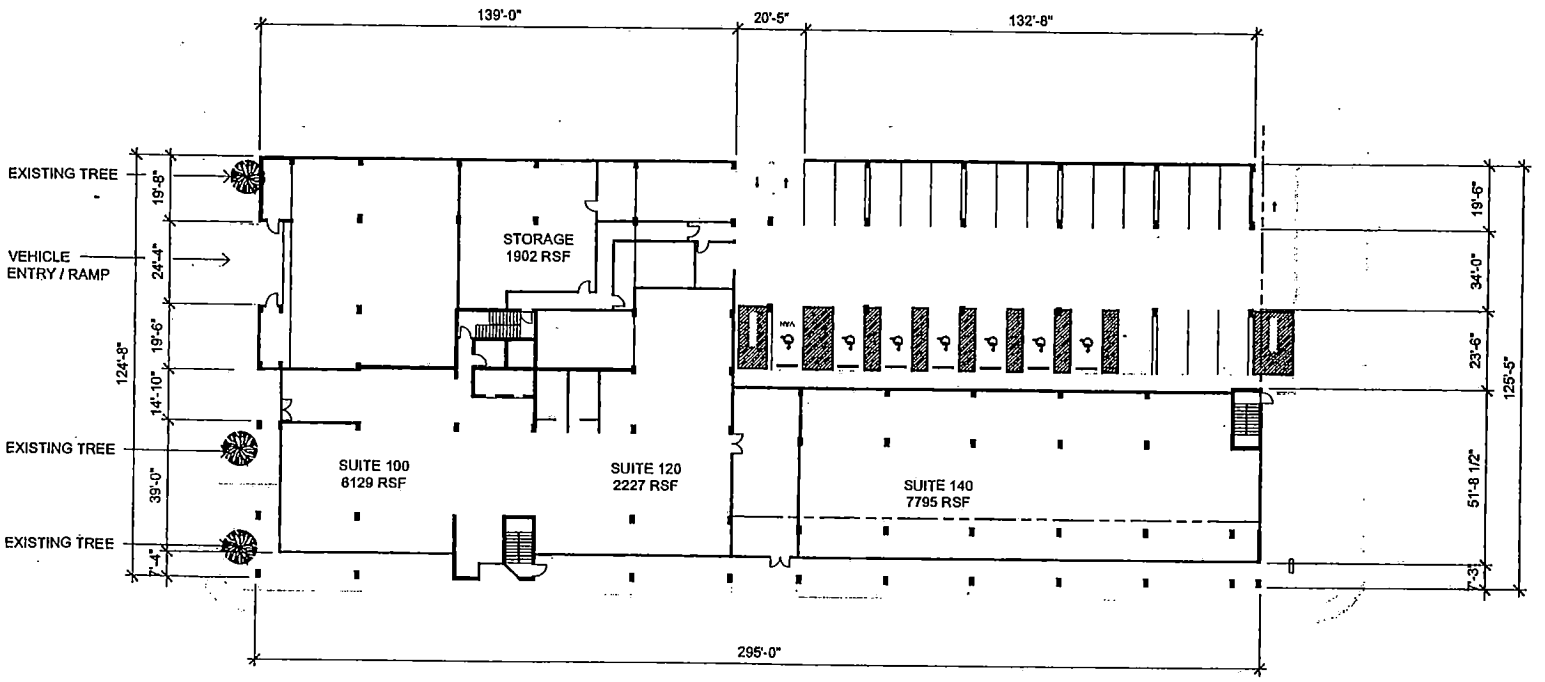
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SCALE: 1" = 20'-0"

NORTH

ZON-3259
VAR-3265
SDR-3261

12-04-03 PC

JMA ARCHITECTURE STUDIOS



EXISTING BUILDING	NEW BUILDING	COMBINED BUILDING
TOTAL AREA = 44,947 SF	TOTAL AREA = 9,368 SF	TOTAL AREA = 54,315 SF
EXISTING LEVEL ONE = 8889 SF	NEW LEVEL ONE = 6,755 SF	RENTABLE TOTAL = 62,679
COMMON LEVEL ONE = 2939 SF	COMMON LEVEL ONE = 987 SF	SF TOTAL COMMON AREA = 6,389 SF
TOTAL EXISTING STALLS = 116	TOTAL NEW STALLS = 140	TOTAL COMBINED STALLS = 256
2.60 STALLS/1000	STALLS/1000 - 14.94%	4.71 STALLS/1000 SF
		LOAD FACTOR = 15.4%

FLOOR PLAN - LEVEL ONE

SEVENTH & BRIDGER

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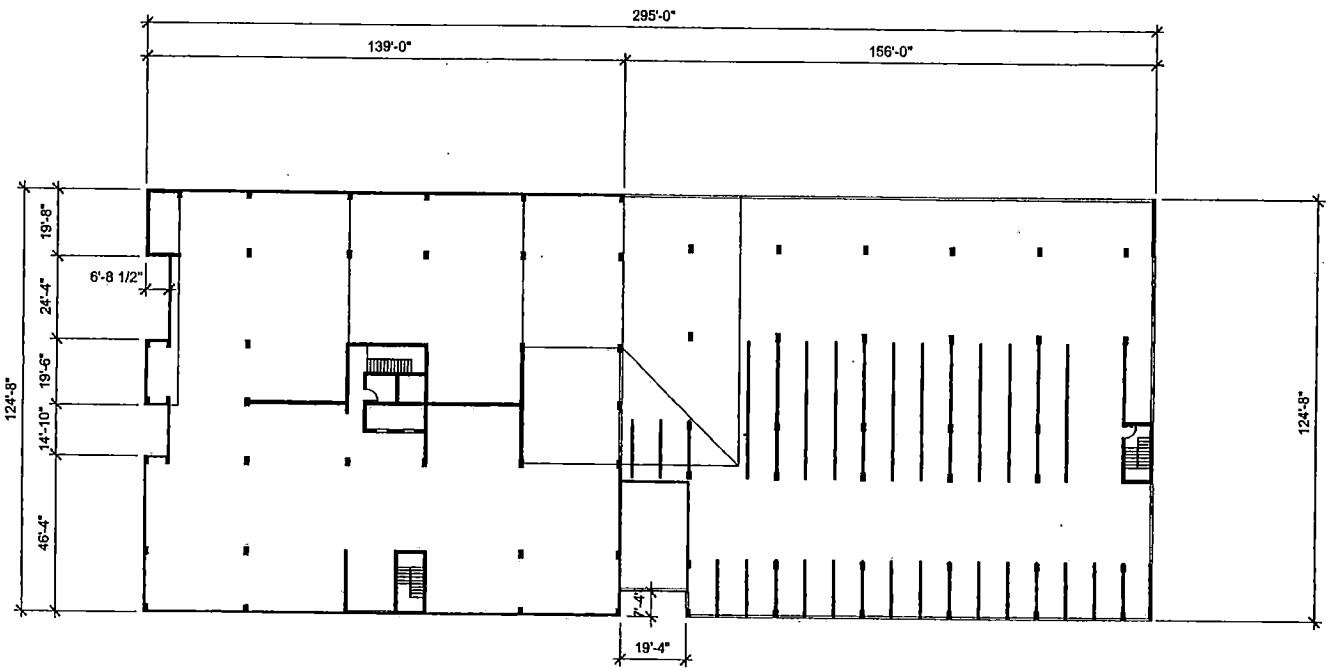
2365 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 942-2033 FAX: (702) 942-2035 WWW.JMAARCH.COM

PROJECT NO: 2003602
DATE: OCTOBER 17, 2003
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SCALE: 1/16" = 1'-0"
NORTH

ZON-3259
VAR-3265
SDR-3261

12-04-03 PC

JMA ARCHITECTURE STUDIOS



LEVEL TWO
COMMON AREA = 285 SF
STORAGE AREA = 2613 SF

SUITE 200 STORAGE = 3015 SF

41 NEW PARKING STALLS

FLOOR PLAN - LEVEL TWO

SEVENTH & BRIDGER

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2753 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 942-2033 FAX: (702) 942-2039 WWW.JMAARCH.COM

PROJECT NO: 2003602
DATE: OCTOBER 17, 2003

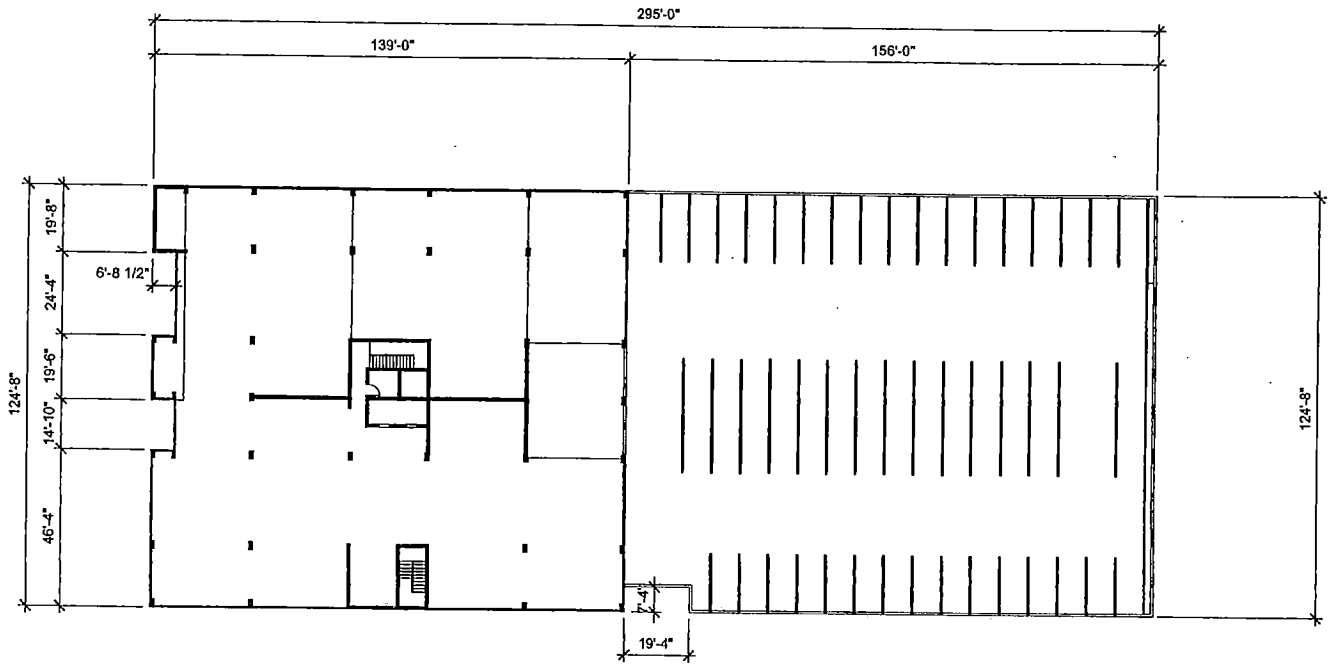
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NORTH

