Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

January 22, 2004 *5:00PM*

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: 4:45 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: 5:00 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 December 18, 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.

ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

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. **ABEYANCE - TMP-3341 - EAST VAN BUREN SINGLE FAMILY - CITATION HOMES ON BEHALF OF CARL W. & RUTH HEAVIN AND DESERT MOBILE HOME PARK, LIMITED LIABLILY COMPANY** - Request for a Tentative Map FOR AN 18 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.46 acres at 4441 East Van Buren Avenue (APN: 140-29-101-002 and 005), R-MHP (Residential Mobile Home Park) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot) [PROPOSED: R-CL (Single-Family Compact-Lot)], Ward 3 (Reese).

2. **TMP-3272 - DURANGO SQUARE - GEORGE RAINHART ARCHITECTS ON BEHALF OF PP LAND, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISON on 4.91 acres adjacent to the northeast corner of El Capitan Way and Durango Drive (APN: 125-17-601-011), T-C (Town Center) Zone, Ward 6 (Mack).

3. **TMP-3524 - LOG CABIN RANCH UNIT 1 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 73 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (APN: 125-04-001-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

4. **TMP-3525 - LOG CABIN RANCH UNIT 2 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 103 LOT SINGLE FAMILY SUBDIVISION on 32.2 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (a portion of APN: 125-04-001-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

5. **TMP-3526 - LOG CABIN RANCH UNIT 3 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 110 LOT SINGLE FAMILY SUBDIVISION on 45.8 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (a portion of APN: 125-04-001-002, 006, 009 and 011), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

6. **TMP-3527 - LOG CABIN RANCH UNIT 4 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR AN 84 LOT SINGLE FAMILY SUBDIVISION on 25.5 acres approximately 1,350 feet east of Durango Drive, and 1,300 feet south of Moccasin Road (a portion APN: 125-04-001-006 and 007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

7. **TMP-3528 - LOG CABIN RANCH UNIT 5 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 79 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30 acres north of Log Cabin Way, approximately 2,600 feet east of Durango Drive (a portion of APN: 125-04-001-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

8. **TMP-3529 - LOG CABIN RANCH UNIT 6 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 73 LOT SINGLE FAMILY SUBDIVISION on 19.7 acres approximately 2,670 feet, and 1,300 feet east of Durango Drive, south of Moccasin Road (a portion of APN: 125-04-001-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

9. **TMP-3530 - LOG CABIN RANCH UNIT 7 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.** - Request for a Tentative Map FOR A 43 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the west side of Durango Drive between Log Cabin Way and Moccasin Road (APN: 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

10. **TMP-3435 - LONGFORD @ LAKE MEAD (A COMMERCIAL SUBDIVISION) - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAUGH FAMILY LIVING** - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISION on 6.91 acres adjacent to the southeast corner of Lake Mead Boulevard and Tonopah Drive (APN: 139-21-301-011 and 012), R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

11. **TMP-3436 - SILVERSTONE RANCH PARCEL 7A - PULTE HOMES ON BEHALF OF PN II, INC.** - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 8.47 acres adjacent to the west side of Rainbow Boulevard and Monte Viso Drive, approximately 1,450 feet west of Rainbow Boulevard (APN: 125-10-710-047, 050, 001, 002, 004, 005, and 006), R-PD3 (Residential Planned Development – 3 Units Per Acre) Zone, Ward 6 (Mack).

12. **TMP-3442 - IRON MOUNTAIN RANCH VILLAGE 12A - KB HOMES ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 27 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.15 acres adjacent to the southeast corner of Brent Lane and Bradley Road (APN: 125-12-601-001, 003, 004, 005, 007, and 125-12-602-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre), Ward 6 (Mack).

13. **TMP-3458 - REISS SUBDIVISION - INTEGRITY ENGINEERING ON BEHALF OF RONALD REISS FAMILY TRUST** - Request for a Tentative Map FOR A 4 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION 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).

14. **TMP-3468 - SHADOW LANE - UNIT II - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES** - Request for a Tentative Map FOR A 92 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION 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 (Planned Residential Development - 11 Units Per Acre)], Ward 5 (Weekly).

15. **EOT-3538 - SONORAN BARBEQUE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit (U-0018-97) FOR A SUPPER CLUB at 1951 North Rainbow Boulevard (APN: 138-22-713-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD BE REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

16. **ROC-3494 - KB HOME ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 6 of an approved Site Development Plan Review [Z-0059-01(2)] TO MODIFY THE REAR SETBACK TO ALLOW A 12 FOOT REAR SETBACK WHERE A 15 FOOT REAR SETBACK IS REQUIRED on approximately 40 acres adjacent to the northeast corner of Brent Lane and Bradley Road (APN: 125-12-501-004, 125-12-510-001 through 078), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Mack).

17. **MSH-3453 - CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO UPDATE THE CIRCULATION SYSTEM FOR THE CENTENNIAL HILLS AREA NORTH OF CHEYENNE AVENUE, SOUTH OF MOCCASIN ROAD, EAST OF PULI ROAD AND WEST OF DECATUR BOULEVARD, Wards 5 (Weekly) and 6 (Mack).

18. **MSP-3493 - PRECISION CONSTRUCTION, INC. ON BEHALF OF CORONODO BAY SAHARA, LIMITED LIABILITY COMPANY** - Request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 7936 West Sahara Avenue (APN: 163-04-805-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Ward 6 (Mack).

19. **WVR-3430 - CONCORDIA HOMES** - Request for a waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 68 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southwest corner of Moxley Creek Street and Stange Avenue (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown).

20. **SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) ON A 6,274 SQUARE FOOT SITE WHERE A 25,000 SQUARE FOOT SITE IS THE MINIMUM SIZE REQUIRED at 10 Research Lane (APN: 139-36-813-006), M (Industrial) Zone, Ward 3 (Reese).

21. **DIR-3448 - CITY OF LAS VEGAS** - Designation of residence at 604 South Fourth Street to the City of Las Vegas Historic Property Register.

PUBLIC HEARING ITEMS:

22. **ABEYANCE - VAC-3433 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF THE SCHNEIDER FAMILY TRUST** - Request for a Petition to vacate Del Rey Avenue, generally located east of Buffalo Drive, Ward 1 (Moncrief).

23. **ABEYANCE - RENOTIFICATION - GPA-2046 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) AND SC-TC (SERVICE COMMERCIAL - TOWN CENTER) on a portion of 5.18 acres adjacent to the northeast corner of Sky Pointe and Buffalo Drives (APN: 125-21-711-002 and 003), Ward 6 (Mack). ***NOTE: THIS ITEM WILL BE WITHDRAWN WITHOUT PREJUDICE***

24. **GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS** - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED-USE-TOWN CENTER) TO: SC-TC (SERVICE COMMERCIAL-TOWN CENTER) on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), Ward 6 (Mack).

25. **SUP-3440 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR (PAD #1) adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

26. **SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS** - Request for a Site Development Plan Review FOR 22,635 SQUARE FEET OF PROPOSED COMMERCIAL BUILDINGS on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

27. **SUP-3540 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS** - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR (PAD #2) adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

28. **GPA-3388 - MELANIE BITTNER, ET AL** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.70 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald).

29. **ZON-3474 - MELANIE BITTNER, ET AL** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald).

30. **GPA-3418 - CITY OF LAS VEGAS** - Request to amend portions of the West Las Vegas Sector Future Land Use Map FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) and MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly).

31. **ZON-3420 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL), R-MHP (RESIDENTIAL MOBILE/ MANUFACTURED HOME PARK) and U (UNDEVELOPED) [M (Medium Density Residential) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) and R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly).

32. **GPA-3455 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS** - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown).

33. **ZON-3456 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS** - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (Medium Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation] TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown).

34. **SDR-3457 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS** - Request for a Site Development Plan Review and a Waiver of Commercial Development Standards FOR A PROPOSED 31,555 SQUARE FOOT OFFICE BUILDING on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), U (Undeveloped) Zone [PROPOSED: P-R (Professional Office and Parking)] [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation], Ward 4 (Brown).

35. **GPA-3469 - CANYON RIDGE CHRISTIAN CHURCH** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: P-F (PUBLIC FACILITY) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack).

36. **ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack).

37. **GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown).

38. **ZON-3461 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown).

39. **SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request for a Special Use Permit FOR PRIVATE STREETS FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)] Ward 4 (Brown).

40. **SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request for a Site Development Plan Review FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)] Ward 4 (Brown).

41. **GPA-3470 - JUAN J. ELIAS** - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly).

42. **ZON-3473 - JUAN J. ELIAS** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: N-S (NEIGHBORHOOD SERVICE) AND FOR A WAIVER TO ALLOW A 68 FOOT WIDE LOT WHERE 100 FEET IS REQUIRED on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly).

43. **SDR-3475 - JUAN J. ELIAS** - Request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), R-1 (Single Family Residential) Zone [PROPOSED: N-S (Neighborhood Service)], Ward 5 (Weekly).

44. **GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: L-TC (LOW DENSITY RESIDENTIAL – TOWN CENTER) TO: ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL – TOWN CENTER) on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), Ward 6 (Mack).

45. **ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [L-TC (Low Density Residential - Town Center)] TO: TC (TOWN CENTER) on approximately 10 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (a portion of APN: 125-19-701-007), Ward 6 (Mack).

46. **VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 19,572 SQUARE FEET OF OPEN SPACE WHERE 42,264 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A PROPOSED 98 LOT SINGLE FAMILY DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

47. **SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 98 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

48. **ABEYANCE - RENOTIFICATION - ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 6 of an approved Special Use Permit (U-0011-00) WHICH RESTRICTED COMMERCIAL ZONING TO THE WESTERN PORTION OF APN: 125-09-401-006 adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

49. **GPA-3483 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack).

50. **ZON-3509 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack).

51. **SUP-3513 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Grand Teton Drive, approximately 1,270 feet east of Fort Apache Road (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

52. **SDR-3511 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 71,570 SQUARE FOOT OFFICE, TAVERN, MINI-STORAGE DEVELOPMENT on 7.84 acres adjacent to the northeast corner of Durango Drive and Grand Teton Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

53. **GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack).

54. **ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack).

55. **SDR-3490 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.** - Request for a Site Development Plan Review FOR A 426 UNIT RESIDENTIAL DEVELOPMENT on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 6 (Mack).

56. **GPA-3495 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack).

57. **ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack).

58. **GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY** - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 40.9 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), Ward 6 (Mack).

59. **GPA-3500 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: MS-TC (MAIN STREET MIXED USE - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL - TOWN CENTER) on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), Ward 6 (Mack).

60. **VAR-3504 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request for a Variance TO ALLOW 34,093 SQUARE FEET OF OPEN SPACE WHERE 68,999 SQUARE FEET IS REQUIRED on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack).

61. **SUP-3503 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).

62. **SDR-3505 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 96 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack).

63. **GPA-3507 - LAMB OF GOD LUTHERN CHURCH** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack).

64. **ZON-3415 - LAMB OF GOD LUTHERAN CHURCH** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack).

65. **SDR-3398 - LAMB OF GOD LUTHERAN CHURCH** - Request for a Site Development Plan Review FOR PROPOSED ADDITIONS TO AN EXISTING CHURCH AND PRIVATE SCHOOL, PRIMARY TOTALING 27,600 SQUARE FEET on 10.44 acres at 6220 North Jones Boulevard (APN: 125-25-101-030), R-E (Residence Estates) and R-E (Residence Estates) Zones under Resolution of Intent to C-V (Civic) [PROPOSED: C-V (Civic)], Ward 6 (Mack).

66. **GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack).

67. **ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST** - Request for a Rezoning FROM: U (UNDEVELOPED) [L (Low Density Residential) General Plan Designation] [PROPOSED: PF (Public Facility) General Plan Designation] TO: C-V (CIVIC) on 5.0 acres adjacent to the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack).

68. **SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST** - Request for a Site Development Plan Review FOR A CLASSROOM ADDITION on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 6 (Mack).

69. **GPA-3515 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST** - Request to amend a portion of the Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly).

70. **ZON-3520 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST** - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly).

71. **SDR-3521 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST** - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation)] [PROPOSED: R-1 (Single Family Residential)], Ward 5 (Weekly).

72. **GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP** - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED - TOWN CENTER) on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), Ward 6 (Mack).

73. **SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack).

74. **SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 146 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack).

75. **GPA-3539 - CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 4.91 acres on the northeast corner of Azure Drive and Jones Boulevard (APN: 125-25-101-012), Ward 6 (Mack).

76. **MOD-3508 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Major Modification to the Lone Mountain West Master Plan TO INCLUDE THIS SITE INTO THE LONE MOUNTAIN WEST MASTER PLAN AND CHANGE THE LAND USE DESIGNATION FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

77. **ZON-3499 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: PD (PLANNED DEVELOPMENT) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), Ward 4 (Brown).

78. **VAR-3510 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Variance TO ALLOW 6,510 SQUARE FEET OF OPEN SPACE WHERE 10,560 SQUARE FEET OF OPEN SPACE IS REQUIRED on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

79. **SDR-3501 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Site Development Plan Review FOR A PROPOSED 32 LOT SINGLE FAMILY DEVELOPMENT on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

80. **VAC-3506 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW** - Request for a Petition to vacate U.S. Government Patent Easements generally located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown).

81. **ZON-3346 - HOLLY FERRELL, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-1 (LIMITED COMMERCIAL) TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE) on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013 and 014), Ward 5 (Weekly).

82. **SDR-3514 - HOLLY FERRELL, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 144 UNIT APARTMENT COMPLEX on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013, and 014), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: R-PD21 (Residential Planned Development - 21 Units Per Acre)], Ward 5 (Weekly).

83. **VAR-3419 - WADE ROBERTS** - Request for a Variance TO ALLOW A 4 FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY DWELLING at 1750 South Tenaya Way (APN: 163-03-604-006), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

84. **VAR-3480 - SHAPIN ALLEN TRUST** - Request for a Variance TO ALLOW A 2 FOOT 10 INCH CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING DETACHED ACCESSORY STRUCTURE at 1601 5th Place (APN: 162-03-213-016), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

85. **VAR-3488 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW ONE PARKING SPACE PER SINGLE FAMILY DWELLING WHERE A MINIMUM OF TWO SPACES PER SINGLE FAMILY DWELLING ARE REQUIRED on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

86. **WVR-3492 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Waiver to Title 18.12.105a TO ALLOW PRIVATE DRIVES TO EXCEED 200 FEET WHERE A MAXIMUM LENGTH OF 150 FEET IS ALLOWED on 67.41 acres adjacent to the northeast corner of Farm and Fort Apache Roads (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

87. **SDR-3482 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 751 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND WAIVER OF TOWN CENTER STREET SECTION, RETAINING WALL HEIGHT, SUBURBAN MIX USE BUFFER, AND BUILDING HEIGHT RESTRICTION STANDARDS on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

88. **SUP-3432 - EBENEZER C.O.G.I.C.** - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

89. **SDR-3431 - EBENEZER C.O.G.I.C.** - Request for a Site Development Plan Review FOR A PROPOSED 7,357 SQUARE FOOT CHURCH (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

90. **SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT** - Request for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2475 South Jones Boulevard (APN: 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

91. **SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI** - Request for a Special Use Permit and a Waiver of a condition TO ALLOW A SENIOR HOUSING COMPLEX IN THE C-2 (GENERAL COMMERCIAL) DISTRICT adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

92. **SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI** - Request for a Site Development Plan Review FOR A SENIOR HOUSING COMPLEX AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

93. **SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF BARBARA ANN HOLLIER TRUST** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING OFFICE TO A CHILD CARE CENTER at 3701 West Charleston Boulevard (APN: 162-05-112-008), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

NON-PUBLIC HEARING ITEMS:

94. **ABEYANCE - SDR-3201 - TABERNACLE OF PRAISE CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR EXISTING TEMPORARY MODULAR TRAILERS TO BECOME PERMANENT on 5 acres at 7550 Constantinople Avenue (APN: 138-10-101-020), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 4 (Brown).

DIRECTOR'S BUSINESS:

95. **TXT-3679 - CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.10 and Ordinance 5609 to allow the use "Keeping of Carrier or Racing Pigeons" by means of a Special Use Permit.

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.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 4:56 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

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

EXCUSED: VICE CHAIRMAN TODD NIGRO

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:
DAVID CLAPSADDLE, Planning and Development Department, began the Briefing noting the following:

Item 9	TMP-3530	Abeyance to 2/26/2004 Planning Commission meeting
Item 21	DIR-3448	Request to Withdraw Without Prejudice
Item 23	GPA-2046	Request to Withdraw Without Prejudice
Item 59	GPA-3500	Request to Withdraw Without Prejudice
Item 60	VAR-3504	Request to Withdraw Without Prejudice
Item 61	SUP-3503	Abeyance to 2/26/2004 Planning Commission meeting
Item 62	SDR-3505	Abeyance to 2/26/2004 Planning Commission meeting

MR. CLAPSADDLE informed that the Planning Department will initiate the new procedure to open up all abeyance and withdrawal items at one time. Should there be anyone wishing to speak on the abeyance or withdrawal of any of these items, they would be permitted to do so.

MINUTES – Continued:

MR. CLAPSADDLE noted that listed on a yellow sheets are the "One Motion/One Vote applications. Attached to that are letters signed by the applicants agreeing to the conditions and having no objections.

Item 18 [MSP-3493]

This item was added to the list of "One Motion/One Vote" items. The applicant will ask that this item be pulled. MR. CLAPSADDLE stated that when the application is opened, he will read an amendment to the Conditions.

OTHER ITEMS:

MR. CLAPSADDLE recommended Item 27 [SUP-3540] be moved up ahead of Item 26 [SDR-3441].

With regard to non-public hearing Item 94 [SDR-3201], MR. CLAPSADDLE noted that the applicant may request to have this item pulled forward.

CONDITIONS CHANGES:

Item 31 [ZON-3420]

Staff recommends deletion of "SDR-3372" from Condition 1 because that is an incorrect reference.

Item 55 [SDR-3490]

MR. CLAPSADDLE noted that a number of protests were received late in the day. He added that staff's report clearly speaks of enhanced landscaping along the south property line where it abuts up against single family residential. He asked that an amendment be added to Condition 10 for 36-inch box trees, 20 feet on center to provide additional buffering.

Item 74 [SDR-3519]

DAVID GUERRA, Public Works Department, stated that there will a change to Condition 25 which will be addressed when the item is brought forward.

MISCELLANEOUS:

With regard to the Vacation of Del Ray Avenue, he emphasized that no discussion will take place regarding the Social Security Office.

Regarding Item 19 [WVR-3430], COMMISSIONER DAVENPORT asked for clarification of the separation distance pertaining to this request. MR. CLAPSADDLE explained that between street intersections, there needs to be 220 feet. MR. GUERRA clarified that a waiver of Title 18.12.160 to allow 167.74 feet separation where a minimum of 220 feet is required when the right-of-way is 60 feet or more.

MINUTES – Continued:

COMMISSIONER DAVENPORT noted that the yellow sheet indicates 68 feet between streets intersections and asked if that number should not be 168. MR. GUERRA replied affirmatively.

Regarding Item 79 [SDR-3501], COMMISSIONER EVANS commented that it appears that staff's recommendation in the report indicates approval yet as you read the report it seems to point towards denial. MR. CLAPSADDLE clarified that staff's recommendation is for denial based on several issues

MEETING ADJOURNED AT 5:04 P.M.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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 TRUESDELL.

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, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, AND LEO DAVENPORT

EXCUSED: VICE CHAIRMAN TODD NIGRO

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT.,MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

SUBJECT:
Approval of the minutes of the December 18, 2003, Planning Commission Meeting

MOTION:
GOYNES - APPROVED – UNANIMOUS with NIGRO excused

MINUTES:
There was no discussion.

(6:03)
1-43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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.

AFFIDAVIT OF POSTING

RECEIVED
04 JAN 15 PM 1:17
PLANNING AND
DEVELOPMENT

(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 Percival O- Lucban, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of January 15, 2004, at the hour of 1130, there were posted copies of the January 22, 2004 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)

Percival O-Lucban
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 15th day of January, 2004.

Linda Hartman-Maynard
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
LINDA HARTMAN-MAYNARD
No. 00-61134-1 My Appointment Expires Feb. 3, 2004

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **January 9, 2004**, a copy of the **January 22, 2004 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.

Carman Livingston Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

9TH day of JANUARY, 2004

Linda Hartman-Maynard
NOTARY PUBLIC in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
LINDA HARTMAN-MAYNARD
No. 00-61134-1 My Appointment Expires Feb. 3, 2004

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

ABEYANCE - TMP-3341 - EAST VAN BUREN SINGLE FAMILY - CITATION HOMES ON BEHALF OF CARL W. & RUTH HEAVIN AND DESERT MOBILE HOME PARK, LIMITED LIABLILY COMPANY - Request for a Tentative Map FOR AN 18 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.46 acres at 4441 East Van Buren Avenue (APN: 140-29-101-002 and 005), R-MHP (Residential Mobile Home Park) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot) [PROPOSED: R-CL (Single-Family Compact-Lot)], Ward 3 (Reese).

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:
GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

City of Las Vegas

Agenda Item No.: 1

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 1 – TMP-3341

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

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 case (ZON-3138) and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

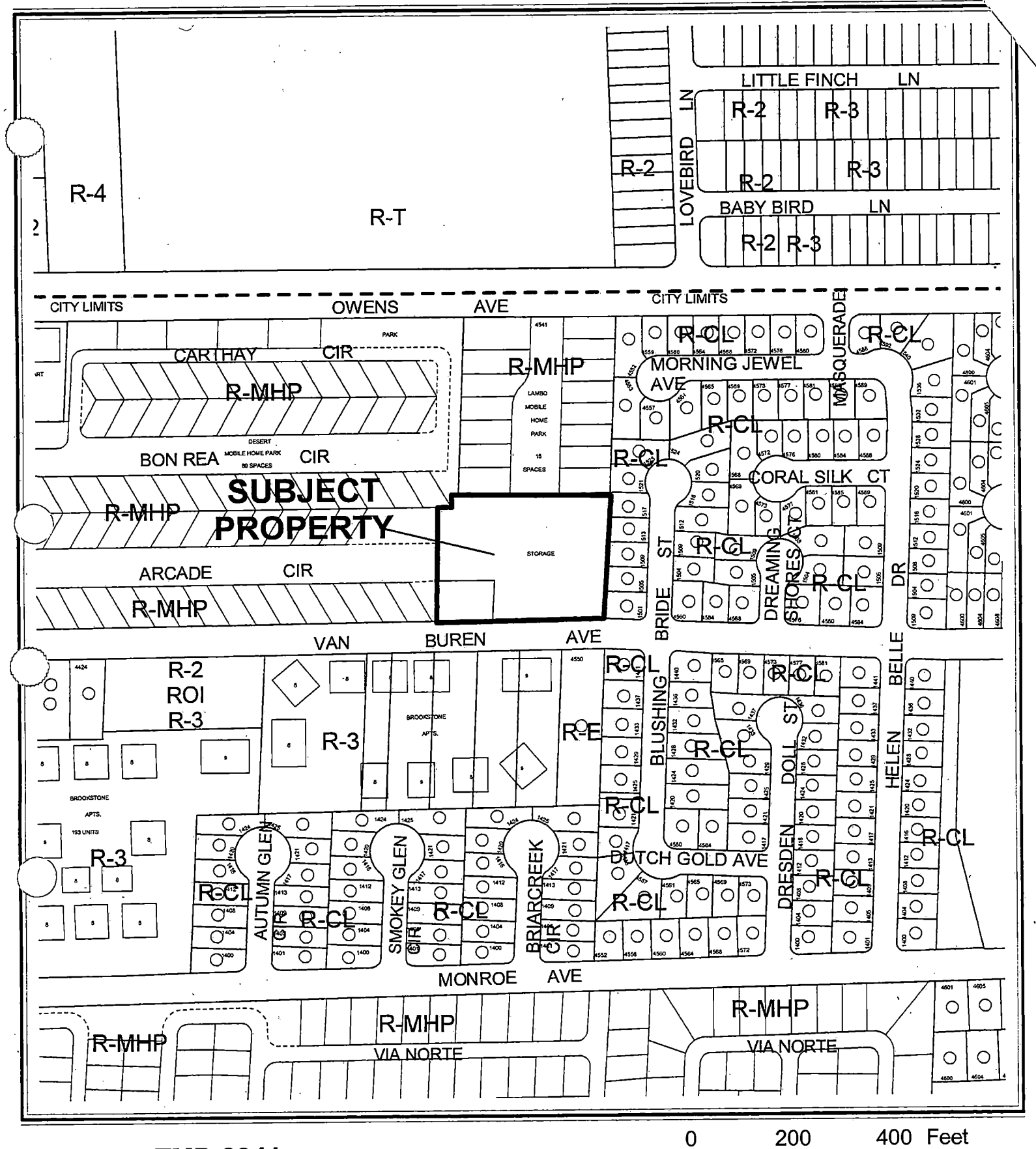
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. PMP-2385 must record prior to the recordation of a Final Map.

8. Site development to comply with all applicable conditions of approval for PMP-2385, ZON-3138 and all other site-related actions.

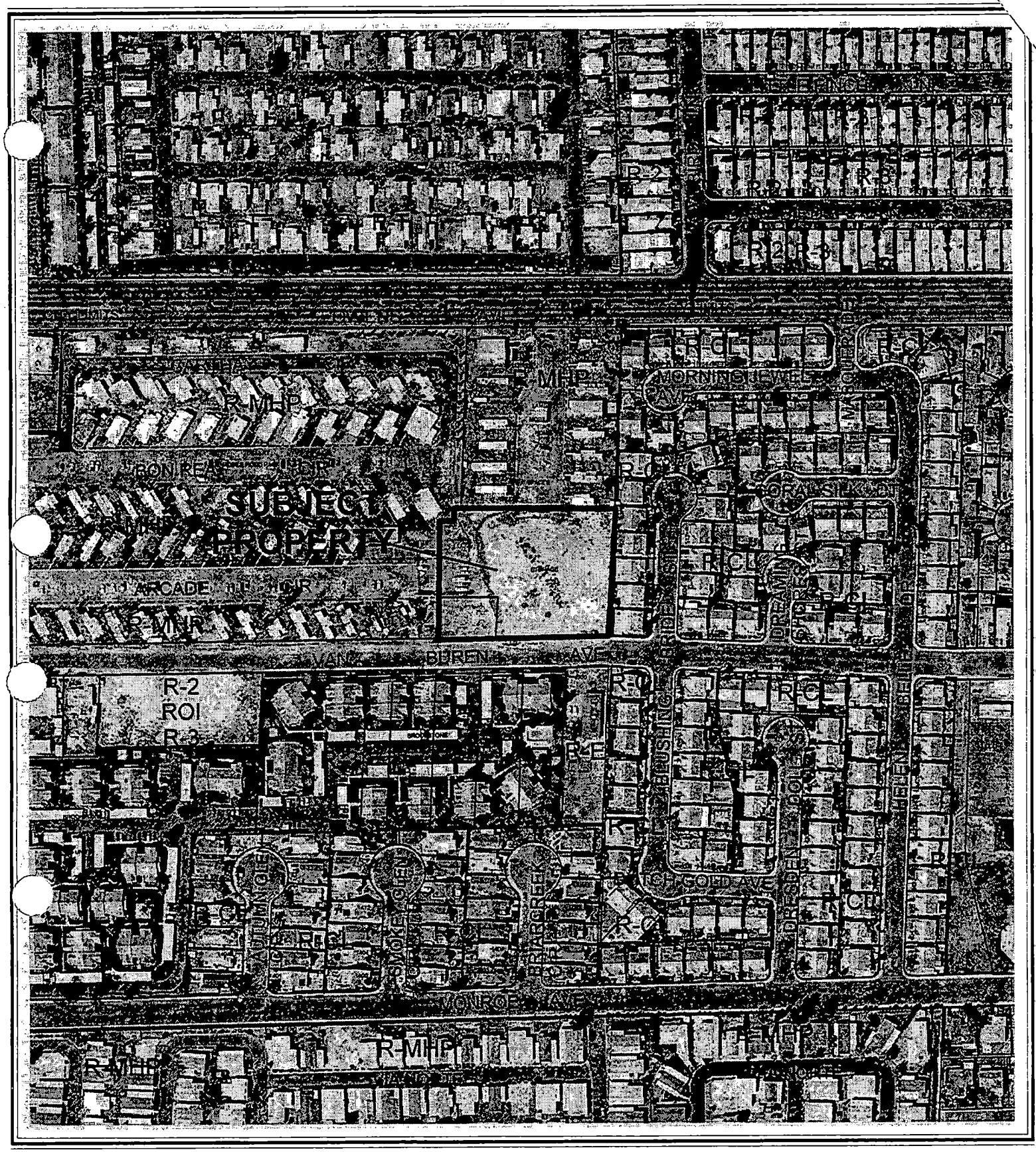
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval 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-3341**

ZONING OF SUBJECT PROPERTY:

R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK)



0 200 400 Feet

CASE: **TMP-3341**

ZONING OF SUBJECT PROPERTY:

R-MHP (RESIDENTIAL MOBILE/MANUFACTURED HOME PARK)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - TMP-3341 - E. VAN BUREN SINGLE FAMILY - CITATION HOMES ON BEHALF OF CARL W. & RUTH HEAVIN AND DESERT MOBILE HOME PARK, 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 Rezoning case (ZON-3138) and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

Public Works

7. PMP-2385 must record prior to the recordation of a Final Map.

8. Site development to comply with all applicable conditions of approval for PMP-2385, ZON-3138 and all other site-related actions.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for an 18-lot single-family residential subdivision on 2.46 acres at 4441 East Van Buren Avenue.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/03/03 The City Council approved a request for a rezoning (ZON-3138) FROM: R-MHP (Residential Mobile Home Park) district TO: R-CL (Single-Family Compact-Lot) district on 2.46 acres at 4441 East Van Buren Avenue. The Planning Commission and Staff recommended approval.

B) Pre-Application Meeting

11/04/03 Discussed submittals of a Tentative Map application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	2.46 Acres
Net Acres:	2.21 Acres

B) Existing Zoning

Subject Property:	R-MHP (Residential- Mobile Home Park) under Resolution of Intent to R-CL (Single-Family Compact-Lot)
North:	R-MHP (Residential- Mobile Home Park)
South:	R-3 (Medium Density Residential)
East:	R-CL (Single-Family Compact-Lot)
West:	R-MHP (Residential- Mobile Home Park)

C) Existing Land Use

Subject Property:	M (Medium Density Residential)
North:	M (Medium Density Residential)
South:	M (Medium Density Residential)
East:	ML (Medium Low Density Residential)
West:	M (Medium Density Residential)

D) General Plan Compliance

The site is located within the Southeast Sector of the General Plan with an M (Medium Density Residential) land use designation. The proposed R-CL (Single Family Compact-Lot) zoning district depicts a density below the maximum of the M General Plan designation. The proposed Single-Family Residential development is a permitted use in the R-CL (Single Family Compact-Lot) 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

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	3,500 SF	3,571 SF	Y
Min. Lot Width	35 Feet	35 Feet	Y
Min. Setbacks			
• Front	14 Feet	16 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	10 Feet	10 Feet	Y
Max. Lot Coverage	50 %	<50%	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories	Y
Number of Lots	--	18	N/A
Private/Public Street	--	Public	N/A
Min. Street Width (to back of sidewalk)	47 Feet	47 Feet	Y

The proposed development meets or exceeds all Title 19 requirements.

B) General Analysis Discussion.

- General information

The purpose of the R-CL (Single Family Compact-Lot) zoning district is to provide for single-family units and other customary residential uses on a smaller lot size. Pursuant to Title 19.18.040, properties to be rezoned R-CL (Single Family Compact-Lot) are required to be infill parcels with a maximum site are of three acres, be surrounded by R-CL (Single Family-Compact Lot) development, and not lend itself to R-PD (Residential Planned Development) development. It has been determined that this proposed rezoning request meets all criteria of the R-CL (Single Family Compact-Lot) zoning district.

- 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 of 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, however, a new wall is shown along the north property line adjacent to an existing wall that proposes the existing wall retain approximately 3 feet of earth and we question if this is allowed under current building codes.

- Trails

There are no trails adjacent to the proposed project or in the immediate neighborhoods.

- Special Conditions of Approval (from ZON-3138)

1. A Homeowners' 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.

2. The proposed project shall be developed as one parcel.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3341 APN: 140-29-101-002

Name of Property Owner: Desert Mobile Home Park LLC

Name of Applicant: Citation 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: 140-29-101-002

Signature of Property Owner/Authorized Agent: Mildred Tacey

Print Name: MILDRED TACEY

Subscribed and sworn before me

This 20 day of Sept, 2003

Berta Guzman

Notary Public in and for said County and State

BERTA GUZMAN
Notary Public, State of Nevada
Appointment No. 94-0217-1
My Appt. Expires Feb. 21, 2007

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3341 APN: 140-29-101-005

Name of Property Owner: Carl W. & Ruth E. Heavin

Name of Applicant: Citation 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: 140-29-101-005

Signature of Property Owner/Authorized Agent: Ruth E. Heavin / Carl Heavin

Print Name: Ruth E. Heavin / Carl W. Heavin

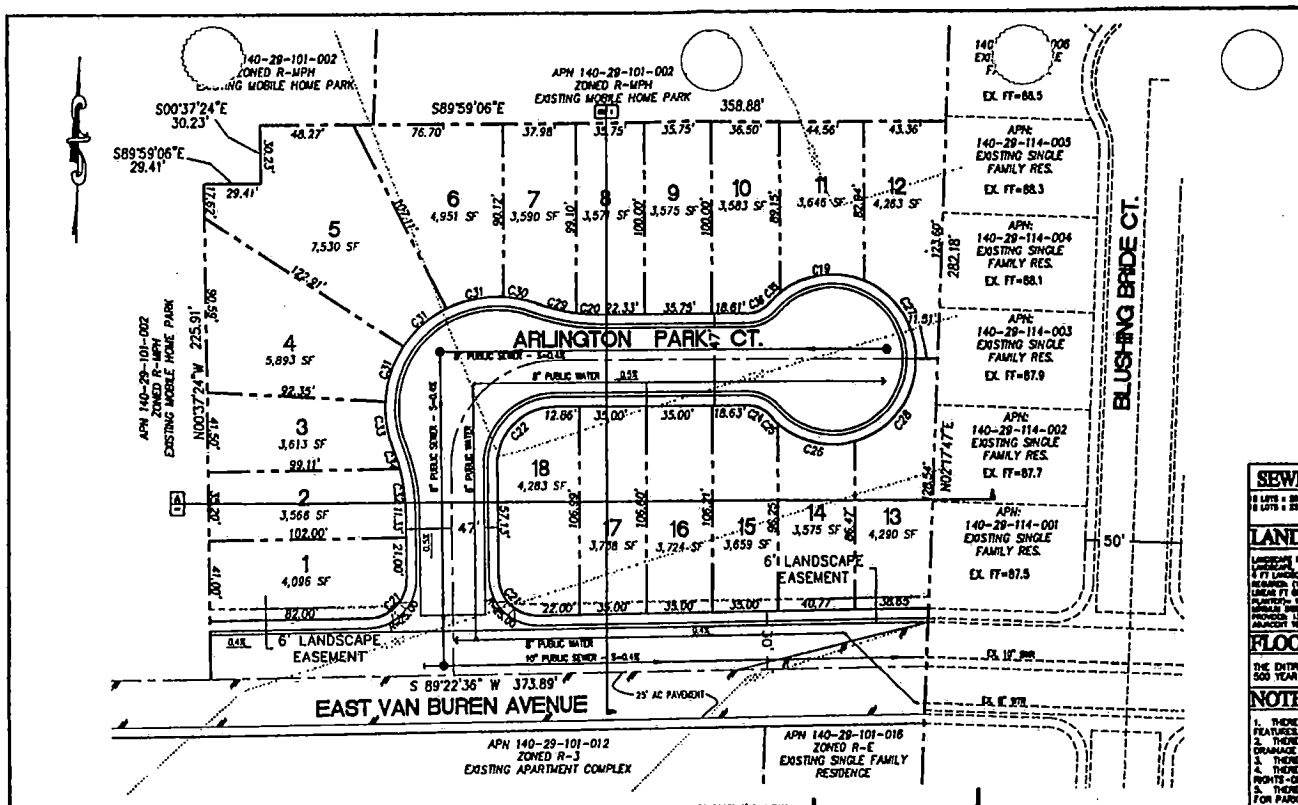
Subscribed and sworn before me

This 22 day of Sept, 2003

Berta Guzman

Notary Public in and for said County and State

BERTA GUZMAN
Notary Public, State of Nevada
Appointment No. 94-0217-1
My Appt. Expires Feb. 21, 2007



SETBACKS

FRONT YARD = 15 FEET TO GARAGE
= 10 FEET TO GARAGE IN CUL-DE-SAC OR ANGLED
= 10 FEET TO HOUSE

STREET SIDE YARD
PRINCIPAL STRUCTURE = 5 FEET
ACCESSORY STRUCTURE = 5 FEET
STREET CORNER SIDE YARD = 10 FEET
REAR YARD = 15 FEET
PATIO COVER = 5 FEET
ACCESSORY STRUCTURE = 3 FEET

ENGINEER

LANEY ENGINEERING
8440 SOUTH JONES BLVD., #
LAS VEGAS, NEVADA 89139

702-362-8844 PHONE
702-362-8845 FAX

SUBDIVIDER/DEVELOPER

CITATION HOMES, LLC
101, CA 92130
5348 KLAMATH DRIVE
LAS VEGAS, NV 89118

702-407-8833 PHONE
702-256-9665 FAX

OWNER

APN: 140-29-101-002
DESERT MOBILE HOME PARK LLC
5348 KLAMATH DRIVE
LAS VEGAS, NV 89118

APN: 140-29-101-005
CARL N. & RUTH E. MEARS
8531 CHERRYTON AVENUE
LAS VEGAS, NV 89110

UTILITY COMPANIES

NEVADA POWER COMPANY
6226 W. SAHARA AVE., 307-8666
SOUTHWEST TELEPHONE COMPANY
3.50 S. VALLEY VIEW BLVD., 364-7400
COX COMMUNICATIONS
1.50 S. VALLEY VIEW BLVD. 365-7100
AT&T BROADBAND & INTERNET SVCS
4300 W. CHARLESTON, 385-3111
SOUTHWEST GAS CORP.
3.50 W. STATE AVENUE, SUITE 140
CITY OF LAS VEGAS PUBLIC WORKS (SEWER)
731 S. 4TH STREET 229-2169
LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD. 870-3011

SITE INFORMATION

ASSESSORS PARCEL NUMBER	140-29-101-002 & -005
EXISTING ZONING	R-MPH (MOBILE HOME PARK)
PROPOSED ZONING	R-CL (SINGLE FAMILY SUBDIVISION)
TOTAL PROPOSED LOTS	18 LOTS
GROSS ACREAGE	2.46±
NET ACREAGE	2.27±
DENSITY (BASED ON GROSS ACREAGE)	7.32 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 36 SPACES
PARKING PROVIDED	36 SPACES IN 1 CAR GARAGES AND ON-STREET PARKING
MINIMUM LOT SIZE	3,500 SF
AVERAGE LOT SIZE	4,172 SF
MINIMUM LOT WIDTH	35 FEET

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

DEVELOPMENT STANDARDS

PER TITLE 19A FOR R-CL ZONING
DENSITY ALLOWED = 8.00 UNITS/GROSS ACRE
MIN. LOT AREA = 3,500 SQ. FT.
MAX. HEIGHT = 35 FEET OR 2 STORIES WHICHEVER IS LESS

UTILITY DISTRIBUTION SYSTEM

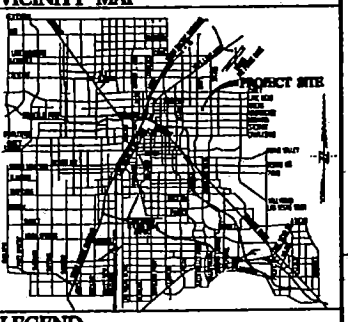
WATER = THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN IN EAST VAN BUREN RIGHT-OF-WAY, ADJACENT TO THE PROJECT SITE. RIGHT-OF-WAY EXISTS FOR THE ENTIRE PROPOSED WATER MAIN EXTENSION - LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER = THE NEAREST SEWER CONNECTION IS AN EXISTING 10" SEWER MAIN IN EAST VAN BUREN RIGHT-OF-WAY, ADJACENT TO THE PROJECT SITE. RIGHT-OF-WAY EXISTS FOR THE ENTIRE PROPOSED SEWER MAIN EXTENSION - CITY OF LAS VEGAS IS THE PURVEYOR

SEWER CONTRIBUTION

8 LOTS x 350 GPD/LOT = 2,800 GPD (AVERAGE)
8 LOTS x 350 GPD/LOT x 3.5 PEAK FACTOR = 13,720 GPD (PEAK)

VICINITY MAP



LANDSCAPING REQUIREMENTS

LANDSCAPE REQUIREMENTS PER URBAN DESIGN GUIDELINES & STANDARDS -
6' LANDSCAPE AREA & BUFFER STANDARDS ALONG EAST VAN BUREN FRONTAGE
1 FT LANDSCAPE STEP WITH WALL
REQUIRED: (1) 24-INCH BOX RECIDUOUS TREE OR EVERGREEN TREE EVERY (30) LINEAR FT OF PLANTER PLUS (1) ADDITIONAL 24-INCH BOX TREE = (378 LF PLANTER)= 13 TREES & GROUND COVER OF FOUR GALLON SHRUBS AND POT 5 GALLON BOX MATURE SHRUBS
PROVIDED: 13 TREES FOR 378 LF OF PLANTER & 36 SHRUBS IN PLANTER ADJACENT TO STREETS

FLOOD ZONE

THE ENTIRE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500 YEAR FLOODPLAIN

NOTES

1. THERE ARE NO EXISTING STRUCTURES OR OTHER PHYSICAL FEATURES.
2. THERE ARE NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE CHANNELS.
3. THERE ARE NO EXISTING OR PROPOSED STORM DRAINS.
4. THERE ARE NO EXISTING OR PROPOSED UTILITY RIGHTS-OF-WAY OR EASEMENTS.
5. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

LEGEND

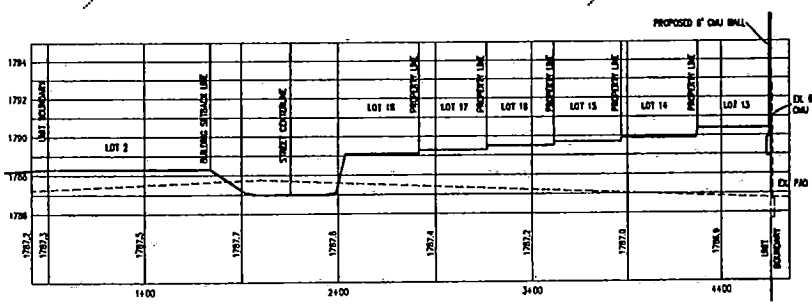
DESIGN ELEVATION	10.00
EXISTING ELEVATION	(10.00)
SCARP (SLOPE VARIES)	
EXISTING CONTOUR (1' INTERVAL)	
EXISTING CONTOUR (5' INTERVAL)	
DIRECTION OF FLOW	
RETAINING WALL	
CENTERLINE	
RIGHT-OF-WAY	
CUT LINE-ASPHALT	
EASEMENT	
BOUNDARY LINE	
SEWER LINE	
WATER LINE	
PROPERTY LINE	
FIRE HYDRANT	

ABBREVIATIONS

ACP	ASPHALTIC CONCRETE PAVEMENT
BC/C	BACK OF CURB
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION
BVCS	BEGINNING OF VERTICAL CURVE STATION
BW	BENCH MARK
CATV	CABLE TELEVISION
CB	CATCH BASIN
COLV	CITY OF COLLIER CITY
CC	CLARK COUNTY
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CRWL	CROWN
DI	DROP INLET
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
EVCE	END OF VERTICAL CURVE ELEVATION
EVCS	END OF VERTICAL CURVE STATION
EX	EXISTING
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FLOOR SINK
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LFFE	LOWEST FINISH FLOOR ELEVATION
LP	LOW POINT
LVWD	LAS VEGAS VALLEY WATER DISTRICT
MH	MANHOLE
MW	MONUMENT WELL
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
SW	SIDEWALK
STA	STATION
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TYP	TYPICAL
VC	VERTICAL CURVE
VCE	VERTICAL CURVE ELEVATION
VCS	VERTICAL CURVE STATION
VG	VALLEY GUTTER
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER

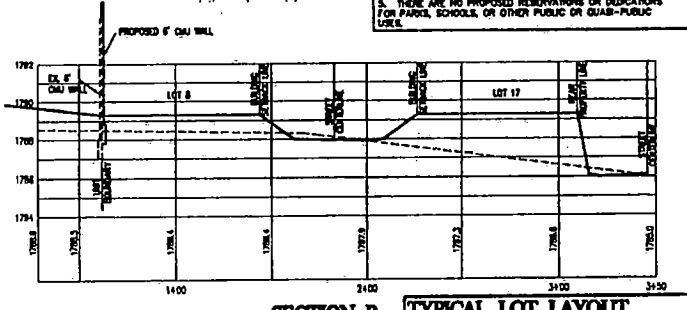
SECTION A

SCALE: 1"=4', 1"=10'H

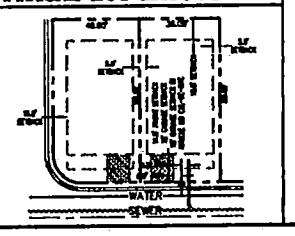


SECTION B

SCALE: 1"=4', 1"=10'H



TYPICAL LOT LAYOUT



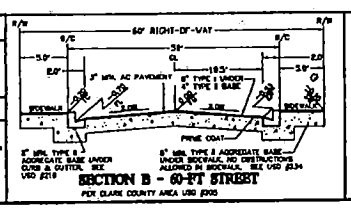
STORM DRAIN NOTE

THIS PROPOSED DEVELOPMENT CONTAINS NO KNOW EXISTING STORM DRAIN. NO NEW STORM DRAIN IS CURRENTLY PROPOSED BUT MAY BE DETERMINED NECESSARY BASED ON THE DRAINAGE STUDY.

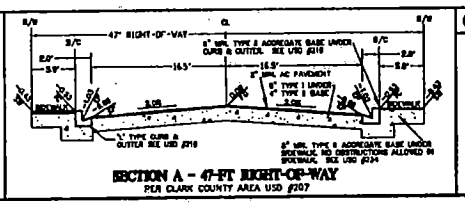
SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



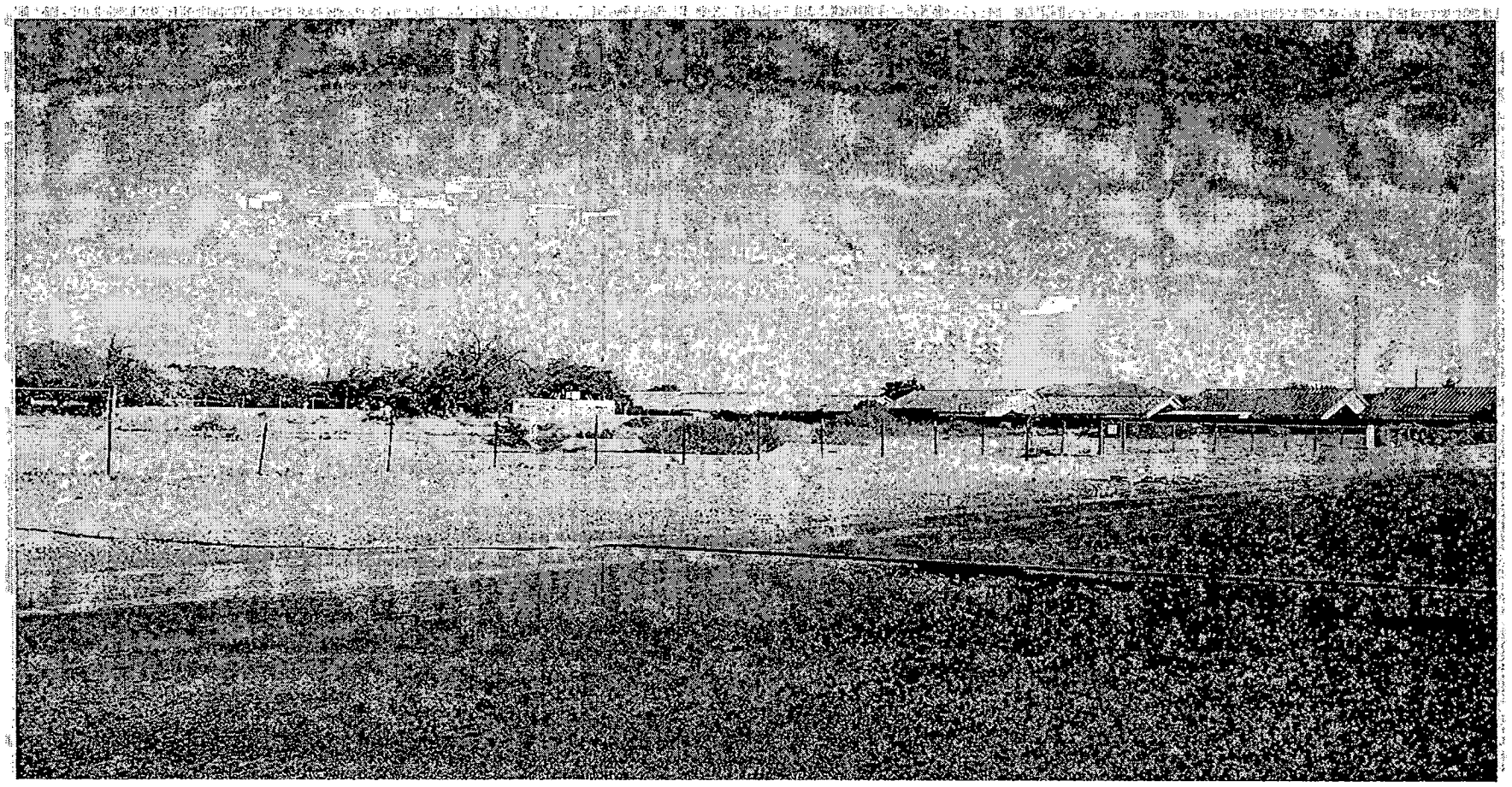
SECTION B - 60-FT STREET
PER CLARK COUNTY AREA USD #205



SECTION A - 47-FT RIGHT-OF-WAY
PER CLARK COUNTY AREA USD #207

CURVE TABLE

CURVE TABLE			
CURVE NUMBER	DELTA	RADIUS	ARC LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'



TMP-3341 - CITATION HOMES ON BEHALF OF CARL W. & RUTH HEAVIN AND DESERT MOBILE HOME PARK, LIMITED LIABLILY COMPANY
4441 EAST VAN BUREN AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

11/26/03



TMP-3341 - CITATION HOMES ON BEHALF OF CARL W. & RUTH HEAVIN AND DESERT MOBILE HOME PARK, LIMITED LIABLILY COMPANY
4441 EAST VAN BUREN AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

11/26/03

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
TMP-3272 - DURANGO SQUARE - GEORGE RAINHART ARCHITECTS ON BEHALF OF PP LAND, LIMITED PARTNERSHIP - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISON on 4.91 acres adjacent to the northeast corner of El Capitan Way and Durango Drive (APN: 125-17-601-011), T-C (Town Center) Zone, Ward 6 (Mack).

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:
GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 2 – TMP-3272

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-3191), and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

   I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

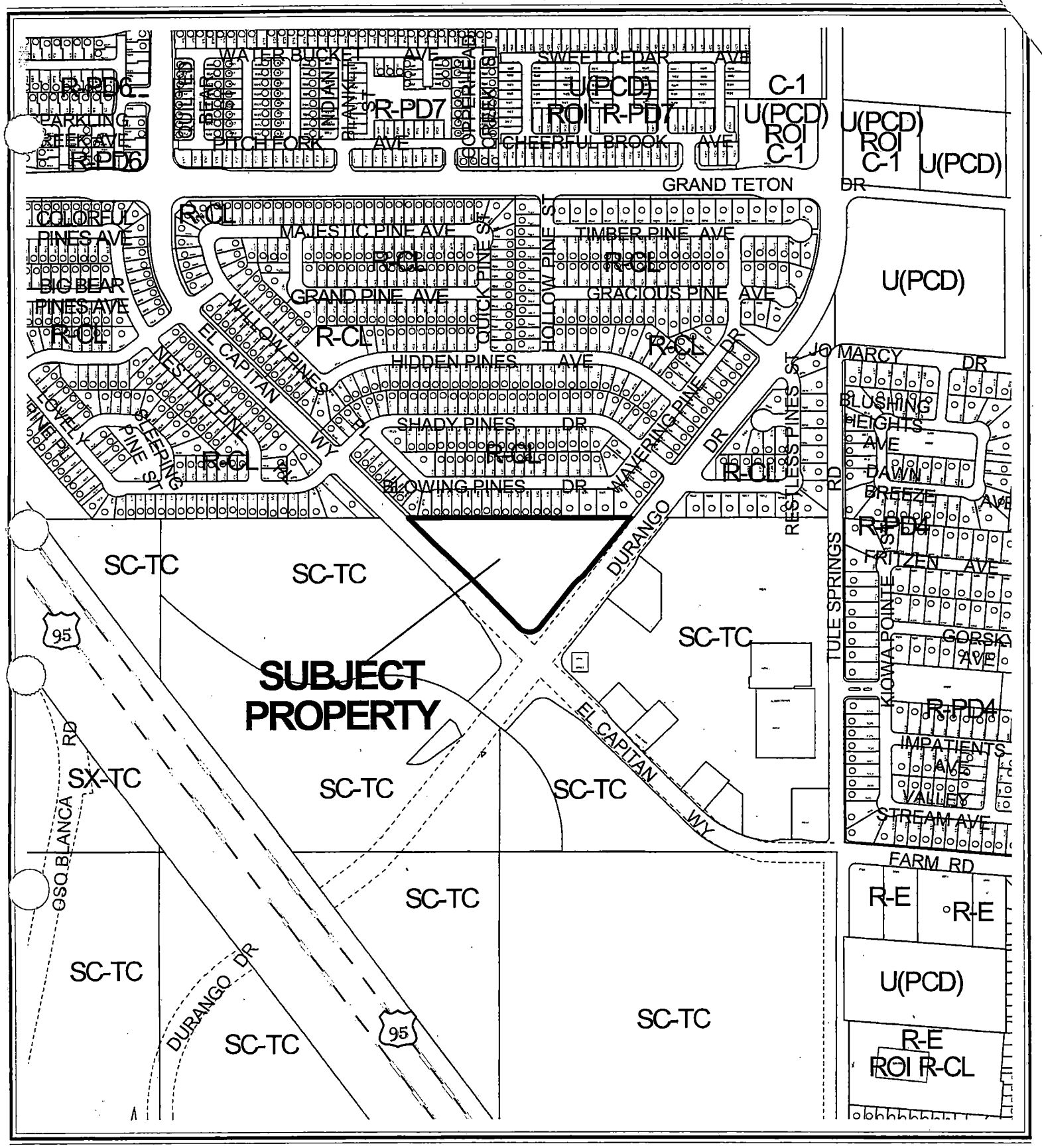
   II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

   III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

7. Site development to comply with all applicable conditions of approval for SDR-3191 and all other subsequent site-related actions.

CONDITIONS - Continued:

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.

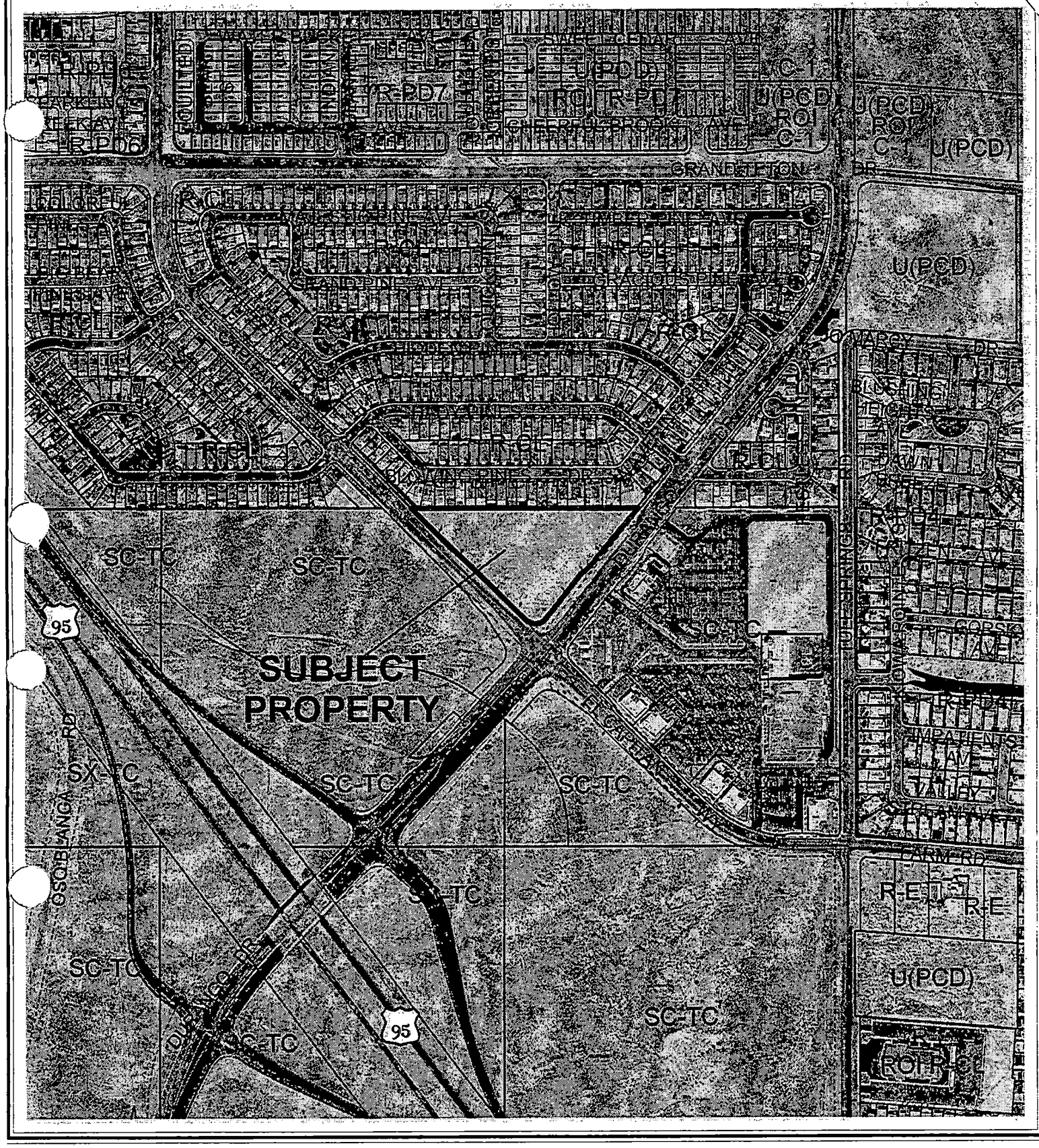


CASE: **TMP-3272**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE LAND USE DESIGNATION

N



0 300 600 Feet

CASE: **TMP-3272**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER) ZONE LAND USE DESIGNATION

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3272 - DURANGO SQUARE - GEORGE RAINHART ARCHITECTS ON BEHALF OF PP LAND 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.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3191), and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

   I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

   II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

   III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

7. Site development to comply with all applicable conditions of approval for SDR-3191 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.

KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a two-lot commercial subdivision on 4.91 acres adjacent to the northeast corner of Farm Road and Durango Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved the request for a rezoning (Z-0076-98) on 1,468 acres located within the area designated as Town Center on the Northwest Amendment to the General Pan, (which includes this parcel). The Planning Commission and Staff recommended approval.

01/07/04 The City Council approved the request for a Site Development Plan Review (SDR-3191) 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. The Planning Commission and Staff recommended denial.

B) Pre-Application Meeting

10/07/03 Concerns from the Site Development Review were revisited, including landscaping along the street, building placement, and placement of the proposed driveway.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.91 Acres

KM

B) Existing Land Use

Subject Property:	Vacant
North:	Single Family Homes
South:	Vacant
East:	Retail Commercial
West:	Vacant

C) Existing Zoning

Subject Property:	(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) General Plan Compliance

a. Centennial Hills General Plan: The development of the subject parcels supports-
   - Policy A2, which encourages the use of vacant land near development to efficiently use existing infrastructure.
   - 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		
Town Center	X	
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood		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.

KM

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	4.91 acres	Y
Min. Lot Width	100 Feet	Approx. 891x 506x 628	Y
Min. Setbacks			
• Front	15 Feet	17 ft min	Y
• Side	10 Feet	N/A	Y
• Corner	15 Feet	17 ft min	Y
• Rear	20 Feet	Approx. 22 ft	Y
Max. Lot Coverage	50 %	14 %	Y
Max. Building Height	None	31.25 ft	Y

The proposal meets the Development Standards applicable.

A2) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Pad A/ retail	14,820 SF.	1/250 GFA	60	3	67	3

The proposal meets parking standards.

KM

A3) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/6 Spaces	11 Trees	22
• Amenity Zone along Durango	1/35 feet	5	7
• Amenity Zone along El Capitan	1/30 feet	6	7
• Front planting	20ft OC	15	21
• Min. Zone Width	15 feet front, 8 Feet rear		17 feet front, 8 ft rear,
• Wall height	8 feet high		6 foot CMU block screen wall shown

At the time of the Site Development Review, the proposed landscape plan showed a 17-foot minimum wide planter along the El Capitan Way and Durango Drive street frontage. There was the appropriate amount landscaping shown in the parking area. The proposal did not meet standards for the number and spacing of trees along the front of the property. A condition was added to require a new landscaping plan that would show the proper amount and location of front buffer trees. The landscaping plan has been revised and meets the standards.

B) General Analysis Discussion

- General information

The proposed 29,350 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.

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 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.

- 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 a natural slope of 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

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.

- Special Conditions of Approval (from Zoning or SDPR)

1. 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.

2. 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.

From the Department of Public Works:

1. 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.

2. 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.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3272 APN: 125-17-601-011

Name of Property Owner: Pictor 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: James A Peterson

Print Name: James A. Peterson, Power of Attorney

Subscribed and sworn before me

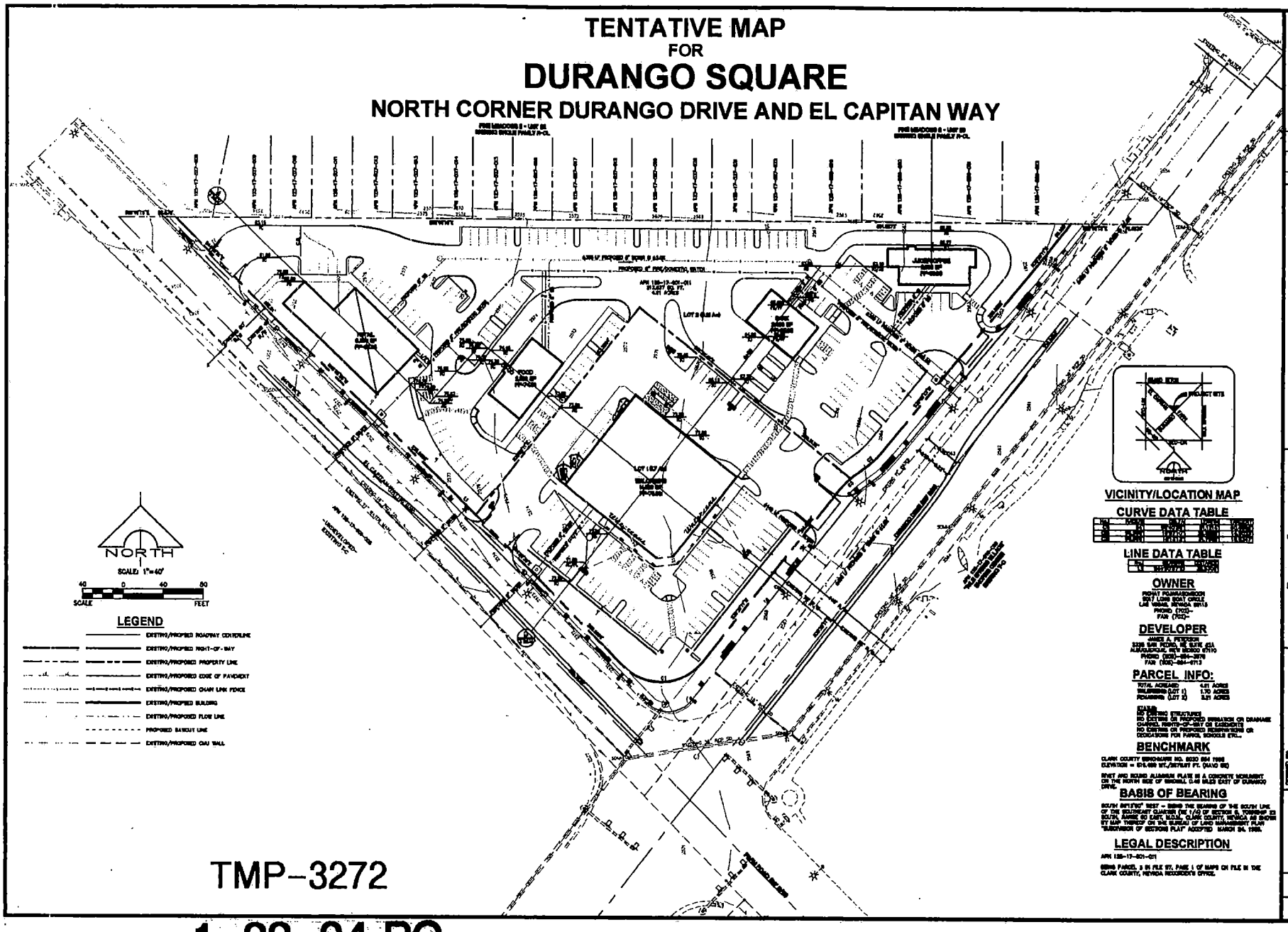
This 17th day of October, 2003

Mae Peterson

Notary Public in and for said County and State

OFFICIAL SEAL
MAE PETERSON
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 5-20-07

TENTATIVE MAP
FOR
DURANGO SQUARE
NORTH CORNER DURANGO DRIVE AND EL CAPITAN WAY



NORTH
SCALE: 1"=40'
40 0 40 80
SCALE FEET

LEGEND

- EXISTING/PROPOSED ROADWAY CENTERLINE
- EXISTING/PROPOSED RIGHT-OF-WAY
- EXISTING/PROPOSED PROPERTY LINE
- EXISTING/PROPOSED EDGE OF PAVEMENT
- EXISTING/PROPOSED CHAIN LINK FENCE
- EXISTING/PROPOSED BUILDING
- EXISTING/PROPOSED FLOW LINE
- PROPOSED SAWCUT LINE
- EXISTING/PROPOSED CMU WALL

VICINITY/LOCATION MAP

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]

OWNER

[illegible]

DEVELOPER

[illegible]

PARCEL INFO:

TOTAL ACREAGE	4.01 ACRES
[illegible] (LOT 1)	1.70 ACRES
[illegible] (LOT 2)	2.31 ACRES

STATUS
[illegible]

BENCHMARK

[illegible]

BASIS OF BEARING

[illegible]

LEGAL DESCRIPTION

[illegible]

MARK WARLING, CIVIL ENGINEER
[illegible]

Durango Square
North corner Durango Drive and El Capitan Way
City of Las Vegas, Nevada

TENTATIVE MAP

DESIGNED BY: M. WARLING
DRAWN BY: M. ALLOCCO
CHECKED BY: LAS VEGAS
DATE: Oct. 21, 2003
SCALE: 1" = 40'

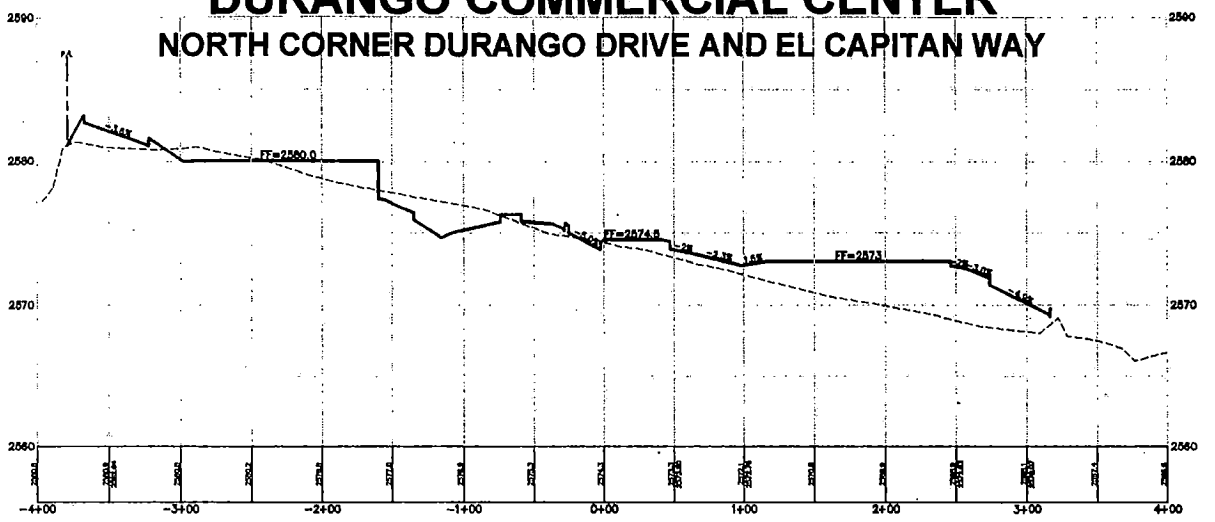
SHEET TM-1
1 OF 2 SHEETS

DRAWING NO.