ZON-3259
VAR-3265
SDR-3261

12-04-03 PC

JMA ARCHITECTURE STUDIOS



LEVEL THREE
COMMON AREA = 285 SF

61 NEW PARKING STALLS

FLOOR PLAN - LEVEL THREE

SEVENTH & BRIDGER

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2745 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 942-2033 FAX: (702) 942-2036 WWW.JMAARCH.COM

PROJECT NO: 2003602
DATE: OCTOBER 17, 2003

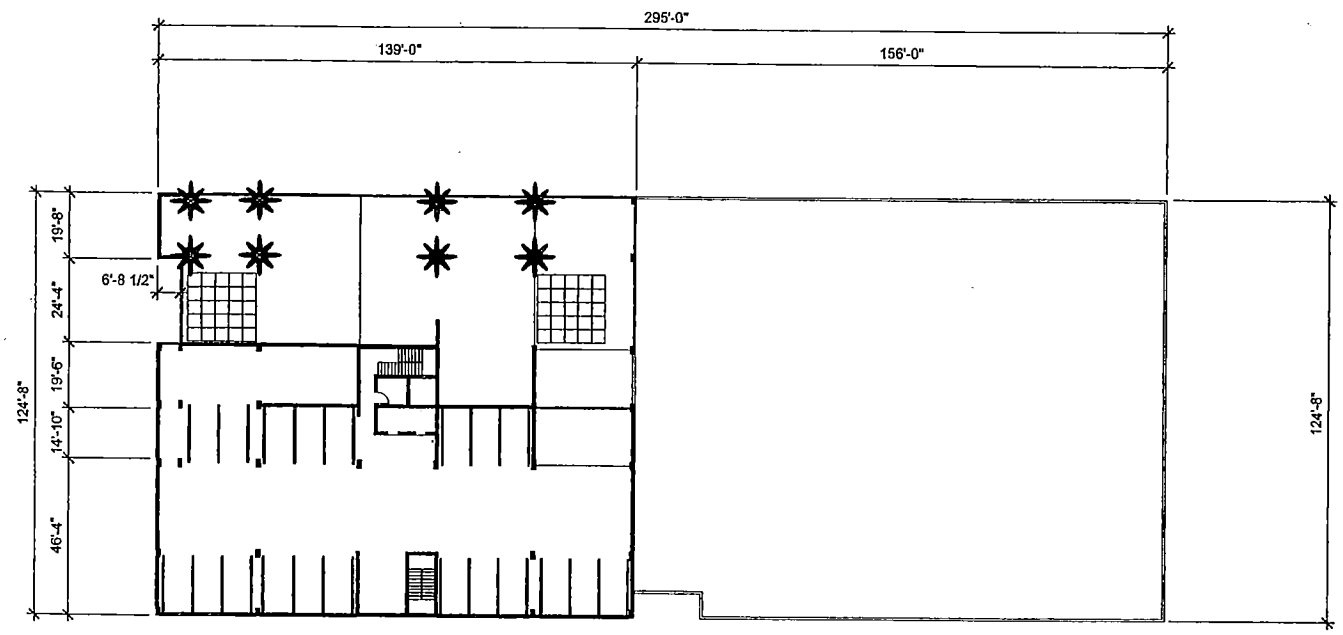
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NORTH

ZON-3259
VAR-3265
SDR-3261

12-04-03 PC

JMA ARCHITECTURE STUDIOS



LEVEL FOUR
COMMON AREA = 285 SF

20 NEW PARKING STALLS

FLOOR PLAN - LEVEL FOUR

SEVENTH & BRIDGER

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ZON-3259
VAR-3265
SDR-3261

12-04-03 PC

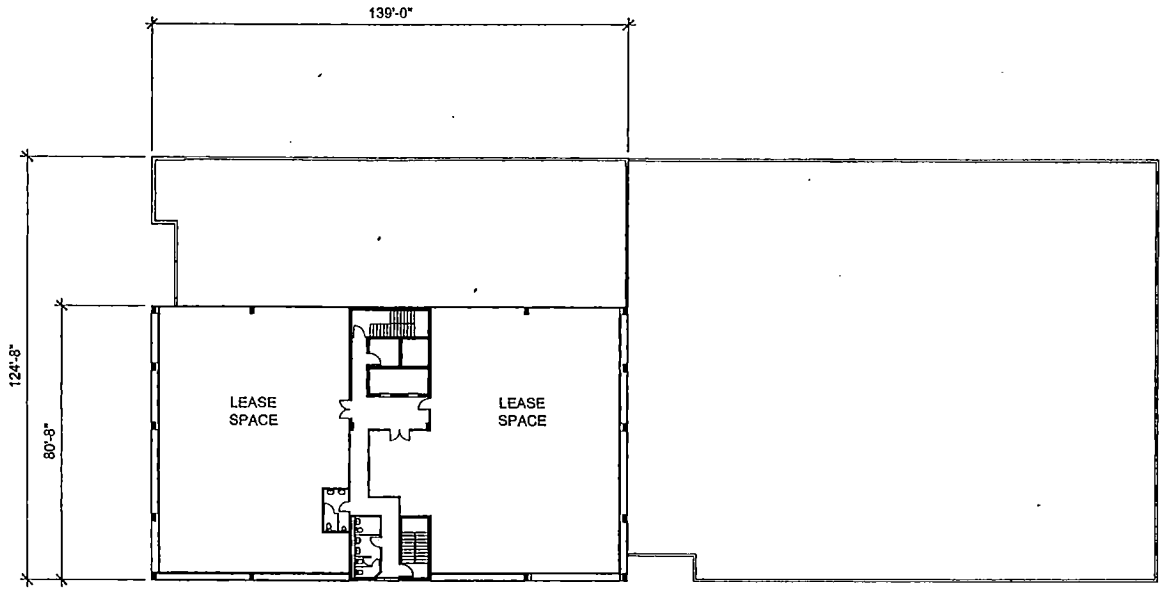
3275 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 942-9033 FAX: (702) 942-9039 WWW.JMAARCH.COM

PROJECT NO: 2003602
DATE: OCTOBER 17, 2003

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

NORTH

JMA ARCHITECTURE STUDIOS



LEVEL FIVE
EXISTING = 9070 SF
COMMON AREA = 902 SF

FLOOR PLAN - LEVEL FIVE

SEVENTH & BRIDGER

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ZON-3259
VAR-3265
SDR-3261

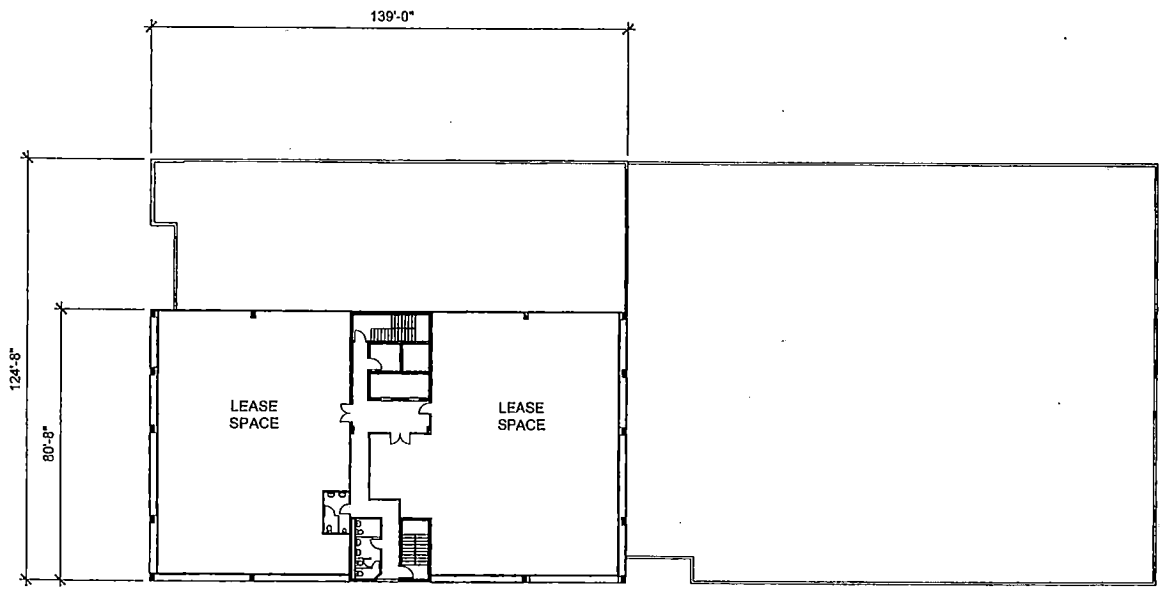
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2365 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 942-2033 FAX: (702) 942-2039 WWW.JMAARCH.COM

PROJECT NO: 2003602
DATE: OCTOBER 17, 2003

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SCALE: 1/16" = 1'-0"
NORTH

JMA ARCHITECTURE STUDIOS



LEVEL SIX
EXISTING = 9070 SF
COMMON AREA = 902 SF

FLOOR PLAN - LEVEL SIX

SEVENTH & BRIDGER

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2215 CORPORATE CIRCLE, SUITE 150 HENDERSON, NEVADA 89074
PHONE: (702) 942-2033 FAX: (702) 942-2039 WWW.JMAARCH.COM

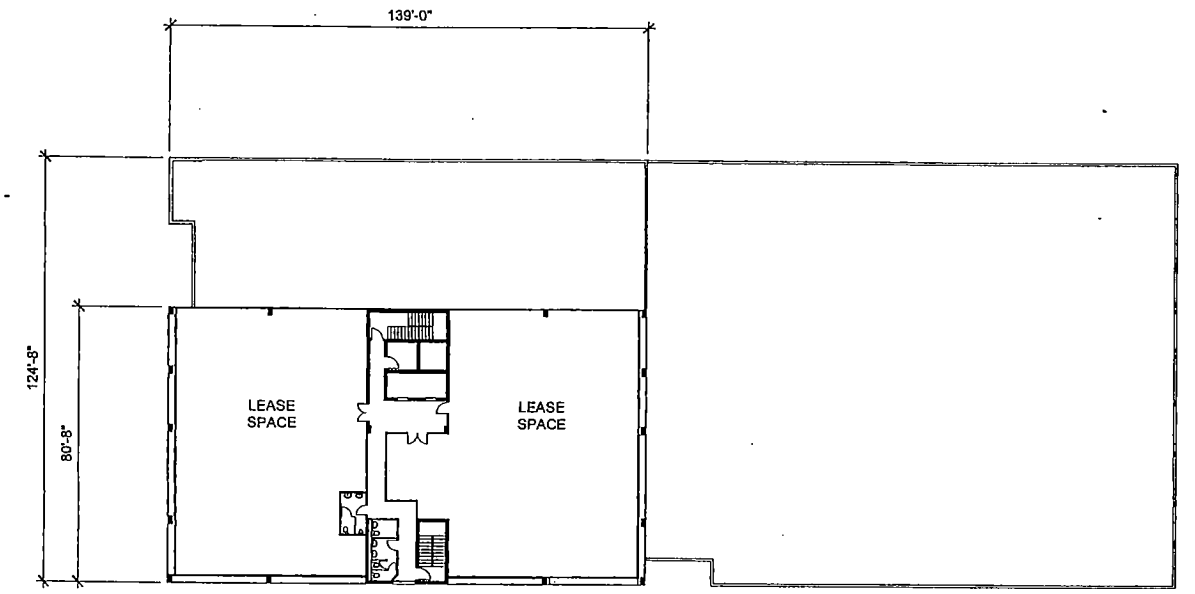
PROJECT NO: 2003602
DATE: OCTOBER 17, 2003

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NORTH

ZON-3259
VAR-3265
SDR-3261

12-04-03 PC

JMA ARCHITECTURE STUDIOS



LEVEL SEVEN
EXISTING = 9070 SF
COMMON AREA = 902 SF

FLOOR PLAN - LEVEL SEVEN

SEVENTH & BRIDGER

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ZON-3259
VAR-3265
SDR-3261

12-04-03 PC

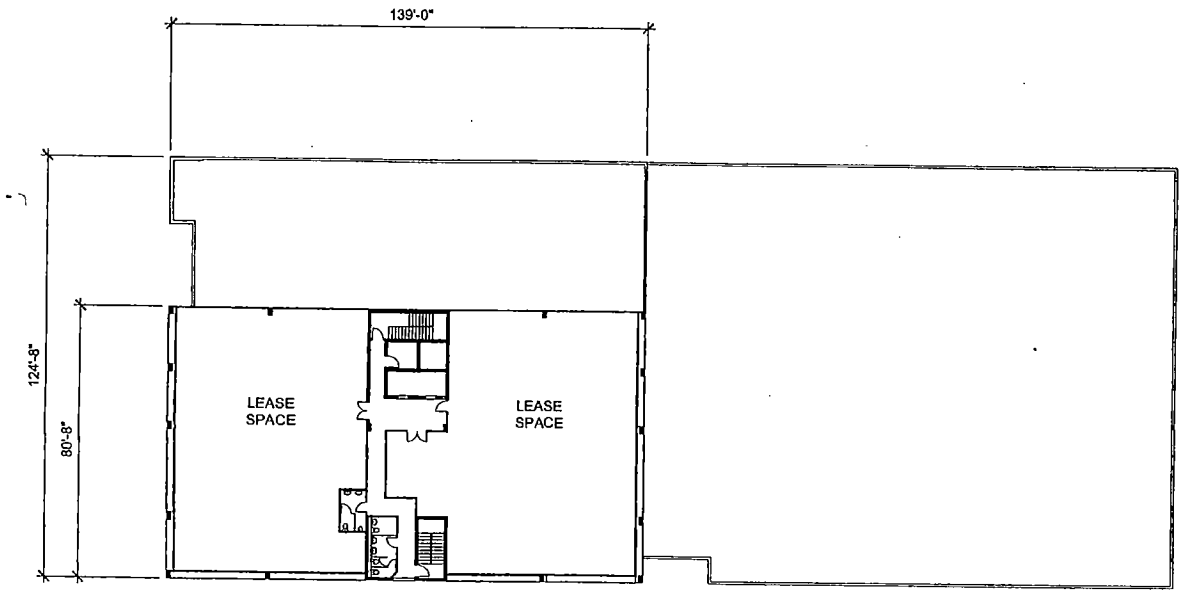
3215 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 942-2033 FAX: (702) 942-2029 WWW.JMAARCH.COM

PROJECT NO: 2003602
DATE: OCTOBER 17, 2003

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

NORTH

JMA ARCHITECTURE STUDIOS



LEVEL EIGHT
EXISTING = 9070 SF
COMMON AREA = 902 SF

FLOOR PLAN - LEVEL EIGHT

SEVENTH & BRIDGER

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3755 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 943-2033 FAX: (702) 943-2099 WWW.JMAARCH.COM

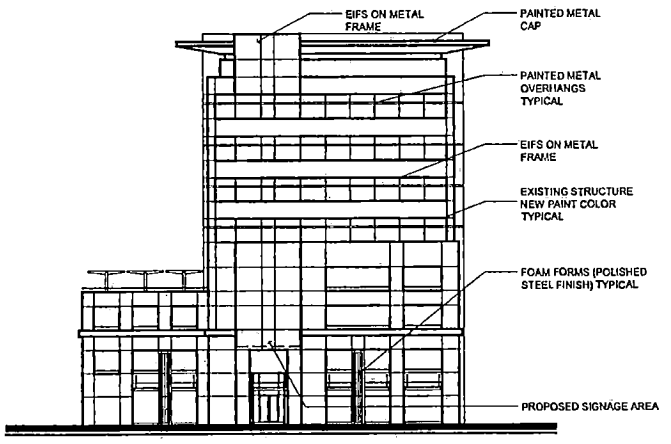
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DATE: OCTOBER 17, 2003

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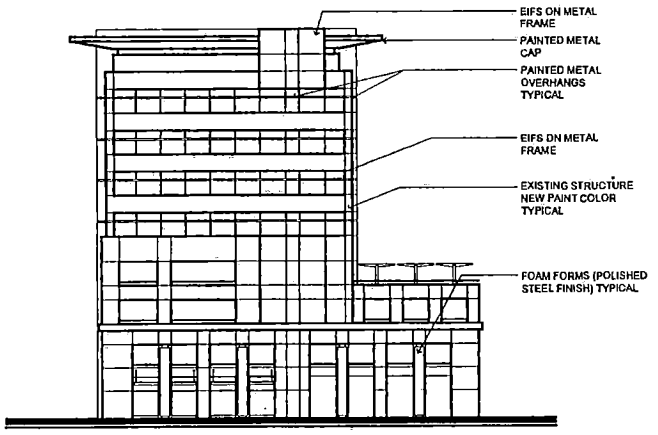
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ZON-3259
VAR-3265
SDR-3261

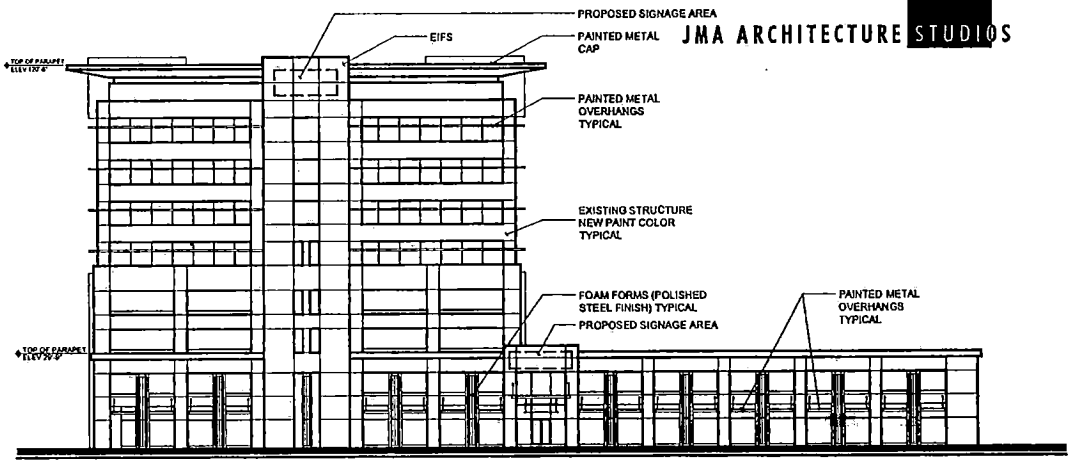
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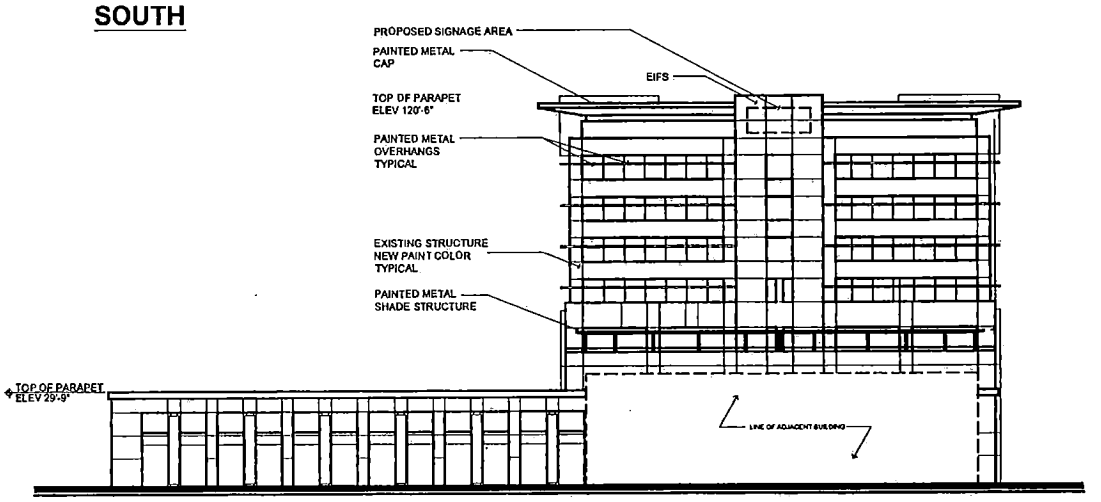
WEST