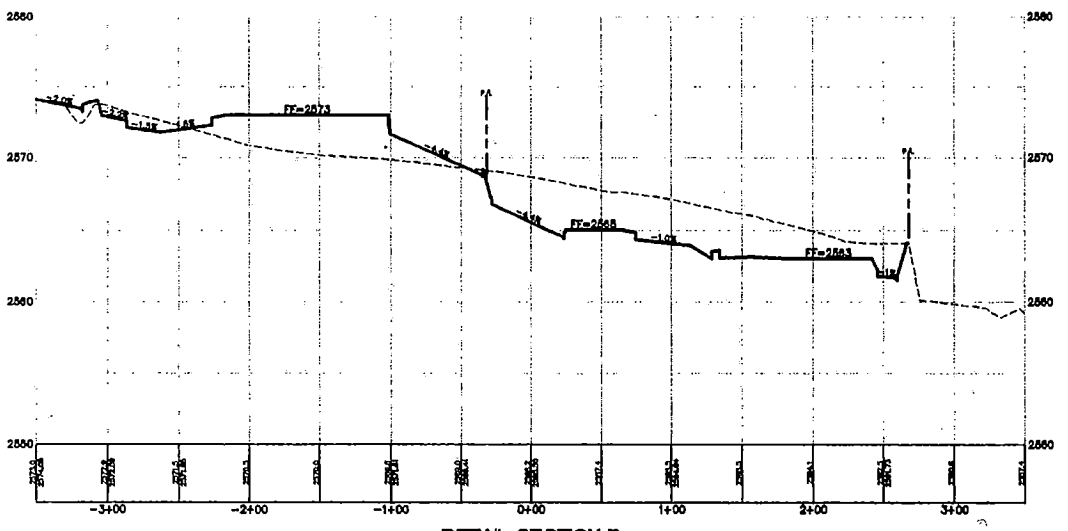
TMP-3272

1-22-04 PC

TENTATIVE MAP
FOR
DURANGO COMMERCIAL CENTER
NORTH CORNER DURANGO DRIVE AND EL CAPITAN WAY



DETAIL SECTION A



DETAIL SECTION B

BENCHMARK

CLARK COUNTY BENCHMARK NO. 9030 1994 1998
ELEVATION = 2612.4765 MT./2567.6127 FT. (NAVD 88)

BRASS AND BOLTED ALUMINUM PLATE IN A CONCRETE MONUMENT, ON THE NORTH SIDE OF BRIDGE, 0.48 MILES EAST OF DURANGO DRIVE.

BASIS OF BEARING

SOUTH 89°11'00" WEST — BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON THE BUREAU OF LAND MANAGEMENT PLAT "SUBDIVISION OF SECTIONS PLAT" ACCEPTED MARCH 24, 1998.

LEGAL DESCRIPTION

APN 139-17-201-011

BEING PARCEL 5 IN FILE 87, PAGE 1 OF MAPS ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

MARK WARLAND, CIVIL ENGINEER
6621 W. Sahara Ave. # 057-5
Las Vegas, Nevada 89107
(702) 838-6525

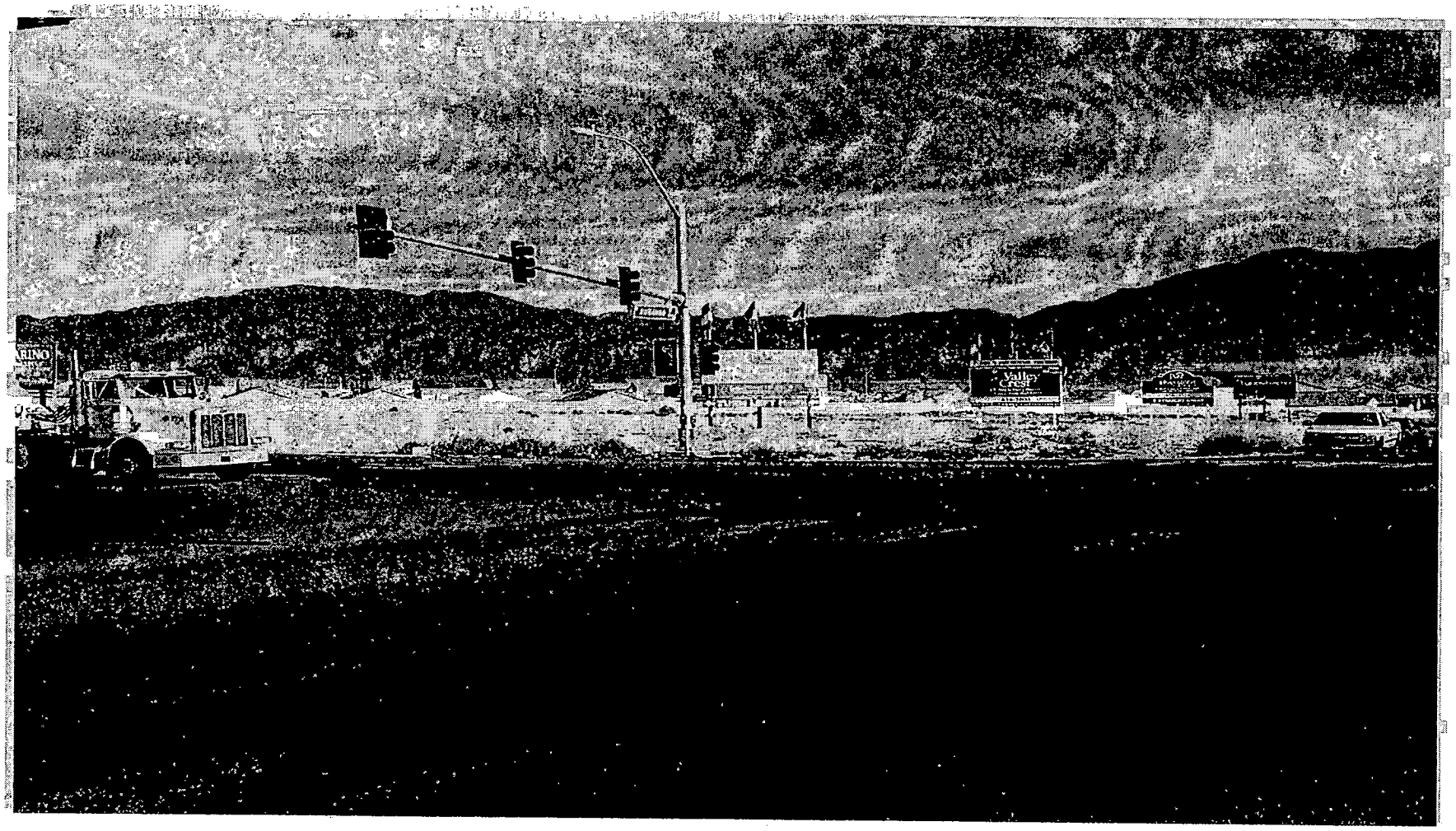
Durango Square
North corner Durango Drive and El Capitan Way
City of Las Vegas, Nevada

TENTATIVE MAP
(DURANGO SQUARE)

DESIGNED BY: M. WARLAND
DRAWN BY: M. ALLOCCO
CHECKED BY: LAS VEGAS
DATE: Oct. 21, 2003
SCALE: 1" = 40'

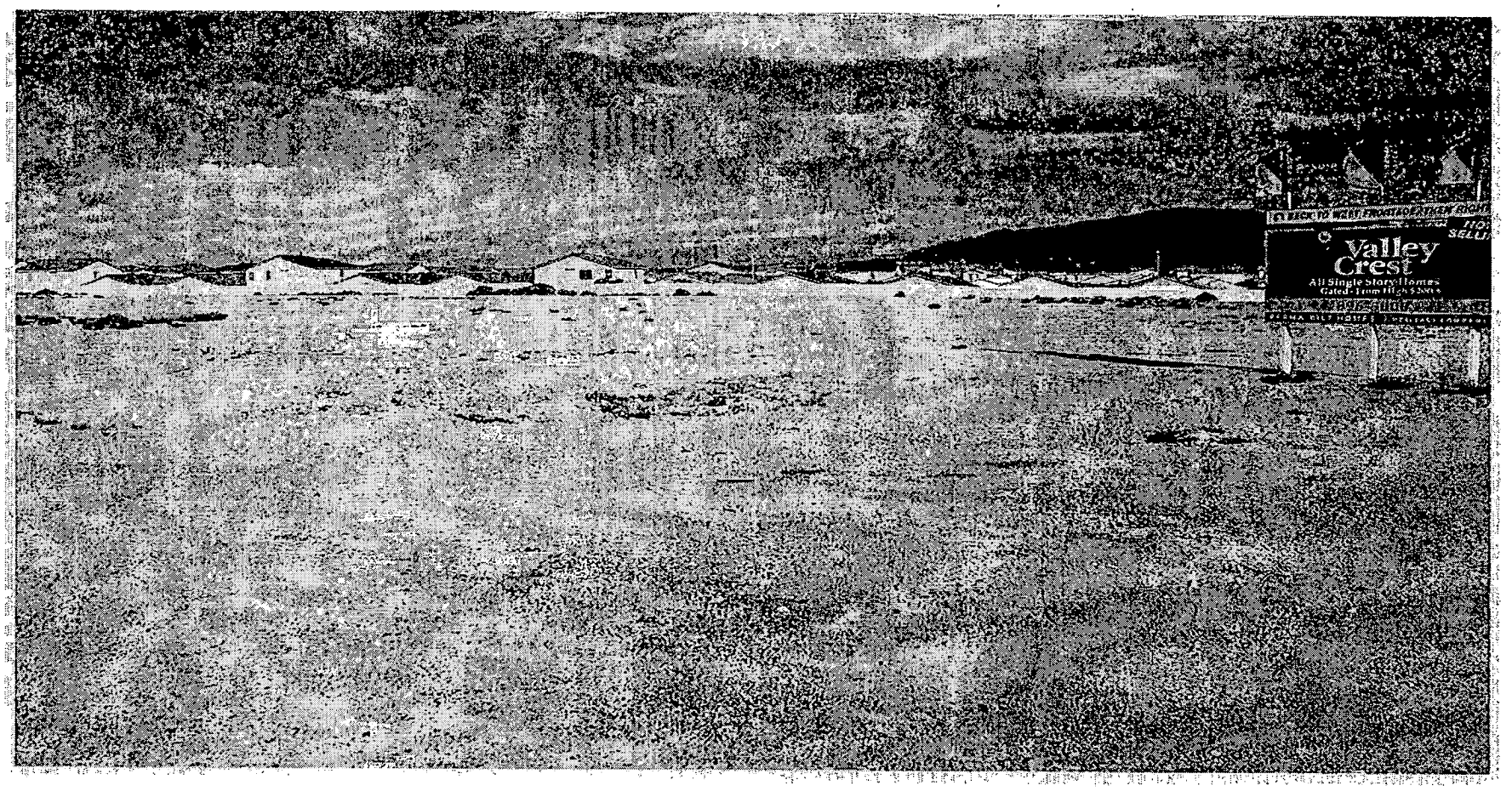
SHEET TM-2
2 OF 2 SHEETS
DRAWING NO.

TMP-3272
1-22-04 PC



TMP-3272 - DURANGO SQUARE - GEORGE RAINHART ARCHITECTS ON BEHALF OF PP LAND LIMITED PARTNERSHIP
NORTH CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

11/7/03



TMP-3272 - DURANGO SQUARE - GEORGE RAINHART ARCHITECTS ON BEHALF OF PP LAND LIMITED PARTNERSHIP
NORTH CORNER OF EL CAPITAN WAY AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

11/7/03

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

TMP-3524 - LOG CABIN RANCH UNIT 1 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 73 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (APN: 125-04-001-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

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:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 3 – TMP-3524

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)
1-179

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 cases [Z-0085-01(1)] and [Z-0033-01(1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

CONDITIONS - Continued:

9. If not previously dedicated by the Master developer at the time of development, dedicate 50 feet of right-of-way adjacent to this site for Durango Drive, 50 feet for Moccasin Road, and the full width of 70 feet for Cabin Street at Durango Drive that transitions to 60 feet adjacent to this site and a 54 foot radius on the northeast corner of Cabin Street at Durango Drive. Also dedicate and construct turn lanes per standard drawing 201.1 at the intersection of Durango Drive and Moccasin Road, a bus stop on Moccasin Road, and deceleration lanes on Moccasin Road at the access points to this site as required by the Department of Public Works, unless specifically noted as not required in an approved update to the Traffic Impact Analysis.

10. Construct half-street improvements including appropriate overpaving (if legally able) on Moccasin Road, Cabin Street, and Durango Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for 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).

11. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.

12. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.

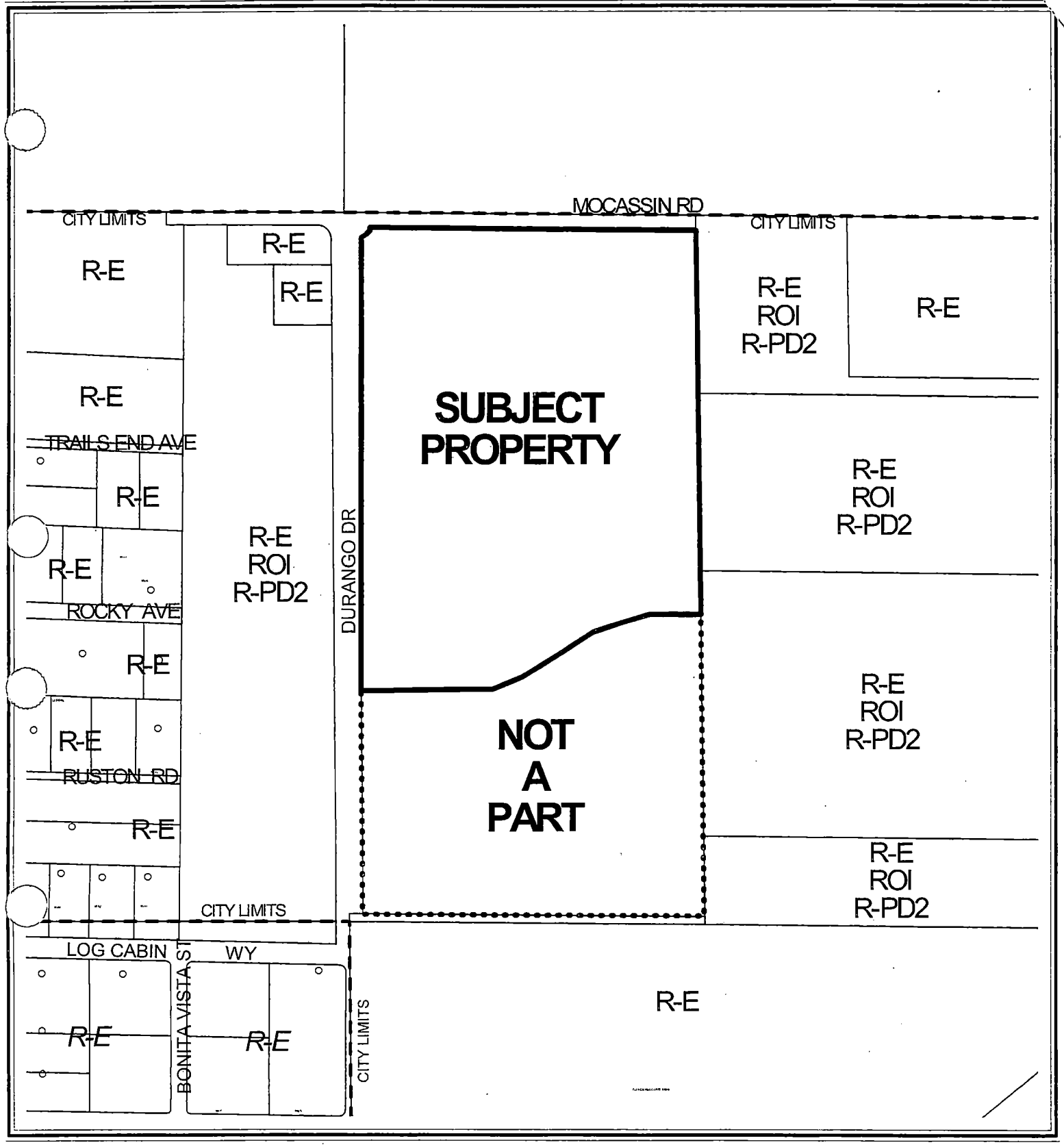
13. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

14. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

15. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

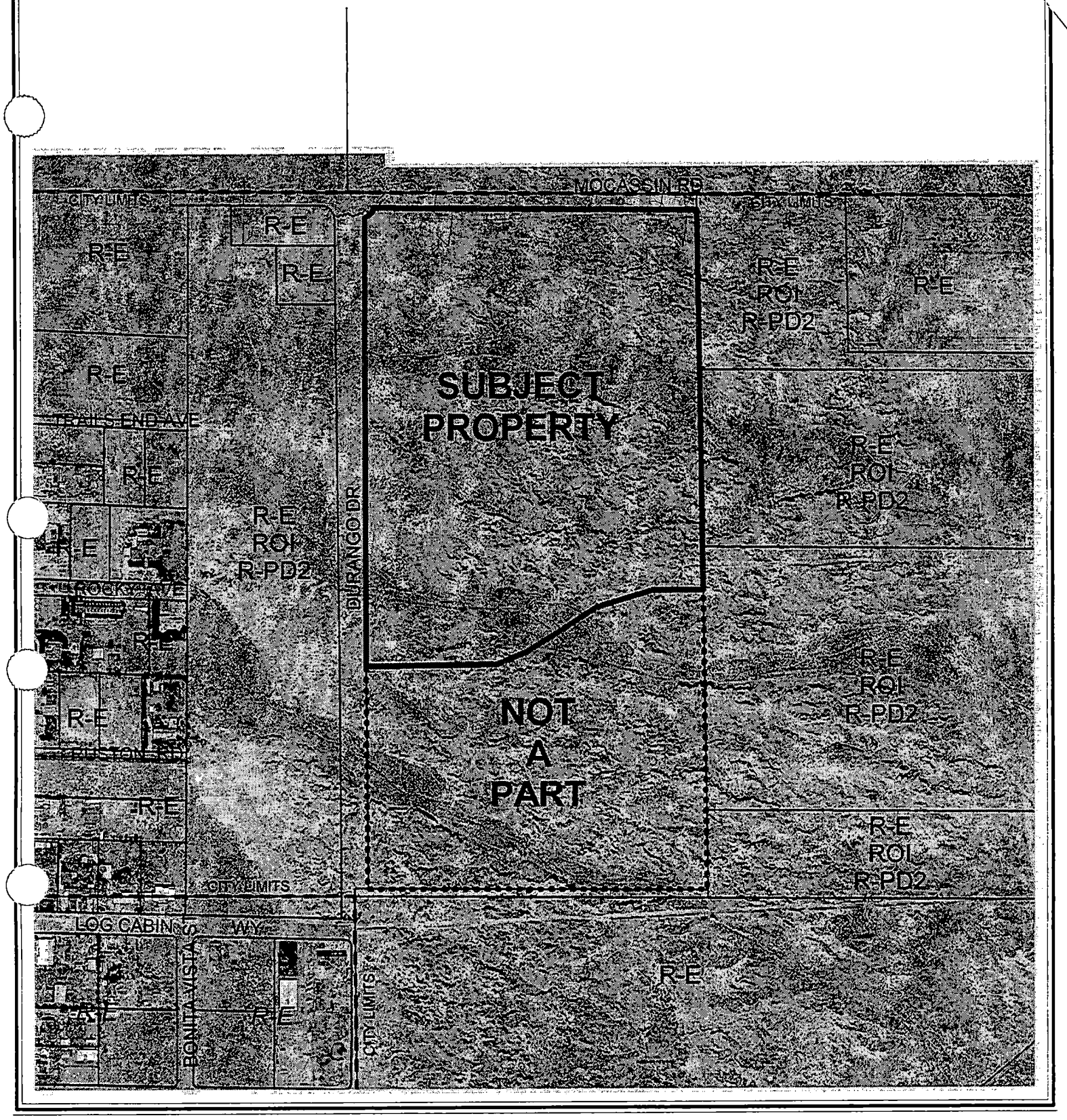
CONDITIONS - Continued:

16. 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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.



CASE: TMP-3524

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2
(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



0 300 600 Feet

CASE: TMP-3524

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2
(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3524 - LOG CABIN RANCH UNIT 1 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.

** 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 Rezoning cases [Z-0085-01(1)] and [Z-0033-01(1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

KM

9. If not previously dedicated by the Master developer at the time of development, dedicate 50 feet of right-of-way adjacent to this site for Durango Drive, 50 feet for Moccasin Road, and the full width of 70 feet for Cabin Street at Durango Drive that transitions to 60 feet adjacent to this site and a 54 foot radius on the northeast corner of Cabin Street at Durango Drive. Also dedicate and construct turn lanes per standard drawing 201.1 at the intersection of Durango Drive and Moccasin Road, a bus stop on Moccasin Road, and deceleration lanes on Moccasin Road at the access points to this site as required by the Department of Public Works, unless specifically noted as not required in an approved update to the Traffic Impact Analysis.

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12. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.

13. 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.

14. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

15. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

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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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.

KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 73 lot single family residential subdivision on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved the request for the Rezoning (Z-0001-99) on a property located on the north side of Log Cabin Way, west of Cimarron Road, from R-E (Residence Estates), to R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission recommended denial; Staff's recommendation was for approval.

05/24/99 The City Council approved the request for the Rezoning (Z-0009-99) on property located at the northeast corner of Cimarron Road and Log Cabin Way from R-E (Residence Estates) to: R-PD3 (Residential Planned Development -3 Units Per Acre). The Planning Commission and Staff recommended approval.

02/19/03 The City Council approved the request for the Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road. The Planning Commission and Staff recommended approval.

10/23/03 The Planning Commission approved the request for the Tentative Map Plan (TMP-3055) for a 7-lot subdivision on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment. Staff recommendation was for approval.

KM

B) Pre-Application Meeting

11/19/03 The applicant explained that the open space and landscaping would not change from the previous Tentative Map that included all 7-units. Discussion was made regarding a Master Association that will care for the median along the entrance road, Cabin Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	48.5
Net Acres:	45.1

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North:	Beyond City Limits
South:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)

D) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning designation is in conformance with the General Plan.

KM

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

TRAILS

This site is required to provide a multi-use trail along the along the east side of Durango Drive and the south side of the Moccasin Road alignment. The submitted site plan indicates a fifteen-foot wide trail along both road frontages and therefore is in conformance with Trails Plan.

RURAL PRESERVATION NEIGHBORHOOD

This site is also adjacent to a Rural Preservation Neighborhood to the west. The design of the subdivision on this property must be in conformance approved Site Development Plan Review and Rural Preservation Neighborhood standards. This was to be reviewed as part of the Tentative Map for the single-family subdivision in that area. Because the footprints and development details have not been submitted, this will need to be reviewed before the issuance of building permits. However, Rural Preservation development standards are required for this proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards (From approved Site Development Plan Review)

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	6,600 SF	N/A
Min. Lot Width	N/A	60	N/A
Min. Setbacks (Phases 1-5)			
• Front			
To Dwelling	N/A	14 Feet	N/A
To Garage	N/A	18 Feet	N/A
• Side	N/A	5 Feet	N/A
• Corner	N/A	10 Feet	N/A
• Rear	N/A	15 Feet	N/A
Min. Setbacks (Phase 6)			
• Front	30 Feet	30 Feet	N/A
• Side	10 Feet	10 Feet	N/A
• Corner	15 Feet	15 Feet	N/A
• Rear	35 Feet	35 Feet	N/A
Max. Lot Coverage	N/A	45%	N/A
Max. Building Height	2 Stories / 35 Feet	24 Feet	Y

The submitted development proposal is in conformance with the development standards for this site and the area. In addition, the lots within development phase 6 must meet R-E (Residence Estates) setbacks as indicated in section 19.08.040 of the zoning code.

Pursuant to Site Development Plan Review (SDR-1395), the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
228.40 acres	2.47	1.65	4.07 %	9.29 Acres	8.4%	20.40 Acres

The submitted site plan, which includes the 7 units, indicates a total of 20.40 acres of open space. This figure includes 8.5 acres of interior parks, 1.2 acres of trail open space along Durango Drive, and approximately 10.7 acres of open space along Moccasin Road, which will also serve as a Nevada power Company Easement. The 20.40 acres of open space provided exceeds the required amount of 9.29 acres of open space.

KM

B) General Analysis Discussion

- General information (Residential)

The proposed Tentative Map is one of 7 unit subdivisions that create large development parcels and establish the alignment of the primary east/west streets for those units. The originally approved Tentative Map (TMP-3055) provided open space in the center of the map and along the northern boundary of the development. The open space provided was compliant with the requirements in Title 19. Each of the 7 Units does not have individual open space, but all of the units combined have adequate open space. Besides the entrance street, Cabin Street, which is public, the streets throughout the rest of the 7 units will be 40-foot wide private streets.

- Cross Section

Cross-sections have been provided and depict a karst like topography with extreme variations that will require large amounts of cut and fill at various locations. The unique topography presents a situation that may require retaining walls to exceed the maximum allowable height. The applicant has indicated that the final grades will generally match natural grade at the outer perimeter of the overall Log Cabin Ranch development. Retainment heights that exceed Title 18 requirements are required to submit a waiver.

- Trails

This site is required to provide a multi-use trail along the along the east side of Durango Drive and the south side of the Moccasin Road alignment. Details depicted in the Tentative Map Plan for this unit meet the Interlocal Joint Use Planning Area Trails Plan.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3524 APN: 125 04 001 009

Name of Property Owner: D.R. HORTON

Name of Applicant: D.R. HORTON

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

_____Yes ✓ 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: Scott R. Partlow

Print Name: SCOTT R. PARTLOW

Subscribed and sworn before me

This 4 day of December, 2003

Laura Weaver

Notary Public in and for said County and State

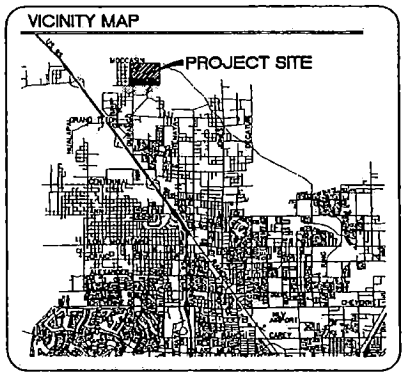
LAURA WEAVER
Notary Public, State of Nevada
Appointment No. 93-0731
My Appt. Expires Nov 19, 2006

TENTATIVE MAP
FOR
LOG CABIN RANCH
UNIT 1
(A RESIDENTIAL SUBDIVISION)
CITY OF LAS VEGAS, NEVADA

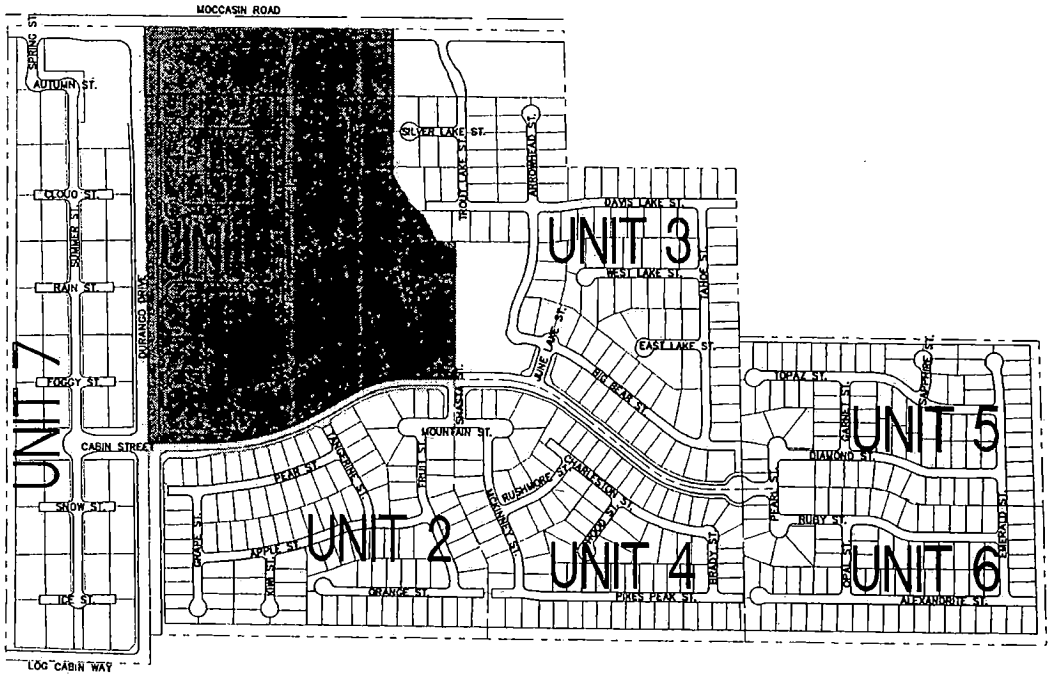
by

D.R. HORTON

VICINITY MAP



CONDITIONS OF APPROVAL



ENGINEER
G.C. WALLACE INC.
2580 ANTHEM VILLAGE DR.
HENDERSON, NEVADA 89052
PHONE: (702) 804-2000

UTILITY SERVICES BY
WATER ..... LVVWD
SEWER ..... CITY OF LAS VEGAS
REFUSE ..... REPUBLIC SERVICES
POWER ..... NEVADA POWER COMPANY
TELEPHONE ..... SPRINT
GAS ..... SOUTHWEST GAS CORPORATION
CABLE ..... COX CABLE TV

RECORD OWNER
BECKER TRUST COMPANY
50 S JONES BLVD #100
LAS VEGAS NV 89107-2672

LAS VEGAS DUNES INC
50 S JONES BLVD #100
LAS VEGAS NV 89107-2672

D.R. HORTON
6645 ESCONDIDO STREET
BLDG. #8, SUITE 105
LAS VEGAS, NEVADA 89119

DEVELOPER
D.R. HORTON
6645 ESCONDIDO STREET
BLDG. #8, SUITE 105
LAS VEGAS, NEVADA 89119
TEL: (702)435-4868

LAND USE

ZONING	R-PD3
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
GROSS ACREAGE	± 46.6
NET ACREAGE	± 40.5
NUMBERED LOTS	± 72 (3.1 ACRES)
LETTERED LOTS	± 12 (1.0 ACRES)

NOTE: NET ACREAGE = GROSS ACREAGE LESS MOCCASIN ROAD, ELDORADO DRIVE, AND LOG CABIN WAY

REQUESTED WAIVERS
THE FOLLOWING WAIVERS ARE REQUESTED:

LEGAL DESCRIPTION
A PORTION OF THE NORTH HALF (N1/2) OF SECTION 4 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 101 RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

STATE OF NEVADA — PROFESSIONAL ENGINEER — DANNY S. MATTOCH — No. 9870 — DATE:

ISSUED:
DRAWN:
CHECK:
ISSUE DATE:
ISSUE DATE:
ISSUE DATE:
PLOT DATE: 12-23-03

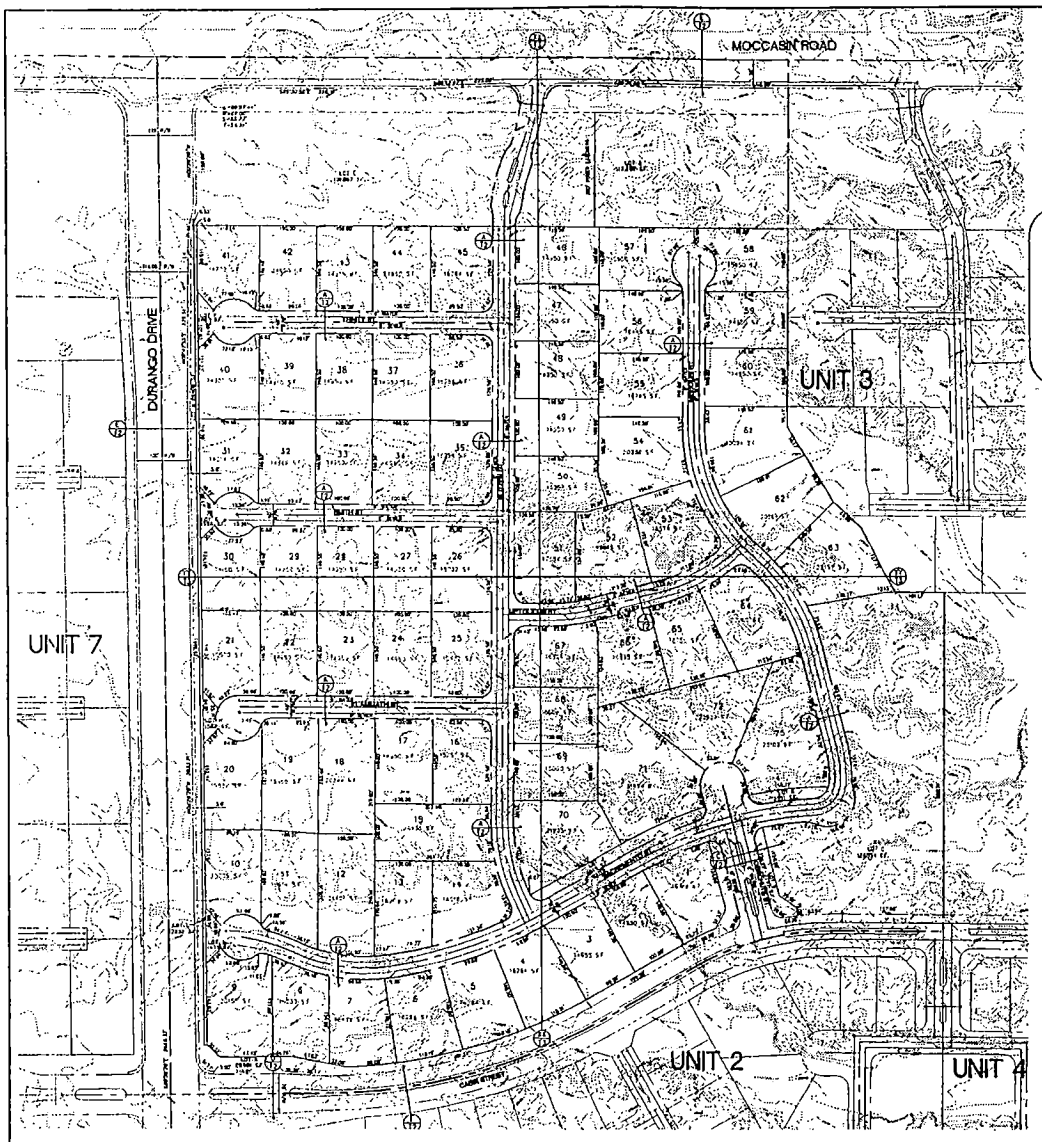
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1340 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 / FAX: (702) 804-2799

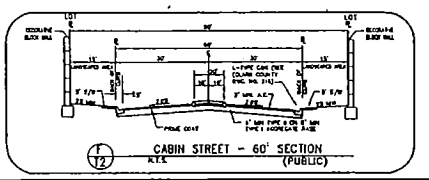
LOG CABIN RANCH
BY DR HORTON
UNIT 1 - TENTATIVE MAP

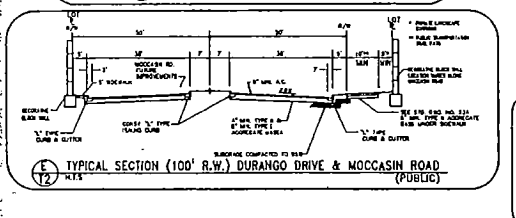
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1 OF 3 SHTS

REVISED
12.23.03

TMP-3524
1-22-04 PC







NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- 8" WATER — PROPOSED WATER
- 8" SEWER — PROPOSED SEWER

UNIT 1 SUMMARY:

ZONING	=	R-PD8
GROSS ACREAGE:	=	48.8 A
NET ACREAGE:	=	43.1±
NET ACREAGE IS GROSS ACREAGE LESS DURANGO RD., MOCCASIN RD., AND LOG CABIN WAY SQUARE FOOTAGE		
TOTAL NO. OF RESIDENTIAL LOTS	=	73
DENSITY - LOTS/NET ACRE:	=	1.5A
AVERAGE LOT SIZE:	=	18,810 SF±
MINIMUM LOT SIZE:	=	15,018 SF±
MAXIMUM LOT SIZE:	=	32,471 SF±
TOTAL NO. OF LETTERED LOTS	=	12

ESTIMATED SEWER CONTRIBUTION:

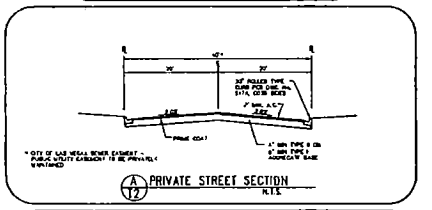
73 UNITS * 250 GPD/UNIT = 18,250 GPD

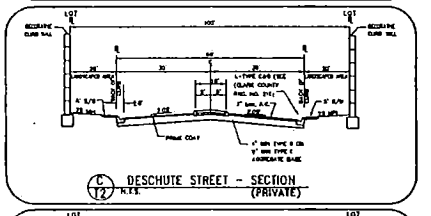
TOTAL AVERAGE CONTRIBUTION = 18,250 GPD = 0.018250 MGD

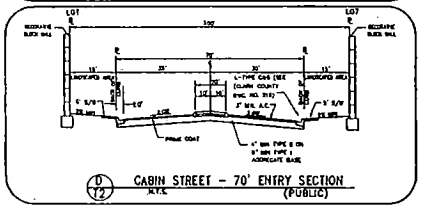
TOTAL PEAK FLOW = 0.018250 MGD * 3.2 (PEAK FACTOR) = 0.0584 MGD

NOTE:
THE FOLLOWING ITEMS DO NOT EXIST ON THE SITE

1. EXISTING STRUCTURES.
2. EXISTING RIGHT OF WAY AND GRADES.
3. EXISTING UTILITY RIGHT OF WAY.
4. EXISTING IRRIGATION OR DRAINAGE CHANNEL.
5. EXISTING STORM DRAINS.
6. EXISTING SANITARY SEWER SYSTEMS
7. EXISTING POTABLE WATER MAINS.
8. EXISTING PARKS, SCHOOL, PUBLIC OR QUASI-PUBLIC USES.
9. EXISTING STREETS WITH 150 FEET OF THE PROPOSED SUBDIVISION.







STATE OF NEVADA — PROFESSIONAL ENGINEER — DARRY H. [illegible] No. 10313 — 12-31-03

DESIGN:
DRAWN:
CHECK:
ISSUE DATE:
PLOT DATE: 12-22-03
PLOT TIME: 12:38:41

NO.	DESCRIPTION	DATE

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 • FAX: (702) 804-2799

LOG CABIN RANCH
BY DR HORTON
UNIT 1 - TENTATIVE MAP

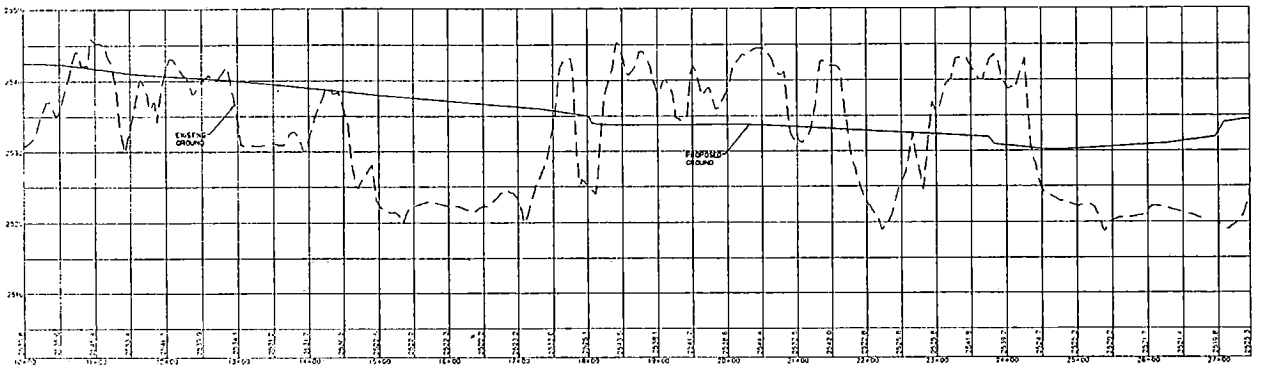
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REVISED
12.23.03

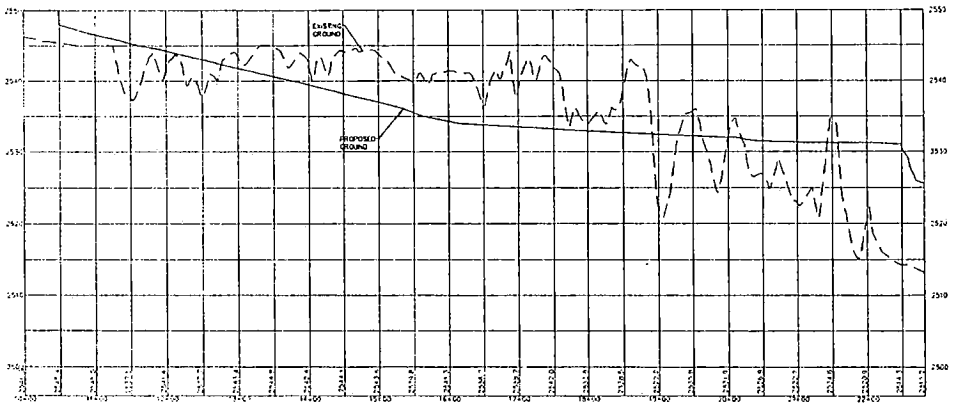
TMP-3524
1-22-04 PC

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



SECTION XX



SECTION YY

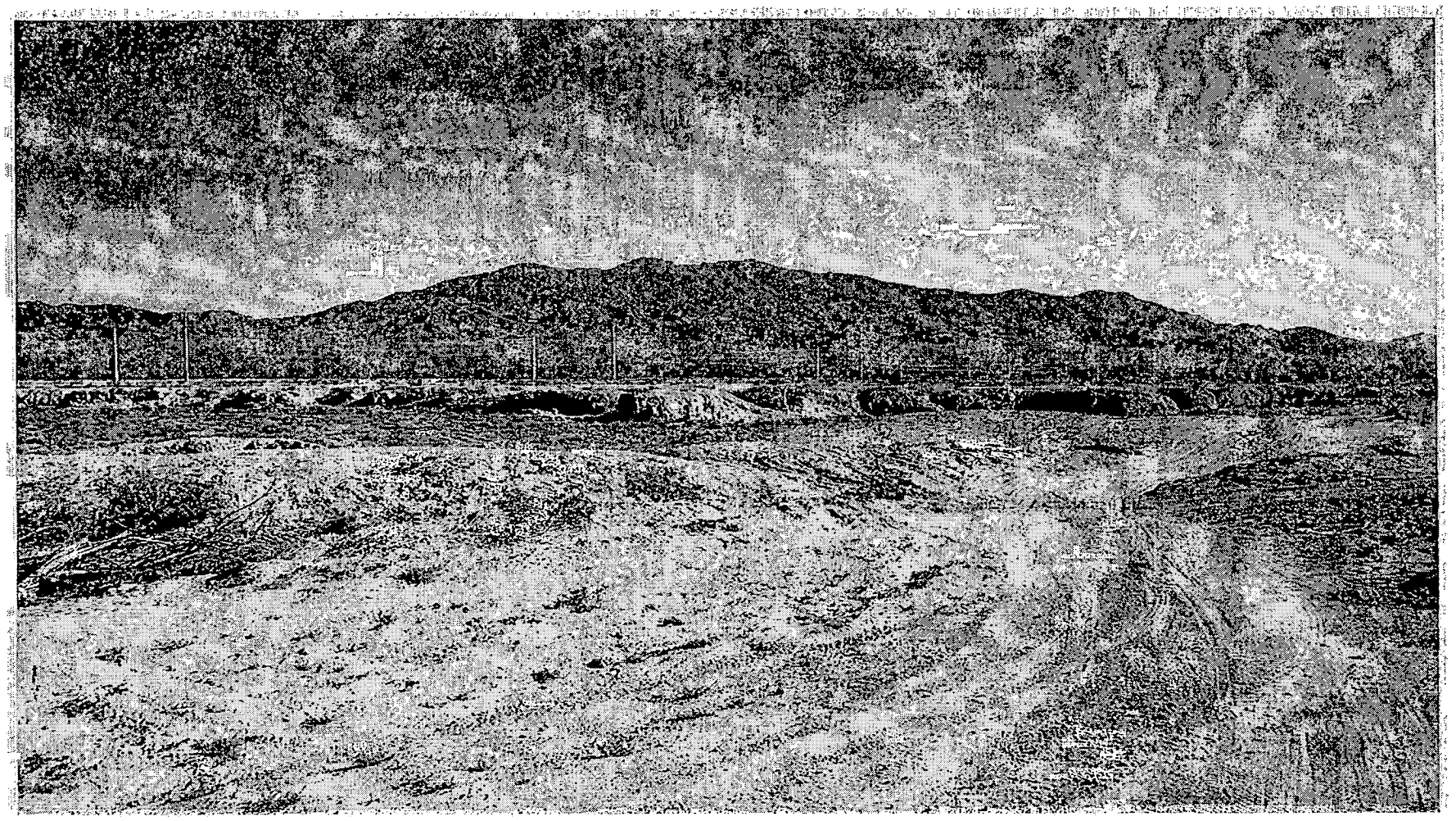
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

LOG CABIN RANCH
BY DR HORTON
UNIT 1 - TENTATIVE MAP CROSS SECTIONS

DRAWING
T3
3 OF 3 SHTS

REVISED
12.23.03

TMP-3524
1-22-04 PC



TMP-3524 - LOG CABIN RANCH UNIT 1 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.
SOUTHEAST CORNER OF DURANGO DRIVE AND MOCCASIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
TMP-3525 - LOG CABIN RANCH UNIT 2 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 103 LOT SINGLE FAMILY SUBDIVISION on 32.2 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (a portion of APN: 125-04-001-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

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:
GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 4 – TMP-3525

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)

1-179

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 cases [Z-0085-01(1)] and [Z-0033-01(1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

CONDITIONS - Continued:

9. If not previously dedicated by the Master developer at the time of development, dedicate a half street right-of-way of 50 feet for Durango Drive, and the full width of 70 feet for Cabin Street at Durango Drive that transitions to 60 feet adjacent to this site and a 54 foot radius on the southeast corner of Cabin Street at Durango Drive. Also dedicate and construct a deceleration lane on Durango Drive at Cabin Street as required by the Department of Public Works, unless specifically noted as not required in an approved update to the Traffic Impact Analysis.

10. Construct and provide appropriate ingress/egress rights for the full width of the proposed private entry street, Shasta Street, concurrent with development of this site.

11. Construct half-street improvements including appropriate overpaving (if legally able) on Cabin Street, and Durango Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for 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).

12. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.

13. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.

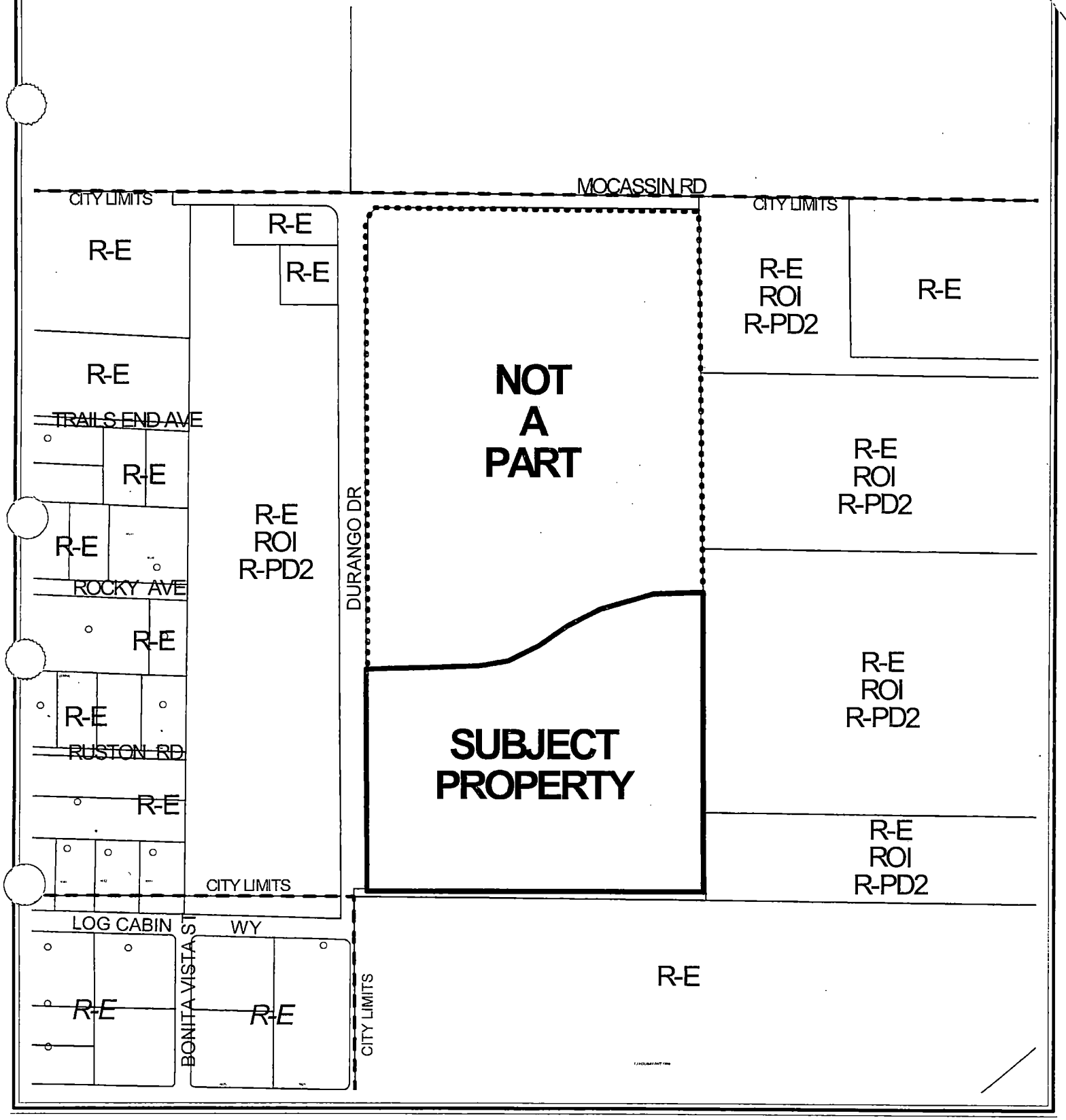
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

15. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

16. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

CONDITIONS - Continued:

17. 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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.

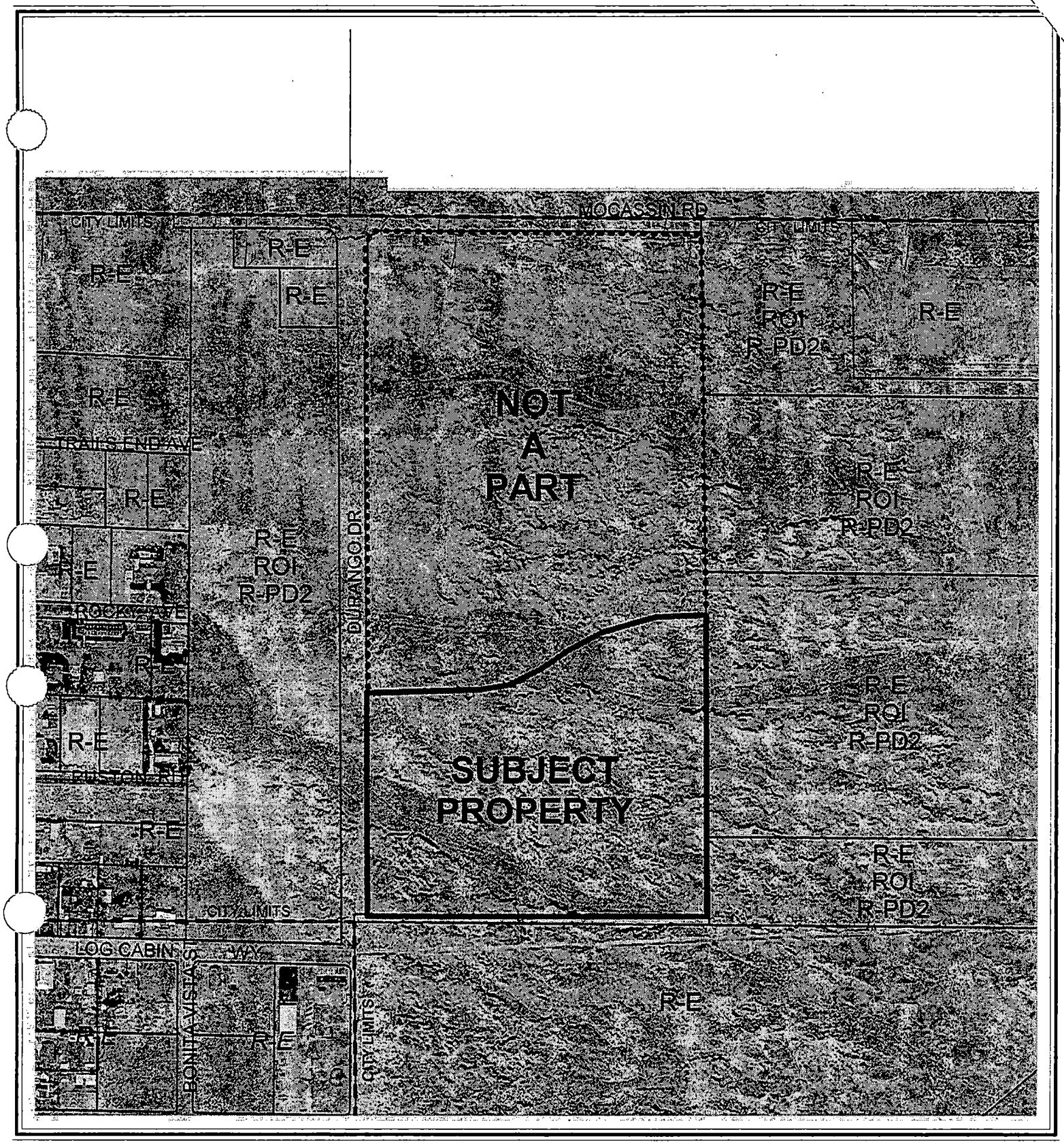


CASE: TMP-3525

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2
(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N


MOCASSIN RD
CITY LIMITS
R-E
R-E
R-E

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3525 - LOG CABIN RANCH UNIT 2 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.

** 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 Rezoning cases [Z-0085-01(1)] and [Z-0033-01(1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.

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7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

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15. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

16. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

KM

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KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 103-lot single family residential subdivision on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved the request for the Rezoning (Z-0001-99) on a property located on the north side of Log Cabin Way, west of Cimarron Road, from R-E (Residence Estates), to R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission recommended denial, Staff recommendation was for approval.

04/15/99 on the request for the Rezoning (Z-0009-99) on property located at the northeast corner of Cimarron Road and Log Cabin Way from R-E (Residence Estates) to: R-PD3 (Residential Planned Development - 3 Units Per Acre). Staff recommendation was for approval.

05/24/99 The City Council approved the request for the Rezoning (Z-0009-99) on property located at the northeast corner of Cimarron Road and Log Cabin Way from R-E (Residence Estates) to: R-PD3 (Residential Planned Development – 3 Units Per Acre) Durango Drive, between Log Cabin Way and Moccasin Road. The Planning Commission and Staff recommended approval.

02/19/03 The City Council approved the request for the Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road. The Planning Commission and Staff recommended approval.

KM

10/23/03 The Planning Commission approved the request for the Tentative Map Plan (TMP-3055) for a 7-lot subdivision on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment. Staff recommendation was for approval.

B) Pre-Application Meeting

11/19/03 A pre-application meeting was held. The applicant explained that the open space and landscaping would not change from the previous Tentative Map, which included all 7-units. Discussion was made regarding a Master Association that will care for the median along the entrance road, Cabin Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	48.5
Net Acres:	45.1

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North:	Beyond City Limits
South:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)

D) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning designation is in conformance with the General Plan.

KM

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

TRAILS

This site is required to provide a multi-use trail along the along the east side of Durango Drive and the south side of the Moccasin Road alignment. The submitted site plan indicates a fifteen-foot wide trail along both road frontages and therefore is in conformance with Trails Plan. The trail will ultimately be provided with the individual Tentative Maps for each single-family development.

RURAL PRESERVATION NEIGHBORHOOD

This site is also adjacent to a Rural Preservation Neighborhood to the west. The design of the subdivision on this property must be in conformance approved Site Development Plan Review and Rural Preservation Neighborhood standards. This was to be reviewed as part of the Tentative Map for the single-family subdivision in that area. Because the footprints and development details have not been submitted, this will need to be reviewed before the issuance of building permits. However, Rural Preservation development standards shall remain required for this proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards (From approved Site Development Plan Review)

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

KM

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	6,600 SF	N/A
Min. Lot Width	N/A	60	N/A
Min. Setbacks (Phases 1-5)			
• Front			
To Dwelling	N/A	14 Feet	N/A
To Garage	N/A	18 Feet	N/A
• Side	N/A	5 Feet	N/A
• Corner	N/A	10 Feet	N/A
• Rear	N/A	15 Feet	N/A
Min. Setbacks (Phase 6)			
• Front	30 Feet	30 Feet	N/A
• Side	10 Feet	10 Feet	N/A
• Corner	15 Feet	15 Feet	N/A
• Rear	35 Feet	35 Feet	N/A
Max. Lot Coverage	N/A	45%	N/A
Max. Building Height	2 Stories / 35 Feet	24 Feet	Y

The submitted development proposal is in conformance with the development standards for this site and the area. In addition, the lots within development phase 6 must meet R-E (Residence Estates) setbacks as indicated in section 19.08.040 of the zoning code.

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
228.40 acres	2.47	1.65	4.07 %	9.29 Acres	8.4%	20.40 Acres

The submitted site plan indicates a total of 20.40 acres of open space. This figure includes 8.5 acres of interior parks, 1.2 acres of trail open space along Durango Drive, and approximately 10.7 acres of open space along Moccasin Road, which will also serve as a Nevada power Company Easement. The 20.40 acres of open space provided exceeds the required amount of 9.29 acres of open space.

KM

B) General Analysis Discussion

- General information (Residential)

The proposed Tentative Map is one of 7 unit subdivisions that create large development parcels and establish the alignment of the primary east/west streets for those units. The originally approved Tentative Map (TMP-3055) provided open space in the center of the map and along the northern boundary of the development. The open space provided was compliant with the requirements in Title 19. Each of the 7 Units does not have individual open space, but all of the units combined have adequate open space. Besides the entrance street, Cabin Street, which is public, the streets throughout the rest of the 7 units will be 40-foot wide private streets.

- Cross Section

Cross-sections have been provided and depict a karst like topography with extreme variations that will require large amounts of cut and fill at various locations. The unique topography presents a situation that may require retaining walls to exceed the maximum allowable height. The applicant has indicated that the final grades will generally match natural grade at the outer perimeter of the overall Log Cabin Ranch development. Retainment heights that exceed Title 18 requirements are required to submit a waiver.

- Trails

This site is required to provide a multi-use trail along the along the east side of Durango Drive. Details depicted in the Tentative Map Plan for this unit meet the Interlocal Joint Use Planning Area Trails Plan.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

1/2

Case Number: TMP-3525 APN: 125 - 04 - 601 - 009

Name of Property Owner: D.R. HORTON

Name of Applicant: D.R. HORTON

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

_____Yes _____✓_____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: Scott R. Partlow

Print Name: SCOTT R. PARTLOW

Subscribed and sworn before me

This 4 day of December, 2003

Laura Weaver

Notary Public in and for said County and State

LAURA WEAVER
Notary Public, State of Nevada
Appointment No. 93-0691
My Appt. Expires May 15, 2005

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3525 APN: 125-04-001-006 & 007

2/2

Name of Property Owner: BECKER TRUST COMPANY

Name of Applicant: D.R. HORTON

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Barry W. Becker

Subscribed and sworn before me

This 5th day of December 2003

Karen Liedkie

Notary Public in and for said County and State

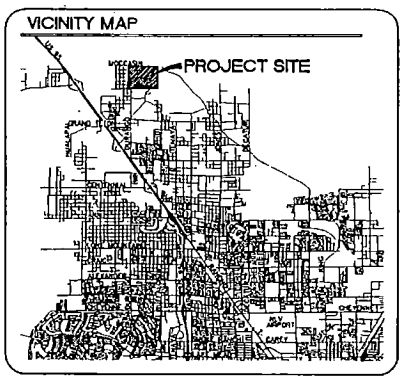
KAREN LIEDKIE
Notary Public, State of Nevada
Appointment No. 9457901
My Appt. Expires Jan. 29, 2007

TENTATIVE MAP
FOR
LOG CABIN RANCH
UNIT 2
(A RESIDENTIAL SUBDIVISION)
CITY OF LAS VEGAS, NEVADA

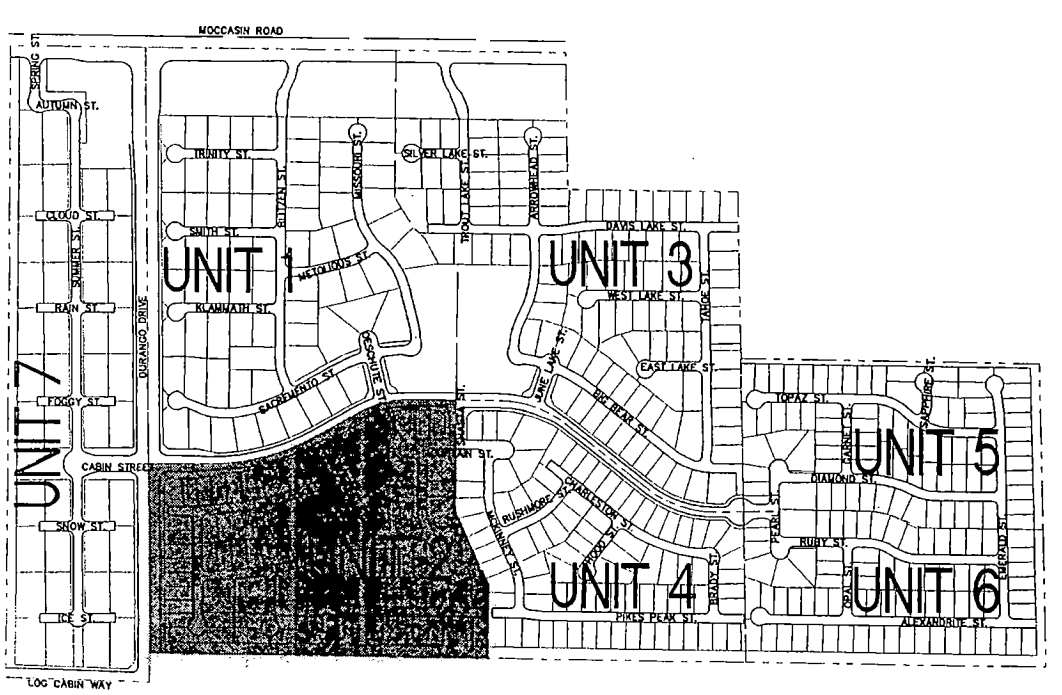
by

D.R. HORTON

VICINITY MAP



CONDITIONS OF APPROVAL



ENGINEER
G.C. WALLACE INC.
2580 ANTHEM VILLAGE DR.
HENDERSON, NEVADA 89052
PHONE: (702) 804-2000

UTILITY SERVICES BY
WATER	L.V.V.W.D.
SEWER	CITY OF LAS VEGAS
REFUSE	REPUBLIC SERVICES
POWER	NEVADA POWER COMPANY
TELEPHONE	SPRINT
GAS	SOUTHWEST GAS CORPORATION
CABLE	COX CABLE TV

RECORD OWNER
BECKER TRUST COMPANY
50 S JONES BLVD #100
LAS VEGAS NV 89107-2672

LAS VEGAS OWNES INC
50 S JONES BLVD #100
LAS VEGAS NV 89107-2672

D.R. HORTON
6845 ESCONDIDO STREET
BLDG. #6, SUITE 105
LAS VEGAS, NEVADA 89115

DEVELOPER
D.R. HORTON
6845 ESCONDIDO STREET
BLDG. #6, SUITE 105
LAS VEGAS, NEVADA 89115
TEL: (702)735-4666

LAND USE
ZONING	R-PD2
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
GROSS ACREAGE	= 32.2
NET ACREAGE	= 26.2
NUMBERED LOTS	= 103 (@3.42 ACRES)
LETTERED LOTS	= 8 (5.80 ACRES)

NOTE: NET ACREAGE = GROSS ACREAGE LESS MOCCASIN ROAD, DURANGO DRIVE, AND LOG CABIN WAY

REQUESTED WAIVERS
THE FOLLOWING WAIVERS ARE REQUESTED:

LEGAL DESCRIPTION
A PORTION OF THE NORTH HALF (N1/2) OF SECTION 6 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 101 RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

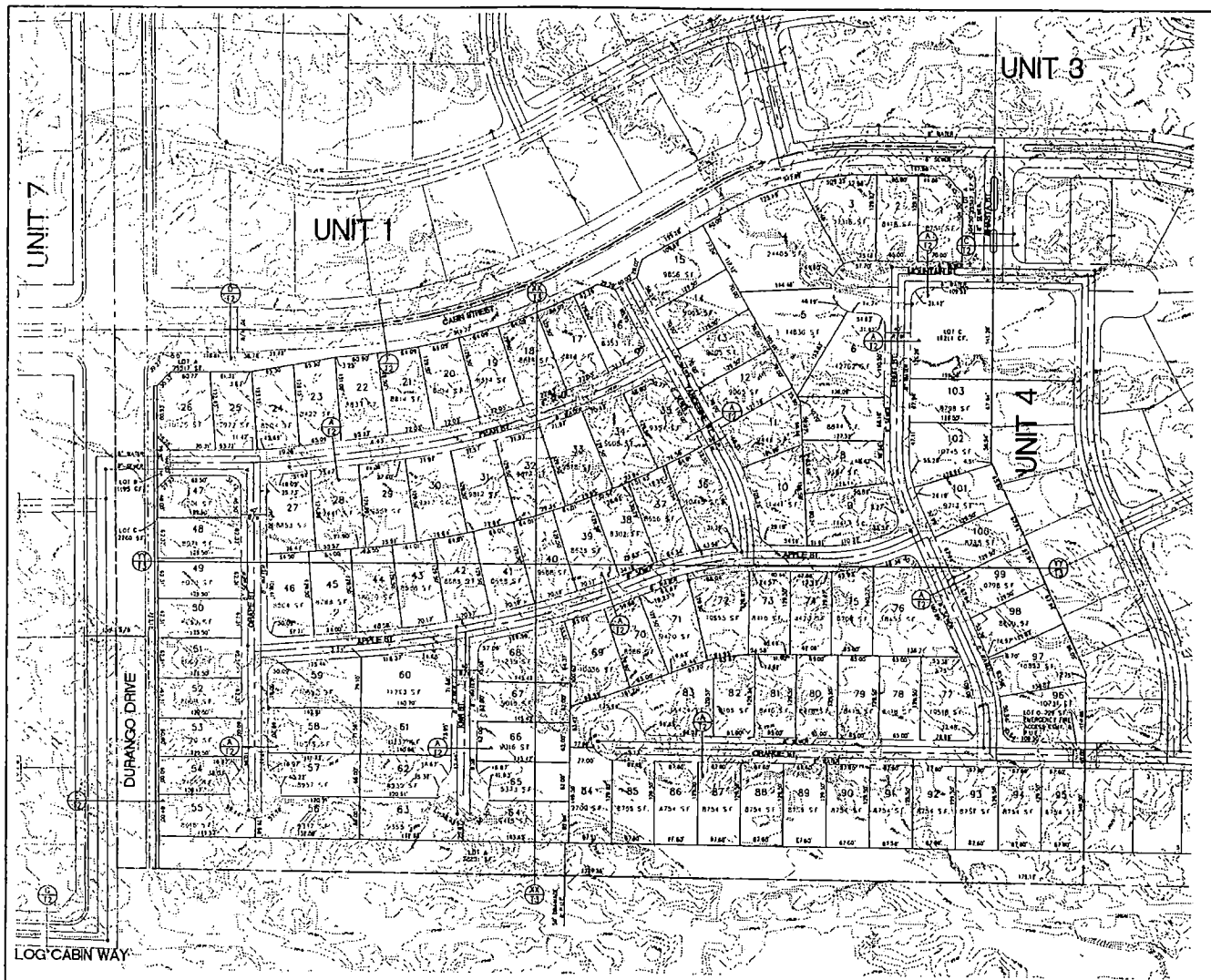
LOG CABIN RANCH
BY DR HORTON
UNIT 2 - TENTATIVE MAP

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

DRAWING
T1
1 OF 3 SHTS

REVISED
12.23.03

TMP-3525
1-22-04 PC



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- 8" WATER — PROPOSED WATER
- 8" SEWER — PROPOSED SEWER

UNIT 2 SUMMARY:

ZONING:	= R-PD2
GROSS ACREAGE:	= 32.56
NET ACREAGE:	= 31.38
NET ACREAGE IS GROSS ACREAGE LESS DURANGO RD., MOCCASIN RD., AND LOG CABIN WAY SQUARE FOOTAGE	
TOTAL NO. OF RESIDENTIAL LOTS:	= 102
DENSITY = LOTS/NET ACRE:	= 3.25
AVERAGE LOT SIZE:	= 9,320 SF±
MINIMUM LOT SIZE:	= 7,168 SF±
MAXIMUM LOT SIZE:	= 23,405 SF±
TOTAL NO. OF LETTERED LOTS	= 5

ESTIMATED SEWER CONTRIBUTION:

183 UNITS * 250 GPD/UNIT = 25,750 GPD

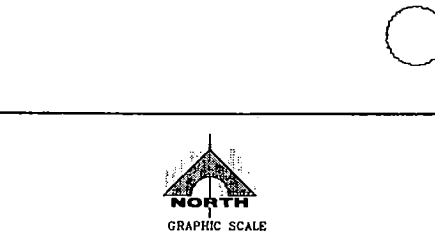
TOTAL AVERAGE CONTRIBUTION = 25,750 GPD = 0.02575 MGD

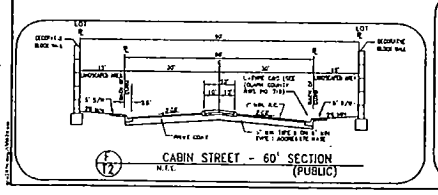
TOTAL PEAK FLOW = 0.02575 MGD * 3.2 (PEAK FACTOR)= 0.0824 MGD

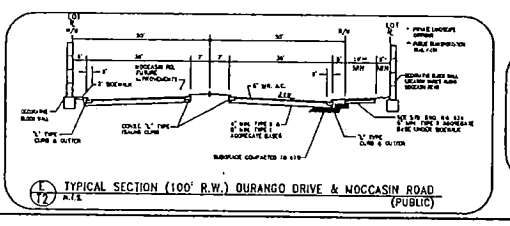
NOTE:
THE FOLLOWING ITEMS DO NOT EXIST ON THE SITE

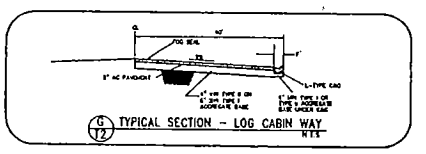
1. EXISTING STRUCTURES.
2. EXISTING RIGHT OF WAY AND GRADES.
3. EXISTING UTILITY RIGHT OF WAY.
4. EXISTING IRRIGATION OR DRAINAGE CHANNEL.
5. EXISTING STORM DRAINS.
6. EXISTING SANITARY SEWER SYSTEMS.
7. EXISTING POTABLE WATER MAINS.
8. EXISTING PARKS, SCHOOL, PUBLIC OR QUASI-PUBLIC USES.
9. EXISTING STREETS WITH 150 FEET OF THE PROPOSED SUBDIVISION.