EAST



SOUTH



NORTH

JMA ARCHITECTURE STUDIOS

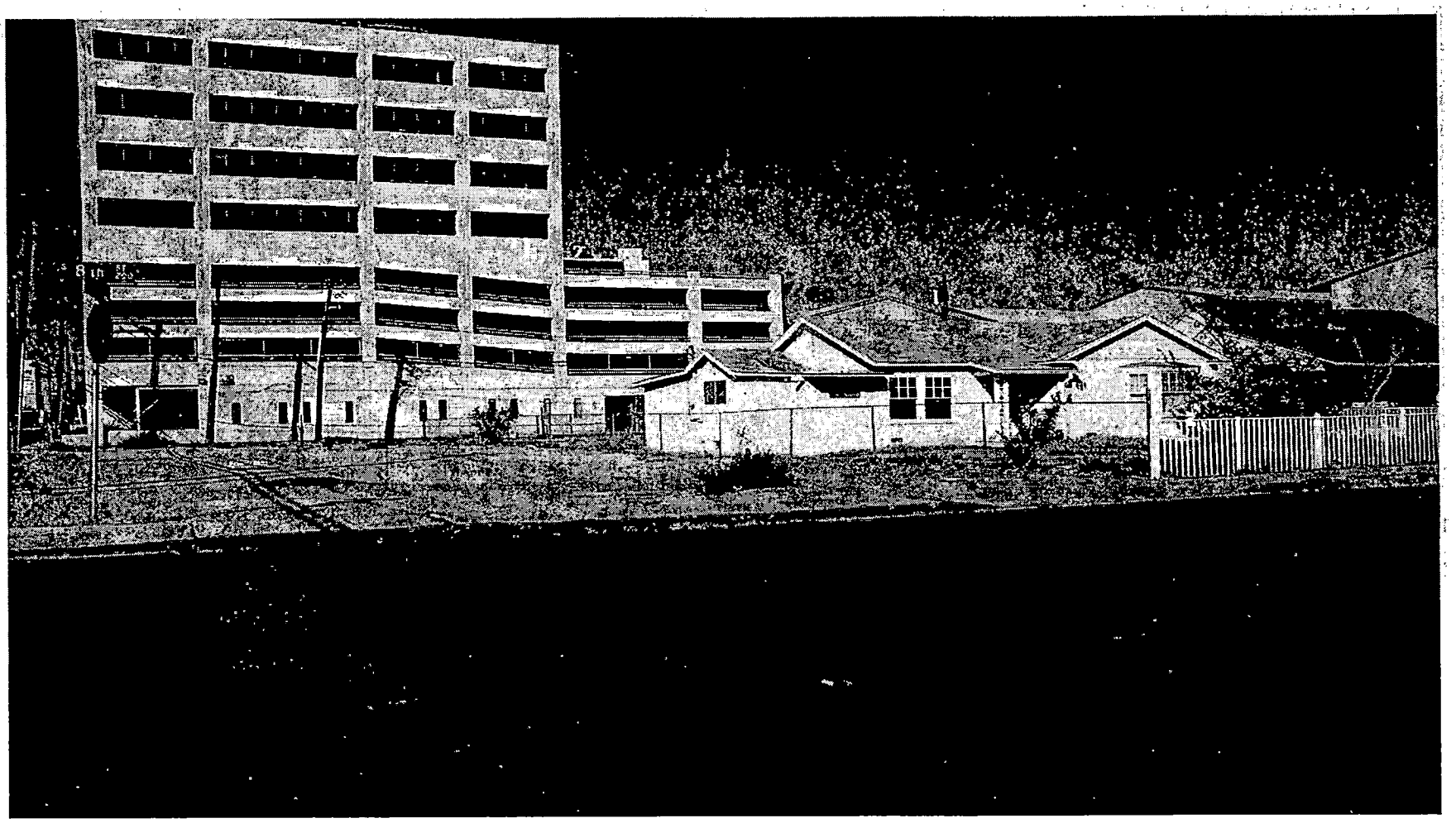
BUILDING ELEVATIONS

SEVENTH & BRIDGER

SDR-3261
12-04-03 PC

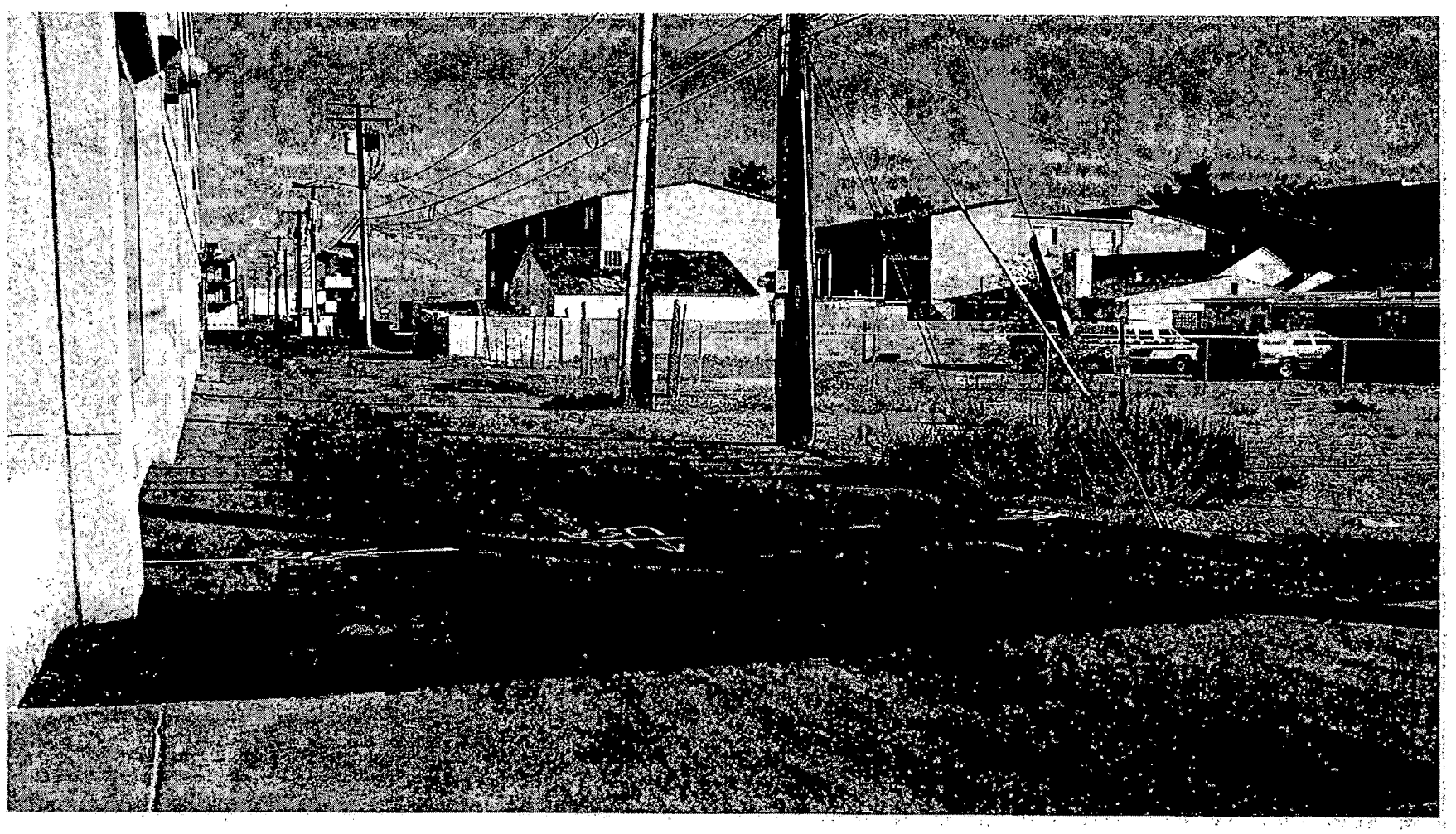
3216 CORPORATE CIRCLE, SUITE 250 HENDERSON, NEVADA 89074
PHONE: (702) 942-2020 FAX: (702) 942-2026 WWW.JMAARCH.COM

PROJECT NO: 2003602
DATE: OCTOBER 17, 2003
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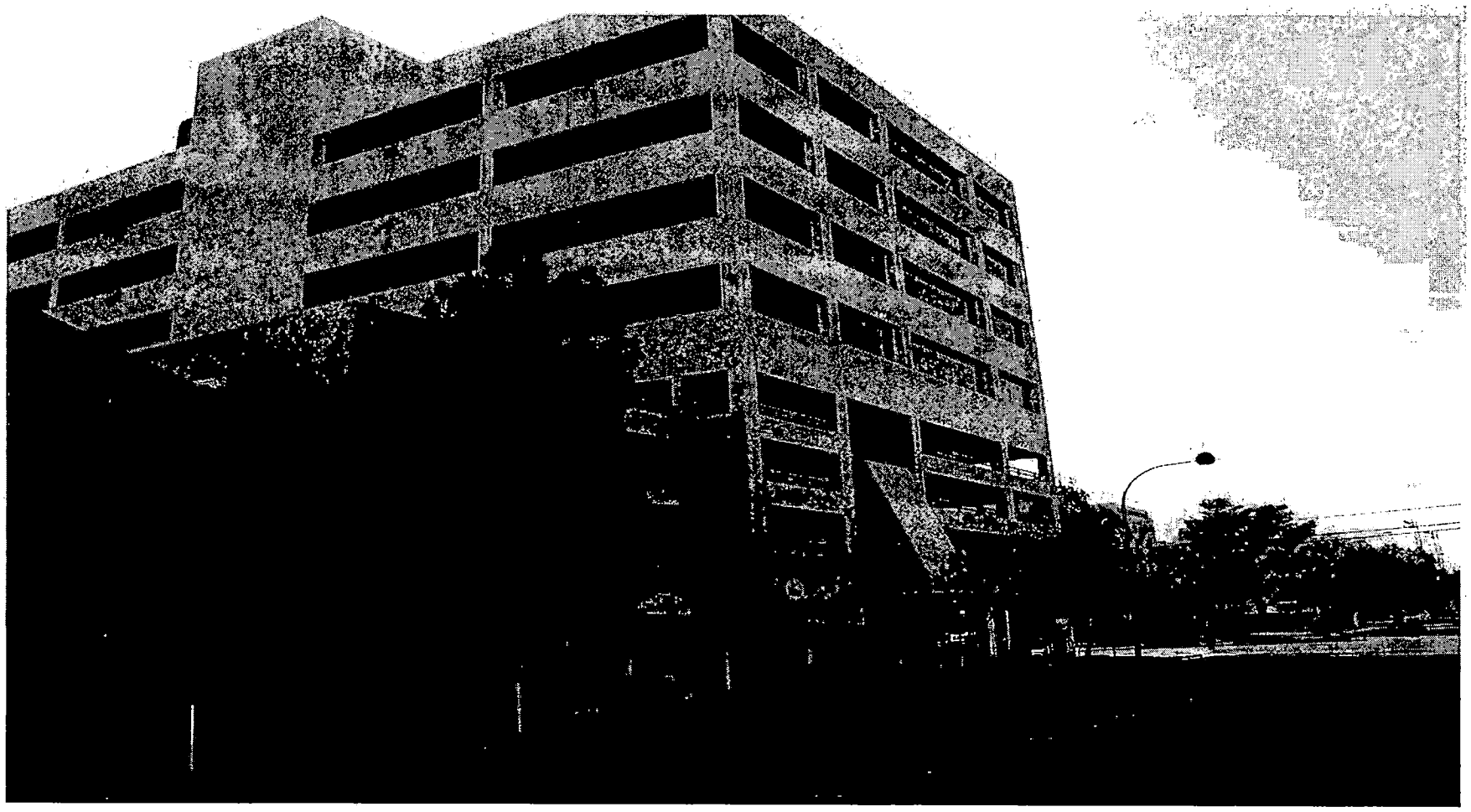
SDR-3261 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWNER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF 8TH STREET AND BRIDGER AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



SDR-3261 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWNER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF 8TH STREET AND BRIDGER AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03



SDR-3261 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWNER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF 8TH STREET AND BRIDGER AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
VAC-3056 - WESTERN US REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF LEBARON HOTEL INC. - Petition to Vacate a twenty-foot (20') wide public alley adjacent to the north side of Bridger Avenue, between 7th Street and 8th Street, Ward 5 (Weekly).

SET DATE: 12/17/03 C.C. 01/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 1/7/2004.

NOTE: CHAIRMAN TRUESDELL disclosed that a portion of the parking lot that his office building is on falls within this notice area but this would not affect his ability to vote on this item.

MINUTES:
NOTE: See Item 21 [ZON-3259] for related discussion.
(7:45 – 7:55)

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 23 – VAC-3056

CONDITIONS:

1. Provide a plan for approval by the City Engineer indicating an alternative alley access route providing a legal through-access for this alley. Such alley access shall be dedicated, or appropriate access easements granted, prior to recordation of an Order of Vacation for this alleyway. The proposed alternative shall provide a turning radius acceptable to the Department of Fire Services.

2. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation; alternatively appropriate public sewer easements shall be retained.

3. A Drainage Plan and Technical Drainage Study 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.

4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

5. 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.

6. The Order of Vacation shall not be recorded until all of the conditions of approval 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.

7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-3056 - WESTERN US REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF LEBARON HOTEL, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. Provide a plan for approval by the City Engineer indicating an alternative alley access route providing a legal through-access for this alley. Such alley access shall be dedicated, or appropriate access easements granted, prior to recordation of an Order of Vacation for this alleyway. The proposed alternative shall provide a turning radius acceptable to the Department of Fire Services.

2. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation; alternatively appropriate public sewer easements shall be retained.

3. A Drainage Plan and Technical Drainage Study 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.

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7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to vacate 125 feet of an alley located north of Bridger Avenue between 7th and 8th Streets. Approval of this request will allow for the development of a new parking structure to be integrated with a renovated existing office building. The alley will not be dead-ended, but will make a 90-degree turn, proceed across the subject site and connect with 8th Street.

Companion applications for a Rezoning (ZON-3259) from R-4 (High Density Residential) to C-2 (General Commercial), and a Site Development Plan Review (SDR-3261) for adjacent lands, including the area to be vacated, to allow the integration of an existing seven-story office building and a proposed three-story, 65,300 square-foot parking structure with ground floor retail and a renovated office tower complex and a number of buffering and landscaping Waivers, will be reviewed concurrently by the Planning Commission.

B) Applicant's Justification

The applicant has justified this request by stating that the project that will be accommodated through this and companion applications will enhance area aesthetics by replacing a vacant office building in decline with a newly renovated structure. The addition of arcade space to the parking structure will increase street activity and the removal of overhead power lines and the replacement of older single-family buildings on the site will aid redevelopment efforts in the area and will improve the overall tax base for the area.

BACKGROUND INFORMATION

A) Previous Actions

01/12/56 — The City Council approved a request for a Rezoning (Z-0003-56) of a portion of the subject site from R-3 (Medium Density Residential) to R-4 (High Density Residential).

10/01/03 — The City Council approved a request for a General Plan Amendment (GPA-2497) to amend Map 9 of the Las Vegas Redevelopment Plan. For the subject properties, this resulted in a change from Area 21A, which allowed the M (Medium Density Residential), H (High Density Residential) and SC (Service Commercial) land use designations, to the Mixed Use category, which allowed the L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial) and PF (Public Facilities) land use designations.

12/04/03 The Planning Commission will consider companion requests for a Rezoning (ZON-3259) from R-4 (High Density Residential) to C-2 (General Commercial) for a portion of the subject site and a Site Development Plan Review (SDR-3261) to allow the integration of an existing office building and a proposed three-story, 65,300 square-foot parking structure with ground floor retail and a renovated office tower complex and a number of buffering and landscaping Waivers.

DETAILS OF APPLICATION REQUEST

The request would vacate a 125-foot long, twenty-foot wide (20') section of the public alley located north of the right-of-way line of Bridger Avenue in the block located between 7th and 8th Streets. A 20-foot wide section of parcel 139-34-710-051, which is a portion of the subject site, would be dedicated and used as an alley to connect the existing alley to 8th Street. This will ensure full two-way access foe properties utilizing the existing alley.

ANALYSIS

A) Planning discussion

The proposed Vacation of a 125-foot long portion of the alley generally located north of the right-of-way line of Bridger Avenue in the block between 7th and 8th Streets will not eliminate access to any abutting parcels or adversely affect any abutting properties.

Since this Vacation will not adversely affect this site or surrounding properties, approval of this request is recommended.

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? *N/A as this will eliminate a portion of the alley adjacent to a proposed parking garage.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, the alley will be required to provide an outlet onto an adjacent street.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it involves an alley which will be incorporated into a proposed parking garage.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, a proposed parking garage for which a site plan has not yet been submitted.*

GL

E. Does this vacation request eliminate public street access to any abutting parcel? *No. The other residents and businesses currently utilizing the alley may still do so, as a second access will be required onto an adjacent street.*

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 6

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3056 APN: 139-34-710-051

Name of Property Owner: Prock Sr. Family Trust

Name of Applicant: Western U.S. Realty LLC, John L. Carnesale

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 ___Y___ 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: Yvonne M. Prock, Stanley P. Prock

Print Name: Yvonne M. Prock, Stanley P. Prock

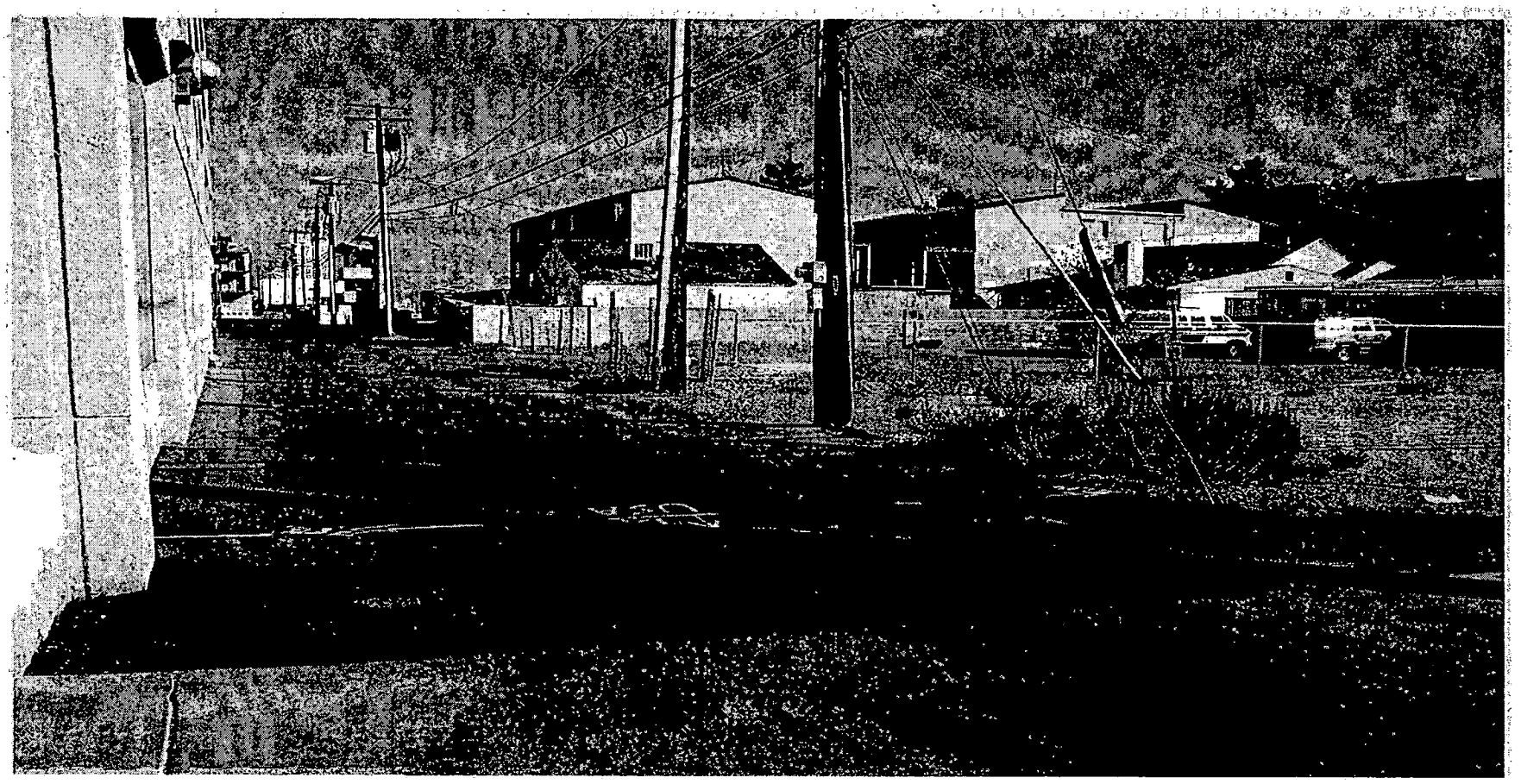
Subscribed and sworn before me

This 29 day of August, 2003

Hazel Jo Lewis

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
HAZEL JO LEWIS
My Appointment Expires
September 19, 2004
No: 92-1495-1



VAC-3056 - WESTERN U.S. REALTY, LIMITED LIABILITY COMPANY ON BEHALF OF CHARLESTON TOWER, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF 8TH STREET AND BRIDGER AVENUE
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: DECEMBER 4, 2003

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

SUBJECT:
ZON-3241 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM:U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 90.0 acres generally located between Grand Teton Drive, Centennial Parkway, Hualapai Way and the Corporate City Limits (APN: multiple), Ward 6 (Mack).