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

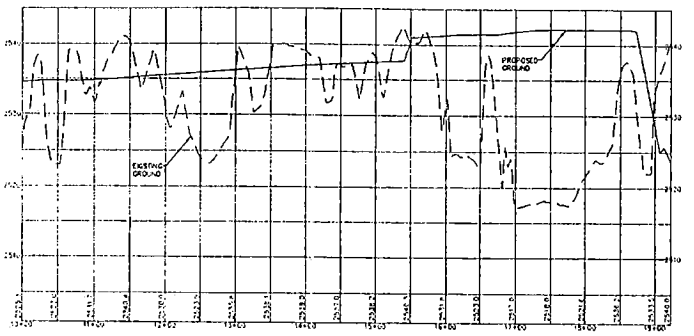
DRAWING
T2
2 OF 3 SHTS

REVISED
12.23.03

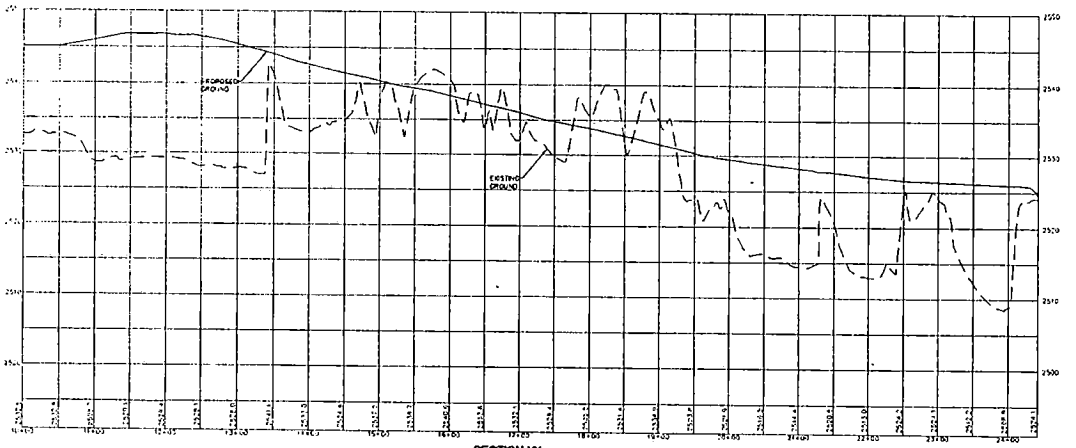
TMP-3525
1-22-04 PC

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



SECTION XX



SECTION YY

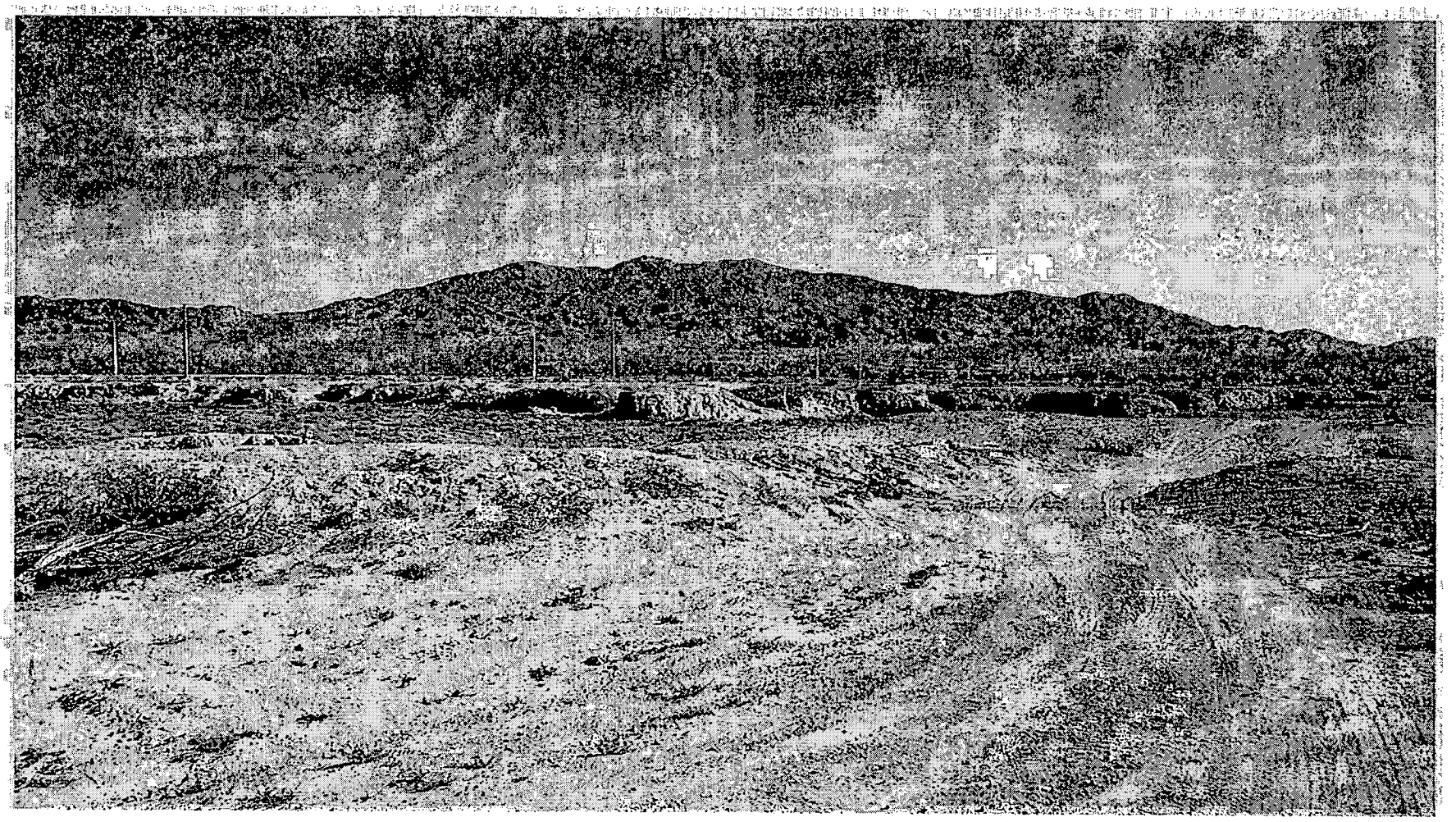
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

LOG CABIN RANCH
BY DR HORTON
UNIT 2 - TENTATIVE MAP CROSS SECTIONS

DRAWING
T3
3 OF 3 SHTS

REVISED
12.23.03

TMP-3525
1-22-04 PC



TMP-3525 - LOG CABIN RANCH UNIT 2 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.
EAST SIDE OF DURANGO DRIVE, SOUTH OF MOCASSIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

TMP-3526 - LOG CABIN RANCH UNIT 3 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 110 LOT SINGLE FAMILY SUBDIVISION on 45.8 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (a portion of APN: 125-04-001-002, 006, 009 and 011), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

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:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 5 – TMP-3526

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)

1-179

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 cases [Z-0085-01 (1)] and [Z-0033-01 (1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

CONDITIONS - Continued:

9. Unit 1 and/or Unit 2 must record prior to the recordation of this final map to provide legal access.

10. If not previously dedicated by the Master developer at the time of development, dedicate 50 feet for Mocassin Road, the full width of 60 feet for Cabin Street that transitions to 42 feet adjacent to this site and the right-of-way to terminate Cabin Street in a manner acceptable to the Department of Public Works. Also dedicate and construct a deceleration lane on Moccasin Road at the access point to this site as required by the Department of Public Works, unless specifically noted as not required in an approved update to the Traffic Impact Analysis.

11. Construct half-street improvements including appropriate overpaving (if legally able) on Cabin Street including the complete cul-de-cac bulb terminus, and Moccasin Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for 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).

12. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.

13. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.

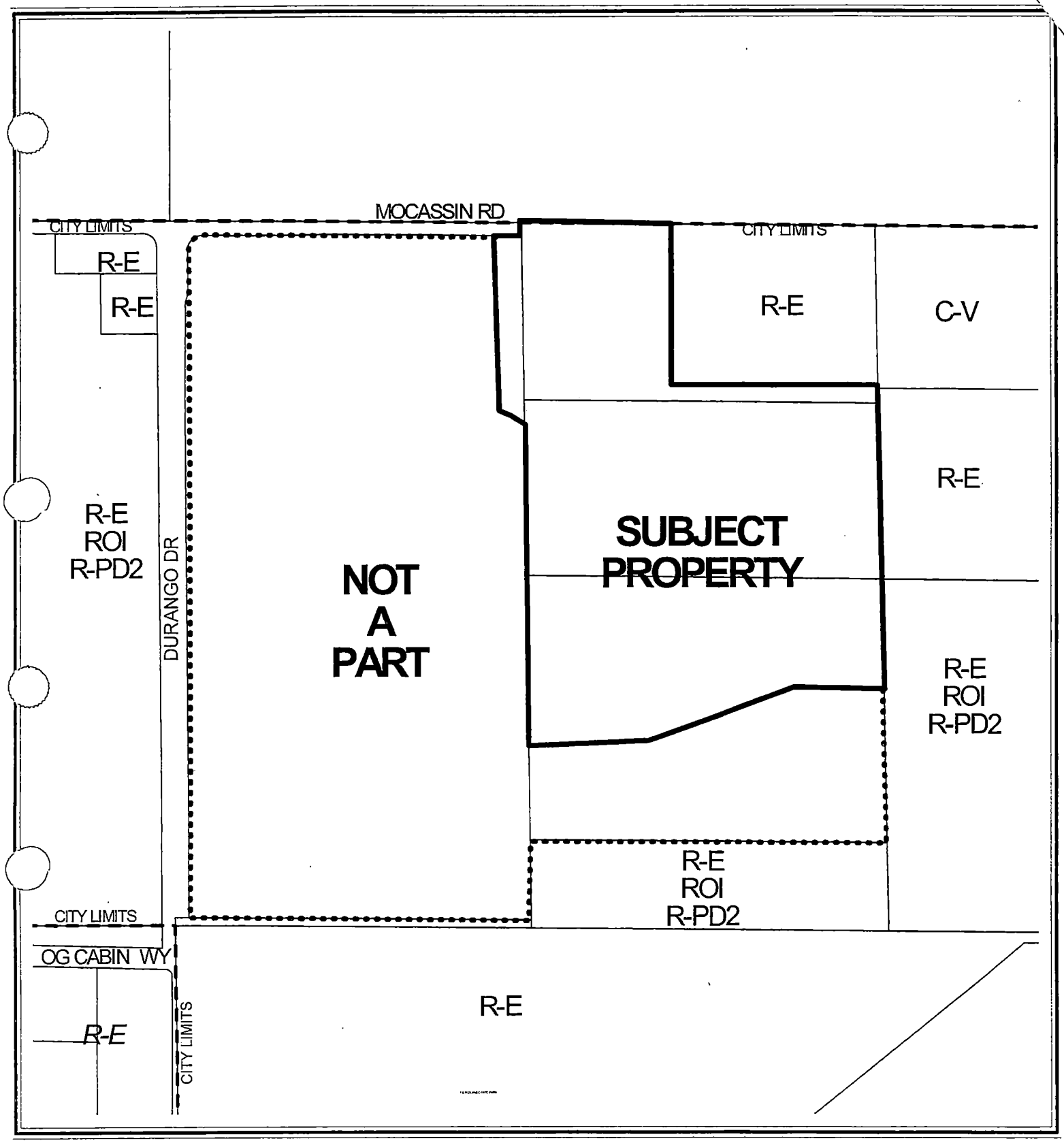
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

15. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

16. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

CONDITIONS - Continued:

17. 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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.

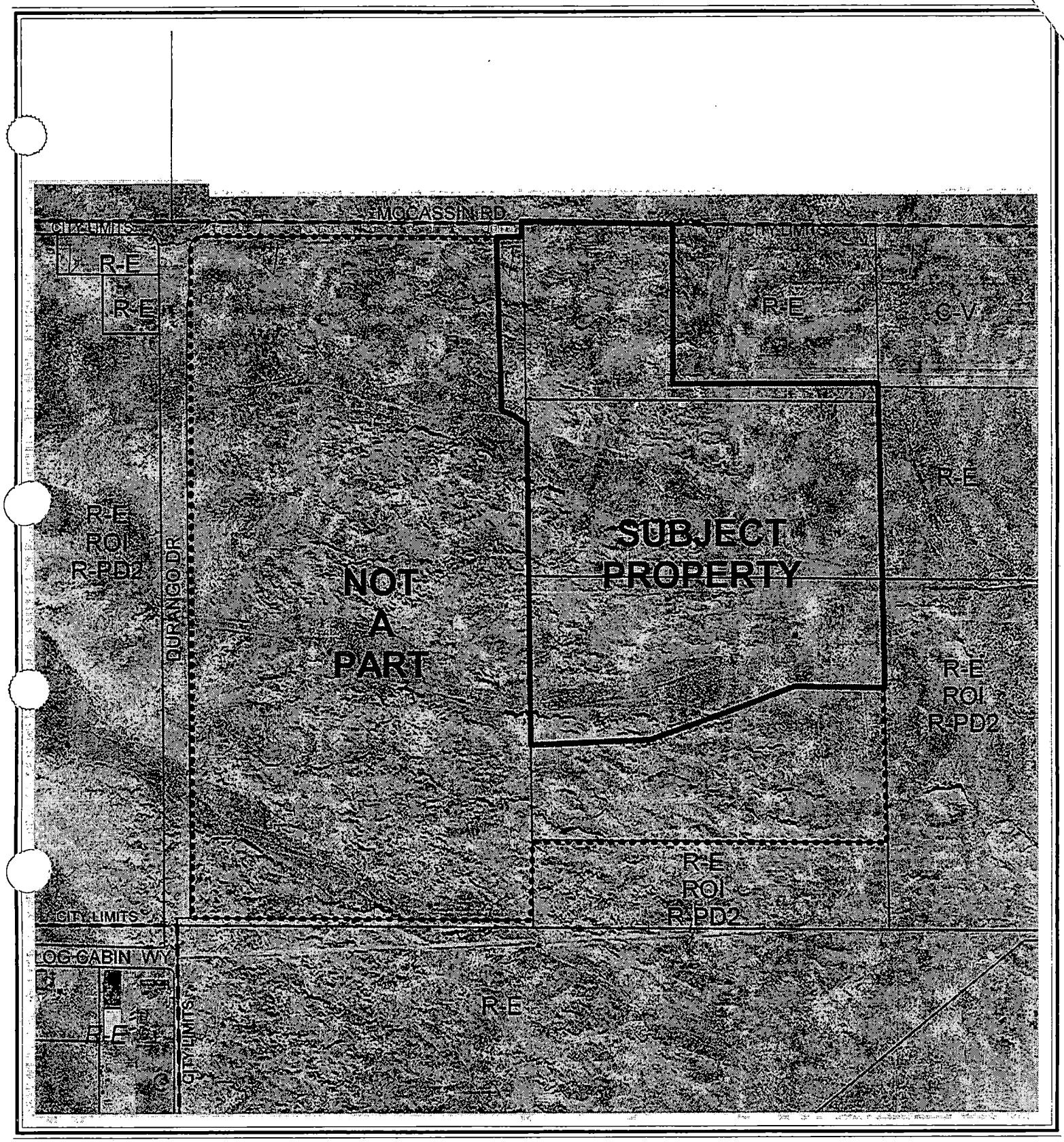


CASE: TMP-3526

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



0 300 600 Feet

CASE: TMP-3526

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3526 - LOG CABIN RANCH UNIT 3 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.

** 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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7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

KM

9. Unit 1 and/or Unit 2 must record prior to the recordation of this final map to provide legal access.

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14. 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.

15. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

16. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

KM

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KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 110-lot single family residential subdivision on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved the request for the Rezoning (Z-0001-99) on a property located on the north side of Log Cabin Way, west of Cimarron Road, FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission recommended denial, Staff recommendation was for approval.

05/24/99 The City Council approved the request for the Rezoning (Z-0009-99) on property located at the northeast corner of Cimarron Road and Log Cabin Way FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission and Staff recommended approval.

02/19/03 The City Council approved the request for the Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road. The Planning Commission and Staff recommended approval.

10/23/03 The Planning Commission approved the request for the Tentative Map Plan (TMP-3055) for a 7-lot subdivision on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment. Staff recommendation was for approval.

KM

B) Pre-Application Meeting

11/19/03 The applicant explained that the open space and landscaping would not change from the previous Tentative Map that included all 7-units. Discussion was made regarding a Master Association that will care for the median along the entrance road, Cabin Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	48.5
Net Acres:	45.1

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North:	Beyond City Limits
South:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)

D) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning designation is in conformance with the General Plan.

KM

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

TRAILS

This site is required to provide a multi-use trail along the along the east side of Durango Drive and the south side of the Moccasin Road alignment. The submitted site plan indicates a fifteen-foot wide trail along both road frontages and therefore is in conformance with Trails Plan. The trail will ultimately be provided with the individual Tentative Maps for each single-family development.

RURAL PRESERVATION NEIGHBORHOOD

This site is also adjacent to a Rural Preservation Neighborhood to the west. The design of the subdivision on this property must be in conformance approved Site Development Plan Review and Rural Preservation Neighborhood standards. This was to be reviewed as part of the Tentative Map for the single-family subdivision in that area. Because the footprints and development details have not been submitted, this will need to be reviewed before the issuance of building permits. However, Rural Preservation development standards shall remain required for this proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards (From approved Site Development Plan Review).

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	6,600 SF	N/A
Min. Lot Width	N/A	60	N/A
Min. Setbacks (Phases 1-5)			
• Front			
To Dwelling	N/A	14 Feet	N/A
To Garage	N/A	18 Feet	N/A
• Side	N/A	5 Feet	N/A
• Corner	N/A	10 Feet	N/A
• Rear	N/A	15 Feet	N/A
Min. Setbacks (Phase 6)			
• Front	30 Feet	30 Feet	N/A
• Side	10 Feet	10 Feet	N/A
• Corner	15 Feet	15 Feet	N/A
• Rear	35 Feet	35 Feet	N/A
Max. Lot Coverage	N/A	45%	N/A
Max. Building Height	2 Stories / 35 Feet	24 Feet	Y

The submitted development proposal is in conformance with the development standards for this site and the area. In addition, the lots within development phase 6 must meet R-E (Residence Estates) setbacks as indicated in section 19.08.040 of the zoning code.

- R-PD ONLY

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
228.40 acres	2.47	1.65	4.07 %	9.29 Acres	8.4%	20.40 Acres

The submitted site plan indicates a total of 20.40 acres of open space. This figure includes 8.5 acres of interior parks, 1.2 acres of trail open space along Durango Drive, and approximately 10.7 acres of open space along Moccasin Road, which will also serve as a Nevada power Company Easement. The 20.40 acres of open space provided exceeds the required amount of 9.29 acres of open space.

KM

B) General Analysis Discussion

- General information (Residential)

The proposed Tentative Map is one of 7 unit subdivisions that create large development parcels and establish the alignment of the primary east/west streets for those units. The originally approved Tentative Map (TMP-3055) provided open space in the center of the map and along the northern boundary of the development. The open space provided was compliant with the requirements in Title 19. Each of the 7 Units does not have individual open space, but all of the units combined have adequate open space. Besides the entrance street, Cabin Street, which is public, the streets throughout the rest of the 7 units will be 40-foot wide private streets.

- Cross Section

Cross-sections have been provided and depict a karst like topography with extreme variations that will require large amounts of cut and fill at various locations. The unique topography presents a situation that may require retaining walls to exceed the maximum allowable height. The applicant has indicated that the final grades will generally match natural grade at the outer perimeter of the overall Log Cabin Ranch development. Retainment heights that exceed Title 18 requirements are required to submit a waiver.

- Trails

This site is required to provide a multi-use trail along the along the south side of the Moccasin Road alignment. Details depicted in the Tentative Map Plan for this unit meet the Interlocal Joint Use Planning Area Trails Plan.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3526 APN: 125 04 001 003 + 011 1/2

Name of Property Owner: D.R. HORTON

Name of Applicant: D.R. HORTON

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

_____ Yes ✓ 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: Scott R. Partlow

Print Name: SCOTT R. PARTLOW

Subscribed and sworn before me

This 4 day of December, 2007

Laura Weaver

Notary Public in and for said County and State

LAURA WEAVER
Notary Public, State of Nevada
Appointment No. 00-61701-1
My Appt. Expires Oct 4, 2008

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3526 APN: 125-04-001-002 & 005 3 2

Name of Property Owner: BECKER TRUST COMPANY

Name of Applicant: D.R. HORTON

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: BARRY W BECKER

Subscribed and sworn before me

This 5th day of December, 2023

Karen Liedkie

Notary Public in and for said County and State

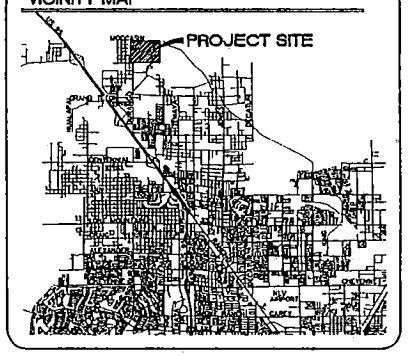
KAREN LIEDKIE
Notary Public, State of Nevada
Appointment No. 9457901
My Appt. Expires Jan. 29, 2007

TENTATIVE MAP
FOR
LOG CABIN RANCH
UNIT 3
(A RESIDENTIAL SUBDIVISION)
CITY OF LAS VEGAS, NEVADA

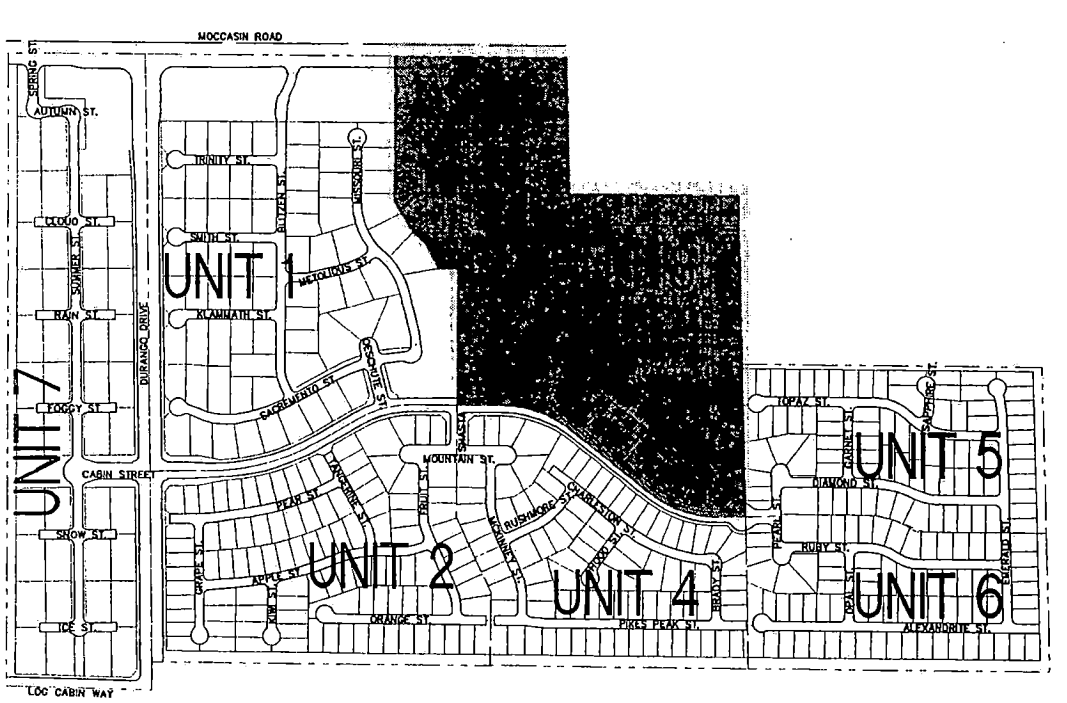
by

D.R. HORTON

VICINITY MAP



CONDITIONS OF APPROVAL



ENGINEER
G.C. WALLACE INC.
2580 ANTHEM VILLAGE DR.
HENDERSON, NEVADA 89052
PHONE: (702) 804-2000

UTILITY SERVICES BY
WATER ..... LVVWD.
SEWER ..... CITY OF LAS VEGAS
REFUSE ..... REPUBLIC SERVICES
POWER ..... NEVADA POWER COMPANY
TELEPHONE ..... SPRINT
GAS ..... SOUTHWEST GAS CORPORATION
CABLE ..... COX CABLE TV

RECORD OWNER
BECKER FAMILY COMPANY
50 S. JONES BLVD #100
LAS VEGAS NV 89107-2672

LAS VEGAS DUNES INC
50 S. JONES BLVD #100
LAS VEGAS NV 89107-2672

D.R. HORTON
6615 ESCONDIDO STREET
BLDG. 16, SUITE 105
LAS VEGAS, NEVADA 89119

DEVELOPER
D.R. HORTON
6615 ESCONDIDO STREET
BLDG. 16, SUITE 105
LAS VEGAS, NEVADA 89119
TEL: (702)433-4668

LAND USE
ZONING	R-PD2
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS ACREAGE	= 63.5
NET ACREAGE	= 46.0
NUMBERED LOTS	= 110 (3.1 ACRES)
LETTERED LOTS	= 7 (1.8 ACRES)

NOTE: NET ACREAGE = GROSS ACREAGE LESS MOCCASIN ROAD, DURANGO DRIVE, AND LOG CABIN WAY

REQUESTED WAIVERS
THE FOLLOWING WAIVERS ARE REQUESTED:

LEGAL DESCRIPTION
A PORTION OF THE NORTH HALF (N1/2) OF SECTION 6 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 19S, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

DESIGN
DRAWN
CHK BY:
CHK'K DATE:
FINAL DATE:
PLOT DATE: 12-22-03
PLOT TIME: 15:49:33

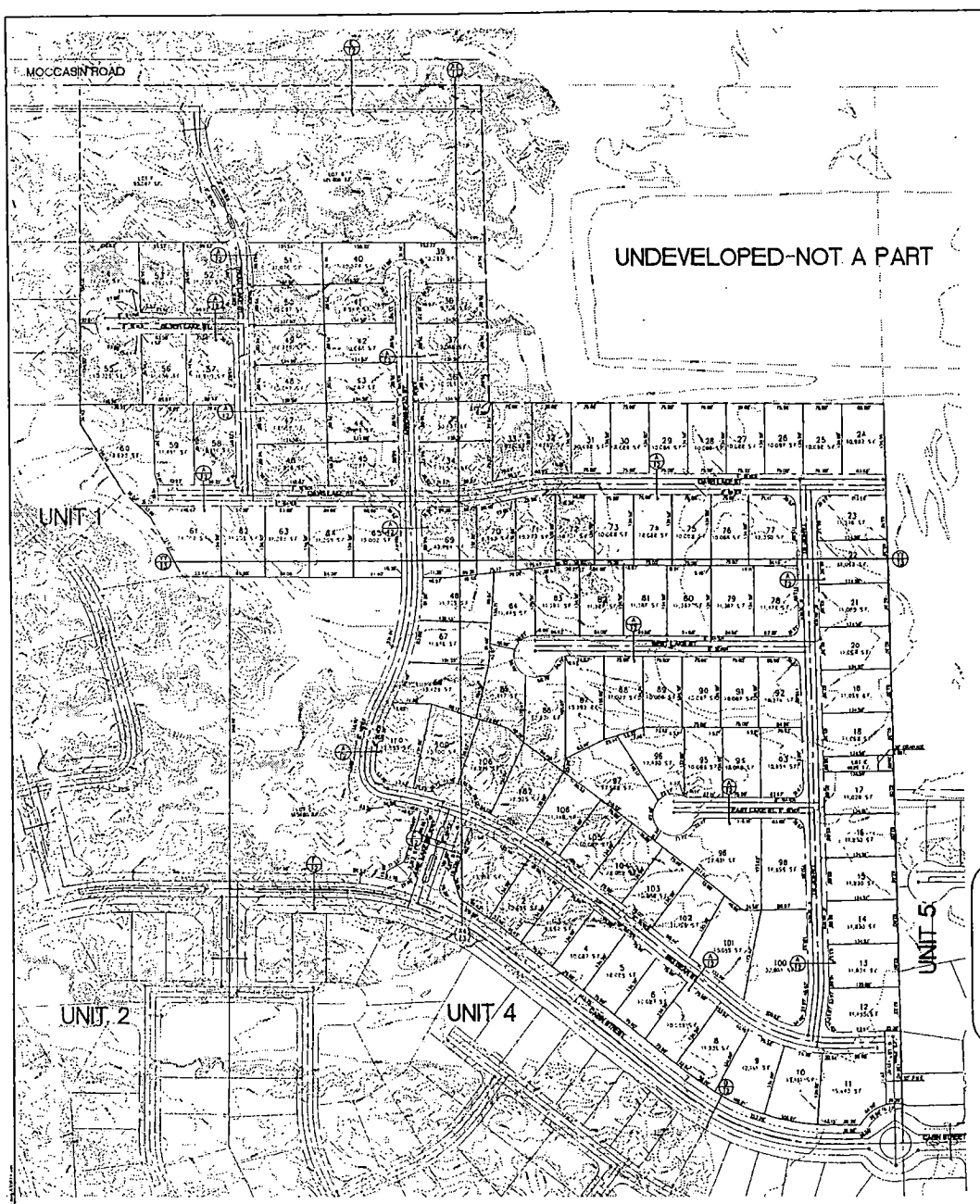
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-2000 FAX: (702) 804-2799

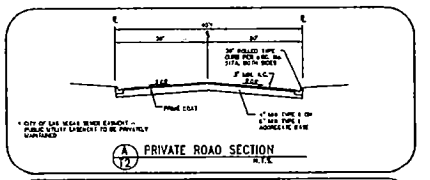
LOG CABIN RANCH
BY DR HORTON
UNIT 3 - TENTATIVE MAP

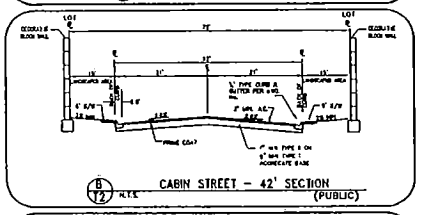
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T1
1 OF 3 SHTS

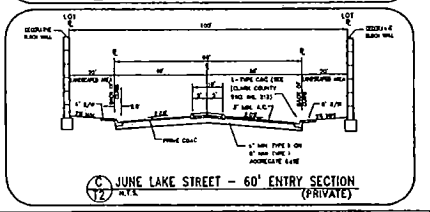
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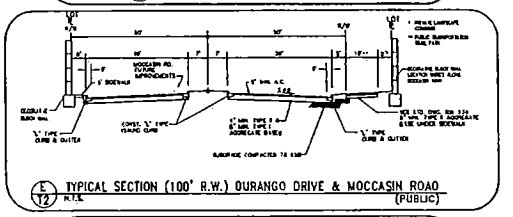
TMP-3526
1-22-04 PC

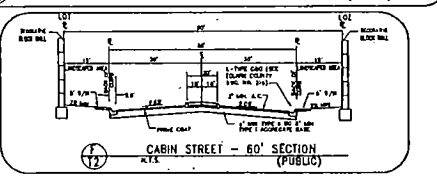












NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- 8" WATER — PROPOSED WATER
- 8" SEWER — PROPOSED SEWER

UNIT 3 SUMMARY:

ZONING	=	R-PDH
GROSS ACREAGE:	=	45.84
NET ACREAGE:	=	43.84
NET ACREAGE IS GROSS ACREAGE LESS DURANGO RD., MOCCASIN RD., AND LOG CABIN WAY SQUARE FOOTAGE		
TOTAL NO. OF RESIDENTIAL LOTS:	=	110
DENSITY - LOTS/NET ACRE:	=	1.5±
AVERAGE LOT SIZE:	=	11,823 SF±
MINIMUM LOT SIZE:	=	8,900 SF±
MAXIMUM LOT SIZE:	=	23,831 SF±
TOTAL NO. OF LETTERED LOTS	=	7

ESTIMATED SEWER CONTRIBUTION:

110 UNITS * 250 GPD/UNIT = 27,500 GPD

TOTAL AVERAGE CONTRIBUTION = 27,500 GPD = 0.05730 MGD

TOTAL PEAK FLOW = 0.05730 MGD * 3.2 (PEAK FACTOR)= 0.088 MGD

NOTE:
THE FOLLOWING ITEMS DO NOT EXIST ON THE SITE

1. EXISTING STRUCTURES.
2. EXISTING RIGHT OF WAY AND GRADES.
3. EXISTING UTILITY RIGHT OF WAY.
4. EXISTING IRRIGATION OR DRAINAGE CHANNEL.
5. EXISTING STORM DRAINS.
6. EXISTING SANITARY SEWER SYSTEMS.
7. EXISTING POTABLE WATER MAINS.
8. EXISTING PARKS, SCHOOL, PUBLIC OR QUASI-PUBLIC USES.
9. EXISTING STREETS WITH 330 FEET OF THE PROPOSED SUBDIVISION.

RENO, NEVADA - STATE OF NEVADA - MARK M. MCFADDEN - No. 12797 - PROFESSIONAL ENGINEER - 9-30-04

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RANCHO DRIVE/LAS VEGAS, NEVADA 89102
(702) 384-2086 • FAX: (702) 384-2086

DESIGN
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CHECK
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DATE
PLOT DATE: 12-22-03
PLOT TIME: 13:36:54

NO.	DESCRIPTION	DATE

LOG CABIN RANCH
BY DR HORTON
UNIT 3 - TENTATIVE MAP

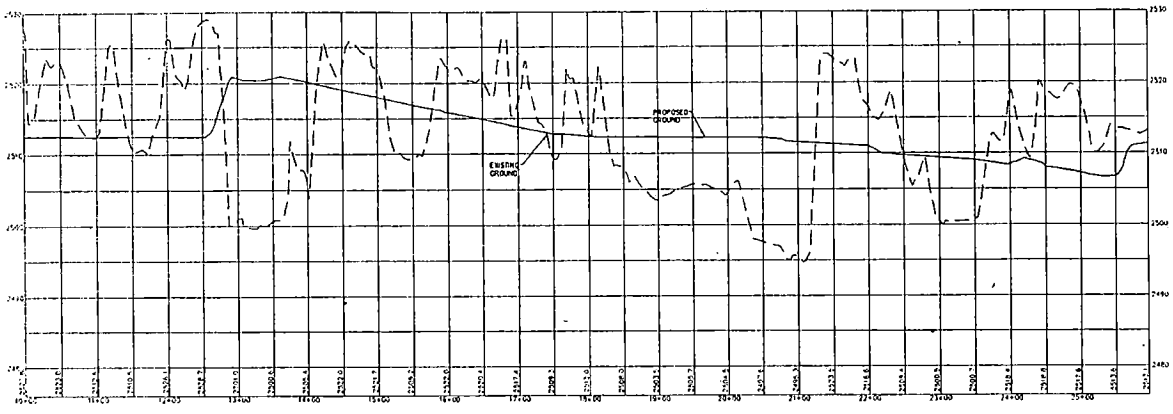
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2 OF 3 SHTS

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12.23.03

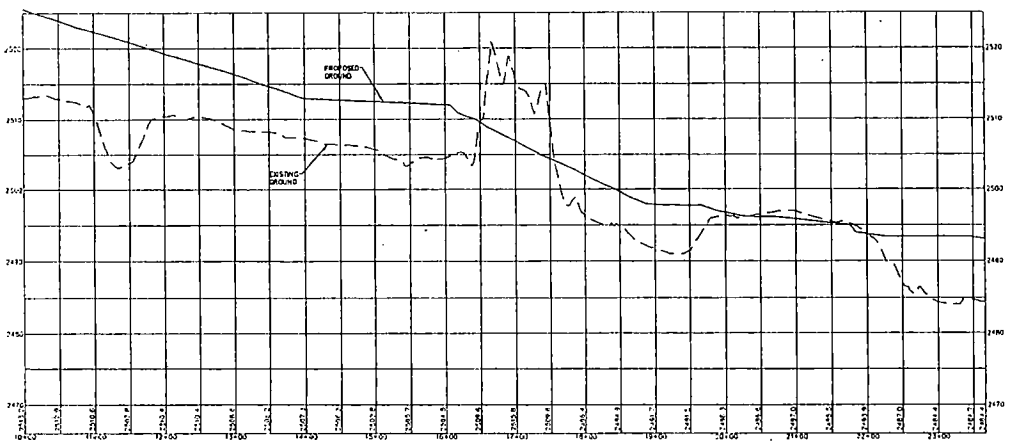
TMP-3526
1-22-04 PC

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



SECTION XX



SECTION YY

REVISED
12.23.03

TMP-3526
1-22-04 PC

LOG CABIN RANCH
BY DR HORTON
UNIT 3 - TENTATIVE MAP CROSS SECTIONS

DRAWING
T3

3 OF 3 SHTS



TMP-3526 - LOG CABIN RANCH UNIT 3 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.
EAST SIDE OF DURANGO DRIVE, SOUTH OF MOCASSIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

TMP-3527 - LOG CABIN RANCH UNIT 4 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR AN 84 LOT SINGLE FAMILY SUBDIVISION on 25.5 acres approximately 1,350 feet east of Durango Drive, and 1,300 feet south of Moccasin Road (a portion APN: 125-04-001-006 and 007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

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:
GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 6 – TMP-3527

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)
1-179

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 cases [Z-0085-01 (1)] and [Z-0033-01 (1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

CONDITIONS - Continued:

9. Unit 2 must record prior to the recordation of this final map to provide legal access.

10. If not previously dedicated by the Master developer at the time of development, dedicate the full width of 60 feet for Cabin Street that transitions to 42 feet adjacent to this site and the right-of-way to terminate Cabin Street in a manner acceptable to the Department of Public Works.

11. Construct half-street improvements including appropriate overpaving (if legally able) on Cabin Street including the complete cul-de-cac bulb terminus adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for 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).

12. Construct and provide appropriate ingress/egress rights for the full width of the proposed private entry street, Shasta Street, concurrent with development of this site.

13. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.

14. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.

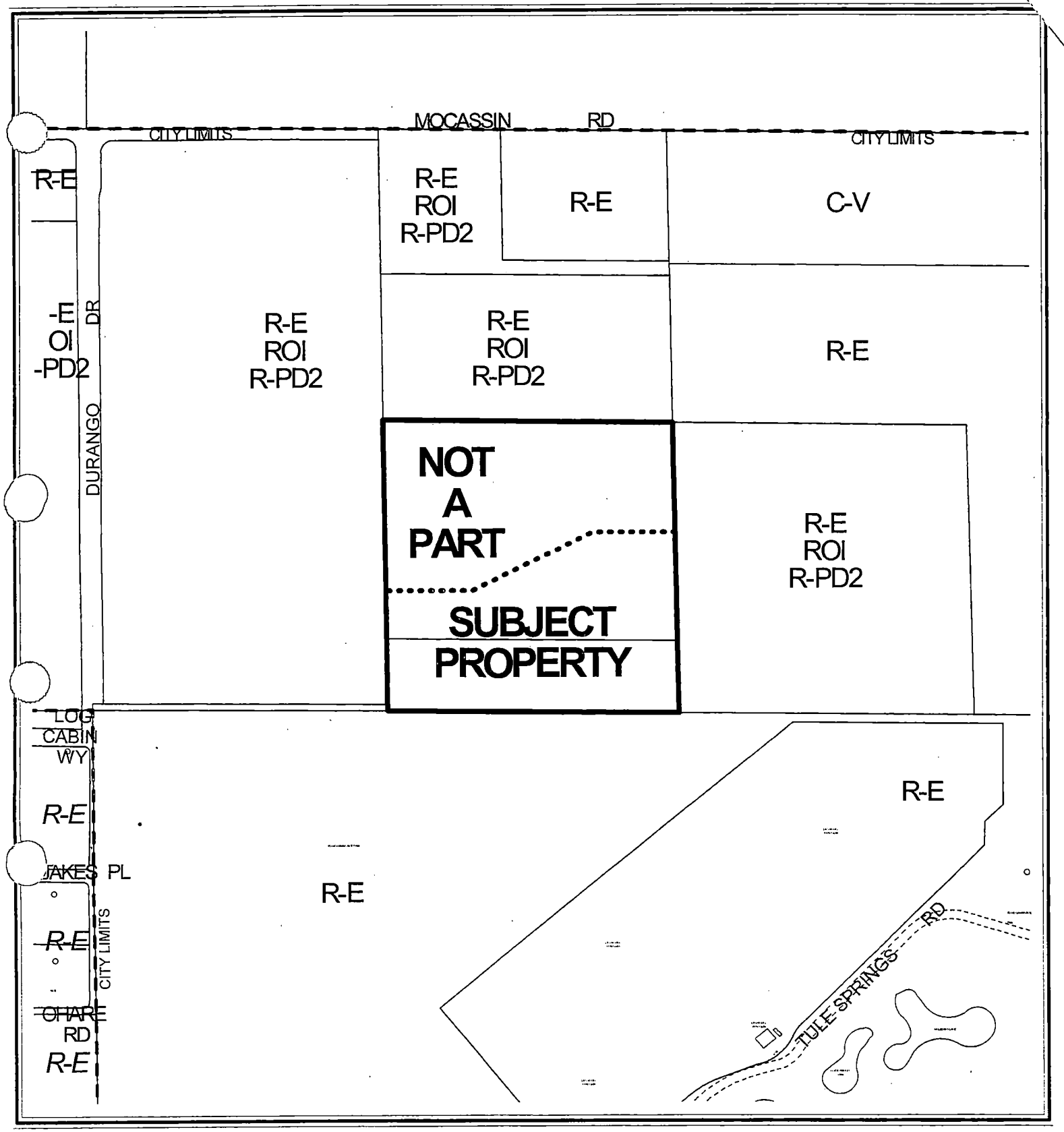
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

16. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

17. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

CONDITIONS - Continued:

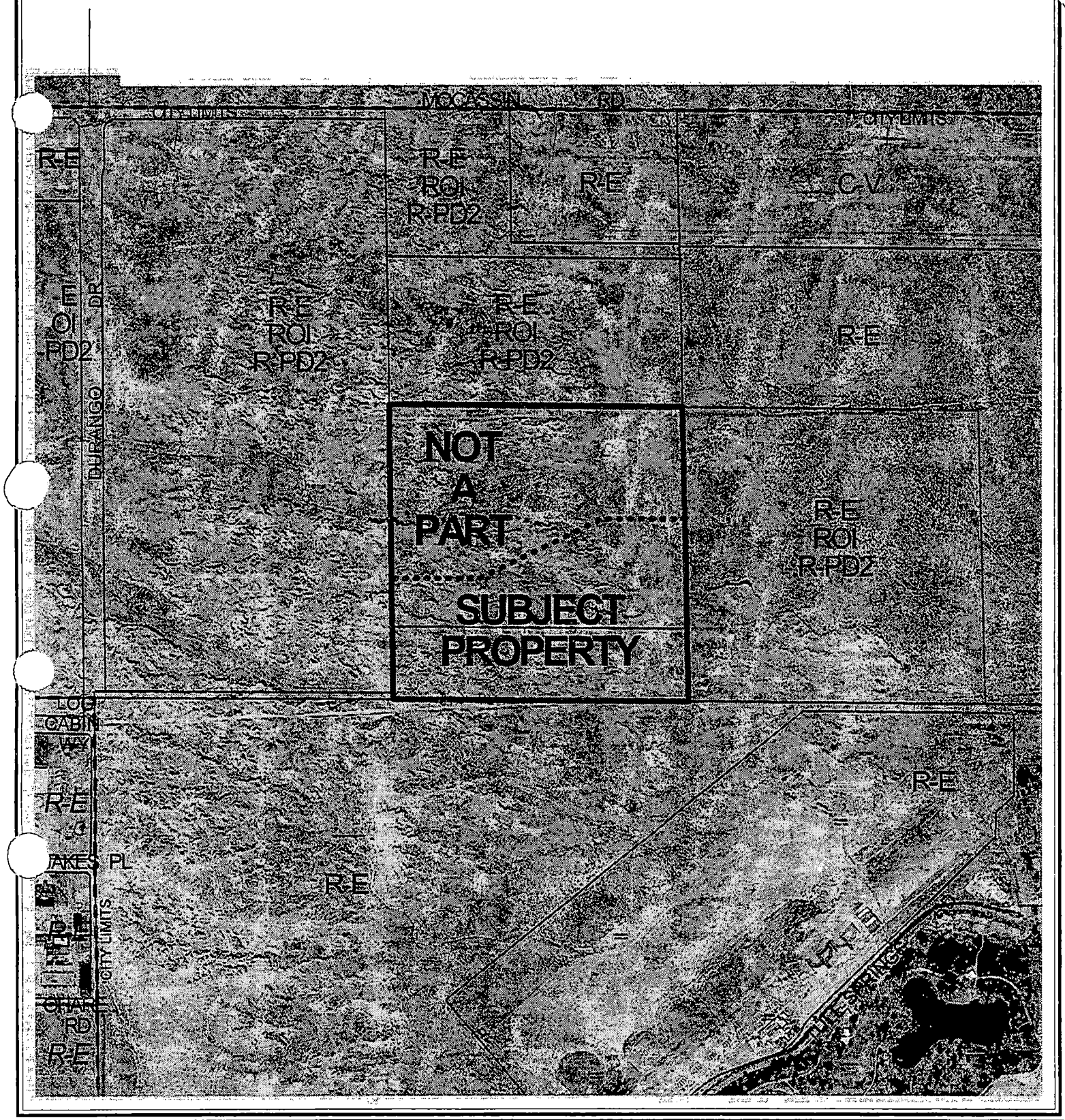
18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to 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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.



CASE: TMP-3527

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2
(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



0 400 800 Feet

CASE: TMP-3527

ONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2
(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3527 - LOG CABIN RANCH UNIT 4 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.

** 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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16. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

17. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

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KM

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KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for an 84-lot single-family residential subdivision on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved the request for the Rezoning (Z-0001-99) on a property located on the north side of Log Cabin Way, west of Cimarron Road, FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission recommended denial on the request. Staff recommendation was for approval.

05/24/99 The City Council approved the request for the Rezoning (Z-0009-99) on property located at the northeast corner of Cimarron Road and Log Cabin Way FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned development - 3 Units Per Acre). The Planning Commission and Staff recommended approval.

02/19/03 The City Council approved the request for the Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road. The Planning Commission and Staff recommended approval.

10/23/03 The Planning Commission approved the request for the Tentative Map Plan (TMP-3055) for a 7-lot subdivision on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment. Staff recommendation was for approval.

KM

B) Pre-Application Meeting

11/19/03 The applicant explained that the open space and landscaping would not change from the previous Tentative Map that included all 7-units. Discussion was made regarding a Master Association that will care for the median along the entrance road, Cabin Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	48.5
Net Acres:	45.1

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North:	Beyond City Limits
South:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)

D) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning designation is in conformance with the General Plan.

KM

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

TRAILS

This site is required to provide a multi-use trail along the along the east side of Durango Drive and the south side of the Moccasin Road alignment. The submitted site plan indicates a fifteen-foot wide trail along both road frontages and therefore is in conformance with Trails Plan. The trail will ultimately be provided with the individual Tentative Maps for each single-family development.

RURAL PRESERVATION NEIGHBORHOOD

This site is also adjacent to a Rural Preservation Neighborhood to the west. The design of the subdivision on this property must be in conformance approved Site Development Plan Review and Rural Preservation Neighborhood standards. This was to be reviewed as part of the Tentative Map for the single-family subdivision in that area. Because the footprints and development details have not been submitted, this will need to be reviewed before the issuance of building permits. However, Rural Preservation development standards shall remain required for this proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards (From approved Site Development Plan Review)

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	6,600 SF	N/A
Min. Lot Width	N/A	60	N/A
Min. Setbacks (Phases 1-5)			
• Front			
To Dwelling	N/A	14 Feet	N/A
To Garage	N/A	18 Feet	N/A
• Side	N/A	5 Feet	N/A
• Corner	N/A	10 Feet	N/A
• Rear	N/A	15 Feet	N/A
Min. Setbacks (Phase 6)			
• Front	30 Feet	30 Feet	N/A
• Side	10 Feet	10 Feet	N/A
• Corner	15 Feet	15 Feet	N/A
• Rear	35 Feet	35 Feet	N/A
Max. Lot Coverage	N/A	45%	N/A
Max. Building Height	2 Stories / 35 Feet	24 Feet	Y

The submitted development proposal is in conformance with the development standards for this site and the area. In addition, the lots within development phase 6 must meet R-E (Residence Estates) setbacks as indicated in section 19.08.040 of the zoning code.

- R-PD ONLY

Pursuant to Site Development Plan Review (SDR-1395), the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
228.40 acres	2.47	1.65	4.07 %	9.29 Acres	8.4%	20.40 Acres

The submitted site plan, which includes the 7 units, indicates a total of 20.40 acres of open space. This figure includes 8.5 acres of interior parks, 1.2 acres of trail open space along Durango Drive, and approximately 10.7 acres of open space along Moccasin Road, which will also serve as a Nevada power Company Easement. The 20.40 acres of open space provided exceeds the required amount of 9.29 acres of open space.

KM

B) General Analysis Discussion

- General information (Residential)

The proposed Tentative Map is one of 7 unit subdivisions that create large development parcels and establish the alignment of the primary east/west streets for those units. The originally approved Tentative Map (TMP-3055) provided open space in the center of the map and along the northern boundary of the development. The open space provided was compliant with the requirements in Title 19. Each of the 7 Units does not have individual open space, but all of the units combined have adequate open space. Besides the entrance street, Cabin Street, which is public, the streets throughout the rest of the 7 units will be 40-foot wide private streets.

- Cross Section

Cross-sections have been provided and depict a karst like topography with extreme variations that will require large amounts of cut and fill at various locations. The unique topography presents a situation that may require retaining walls to exceed the maximum allowable height. The applicant has indicated that the final grades will generally match natural grade at the outer perimeter of the overall Log Cabin Ranch development. Retainment heights that exceed Title 18 requirements are required to submit a waiver.

- Trails

According to the Interlocal Joint Use Planning Area Trails Plan, this unit is not required to provide a multi-use trail.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3527 APN: 125-04-001-006 & 007

Name of Property Owner: BECKER TRUST COMPANY

Name of Applicant: D.R. HORTON

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

_____ Yes ___X___ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: BARRY W. BECKER

Subscribed and sworn before me

This 5th day of December, 2003

Karen Liedkie

Notary Public in and for said County and State

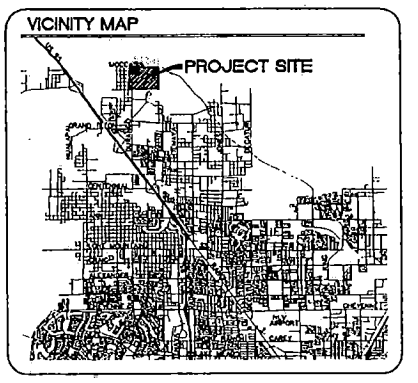
KAREN LIEDKIE
Notary Public, State of Nevada
Appointment No. 9457901
My Appt Expires Jan. 29, 2007

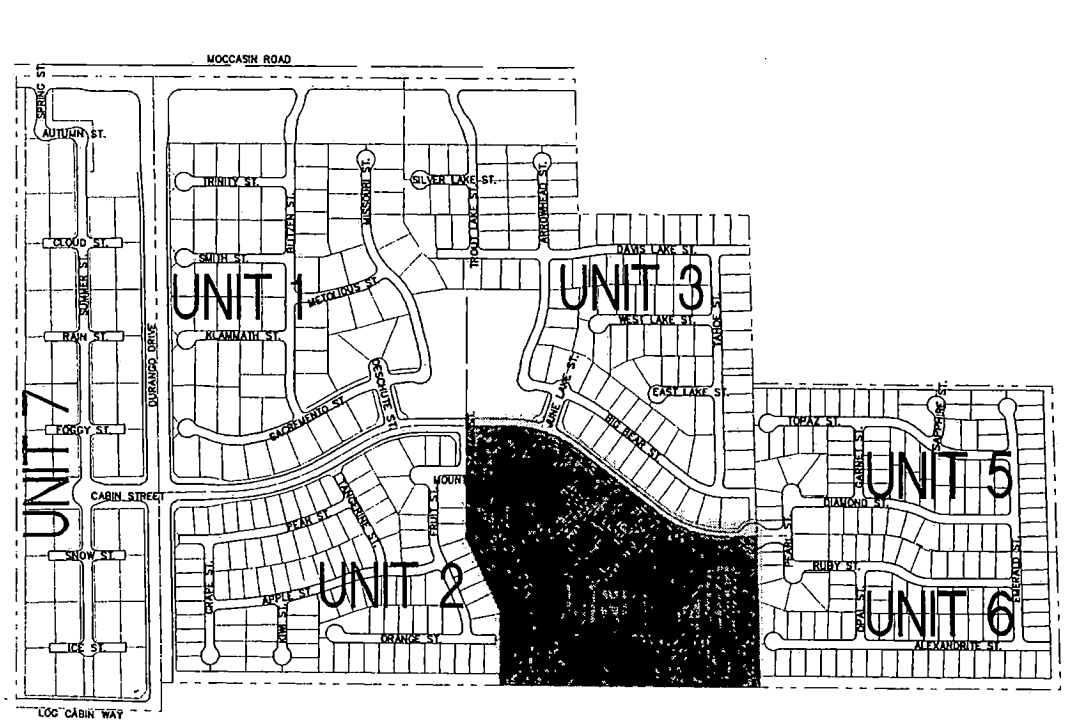
TENTATIVE MAP
FOR
LOG CABIN RANCH
UNIT 4
(A RESIDENTIAL SUBDIVISION)
CITY OF LAS VEGAS, NEVADA

by

D.R. HORTON

VICINITY MAP





CONDITIONS OF APPROVAL

ENGINEER
G.C. WALLACE INC.
2580 ANTHEM VILLAGE DR.
HENDERSON, NEVADA 89052
PHONE: (702) 804-3000

UTILITY SERVICES BY
WATER ..... L.V.V.W.D.
SEWER ..... CITY OF LAS VEGAS
REFUSE ..... REPUBLIC SERVICES
POWER ..... NEVADA POWER COMPANY
TELEPHONE ..... SPRINT
GAS ..... SOUTHWEST GAS CORPORATION
CABLE ..... COX CABLE TV

RECORD OWNER
BECKER TRUST COMPANY
50 S. JONES BLVD #100
LAS VEGAS NV 89107-2673

LAS VEGAS GUNES INC
50 S. JONES BLVD #100
LAS VEGAS NV 89107-2673

D.R. HORTON
6565 ESCONDIDO STREET
BLDG. #8, SUITE 105
LAS VEGAS, NEVADA 89119

DEVELOPER
D.R. HORTON
6565 ESCONDIDO STREET
BLDG. #8, SUITE 105
LAS VEGAS, NEVADA 89119
TEL: (702)435-4658

LAND USE
ZONING	R-PD6
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS ACREAGE	± 25.5
NET ACREAGE	± 25.5
NUMBERED LOTS	± 94 (16.3 ACRES)
LETTERED LOTS	± 8 (8.6 ACRES)

NOTE: NET ACREAGE = GROSS ACREAGE LESS MOCCASIN ROAD, DURANGO DRIVE, AND LOG CABIN WAY

REQUESTED WAIVERS
THE FOLLOWING WAIVERS ARE REQUESTED:

LEGAL DESCRIPTION
A PORTION OF THE NORTH HALF (N1/2) OF SECTION 6 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 19S, RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

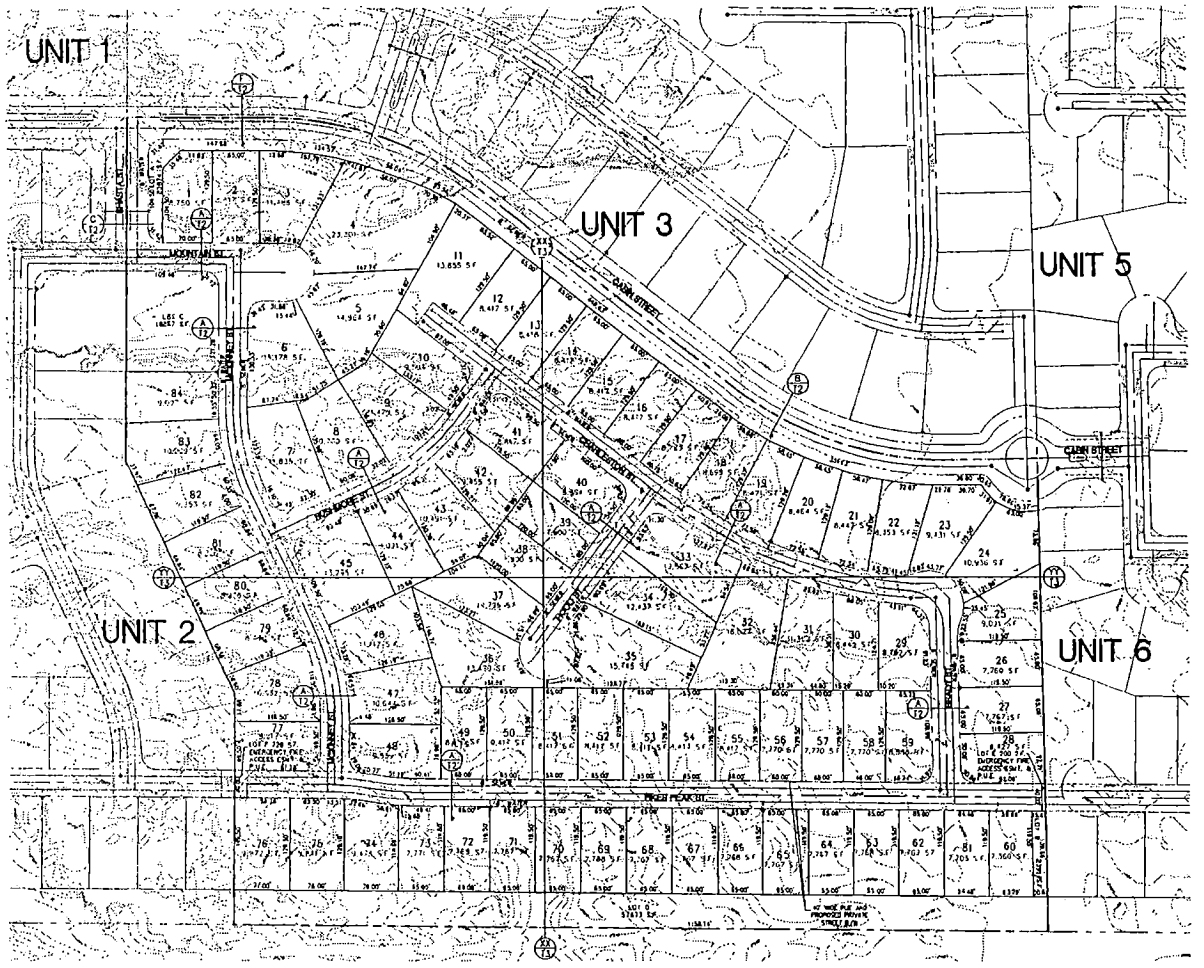
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

LOG CABIN RANCH
BY DR HORTON
UNIT 4 - TENTATIVE MAP

DRAWING
T1
1 OF 3 SHTS

REVISED
12.23.03

TMP-3527
1-22-04 PC



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- 8" WATER — PROPOSED WATER
- 8" SEWER — PROPOSED SEWER

UNIT 4 SUMMARY:

ZONING:	=	R-PD2
GROSS ACREAGE:	=	33.9±
NET ACREAGE:	=	33.3±
NET ACREAGE IS GROSS ACREAGE LESS DURANGO RD., MOCCASIN RD., AND LOG CABIN WAY SQUARE FOOTAGE		
TOTAL NO. OF RESIDENTIAL LOTS:	=	84
DENSITY = LOTS/NET ACRE:	=	1.5±
AVERAGE LOT SIZE:	=	10,856 SF±
MINIMUM LOT SIZE:	=	7,770 SF±
MAXIMUM LOT SIZE:	=	23,351 SF±
TOTAL NO. OF LETTERED LOTS	=	5

ESTIMATED SEWER CONTRIBUTION

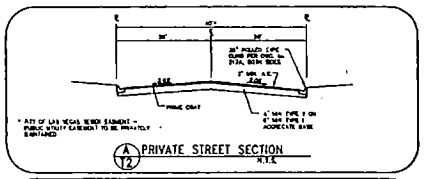
84 UNITS * 250 GPD/UNIT = 21,000 GPD

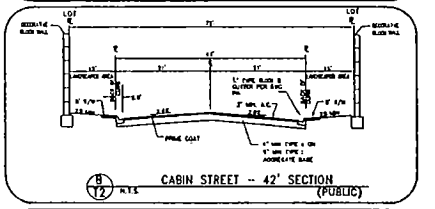
TOTAL AVERAGE CONTRIBUTION = 21,000 GPD = 0.03100 MGD

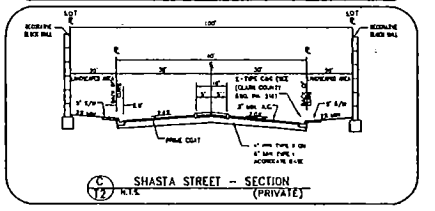
TOTAL PEAK FLOW = 0.03100 MGD * 3.3 (PEAK FACTOR) = 0.0873 MGD

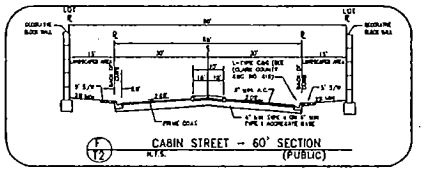
NOTE:
THE FOLLOWING ITEMS DO NOT EXIST ON THE SITE

1. EXISTING STRUCTURES.
2. EXISTING RIGHT OF WAY AND GRADES.
3. EXISTING UTILITY RIGHTS OF WAY.
4. EXISTING IRRIGATION OR DRAINAGE CHANNEL.
5. EXISTING STORM DRAINS.
6. EXISTING SANITARY SEWER SYSTEMS.
7. EXISTING POTABLE WATER MAINS.
8. EXISTING PARKS, SCHOOL, PUBLIC OR QUASI-PUBLIC USES.
9. EXISTING STREETS WITH 150 FEET OF THE PROPOSED SUBDIVISION.









DANNY J. MATADOR — STATE OF NEVADA — PROFESSIONAL ENGINEER — No. 8188 — DATE

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89146
TELEPHONE: (702) 804-8000 FAX: (702) 804-8299

LOG CABIN RANCH
BY DR HORTON
UNIT 4 - TENTATIVE MAP

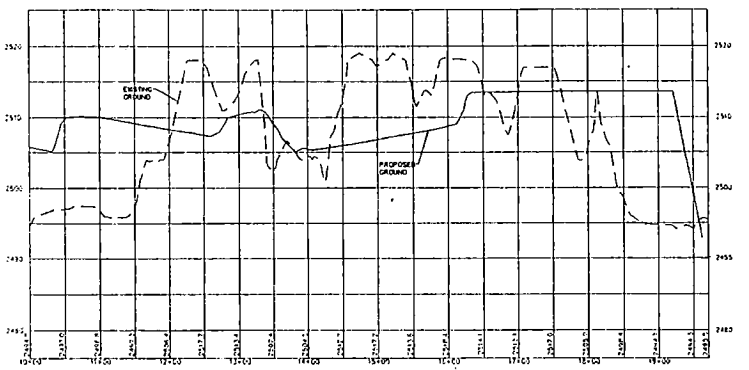
DRAWING
T2
2 OF 3 SHTS

REVISED
12.23.03

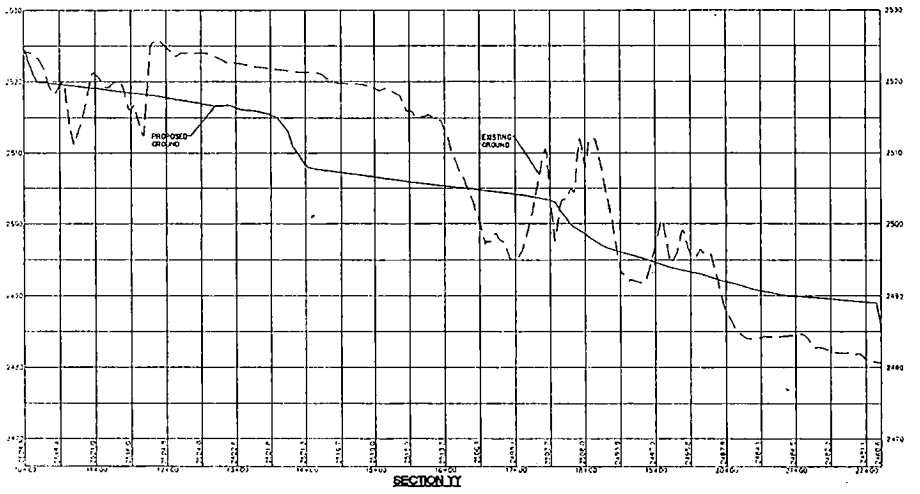
TMP-3527
1-22-04 PC

GRAPHIC SCALE

(IN FEET)
1 Inch = 80 ft.



SECTION XX



SECTION YY

ENGINEER - STATE OF NEVADA
DANNY J. MATADOR
No. 14971
PROFESSIONAL
DATE:

DESIGN:
DRAWN:
CHECK:
ISSUE DATE:
ISSUE EDITOR:
PLOT DATE: [illegible]

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
[illegible]
TELEPHONE: (702) 804-2900 / FAX: (702) 804-2999

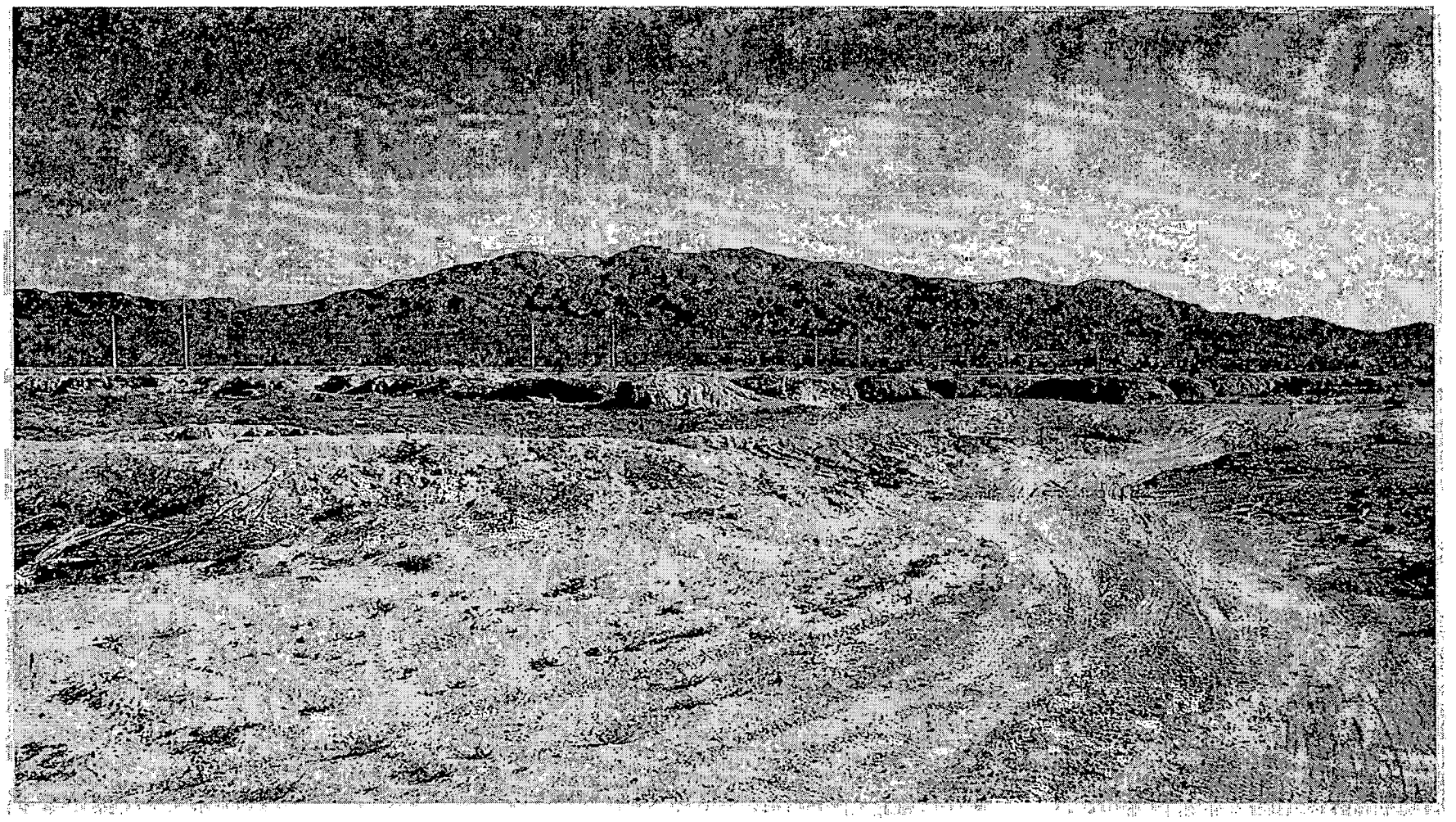
LOG CABIN RANCH
BY DR HORTON

UNIT 4 - TENTATIVE MAP CROSS SECTIONS

DRAWING
T3

REVISED
12.23.03

TMP-3527
1-22-04 PC



TMP-3527 - LOG CABIN RANCH UNIT 4 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.
EAST OF DURANGO DRIVE, SOUTH OF MOCASSIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
TMP-3528 - LOG CABIN RANCH UNIT 5 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 79 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30 acres north of Log Cabin Way, approximately 2,600 feet east of Durango Drive (a portion of APN: 125-04-001-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

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:
GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 7 – TMP-3528

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)
1-179

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 cases [Z-0085-01(1)] and [Z-0033-01(1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

CONDITIONS - Continued:

9. Unit 3 and/or Unit 4 must record prior to the recordation of this final map to provide legal access.

10. If not previously done by the Master developer at the time of development, construct and dedicate right-of-way to terminate Cabin Street in a manner acceptable to the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for 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).

11. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.

12. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.

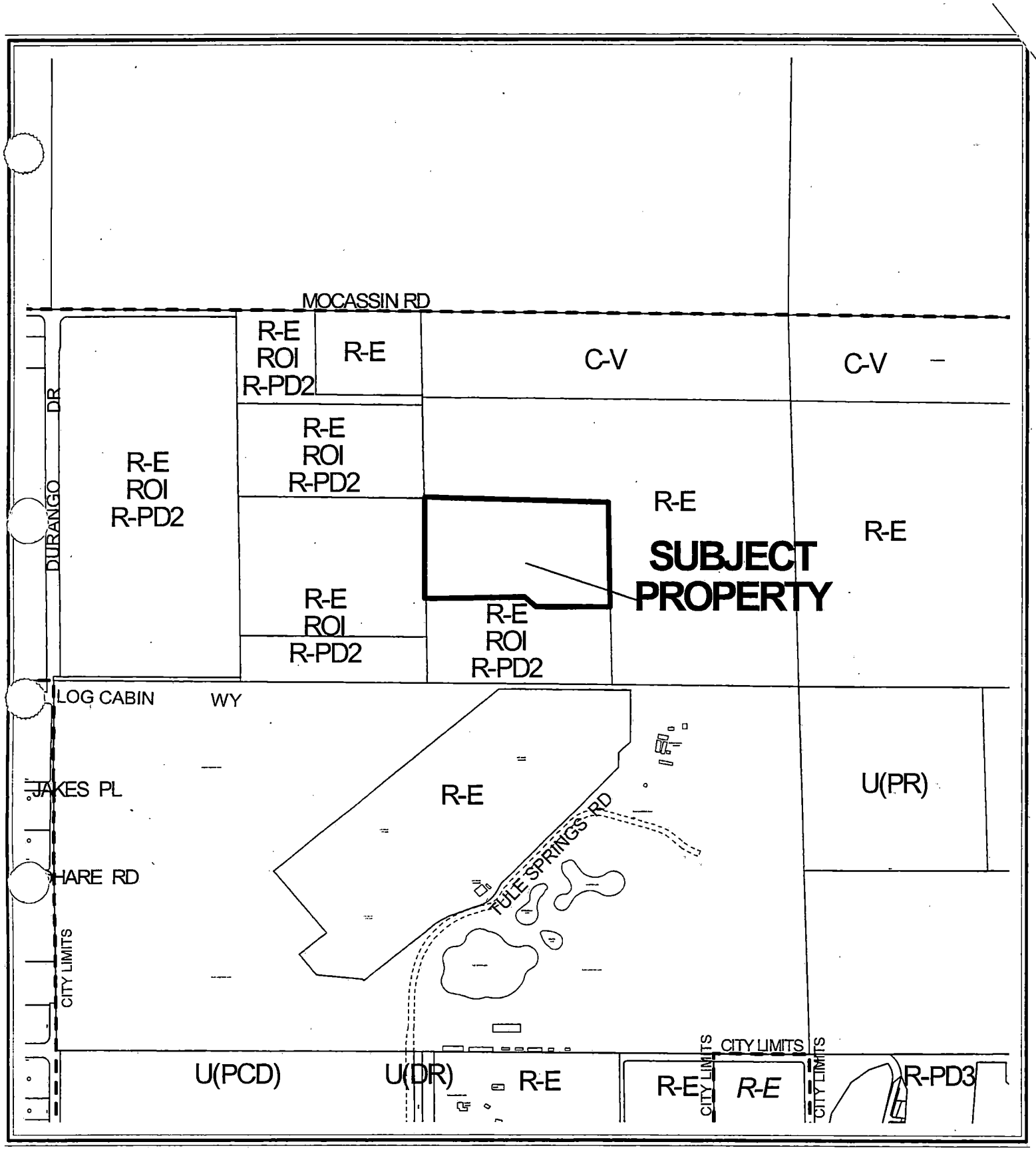
13. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

14. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

15. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

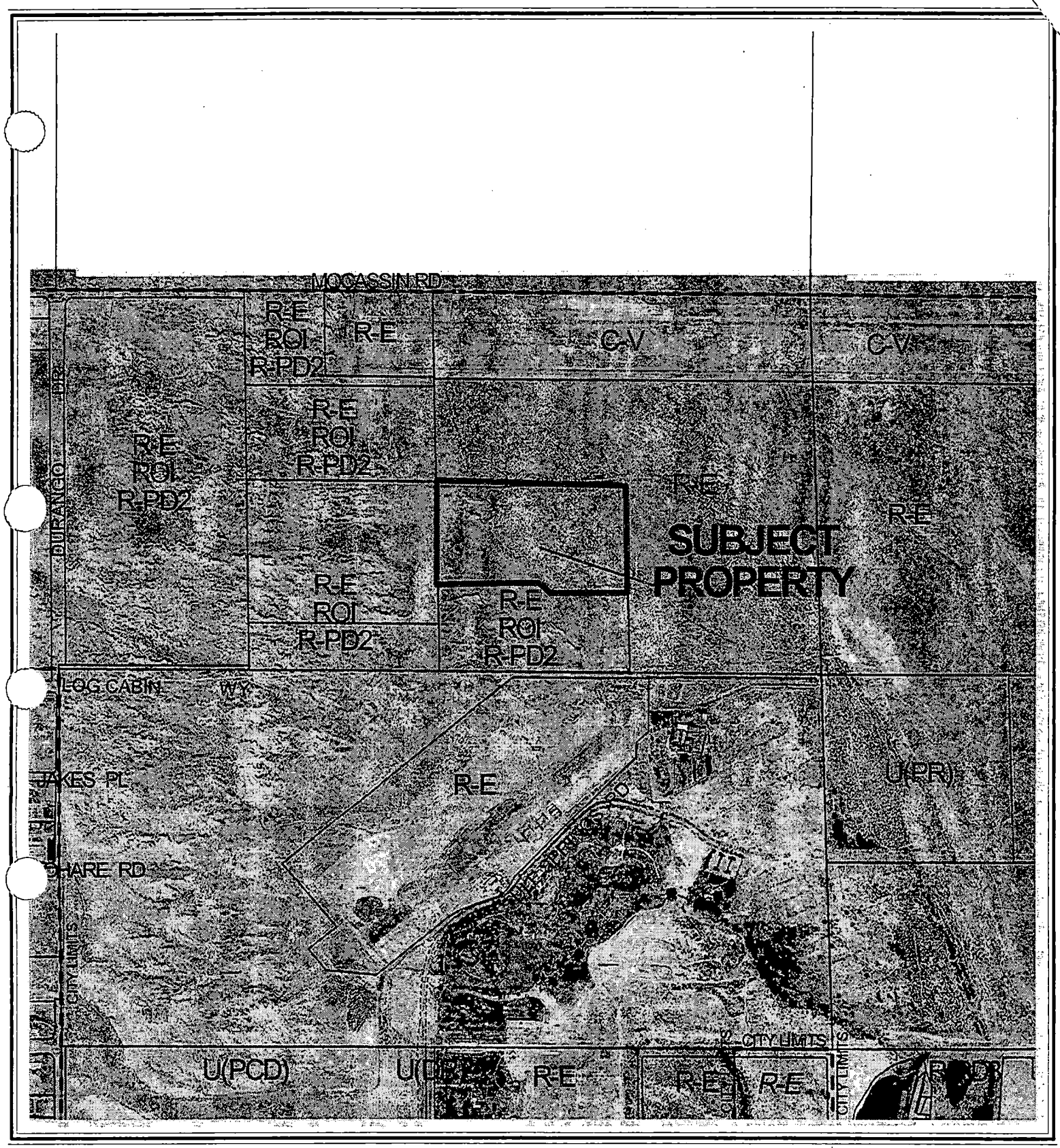
CONDITIONS - Continued:

16. 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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.



CASE: TMP-3528

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2
(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



0 500 1000 Feet

CASE: TMP-3528

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2
(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3528 - LOG CABIN RANCH UNIT 5 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.

** 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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11. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.

12. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.

13. 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.

14. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

15. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

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KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 79-lot single family residential subdivision on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved the request for the Rezoning (Z-0001-99) on a property located on the north side of Log Cabin Way, west of Cimarron Road, FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission recommended denial on the request. Staff recommendation was for approval.

05/24/99 The City Council approved the request for the Rezoning (Z-0009-99) on property located at the northeast corner of Cimarron Road and Log Cabin Way FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned development - 3 Units Per Acre). The Planning Commission and Staff recommended approval.

02/19/03 The City Council approved the request for the Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road. The Planning Commission and Staff recommended approval.

10/23/03 The Planning Commission approved the request for the Tentative Map Plan (TMP-3055) for a 7-lot subdivision on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment. Staff recommendation was for approval

KM

B) Pre-Application Meeting

11/19/03 The applicant explained that the open space and landscaping would not change from the previous Tentative Map that included all 7-units. Discussion was made regarding a Master Association that will care for the median along the entrance road, Cabin Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	48.5
Net Acres:	45.1

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North:	Beyond City Limits
South:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)

D) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning designation is in conformance with the General Plan.

KM

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

TRAILS

This site is required to provide a multi-use trail along the along the east side of Durango Drive and the south side of the Moccasin Road alignment. The submitted site plan indicates a fifteen-foot wide trail along both road frontages and therefore is in conformance with Trails Plan. The trail will ultimately be provided with the individual Tentative Maps for each single-family development.

RURAL PRESERVATION NEIGHBORHOOD

This site is also adjacent to a Rural Preservation Neighborhood to the west. The design of the subdivision on this property must be in conformance approved Site Development Plan Review and Rural Preservation Neighborhood standards. This was to be reviewed as part of the Tentative Map for the single-family subdivision in that area. Because the footprints and development details have not been submitted, this will need to be reviewed before the issuance of building permits. However, Rural Preservation development standards shall remain required for this proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards (From approved Site Development Plan Review)

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	6,600 SF	N/A
Min. Lot Width	N/A	60	N/A
Min. Setbacks (Phases 1-5)			
• Front			
To Dwelling	N/A	14 Feet	N/A
To Garage	N/A	18 Feet	N/A
• Side	N/A	5 Feet	N/A
• Corner	N/A	10 Feet	N/A
• Rear	N/A	15 Feet	N/A
Min. Setbacks (Phase 6)			
• Front	30 Feet	30 Feet	N/A
• Side	10 Feet	10 Feet	N/A
• Corner	15 Feet	15 Feet	N/A
• Rear	35 Feet	35 Feet	N/A
Max. Lot Coverage	N/A	45%	N/A
Max. Building Height	2 Stories / 35 Feet	24 Feet	Y

The submitted development proposal is in conformance with the development standards for this site and the area. In addition, the lots within development phase 6 must meet R-E (Residence Estates) setbacks as indicated in section 19.08.040 of the zoning code.

Pursuant to Site Development Plan Review (SDR-1395), the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
228.40 acres	2.47	1.65	4.07 %	9.29 Acres	8.4%	20.40 Acres

The submitted site plan, which includes the 7 units, indicates a total of 20.40 acres of open space. This figure includes 8.5 acres of interior parks, 1.2 acres of trail open space along Durango Drive, and approximately 10.7 acres of open space along Moccasin Road, which will also serve as a Nevada power Company Easement. The 20.40 acres of open space provided exceeds the required amount of 9.29 acres of open space.

KM

B) General Analysis Discussion

- General information (Residential)

The proposed Tentative Map is one of 7 unit subdivisions that create large development parcels and establish the alignment of the primary east/west streets for those units. The originally approved Tentative Map (TMP-3055) provided open space in the center of the map and along the northern boundary of the development. The open space provided was compliant with the requirements in Title 19. Each of the 7 Units does not have individual open space, but all of the units combined have adequate open space. Besides the entrance street, Cabin Street, which is public, the streets throughout the rest of the 7 units will be 40-foot wide private streets.

- Cross Section

Cross-sections have been provided and depict a karst like topography with extreme variations that will require large amounts of cut and fill at various locations. The unique topography presents a situation that may require retaining walls to exceed the maximum allowable height. The applicant has indicated that the final grades will generally match natural grade at the outer perimeter of the overall Log Cabin Ranch development. Retainment heights that exceed Title 18 requirements are required to submit a waiver.

- Trails

According to the Interlocal Joint Use Planning Area Trails Plan, this unit is not required to provide a multi-use trail.

- Special Conditions of Approval (from Zoning or SDPR)

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3528 APN: 125-04-601-008 (2 Port.)

Name of Property Owner: LAS VEGAS DUNES, INC.

Name of Applicant: D.R. HORTON

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

_____ Yes ___X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: BARRY W BECKER

Subscribed and sworn before me

This 5th day of December 2023

Karen Liedkie

Notary Public in and for said County and State

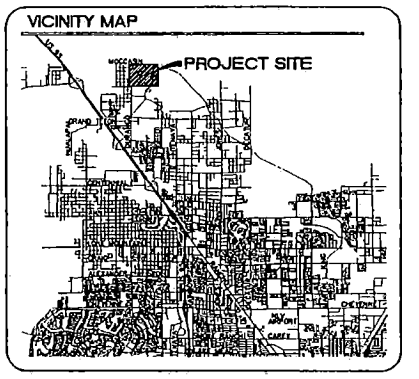
KAREN LIEDKIE
Notary Public, State of Nevada
Appointment No. 9457901
My Appt. Expires Jan. 29, 2007

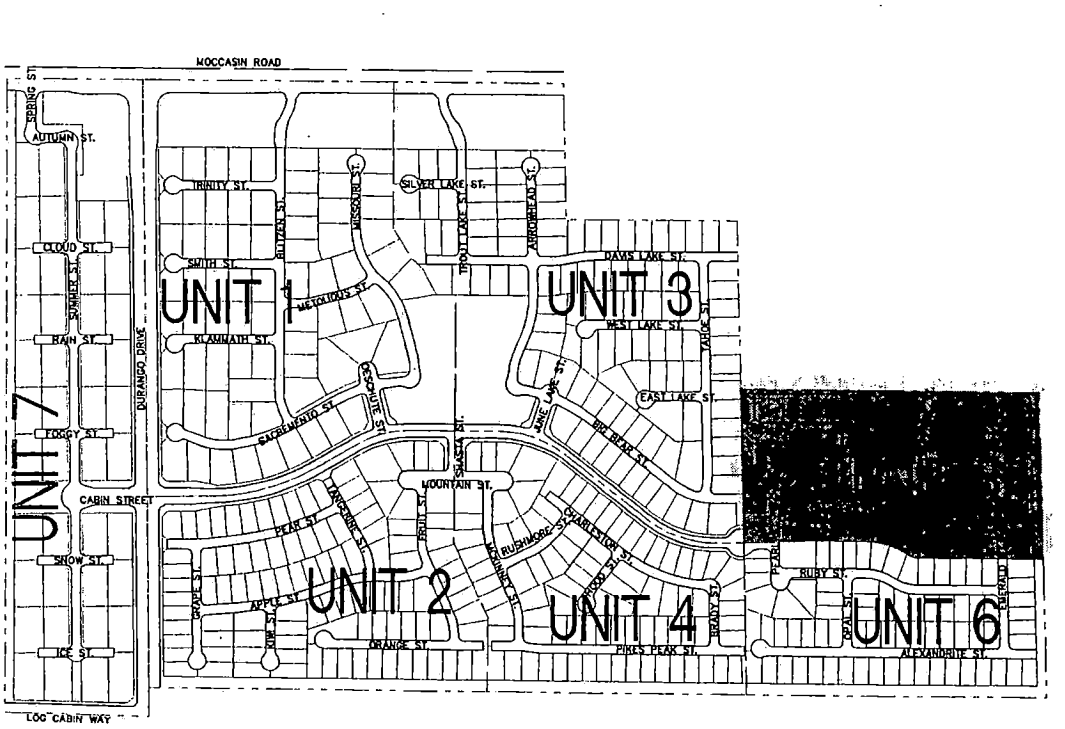
TENTATIVE MAP
FOR
LOG CABIN RANCH
UNIT 5
(A RESIDENTIAL SUBDIVISION)
CITY OF LAS VEGAS, NEVADA

by

D.R. HORTON

VICINITY MAP





CONDITIONS OF APPROVAL

ENGINEER
G.C. WALLACE, INC.
2565 ANTHEM VILLAGE DR.
HENDERSON, NEVADA 89052
PHONE: (702) 804-3000

UTILITY SERVICES BY
WATER ..... L.V.V.W.D.
SEWER ..... CITY OF LAS VEGAS
REFUSE ..... REPUBLIC SERVICES
POWER ..... NEVADA POWER COMPANY
TELEPHONE ..... SPRINT
GAS ..... SOUTHWEST GAS CORPORATION
CABLE ..... COX CABLE TV

RECORD OWNER
BECKER TRUST COMPANY
50 S. JONES BLVD #100
LAS VEGAS NV 89107-2672

LAS VEGAS DUNES INC
50 S. JONES BLVD #100
LAS VEGAS NV 89107-2672

D.R. HORTON
8845 ESCONDIDO STREET
BLDG. 28, SUITE 100
LAS VEGAS, NEVADA 89119

DEVELOPER
D.R. HORTON
8845 ESCONDIDO STREET
BLDG. 28, SUITE 105
LAS VEGAS, NEVADA 89119
TEL: (702)435-4688

LAND USE
ZONING	R-PDS
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS ACREAGE	± 30.0
NET ACREAGE	± 30.0
NUMBERED LOTS	± 79 (16.1 ACRES)
LETTERED LOTS	± 4 (1.9 ACRES)

NOTE: NET ACREAGE = GROSS ACREAGE LESS MOCCASIN ROAD, DURANGO DRIVE, AND LOG CABIN WAY

REQUESTED WAIVERS
THE FOLLOWING WAIVERS ARE REQUESTED:

LEGAL DESCRIPTION
A PORTION OF THE NORTH HALF (N1/2) OF SECTION 6 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 101 RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

STATE OF NEVADA — REGISTERED ENGINEER — DANNY J. MCFADDEN — No. 10769 — PROFESSIONAL ENGINEER — DATE:

DESIGN:
DRAWN:
CHECK:
ISSUE DATE:
ISSUE DATE:
PLOT: May 13, 15:54

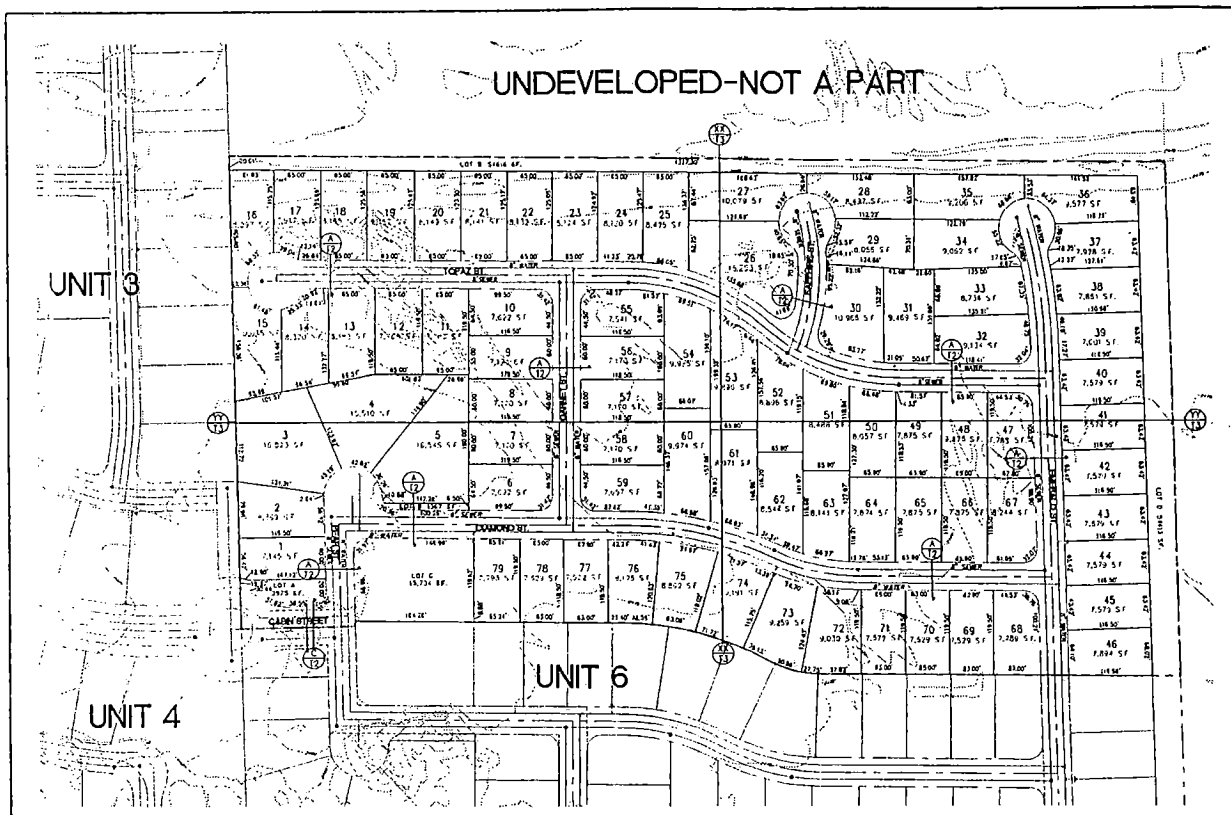
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
2565 SOUTH ANTHEM BLVD.,LAS VEGAS, NEVADA 89016
TELEPHONE: (702) 804-3000 • FAX: (702) 804-3399

LOG CABIN RANCH
BY DR HORTON
UNIT 5 - TENTATIVE MAP

DRAWING
T1
1 OF 3 SHTS

REVISED
1223.03

TMP-3528
1-22-04 PC



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- PROPOSED WATER
- PROPOSED SEWER

UNIT 5 SUMMARY:

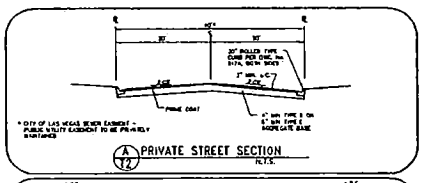
ZONING	=	R-PD5
GROSS ACREAGE:	=	30.0±
NET ACREAGE:	=	30.0±
NET ACREAGE IS GROSS ACREAGE LESS DURANGO RD, MOCCASIN RD., AND LOG CABIN WAY SQUARE FOOTAGE		
TOTAL NO. OF RESIDENTIAL LOTS:	=	75
DENSITY = LOTS/NET ACRE	=	1.5±
AVERAGE LOT SIZE:	=	10,401 SF±
MINIMUM LOT SIZE:	=	7,145 SF±
MAXIMUM LOT SIZE:	=	18,455 SF±
TOTAL NO. OF LETTERED LOTS	=	6

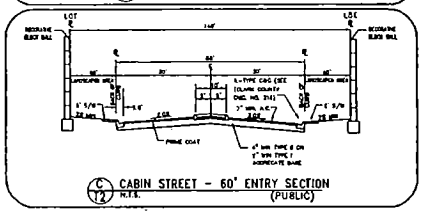
ESTIMATED SEWER CONTRIBUTION:

75 UNITS * 350 GPD/UNIT = 18,250 GPD
TOTAL AVERAGE CONTRIBUTION = 18,250 GPD = 0.018750 MGD
TOTAL PEAK FLOW = 0.018750 MGD * 3.1 (PEAK FACTOR)= 0.0855 MGD

NOTE:
THE FOLLOWING ITEMS DO NOT EXIST ON THE SITE

1. EXISTING STRUCTURES.
2. EXISTING RIGHT OF WAY AND GRADES.
3. EXISTING UTILITY POINT OF TAP.
4. EXISTING IRRIGATION OR DRAINAGE CHANNEL.
5. EXISTING STORM DRAINS.
6. EXISTING SANITARY SEWER SYSTEMS
7. EXISTING POTABLE WATER MAINS.
8. EXISTING PARKS, SCHOOL, PUBLIC OR QUASI-PUBLIC USES.
9. EXISTING STREETS WITH 150 FEET OF THE PROPOSED SUBDIVISION.





DANIEL S. MAFFOON — No. 10744 — STATE OF NEVADA — PROFESSIONAL ENGINEER

DESIGN
DRAWN
CHECK
ISSUE DATE:
ISSUE EDITION:
PLOT DATE: 12-22-03

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
5371 KIETZKE LANE, SUITE 200
RENO, NEVADA 89511
TELEPHONE: (775) 850-2000 FAX: (775) 850-2099

LOG CABIN RANCH
BY DR HORTON
UNIT 5 - TENTATIVE MAP

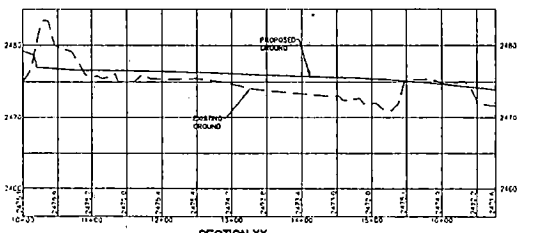
DRAWING
T2
2 OF 3 SHTS

REVISED
12.23.03

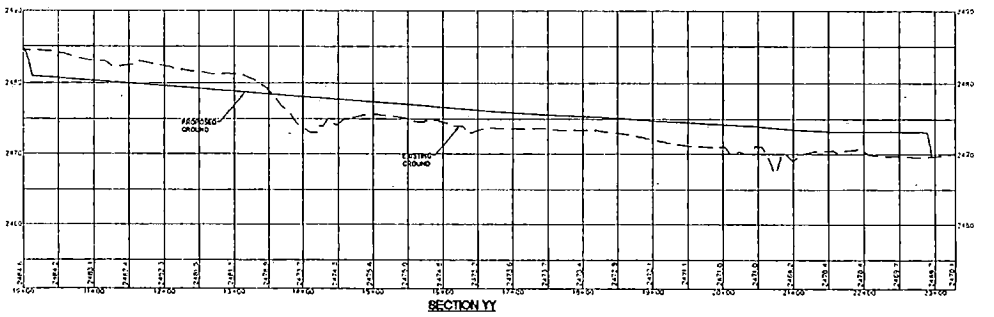
TMP-3528
1-22-04 PC

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.



SECTION XX



SECTION YY

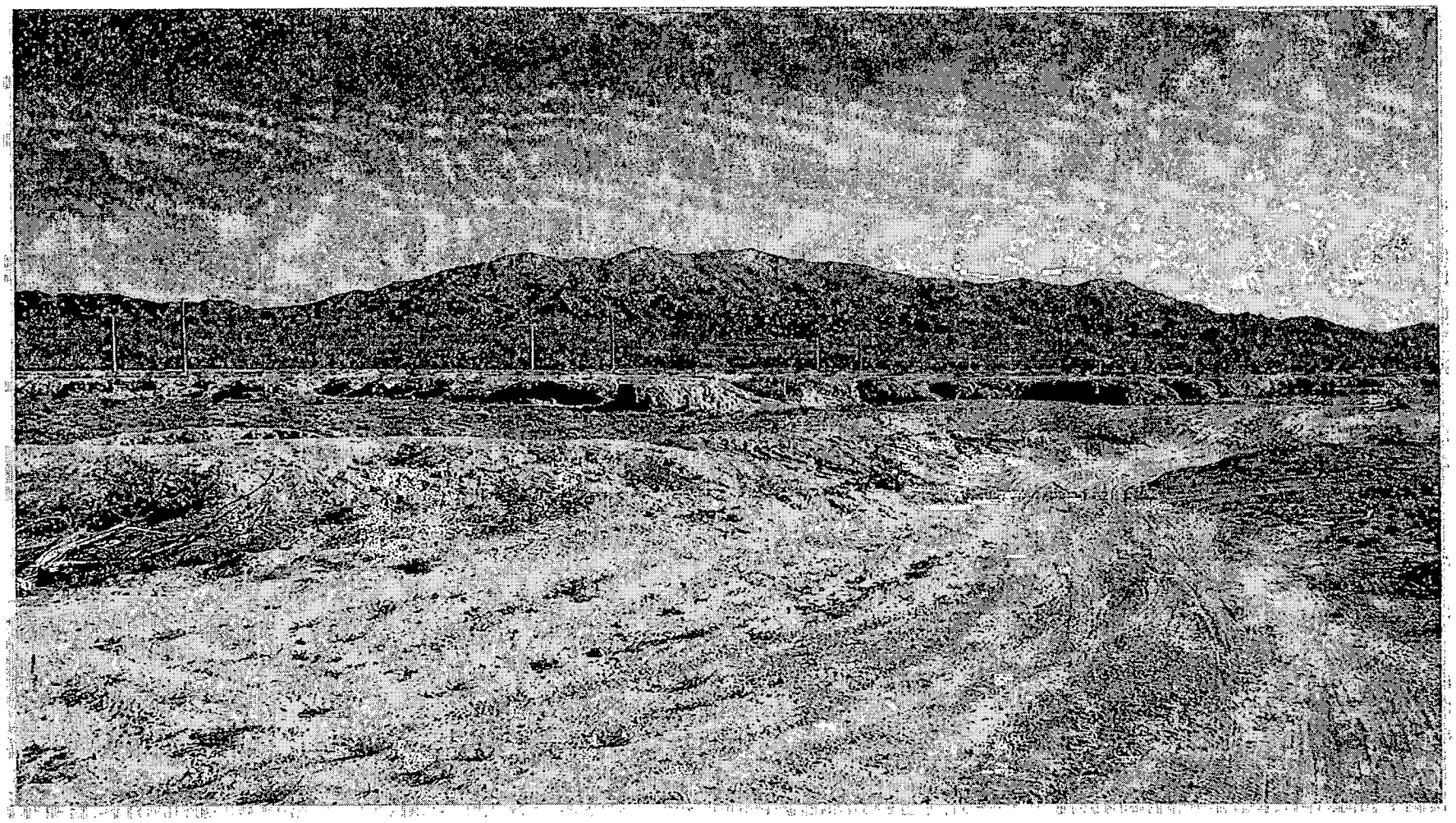
G.C. WALLACE, INC.
Engineers/Planners/Surveyors

LOG CABIN RANCH
BY DR HORTON
UNIT 5 - TENTATIVE MAP CROSS SECTIONS

DRAWING
T3
3 OF 3 SHTS

REVISED
12.23.03

TMP-3528
1-22-04 PC



TMP-3528 - LOG CABIN RANCH UNIT 5 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.
NORTH OF LOG CABIN WAY, APPROXIMATELY 2,600 FEET EAST OF DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:

TMP-3529 - LOG CABIN RANCH UNIT 6 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 73 LOT SINGLE FAMILY SUBDIVISION on 19.7 acres approximately 2,670 feet, and 1,300 feet east of Durango Drive, south of Moccasin Road (a portion of APN: 125-04-001-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

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:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 8 – TMP-3529

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)

1-179

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 cases [Z-0085-01 (1)] and [Z-0033-01 (1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

CONDITIONS - Continued:

9. Unit 3 and/or Unit 4 must record prior to the recordation of this final map to provide legal access.

10. If not previously done by the Master developer at the time of development, construct and dedicate right-of-way to terminate Cabin Street in a manner acceptable to the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for 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).

11. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.

12. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.

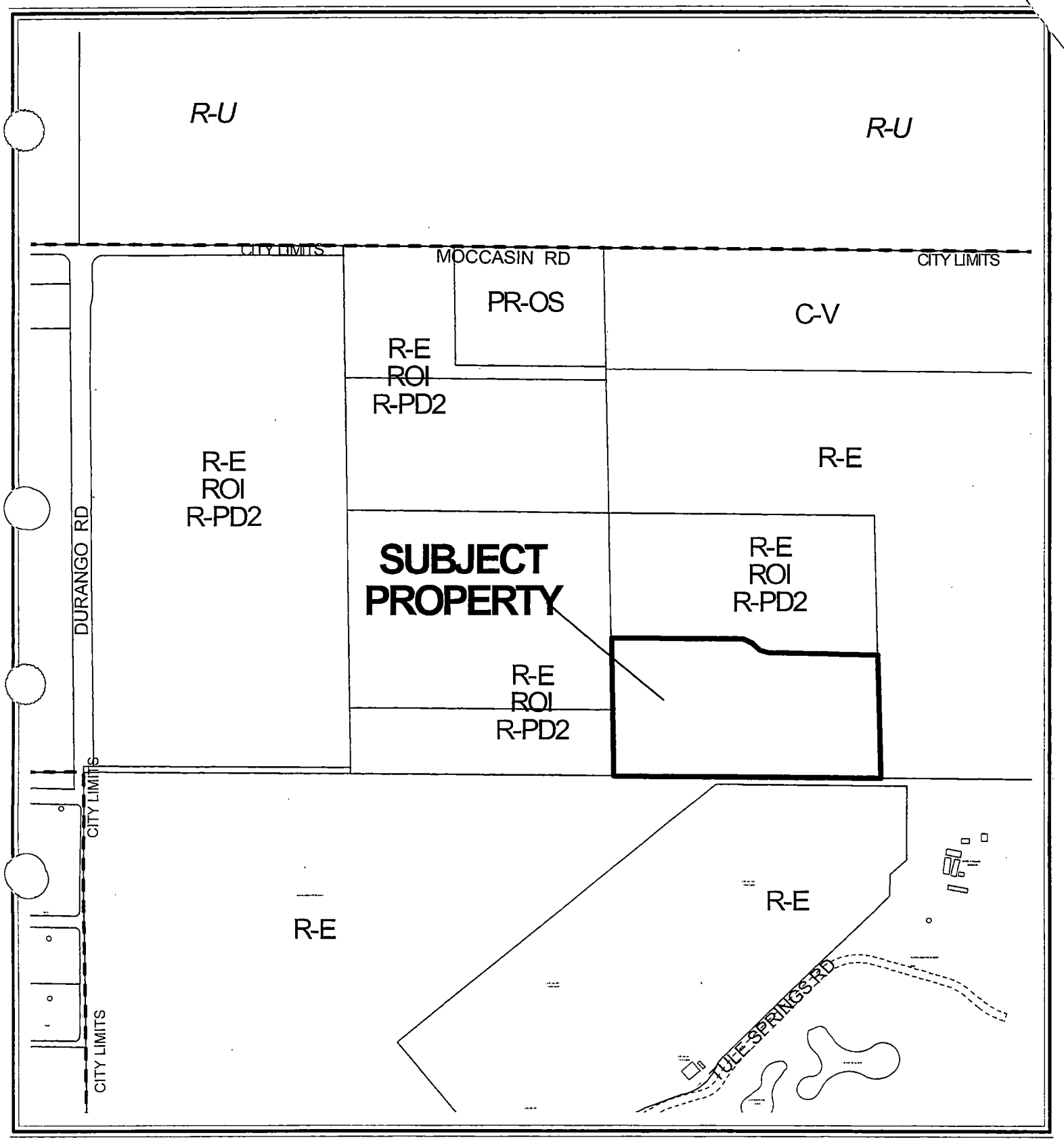
13. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

14. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

15. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

CONDITIONS - Continued:

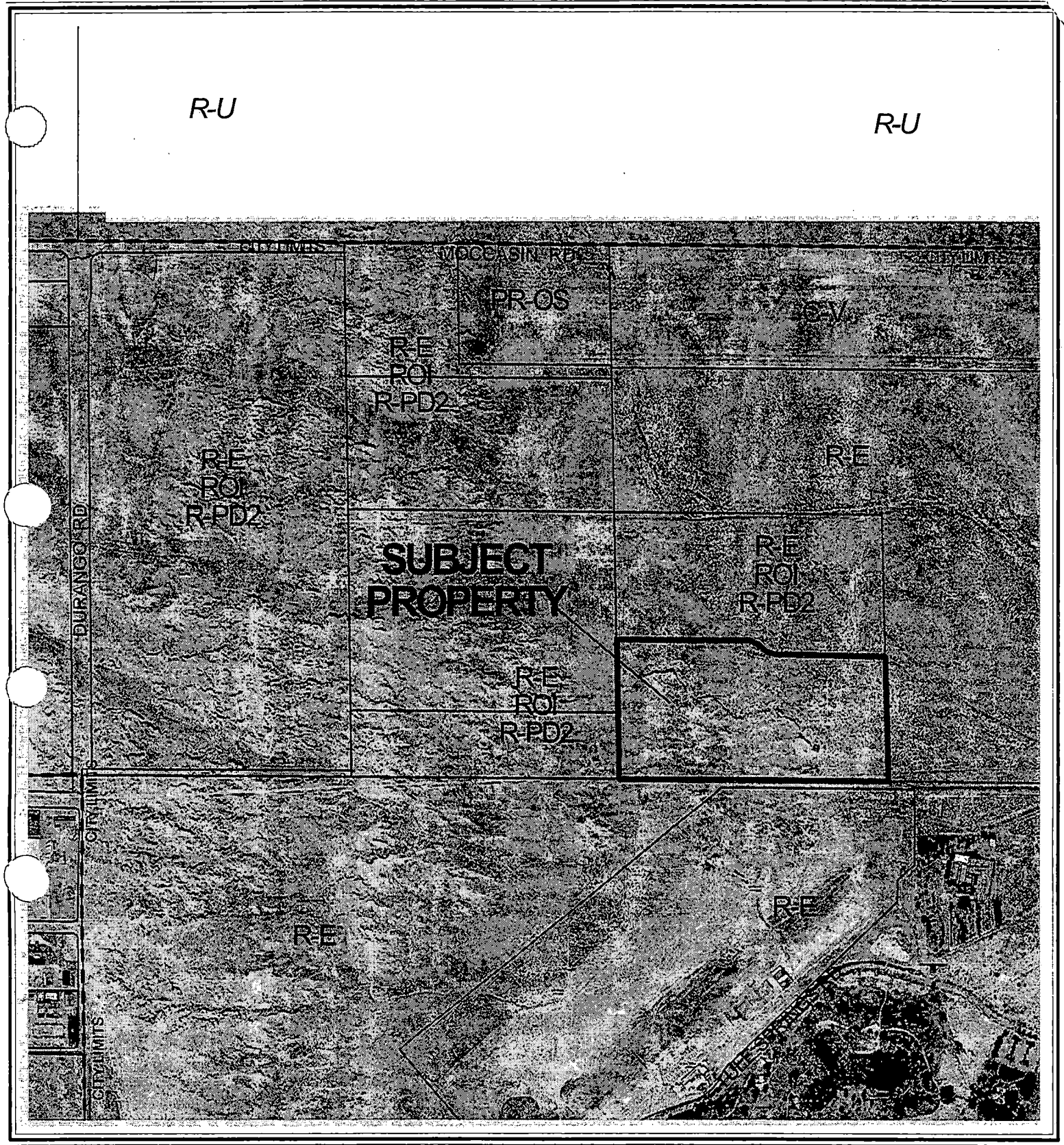
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to 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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.



CASE: TMP-3529

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



CASE: TMP-3529

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3529 - LOG CABIN RANCH UNIT 6 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.

** 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 Rezoning cases [Z-0085-01 (1)] and [Z-0033-01 (1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.

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10. If not previously done by the Master developer at the time of development, construct and dedicate right-of-way to terminate Cabin Street in a manner acceptable to the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for 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).

11. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.

12. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.

13. 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.

14. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

15. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

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KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 73-lot single family residential subdivision on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved the request for the Rezoning (Z-0001-99) on a property located on the north side of Log Cabin Way, west of Cimarron Road, from R-E (Residence Estates), to R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission recommended denial; Staff's recommendation was for approval.

05/24/99 The City Council approved the request for the Rezoning (Z-0009-99) on property located at the northeast corner of Cimarron Road and Log Cabin Way from R-E (Residence Estates) to: R-PD3 (Residential Planned Development -3 Units Per Acre). The Planning Commission and Staff recommended approval.

02/19/03 The City Council approved the request for the Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road. The Planning Commission and Staff recommended approval.

10/23/03 The Planning Commission approved the request for the Tentative Map Plan (TMP-3055) for a 7-lot subdivision on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment. Staff recommendation was for approval.

KM

B) Pre-Application Meeting

11/19/03 The applicant explained that the open space and landscaping would not change from the previous Tentative Map that included all 7-units. Discussion was made regarding a Master Association that will care for the median along the entrance road, Cabin Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	48.5
Net Acres:	45.1

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North:	Beyond City Limits
South:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)

D) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning designation is in conformance with the General Plan.

KM

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

TRAILS

This site is required to provide a multi-use trail along the along the east side of Durango Drive and the south side of the Moccasin Road alignment. The submitted site plan indicates a fifteen-foot wide trail along both road frontages and therefore is in conformance with Trails Plan. The trail will ultimately be provided with the individual Tentative Maps for each single-family development.

RURAL PRESERVATION NEIGHBORHOOD

This site is also adjacent to a Rural Preservation Neighborhood to the west. The design of the subdivision on this property must be in conformance approved Site Development Plan Review and Rural Preservation Neighborhood standards. This was to be reviewed as part of the Tentative Map for the single-family subdivision in that area. Because the footprints and development details have not been submitted, this will need to be reviewed before the issuance of building permits. However, Rural Preservation development standards shall remain required for this proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards (From approved Site Development Plan Review)

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

KM

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	6,600 SF	N/A
Min. Lot Width	N/A	60	N/A
Min. Setbacks (Phases 1-5)			
• Front			
To Dwelling	N/A	14 Feet	N/A
To Garage	N/A	18 Feet	N/A
• Side	N/A	5 Feet	N/A
• Corner	N/A	10 Feet	N/A
• Rear	N/A	15 Feet	N/A
Min. Setbacks (Phase 6)			
• Front	30 Feet	30 Feet	N/A
• Side	10 Feet	10 Feet	N/A
• Corner	15 Feet	15 Feet	N/A
• Rear	35 Feet	35 Feet	N/A
Max. Lot Coverage	N/A	45%	N/A
Max. Building Height	2 Stories / 35 Feet	24 Feet	Y

The submitted development proposal is in conformance with the development standards for this site and the area. In addition, the lots within development phase 6 must meet R-E (Residence Estates) setbacks as indicated in section 19.08.040 of the zoning code.

Pursuant to Site Development Plan Review (SDR-1395), the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
228.40 acres	2.47	1.65	4.07 %	9.29 Acres	8.4%	20.40 Acres

The submitted site plan, which includes the 7 units, indicates a total of 20.40 acres of open space. This figure includes 8.5 acres of interior parks, 1.2 acres of trail open space along Durango Drive, and approximately 10.7 acres of open space along Moccasin Road, which will also serve as a Nevada power Company Easement. The 20.40 acres of open space provided exceeds the required amount of 9.29 acres of open space.

KM

B) General Analysis Discussion

- General information (Residential)

The proposed Tentative Map is one of 7 unit subdivisions that create large development parcels and establish the alignment of the primary east/west streets for those units. The originally approved Tentative Map (TMP-3055) provided open space in the center of the map and along the northern boundary of the development. The open space provided was compliant with the requirements in Title 19. Each of the 7 Units does not have individual open space, but all of the units combined have adequate open space. Besides the entrance street, Cabin Street, which is public, the streets throughout the rest of the 7 units will be 40-foot wide private streets.

- Cross Section

Cross-sections have been provided and depict a karst like topography with extreme variations that will require large amounts of cut and fill at various locations. The unique topography presents a situation that may require retaining walls to exceed the maximum allowable height. The applicant has indicated that the final grades will generally match natural grade at the outer perimeter of the overall Log Cabin Ranch development. Retainment heights that exceed Title 18 requirements are required to submit a waiver.

- Trails

According to the Interlocal Joint Use Planning Area Trails Plan, this unit is not required to provide a multi-use trail.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3529 APN: 125-04-001-008 (a portion)

Name of Property Owner: LAS VEGAS DUNES, INC.

Name of Applicant: D.R. HORTON

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: BARRY W BECKER

Subscribed and sworn before me

This 5th day of December, 2003

Karen Liedkie

Notary Public in and for said County and State

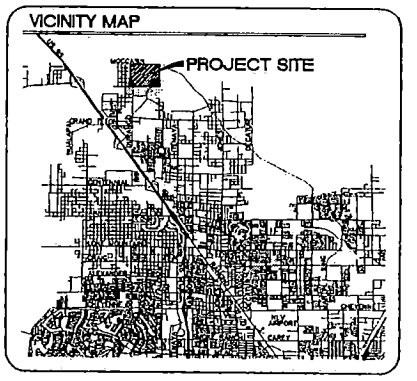
KAREN LIEDKIE
Notary Public, State of Nevada
Appointment No. 9457901
My Appt. Expires Jan. 29, 2007

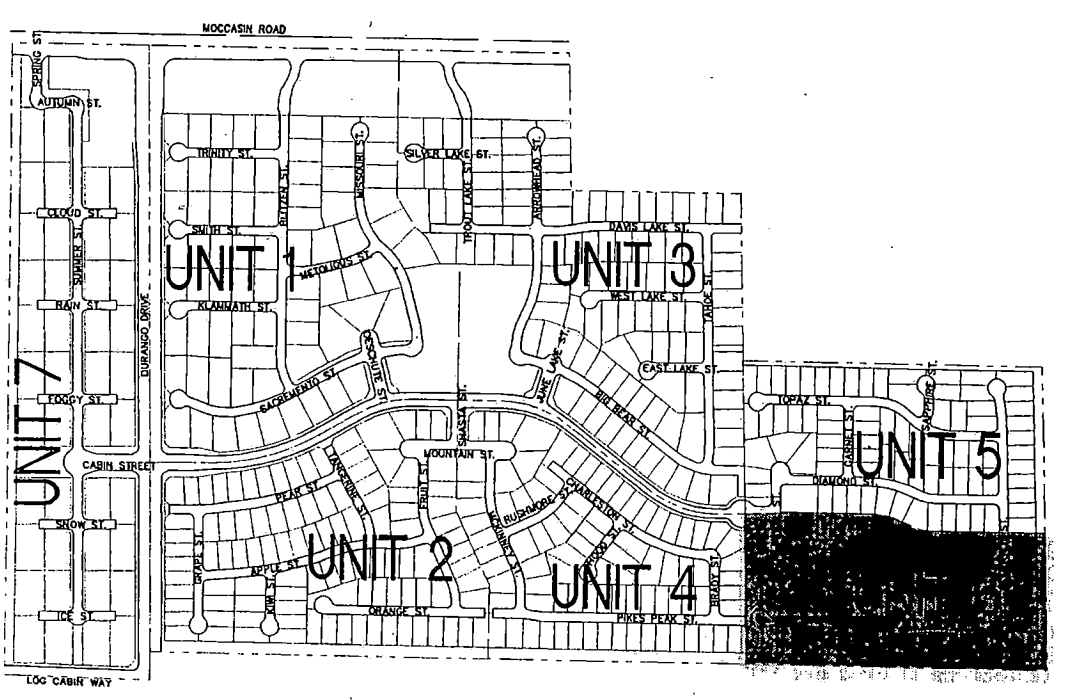
TENTATIVE MAP
FOR
LOG CABIN RANCH
UNIT 6
(A RESIDENTIAL SUBDIVISION)
CITY OF LAS VEGAS, NEVADA

by

D.R. HORTON

VICINITY MAP





CONDITIONS OF APPROVAL

ENGINEER
G.C. WALLACE INC.
2580 ANTHEM VILLAGE DR.
HENDERSON, NEVADA 89052
PHONE: (702) 804-2000

UTILITY SERVICES BY
WATER ..... L.V.V.W.D.
SEWER ..... CITY OF LAS VEGAS
REFUSE ..... REPUBLIC SERVICES
POWER ..... NEVADA POWER COMPANY
TELEPHONE ..... SPRINT
GAS ..... SOUTHWEST GAS CORPORATION
CABLE ..... COX CABLE TV

RECORD OWNER
DENVER TRUST COMPANY
50 S. JONES BLVD. #100
LAS VEGAS NV 89107-2872

LAS VEGAS DUNES INC
50 S. JONES BLVD. #100
LAS VEGAS NV 89107-3675

D.R. HORTON
6885 ESCONDIDO STREET
BLDG. A, SUITE 105
LAS VEGAS, NEVADA 89118

DEVELOPER
D.R. HORTON
6885 ESCONDIDO STREET
BLDG. A, SUITE 105
LAS VEGAS, NEVADA 89118
TEL: (702)435-4668

LAND USE
ZONING	R-PCD
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
GROSS ACREAGE	= 18.7
NET ACREAGE	= 18.7
NUMBERED LOTS	= 73 (13.3 ACRES)
LETTERED LOTS	= 4 (5.4 ACRES)

NOTE: NET ACREAGE = GROSS ACREAGE LESS MOCCASIN ROAD, DURANGO DRIVE, AND LOG CABIN WAY

REQUESTED WAIVERS
THE FOLLOWING WAIVERS ARE REQUESTED:

LEGAL DESCRIPTION
A PORTION OF THE NORTH HALF (N1/2) OF SECTION 6 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 19S RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

GARRY S. MATHESON — STATE OF NEVADA — No. 12767 — REGISTERED PROFESSIONAL ENGINEER — DATE

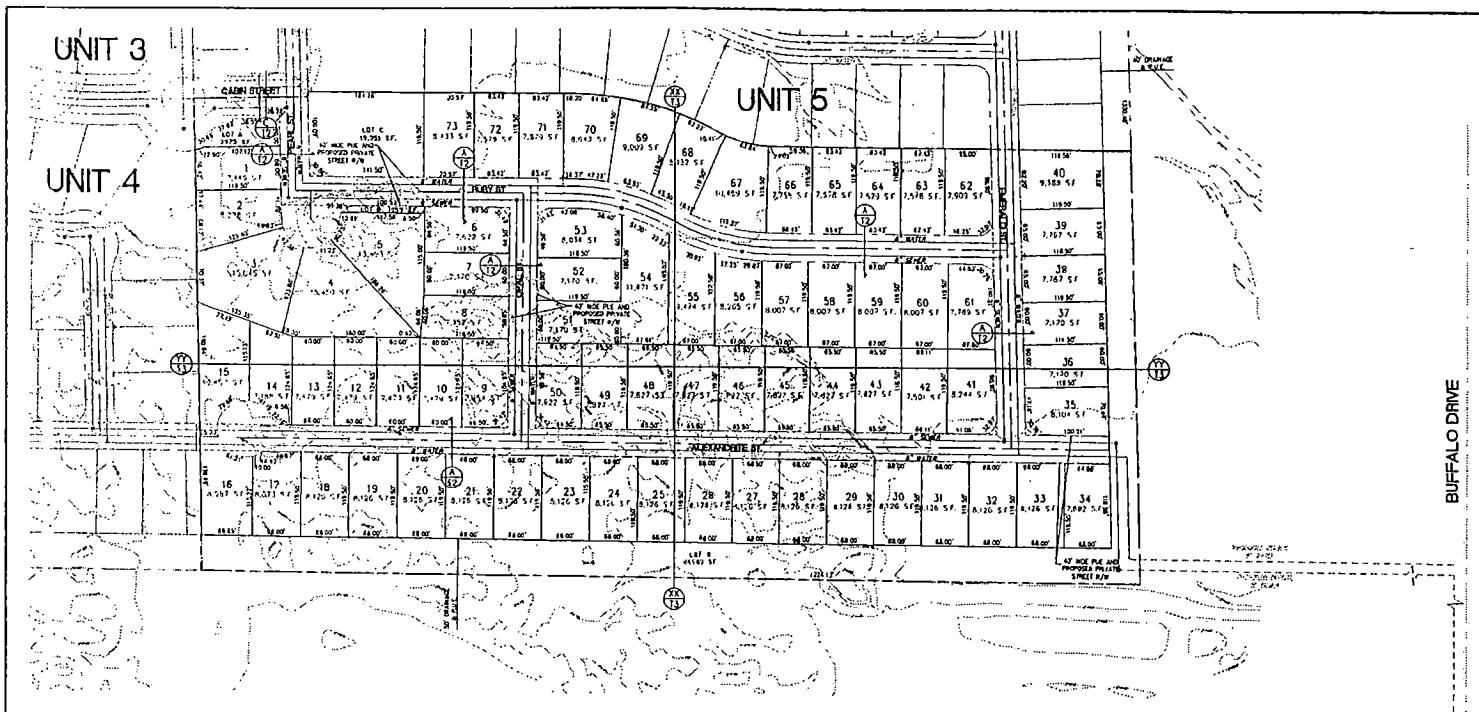
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
2580 ANTHEM VILLAGE DRIVE, HENDERSON, NEVADA 89052
TELEPHONE: (702) 804-2000 FAX: (702) 804-2799

LOG CABIN RANCH
BY DR HORTON
UNIT 6 - TENTATIVE MAP

DRAWING
T1
1 OF 3 SHTS

REVISED
12.23.03

TMP-3529
1-22-04 PC



NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- 8" PWTR — PROPOSED WATER
- 8" SEWER — PROPOSED SEWER

UNIT 6 SUMMARY:

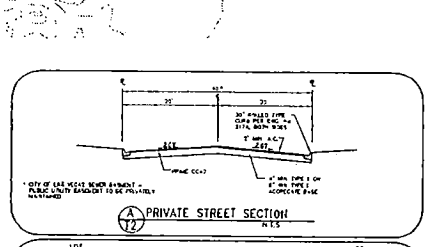
ZONING:	=	R-PD3
GROSS ACREAGE:	=	18.7±
NET ACREAGE:	=	15.7±
NET ACREAGE IS GROSS ACREAGE LESS DURANGO RD, MODOCHIAN RD., AND LOG CABIN WAY SQUARE FOOTAGE		
TOTAL NO. OF RESIDENTIAL LOTS:	=	73
DENSITY - LOTS/NET ACRE	=	4.6
AVERAGE LOT SIZE:	=	8,986 SF±
MINIMUM LOT SIZE:	=	7,125 SF±
MAXIMUM LOT SIZE:	=	15,950 SF±
TOTAL NO. OF LETTERED LOTS	=	4

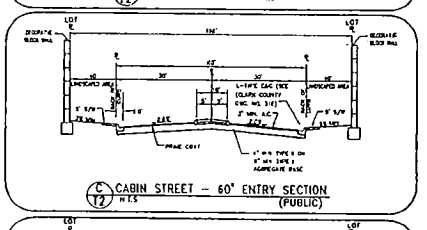
ESTIMATED SEWER CONTRIBUTION:

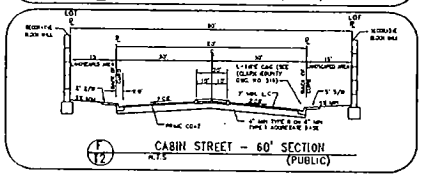
73 UNITS * 250 GPD/UNIT = 18,250 GPD
TOTAL AVERAGE CONTRIBUTION = 18,250 GPD = 0.018250 MGD
TOTAL PEAK FLOW = 0.018250 MGD * 3.2 (PEAK FACTOR)= 0.0584 MGD

NOTE:
THE FOLLOWING ITEMS DO NOT EXIST ON THE SITE

1. EXISTING STRUCTURES
2. EXISTING RIGHT OF WAY AND GRADES.
3. EXISTING UTILITY RIGHT OF WAY.
4. EXISTING IRRIGATION OR DRAINAGE CHANNEL.
5. EXISTING STORM DRAINS.
6. EXISTING SANITARY SEWER SYSTEMS.
7. EXISTING POTABLE WATER MAINS.
8. EXISTING PARKS, SCHOOL, PUBLIC OR QUASI-PUBLIC USES.
9. EXISTING STREETS WITH 150 FEET OF THE PROPOSED SUBDIVISION.







DANNY S. MOTADEEN
No. 9747
PROFESSIONAL ENGINEER
STATE OF NEVADA
DATE:

DESIGN
DRAWN:
CHECKED:
ISSUE DATE:
ISSUE DATE:
ISSUE DATE:
PLOT TIME: 10:43:08

G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 South Rainbow Blvd. Suite 400
Las Vegas, Nevada 89146
TELEPHONE: (702) 804-3500 • FAX: (702) 804-3599

LOG CABIN RANCH
BY DR HORTON
UNIT 6 - TENTATIVE MAP

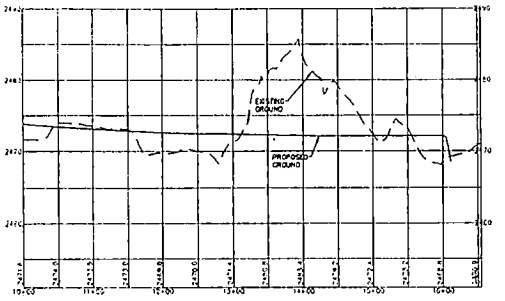
DRAWING
T2
2 OF 3 SHTS

REVISED
12.23.03

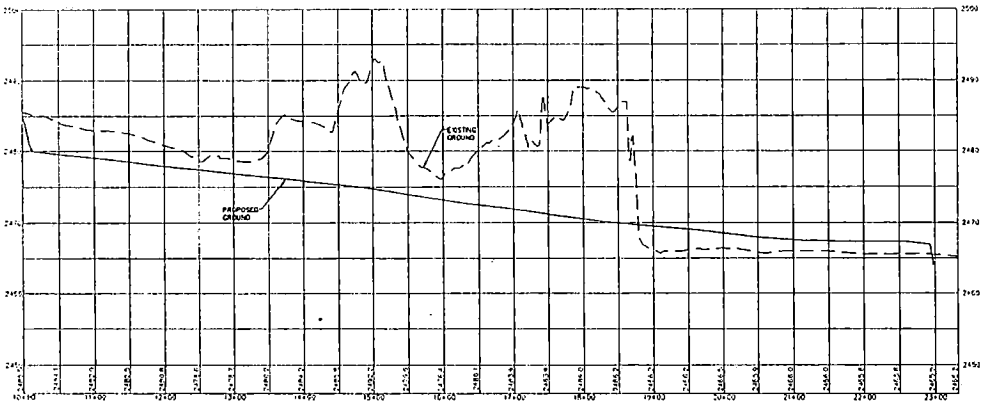
TMP-3529
1-22-04 PC

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



SECTION XX



SECTION YY

LOG CABIN RANCH
BY DR HORTON

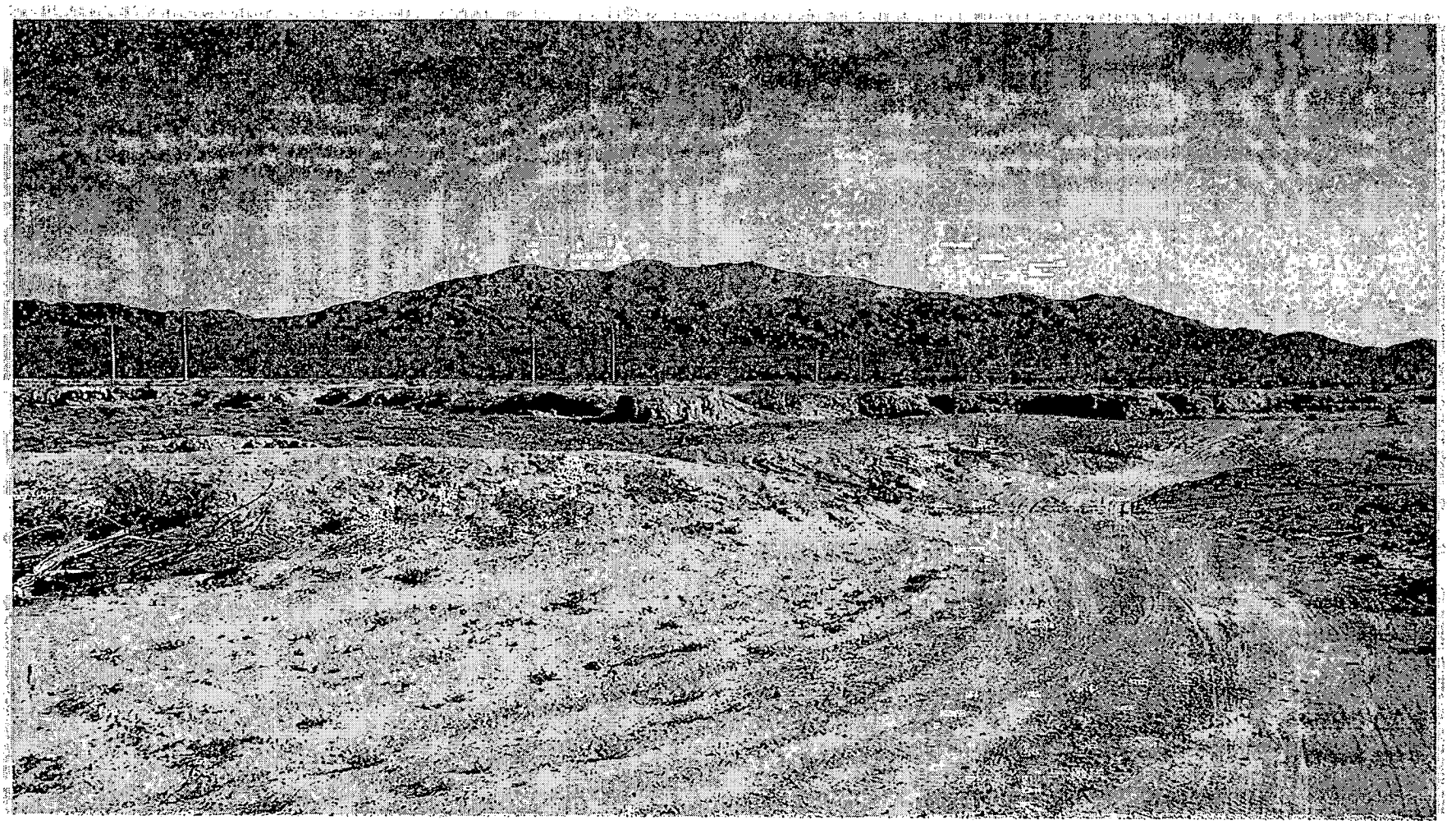
UNIT 6 - TENTATIVE MAP CROSS SECTIONS

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

DRAWING
T3
3 OF 3 SHTS

REVISED
12.23.03

TMP-3529
1-22-04 PC



TMP-3529 - LOG CABIN RANCH UNIT 6 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.
EAST OF DURANGO DRIVE, SOUTH OF MOCCASIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

TMP-3530 - LOG CABIN RANCH UNIT 7 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 43 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the west side of Durango Drive between Log Cabin Way and Moccasin Road (APN: 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

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:
GOYNES – ABEYANCE to 2/26/2004 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is in litigation with D.R. Horton and NIGRO excused

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, explained that Public Works Department requested the application be held in abeyance. He noted that the applicant did not agree to the abeyance and there is no letter from the applicant on file.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 9 – TMP-3530

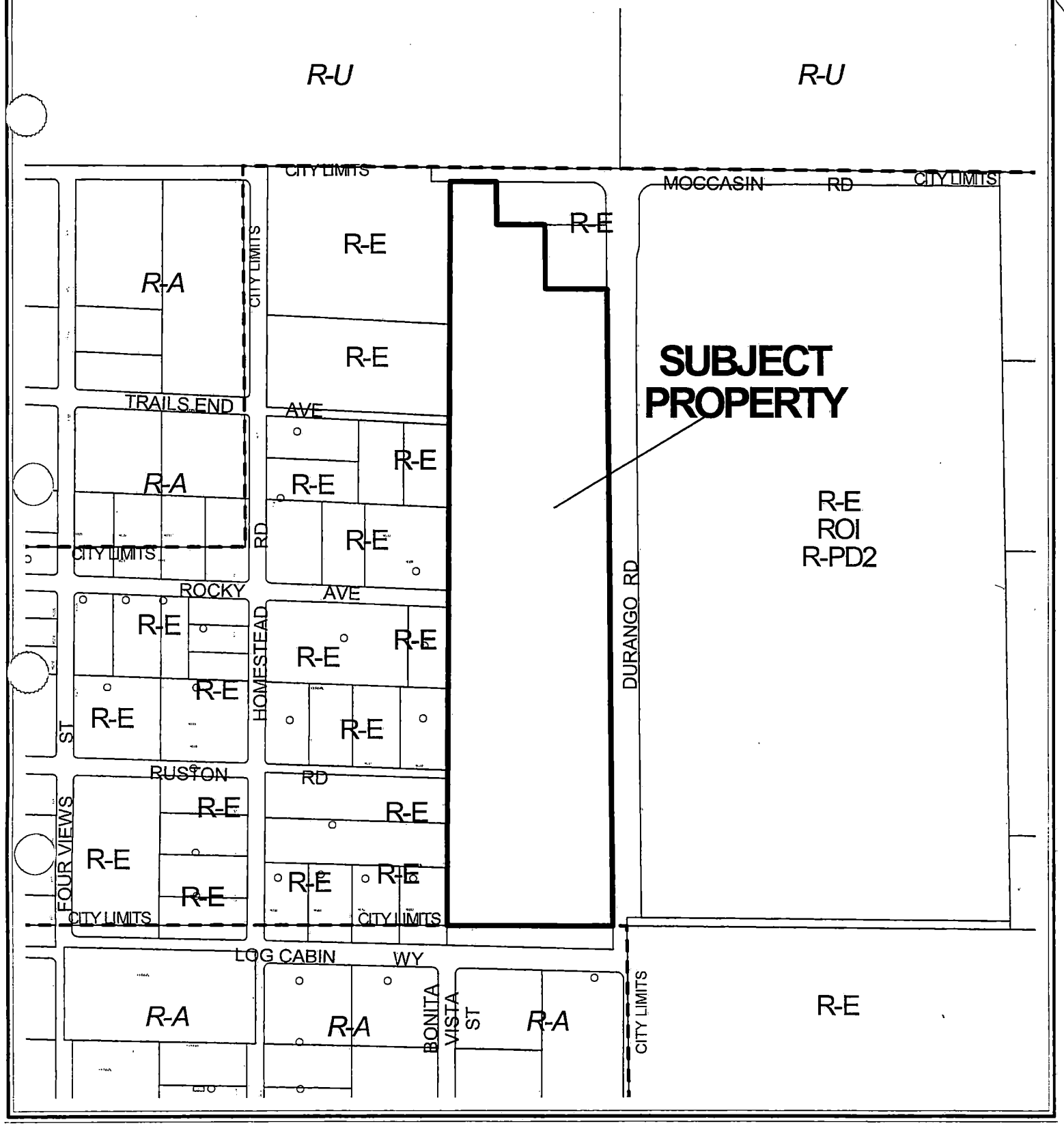
MINUTES – Continued:

DAVID GUERRA, Public Works Department, indicated that a previous zoning condition required that the termination of Ruston Road, Rocky Avenue, and Trails End Avenue be accomplished in a manner acceptable to the Department of Public Works. In this regard, he recommended Item 9 [TMP-3530] be held in abeyance pending receipt of the information as to how that requirement would be met.

Seeing as the applicant did not appear to represent his application, MR. CLAPSADDLE recommended the application be held in abeyance to the 2/26/2004 Planning Commission meeting

(5:23 – 5:24/8:55)

1-284/3-1482



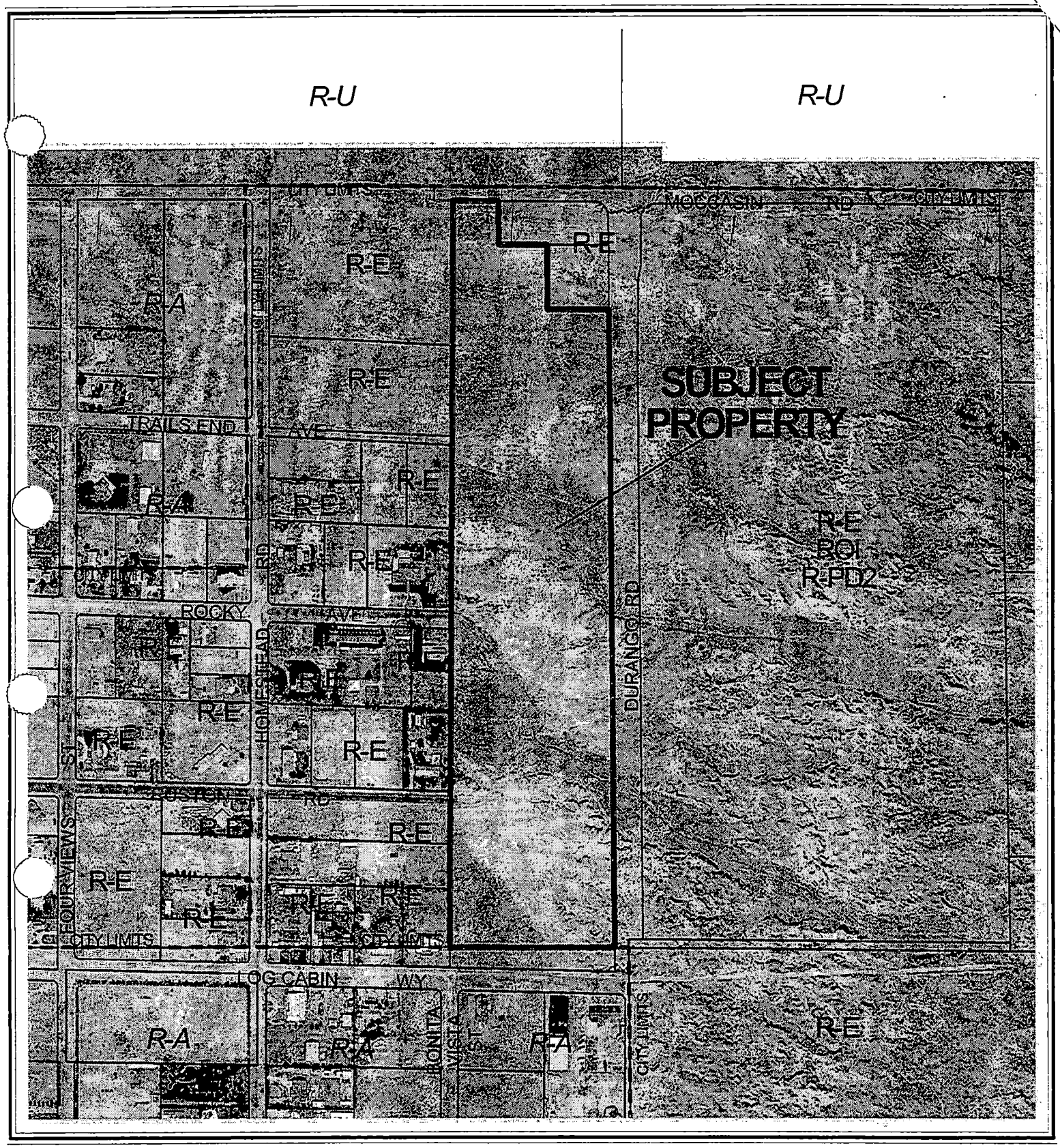
0 300 600 Feet

CASE: TMP-3530

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N


R-U
R-U
CITY LIMITS
MOCCASIN RD
R-E
R-E
R-A
R-E
SUBJECT PROPERTY
TRAILS END AVE
R-A
R-E
R-E
R-E
R-E
R-E
R-E
ROCKY AVE
R-E
R-E
R-E
R-E
R-E
R-E

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3530 - LOG CABIN RANCH UNIT 7 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.