CC: 01/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – ABEYANCE to the 1/8/2004 Planning Commission meeting – UNANIMOUS

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing opened.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant submitted a letter requesting this application be held in abeyance to the 1/8/2004 Planning Commission meeting. This action will enable staff to provide a copy of the development agreement for Cliff's Edge for the Commission's review.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, concurred with MR. CLAPSADDLE'S presentation and added that this will enable the developer to include additional parcels into the approved plan. Contrary to a news article that raised concerns from the residents, ATTORNEY FIORENTINO reiterated that the developer fully intends to comply with the conditions imposed by the City Council.

PLANNING COMMISSION MEETING OF DECEMBER 4, 2003
Planning and Development Department
Item 24 – ZON-3241

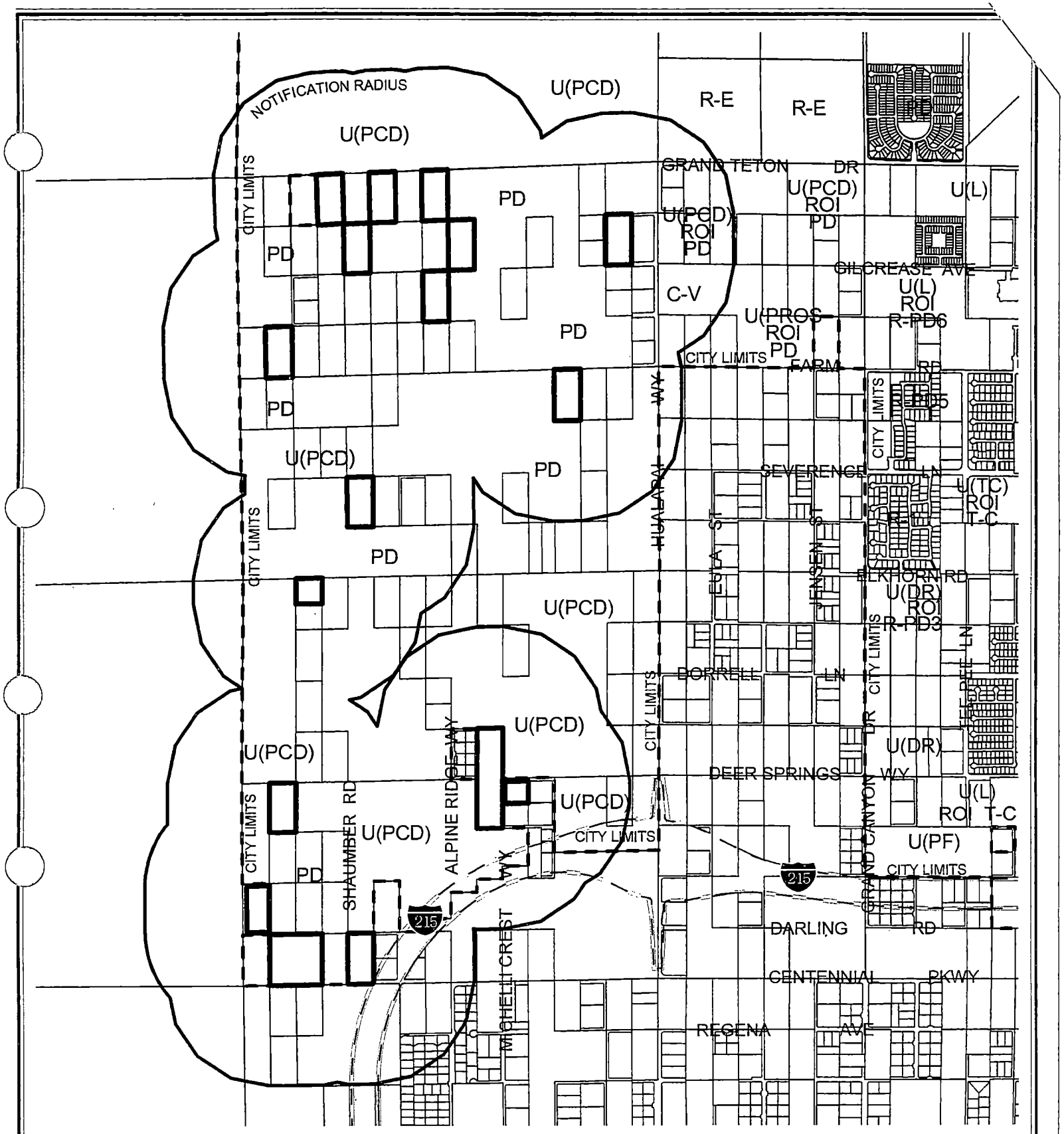
MINUTES – Continued:

JOHN MARIANO, President of the Deer Springs Estate Association, 6820 Antler Court, represented the residents of Deer Springs. One of his complaints centered on the developer not notifying his community on the status of the development. CHAIRMAN TRUESDELL suggested he provide his name and address to ATTORNEY FIORENTINO.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:12 – 6:16)



0 900 1800 Feet

CASE: **ZON-3241**

RADIUS: 1320 FT

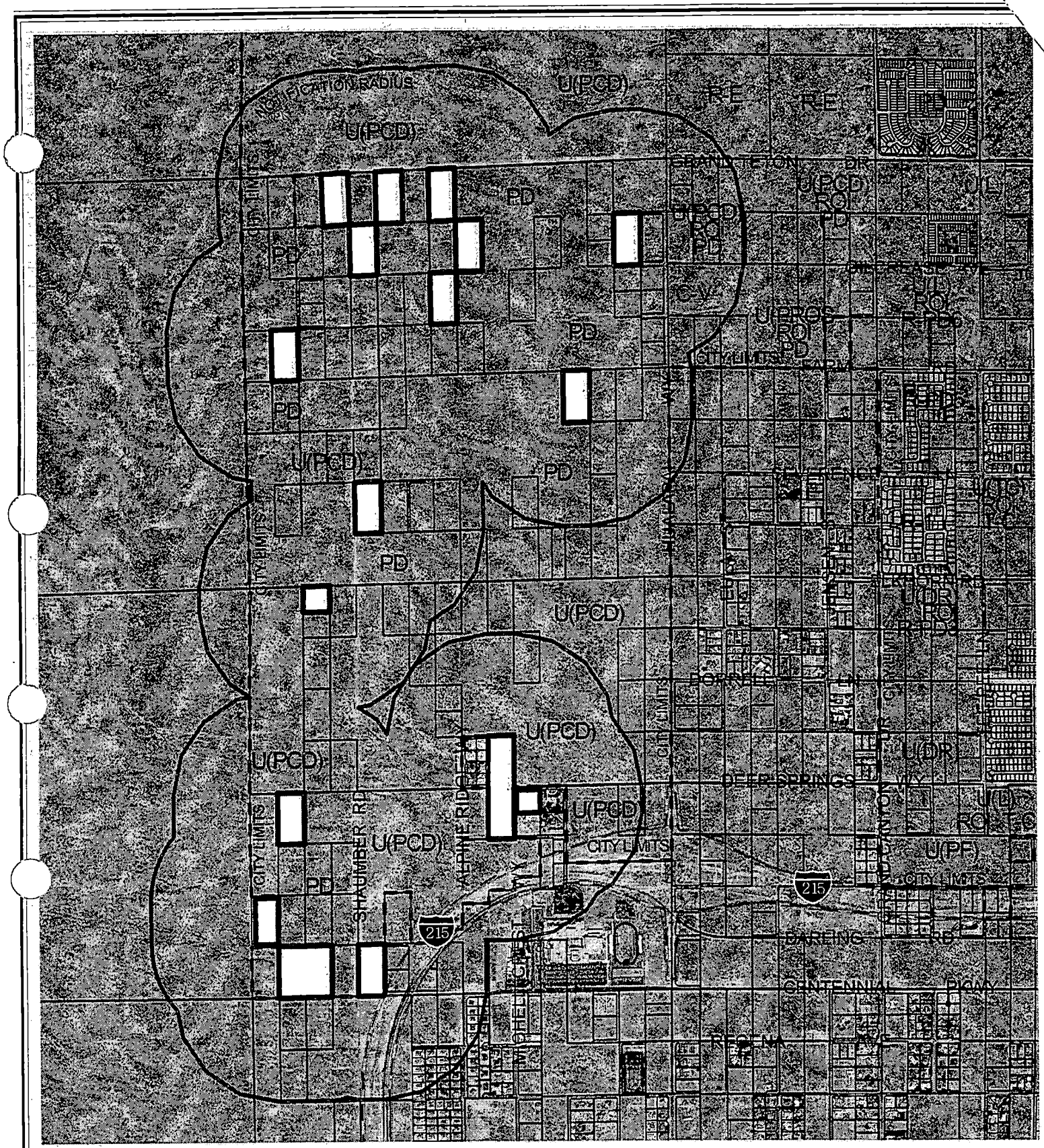
ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

Map Legend

Subject Property

N



0 900 1800 Feet

CASE: ZON-3241

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

Map Legend

Subject Property

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 4, 2003
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3241 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. 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.

2. Final revisions to the approved Cliff's Edge Master Development Plan and Design Guidelines documents to address a number of minor issues throughout the plan as discussed and agreed to by the master developer and the Planning and Development Department, through MOD-3189.

Public Works

3. Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

4. Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.

5. The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan.

Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

6. A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional pubic sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.

7. A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application 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. The Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements 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 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. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. 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.

8. A Master Drainage Plan and 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 Master Developer of this site shall be responsible to construct such 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.

9. Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.

10. Homeowners' Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

11. The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Rezoning from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the area bounded by Hualapai Way on the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, within the area regulated through the Cliff's Edge Master Development Plan. These lands have been recently acquired by, or placed under the control of, the master developer.

The Cliff's Edge Master Development Plan covers an area of 1,150 acres within the four roadways described above. A previous zoning action (ZON-1520) approved the master development plan and applied PD zoning to 317.5 acres of this total area. A subsequent zoning action (ZON-2184) rezoned an additional 704 acres that were acquired by the master developer from the Bureau of Land Management through its June 2003 auction. A number of modifications were made to the Master Development Plan as part of that zoning action, based on changes requested by the Planning and Development Department.

Approval of this Rezoning request is contingent upon a number of remaining minor changes to the Master Development Plan, as identified in discussions between the Planning and Development Department and the master developer, and which are the subject of Minor Modification (MOD-3189). These changes are depicted in the attached copy of the Plan as strikeouts and underlined text. This proposed Rezoning and the associated Minor Modification will ensure that all but approximately 50 acres of the 1,150-acre plan area are zoned as PD (Planned Development) and are subject to the provisions of the Cliff's Edge Master Development Plan.

B) Applicant's Justification

The applicant's justification letter states that the proposed Rezoning conforms to the policies and objectives of the approved Cliff's Edge Master Development Plan and Design Guidelines and the Centennial Hills Sector Plan.

BACKGROUND INFORMATION

A) Previous Actions

02/06/02 The City Council approved an annexation (A-0026-01) of 95 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 02/15/02.

GL

02/06/02 The City Council approved an annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 02/15/02.

06/19/02 The City Council approved an annexation (A-0027-01) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 06/28/02.

01/08/03 The City Council approved an annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 10/10/02. The effective date of this annexation was 01/17/03.

02/05/03 The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.

03/19/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission recommended approval on 02/13/03.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission recommended approval on 06/12/03.

12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions. This Rezoning is contingent upon the exercising of these conditions by the Master Developer.

GL

B) Pre-Application Meeting

10/10/03 Discussion centered primarily on the final modifications to the text of the Master Development Plan, to resolve the remaining issues as identified by the Planning and Development Department.

C) Neighborhood Meetings

A neighborhood meeting is not required, however, the master developer has had ongoing dialogue with residents and property owners within the Master Development Plan area.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	1,150	(Area covered by the Master Development Agreement)
	90	(Area proposed for Rezoning to PD)

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped, High School and Single Family Dwellings
East:	Undeveloped and Single Family Dwellings
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PR (Park/Recreation/Open Space) - Clark County PF (Public Facility) - Clark County PCD (Planned Community Development) - Clark County and DR (Desert Rural) - Clark County
East:	PR (Park/Recreation/Open Space) PCD (Planned Community Development) and DR (Desert Rural) - Clark County
West:	RC (Resource Conservation) - Clark County

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
North:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
South:	R-U (Rural Open Land [0.5 units per acre] - Clark County)
East:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and R-E (Rural Estates Residential - Clark County)
West:	P-F (Public Facility - Clark County)

GL

E) General Plan Compliance

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The allowable density range for lands so designated is between two and eight units per acre. The proposed zoning change to the PD (Planned Development) zoning district is intended to average 7.95 units per acre, which is in conformance with the overall density provisions of the PCD (Planned Community Development) land use designation.

The Centennial Hills Sector Plan states that within areas designated as PCD, development will range "...from two to eight units per acre, depending upon compatibility with adjacent uses (e.g. a density of two units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD." The proposed rezoning to PD (Planned Development) is in conformance with the PCD land use designation for these lands.

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

Special Area Plan

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on 03/19/03 and further amended on 07/16/03. This document, including final revisions that in the associated Minor Modification (MOD-3189), will provide policy direction for future development within the overall Master Development Plan area.

Trails

The Las Vegas 2020 Master Plan Transportation Trails and Recreation Trails Elements, as contained in the Joint Parks and Trails Plan (Interlocal Agreement) identify several trails in the Cliff's Edge area. A full discussion of those trails was provided as part of the report on previous Rezoning request ZON-2184. There have been no changes to trail alignments or policies in the area since that report was prepared and reviewed by the Planning Commission and City Council.

Project of Regional Significance

Due to the size of the Cliff's Edge Plan area, and as part of the previous Rezoning ZON-1520 for the area, the project was identified as a Project of Regional Significance; accordingly, the applicant completed an Environmental Impact Statement as part of that application. The results of the EIS, which included the 90 acres that are the subject of the current rezoning request, were provided in the case report for ZON-1520 and listed subsequently in the case report for ZON-2184.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.06.050, the development standards within a PD (Planned Development) District are established by the Master Development Plan. The development standards for the Cliff's Edge area are now established through the approved Cliff's Edge Master Development Plan, including the final minor changes contained in Minor Modification MOD-3189 and as agreed to by the Master Developer and the Planning and Development Department. These standards will provide a blueprint for future development of the area.

B) General Analysis and Discussion

The City Council has now approved the proposed Cliff's Edge Master Development Plan and Design Guidelines document. The proposed Rezoning is in conformance with this document as amended.

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 General Plan designates the subject lands as PCD (Planned Community Development). The rezoning to PD (Planned Development), in concert with the approved and amended Master Development Plan, conforms to the General Plan.

GL

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 adjacent lands to the west of this area will remain undeveloped as federally controlled conservation lands. The adjacent lands to the east will remain at Desert Rural densities for the foreseeable future, in accordance with an interlocal agreement between the City and the County. As a result, the uses and densities of these uses that will be allowed by the Cliff's Edge Master Development Plan and proposed PD (Planned Development) zoning should be compatible with these adjacent sensitive areas.

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

   The subject site is on the western fringe of the City, on land only recently annexed into the City. It is a relatively narrow area of land, connected to other City lands to the north and south; however, the area is bordered on the east by rural density County lands that will not be annexed to the City, under the terms of an interlocal agreement between the City and the County, and on the west by lands that are within the Red Rock Canyon National Conservation Area. As a result, the area is somewhat isolated from other parts of the City at this time. However, this area represents one of the last potential large assemblages of land in the Centennial Hills area that is available to the City, now that County land affected by the interlocal agreement is unavailable for urban development. As a result, master planning and zoning of this area is appropriate and necessary at this time.

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."**

   Although few roads exist in the area at the present time, the final phase of the Beltway, scheduled for completion later this year, forms the southern boundary of the area, and the planned interchange at Hualapai Way will provide excellent regional access to the project. The master plan area is bordered by major road alignments that are designated on the Master Plan of Streets and Highways. Hualapai Way is slated to be developed as a Primary (100-foot) Arterial, Grand Teton Drive will be a Primary (100-foot) Road and Elkhorn Drive will be a Secondary (80-foot) Collector. As the area develops, other major streets in the area, such as Puli Road, will be added to the network.

NOTICES MAILED 100

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: See attached list

Name of Property Owner: Cliffs Edge LLC

Name of Applicant: Cliffs Edge LLC

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Subscribed and sworn before me

This 24th day of September, 2003

Amanda Dalton

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMANDA DALTON
Appt. No. 00-64522-1
My Appt. Expires March 22, 2006

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-13-101-004

Name of Property Owner: Charles Koras, Vangel Dimanin

Name of Applicant: Cliffs Edge, L.L.C.

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: CHARLES KORAS

Subscribed and sworn before me

This 23 day of September, 2003

Kelly Hermanson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KELLY HERMANSON
Appt. No. 03-79991-1
My Appt. Expires Feb. 5, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-13-101-004

Name of Property Owner: Charles Koras, Vangel Dimanin

Name of Applicant: Cliffs Edge, L.L.C.

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: Vangel V Dimanin

Subscribed and sworn before me

This 14 day of Sept, 2003

William Z. Krasnick

Notary Public in and for said County and State

WILLIAM Z. KRASNICK
NOTARY PUBLIC OAKLAND CO., MI
MY COMMISSION EXPIRES Sep 2, 2004

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-13-101-006

Name of Property Owner: Land Title of Nevada Inc. Trustee

Name of Applicant: Cliffs Edge, L.L.C.

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: _____

LAND TITLE OF NEVADA INC., TRUSTEE

Signature of Property Owner/Authorized Agent: X _____

LARRY C. LOWE, VICE PRESIDENT

Subscribed and sworn before me

This 9th day of September, 2003

_____

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
LORI G. PHILLIPS
No. 01-67965-1
My Appointment Expires March 29, 2005

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-13-201-008

Name of Property Owner: Thomas E. + ~~Pauline B.~~ Patricia L. Park

Name of Applicant: Cliffs Edge, L.L.C.

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: Thomas E. Park, Patricia L. Park

Subscribed and sworn before me

This 9th day of September, 2003

Lynn Foglia

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LYNN FOGLIA
No: 92-1842-1
My Appointment Expires Dec. 19, 2004

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-13-201-010

Name of Property Owner: Judy A. LoKken

Name of Applicant: Cliffs Edge, L.L.C.

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: Judy A. LoKken

Subscribed and sworn before me

This 15 day of Sept, 2007

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MICHAEL J CAMPBELL
My Appointment Expires
July 3, 2009
No. 91-6552-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-13-501-003

Name of Property Owner: Jesus Gonzales

Name of Applicant: Cliffs Edge, L.L.C.

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: Jesus R Gonzalez

Subscribed and sworn before me

This 3rd day of October, 2003

Robin Click

Notary Public in and for said County and State

ROBIN CLICK
Notary Public State of Nevada
No. 01-68528-1
My appt exp. May 3, 2005

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-13-701-002

Name of Property Owner: Louis Mayorga Leroy Mayorga

Name of Applicant: Cliffs Edge, L.L.C.

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 _____

Subscribed and sworn before me

This 10th day of September, 2003

_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JANINE C. HOFFMAN
My Appointment Expires
February 17, 2006
No: 94-3256-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-24-101-002

Name of Property Owner: Lisa Lifson

Name of Applicant: Cliffs Edge, L.L.C.

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 Lisa Lifson

Subscribed and sworn before me

This 2nd day of September, 2003

Notary Public in and for said County and State

BETRICE RAYNE COLEMAN
Commission # 1261977
Notary Public - California
Los Angeles County
My Comm. Expires Apr 27, 2004

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN's 126-24-401-001 & 002

Name of Property Owner: Jong & Lin Yiee

Name of Applicant: Cliffs Edge, L.L.C.