** 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 Rezoning cases [Z-0085-01(1)] and [Z-0033-01(1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

KM

9. If not previously dedicated by the Master developer at the time of development, dedicate a half street right-of-way of 50 feet for Moccasin Road, 40 feet for Log Cabin Way, a 54 foot radius on the northeast corner of Log Cabin Way at Durango Drive and dedicate the right-of-way to terminate Ruston Road, Rocky Avenue, and Trails End Avenue in a manner acceptable to the Department of Public Works. Also Dedicate and construct turn lanes per standard drawing 201.1 at the intersection of Durango Drive and Moccasin Road, a bus stop on Durango Drive, and deceleration lanes on Moccasin Road and Durango Drive at the access points to this site as required by the Department of Public Works, unless specifically noted as not required in an approved update to the Traffic Impact Analysis.

10. Construct half-street improvements including appropriate overpaving (if legally able) on Moccasin Road, Log Cabin Way, Durango Drive, and the terminus of Ruston Road, Rocky Avenue, and Trails End Avenue adjacent to this site concurrent with development of this site. Two lanes of access paving in accordance with Standard Drawing #209 shall be provided along a legal access corridor on Mocassin Road between the proposed northern site access and Durango Drive concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for 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).

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. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 43-lot single family residential subdivision on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved the request for the Rezoning (Z-0001-99) on a property located on the north side of Log Cabin Way, west of Cimarron Road, from R-E (Residence Estates), to R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission recommended denial; Staff's recommendation was for approval.

05/24/99 The City Council approved the request for the Rezoning (Z-0009-99) on property located at the northeast corner of Cimarron Road and Log Cabin Way from R-E (Residence Estates) to: R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission and Staff recommended approval.

02/19/03 The City Council approved the request for the Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road. The Planning Commission and Staff recommended approval.

10/23/03 The Planning Commission approved the request for the Tentative Map Plan (TMP-3055) for a 7-lot subdivision on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment. Staff recommendation was for approval.

KM

B) Pre-Application Meeting

11/19/03 The applicant explained that the open space and landscaping would not change from the previous Tentative Map that included all 7-units. Discussion was made regarding a Master Association that will care for the median along the entrance road, Cabin Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	48.5
Net Acres:	45.1

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North:	Beyond City Limits
South:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)

D) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning designation is in conformance with the General Plan.

KM

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

TRAILS

This site is required to provide a multi-use trail along the along the east side of Durango Drive and the south side of the Moccasin Road alignment. The submitted site plan indicates a fifteen-foot wide trail along both road frontages and therefore is in conformance with Trails Plan. The trail will ultimately be provided with the individual Tentative Maps for each single-family development.

RURAL PRESERVATION NEIGHBORHOOD

This site is also adjacent to a Rural Preservation Neighborhood to the west. The design of the subdivision on this property must be in conformance approved Site Development Plan Review and Rural Preservation Neighborhood standards. This was to be reviewed as part of the Tentative Map for the single-family subdivision in that area. Because the footprints and development details have not been submitted, this will need to be reviewed before the issuance of building permits. However, Rural Preservation development standards shall remain required for this proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards (From approved Site Development Plan Review)

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	6,600 SF	N/A
Min. Lot Width	N/A	60	N/A
Min. Setbacks (Phases 1-5)			
• Front			
To Dwelling	N/A	14 Feet	N/A
To Garage	N/A	18 Feet	N/A
• Side	N/A	5 Feet	N/A
• Corner	N/A	10 Feet	N/A
• Rear	N/A	15 Feet	N/A
Min. Setbacks (Phase 6)			
• Front	30 Feet	30 Feet	N/A
• Side	10 Feet	10 Feet	N/A
• Corner	15 Feet	15 Feet	N/A
• Rear	35 Feet	35 Feet	N/A
Max. Lot Coverage	N/A	45%	N/A
Max. Building Height	2 Stories / 35 Feet	24 Feet	Y

The submitted development proposal is in conformance with the development standards for this site and the area. In addition, the lots within development phase 6 must meet R-E (Residence Estates) setbacks as indicated in section 19.08.040 of the zoning code.

Pursuant to Site Development Plan Review (SDR-1395), the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
228.40 acres	2.47	1.65	4.07 %	9.29 Acres	8.4%	20.40 Acres

The submitted site plan, which includes the 7 units, indicates a total of 20.40 acres of open space. This figure includes 8.5 acres of interior parks, 1.2 acres of trail open space along Durango Drive, and approximately 10.7 acres of open space along Moccasin Road, which will also serve as a Nevada power Company Easement. The 20.40 acres of open space provided exceeds the required amount of 9.29 acres of open space.

KM

B) General Analysis Discussion

- General information (Residential)

The proposed Tentative Map is one of 7 unit subdivisions that create large development parcels and establish the alignment of the primary east/west streets for those units. The originally approved Tentative Map (TMP-3055) provided open space in the center of the map and along the northern boundary of the development. The open space provided was compliant with the requirements in Title 19. Each of the 7 Units does not have individual open space, but all of the units combined have adequate open space. Besides the entrance street, Cabin Street, which is public, the streets throughout the rest of the 7 units will be 40-foot wide private streets.

- Cross Section

Cross-sections have been provided and depict a karst like topography with extreme variations that will require large amounts of cut and fill at various locations. The unique topography presents a situation that may require retaining walls to exceed the maximum allowable height. has indicated that the final grades will generally match natural grade at the outer perimeter of the overall Log Cabin Ranch development. Retainment heights that exceed Title 18 requirements are required to submit a waiver.

- Trails

This site is required to provide a multi-use trail along the along the south side of the Moccasin Road alignment. Details depicted in the Tentative Map Plan for this unit meet the Interlocal Joint Use Planning Area Trails Plan.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3530 APN: 125 05 604 047

Name of Property Owner: D.R. HORTON

Name of Applicant: D.R. HORTON

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

_____Yes _____✓_____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: Scott R. Partlow

Print Name: SCOTT R. PARTLOW

Subscribed and sworn before me

This 4 day of December, 2003

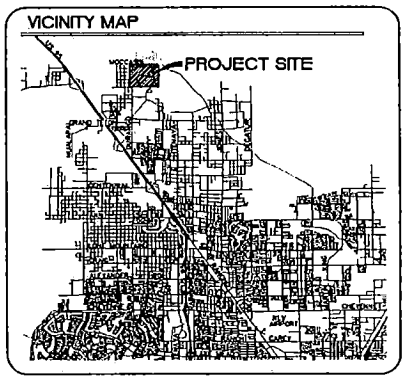
Notary Public in and for said County and State

TENTATIVE MAP
FOR
LOG CABIN RANCH
UNIT 7
(A RESIDENTIAL SUBDIVISION)
CITY OF LAS VEGAS, NEVADA

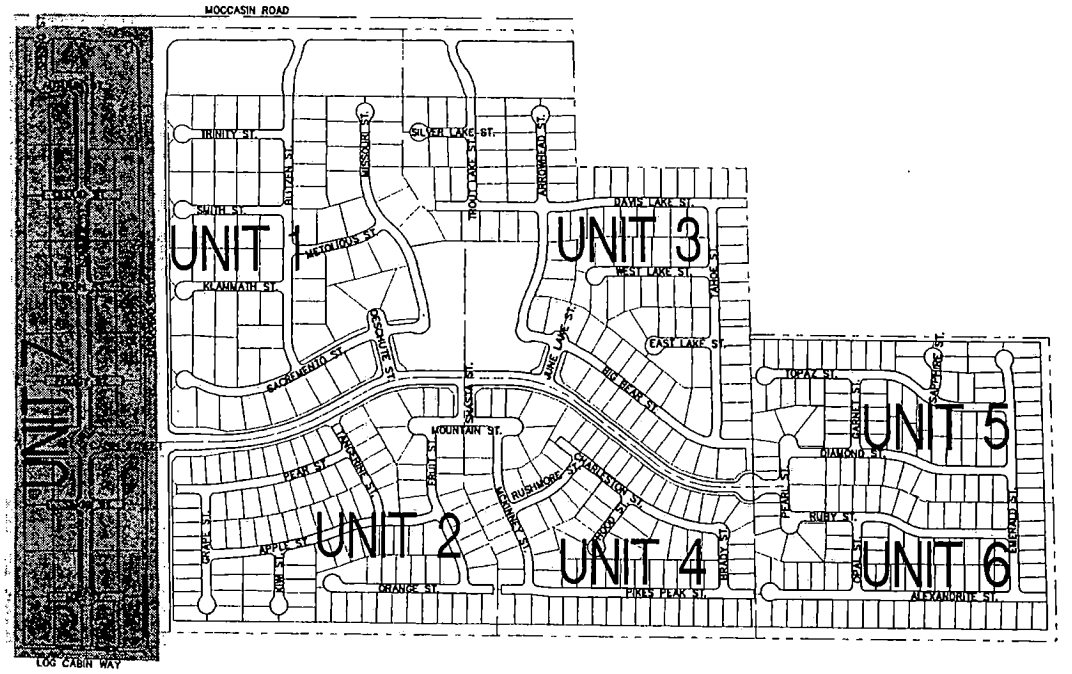
by

D.R. HORTON

VICINITY MAP



CONDITIONS OF APPROVAL



ENGINEER
G.C. WALLACE INC.
2560 ANTHEM VILLAGE DR.
HENDERSON, NEVADA 89052
PHONE: (702) 804-2000

UTILITY SERVICES BY
WATER ..... L.V.V.W.D.
SEWER ..... CITY OF LAS VEGAS
REFUSE ..... REPUBLIC SERVICES
POWER ..... NEVADA POWER COMPANY
TELEPHONE ..... SPRINT
GAS ..... SOUTHWEST GAS CORPORATION
CABLE ..... COX CABLE TV

RECORD OWNER
BECKER TRUST COMPANY
50 S. JONES BLVD #100
LAS VEGAS NV 89107-2872

LAS VEGAS DUNES INC
50 S. JONES BLVD #100
LAS VEGAS NV 89107-2872

D.R. HORTON
4645 ESCONDIDO STREET
BLDG. #1, SUITE 109
LAS VEGAS, NEVADA 89118

DEVELOPER
D.R. HORTON
4645 ESCONDIDO STREET
BLDG. #1, SUITE 109
LAS VEGAS, NEVADA 89118
TEL: (702)433-4688

LAND USE
ZONING:	R-PD8
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS ACREAGE	= 38.1
NET ACREAGE	= 34.7
NUMBERED LOTS	= 63 (183.6 ACRES)
LETTERED LOTS	= 16 (6.1 ACRES)

NOTE: NET ACREAGE = GROSS ACREAGE LESS MOCCASIN ROAD, DURANGO DRIVE, AND LOG CABIN WAY

REQUESTED WAIVERS
THE FOLLOWING WAIVERS ARE REQUESTED:

LEGAL DESCRIPTION
A PORTION OF THE NORTH HALF (N1/2) OF SECTION 6 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 19S RANGE 60 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

STATE OF NEVADA — PROFESSIONAL ENGINEER — SHAWN K. WALLACE — No. 6535

DESIGN
DRAWN
CHECKED
ISSUE DATE
REVISIONS — DESCRIPTION — DATE
PLOT DATE: 11-27-03
PLOT TIME: 13:46:12

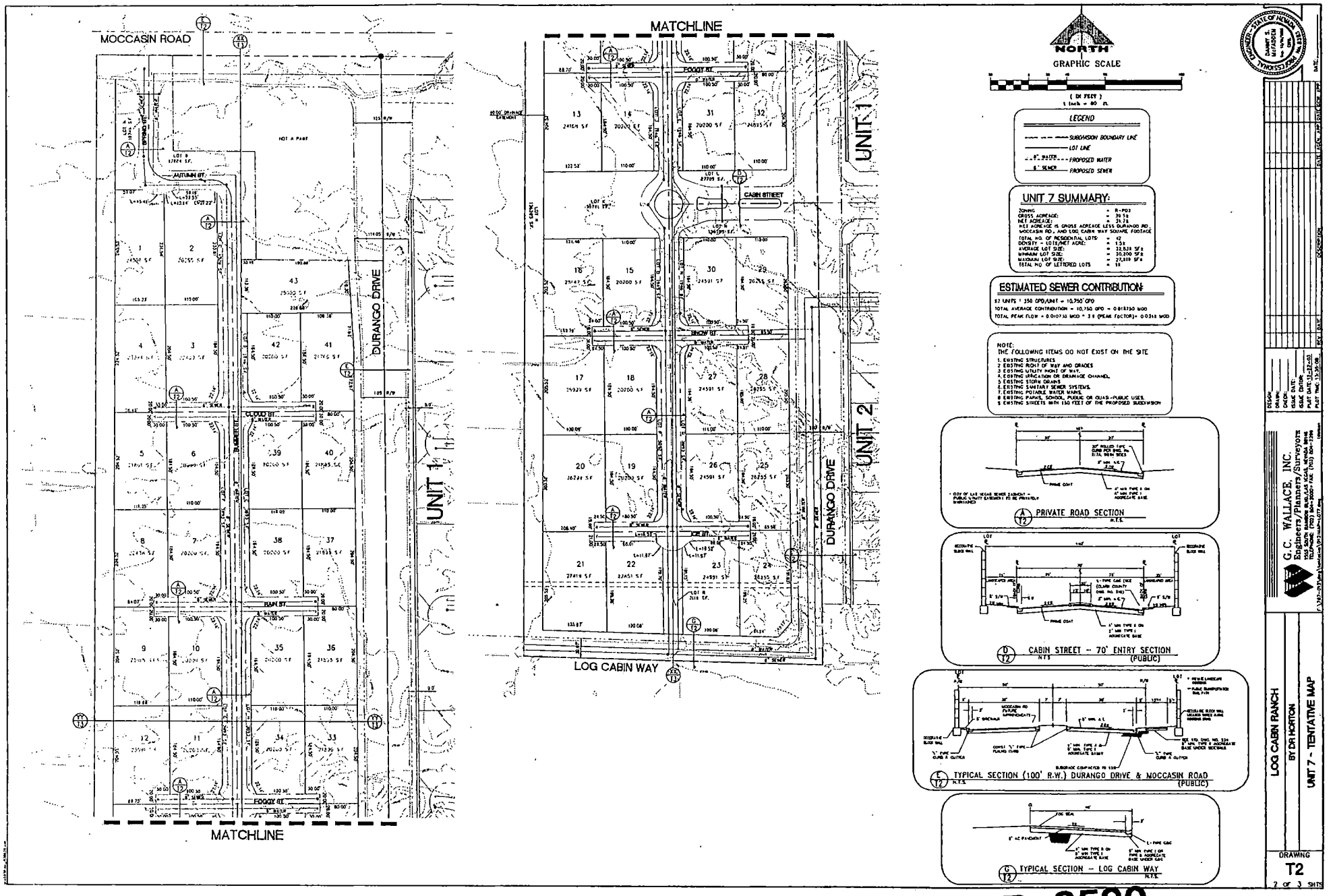
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
2560 SOUTH ANTHEM VILLAGE DR. HENDERSON, NEVADA 89052
TEL: (702) 804-2000 FAX: (702) 804-2099

LOG CABIN RANCH
BY DR HORTON
UNIT 7 - TENTATIVE MAP

DRAWING
T1
1 OF 3 SHTS

REVISED
12.23.03

TMP-3530
1-22-04 PC

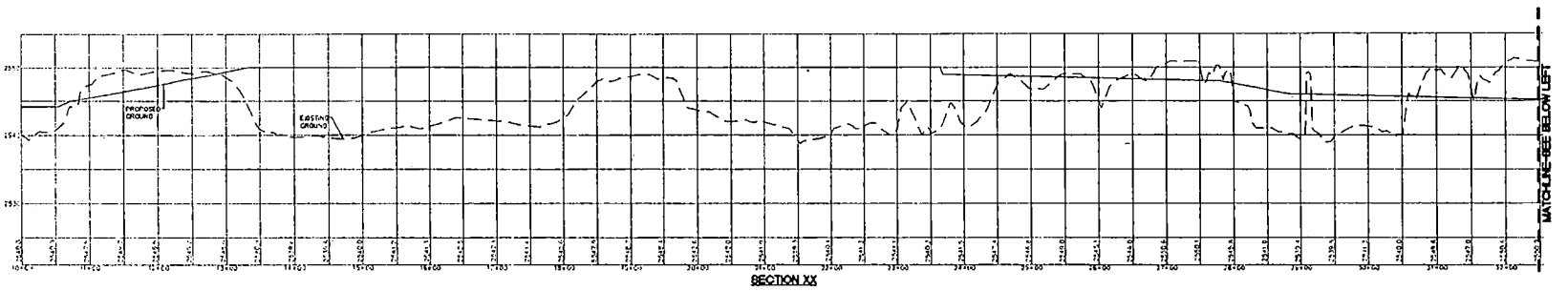


REVISED
12.23.03

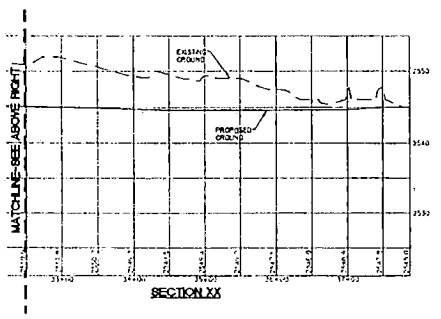
TMP-3530
1-22-04 PC

GRAPHIC SCALE

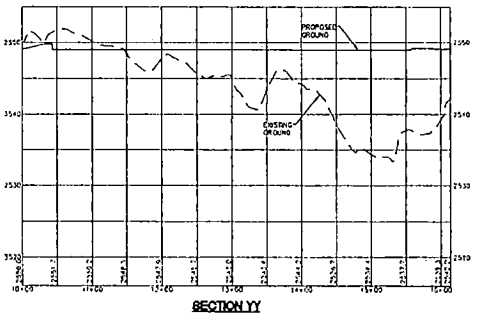
(IN FEET)
1 inch = 80 ft.



SECTION XX



SECTION XX



SECTION YY

ENGINEER - STATE OF NEVADA - PROFESSIONAL
DANNY S. MATARESE
No. 9383
DATE

DESIGN
DRAWN
CHECK
ISSUE DATE:
ISSUE EDITOR:
SURVEY FILE:
PLOT FILE:

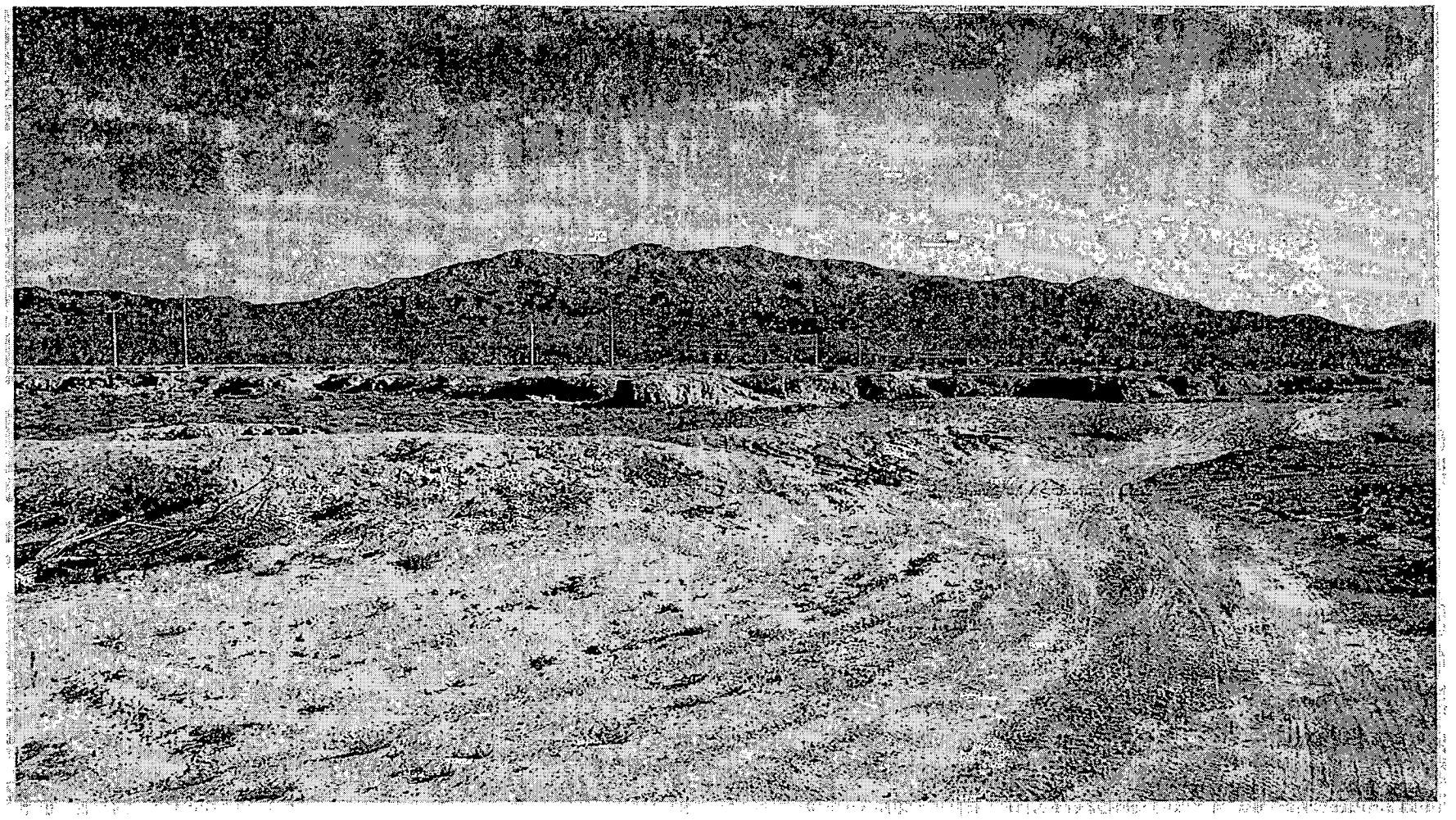
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1555 South Rainbow Blvd./Las Vegas, Nevada 89146
TELEPHONE: (702) 804-8000 • FAX: (702) 804-8299

LOG CABIN RANCH
BY DR HORTON
UNIT 7 - TENTATIVE MAP CROSS SECTIONS

DRAWING
T3
3 OF 3 SHTS

REVISED
12.23.03

TMP-3530
1-22-04 PC



TMP-3530 - LOG CABIN RANCH UNIT 7 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.
WEST SIDE OF DURANGO DRIVE BETWEEN LOG CABIN WAY AND MOCCASIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
TMP-3435 - LONGFORD @ LAKE MEAD (A COMMERCIAL SUBDIVISION) - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAUGH FAMILY LIVING - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISION on 6.91 acres adjacent to the southeast corner of Lake Mead Boulevard and Tonopah Drive (APN: 139-21-301-011 and 012), R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial), 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:
GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 10 – TMP-3435

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

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 case (ZON-3335) and all other site related activity (SDR-3340, SUP-3337, SUP-3338, and SUP-3339).

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

Public Works

7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

   I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

   II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

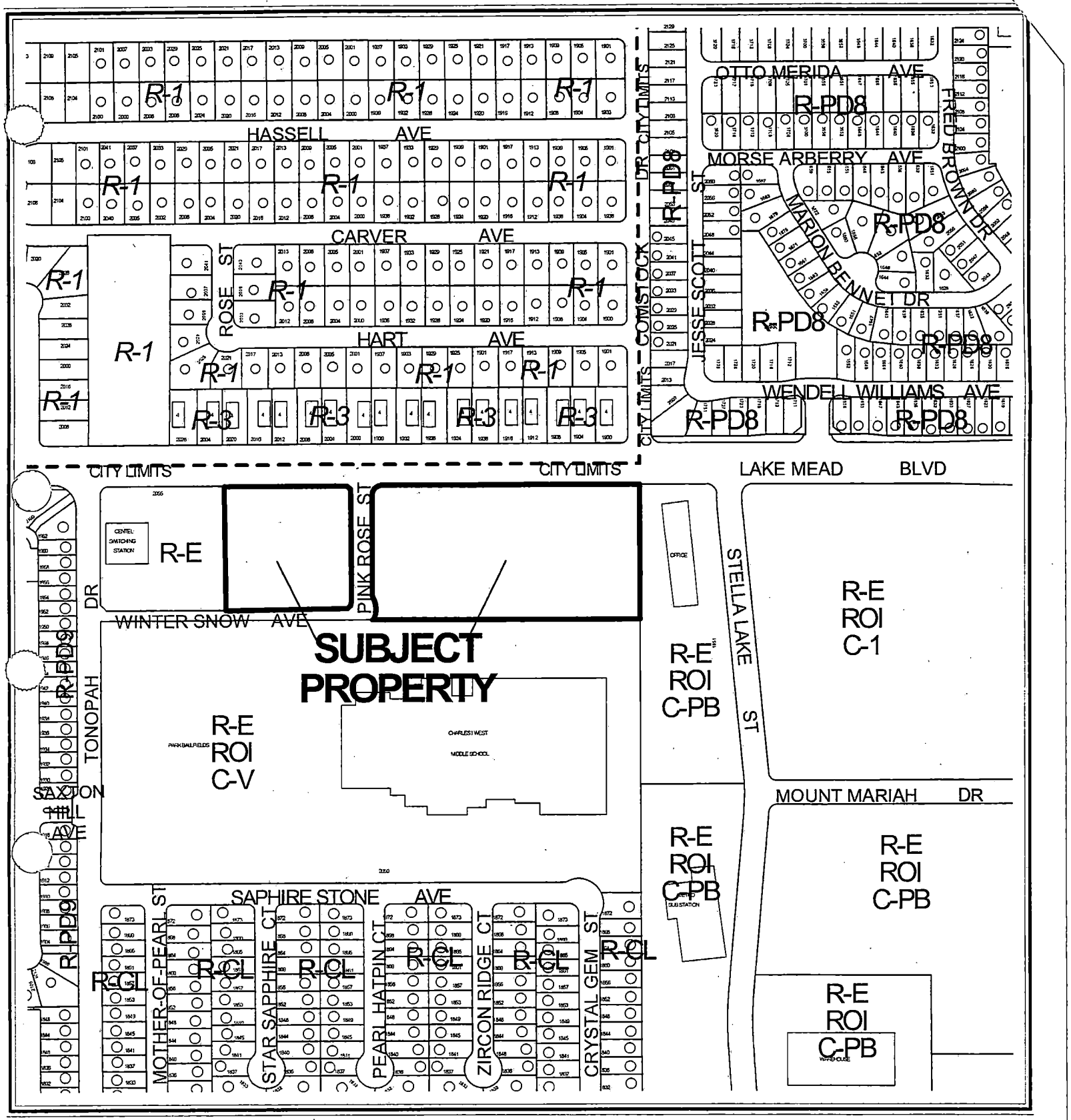
PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 10 – TMP-3435

CONDITIONS – Continued:

III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

8. Site development to comply with all applicable conditions of approval for ZON-3335, SDR-3340 and all other subsequent site-related actions.

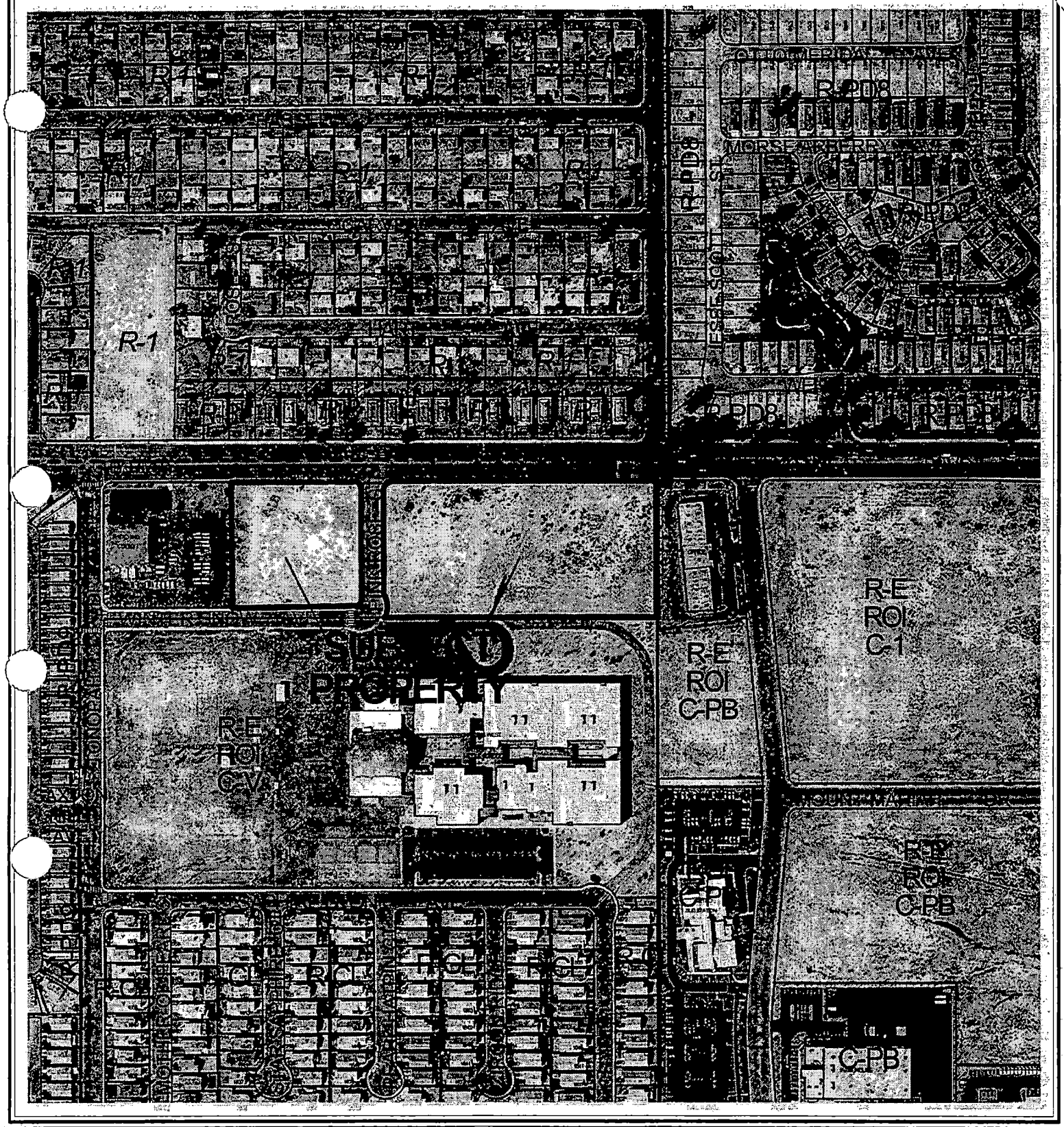
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval 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-3435

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



0 200 400 Feet

CASE: TMP-3435

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3435 - LONGFORD @ LAKE MEAD (A COMMERCIAL SUBDIVISION) - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAUGH FAMILY LIVING

** 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 Rezoning case (ZON-3335) and all other site related activity (SDR-3340, SUP-3337, SUP-3338, and SUP-3339).

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

Public Works

7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

   I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

8. Site development to comply with all applicable conditions of approval for ZON-3335, SDR-3340 and all other subsequent site-related actions.

9. 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.

KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map Plan for a 60,199 square foot commercial center on 7.0 acres adjacent to Lake Mead Boulevard and Pink Rose Street.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/20/95 The City Council approved a rezoning (Z-0096-95) of the subject site from R-E (Residence Estates) to C-1 (Limited Commercial) and C-V (Civic) as part of a larger request, with a 12-month time limit on the Resolution of Intent. The Planning Commission and Staff had recommended approval.

01/21/04 The City Council will hear the request for a rezoning (ZON-3335) from R-E (Residence Estates) to C-1 (Limited Commercial), as well as companion items Site Development Plan Review (SDR-3340), and Special Use Permits (SUP-3337, SUP-3338, SUP-3339). The Planning Commission and Staff had recommended approval on each of these items.

B) Pre-Application Meeting

11/21/04 Staff and applicant reviewed the Tentative Map application and process. No major issues were identified.

A) Site Area

Gross Acres: 7.0

B) Existing Land Use

Subject Property:	Vacant land
North:	Residential
South:	School
East:	Office
West:	Vacant land

KM

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	North Las Vegas
South:	PF (Public Facility)
East:	DTR-LI/R (Downtown Redevelopment - Light Industrial/ Research)
West:	PF (Public Facility)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
North:	North Las Vegas
South:	R-E (Residence Estates) under Resolution of Intent to C-V (Civic)
East:	R-E (Residence Estates) under Resolution of Intent to C-PB (Planned Business Park)
West:	R-E (Residence Estates)

E) General Plan Compliance

- Southeast Sector Plan of the General Plan

The requested C-1 (Limited Commercial) is one of the Zoning Districts that are associated with the SC (Service Commercial) Land Use of the Southeast Sector Plan. The proposed rezoning of the parcel therefore conforms to the General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
West Las Vegas 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

West Las Vegas Plan

This proposal fulfills Objective 2 of the Land Use Goals, Objectives and Recommendations Chapter of the West Las Vegas Plan in that the proposed development will bring needed businesses into West Las Vegas that will provide necessary goods and services to the citizens.

KM

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	N/A	Y
Min. Lot Width	100 Feet	1002 ft	Y
Min. Setbacks			
• Front	20 Feet	20 ft	Y
• Side	10 Feet	10 ft	Y
• Corner	15Feet	15 ft	Y
• Rear	20 Feet	20 ft	Y
Max. Lot Coverage	50 %	20%	Y
Max. Building Height	None	36 ft	Y
Trash Enclosure		Y	Y
Loading Zone		Y	Y
Mech. Equipment		Y	Y

The proposal meets the requirements of Title 19.

B) General Analysis Discussion

- General information (Residential/Commercial)

The proposed development is divided into two portions- Site 1 and Site 2. Site 1 will have primary access to Lake Mead by two entrances. A secondary entrance will be from Pink Rose. Site 1 will have two smaller pads toward the front and three larger pads along the back and side. The two larger of the three pads (Auto Repair Garage 1 and Auto Repair Garage 2) along the back and side and one of the smaller pads toward the front of the parcel (Auto Lube 3) will be automotive services.

The bay openings of Auto repair Garage 1 and Auto Repair Garage 2 will be facing Lake Mead and Pink Rose, contrary to standards. It is the position of that applicant that the landscaping of the site will obscure the visibility of the bays from the street.

- 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

According to the Interlocal Joint Use Planning Area Trails Plan, this project is not required to provide a multi-use trail.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3435 APN: 139-21-301-011 & 012

Name of Property Owner: Murtaugh Family Living Trust

Name of Applicant: Longford At Lake Mead, 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: C. Murtagh

Print Name: C. MURTAGH

Subscribed and sworn before me

This 25th day of November, 2003

A.K. Zebko

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
AK ZEBKO
No: 00-62579-1 My Appointment Expires Feb. 29, 2004

TENTATIVE MAP
FOR
LONGFORD AT LAKE MEAD

A COMMERCIAL SUBDIVISION
APNs: 139-21-301-011 AND 139-21-301-012
CITY OF LAS VEGAS, NEVADA

LEGAL DESCRIPTION

THIS PROJECT LIES WITHIN THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

BENCHMARK

CITY OF NORTH LAS VEGAS BENCHMARK NUMBER 8, BEING A NAIL AND 2" ROUND ALUMINUM DISK, IN THE TOP OF CURB, ON THE NORTH SIDE OF LAKE MEAD BOULEVARD AT THE INTERSECTION OF LAKE MEAD BOULEVARD AND TONOPAH STREET

ELEVATION (NAVD 88) = 630.970 METERS = 2068.47 FEET

BASIS OF BEARING

NORTH 89°55'08" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., BEING THE CENTERLINE OF LAKE MEAD BOULEVARD, AS SHOWN BY ONE CERTAIN PARCEL MAP RECORDED IN FILE 87, PAGE 45, OF PARCEL MAPS, CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

RECORD OWNER(S)

MURTAGH FAMILY LIVING TRUST
MURTAGH JOHN K AND SUSAN E TRS
3077 E. WARM SPRINGS ROAD
LAS VEGAS, NEVADA 89120
(702) 454-5300

DEVELOPER

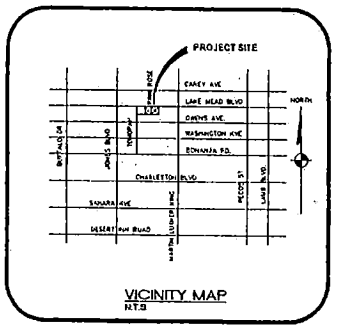
LONGFORD AT LAKE MEAD, LLC
3077 E. WARM SPRINGS ROAD
LAS VEGAS, NEVADA 89120
CONTACT: JOE P. GWERDER, P.E.
(702) 454-5300

ENGINEER

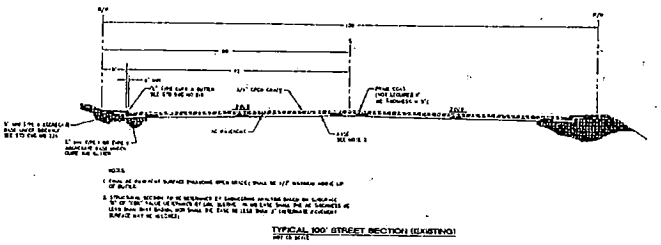
STANLEY CONSULTANTS 5820 S. EASTERN AVE. SUITE 200 LAS VEGAS, NEVADA 89119 (702) 369-9396
CONTACT: ERIC J. TURK, E.I.

LEGEND

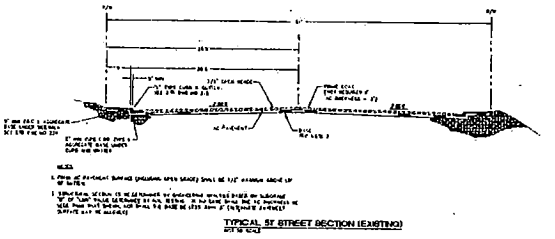
CENTERLINE	
RIGHT OF WAY LINE	
PROPERTY LINE	
PROPOSED LOT LINE	
EXISTING EDGE OF PAVEMENT	
EXISTING 5' CONTOUR	2140
EXISTING INTERMEDIATE CONTOUR	
EXISTING WATER LINE	EX. W
EXISTING SEWER LINE	EX SS
PROPOSED WATER LINE	PROP W
PROPOSED SEWER LINE	PROP SS
EXISTING STORM DRAIN LINE	EX SD
PROPOSED STORM DRAIN LINE	PROP SD
EXISTING CURB, GUTTER & SIDEWALK	
PROPOSED CURB, GUTTER & SIDEWALK	
EXISTING SANITARY SEWER MAN HOLE	S
PROPOSED SANITARY SEWER MAN HOLE	S
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING STREET LIGHT	
PROPOSED STREET LIGHT	
EXISTING STORM DRAIN MAN HOLE	D
PROPOSED STORM DRAIN MAN HOLE	D
WATER VALVE	
LOT NUMBER	XX
SEWER FLOW	
STREET GRADE	0.78%
CURVE ELEMENT	CL
EXISTING GRADE	(EX XX) XX



VICINITY MAP
N.T.S.



TYPICAL 100' STREET SECTION (EXISTING)
NOT TO SCALE



TYPICAL 57' STREET SECTION (EXISTING)
NOT TO SCALE

UTILITY SERVICES

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	SILVER STATE DISPOSAL
POWER:	NEVADA POWER COMPANY
TELEPHONE:	CENTRAL TELEPHONE COMPANY
NATURAL GAS:	SOUTHWEST GAS CORPORATION
CABLE:	COMMUNITY CABLE TV, INC.

LAND USE

ZONING	C-1
SETBACKS	
FRONT	20'
REAR	20'
SIDE	10'
GROSS ACRES	±8.91
TOTAL NO. OF LOTS	2
ASSESSOR'S PARCEL NO	139-21-301-011 & 012

SEWER CONTRIBUTION

AVERAGE DAY:	0.01209 MGD
PEAK HOUR:	0.01232 MGD

SITE ACREAGE

GROSS	±8.91 ACRES
NET	±8.91 ACRES

FLOOD ZONE INFORMATION

FEMA FIRM MAP No. 32003C2160 C
DATED: SEPTEMBER 27, 2007

FLOOD ZONE DESIGNATION: ZONE X

DESCRIPTION OF ZONE X FLOOD ZONE:
THOSE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

GENERAL NOTES

1. THIS SUBDIVISION IS NOT A PART OF A MASTER PLAN OR THE MASTER PLAN PROVIDED.
2. THERE ARE NO PROPOSED STORM DRAINS FOR THIS PROJECT.
3. NO GROUND WATER IS ANTICIPATED FOR THE DEVELOPMENT OF THE PROJECT SITE.
4. NO KNOWN FAULTS OR FISSURES EXIST WITHIN THE PROJECT SITE.
5. LANDSCAPING ONSITE WILL BE MAINTAINED BY THE DEVELOPER.
6. IT IS ANTICIPATED THAT CC & Rs WILL BE FILED CONCURRENTLY WITH THE FINAL MAP.
7. WATER SERVICE IS TO BE PROVIDED BY THE LAS VEGAS VALLEY WATER DISTRICT FROM EXISTING WATER STUBS CONNECTED TO AN EXISTING TRANSMISSION MAIN IN LAKE MEAD BOULEVARD.
8. SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF LAS VEGAS UTILITIES DIVISION FROM EXISTING SEWER STUBS INTO THE PROPOSED PROJECT FROM LAKE MEAD BOULEVARD.
9. COMMERCIAL STRIP MALL AND AUTO LUBE/REPAIR USES ARE THE PROPOSED USES OF THE PROJECT SITE. DETAILED REVIEW OF THE SITE DEVELOPMENT IS IN THE PROCESS WITH THE SITE DEVELOPMENT REVIEW APPLICATION SUBMITTED BY LEE & SAKAHARA ARCHITECTS, AIA.
10. CENTER LINE OF LAKE MEAD BOULEVARD IS CORPORATE BOUNDARY BETWEEN CITY OF LAS VEGAS AND CITY OF NORTH LAS VEGAS.
11. ALL EXISTING UTILITIES ARE WITHIN PUBLIC RIGHT OF WAY, AND EASEMENTS ENCUMBERING PROPERTY.
12. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

WILLIAM R. WORKMAN
No. 8986
STATE OF NEVADA
PROFESSIONAL ENGINEER

0	SUBMITTED FOR 1st REVIEW	CA	CAT	11-24-03

SCALE (V): N/A
SCALE (H): N/A
DRAWN BY: CA
CHECKED BY: CAT, WRW
DATE: 11-24-03

Stanley Consultants INC.
5820 S. Eastern Avenue, Suite 200
Las Vegas, Nevada 89119
(702) 369-9396 Fax (702) 369-4193

LONGFORD AT LAKE MEAD, LLC
LONGFORD AT LAKE MEAD
TENTATIVE MAP
CITY OF LAS VEGAS NEVADA

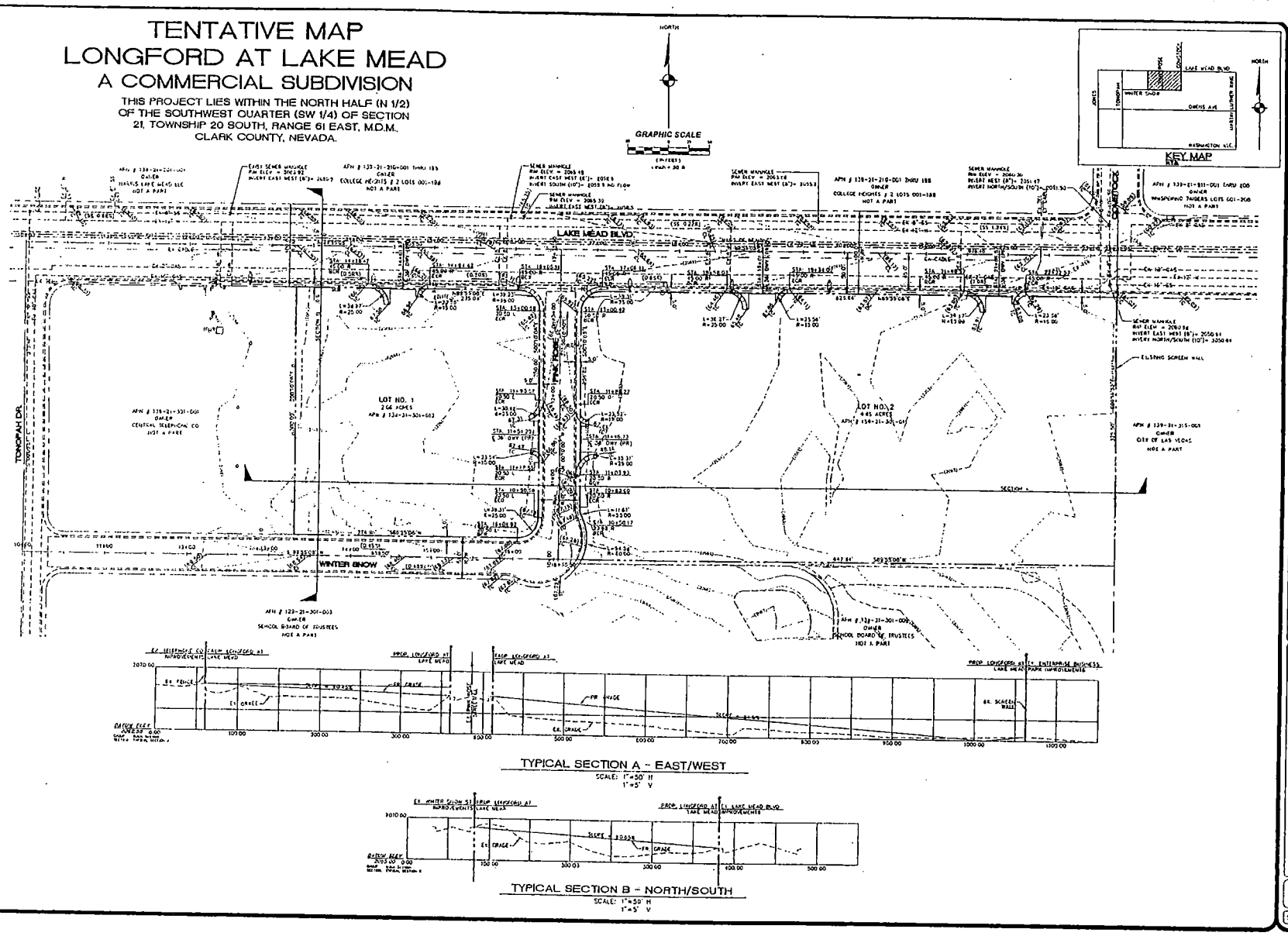
SCI PROJECT / 16998.01.00

SHEET 1 OF 2

TMP-3435
STAFF 1-22-04 PC

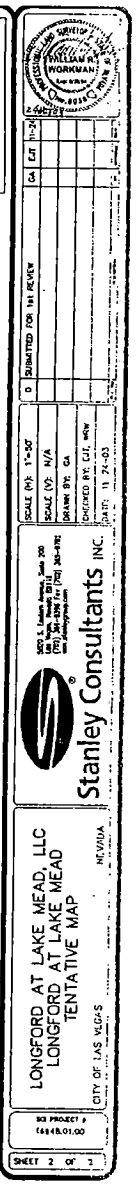
TENTATIVE MAP
LONGFORD AT LAKE MEAD
A COMMERCIAL SUBDIVISION

THIS PROJECT LIES WITHIN THE NORTH HALF (N 1/2)
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION
21, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.
CLARK COUNTY, NEVADA.

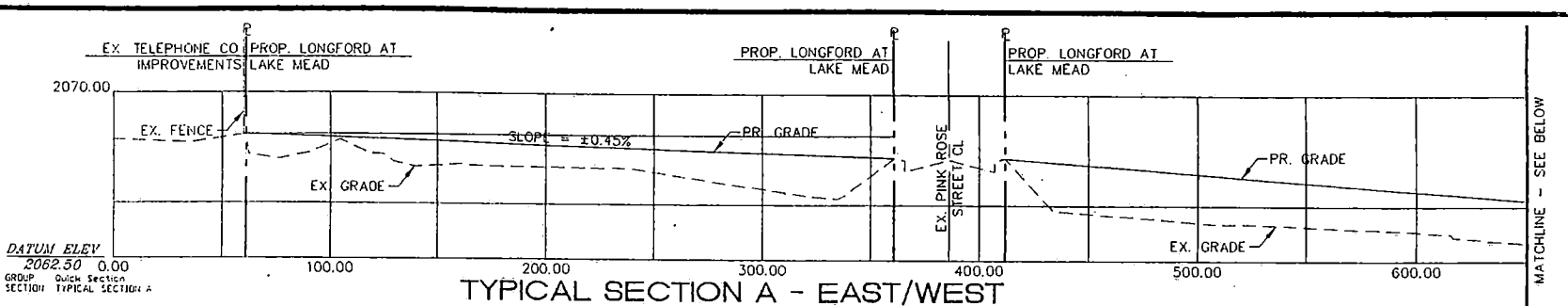


TYPICAL SECTION A - EAST/WEST
SCALE: 1"=50' H
1"=5' V

TYPICAL SECTION B - NORTH/SOUTH
SCALE: 1"=50' H
1"=5' V

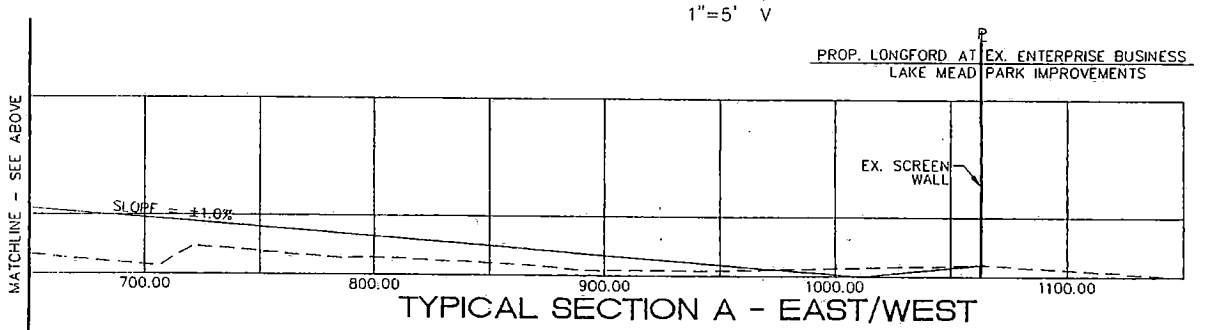


STAFF TMP-3435
1-22-04 PC



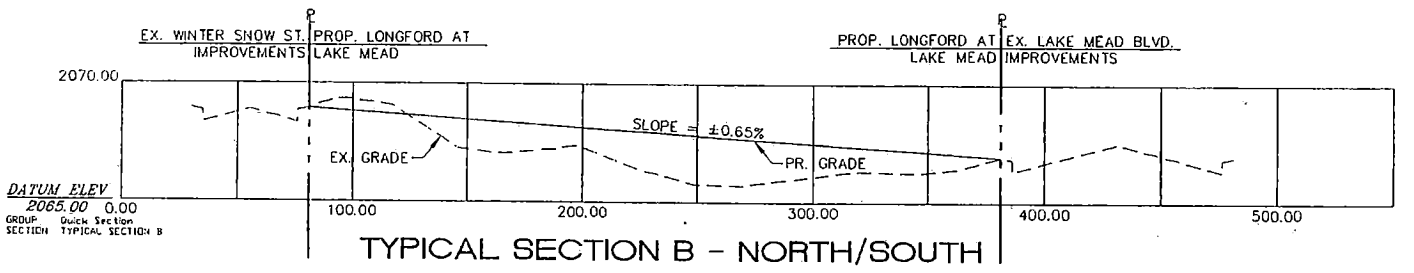
TYPICAL SECTION A - EAST/WEST

SCALE: 1"=50' H
1"=5' V



TYPICAL SECTION A - EAST/WEST

SCALE: 1"=50' H
1"=5' V



TYPICAL SECTION B - NORTH/SOUTH

SCALE: 1"=50' H
1"=5' V

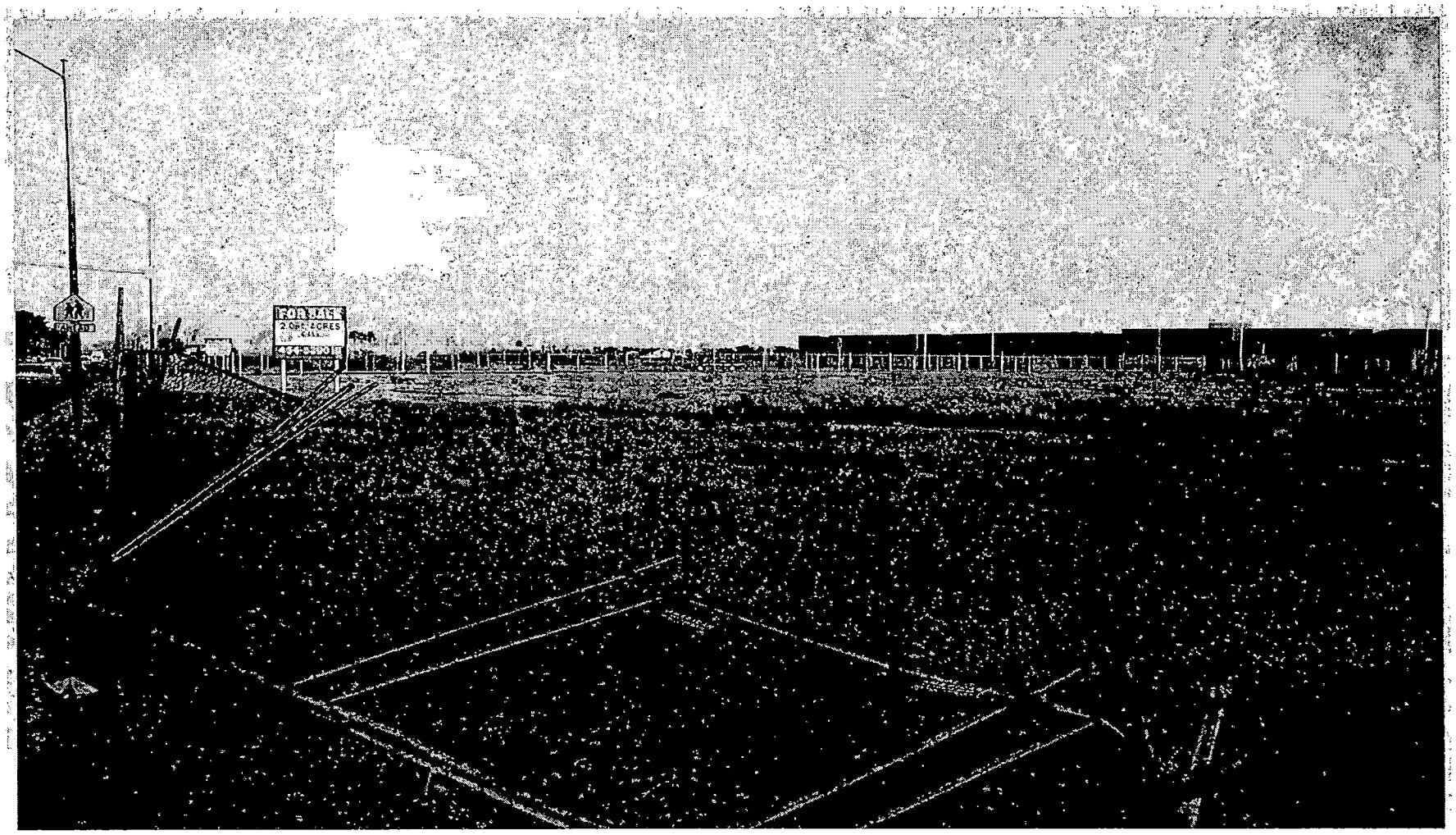
Stanley Consultants INC.

LONGFORD
LONGFORD AT LAKE MEAD
CITY OF LAS VEGAS

TYPICAL STREET CROSS SECTION DRAWINGS
FOR EXISTING LAKE MEAD BLVD. &
PINK ROSE ST.

DATE: 11-24-03

TMP-3435
STAFF 1-22-04 PC



TMP-3435 - LONGFORD @ LAKE MEAD (A COMMERCIAL SUBDIVISION) - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAUGH FAMILY LIVING
SOUTHEAST CORNER OF LAKE MEAD BOULEVARD AND TONOPAH DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

11/07/03

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

TMP-3436 - SILVERSTONE RANCH PARCEL 7A - PULTE HOMES ON BEHALF OF PN II, INC. - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 8.47 acres adjacent to the west side of Rainbow Boulevard and Monte Viso Drive, approximately 1,450 feet west of Rainbow Boulevard (APN: 125-10-710-047, 050, 001, 002, 004, 005, and 006), R-PD3 (Residential Planned Development – 3 Units Per Acre) Zone, Ward 6 (Mack).

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:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 11 – TMP-3436

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, for the record, clarified that Condition 5 pertains to the height of the perimeter walls which will be 8 feet high around the entire development and did not refer to the interior walls of the development.

(5:15 – 5:23)

1-179

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 case (ZON-3335) and all other site related activity (SDR-3340, SUP-3337, SUP-3338, and SUP-3339).

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

Public Works

7. Petition of Vacation VAC-2836 must record prior to the recordation of a Final Map for this site.

CONDITIONS - Continued:

8. 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.

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

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

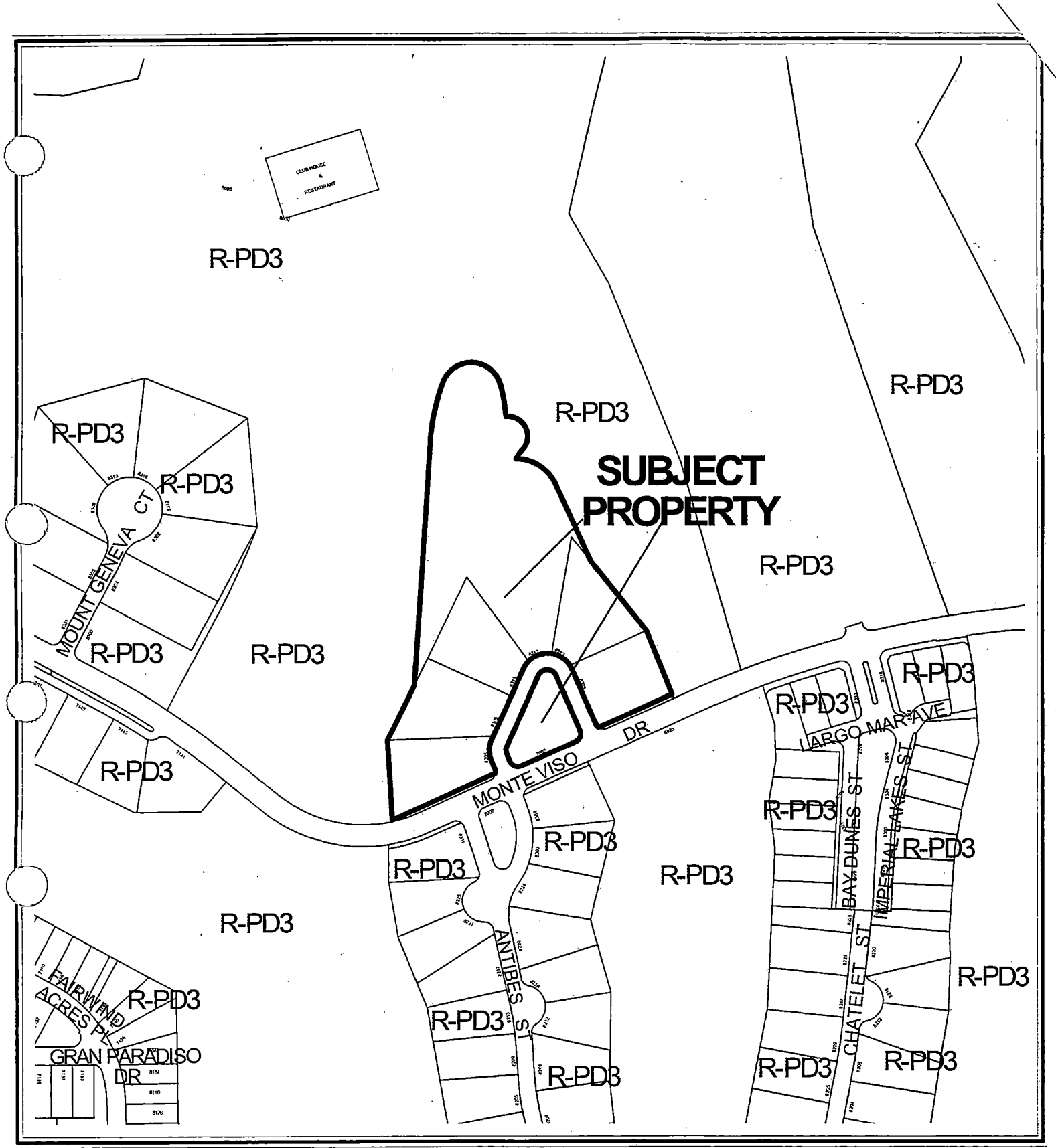
11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

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 the Silverstone Ranch AKA Mountain Spa Tentative Map, the Silverstone Ranch AKA Mountain Spa Traffic Impact Analysis, Z-0075-91, the Silverstone Ranch AKA Mountain Spa Development Agreement and all other applicable site-related actions.

CONDITIONS - Continued:

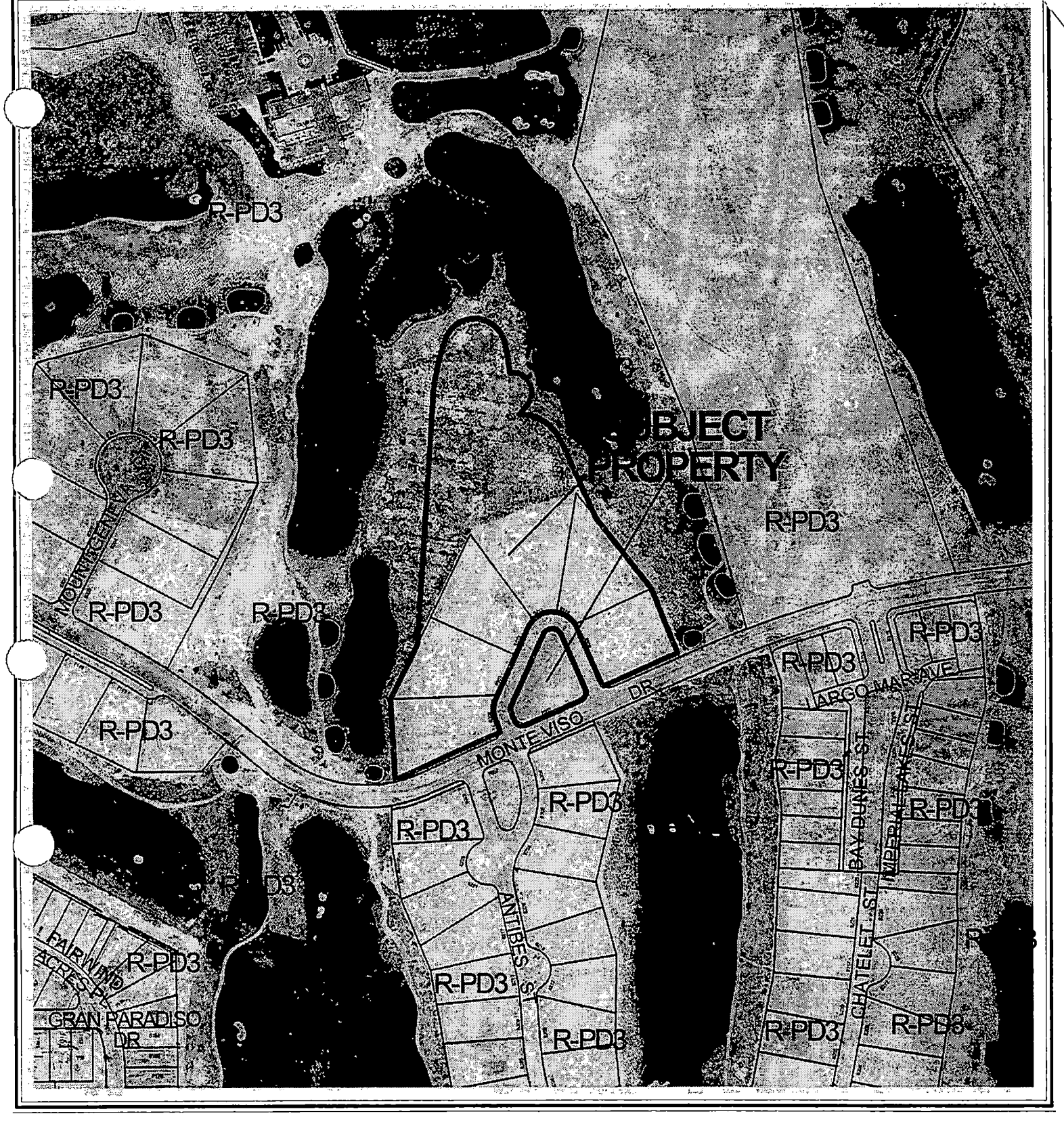
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to 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-3436

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



0 200 400 Feet

CASE: TMP-3436

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3436 - SILVERSTONE RANCH PARCEL 7A - PULTE HOMES ON BEHALF OF PN II, INC.

** 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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KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map Plan Review For a 23 lot single family subdivision on 8.47 acres adjacent to the west side of Rainbow Boulevard and Monte Viso Drive, approximately 1450 feet west of Rainbow Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

10/02/91 The City Council approved a Rezoning (Z-0075-91) from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units Per Acre) and C-1 (Limited Commercial). The Planning Commission recommended approval. Case file does not contain a staff report. Staff's recommendation is unknown.

12/18/91 The City Council approved the Development Agreement (DA-0001-91) for the Mountain Spa Master Development Plan, determining that it was consistent with the Master Plan. The Planning Commission and Staff recommended approval.

09/04/02 The City Council approved a Site Development Plan Review [Z-0075-91(13)], a revised Master Development Plan containing 1873 lots on 635.80 acres generally located between Grand Teton Road on the south, Iron Mountain Road on the north, Rainbow Boulevard on the east and Buffalo Drive on the west. The Planning Commission and Staff recommended approval.

B) Pre-Application Meeting

11/13/03 No major issues were identified.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	8.47 acres
Net Acres:	6.92 acres

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	R-PD3 (Residential Planned Development - 3 Units Per Acre)
North:	R-PD3 (Residential Planned Development - 3 Units Per Acre)
South:	R-PD3 (Residential Planned Development - 3 Units Per Acre)
East:	R-PD3 (Residential Planned Development - 3 Units Per Acre)
West:	R-PD3 (Residential Planned Development - 3 Units Per Acre)

D) General Plan Compliance

The subject site is currently zoned R-PD3 (Residential Planned Development - 3 Units Per Acre) in the Centennial Hills Sector Plan of the General Plan. The proposed overall development density of 2.71 dwelling units per acre on the 8.47-acre site is consistent with the rezoning [Z-0075-91] to R-PD3 (Residential Planned Development – 3 Units Per Acre). The R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning designation compliments the adjacent rural residential zoning designations.

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

This project is not within any special area plans, overlay districts or study areas that affect the subject site, nor is it adjacent to any of the trails within the City of Las Vegas Interlocal Joint Use Planning Area Trails Plan.

KM

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Development Standards from Site Development Plan Review Z-0075-91(13), apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front			
(to entry garage)	18 Feet	18 Feet	Y
(side entry)	10 Feet	10 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	15 Feet	15 Feet	Y
Number of Lots	--	23	Y
Max. Density	3.59	2.71	Y
Private/Public Street	Either	Private	Y
Min. Street Width	27 Feet	39 Feet	Y

This proposal meets the requirements set by the Site Development Plan Review Z-0075-91(13).

Open Space Required: 1,348,182 Square Feet (30.95 Acres)
Open Space Provided: 11,901,898 /1/ Square Feet (273.23 Acres)

Pursuant to Title 19.06, the following Open Space Standards apply to the entire Silverstone Ranch 7A Development from Z-0075-91 (13) subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
635.8 acres	2.95	1.65	4.9 %	1,357,077 SF	232.7 %	11,901,898 SF
7a: 8.47 acres	2.71	1.65	4.5 %	16,603 SF	175%	29,077 SF

The proposal meets the open space requirements as the entire Silverstone Ranch Development as well as within the subject development of 7A.