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~~ Lin Yiee

Subscribed and sworn before me

This 8th day of September, 2003

Cheryl Affeldt

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CHERYL L. AFFELDT
No: 97-1538-1
My Appointment Expires April 15, 2005

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-24-401-008

Name of Property Owner: Lisa Lifson

Name of Applicant: Cliffs Edge, L.L.C.

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 Lisa Lifson

Subscribed and sworn before me

This 2nd day of September, 2003

Notary Public in and for said County and State

BETRICE RAYNE COLEMAN
Commission # 1261977
Notary Public - California
Los Angeles County
My Comm. Expires Apr 27, 2004

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-24-401-009

Name of Property Owner: Ole R. Jones

Name of Applicant: Cliffs Edge, L.L.C.

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: Ole R Jones Trustee

Subscribed and sworn before me

This 24th day of September, 2003

Valeri Nuno

Notary Public in and for said County and State

VALERI NUNO
Notary Public
State of Utah
My Commission Expires Aug. 19, 2006
532 North Mall Dr. Saint George, UT 84790

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-24-401-011

Name of Property Owner: HBACC Five, LLC Al Twainy

Name of Applicant: Cliffs Edge, L.L.C.

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: _____

Subscribed and sworn before me

This 11 day of September 20 03

_____

Notary Public in and for said County and State

JENNIFER E. LEHR
Notary Public State of Nevada
No. 02-73181-1
My appt. exp. Feb. [illegible] 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-24-601-012

Name of Property Owner: Margaret Ricotta

Name of Applicant: Cliffs Edge, L.L.C.

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 Margaret E. Ricotta

Subscribed and sworn before me

This 29th day of August, 2003

Laurina Walker

Notary Public in and for said County and State

LAURINA WALKER
Commission # 1346273
Notary Public - California
Los Angeles County
My Comm. Expires Mar 10, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-24-701-001

Name of Property Owner: FroisTad Living Trust — Tom & Nancy FroisTad

Name of Applicant: Cliffs Edge, L.L.C.

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: Tom Frois Nancy Frois

Subscribed and sworn before me

This 28th day of August, 2003

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL SNOW
Appt. No. 02-74416-1
My Appt. Expires Mar. 22, 2006

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3241 APN: 126-24-701-002

Name of Property Owner: Skip & Mary Harouff

Name of Applicant: Cliffs Edge, L.L.C.

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: Dwight Harouff / Mary Lou Harouff

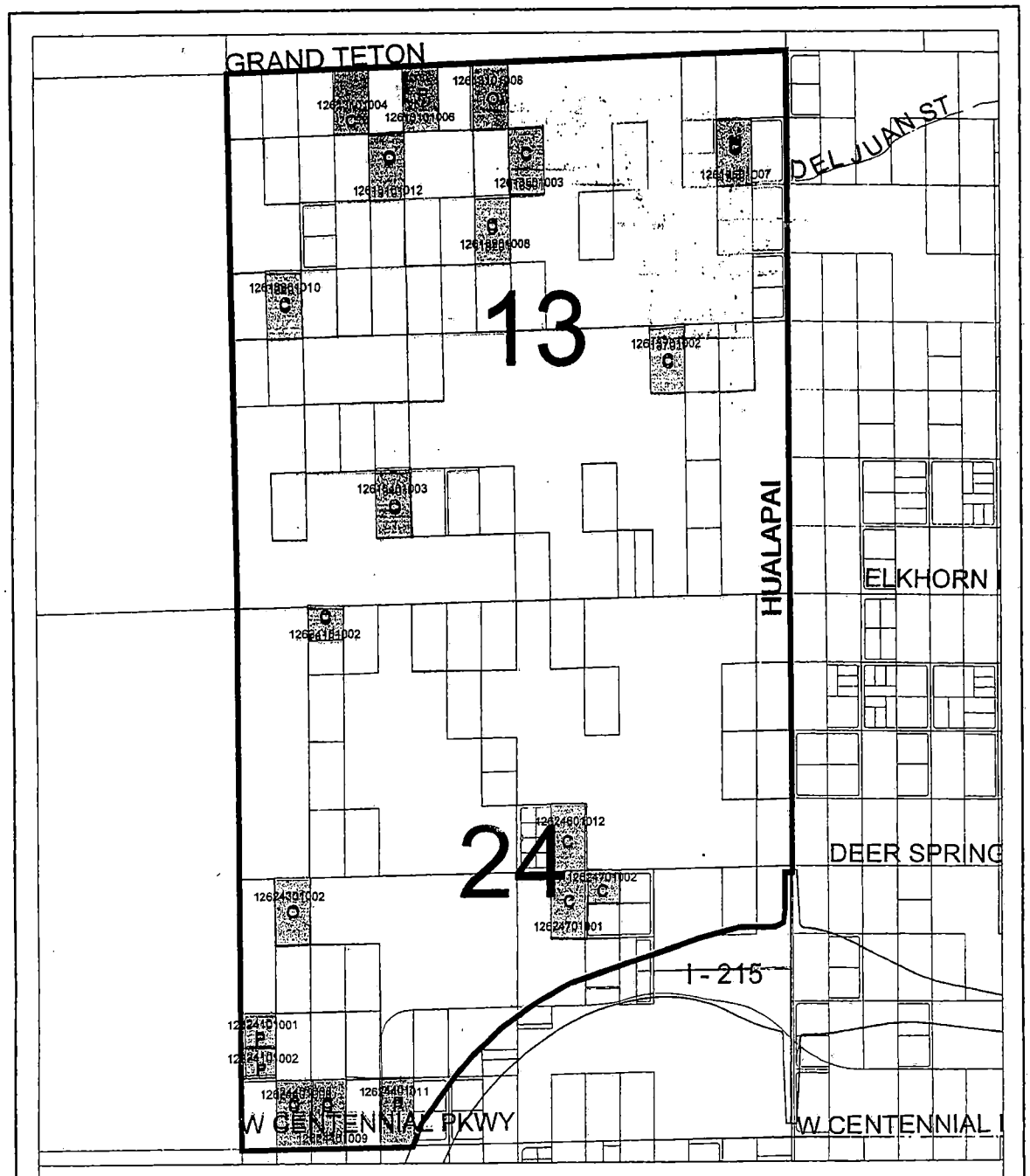
Subscribed and sworn before me

This 27th day of August, 2003

_____

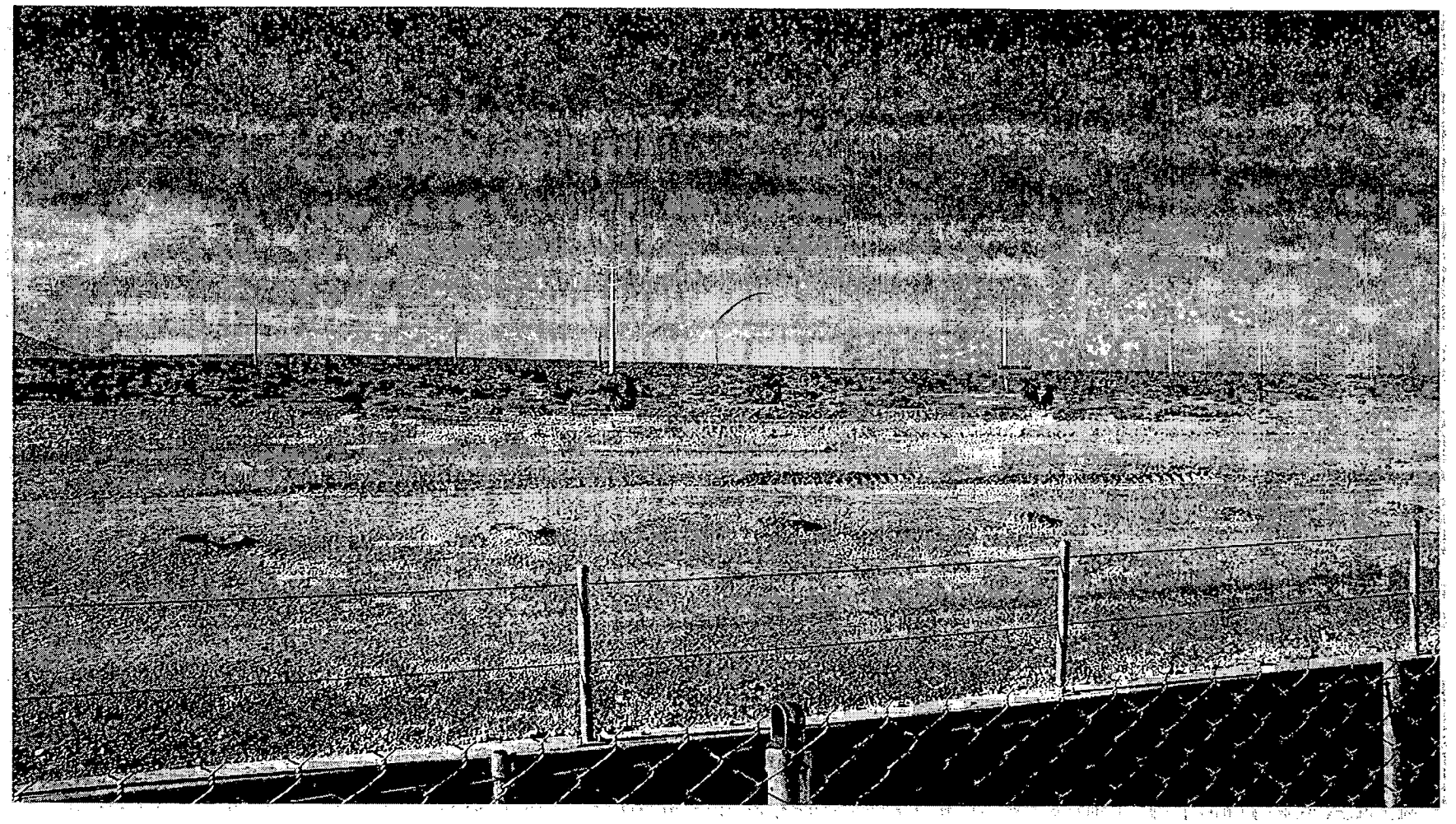
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
CAROL SNOW
Appt. No. 02-74416-1
My Appt. Expires Mar. 22, 2006



ZON-3241

12-04-03 PC



ZON-3241 - CLIFF'S EDGE, LIMITED LIABILITY COMPANY
BETWEEN GRAND TETON DRIVE, CENTENNIAL PARKWAY, HUALAPAI WAY AND THE CORPORATE CITY LIMITS
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03