KM

B) General Analysis Discussion

- General information (Residential/Commercial)

The executive homes are designated for parcel 7A, are located within the interior of the development along the golf course fairways. The executive homes will typically be 3,910 square feet in size and will be located on lots that are typically 70 feet wide by 125 feet deep (8,750 square feet).

All proposed lots would be accessed from 39-foot wide private streets, however; only certain upgrade and executive parcels will be gated. The elevations for all the housing types depict both one story and two story products consisting of beige stucco construction with reddish and bluish tile roofs.

- 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 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, such as this development, is allowed a maximum 6-foot retaining wall. The cross sections show retaining walls greater than the 6-foot maximum height allowed which exceed the acceptable parameters allowed by Subdivision Code 18.08.110. This site presents wall faces that exceed 8 feet in height as viewed from the property adjacent to the proposed project. However, the retaining walls exceeding the maximum allowed height and the wall faces that exceed 8 feet in height are within the overall Silverstone Ranch AKA Mountain Spa master planned community and do not abut public streets or outside properties.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-3436** APN: 125-10-710-047; 125-10-710-050 125-10-710-001, 002, 004, 005, 006

Name of Property Owner: PN II, Inc d/b/a Pulte Homes

Name of Applicant: Pulte 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: Don Boettcher

Subscribed and sworn before me

This 30 day of October, 2003

Flor M. Galarza

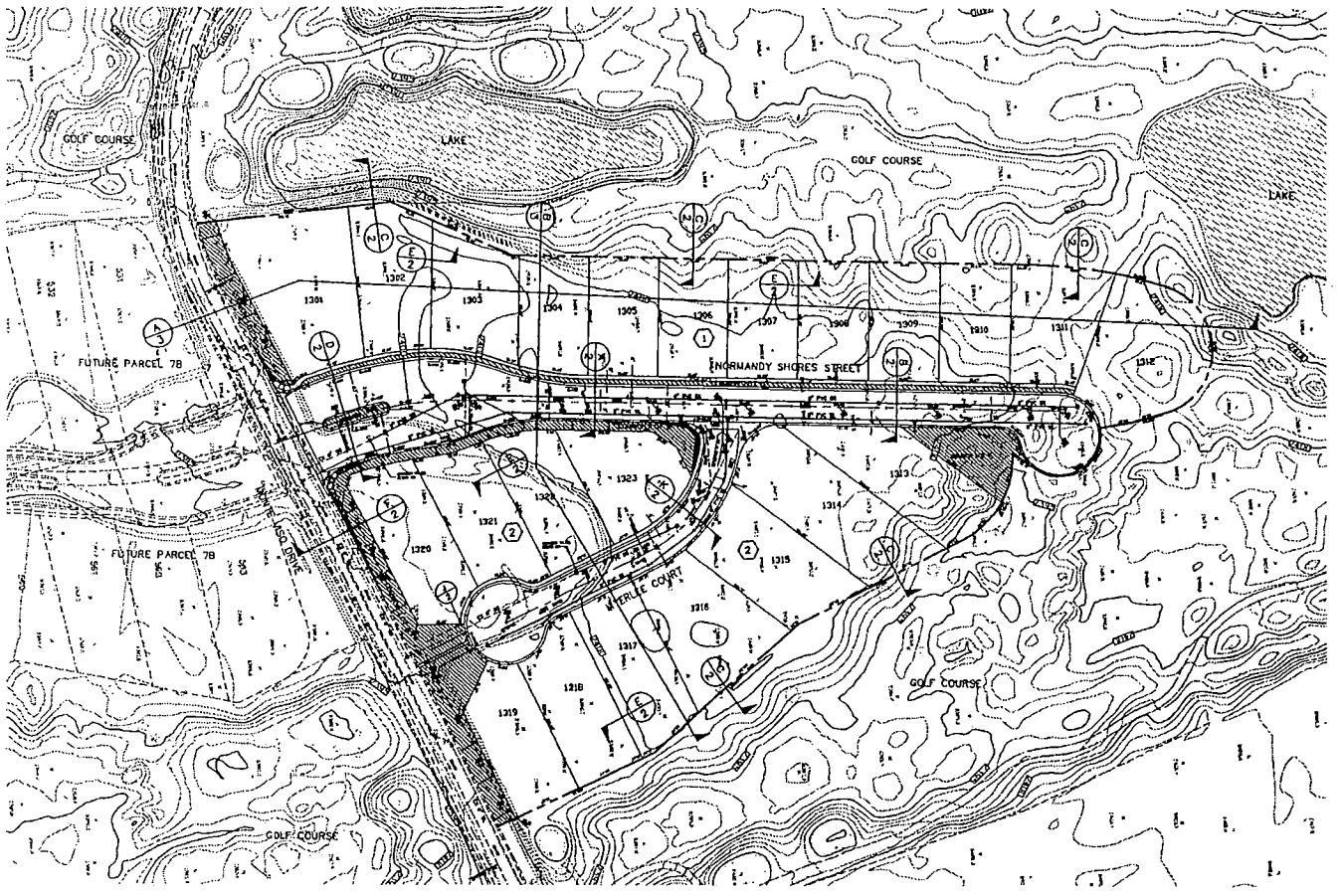
Notary Public in and for said County and State

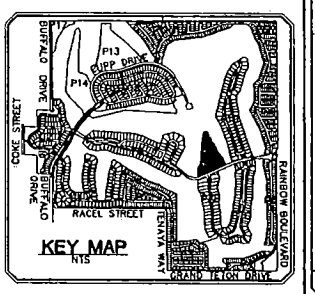
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
FLOR M. GALARZA
No: 00-61541-1
My Appointment Expires March 13, 2004

TENTATIVE MAP
FOR
PARCEL 7A

NORTH

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.





KEY MAP
N.T.S.

LEGAL DESCRIPTION

LOT 7-74 AS SHOWN ON SAID FILE 125 OF SURVEYS, AT PAGE 2 AND A PORTION OF SAID "MOUNTAIN SPA - PARCEL 7", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF COMMON LOT "B" AS SHOWN ON SAID "MOUNTAIN SPA-PARCEL 7", BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF MONTE VISO DRIVE (A PRIVATE STREET); THENCE SOUTH 65°52'44" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 644.62 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 304.00 FEET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY 63.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'33" TO THE NORTHERLY BOUNDARY OF SAID "MOUNTAIN SPA-PARCEL 7"; THENCE NORTH 03°13'38" WEST DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTHERLY BOUNDARY, 188.74 FEET; THENCE NORTH 26°07'21" EAST ALONG SAID NORTHERLY LINE, 140.51 FEET TO THE WESTERLY LINE OF SAID LOT 7-74; THENCE NORTH 03°55'06" EAST DEPARTING SAID NORTHERLY LINE AND ALONG SAID WESTERLY LINE, 557.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY 143.64 FEET ALONG SAID WESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16°27'38" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 70.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 69°37'18" WEST; THENCE EASTERLY 175.79 FEET DEPARTING SAID WESTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 143°53'21" TO THE EASTERLY LINE OF SAID LOT 7-74, BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 418.80 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 74°16'01" EAST; THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING FIVE (5) COURSES: (1) SOUTHEASTERLY 74.35 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'35" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 44.50 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 87°07'03" WEST; (2) SOUTHEASTERLY 107.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 138°15'59" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 48°47'03" WEST; (3) SOUTHWESTERLY 27.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°46'49" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 00°12'44" WEST; (4) SOUTHEASTERLY 118.33 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°05'28"; (5) SOUTH 24°07'16" EAST, 194.17 FEET TO SAID NORTHERLY LINE; THENCE SOUTH 38°12'31" WEST DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY LINE, 203.71 FEET; THENCE SOUTH 21°41'40" EAST ALONG SAID NORTHERLY LINE, 159.16 FEET TO THE POINT OF BEGINNING.
CONTAINING 8.47 ACRES

UTILITY SERVICES BY

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY CITY OF LAS VEGAS
SILVER STATE DISPOSAL
NEVADA POWER COMPANY
SPRINT CENTRAL TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION

DEVELOPER

PULTE HOMES
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NV. 89134
PHONE: (702) 258-7800

OWNER

PULTE HOMES
1635 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NV. 89134
PHONE: (702) 258-7800

EST. SEWAGE CONTRIBUTION

AVERAGE FLOW: 0.01604 M.G.D.
PEAK FLOW: 0.0528 M.G.D.

REVISIONS

ACTION	DATE
APPROVAL BY C.L.V. PLANNING COMMISSION	

LEGEND

- 3395 — EXISTING CONTOURS
- EXISTING WATERLINE
- EXISTING SEWER LINE
- WATER LINE
- SEWER LINE W/MANHOLE
- UNIT BOUNDARY
- CENTERLINE
- FIRE HYDRANT

SITE DATA

Area	8.47 Acres (Gross)
Existing Zoning	R-PD3
Number of Units	27
Density (Gross)	3.71 DU/AC
Open Space Prov'd	29,077 sf
Area	6.82 Acres (Net)

SETBACKS

SINGLE FAMILY HOUSES

FRONT: 18 FEET (FRONT ENTRY GARAGE)
FRONT: 15 FEET (SIDE ENTRY GARAGE, CASITA OR COURTYARD)
SIDE: 5 FEET (UNLESS 10 FEET BETWEEN BUILDINGS)
CORNER SIDE: 14 FEET
REAR: 15 FEET

APN # 125-10-710-001, 002, 004-006 AND 050

DATE: 11/25/2003 | BY: LL | DESIGNED BY: PTV | DRAWN BY: PS | CHECKED BY: BC | AAA CHECKED: | JOB NO.: | SCALE: 1"=60'

Pulte Homes

Barker Consulting Inc.
7251 E. Dawson Ave.
Apache Junction, AZ. 85117
tel. 702.258.0115
fax. 702.258.4656
email@barkerconsulting.com

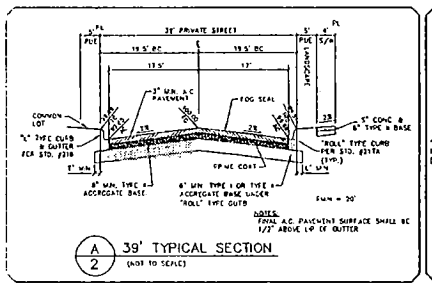
Stantec
Stantec Consulting Ltd.
1820 Village Center Circle, Suite 250
Las Vegas, Nevada 89134
(702) 258-7800

PULTE HOMES
SILVERSTONE RANCH
PARCEL 7A
TENTATIVE MAP
COVER SHEET

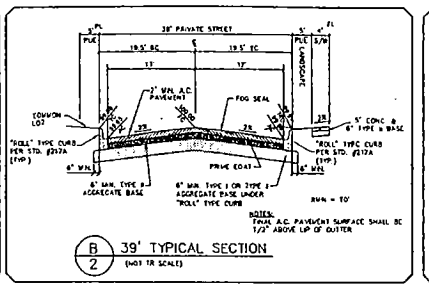
PROFESSIONAL ENGINEER - STATE OF NEVADA - SAMIR ALMAHAYEK - CIVIL - No. 10502

SHEET C.L.V. DWG # 1 OF 3

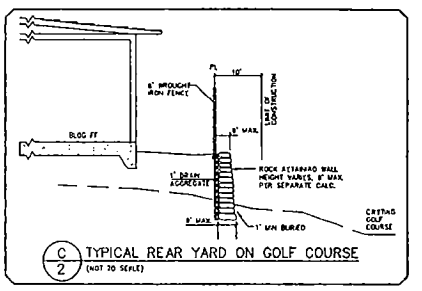
TMP-3436
STAFF 01-22-04 PC



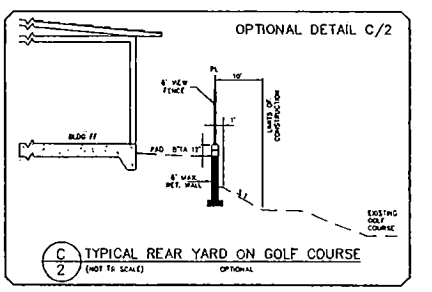
A/2 39' TYPICAL SECTION
(NOT TO SCALE)



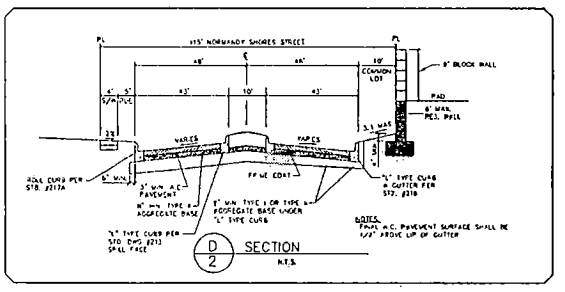
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(NOT TO SCALE)



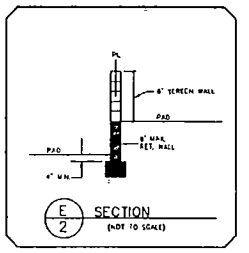
C/2 TYPICAL REAR YARD ON GOLF COURSE
(NOT TO SCALE)



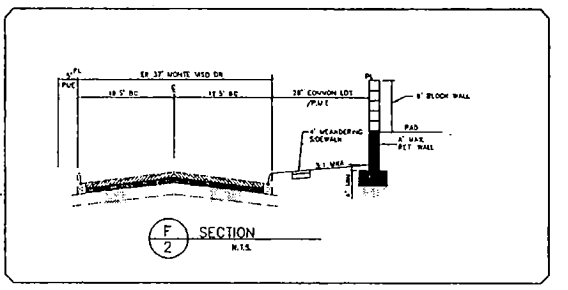
C/2 TYPICAL REAR YARD ON GOLF COURSE
(NOT TO SCALE) OPTIONAL



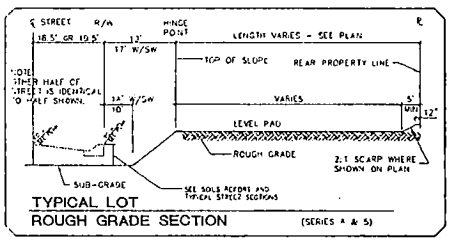
D/2 SECTION
N.T.S.



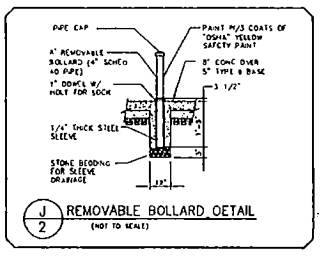
E/2 SECTION
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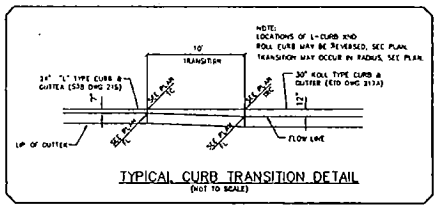
F/2 SECTION
N.T.S.



TYPICAL LOT
ROUGH GRADE SECTION (SERIES 4 & 5)



J/2 REMOVABLE BOLLARD DETAIL
(NOT TO SCALE)



TYPICAL CURB TRANSITION DETAIL
(NOT TO SCALE)

BENCHMARK

CITY OF LAS VEGAS BENCHMARK # 1LV90 SNES

BLM BRASS CAP AT BUFFALO AND IRON MOUNTAIN.

ELEVATION = 744.7290 METERS (NAVD 88)
ELEVATION = 2443.33 U.S. FEET (NAVD 88)

THE DATA SHOWN HEREON IS BASED UPON THE ABOVE BENCHMARK PREVIOUSLY PUBLISHED WITH THE NGVD 29 ELEVATION SHOWN BELOW. TO CONVERT NGVD 29 DATUM TO NAVD 88 DATUM ADD 2.31 FEET.

(ELEVATION USED FOR THIS PROJECT)
ELEVATION = 2441.02 U.S. FEET (NGVD29)

BASIS OF BEARING

SOUTH 00°32'59" EAST, BEARING OF THE EAST LINE OF THE NORTHEAST (N1/4) OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY a MAP ON FILE IN CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 70, PAGE 15 OF RECORD OF SURVEYS.

NO.	DESCRIPTION	DATE

DATE : 11/25/2003
Rev. :
DRAWN BY : S.A.
DESIGNED BY : BTH
DESIGNED BY : JAB
QA/QC BY : JAB
JOB NO. : 03171009
SCALE : N.T.S.

Copyright
Pulte Homes
reserved

Stantec Consulting Inc.
1340 N. Jones Blvd.
Las Vegas NV, U.S.A.
89117
Tel. 702.268.8115
Fax. 702.258.9056
www.stantec.com

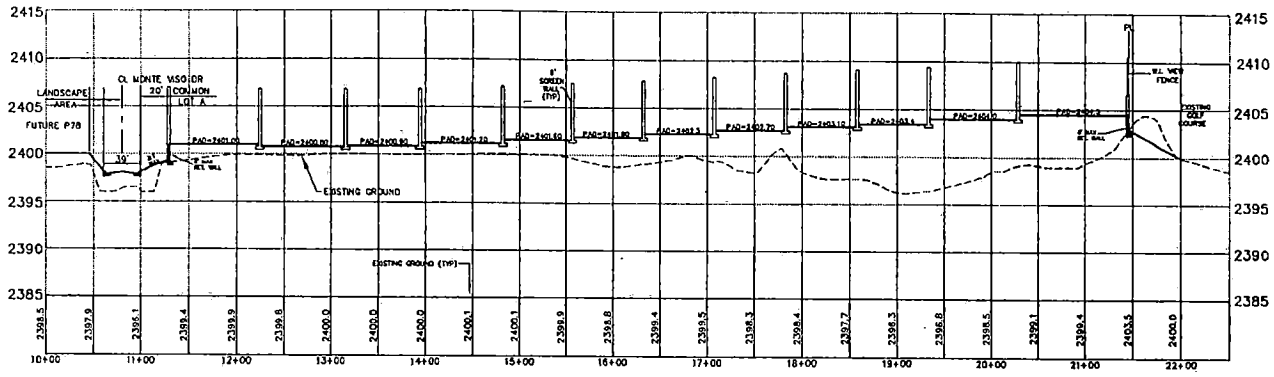
Pulte Homes
1563 VILLAGE CENTER CIRCLE, SUITE 250
LAS VEGAS, NEVADA 89134
(702) 256-7800

PULTE HOMES
SILVERSTONE RANCH
PARCEL 7A
TENTATIVE MAP
DETAILS

PROFESSIONAL ENGINEER - STATE OF NEVADA
SARAH ALLMAYER
No. 10507

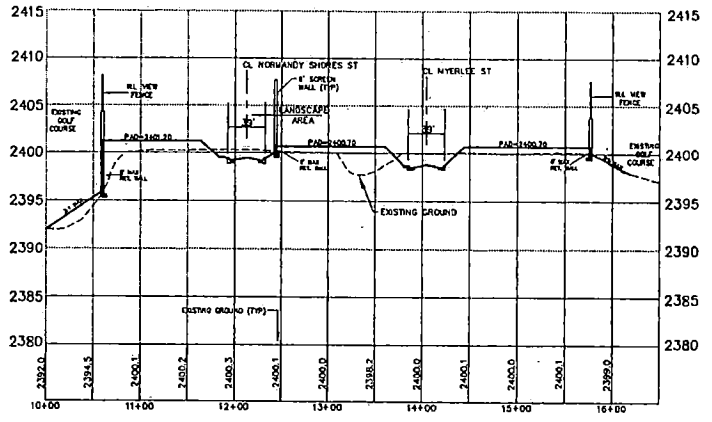
SHEET
C.L.V. DWG # 2 OF 3

STAFF
TMP-3436
1-22-04 PC



SECTION A

SCALE: 1"=80' HORIZ.
SCALE: 1"=8' VERT.



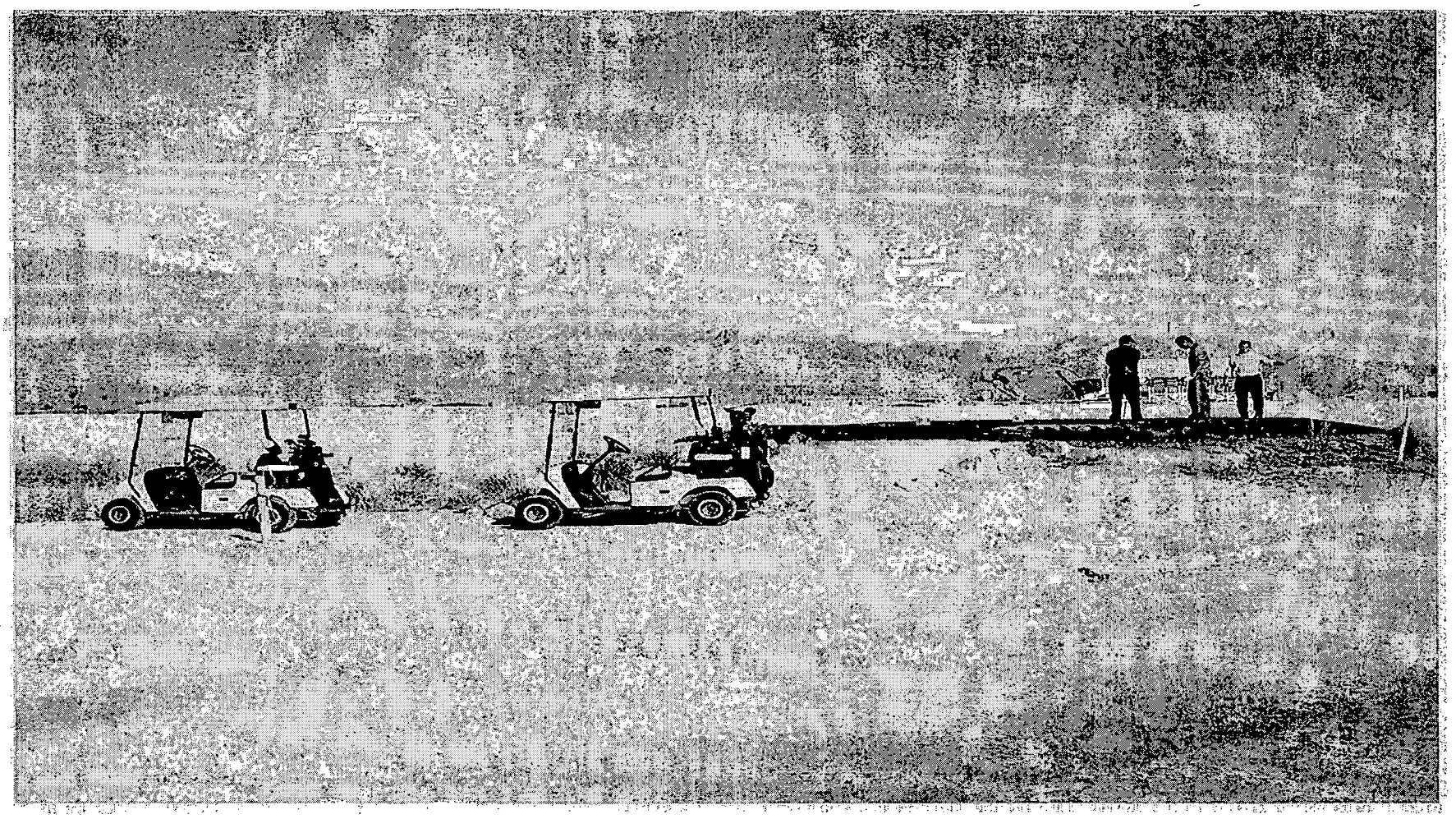
SECTION B

SCALE: 1"=80' HORIZ.
SCALE: 1"=8' VERT.

PULTE HOMES
SILVERSTONE RANCH
PARCEL 7A
TENTATIVE MAP
SECTIONS

SHEET 3 OF 3

STAFF TMP-3436
01-22-04 PC



TMP-3436 - SILVERSTONE RANCH PARCEL 7A - PULTE HOMES ON BEHALF OF PN II, INC.
WEST SIDE OF RAINBOW BOULEVARD AND MONTE VISO DRIVE, APPROXIMATELY 1450 FEET WEST OF RAINBOW BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



TMP-3436 - SILVERSTONE RANCH PARCEL 7A - PULTE HOMES ON BEHALF OF PN II, INC.
WEST SIDE OF RAINBOW BOULEVARD AND MONTE VISO DRIVE, APPROXIMATELY 1450 FEET WEST OF RAINBOW BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
TMP-3442 - IRON MOUNTAIN RANCH VILLAGE 12A - KB HOMES ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 27 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.15 acres adjacent to the southeast corner of Brent Lane and Bradley Road (APN: 125-12-601-001, 003, 004, 005, 007, and 125-12-602-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre), Ward 6 (Mack).

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:
GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

City of Las Vegas

Agenda Item No.: 12

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 12 – TMP-3442

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

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 cases [Z-0016-98 and Z-0016-98(1)], the Iron Mountain Ranch Master Plan, and all other site related activity (MOD-1271, SDR-1272, and TMP-2219).

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

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

Public Works

8. Dedicate or obtain dedication of right-of-way or easement rights for the north 25.5 foot half-street of Brent Lane and the right-of-way to terminate Unicorn Street in a manner acceptable to the Department of Public Works, prior to or concurrent with the recordation of a Final Map for this site.
9. 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).

CONDITIONS – Continued:

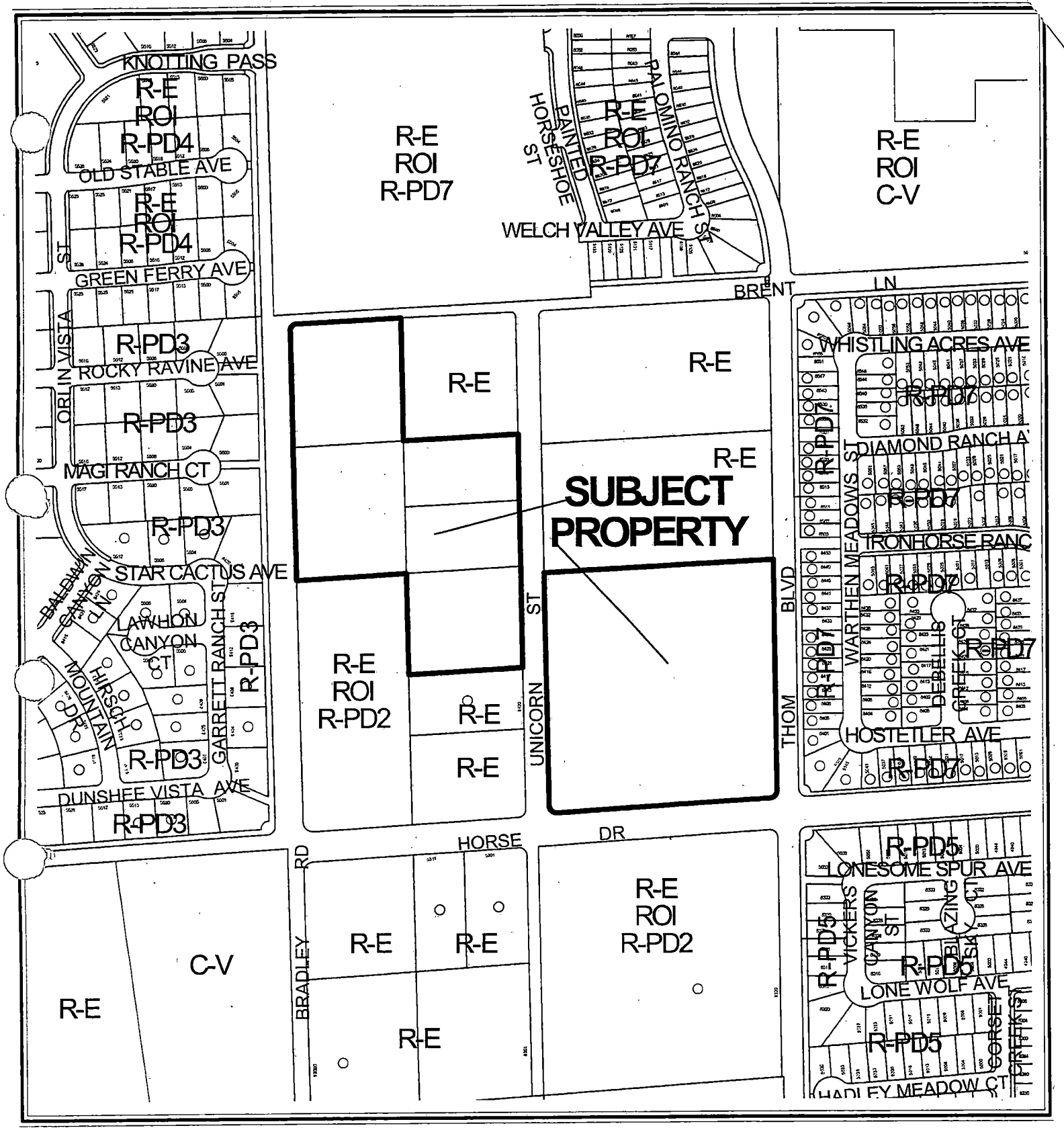
10. Provide pedestrian walkway easements for all sidewalks adjacent to public streets not located within the public street right-of-way.

11. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

12. Obtain 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.

13. Site development to comply with all applicable conditions of approval for ZON-1270, SDR-1272, VAC-1329, TMP-2219 and all other applicable 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.



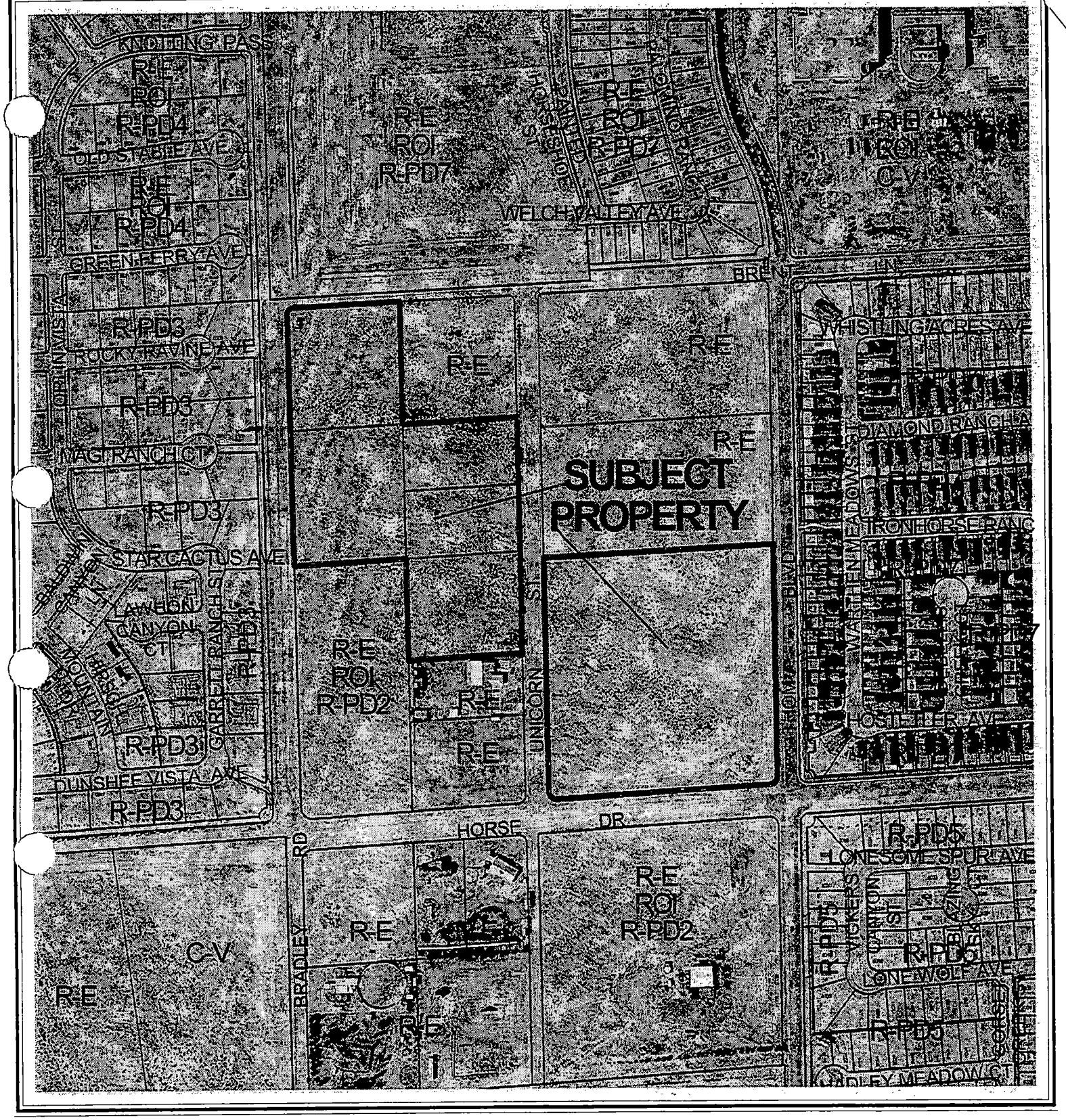
0 200 400 Feet

CASE: TMP-3442

ONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2
(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N



0 200 400 Feet

CASE: TMP-3442

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD2
(RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3442 - IRON MOUNTAIN RANCH VILLAGE 12A - KB HOMES ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, 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 Rezoning cases [Z-0016-98 and Z-0016-98(1)], the Iron Mountain Ranch Master Plan, and all other site related activity (MOD-1271, SDR-1272, and TMP-2219).

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

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

Public Works

8. Dedicate or obtain dedication of right-of-way or easement rights for the north 25.5 foot half-street of Brent Lane and the right-of-way to terminate Unicorn Street in a manner acceptable to the Department of Public Works, prior to or concurrent with the recordation of a Final Map for this site.

9. 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).

10. Provide pedestrian walkway easements for all sidewalks adjacent to public streets not located within the public street right-of-way.

11. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

12. Obtain 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.

13. Site development to comply with all applicable conditions of approval for ZON-1270, SDR-1272, VAC-1329, TMP-2219 and all other applicable 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.

KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of Iron Mountain Ranch Village 12A, a 27-lot single-family subdivision located adjacent to the east side of Bradley Road between Brent Lane and Horse Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions.

05/20/64 The subject property was Annexed (A-0003-64) into the City of Las Vegas as part of a larger request.

10/12/98 The City Council approved a Rezoning (Z-0016-98) to PD (Planned Development and approved the Iron Mountain Master Plan on a portion of this site as part of a larger request. The Planning Commission and Staff had recommended approval.

12/04/00 The City Council approved an Extension of Time of an approved Rezoning [Z-0016-98(1)] on a portion of this site as part of a larger request. The Planning Commission and Staff had recommended approval.

01/08/03 The City Council approved a Petition of Vacation (VAC-1329) to vacate a portion of Bradley Road between Brent Lane and Horse Drive, portions of Unicorn Street between Brent Lane and Horse Drive, a portion of Thom Boulevard between Brent Lane and Horse Drive, and a portion of Brent Lane between Bradley Road and Thom Boulevard. The Planning Commission and Staff recommended approval.

04/02/03 The City Council approved a Rezoning (ZON-1270) to R-PD2 (Residential Planned Development – 2 Units Per Acre), a Site Development Plan Review (SDR-1272), and a Major Modification (MOD-1271) on the subject site. The Planning Commission and Staff recommended approval.

05/22/03 The Planning Commission approved a Tentative Map Plan (TMP-2219), on a 35-lot Single Family Residential Subdivision on 19.95 acres adjacent to the east side of Bradley Road between Brent Lane and Horse Drive. Staff had recommended approval.

B) Pre-Application Meeting

11/20/03 Applicant was reminded of condition number three from Site Development Review (SDR-1272), which requires depiction of the trail along Bradley be added to the Tentative Map Plan.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 17 acres

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
North:	R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD7 (Residential Planned Development – 7 Units Per Acre)
South:	R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
West:	R-PD3 (Residential Planned Development – 3 Units Per Acre)

D) General Plan Compliance

The subject site is designated DR (Desert Rural Density Residential) on the Centennial Hills Interlocal Land Use Plan. The DR (Desert Rural Density Residential) General Plan designation allows a maximum density of 2.49 dwelling units per acre. The proposed Tentative Map will result in a development with a density of 1.59 dwelling units per acre, thereby conforming to the DR (Desert Rural Density Residential) General Plan Designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Iron Mountain Ranch	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 Plans

The subject site is located within the Iron Mountain Ranch Master Plan Area. The proposed subdivision will be subject to the requirements of the Iron Mountain Ranch Master Plan.

Trails

Map Number Two of the Joint Parks and Trails Plan indicates an equestrian trail along the east side of Bradley Road. Additionally, Condition Three of Site Development Plan Review (SDR-1272) necessitates conformance to the trail requirement.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Site Development Plan Review (SDR-1272) and the Iron Mountain Ranch Master Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	20,000 SF	20,000 SF	Y
Min. Setbacks			
• Front (living space)	20 Feet	20 Feet	Y
• Front (front-loading garage)	25 Feet	25 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	35 Feet	35 Feet	Y
Max. Density (from ZON-1270)	2.0	1.75	Y
Private/Public Street	Either	Private	Y
Min. Street Width	37' w/L-curb 39' w/ roll curb	40'	Y

The proposed development will be subject to the development standards established by Site Development Plan Review (SDR-1272) and the Iron Mountain Ranch Master Plan. The submitted Tentative Map conforms to the minimum development standards.

B) Open Space Requirements

Although this development is within an R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning district, the open space requirement does not apply to this site. Section 7.8.3 of the Iron Mountain Ranch Master Plan states that all subdivisions with 10,000 square foot lots or smaller shall provide open space. This subdivision will feature 20,000 square foot lots and therefore is not required to provide any open space.

C) General Analysis Discussion

- General information (Residential)

The submitted site plan indicates a single-family detached subdivision with a total of 27-lots. One access from Thom Boulevard is indicated on the east side of the site. Two emergency access gates are shown on the west side of the development onto Brent Lane and Horse Drive. All lots will be accessed from 40-foot wide private streets. The typical lot size will be approximately 20,100 square feet. Fifteen-foot wide landscape planters are indicated along the Horse Drive and Brent Lane frontages. A six-foot wide landscape planter is shown along the Thom Boulevard frontage, and a 25-foot wide equestrian trail is indicated along the Bradley Road frontage.

KM

- Cross Section

The submitted cross-sections 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 of 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 that exceed 4 feet.

- Trails

Map Number Two of the Joint Parks and Trails Plan requires a twenty-five foot wide equestrian trail adjacent to the east side of Bradley Road. The trail will include twenty feet of the applicant's property and an additional five feet of right-of-way for a total width of twenty-five feet. The submitted cross section of Bradley Road indicates a twenty-foot wide public trail with an additional five-foot sidewalk within the right-of-way for a total width of twenty-five feet, thereby conforming to the trail requirements.

- Special Conditions of Approval (from SDR)

Condition Number Three from Site Development Plan Review (SDR-1272) states:

> The Tentative Map shall depict the required 25-foot wide Equestrian Trail along the Bradley Road frontage in accordance with Map two of the Recreation Trails Element of the Master Plan. A detailed cross-section of the equestrian trail depicted along Bradley Road shall be submitted as part of the Tentative Map application.
>
> The Tentative Map depicts the required trail width along Bradley Road, however it does not adequately identify the trail or whether it will be mapped as a common lot. The cross-section of Bradley identifies the trail, as well as the required amenity zone, trail path, and landscape planters. Therefore, this Tentative Map is in compliance with the condition of approval.

The Tentative Map shows the required cross-section of the equestrian trial along Bradley Road as well as a note that the trail will be mapped as a common lot.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-3442** APN: 125-12-601-001,003,004,005,007 & ~~A PORTION OF~~ 125-12-602-003

Name of Property Owner: Iron Mountain Ranch Alliance LLC

Name of Applicant: KB Home

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: Randall J. Tarr

Print Name: Randall J. Tarr as Sr. Vice Pres. for KB HOME

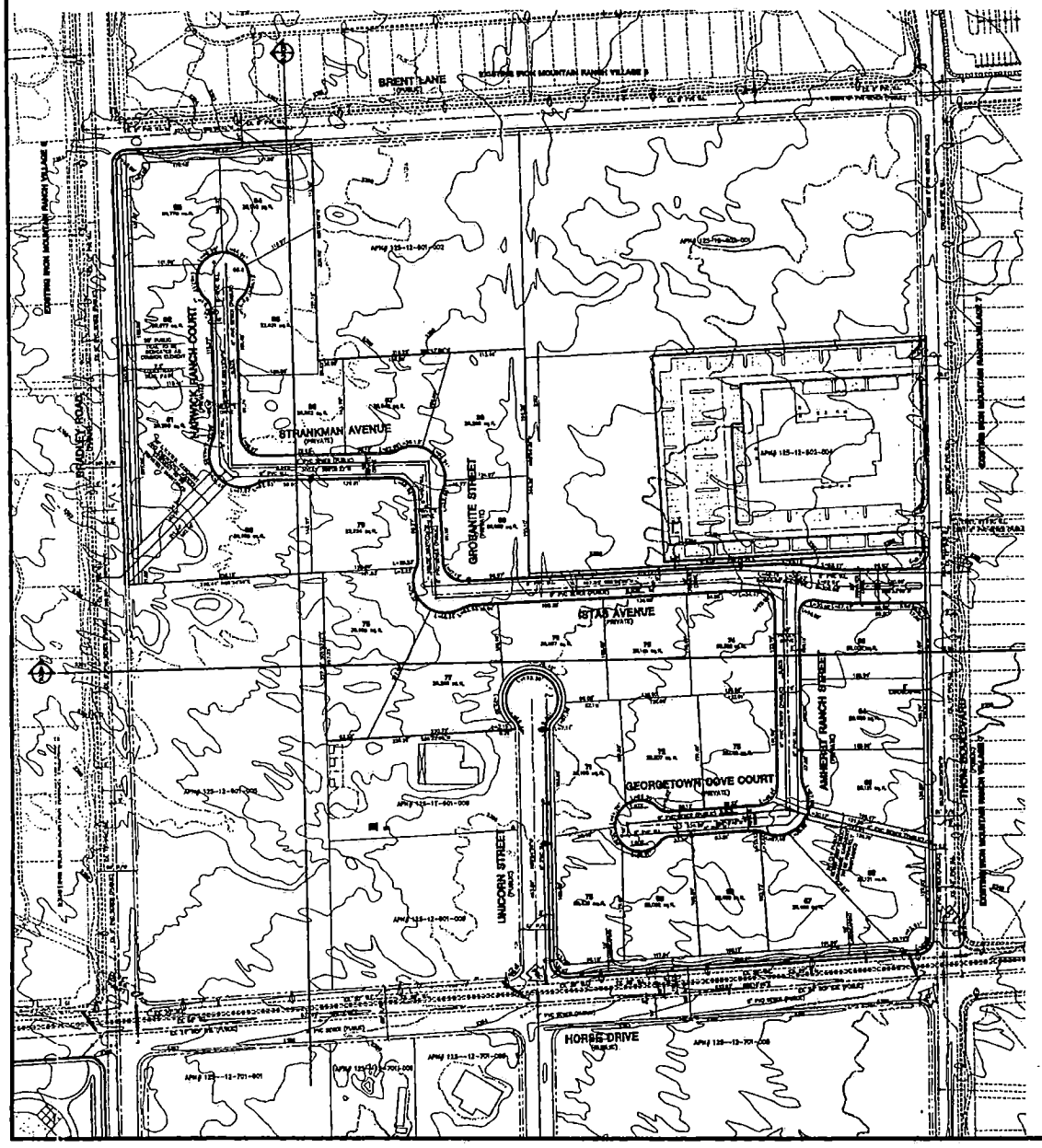
Subscribed and sworn before me

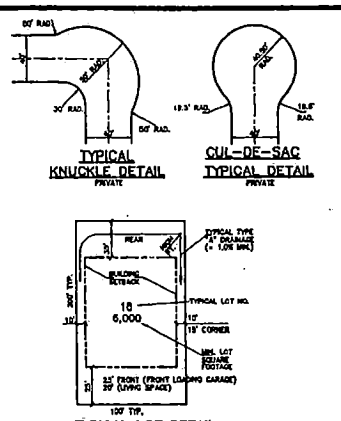
This 25th day of November, 2003

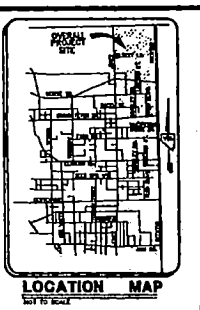
C. Squillante

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
C. SQUILLANTE
Appt. No. 99-56809-1
My Appt Expires July 8, 2007







GRAPHIC SCALE

1" = 60'

NORTH

TABULATION

EXISTING ZONING	R-E
PROPOSED ZONING	PD-2
GROSS ACREAGE	17 ACRES±
TOTAL NO. LOTS	37 LOTS
D.U.A.	2.1
APN # 125-12-501-001, 003, 004, 008, 007 AND A PORTION OF 125-12-602-002	

BENCHMARK

PROJECT DATUM: NAVD88

CITY OF LAS VEGAS BENCHMARK VLV00-113423
NAVD88 ELEVATION: 715.9808 METERS (2,432.34 FEET)

CMLY BM #3746, DECATUR BLVD & GRAND TETON DRIVE
100' SW OF SECTION CORNER, NEXT TO METAL POWER POLE

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA.

LEGEND

EX 8"SS	EXISTING SEWER LINE AND MANHOLE
EX 8"W	EXISTING WATER LINE
8"W	PROPOSED WATER LINE
EX 8"SS	PROPOSED SEWER LINE AND MANHOLE
3	LOT NUMBER
(1)	BLOCK NUMBER
C.A. 2	COMMON AREA LOT
	BOUNDARY LINE
	LOT LINE
	POINT OF CONNECTION TO EXIST. UTILITIES
5%-SLOPE	RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
3875	EXISTING GROUND CONTOUR LINE
EYE	EQUESTRIAN TRAIL EASEMENT
	PROPOSED / EXISTING STREET LIGHT
	PROPOSED / EXISTING FIRE HYDRANT

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

WATER	LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
SEWER	CITY OF LAS VEGAS
SOLID WASTE DISPOSAL	SILVER STATE DISPOSAL SERVICE
TELEPHONE	SPRINT CENTRAL - NEVADA

3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION = AVERAGE FLOW= 0.00978 PEAK FLOW = 0.031
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY EARLIER PLANNED AREA.
8. THIS DEVELOPMENT LIES WITHIN FLOOD ZONE "X" AS DESIGNATED BY FIRM MAP #32003C0178 G.
9. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
10. ALL INTERIOR STREETS ARE PRIVATE AC WIDE UNLESS OTHERWISE SHOWN.
11. ALL PROPERTY LINE RADII = 10' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.

OWNERS

IRON MOUNTAIN RANCH ALLIANCE, LLC
2810 W. CHARLESTON BLVD #H
LAS VEGAS, NV. 89102

DEVELOPER

KB HOME NEVADA INC.
700 PILOT RD., SUITE F
LAS VEGAS, NV. 89119

TMP 3442 revised 1-22-04

NO.	DATE	REVISIONS BY
1	7-16-03	R.A.S. REVISED 8 ADD PARCEL
2		
3		
4		
5		

KB HOME NEVADA INC.
700 PILOT RD., SUITE F
LAS VEGAS, NV. 89119
PH. (702) 270-7500 FAX (702) 362-2267

vtn nevada CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-8168

SHEET: TENTATIVE MAP
TITLE: IRON MOUNTAIN RANCH VILLAGE 12A

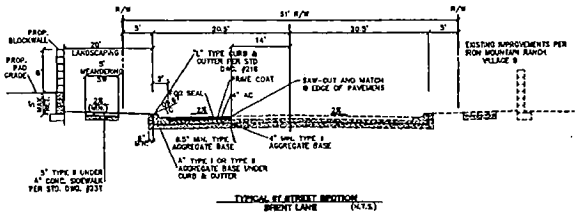
DESIGN BY:	MARCH '03
DRAWN BY:	MARCH '03
CHECKED BY:	MARCH '03
APPROVED BY:	
PROJECT NO.	2701
SCALE:	1"=60'
HORIZ.	
VERT.	

CIVIL — 10838 — STATE OF NEVADA — PROFESSIONAL ENGINEER
EXPIRES 12-31-03

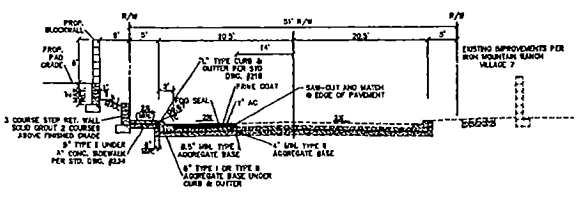
SHEET 1 OF 2 SHEETS
DRAWING NO.

REVISED 1.7.04

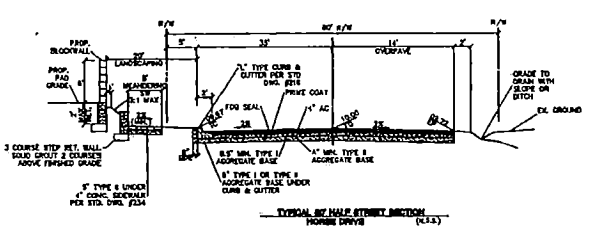
TMP-3442
1-22-04 PC



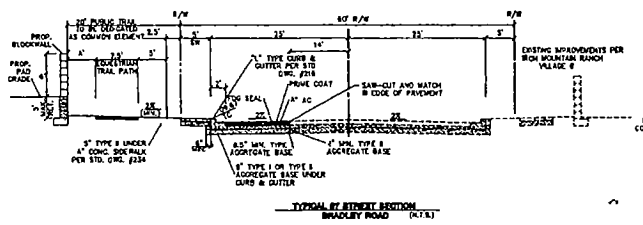
TYPICAL BY-STREET SECTION
BRENT LANE (N.T.S.)



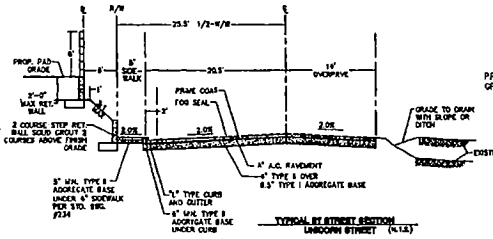
TYPICAL BY-STREET SECTION
THOM BOULEVARD (N.T.S.)



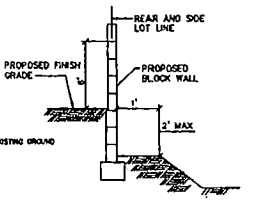
TYPICAL BY-HALF STREET SECTION
HORSE DRIVE (N.T.S.)



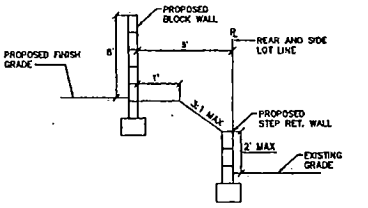
TYPICAL BY-STREET SECTION
BRADLEY ROAD (N.T.S.)



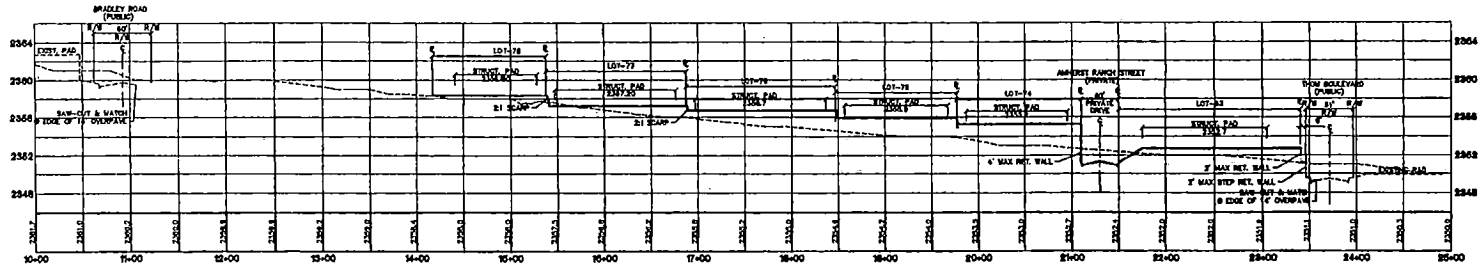
TYPICAL BY-STREET SECTION
UNICORN STREET (N.T.S.)



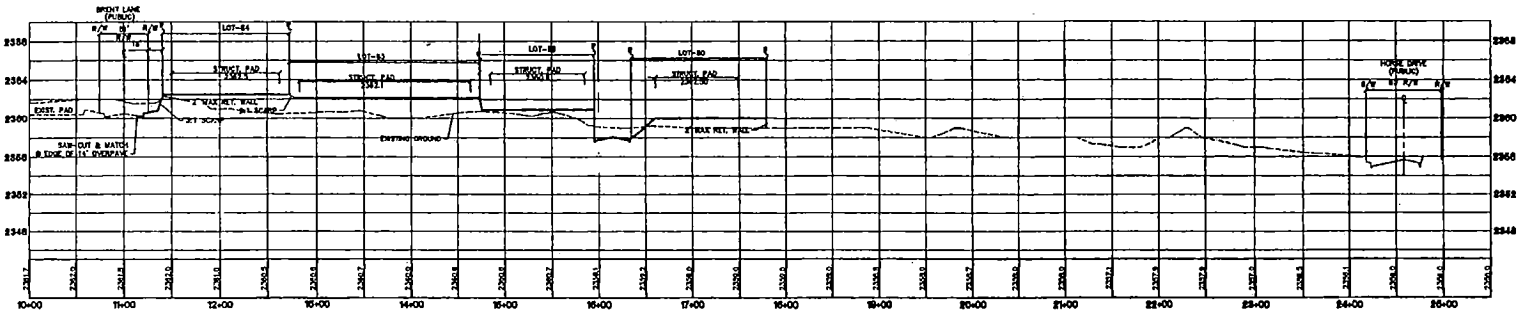
PERIMETER WALL DETAIL



PERIMETER WALL DETAIL



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



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

PROFILE SCALES:
HORZ. = 1"=60'
VERT. = 1"=6'

GRAPHIC SCALE
0 30 60 120
1" = 60'

NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11		11-26-03	REVISED & ADDED PARCEL

KB HOME NEVADA INC.
7251 AMIGO ST., SUITE F
LAS VEGAS, NV. 89119
(702) 914-2000

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89102-2146
PH. (702) 873-7500 FAX (702) 363-2287
CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS

TENTATIVE MAP
CROSS SECTIONS

IRON MOUNTAIN RANCH
VILLAGE 12A

DRAWN BY: M.E. — MARCH '03
DESIGNED BY: M.E. — MARCH '03
CHECKED BY: P.S. — MARCH '03
PROJECT NO: 03-1
SCALE: 1"=60' HORZ. 1"=6' VERT.

SHEET TM2
8 OF 8 SHEETS
DRAWING NO.

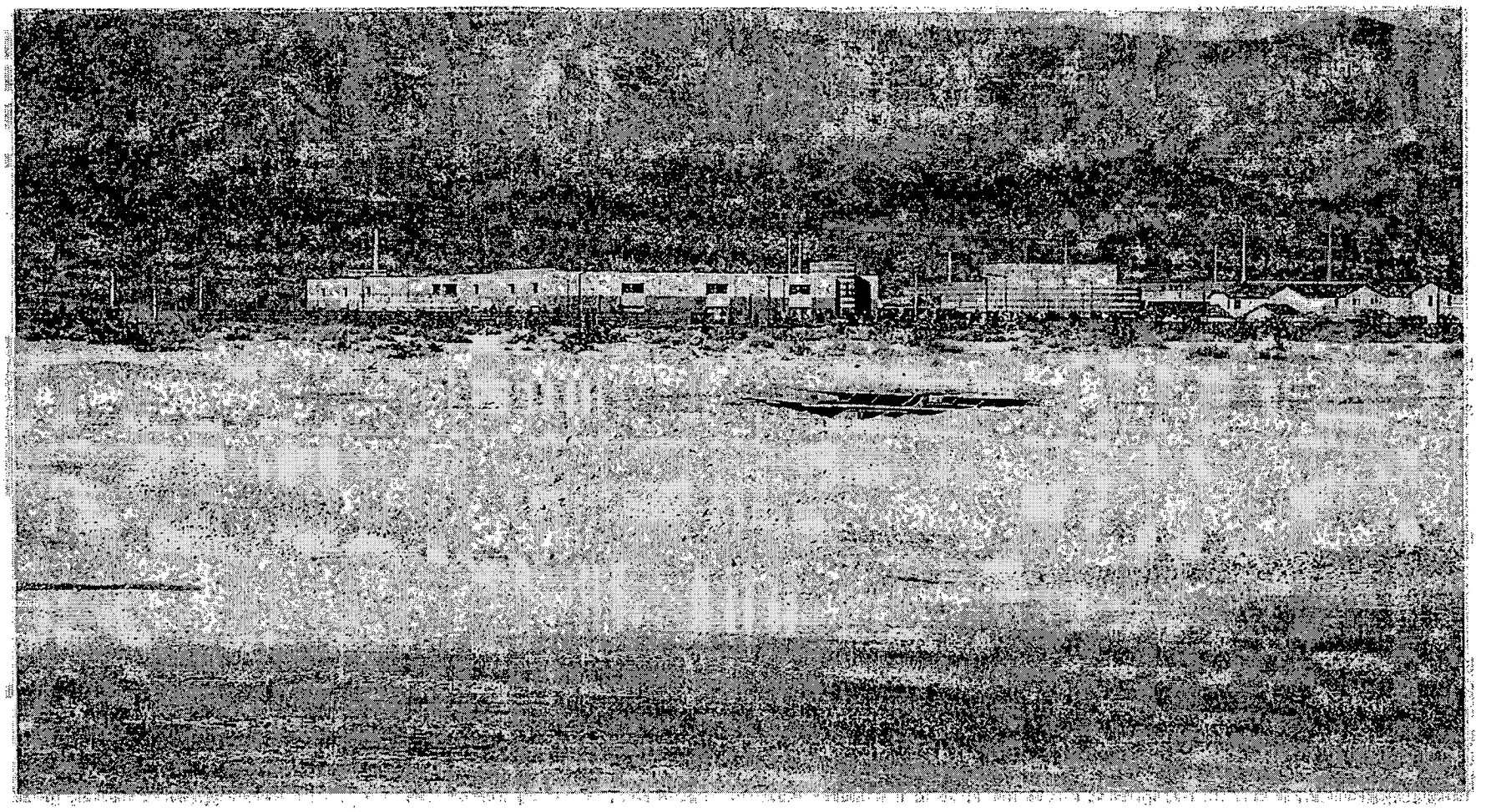
REVISED
1.07.04

TMP-3442
1-22-04 PC



TMP-3442 - IRON MOUNTAIN RANCH VILLAGE 12A - KB HOMES ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF BRENT LANE AND BRADLEY ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



TMP-3442 - IRON MOUNTAIN RANCH VILLAGE 12A - KB HOMES ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF BRENT LANE AND BRADLEY ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
TMP-3458 - REISS SUBDIVISION - INTEGRITY ENGINEERING ON BEHALF OF RONALD REISS FAMILY TRUST - Request for a Tentative Map FOR A 4 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION 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).

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:
GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

NOTE: COMMISSIONER DAVENPORT disclosed that approximately twenty years ago, he employed by Ron Reiss as a real estate agent. He has had no discussion with anyone and would vote on the application.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 13 – TMP-3458

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

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 Special Use Permit (SUP-3254), Vacation (VAC-3255), and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

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

6. Any accessory structure shall not exceed the floor area of the principal dwelling unit constructed on the same lot.

7. All custom home development will conform to the development standards of the R-E (Residence Estates) district outlined in the Las Vegas Municipal Code Title 19.

Public Works

8. Construct all incomplete half-street improvements on Tenaya Way and O'Bannon Drive 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.

9. 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.

CONDITIONS – Continued:

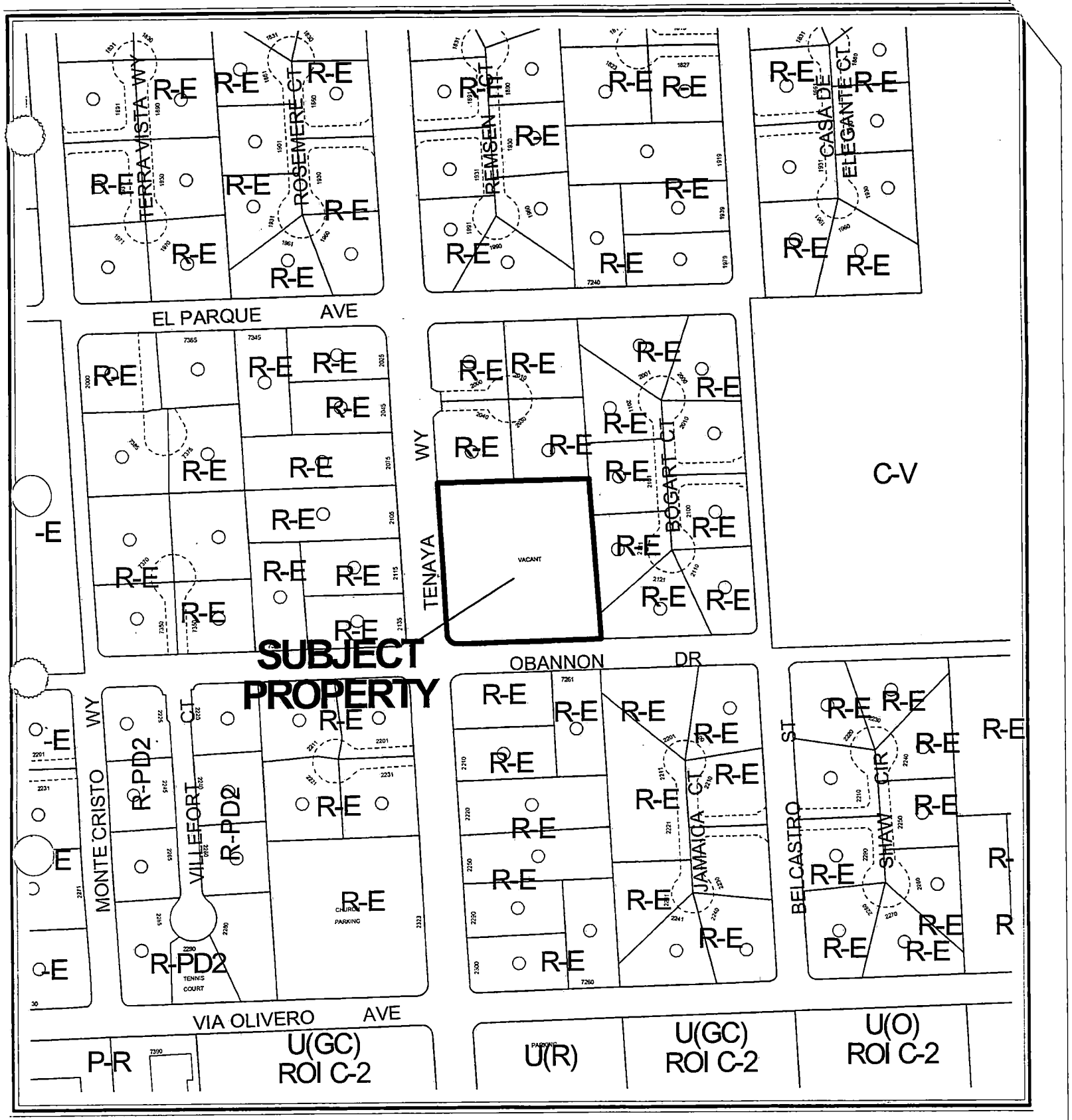
10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic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

    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.

11. 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:

12. 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-3458

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3458 - REISS SUBDIVISION - INTEGRITY ENGINEERING ON BEHALF OF RONALD REISS FAMILY TRUST

** 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 Special Use Permit (SUP-3254), Vacation (VAC-3255), and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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

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

6. Any accessory structure shall not exceed the floor area of the principal dwelling unit constructed on the same lot.

7. All custom home development will conform to the development standards of the R-E (Residence Estates) district outlined in the Las Vegas Municipal Code Title 19.

Public Works

8. Construct all incomplete half-street improvements on Tenaya Way and O'Bannon Drive 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.

9. 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.

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

    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.

11. 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.

KM

12. 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.

KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The following is a request for a Tentative Map for a 4 lot single family residential subdivision on 2.13 acres adjacent to the northeast corner of Tenaya Way and O'Bannon Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

1/07/04 The City Council approved a Vacation (VAC-3255) request to vacate a 33-foot wide U.S. Government Patent Easement generally located north of O'Bannon Drive and east of Tenaya Way, as well as the request for a Special Use Permit (SUP-3254) to allow private streets. The Planning Commission and Staff recommended approval.

B) Pre-Application Meeting

11/14/03 No major issues were identified at the meeting.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.13

B) Existing Land Use

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

KM

C) 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)

D) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with a DR (Desert Rural Density) land use designation, which allows a maximum density of two developed units per acre. The existing R-E (Residence Estates) zoning district is consistent with the DR designation, and the proposed residential development with private streets is a permitted use with the approval of a Special Use Permit.

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

Rural Preservation Neighborhood

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within the City of Las Vegas. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The development's proposed density of 1.86 dwelling units per acre is within the parameters of the rural preservation neighborhood legislation.

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	20,000 Feet	20,028 Feet	Y
Min. Lot Width	100 Feet	112 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 50 Feet 10 Feet 15 Feet 35 Feet	Footprints not shown at the Tentative Map stage	NA
Max. Building Height	2 Stories / 35 Feet	Not shown	
Number of Lots	NA	4	Y
Private/Public Street	Either	Private	Y
Min. Street Width	27 Feet	51 Feet	Y

Because this Tentative Map depicts four custom home lots, the footprints are not included at this time. However, the development standards including setbacks and building height for properties zoned R-E (Residence Estates) will be required before each lot will receive building permits, etc. The minimum lot size and width, and minimum street width currently meet the development standards outlined in Title 19.

B) General Analysis Discussion

- General information (Residential)

The proposed residential development with a private street is a permitted use in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit.

The proposed 51-foot private street is intended to serve a 4-lot gated community. The private street is also to be considered a public utility easement for the extension of wet and dry utilities into the development.

Title 18 requires that 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. The proposed 187-foot offset is allowable with the approval of a Waiver of this requirement.

- Cross Section

The east/west maximum natural grade is greater than 2% across this site from north to south. Per Table A Subdivision Code 18.08.110 a development with natural slope greater than 2%, such as this development, is allowed a maximum 6-foot retaining wall. No retaining walls are shown.

KM

The north/south maximum natural grade is 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. No retaining walls are shown.

- Trails

According to the Interlocal Joint Use Planning Area Trails Plan, this project is not required to provide a multi-use trail.

- Special Conditions of Approval (from SUP-3254)

3. A property owners' association is mandatory for subdivisions developed with private streets. The association is responsible for the maintenance of private streets.

4. Private streets shall be constructed on property separately owned by a property owners' association.

The Tentative Map shows these conditions are implemented.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3458 APN: 163-03-702-005

Name of Property Owner: Ronald Reiss Family Trust

Name of Applicant: Integrity 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 __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: Bernadine Reiss

Print Name: Bernadine Reiss

Subscribed and sworn before me

This 15th day of September, 2003

Howard J. Solomon

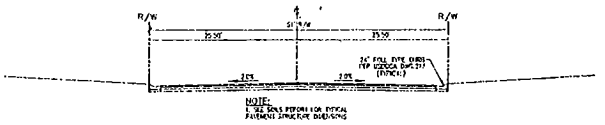
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
HOWARD J. SOLOMON
My Appointment Expires
No: 00-65508-1 November 1, 2004

TENTATIVE MAP

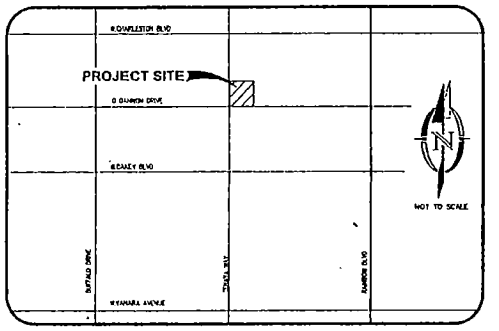
FOR

REISS SUBDIVISION

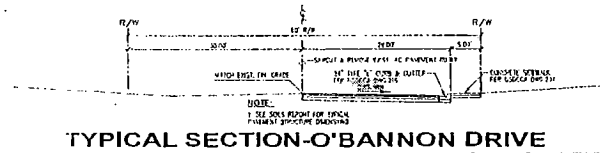


PRIVATE DRIVE
(TO BE DEDICATED AS COMMON LOT AREA)

REFERENCE USDCCA DWG. NO. 210 SCALE: 1"=10'

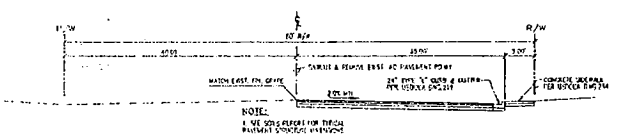


VICINITY MAP



TYPICAL SECTION-O'BANNON DRIVE

REFERENCE USDCCA DWG. NO. 205 SCALE: 1"=10'



TYPICAL SECTION-TENAYA WAY

REFERENCE USDCCA DWG. NO. 205 SCALE: 1"=10'

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B.M., CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

SHEET INDEX

SHEET #	OF	TITLE
TM-1	1	2 COVER SHEET
TM-2	2	2 SITE PLAN

OWNER / DEVELOPER

APN 8163-03-702-005
REISS RONALD FAMILY TRUST
4481 S. PECOS ROAD
LAS VEGAS, NEVADA

ENGINEER

INTEGRITY ENGINEERING
2480 E. TOMPKINS AVENUE
SUITE #232
LAS VEGAS, NV 89121

PH: 702.451.4654
FAX: 702.458.4919

FLOOD ZONE INFO

FLOOD ZONE "X" DEFINED BY FEMA AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP No. 32003C2115 E
DATE: SEPTEMBER 27, 2002.

UTILITY SERVICES

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
NATURAL GAS:	SOUTHWEST GAS CORPORATION
POWER:	NEVADA POWER COMPANY
TELEPHONE:	SPRINT CENTRAL TELEPHONE
REFUSE:	REPUBLIC SERVICES OF SOUTHERN NEVADA

GENERAL NOTES

1. THIS SUBDIVISION IS NOT PART OF A MASTER PLAN COMMUNITY.

2. THERE IS NO GROUND WATER ANTICIPATED WITHIN 20 FEET OF THE EXISTING GROUND SURFACE FOR THE DEVELOPMENT OF THE PROJECT SITE. SOILS REPORT WILL IDENTIFY ANY PROBLEM AREAS TO BE MITIGATED BY GEOTECHNICAL RECOMMENDATIONS.

3. THERE ARE NO KNOWN FAULTS OR FISSURE WITHIN THE DEVELOPMENT BOUNDARIES.

4. CC&R'S WILL BE FILED WITH THE FINAL MAP.

5. THE PRIVATE DRIVE IS BEING DEDICATED AS A COMMON LOT AREA WITH THIS PROJECT.

6. THERE ARE NO PUBLIC PARKS, PLAYGROUNDS, OR SCHOOLS THAT ARE BEING DEDICATED WITH THIS PROJECT.

7. SEWER WILL BE CONNECTED TO THE EXISTING 8" SEWER IN O'BANNON DRIVE.

8. WATER WILL BE CONNECTED TO THE EXISTING 8" WATER IN O'BANNON DRIVE.

SITE DATA

1. SITE AREA: 3.13 ACRES GROSS, 1.04 ACRES NET
2. EXISTING AND PROPOSED ZONING: RE (RESIDENTIAL ESTATES)
3. 4 LOTS / 3.12 ACRES (GROSS) = 1.9 DWELLING UNITS PER ACRE

SEWER CONTRIBUTION

4 LOTS X 1 ERU/LOT = 4 ERU
4 ERU X 350 GPD/ERU = 1,000 GPD
PEAK FLOW = 3.4 X 1,000 GPD = 3,400 GPD

STAFF

SCALE: | DRAWN BY: DSP | DESIGNED BY: DSP | CHECKED BY: EF | SUBMITTAL DATE: | JOB NO: 15-148

REVISION APPROVAL BLOCK

REV. #	BY	DATE	DESCRIPTION

APN: 163-03-702-005

INTEGRITY ENGINEERING
2480 E. Tompkins Ave.
Suite # 232
Las Vegas, NV 89121
phone: 702.456.4654
fax: 702.458.4919

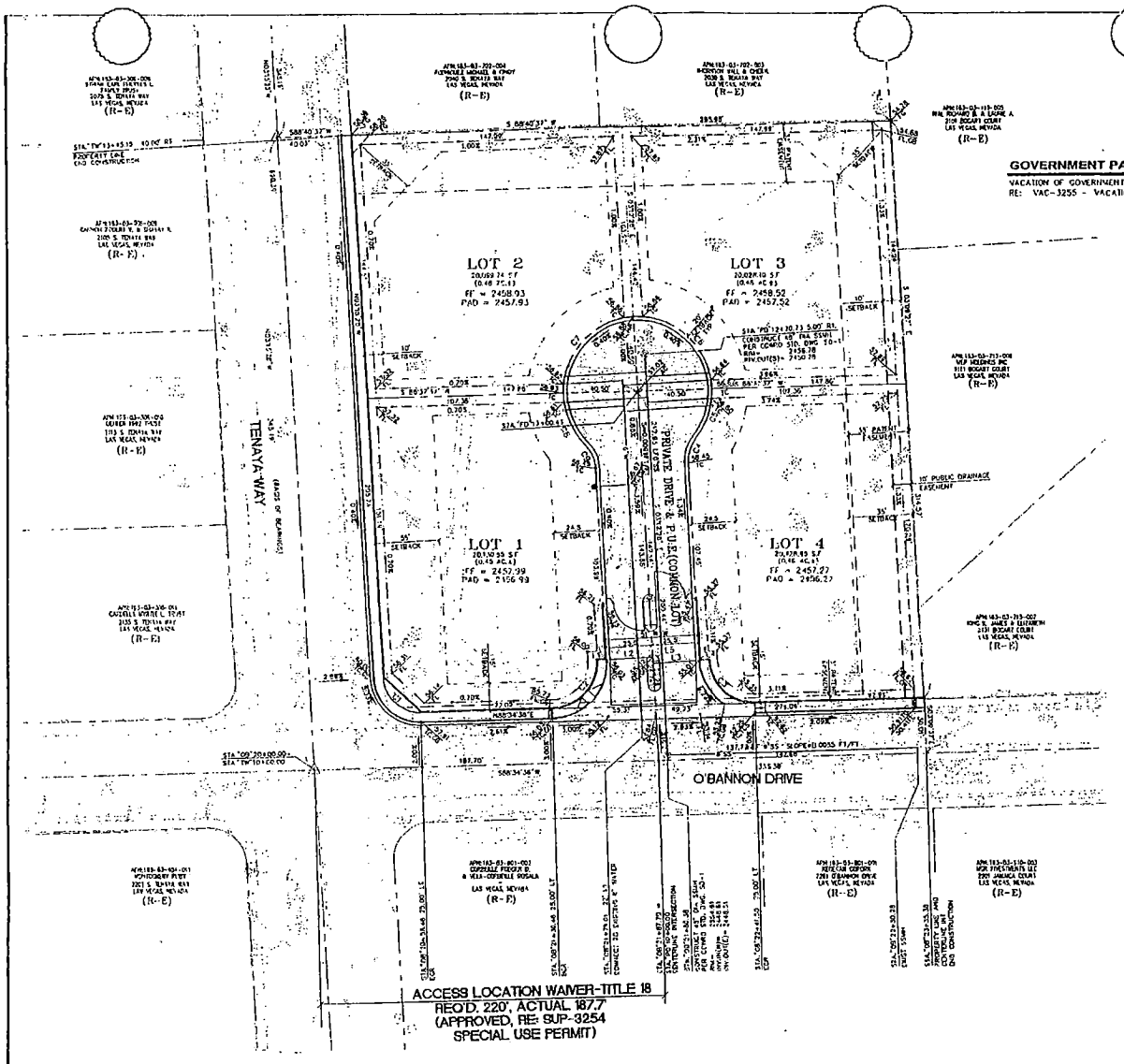
REISS SUBDIVISION AT TENAYA WAY AND O'BANNON DRIVE

TENTATIVE MAP COVER SHEET

REGISTERED ENGINEER - STATE OF NEVADA
TOMOTEO S. MORENO
Exp. 12-31-03
CIVIL
No. 10191
12-03

SHEET
TM-1
1 OF 2 SHEETS
DRAWING NO.

TMP-3458
01-22-04 PC



GOVERNMENT PATENT EASEMENT

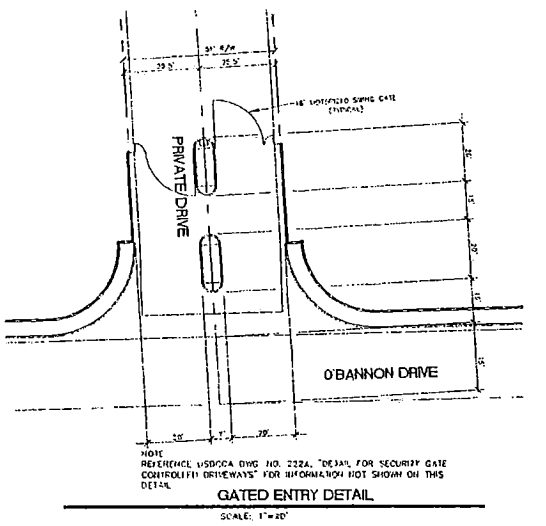
VACATION OF GOVERNMENT PATENT EASEMENTS SHOWN HEREON HAVE BEEN APPROVED.
RE: VAC-3255 - VACATION

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	30.78	20.00	19.37	88°09'56"
C2	40.05	25.00	25.79	91°47'04"
C3	38.49	25.00	24.23	88°12'56"
C4	14.09	19.50	7.37	41°24'35"
C5	27.97	40.50	14.57	39°34'00"
C6	64.91	40.50	41.82	91°50'04"
C7	62.32	40.50	39.22	88°09'56"
C8	30.57	40.50	16.05	43°14'39"
C9	14.09	19.50	7.37	41°24'35"

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	N86°47'32"E
L2	25.50'	N86°47'32"E
L3	25.50'	N86°47'32"E
L4	5.00'	N86°47'32"E
L5	3.46'	N03°12'28"E



NOTE
REFERENCE USDOCA DWG NO. 2224, "DETAIL FOR SECURITY GATE CONTROLLED DRIVEWAYS" FOR INFORMATION NOT SHOWN ON THIS DETAIL

GATED ENTRY DETAIL
SCALE: 1"=20'

STAFF

TMP-3458
01-22-04 PC

REVISION APPROVAL BLOCK

NO.	DATE	BY	DESCRIPTION

SCALE: 1"=30'
DRAWN BY: DSP
DESIGNED BY: DSP
CHECKED BY: EJF
SUBMITTAL DATE:
JOB NO: 13-148

APN: 163-03-702-005

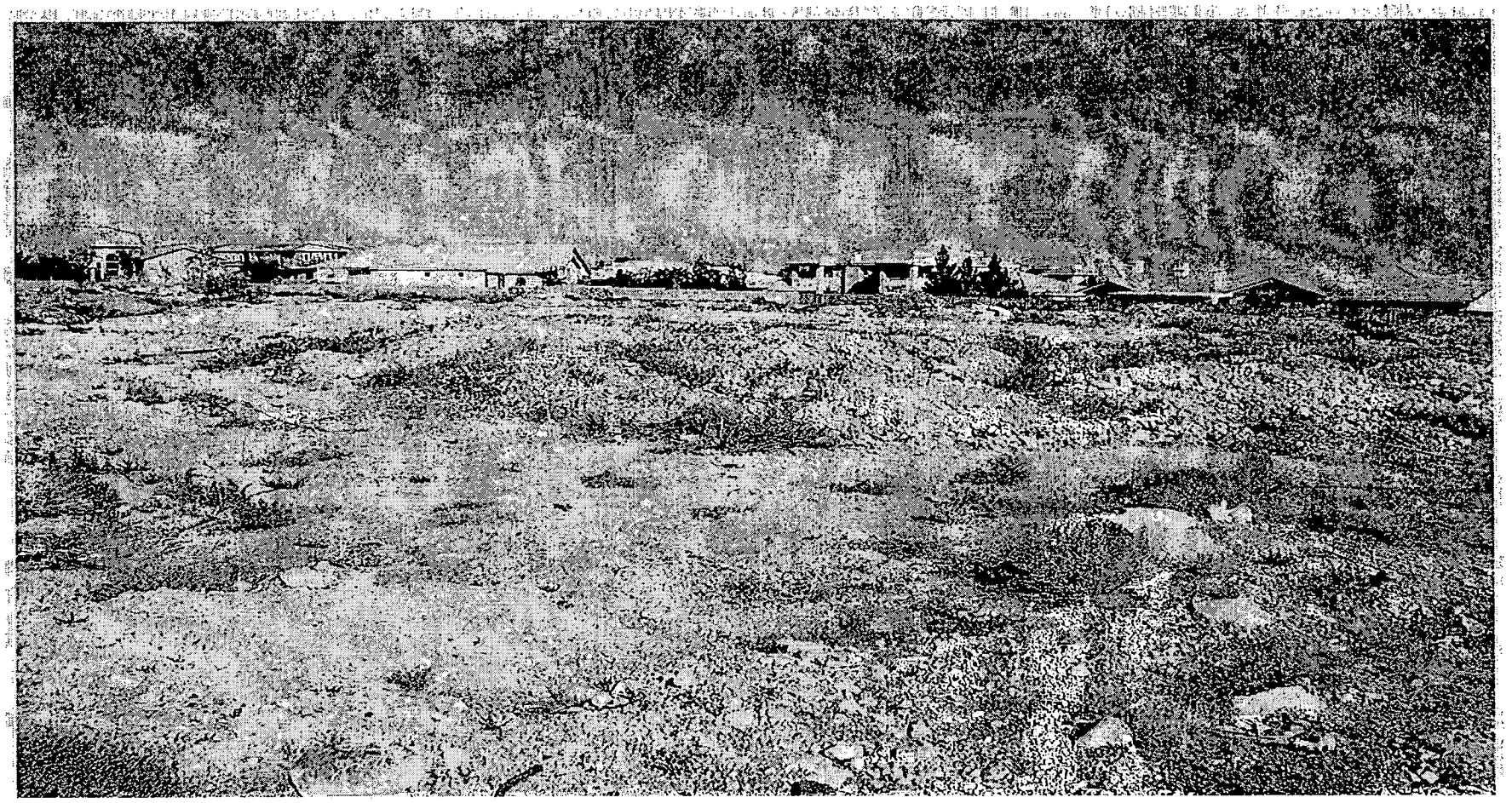
INTEGRITY ENGINEERING
2480 E. Tropicana Ave.
Suite # 232
Las Vegas, NV 89121
phone: 702.456.4864
fax: 702.456.4919

REISS SUBDIVISION AT
TENAYA WAY AND O'BANNON DRIVE

TENTATIVE MAP
SITE PLAN

TEODORO B. BRIENO
Exp. 12-31-05
CIVIL
No. 10381
STATE OF NEVADA
12-9-03

SHEET
TM-2
2 OF 2 SHEETS
DRAWING NO.



TMP-3458 - REISS SUBDIVISION - INTEGRITY ENGINEERING ON BEHALF OF RONALD REISS FAMILY TRUST
NORTHEAST CORNER OF TENAYA WAY AND O'BANNON DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

11/24/03

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

TMP-3468 - SHADOW LANE - UNIT II - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES - Request for a Tentative Map FOR A 92 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION 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 (Planned Residential Development - 11 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:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 14 – TMP-3468

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

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 (ZON-3276), Site Development Plan Review (SDR-3278), Waiver (WVR-3355), and all other site related activity.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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.

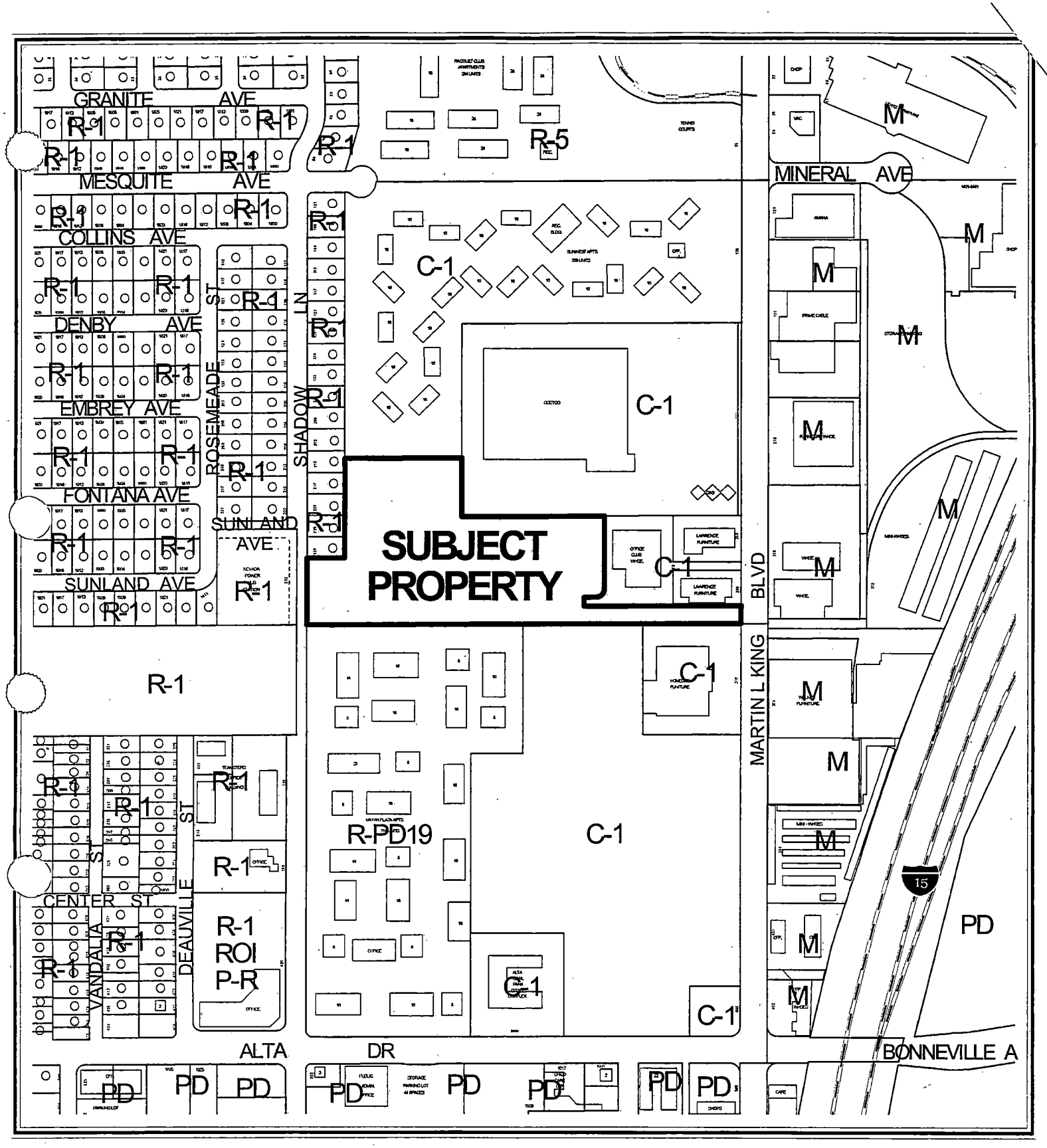
Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

7. Site development to comply with all applicable conditions of approval for ZON-3276, SDR-3278, and all other subsequent site-related actions.

CONDITIONS - Continued:

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 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.



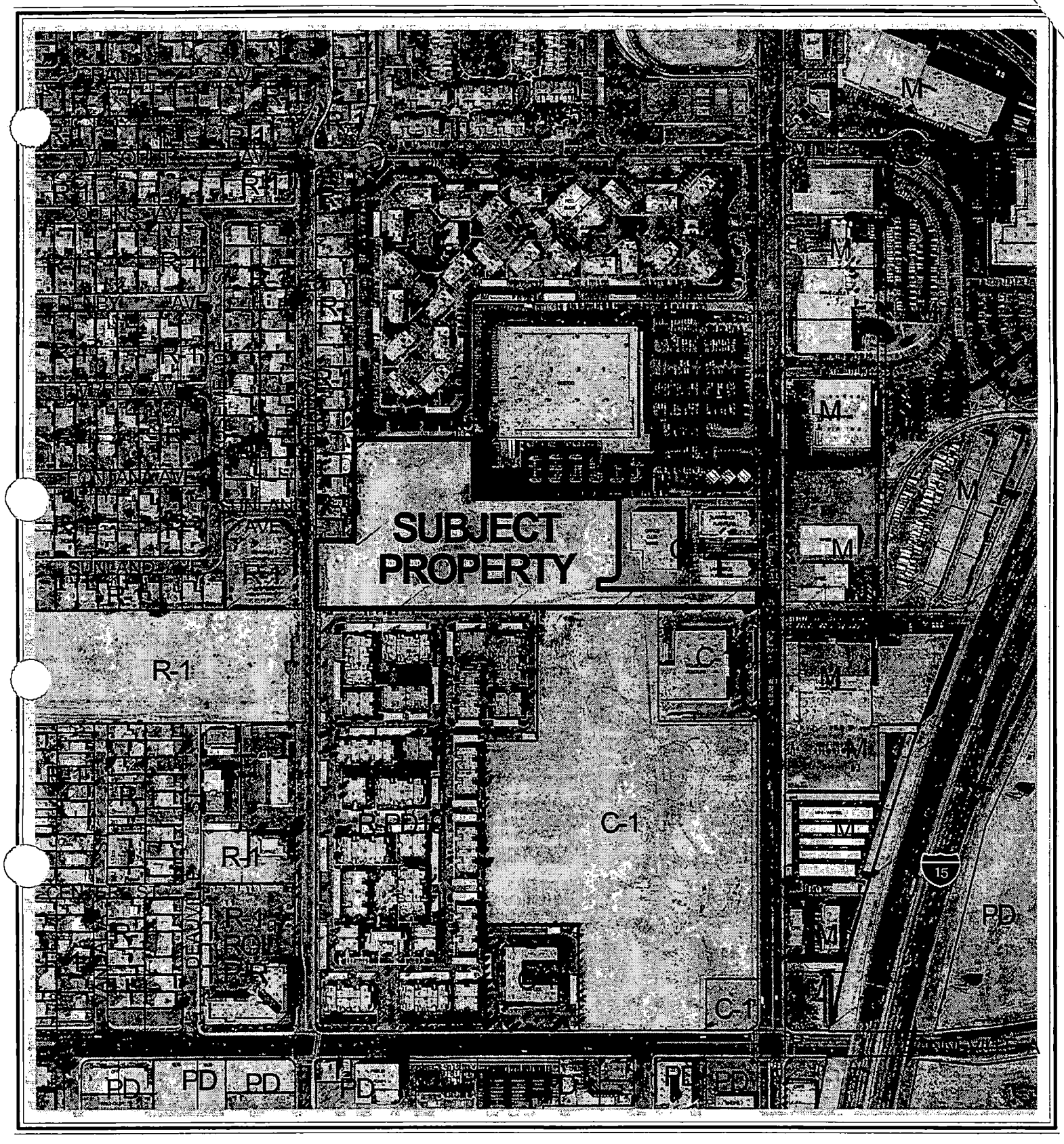
0 200 400 Feet

CASE: TMP-3468

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) [PROPOSED: R-PD11
(PLANNED RESIDENTIAL DEVELOPMENT - 11 UNITS PER ACRE)]

N



0 200 400 Feet

CASE: TMP-3468

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) [PROPOSED: R-PD11
(PLANNED RESIDENTIAL DEVELOPMENT - 11 UNITS PER ACRE)]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3468 - SHADOW LANE - UNIT II - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES

** 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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3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.

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.

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.

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KM

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for a Tentative Map for a 92 lot single family residential subdivision on 8.32 acres between Martin L. King Boulevard and Shadow Lane, approximately 1,250 feet north of Alta Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

01/07/04 The City Council approved the requests for a Rezoning (ZON-3276), Site Development Plan Review (SDR-3278), and a Waiver (WVR-3355) 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. The Planning Commission recommended approval on all three applications. Staff had recommended approval on the Rezoning and denial on the Waiver and Site Development Plan Review.

B) Pre-Application Meeting

11/12/03 Applicant was asked to meet with the Fire Safety Engineers regarding the emergency access gate.

KM

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) Existing Zoning

Subject Property:	R-PD11 (Residential Planned Development- 11 Units per Acre)
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)

D) 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 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.

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

This project is not within any special area plans, overlay districts or study areas that affect the subject site, nor is it adjacent to any of the trails within the City of Las Vegas Interlocal Joint Use Planning Area Trails Plan.

KM

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.040, the Development Standards within an R-PD (Residential Planned Development) 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 • Side • Corner • Rear	 18 Feet 3 Feet 3 Feet 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 (Single Family Residential) area along the west edge of the site. However, it is less dense than the adjacent apartment sites.

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
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.

B) General Analysis Discussion

- General information (Residential/Commercial)

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.

As an R-PD (Residential Planned Development) 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.

- Cross Section

The cross-sections have been provided and depict maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope of 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

According to the Interlocal Joint Use Planning Area Trails Plan, this project is not required to provide a multi-use trail.

KM

- Special Conditions of Approval (from SDR-3278)

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.

At the time of the Site Development Plan Review, it was determined that the project failed to meet the minimum perimeter landscaping requirements of the Zoning Code. The landscape plan did not specify that the trees to be planted in perimeter areas are a 24-inch box minimum. A condition of approval required an adjustment to the landscaping plan to meet the current standard and specify the tree sizes. The needed changes have been made and amended to the Tentative Map. This landscaping for this project now meets the required landscape standards.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3468 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

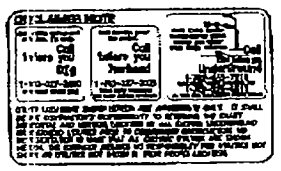
Deanna C Benites
Notary Public in and for said County and State

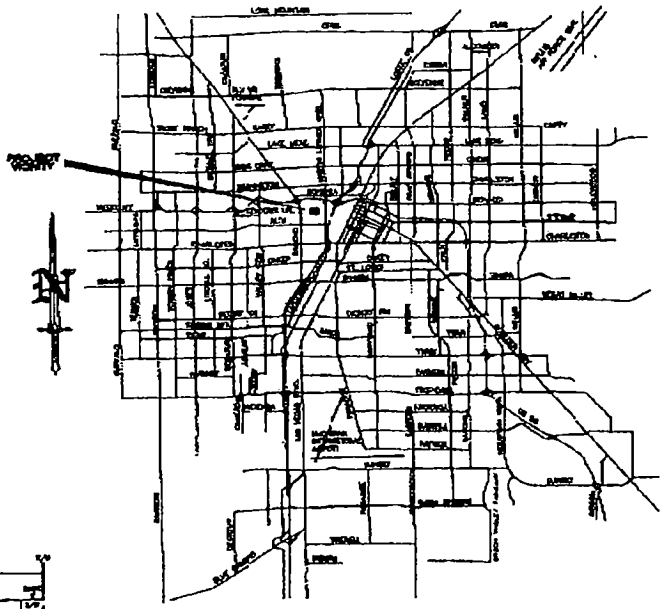
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEANNA C. BENITES
01-68746-1 My Appointment Expires Oct. 31, 2004

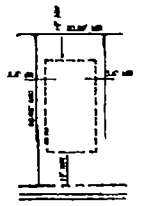
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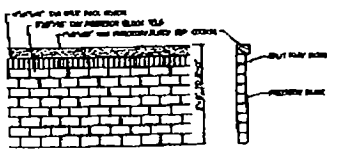
TENTATIVE MAP
FOR
SHADOW LANE - UNIT II

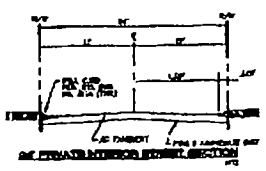
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CITY OF LAS VEGAS, NEVADA
PARCEL 'B' AS DEPICTED UPON FILE 69 PAGE 29 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, ALSO BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTH-WEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

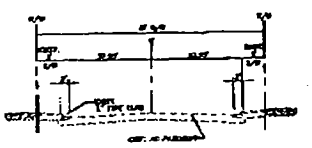


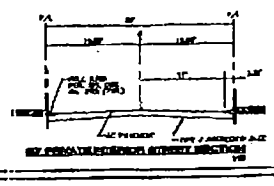


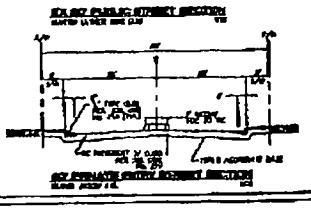


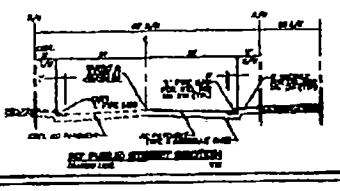


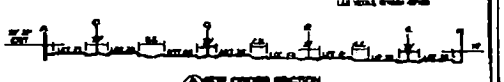




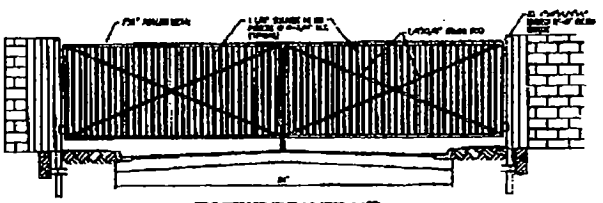












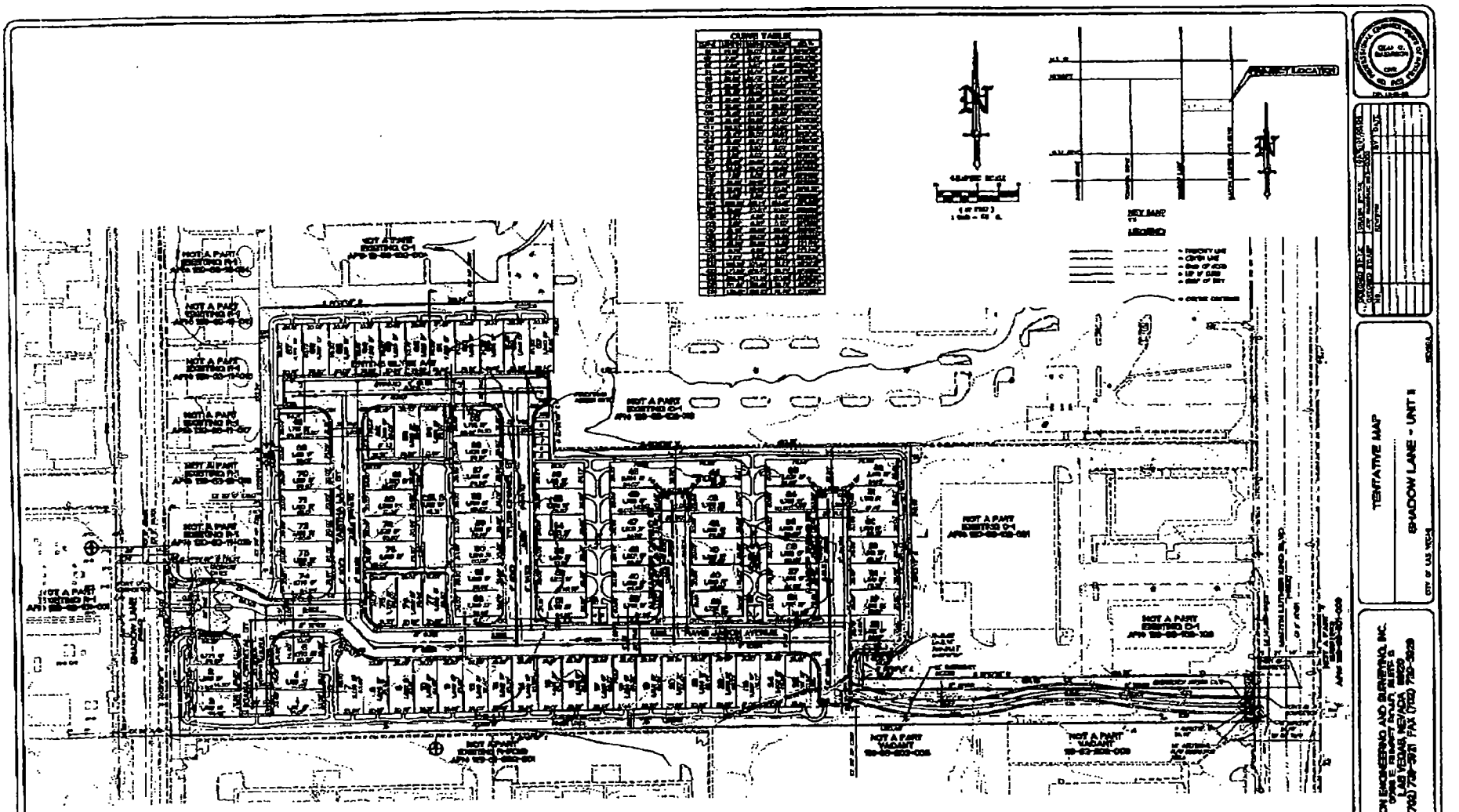
TENTATIVE MAP FOR SHADOW LANE - UNIT II
SIGNATURE HOMES
CITY OF LAS VEGAS

ORION ENGINEERING AND SURVEYING, INC.
3089 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 736-3921 FAX (702) 736-3929

SHEET 1 of 2

REVISED 1.7.04

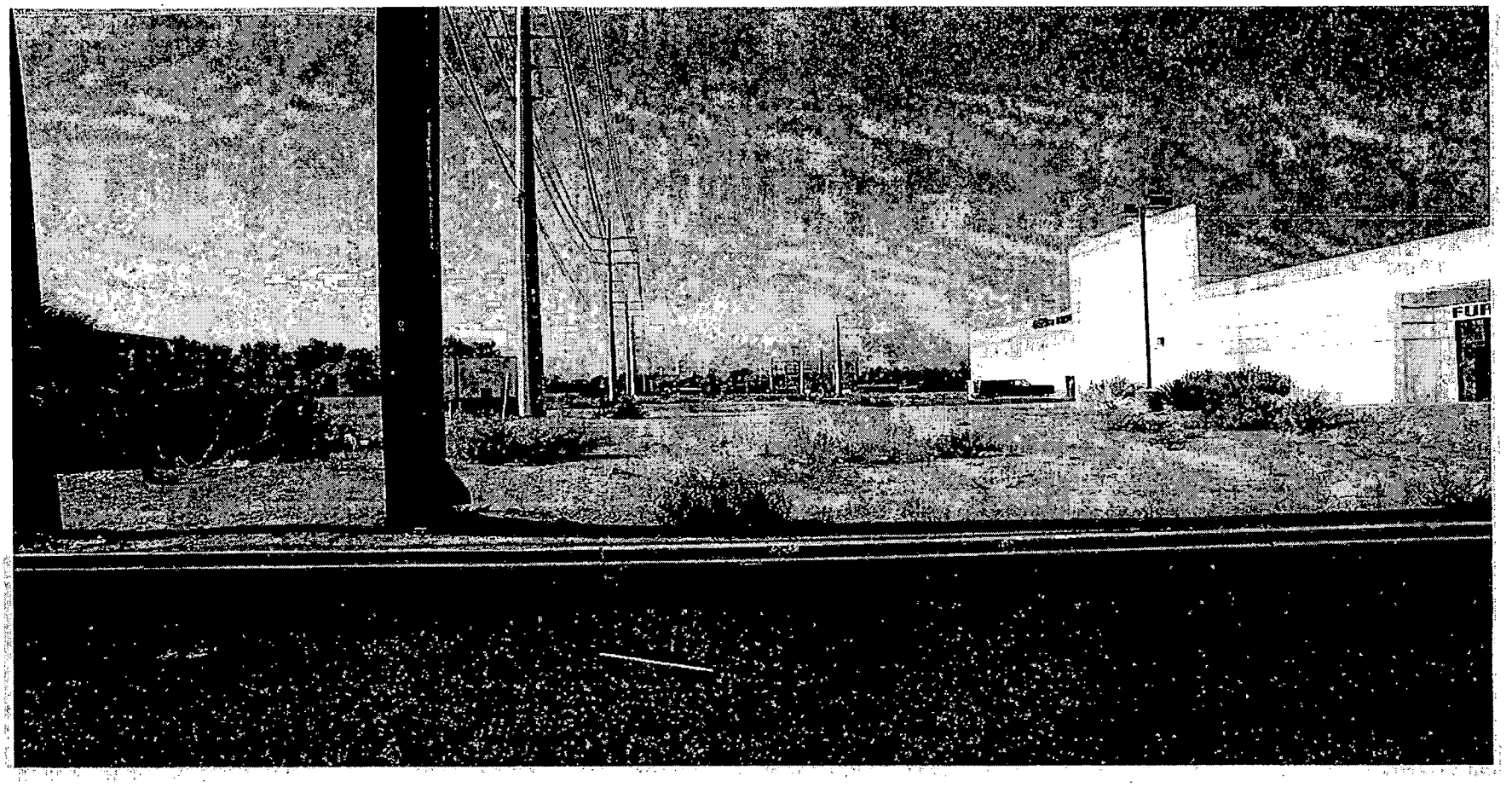
TMP-3468
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TMP-3468

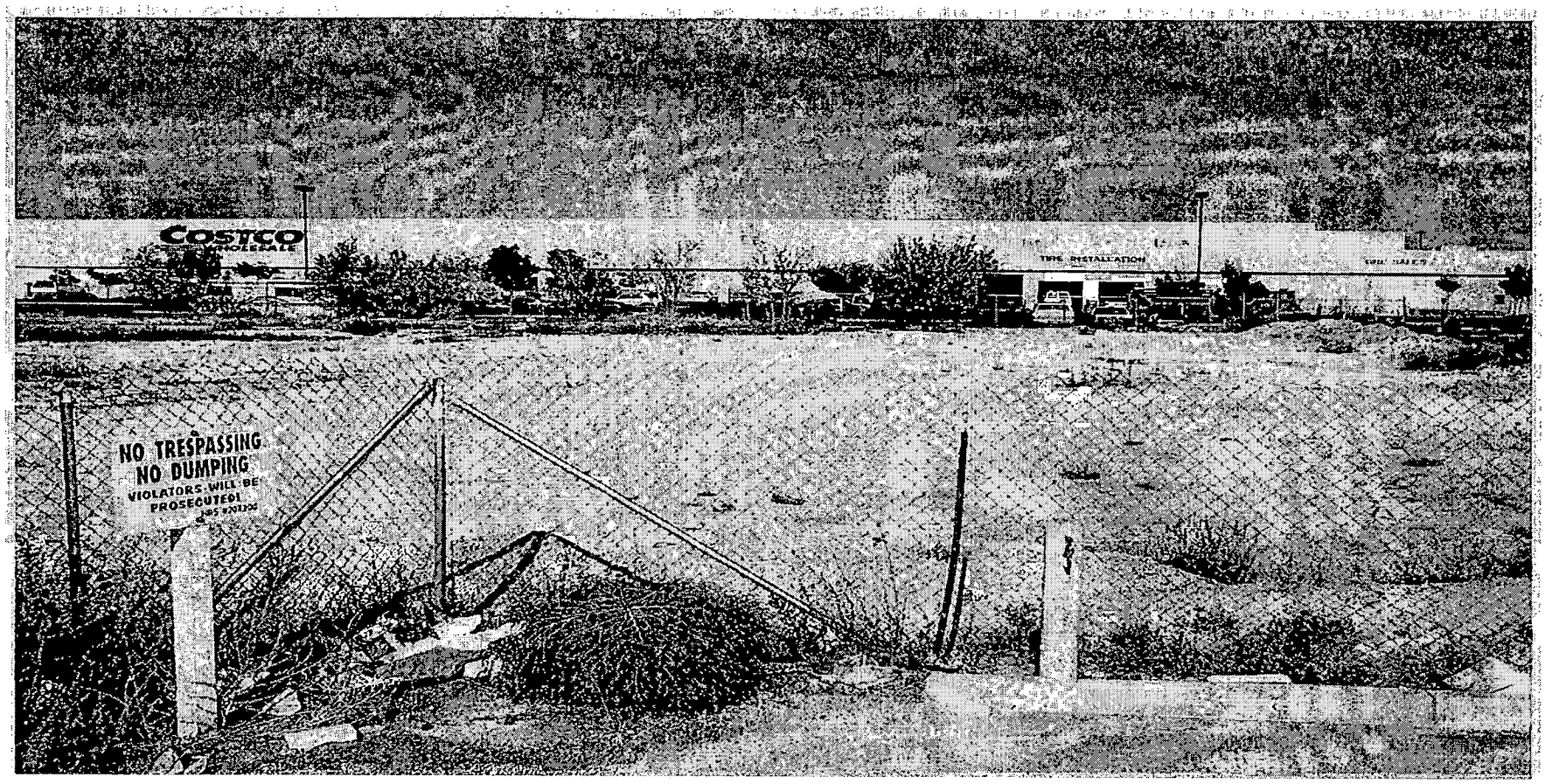
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REVISED
1.7.04



TMP-3468 - SHADOW LANE - UNIT II - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES
BETWEEN MARTIN L. KING BOULEVARD AND SHADOW LANE, APPROXIMATELY 1,250 FEET NORTH OF ALTA DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

11/24/03



TMP-3468 - SHADOW LANE - UNIT II - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES
BETWEEN MARTIN L. KING BOULEVARD AND SHADOW LANE, APPROXIMATELY 1,250 FEET NORTH OF ALTA DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

11/24/03

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

EOT-3538 - SONORAN BARBEQUE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit (U-0018-97) FOR A SUPPER CLUB at 1951 North Rainbow Boulevard (APN: 138-22-713-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

IF APPROVED: C.C.: 02/18/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

To be heard by the City Council on 2/18/2004.

City of Las Vegas

Agenda Item No.: 15

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 15 – EOT-3538

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

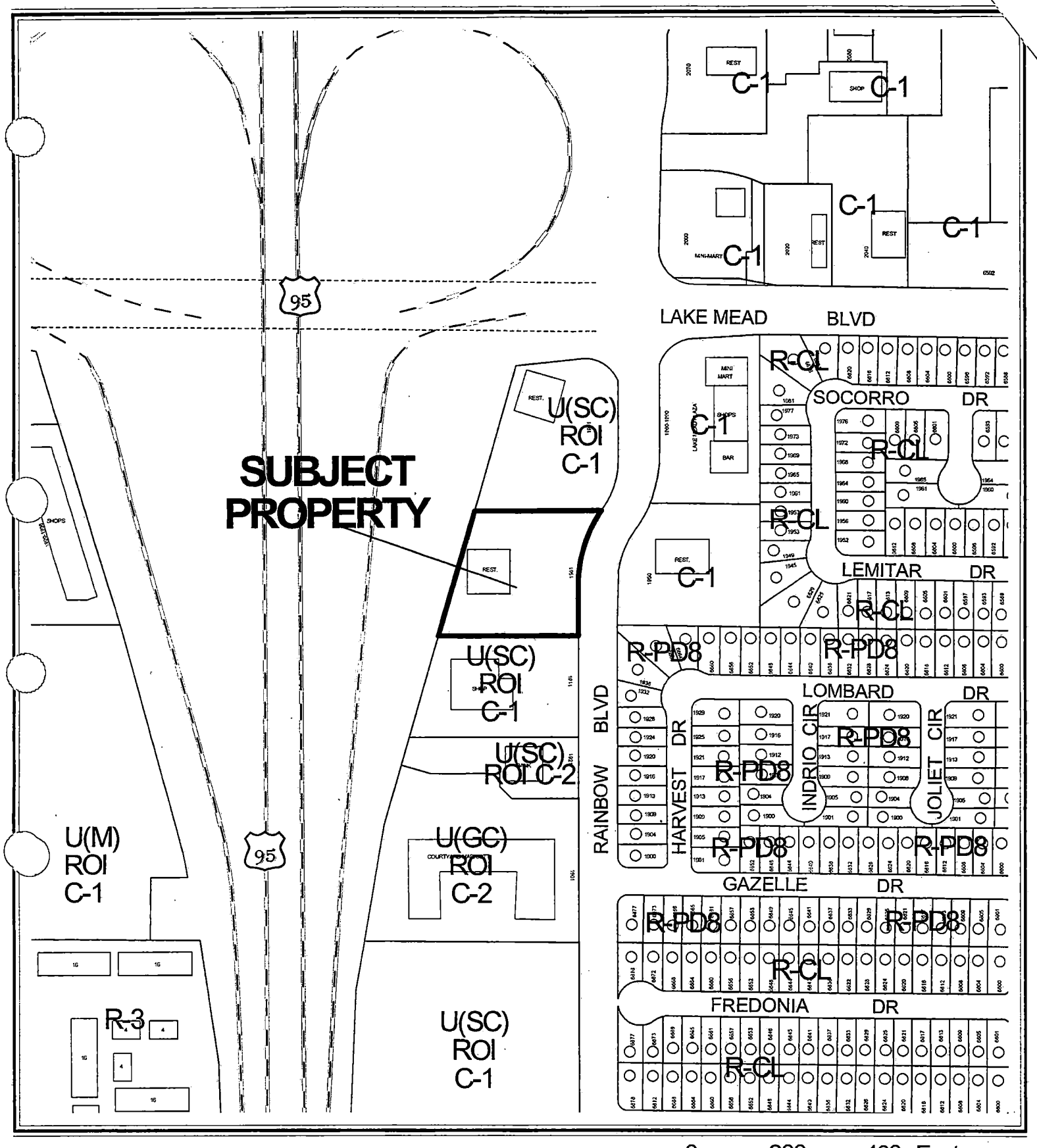
CONDITIONS:

Planning and Development

1. This Reinstatement and Extension of Time will expire on January 23, 2005 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval for Special Use Permit (U-0018-97) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

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

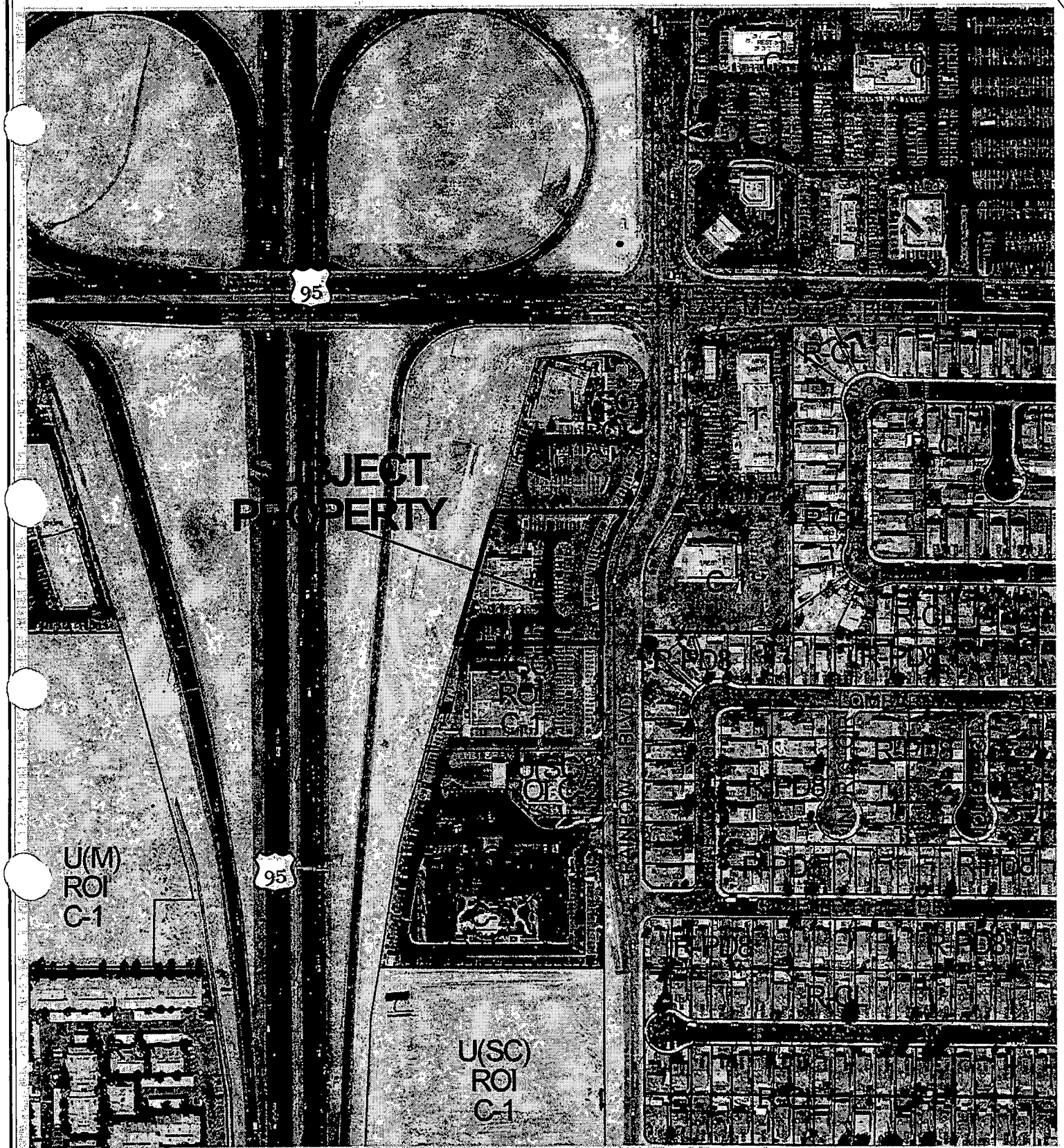


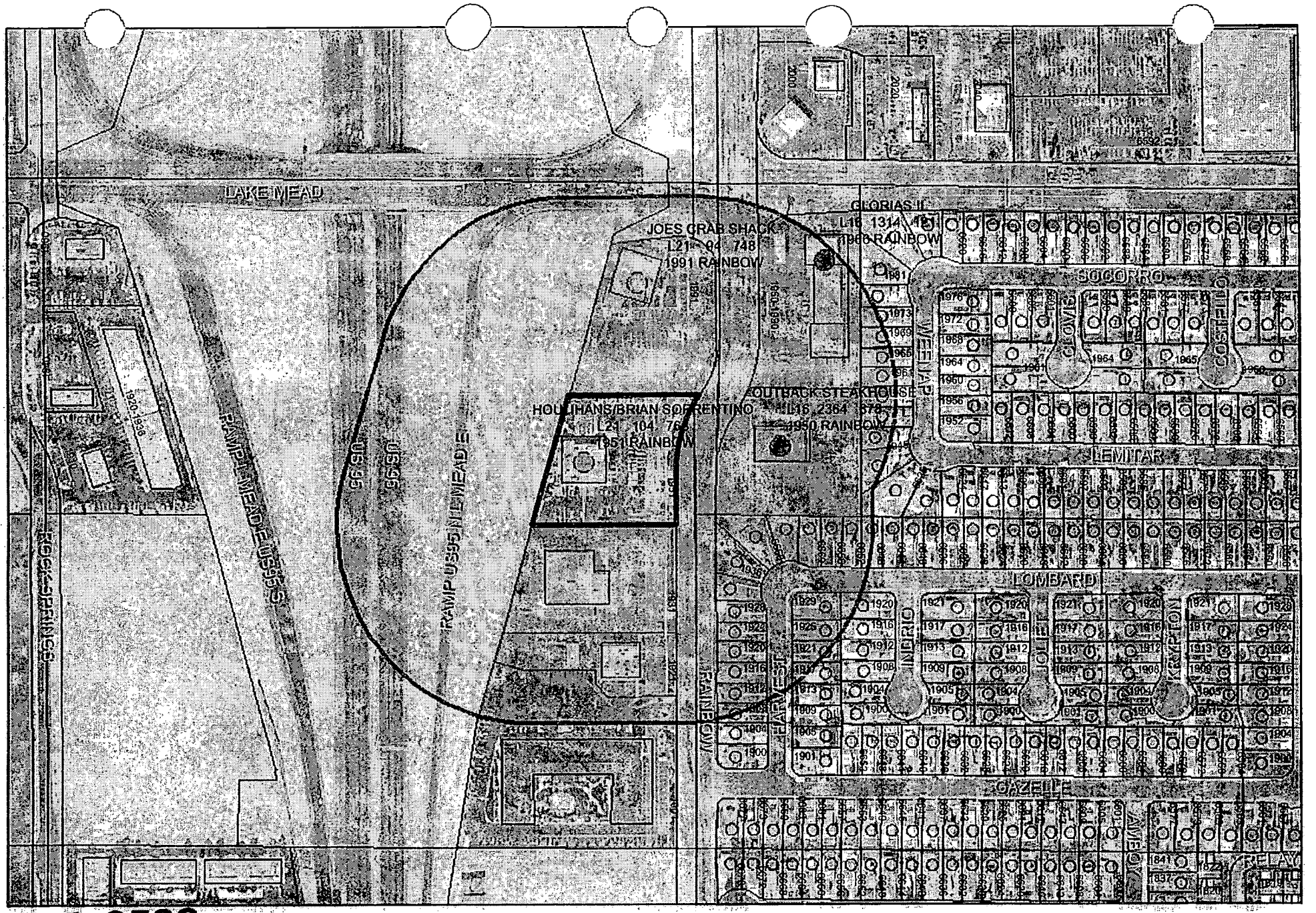
CASE: **EOT-3538**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)


95
SUBJECT
PROPERTY
U(M)
ROI
C-1
95
U(SC)
ROI
C-1
R-O
R-PD
R-PD8
R-PD8
R-PD8



EOT-3538

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-3538 - SONORAN BARBEQUE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. This Reinstatement and Extension of Time will expire on January 23, 2005 unless another Extension of Time is approved by the City Council.

2. Conformance to the conditions of approval for Special Use Permit (U-0018-97) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The following is a request for an Extension of Time of an approved Special Use Permit (U-0018-97) for a supper club at 1951 North Rainbow Boulevard.

B) Applicant's Justification

The applicant explained that the purpose of the time extension is to allow for the transition of the business from the existing tenant (LVH Properties, Limited Liability Company) to a new tenant (Sonoran Barbeque Nevada, Limited Liability Company). The new tenant is completing their design process to remodel the restaurant and is applying for the necessary permits. However, they do not believe that it will be completed before the expiration of the original Special Use Permit, thus requiring an extension of time.

BACKGROUND INFORMATION

A) Previous Actions

04/28/97 The City Council approved the request for a Special Use Permit (U-0018-97) to allow a supper club at 1951 North Rainbow Boulevard. The Board of Zoning Adjustment and Staff had recommended approval.

B) Pre-Application Meeting

A Pre-Application Meeting is not required of an Extension of Time, nor was one held.

C) Neighborhood Meetings

A Neighborhood Meeting is not required of this Extension of Time, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	1.61
Net Acres:	1.60

KM

B) Existing Land Use

Subject Property:	Service Commercial (restaurant)
North:	Service Commercial (restaurant)
South:	Service Commercial (restaurant)
East:	Service Commercial (Outback Steakhouse)
West:	Right of Way (Highway 95)

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	SC (Service Commercial)
East:	SC (Service Commercial)
West:	ROW (Right of Way)

D) Existing Zoning

Subject Property:	U(SC) [Undeveloped (Service Commercial)]
North:	U(SC) [Undeveloped (Service Commercial)]
South:	U(SC) [Undeveloped (Service Commercial)]
East:	C-1 (Limited Commercial)
West:	ROW (Right of Way)

E) General Plan Compliance

This site is designated SC (Service Commercial) on the Centennial Hills Interlocal Land Use Plan of the General Plan. The SC (Medium-Low Attached Density Residential) designation allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. The proposed restaurant is consistent with the SC (Service Commercial) General Plan Designation.

SPECIAL DISTRICTS/ZONES	Yes	No
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 project is not within any special area plans, overlay districts or study areas that affect the subject site, nor is it adjacent to any of the trails within the City of Las Vegas Interlocal Joint Use Planning Area Trails Plan.

KM

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Proposed Restaurant	7,453 SF.	1/50 GFA	150	5	113	6
Entire Restaurant Row						
Joe's Crab Shack	7,727 SF	1/50 GFA	155	6	115	5
Discount Tire Co.	12,806 SF	1/250 GFA	51	3	87	3
Nevada State Bank	5,170 SF	1/200 GFA	26	2	44	3
Total Restaurant Row	33,614 SF		382	16	359	17

Although the project does not meet the required parking standards, it is part of a commercial subdivision where two adjacent uses exceed the amount of required parking spaces. At the time of the original application, staff was concerned about the shortage in parking spaces. For this reason, the commercial subdivision decided to change one of the subdivision uses to one that would require less parking and free up additional parking for the two restaurants within the entire subdivision.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Provided
Supper Club	Use shall not be located within 400 feet of any church, synagogue, school, childcare facility licensed for more than twelve children or City Park.	Y

There is no church, synagogue, school, childcare facility licensed for more than twelve children, or City Park within the 400 foot required distance separation.

KM

B) General Analysis and Discussion

- Zoning

The use of a Supper Club is allowable in the C-1 (Limited Commercial) district when accompanied by a Special Use Permit. The proposed restaurant will be a compatible use within this commercial district.

- Use

The proposed use meets all criteria for a "Supper Club" as defined in Section 6.50.020 of the Municipal Code. "Supper Club" means a restaurant and bar operation where the seating will accommodate 100 or more persons for full-coarse meals, wherein the bar is separated from the restaurant area by a barrier, which is sufficient to prevent access by minors, and where food service is the businesses primary focus. Also, the use is in compliance with Section 19.90.085 of the Municipal Code, there are no schools, synagogues, child-care facilities, churches or City Parks within 400 feet of this proposed use. The Supper Club location is appropriate considering that the use is located in a developing commercial corridor. The use is compatible with the commercial center and the surrounding area.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   This use will be conducted in a manner compatible with surrounding land uses and with the possible future uses designated by the General Plan. The extension is therefore appropriate.

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

   Because the continued use will not be altering the site physically, it will remain suitable for this site.

KM

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 continued use will not change the impact or flow of the traffic along the streets and highway adjacent to this site.

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 extended use of this supper club will be subject to regular City inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-3538 APN: 138-22-713-003

Name of Property Owner: Restaurant Row LLC

Name of Applicant: Sonoran Barbeque Nevada, LLC

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

_____Yes XX No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: X [signature]

Print Name: Richard Gordon, E.V.P.

Subscribed and sworn before me

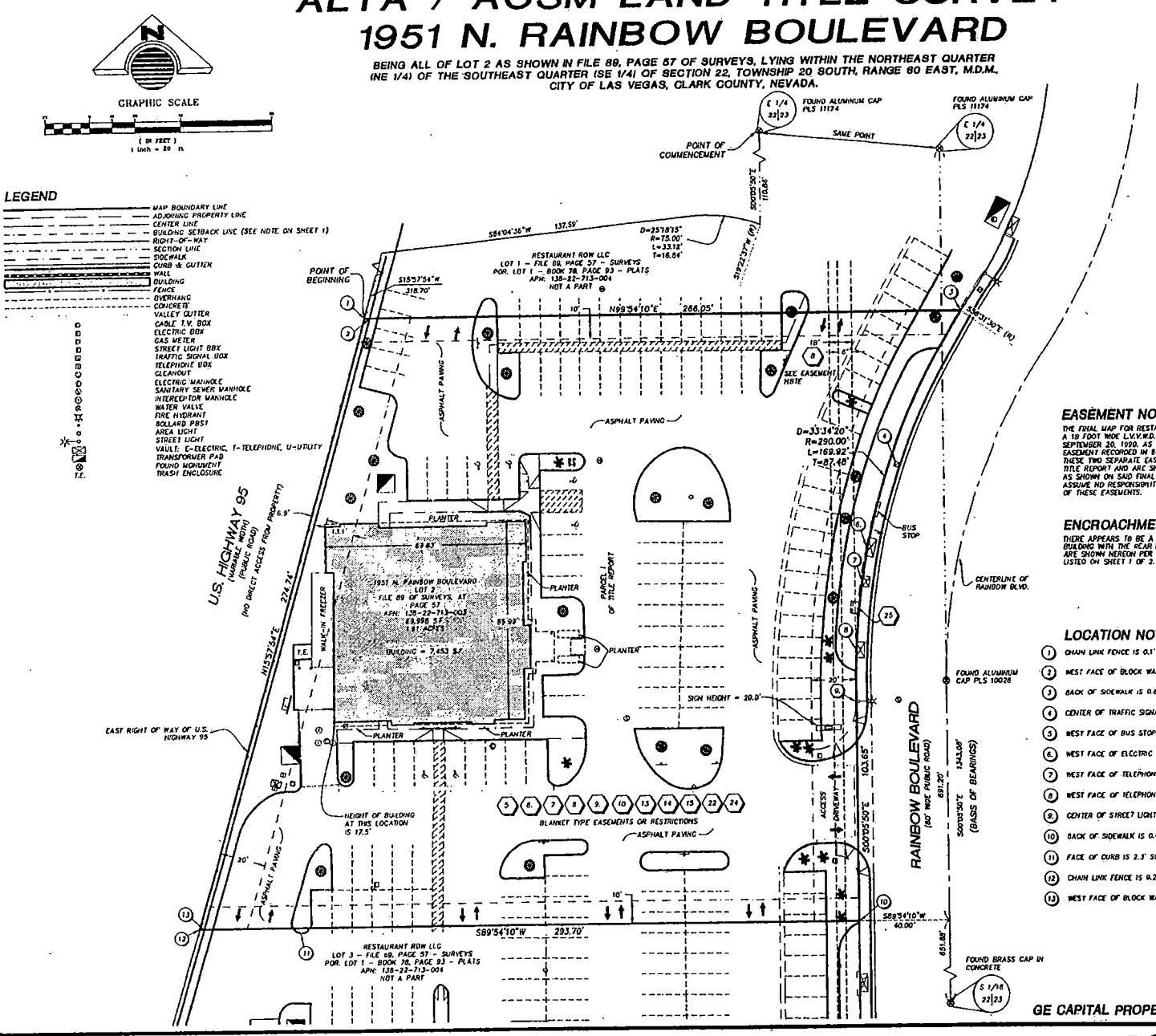
This 25th day of November, 2003

[signature]

Notary Public in and for said County and State

ALTA / ACSM LAND TITLE SURVEY
1951 N. RAINBOW BOULEVARD

BEING ALL OF LOT 2 AS SHOWN IN FILE 89, PAGE 57 OF SURVEYS, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



EASEMENT NOTE:

THE FINAL MAP FOR RESTAURANT ROW (TITLE REPORT EXCEPTION NO. 8) SHOWS A 16 FOOT WIDE L.V.V.W.D. EASEMENT RECORDED IN BOOK 900925, DOC. 01250 SEPTEMBER 20, 1990, AS WELL AS A 6 FOOT WIDE N.G.V. PRIMER & CENTEL EASEMENT RECORDED IN BOOK 590, DOC. 549281 JANUARY 29, 1976. THESE TWO SEPARATE EASEMENTS WERE NOT CONTAINED IN THE PROVIDED TITLE REPORT AND ARE SHOWN HEREON PER THE GRAPHICAL INFORMATION AS SHOWN ON SAID FINAL MAP. HORIZON SURVEYS AND THE CERTIFYING SURVEYOR ASSUME NO RESPONSIBILITY AS TO THE ACTUAL EXISTENCE OR NON-EXISTENCE OF THESE EASEMENTS.

ENCROACHMENT NOTE

THERE APPEARS TO BE A BUILDING SETBACK ENCROACHMENT OF THE EXISTING BUILDING WITH THE REAR PROPERTY LINE OF THE SUBJECT PARCEL. SETBACKS ARE SHOWN HEREON PER THE REQUIREMENTS OF THE RESOLUTION OF INTENT LISTED ON SHEET 1 OF 2.

LOCATION NOTES

1. CHAIN LINK FENCE IS 0.1' EAST OF NORTHWEST ANGLE POINT OF PROPERTY LINE.
2. WEST FACE OF BLOCK WALL IS 2.1' EAST OF PROPERTY LINE.
3. BACK OF SIDEWALK IS 0.6' WEST OF NORTHEAST ANGLE POINT OF PROPERTY LINE.
4. CENTER OF TRAFFIC SIGNAL BOX IS 3.4' EAST OF PROPERTY LINE.
5. WEST FACE OF BUS STOP BENCH IS 0.5' WEST OF PROPERTY LINE.
6. WEST FACE OF ELECTRIC VAULT IS 0.6' WEST OF PROPERTY LINE.
7. WEST FACE OF TELEPHONE VAULT IS 0.3' EAST OF PROPERTY LINE.
8. WEST FACE OF TELEPHONE VAULT IS 0.2' WEST OF PROPERTY LINE.
9. CENTER OF STREET LIGHT IS 0.6' EAST OF PROPERTY LINE.
10. BACK OF SIDEWALK IS 0.4' WEST OF SOUTHEAST ANGLE POINT OF PROPERTY LINE.
11. FACE OF CURB IS 2.3' SOUTH OF PROPERTY LINE.
12. CHAIN LINK FENCE IS 0.2' EAST OF SOUTHWEST ANGLE POINT OF PROPERTY LINE.
13. WEST FACE OF BLOCK WALL IS 1.7' EAST OF PROPERTY LINE.

GE CAPITAL PROPERTY NUMBER:

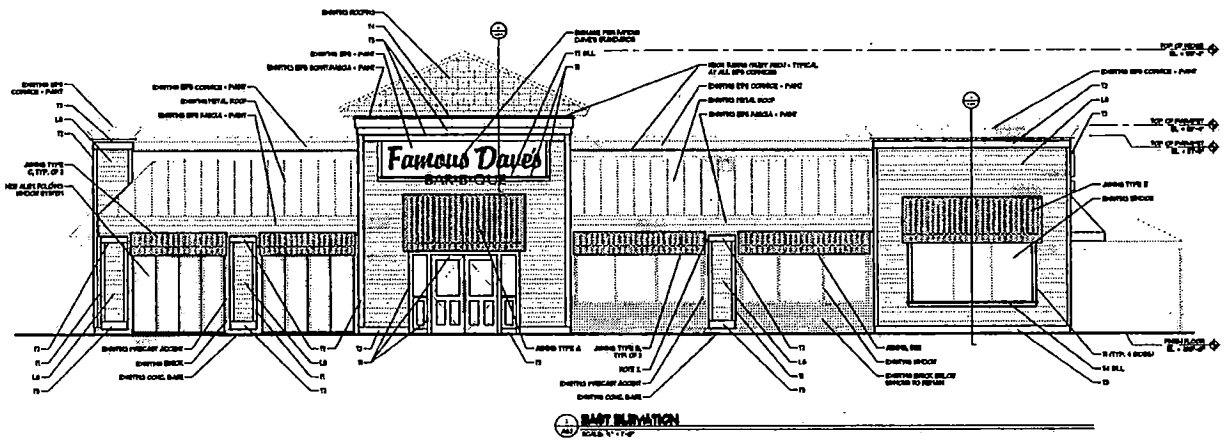
ALTA / ACSM LAND TITLE SURVEY
FHA ARCHITECTS
1951 N. RAINBOW BOULEVARD
CLARK COUNTY, NEVADA
CITY OF LAS VEGAS

HORIZON SURVEYS
6937 CONCESTON GROVE DRIVE, SUITE 180
LAS VEGAS, NEVADA 89144
PHONE (702) 233-1977
FAX (702) 233-0477
WWW.HORIZONSURVEYS.COM

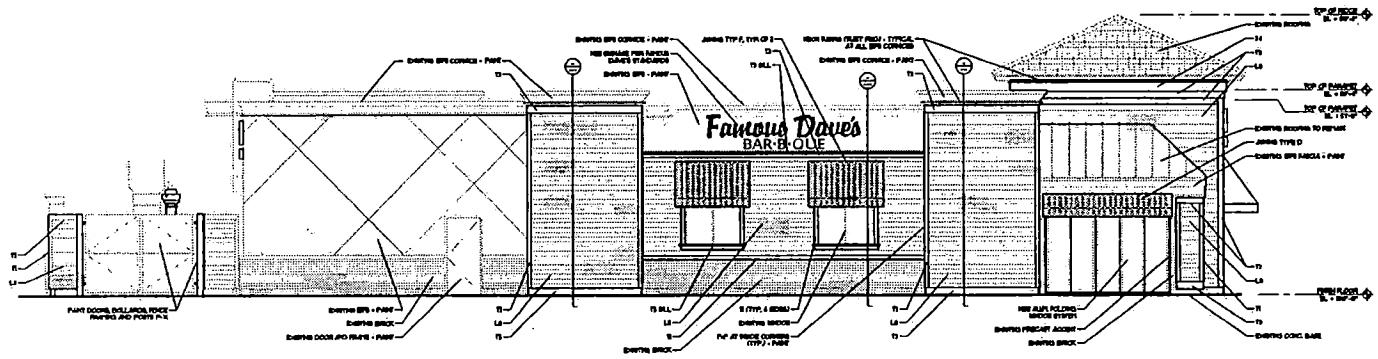
DWG 462008ALO1
DATE 12/8/03
JOB NUMBER 462.008.01
SHEET 2 OF 2

S:\Horizon\Projects\462.003_Nassiri\462002ALO1.dwg Mon Oct 13 15:12:30 2003 Plotted By: Dennis R. Larson, PLS

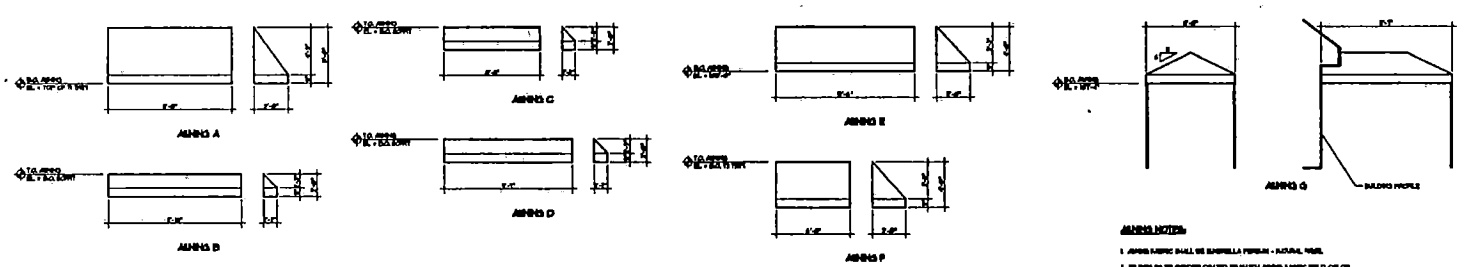
EOT-3538
1-22-04 PC



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 AWNING PROFILES
SCALE: 1/2" = 1'-0"

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EXTERIOR ELEVATION LEGEND:

LAP SIDING (REJECT CEDARVILLE) STAIN BY SHERWIN WILLIAMS

EXISTING BRICK TO REMAIN

PAINTED WOOD PLANK (REJECT CEDARVILLE) PAINT #1

PAINTED WOOD PLANK (REJECT CEDARVILLE) PAINT #2

PAINTED WOOD PLANK (REJECT CEDARVILLE) PAINT #3

PAINTED WOOD PLANK (REJECT CEDARVILLE) PAINT #4

EXTERIOR ELEVATION NOTES:

1. PAINT/REPAINT EXISTING EIFS TO REMAIN AND PREP FOR PAINTING
2. FACE OF RAILINGS TO BE FLUSH WITH FACE OF EXISTING EIFS CORNICE, TYPICAL AT ALL LOCATIONS.

EXTERIOR PAINT SPECIFICATIONS:

#1	COLOR:	SW 6992 "CHOCOLATE BROWN"
	TYPE:	SHERWIN WILLIAMS
	FINISH:	GLOSS
#2	COLOR:	SW 6993 "BLACK MAGIC"
	TYPE:	SHERWIN WILLIAMS
	FINISH:	SATIN
#3	COLOR:	MATCH #1
	TYPE:	SHERWIN WILLIAMS
	FINISH:	-
#4	COLOR:	REDWOOD - STAIN
	TYPE:	MATCH REJECT

HARLAN R. FAUST
ARCHITECT

HARLAN R. FAUST
[illegible] STREET SUITE 101
OMAHA, NE 68137-1805
402 [illegible]
402 [illegible] FAX

PROJECT:

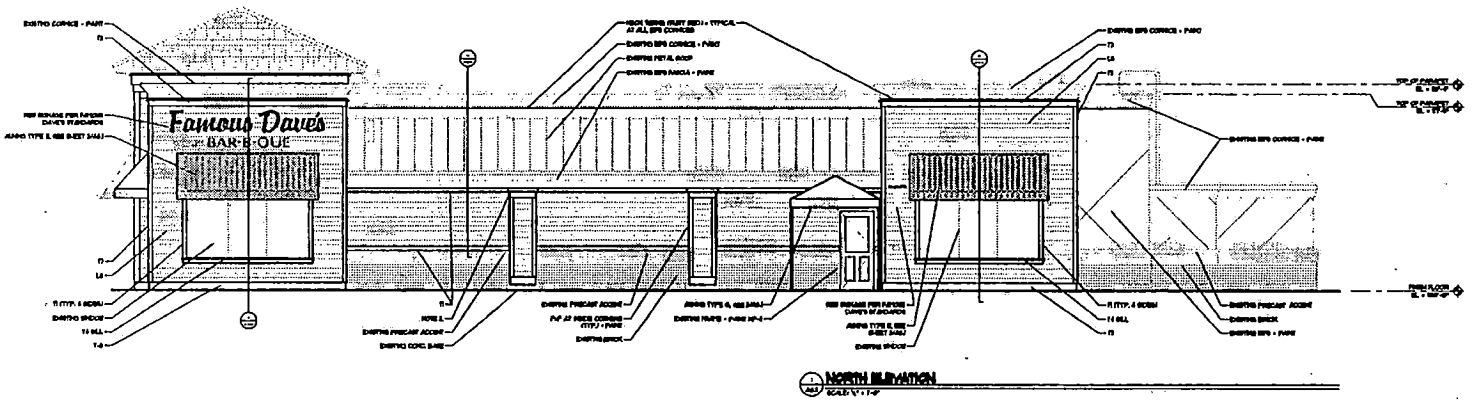
Famous Dave's
Restaurant Row
1951 Rainbow Boulevard
Las Vegas, Nevada 89108-2798

Project no:	030303
Date:	November 24, 2003
Revisions:	

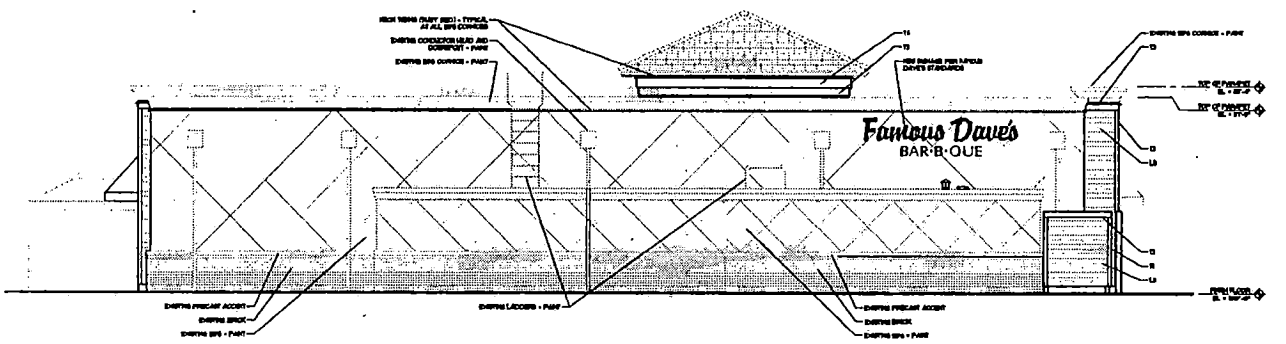
SHEET:
EXTERIOR ELEVATIONS

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EOT-3538
1-22-04 PC



NORTH ELEVATION



EAST ELEVATION

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HARLAN B. FAUST
ARCHITECTS

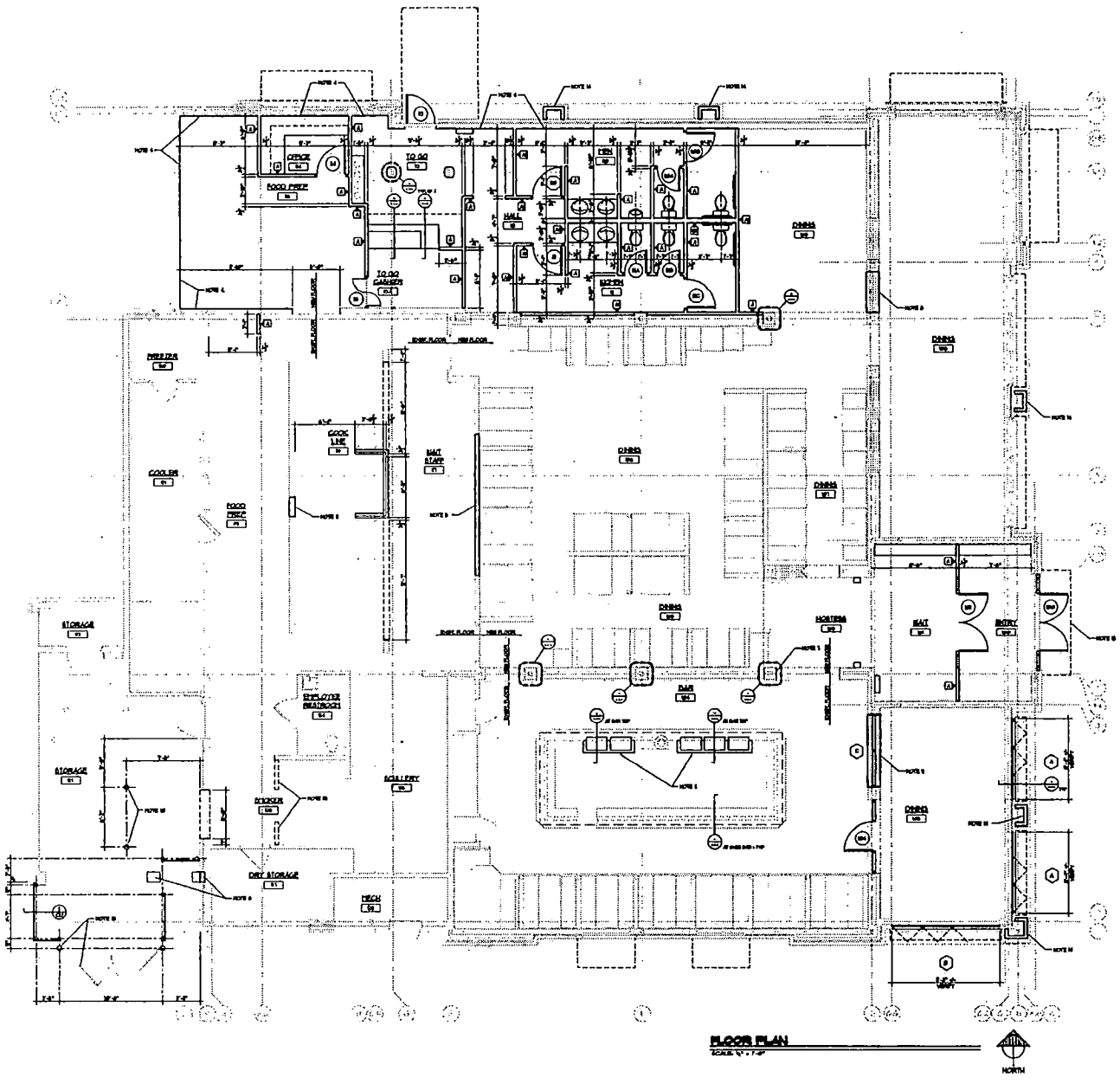
Famous Daves
Restaurant Row
1951 Rainbow Boulevard
Las Vegas, Nevada 89108-2798

Project no	030303
Date	November 24, 2003
Revisions	

TITLE
EXTERIOR ELEVATIONS

A6.2

EOT-3538
1-22-04 PC



CONSTRUCTION LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

FLOOR PLAN NOTES:

1. DIMENSIONS TO NEW CONSTRUCTION ARE TO FACE OF STUD FOR WALLS NOTED OTHERWISE.
2. DIMENSIONS TO EXISTING WALLS ARE TO FACE OF FINISH FOR WALLS NOTED OTHERWISE.
3. PROVIDE FIRE BLOCKING FOR ALL EQUIPMENT, FURNITURE, VALET ACCESSORIES, CASEWORK, ETC. AS REQUIRED.
4. PROVIDE LAYER OF 5/8" GWB, TYPICAL AT DEMOLITION AREA. PROVIDE "DURAROCK" OR EQUIVALENT BACKER BOARD TILE.
5. INFILL EXISTING OPENING, FLOOR ENDING.
6. PATCH WALL/CONCRETE SLAB FLOOR ADJACENT PLUMBING.
7. PATCH WALL, FLOOR ADJACENT THIN BRICK SYSTEM.
8. INFILL OPENING, PATCH ADJACENT HALF WALL AND THIN BRICK SYSTEM, SEE INTERIOR ELEVATION.
9. LOWER WALL HEIGHT OF EXISTING HALF WALL, PATCH ADJACENT THIN BRICK SYSTEM, SEE INTERIOR ELEVATION.
10. BOLLARDS, SEE EQUIPMENT PLAN.
11. PROVIDE EXPANSION GAP TOP FOR EXTERIOR FINISHES, SEE EQUIPMENT PLAN AND DETAILS.
12. PROVIDE NEW 6" CONCRETE SLAB OF 4x4 WELDED WIRE OVER 6 MIL POLY VAPOR BARRIER AND AGGREGATE FILL AT NEW FLOOR AREA ONLY. PROVIDE SAW CONTROL JOINTS.
13. METAL FRAME AND FABRIC AWNING, SEE EXTERIOR ELEVATIONS.
14. 4" METAL STUD FRAMING (16" O.C.) WITH 5/8" SHEATHING, SEE EXTERIOR ELEVATIONS.
15. CORE DRILL EXISTING CONCRETE SLAB FOR 6" HSS STEEL GALVANIZED PIPE BOLLARD (TYP.) WITH 24"ø x 48" CONCRETE FOOTING.
16. CORE DRILL EXISTING CONCRETE SLAB FOR 10" HSS STEEL GALVANIZED PIPE BOLLARD (TYP.) WITH 30"ø x 48" CONCRETE FOOTING. PATCH ENDING SAME ON BOLLARDS. REFURBISH/REPLACE ANY FINISHES OR DAMAGED COMPONENTS.
17. PATCH WITH TILE AT DEMISED WALL, SEE FINISH PLAN.

HARLAN R. FAUST
ARCHITECT

HARLAN R. FAUST
1434 "P" STREET - SUITE 101
OMAHA, NE 68102-2305
402.342.0678
402.342.0684 FAX

I hereby certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Nevada, license number 11418

PROJECT

Famous Dave's

Restaurant Row
1951 Rainbow Boulevard
Las Vegas, Nevada 89108-2798

Project no:	020331
Date:	November 24, 2003
Revisions:	

SHEET
FLOOR PLAN

A1.1

EOT-3538
1-22-04 PC



EOT-3538 - SONORAN BARBEQUE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY
1951 NORTH RAINBOW BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04



EOT-3538 - SONORAN BARBEQUE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY
1951 NORTH RAINBOW BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

ROC-3494 - KB HOME ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 6 of an approved Site Development Plan Review [Z-0059-01(2)] TO MODIFY THE REAR SETBACK TO ALLOW A 12 FOOT REAR SETBACK WHERE A 15 FOOT REAR SETBACK IS REQUIRED on approximately 40 acres adjacent to the northeast corner of Brent Lane and Bradley Road (APN: 125-12-501-004, 125-12-510-001 through 078), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Mack).

C.C.: 02/18/04

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 Item 16 [ROC-3494], Item 19 [WVR-3430] and Item 20 [SUP-3537] subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with KB Home and NIGRO excused.

To be heard by the City Council on 2/18/2004.

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 16 [ROC-3494], and Item 19 [WVR-3430], and Item 20 [SUP-3537]. He stated that letters have been received from each applicant agreeing to all of the conditions.

DAVID CLAPSADDLE, Planning and Development Department, for the benefit of the audience, explained that Item 17 [MSH-3453] and Item 18 [MSP-3493] were originally on the One Motion/One Vote Agenda but were pulled off. With regard to Item 17 [MSH-3453], staff requested this application be pulled in order to read a statement for the record. For Item 18 [MSP-3493], staff received a request from the applicant to hear the application to clarify a condition.

There was no further discussion.

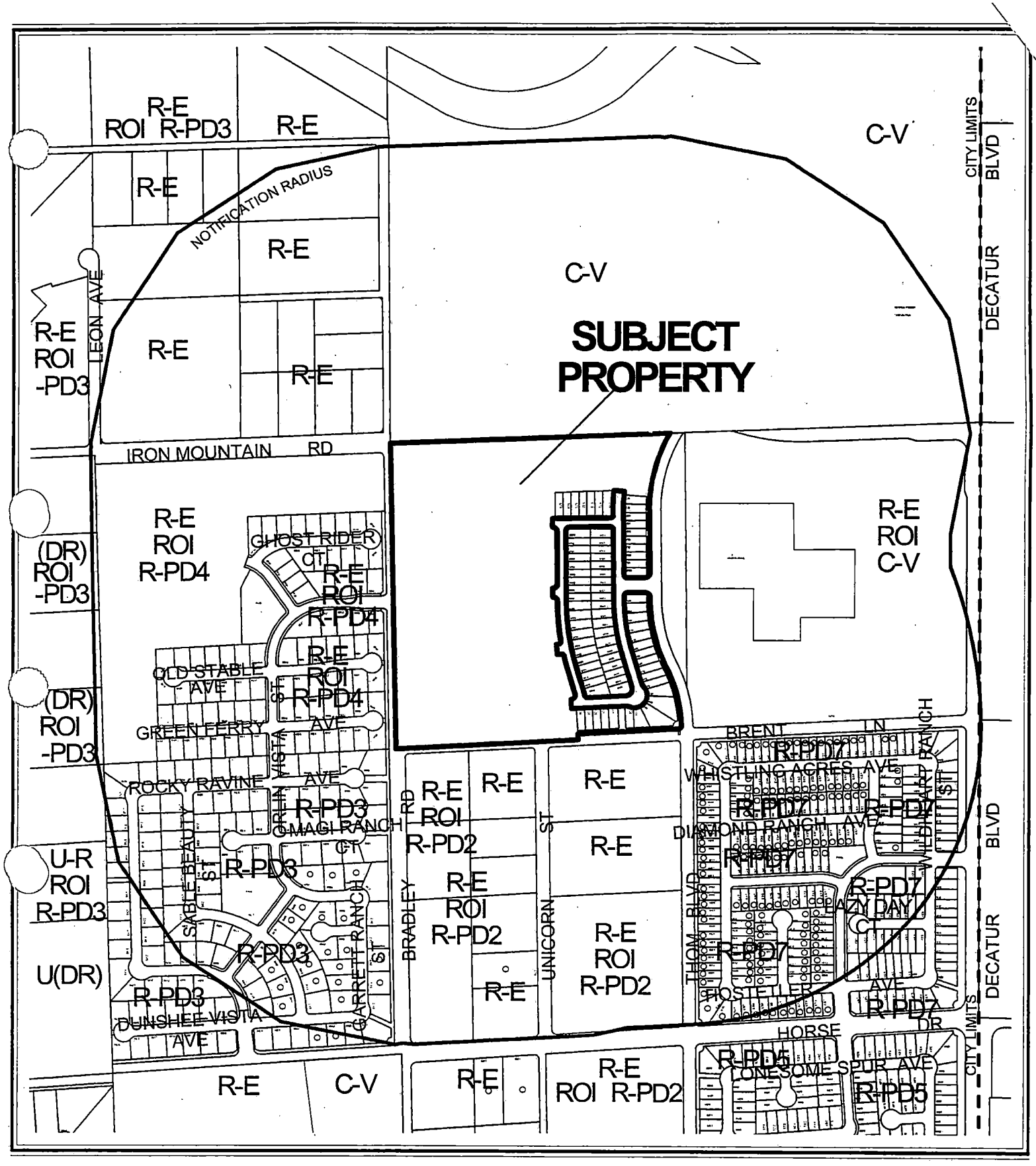
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1-340

CONDITIONS:

Planning and Development

1. Condition number 6 of the Site Development Plan Review is amended so that all of the rear yard setbacks for this development shall be 12 feet.

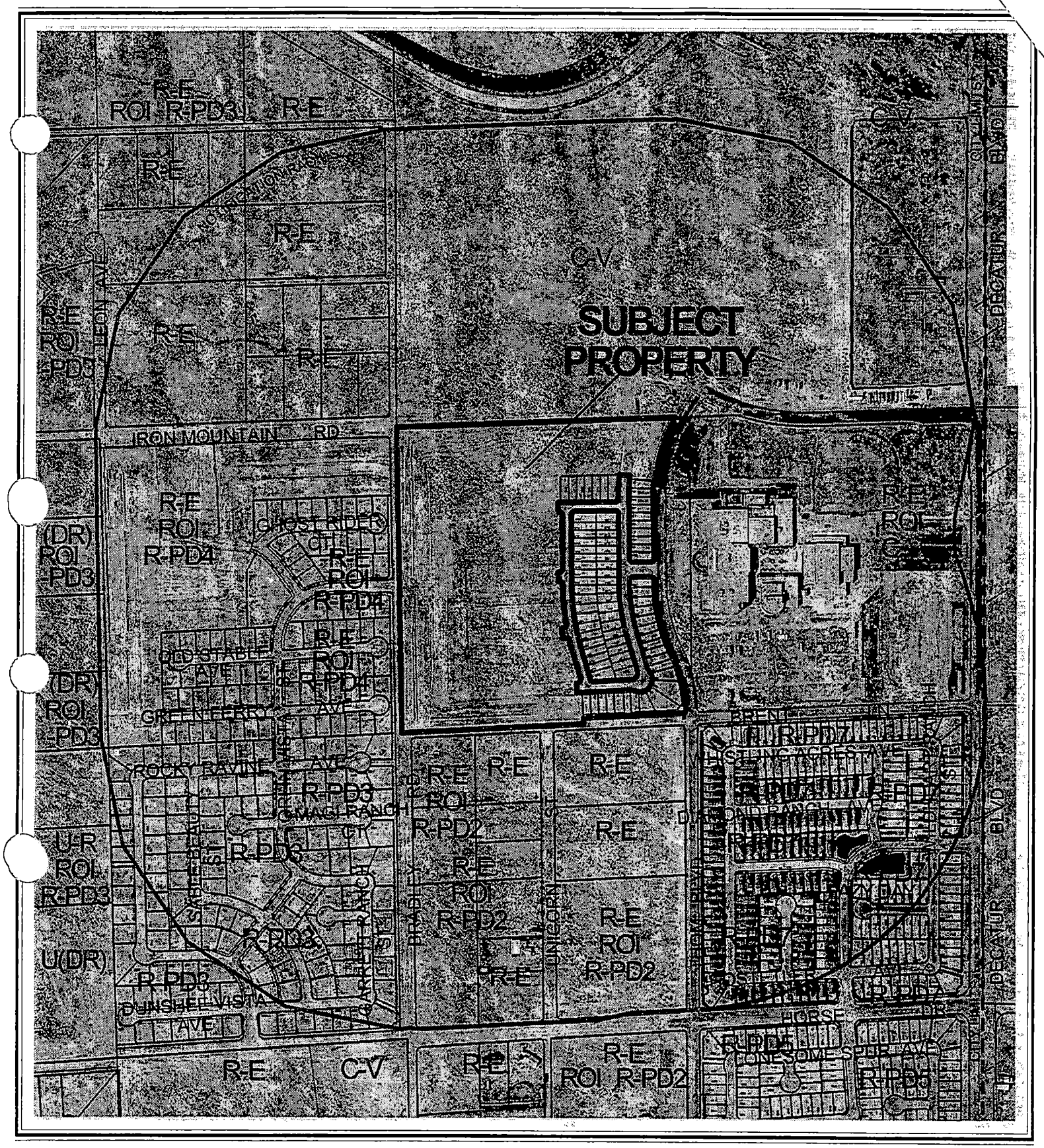


CASE: **ROC-3494**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)



0 300 600 Feet

CASE: **ROC-3494**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ROC-3494 - KB HOME ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Condition number 6 of the Site Development Plan Review is amended so that all of the rear yard setbacks for this development shall be 12 feet.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Review of Condition Number 6 of an approved Site Development Plan Review [Z-0059-01(2)] that required a 15 foot rear yard setback for a proposed Single-Family Residential Development on 39 acres adjacent to the northeast corner of Bradley Road and Brent Lane.

B) Applicant's Justification

The applicant's justification letter indicates they are proposing a 12 foot rear yard setback in order to allow for a balcony option on a model within this development. With the balcony, the approved 15 foot setback cannot be met.

BACKGROUND INFORMATION

A) Previous Actions

10/12/98 The City Council approved a Rezoning (Z-0016-98) R-PD5 (Residential Planned Development – 5 Units Per Acre) on this site as part of a larger request. This approval also adopted the Iron Mountain Ranch Residential Planned Development Master Plan. The Planning Commission recommended approval on August 13, 1998. The Planning and Development Department recommendation was for approval.

09/05/01 The City Council approved a Major Modification [Z-0016-98(7)] to the Iron Mountain Ranch Master Plan to increase the allowable density on this site as part of a larger request. The Planning Commission Recommended approval on July 26, 2001. The Planning and Development Department recommendation was for approval.

10/03/01 The City Council approved a Rezoning (Z-0059-01) to R-PD7 (Residential Planned Development – 7 Units Per Acre and a Site Development Plan Review [Z-0059-01(2)] on this site. The Planning Commission recommended approval on August 23, 2001. The Planning and Development Department recommendation was for approval.

B) Pre-Application Meeting

A pre-application meeting is not required as part of this application.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 39.0

B) Existing Land Use

Subject Property:	Undeveloped and Single Family Residences (Under Construction)
North:	Undeveloped
South:	Undeveloped
East:	High School (Under Construction)
West:	Undeveloped and Single Family Residences (Under Construction)

C) Planned Land Use

Subject Property:	ML (Medium Low Density Residential)
North:	PF (Public Facility)
South:	DR (Desert Rural Density Residential)
East:	PF (Public Facility)
West:	L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates) under Resolution of Intent to R-PD7 (Residential Planned Development – 7 Units Per Acre)
North:	C-V (Civic)
South:	R-E (Residence Estates) and R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre)
East:	R-E (Residence Estates) under Resolution of Intent to C-V (Civic)
West:	R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre)

E) General Plan Compliance

The site is designated ML (Medium Low Density Residential) on the Centennial Hills Sector Land Use Plan Map of the General Plan. The approved R-PD7 (Residential Planned Development – 7 Units Per Acre) Zoning designation is in conformance with the General Plan.

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

This site is located in the Iron Mountain Ranch Master Plan area. This request is to change the required rear yard setback for this development only and therefore does not affect the Iron Mountain Ranch requirements.

PROJECT DESCRIPTION

The applicant is proposing to change the required rear yard setback for this development from 15 feet to 12 feet in order to accommodate a model with a balcony. None of the other approved setbacks for this development will change.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the following Development Standards are proposed for this project:

Standards	Proposed	Acceptable
Typical Lot Size	3,500 SF	Y
Min. Setbacks		
• Front	18 Feet	Y
• Side	5 Feet	Y
• Corner Side	10 Feet	Y
• Rear	12 Feet	Y

This request only proposes to change the rear yard setback. The other setbacks will remain as previously approved with the Site Development Plan Review [Z-0059-01(2)].

B) General Analysis and Discussion

- Site Plan

The proposed change to the rear yard setback to 12 feet is appropriate in that the lots are similar in size to an R-CL (Single Family Compact-Lot) development, which requires a 10 foot rear yard setback.

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 setback change will not affect this project's compatibility with the surrounding developments.

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

   The proposed 12 foot rear yard setback is consistent with Title 19, which allows for the establishment of setbacks for R-PD (Residential Planned Development) zoned projects to create setbacks on a case by case basis.

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

   The proposed setback change will not affect site circulation and traffic in the area.

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

   The proposed setback change will not change the building or landscape materials for this development.

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

   The proposed setback change will not affect this project's appearance and compatibility with the surrounding developments.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 208

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-3494 APN: 125-12-501-004 : 125-12-510-001 to 078

Name of Property Owner: Iron Mountain Ranch Alliance, LLC

Name of Applicant: KB HOME Nevada Inc.

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: JOSEPH A. DEBELLIS, MANAGER

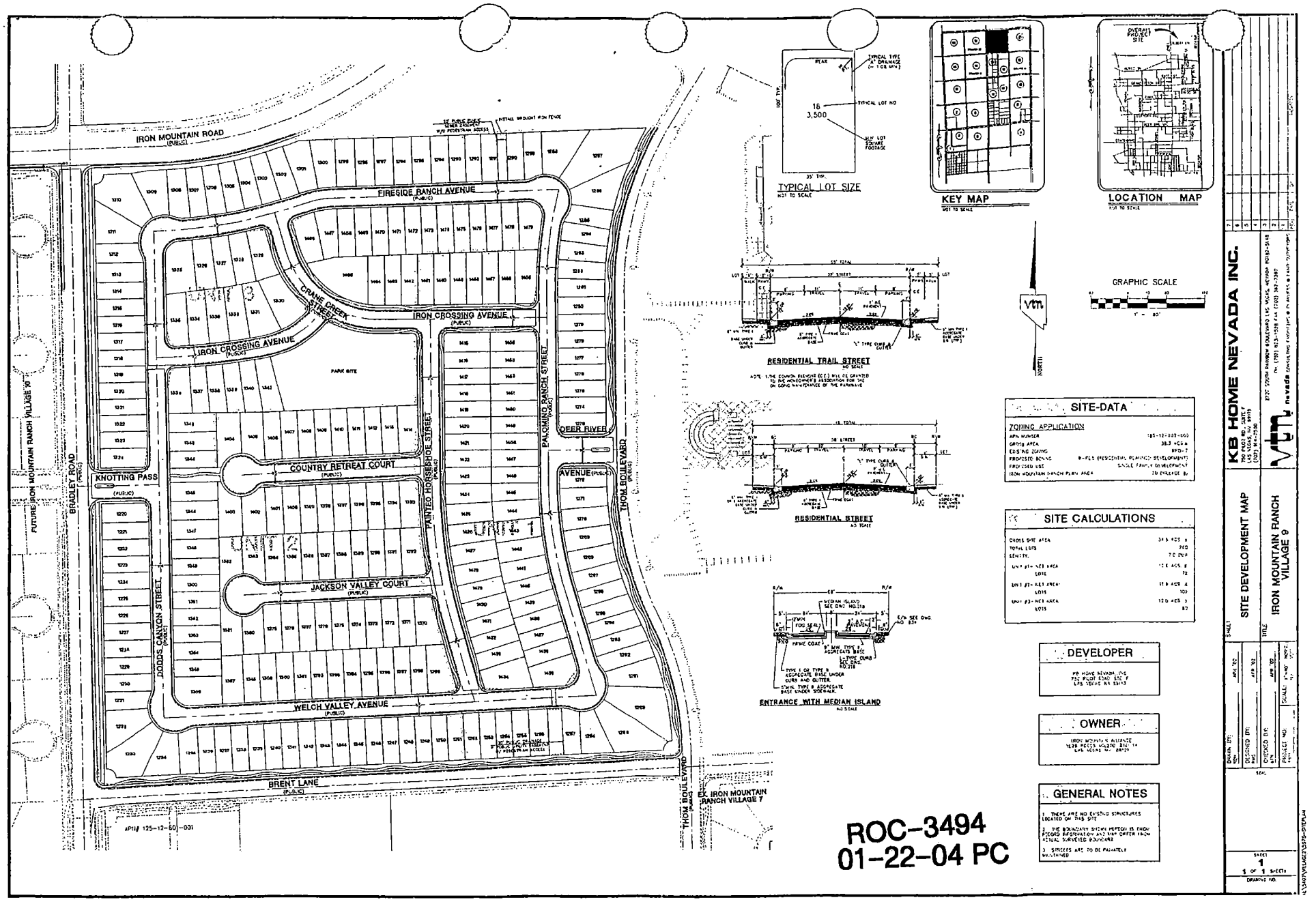
Subscribed and sworn before me

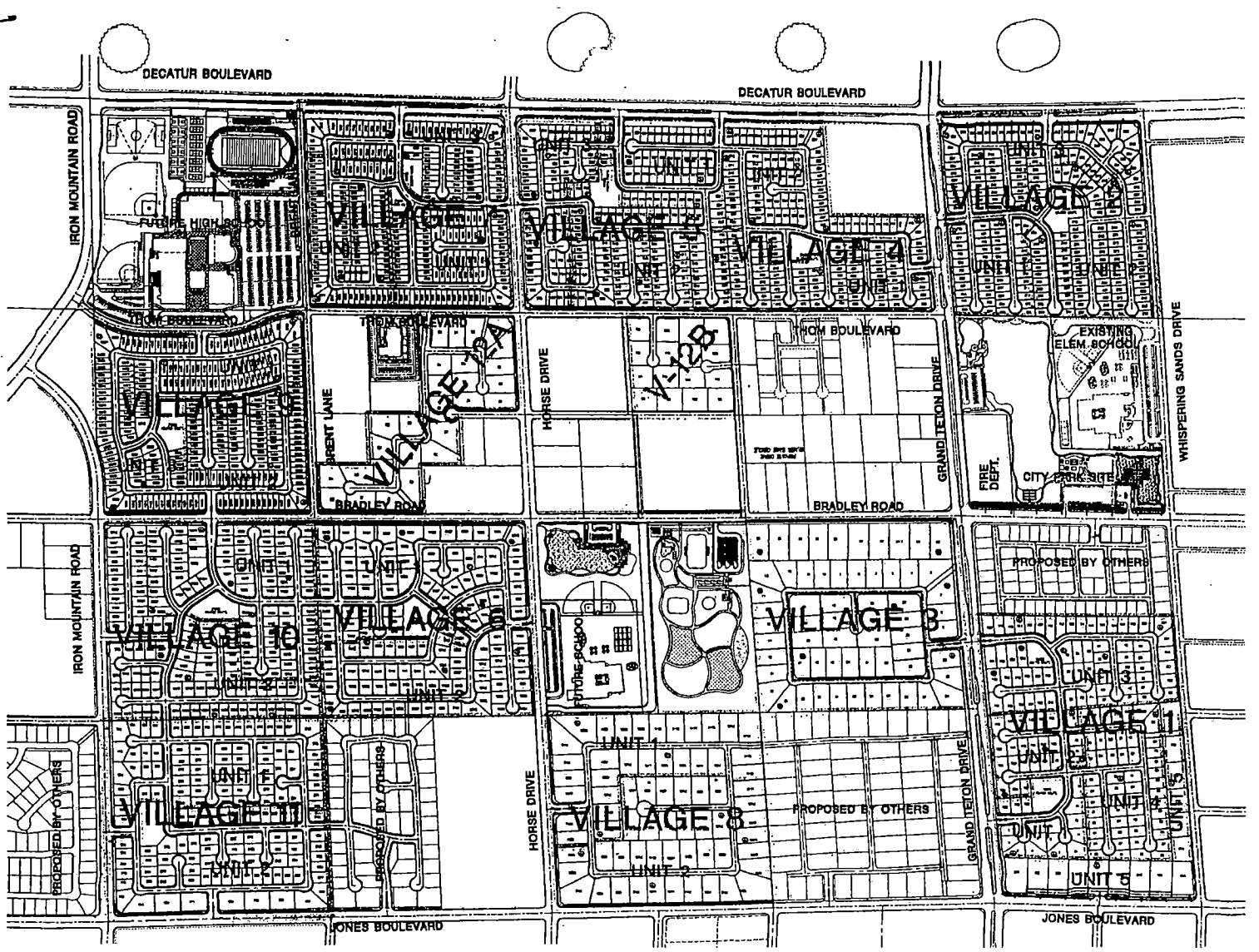
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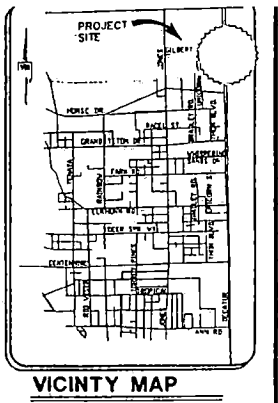
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Notary Public in and for said County and State

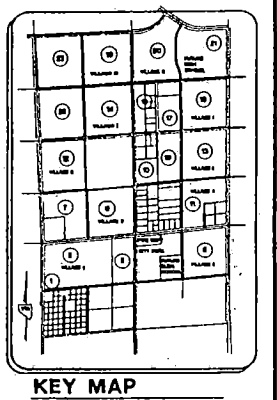
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
C. SQUILLANTE
Appt. No. 99-56809-1
My Appt. Expires July 8, 2007


IRON MOUNTAIN ROAD
(PUBLIC)
FIRESIDE RANCH AVENUE
(PUBLIC)
IRON CROSSING AVENUE
(PUBLIC)
CRANE CREEK STREET
PARK SITE
COUNTRY RETREAT COURT
(PUBLIC)
JACKSON VALLEY COURT
(PUBLIC)
WELCH VALLEY AVENUE
(PUBLIC)
BRENT LANE
(PUBLIC)
KNOTTING PASS
(PUBLIC)
BRADLEY ROAD
(PUBLIC)
FUTURE IRON MOUNTAIN RANCH VILLAGE 10
DODDS CANYON STREET
(PUBLIC)
PAINTED HORSESHOE STREET
(PUBLIC)
PALOMINO RANCH STREET
(PUBLIC)
DEER RIVER AVENUE (PUBLIC)
THOM BOULEVARD
(PUBLIC)
EX. IRON MOUNTAIN RANCH VILLAGE 7
APN# 125-12-601-001
TYPICAL LOT SIZE
NOT TO SCALE
KEY MAP
NOT TO SCALE
LOCATION MAP
NOT TO SCALE
GRAPHIC SCALE
NORTH
RESIDENTIAL TRAIL STREET
NO SCALE
RESIDENTIAL STREET
NO SCALE
ENTRANCE WITH MEDIAN ISLAND
NO SCALE
SITE-DATA
ZONING APPLICATION
SITE CALCULATIONS
DEVELOPER
OWNER
GENERAL NOTES
1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE
3. ALL STREETS ARE TO BE PRIVATELY MAINTAINED
ROC-3494
01-22-04 PC
KB HOME NEVADA INC.
SITE DEVELOPMENT MAP
IRON MOUNTAIN RANCH
VILLAGE 9
SHEET 1 OF 1 SHEETS





VICINITY MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE
① PLANNING AREA NUMBER

APN # 126-12 AND 125-13

IRON MOUNTAIN RANCH		
VILLAGE	# OF LOTS	ACREAGE
VILLAGE 1	175	51
VILLAGE 2	210	38
VILLAGE 3	62	37
VILLAGE 4	156	30
VILLAGE 5	208	40
VILLAGE 6	135	40
VILLAGE 7	256	40
VILLAGE 8	87	38
VILLAGE 9	260	39
VILLAGE 10	174	40
VILLAGE 11	144	40
VILLAGE 12A	27	17
VILLAGE 12B	16	10
TOTAL	1880	460

ROC-3494
01-22-04 PC

KB HOME
750 PILOT ROAD, SUITE F
LAS VEGAS, NEVADA 89119
(702) 914-3500

CITY OF LAS VEGAS

OVERALL
SITE DEVELOPMENT PLAN

IRON MOUNTAIN RANCH

vtn nevada CONSULTING (CIVIL & PLANNING & LAND SURVEYING)
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 363-7597

NO.	DATE	BY
1		
2		
3		
4		
5		

DRAWN BY:
DESIGNED BY:
CHECKED BY:
PROJECT NO:
APPR. '03
APPR. '03
APPR. '03
SCALE: 1"=300'-0"
SHEET

OSIDP-1
1 OF 1 SHEETS
DRAWING NO.



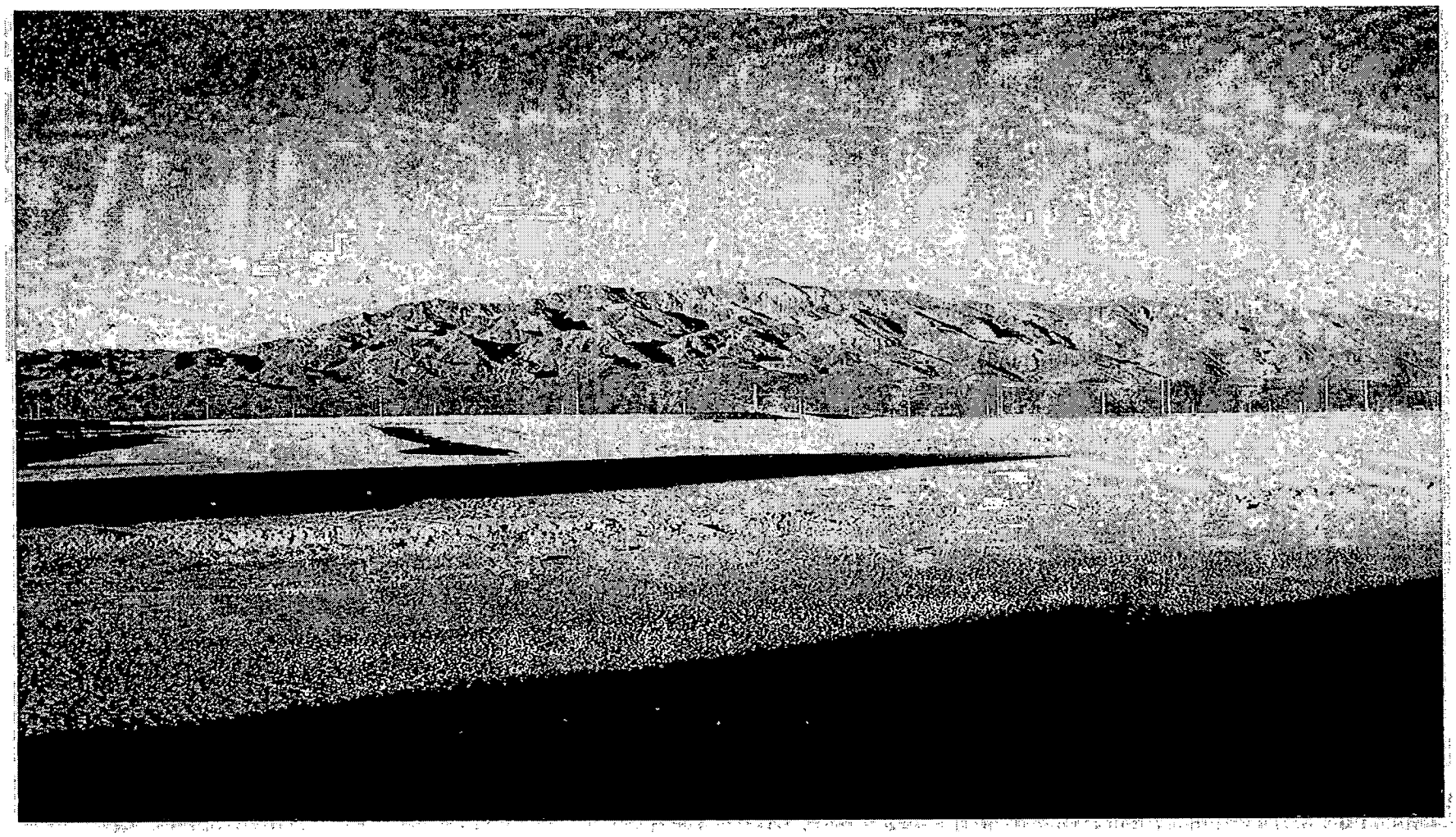
ROC-3494 - KB HOME ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF BRENT LANE AND BRADLEY ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ROC-3494 - KB HOME ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF BRENT LANE AND BRADLEY ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ROC-3494 - KB HOME ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF BRENT LANE AND BRADLEY ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
MSH-3453 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO UPDATE THE CIRCULATION SYSTEM FOR THE CENTENNIAL HILLS AREA NORTH OF CHEYENNE AVENUE, SOUTH OF MOCCASIN ROAD, EAST OF PULI ROAD AND WEST OF DECATUR BOULEVARD, Wards 5 (Weekly) and 6 (Mack).

SET DATE: 02/04/04
C.C.: 02/18/04

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 with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID GUERRA, Public Works Department, read the following statement for the record regarding the Master Plan of Streets and Highways for the northwest part of town:

Most of the streets contemplated by this Master Plan Amendment are along known alignments and are for standard street widths, and are very similar to the existing Master Plan. However, the proposed "Outer Beltway", also known as Mountain's Edge Parkway, does not exactly match a known alignment. The resolution of the provided area map doesn't really allow for an exact depiction of the final alignment, but this isn't really unusual. Because the vast majority of the proposed alignment is over Bureau of Land Management controlled lands, certain Federal requirements must be met; those include defining a wide "study area" that must be investigated

MINUTES – Continued:

for environmental and cultural resources. The actual final alignment will be located somewhere within that wider alignment, and some of the proposed alignments and interchange locations are expected to vary slightly from those depicted on the included map, particularly in the area where the proposed outer beltway intersects the existing I-215 beltway.

A number of calls we received concerning the proposed intersection of those two systems, and will formally acknowledge that the actual location of the interchange may be somewhat south of the location shown on the map, in an effort to shift the alignment to affect primarily BLM properties, which will significantly reduce right-of-way acquisition costs and provide for more orderly development of the existing private parcels. The included Map for this application is based on the Northwest Consensus Map, which has been formally or informally adopted by all interested entities, but it has been acknowledged by all parties that the exact alignment of the Outer Beltway will be allowed to vary slightly based on technical concerns, and as long as the overall intent of the system is not impaired, no further Amendment will be required to accommodate these slight modifications. However, if a change to the proposed plan is considered to be substantial, in the opinion of the City Engineer, the City will submit a new amendment.

CHAIRMAN TRUESDELL questioned whether the amendment to the Master Plan of Streets and Highways would in any way impact private properties. MR. GUERRA explained that the City will endeavor to do their best to try to minimize the impact to any private properties and attempt to utilize Bureau of Land Management (BLM) land as much as possible.

ROBERT GENZER, Director of Planning and Development Department, further explained that a portion of this proposed alignment will affect and will be affected by the final Master Plan for the Kyle Canyon Gateway project which the City is currently working on. That in itself could have a significant affect. Additionally, a study is being conducted on the current alignment of the Kyle Canyon Cutoff Road that exists today and it is possible, that as part of the overall study, that the alignment of that road would have to be shifted.

No one appeared in opposition.

There was no further discussion.

(5:26 – 5:33)

1-455

CONDITIONS:

1. City Staff is empowered to modify this application, if necessary, for technical concerns or other related review actions provided current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is satisfied.

NORTHWEST CONSENSUS MAP



MSH-3453

RADIUS: SPECIAL

0 15,000 30,000
Feet

Information Technologies

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSH-3453 - CITY OF LAS VEGAS

** CONDITIONS **

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

1. City Staff is empowered to modify this application, if necessary, for technical concerns or other related review actions provided current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of an amendment to the Master Plan of Streets and Highways to identify necessary arterial roadways to service the northwest area of the City of Las Vegas, to provide public notice to interested property owners of such necessary roadways, and establish the alignments and right-of-way widths thereof.

B) Applicant's Justification

Population growth within the City has increased drastically over the last several years, with particular emphasis in the northwest portion of the valley. As the population grows, it places an increasing strain on the existing roadway network. With the anticipated release of large tracts of Bureau of Land Management controlled land, formerly identified as Wilderness Study Area, adequate transportation planning is even more important than before. In an effort to anticipate future problems and mitigate them in advance, the City of Las Vegas took the initiative to assemble the affected political entities and address the future roadway needs of the region.

BACKGROUND INFORMATION

Previous Actions

01/27/03	First day of a two-day workshop sponsored by the City of Las Vegas and including all major public entities with interests in the northwest to discuss transportation issues in the northwest.
03/03/03	Second day of a two-day workshop at which the essential alignments and roadway widths for master planned streets were worked out, and the Northwest Consensus Map was produced. All involved entities agreed to recommend approval.
07/16/03	Clark County Board of Commissioners adopted the Northwest Consensus Map as the "Revised Transportation Element to the Clark County Master Plan".
09/03/03	The Las Vegas City Council unanimously approved the Northwest Consensus Map.

KCW

ANALYSIS

General Analysis and Discussion

On January 27th and March 3rd of 2003, a two-day workshop was sponsored by the City of Las Vegas, and attended by representatives of the City of North Las Vegas, Clark County, the Regional Transportation Commission, the Regional Flood Control District, the Las Vegas Valley Water District, and the Nevada Department of Transportation, which included members of both Public Works and Planning staffs. Over the two-day event, the participants discussed a variety of issues related to providing effective transportation for future growth in the northwest Las Vegas valley, culminating in the production of a roadway plan called the "Northwest Consensus Map". This map was agreed to by all participants and forms the basis of the Amendment presented with this action. The representatives from all participating jurisdictions agreed to bring the Consensus Map before their respective governing boards for adoption.

The Clark County Commission adopted the Consensus Map on July 16, 2003 as the "Revised Transportation Element to the Clark County Master Plan". On September 3, 2003, the Consensus Map was presented to the Las Vegas City Council and was unanimously approved. This Master Plan of Streets and Highways amendment will codify the specific roadway requirements in accordance with that approved plan.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

KCW

CASE: MSH-3153

JAN 22 2004

PC ADMIN. BZA

City of Las Vegas
Master Plan of Streets and Highways

	Proposed Change	Current MSH	New MSH
1	Ann Road from Puli Road to Durango Drive	Primary Arterial (100 ft)	Secondary Collector (80 ft)
2	Buffalo Drive from Lone Mountain Road to Washburn Road	Secondary Collector (80 ft)	None
3	Cheyenne Avenue from US95 to Decatur Boulevard	Primary Arterial (100 ft)	Freeway-Expressway
4	Cheyenne Avenue from west CLV limits to I-215	Primary Arterial (100 ft)	None
5	Cimarron Road from Lone Mountain Road to Washburn Road	Secondary Collector (80 ft)	None
6	Craig Road from US95 to Decatur Boulevard	Primary Arterial (100 ft)	Parkway Arterial (120 ft)
7	Decatur Boulevard from realigned Moccasin Road north to City limits	Primary Arterial (100 ft)	Parkway Arterial (120 ft)
8	Deer Springs Way from Tenaya Way to Jones Boulevard	Secondary Collector (80 ft)	None
9	El Captain Way from Tropical Parkway to I-215	Secondary Collector (80 ft)	None
10	Elkhorn Road from west City limits to Hualapai Way	Secondary Collector (80 ft)	None
11	Farm Road from Northern Outer Beltway to Hualapai Way	None	Secondary Collector (80 ft)
12	Fort Apache Road from US95 north to City limits	Primary Arterial (100 ft)	Parkway Arterial (120 ft)
13	Grand Canyon Drive from Horse Drive to US95	Secondary Collector (80 ft)	None
14	Grand Canyon from Iron Mountain Road north to City limits	Secondary Collector (80 ft)	None
15	Horse Drive for Northern Outer beltway to US95	Secondary Collector (80 ft)	Primary Arterial (100 ft)
16	Hualapai Way from Grand Canyon Drive to Washburn Road	New alignment	None
17	Hualapai Way from Horse Drive to Kyle Canyon Road	Parkway Arterial (120 ft)	None
18	Hualapai Way from I-215 to Horse Drive	Old alignment	New alignment
19	Hualapai Way from I-215 to Horse Drive	Secondary Collector (80 ft)	Primary Arterial (100 ft)
20	Hualapai Way from Lone Mountain Road to I-215	Primary Arterial (100 ft)	Secondary Collector (80 ft)
21	Iron Mountain Road from US95 to Fort Apache Road	Secondary Collector (80 ft)	None
22	Jones Boulevard from Grand Teton Drive north to City limits	Secondary Collector (80 ft)	Primary Arterial (50 ft on west side & 40 ft on east side)
23	Kyle Canyon Road from Iron Mountain Road to Northern Outer Beltway	Old alignment	New alignment
24	Log Cabin Way from US95 to Fort Apache Road	Secondary Collector (80 ft)	None
25	Lone Mountain Road from Puli Road to Cliff Shadows Parkway	Secondary Collector (80 ft)	None
26	Northern Outer Beltway from I-215 to east City limits	None	Freeway-Expressway
27	Racel Street from Cimarron Road to Rainbow Boulevard	Secondary Collector (80 ft)	None
28	Rainbow Boulevard from Grand Teton Drive to Horse Drive	Primary Arterial (100 ft)	Secondary Collector (80 ft)
29	Rainbow Boulevard from I-215 to Grand Teton Drive	Primary Arterial (100 ft)	None
30	Rancho Road from Vegas Drive to US95	Primary Arterial (100 ft)	Freeway-Expressway
31	Sunny Springs Lane from Durango Drive to Buffalo Drive	Secondary Collector (80 ft)	None
32	Tenaya Way from Lone Mountain Road to Washbum Road	Secondary Collector (80 ft)	None
33	Torrey Pines Drive from Grand Teton Drive to Iron Mountain Road	None	Secondary Collector (80 ft)
34	Torrey Pines Drive from I-215 to Elkhorn Road	Secondary Collector (80 ft)	None
35	Tropical Parkway from I-215 to Hualapai Way	None	Secondary Collector (80 ft)
36	Washburn Road from Durango Drive to Tenaya Way	Secondary Collector (80 ft)	None

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSH-3453 APN: Various

Name of Property Owner: City of Las Vegas

Name of Applicant: Bart Anderson

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: Barton T. Anderson

Print Name: BARTON T. ANDERSON

Subscribed and sworn before me

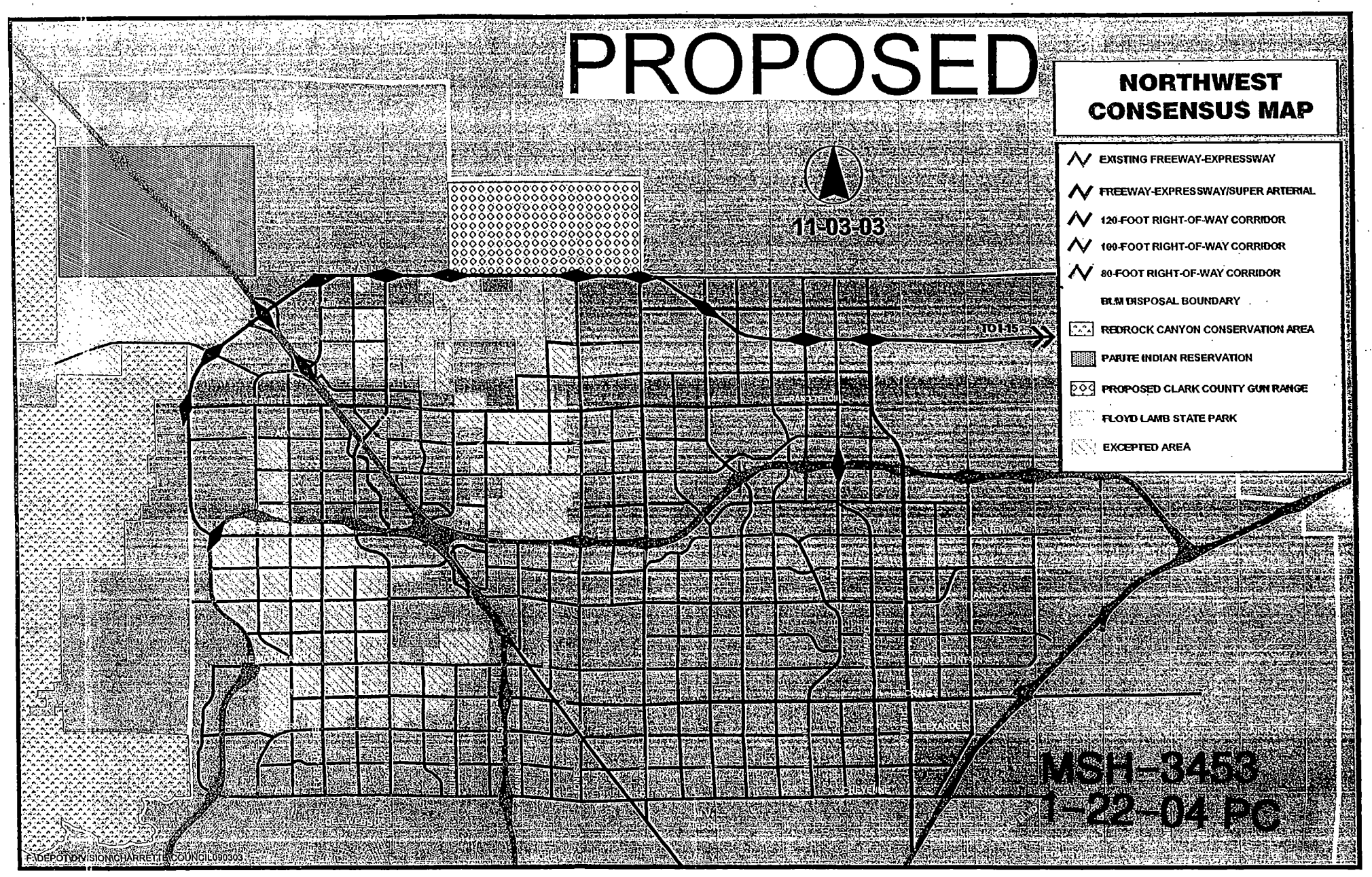
This 5th day of December, 2023

Carolyn M. Caviness

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
CAROLYN M. CAVINESS
My Appointment Expires April 14, 2005
No. 93-3336-1

PROPOSED


11-03-03
NORTHWEST CONSENSUS MAP
EXISTING FREEWAY-EXPRESSWAY
FREEWAY-EXPRESSWAY/SUPER ARTERIAL
120-FOOT RIGHT-OF-WAY CORRIDOR
100-FOOT RIGHT-OF-WAY CORRIDOR
80-FOOT RIGHT-OF-WAY CORRIDOR
BLM DISPOSAL BOUNDARY
REDROCK CANYON CONSERVATION AREA
PARUTE INDIAN RESERVATION
PROPOSED CLARK COUNTY GUN RANGE
FLOYD LAMB STATE PARK
EXCEPTED AREA
I-15
MSH-3453
1-22-04 PC
F:\DEPOT\DIVISION\CHARRETTE\COUNCIL090303

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
MSP-3493 - PRECISION CONSTRUCTION, INC. ON BEHALF OF CORONODO BAY SAHARA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 7936 West Sahara Avenue (APN: 163-04-805-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Ward 1 (Moncrief).

SET DATE: 02/04/04
C.C.: 02/18/04

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 and amending Condition 3 as follows:

3. The freestanding pylon sign *may be constructed as depicted on the site development plan if landscaping is installed that is consistent with the property to the east.*

- UNANIMOUS with McSWAIN abstaining as her firm is under contract on this project and NIGRO excused.

To be heard by the City Council on 2/18/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the site plan did not clearly depict what the landscaping would be on this property and whether it would match the

MINUTES – Continued:

abutting property. Staff met with the applicant and clarified that the pylon sign portion of the Master Sign request can be allowed as depicted on the site plan as long as the landscaping on this site is consistent with the existing landscaping on the property to the east.

RICH HINSHAW, 5119 South Cameron Avenue, and STEPHEN QUINN, 2319 Western Avenue, both appeared on behalf of the applicant.

DEPUTY CITY ATTORNEY BRYAN SCOTT recognized MR. QUINN as a former member of the Planning Commission. He stated for the record that according to Ethics Rules, there is a one-year cooling off period if you are representing an applicant. However, the Ethics Rules do allow an individual to represent himself before the Planning Commission.

MR. QUINN affirmed that with regard to the landscaping, the applicant will ensure that the landscaping on Phase II will be identical to the landscaping on Phase I.

No one appeared in opposition.

There was no further discussion.

(5:33 – 5:37)

1-601

CONDITIONS:

Planning and Development

1. Conformance to the sign criteria, sign elevations, and building elevations as submitted, except as amended by conditions herein.

2. Any signage on Building A.1 and Building C.1 facing Via Olivero Avenue shall be non-illuminated in accordance with the requirements of Title 19.14.

3. The freestanding pylon sign shall be located a minimum of five feet from the front property line in accordance with the requirements of Title 19.14.

4. All signage shall have proper permits obtained through the Building and Safety Department.

5. Address numbers shall be provided as required by the Planning and Development Department.

6. Any future amendments to the Master Sign Plan that are in compliance with the requirements of Title 19.14 for the subject-zoning district may be reviewed and approved administratively by the Planning and Development Department.

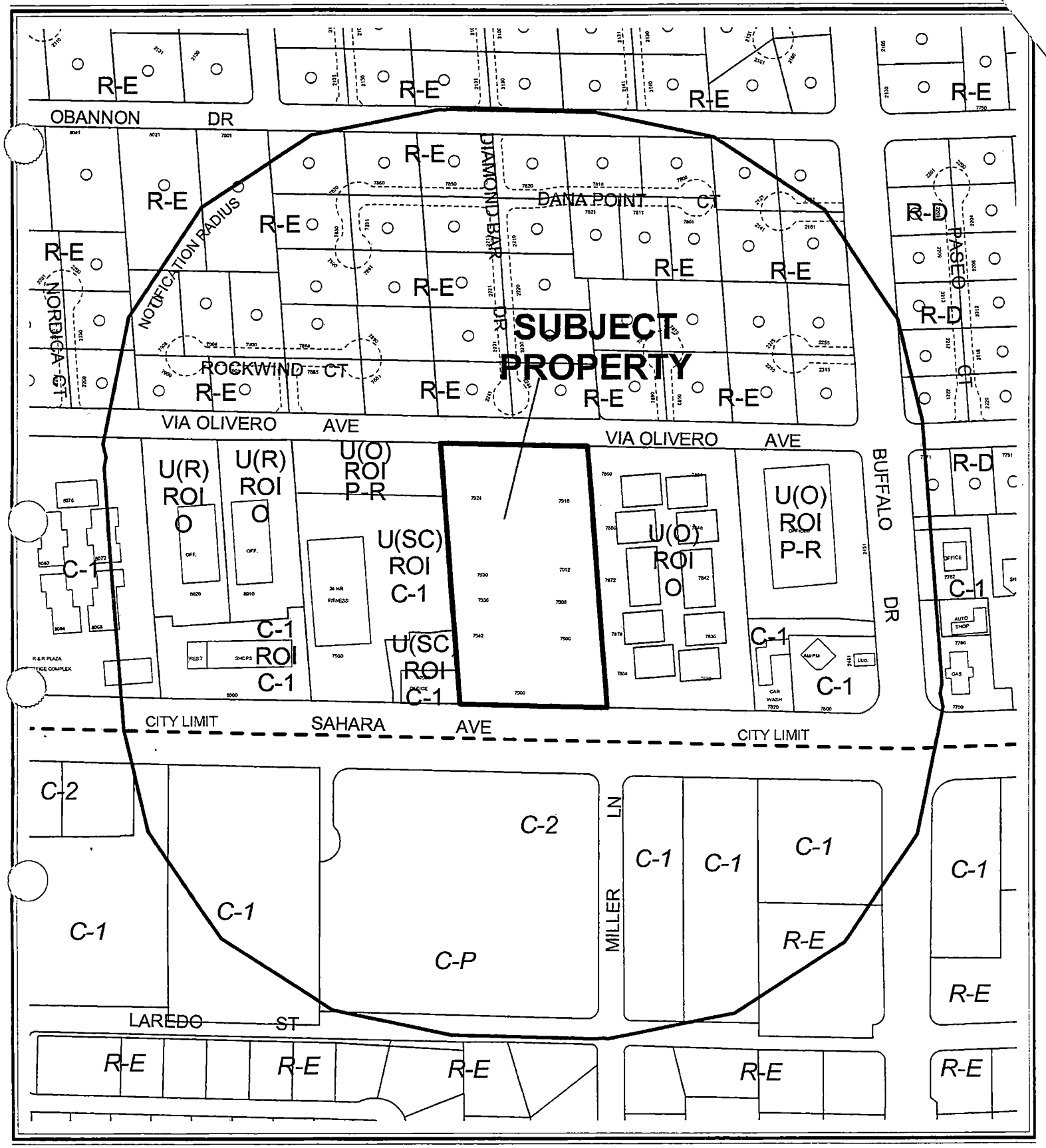
PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 18 – MSP-3493

CONDITIONS– Continued:

Public Works

7. Site development to comply with all applicable conditions of approval for the Coronado Bay Phase II (Commercial Subdivision) and all other subsequent site-related actions.

8. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



0 200 400 Feet

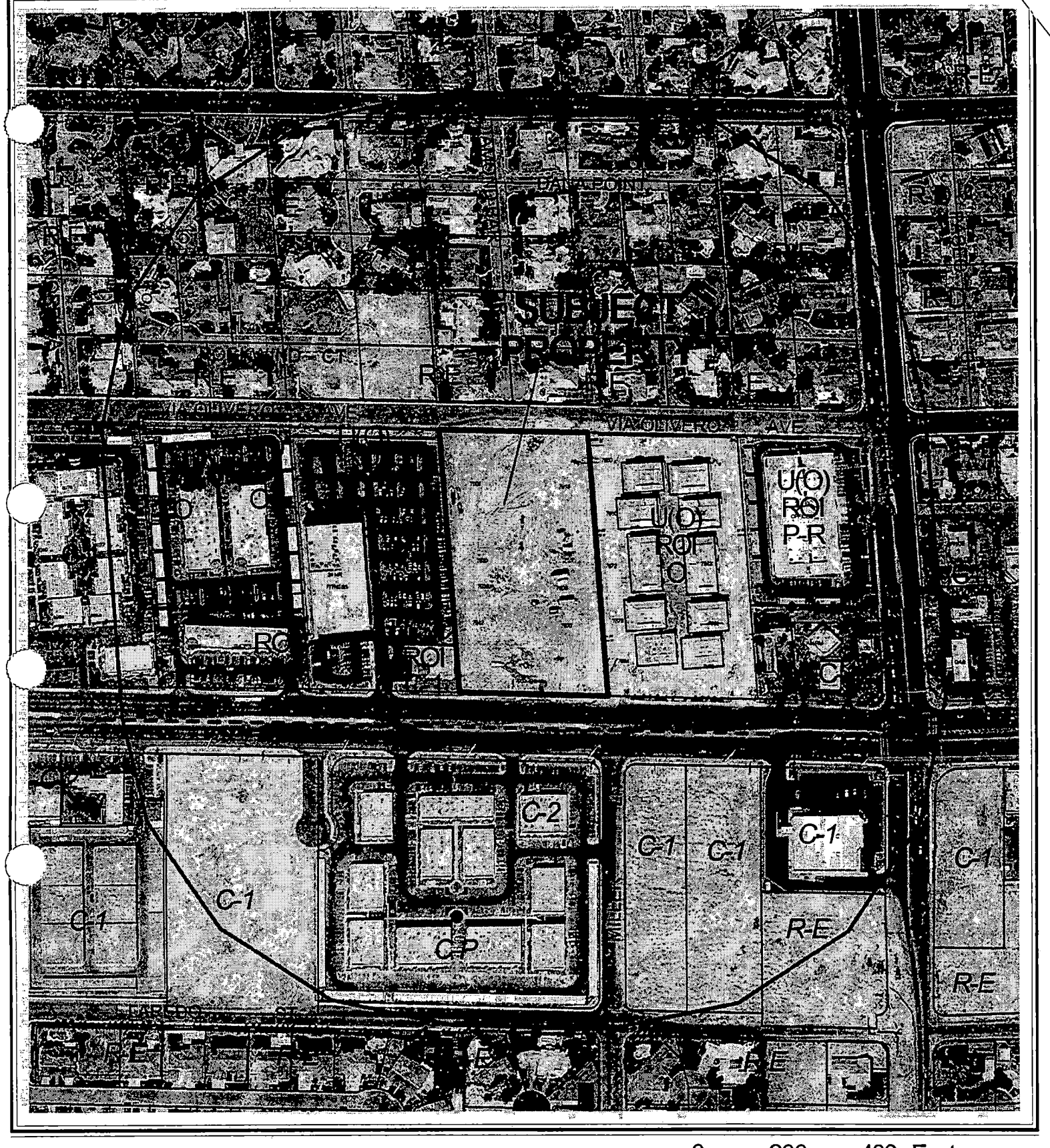
CASE: **MSP-3493**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N



0 200 400 Feet

CASE: **MSP-3493**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-3493 - PRECISION CONSTRUCTION, INC. ON BEHALF OF CORONODO BAY SAHARA, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to the sign criteria, sign elevations, and building elevations as submitted, except as amended by conditions herein.

2. Any signage on Building A.1 and Building C.1 facing Via Olivero Avenue shall be non-illuminated in accordance with the requirements of Title 19.14.

3. The freestanding pylon sign shall be located a minimum of five feet from the front property line in accordance with the requirements of Title 19.14.

4. All signage shall have proper permits obtained through the Building and Safety Department.

5. Address numbers shall be provided as required by the Planning and Development Department.

6. Any future amendments to the Master Sign Plan that are in compliance with the requirements of Title 19.14 for the subject-zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

7. Site development to comply with all applicable conditions of approval for the Coronado Bay Phase II (Commercial Subdivision) and all other subsequent site-related actions.

8. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

FF

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Master Sign Plan for a proposed business park at 7936 West Sahara Avenue.

B) Applicant's Justification

The applicant has justified the proposal by stating that the amount of signage proposed is substantially less that what would otherwise be permitted by code, and that the restrictions placed on the front setback area warrant a reduced setback for the proposed pylon sign on Sahara Avenue.

BACKGROUND INFORMATION

A) Previous Actions

03/19/86 The City Council approved the annexation of over 1509 acres, including the subject parcel (A-0009-85). The effective date of the annexation was March 26, 1986.

03/19/03 The City Council approved a General Plan Amendment (GPA-1301) for a portion of the subject site and a Site Development Plan Review (SDR-1299) for a 55,400 square foot office complex. The Planning Commission and Staff recommended approval.

B) Pre-Application Meeting

11/19/03 At the pre-application conference, it was noted that a Master Sign Plan was required as a condition of approval of the Site Development Plan Review, and the requirements for signage in the C-1 (Limited Commercial) and O (Office) districts was reviewed.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Dwellings
South:	Office Complex
East:	Undeveloped (Office Complex under construction)
West:	Health Club and Office

B) Existing Zoning

Subject Property:	U (Undeveloped) Zone [R (Rural Density Residential) and SC (Service Commercial) General Plan Designations]
North:	R-E (Residence Estates)
South:	C-2 (General Commercial - Clark County)
East:	U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to O (Office)
West:	U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Office) and U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to P-R (Professional Offices and Parking)

C) General Plan Compliance

The Southwest Sector Plan Map of the General Plan was recently amended so that the southern portion of the site is designated SC (Service Commercial), and the northern portion of the site is designated O (Office). The intent was to ensure that the northern portion of the site was developed at lower intensity and would act as a transition to the Desert Rural residential area to the north of the site, across Via Olivero Avenue.

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

A portion of the site lies within the 330-foot buffer area of residential lands to the north of the site that qualify as a rural preservation area (RPN) pursuant to state legislation; however, the RPN is located within the City, and is not a County RPN. There are no other Special Area Plans, Overlay Districts, Study Areas, Trails, or other planning policies that affect this site.

MASTER SIGN PLAN REQUIREMENTS FOR ON-PREMISE SIGNAGE		
THRESHOLD	**YES**	**NO**
To establish requirements/limitations for signs in a specific development	X	

The Master Sign Plan is a requirement of the Site Development Plan Review approval (SDR-1299).

ANALYSIS

A) Zoning Code Compliance

The submitted plan depicts one 40-foot tall pylon sign on Sahara Avenue, with the remaining signage for the business park being limited to wall signage. The building facing Sahara Avenue will have wall signage on all four elevations; the remaining eight buildings in the complex will be permitted to have wall signs on three elevations. The pylon sign will utilize a combination of dry-stack stone veneer and cement plaster, with internally illuminated sign faces. The wall signage will consist of individual letters mounted to the face of the building, and will either be internally illuminated or non-illuminated.

A1) Residential Protection Standards

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

a) Freestanding Signs. No freestanding signs are proposed within 200 feet of any residential property.

b) Illuminated signs. The wall signage on the north face of the buildings fronting Via Olivero Avenue will be approximately 145 feet from the nearest residential property; Title 19.14 does not permit illuminated signage within 200 feet of residential properties.

c) Electronic Message Unit. No electronic message units, animated signs or flashing signs are planned for the property.

A2) Sign Standards

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

Freestanding Sign:

Standards	Allowed	Provided	Conforms
Maximum Number	1/200' street frontage 2 total	1/street frontage 1 total	Y
Maximum Area	666 SF	499	Y
Maximum Height	40 Feet	40 Feet	Y
Minimum Setback	5 Feet	0 Feet	N
Illumination	Internal, external, animated, electronic	Internal	Y

Wall Signs: Building D (C-1 Zoning)

Standards	Allowed	Provided	Conforms
Maximum Number	1/Tenant	Unknown	Unknown
Maximum Area	20%/Elevation 3386 SF total	1855 SF total	Y
Maximum Projection	2 Feet	Unknown	Unknown
Illumination	Internal, external, animated, electronic	Internal	Y

Wall Signs: All other buildings (O Zoning)

Standards	Allowed	Provided	Conforms
Maximum Number	1/Tenant	Unknown	Unknown
Maximum Area	10%/Elevation 2590 SF total	1190 SF total	Y
Maximum Projection	2 Feet	Unknown	Unknown
Illumination	Internal, external (except within 200' of residential)	Internal	Y

The pylon sign will conforms to most requirements, with the exception of the setback requirement. The wall signage also conforms to most requirements; the signage facing Via Olivero Avenue shall not be illuminated in accordance with Title 19.14.

B) General Analysis and Discussion

The proposed Master Sign Plan generally conforms to all code requirements, and the submitted plan permits less signage than would otherwise be allowed by Code. The design of the proposed pylon sign is generally consistent with the architecture of the development, and the restrictions relative to the type of wall signage permitted will assist in creating a cohesive aesthetic environment for the complex.

The applicant has requested consideration to allow the pylon sign at Sahara Avenue to be located directly at the front property line instead of maintaining a five-foot setback as required by Title 19. Staff recommends that the five-foot setback requirement be maintained in order to preserve a consistent setback for signage along Sahara Avenue and to reduce visual encroachments.

As noted, the square footage of the proposed signage is significantly less that would what be permitted by code; the applicant has requested the option of increasing the amount of signage up to the maximum allowed. Any future modifications to the square footage or placement of the signage in conformance with the requirements of Title 19.14 may be reviewed and approved administratively by staff.

Building A.1 and Building C.1 lie within 200 feet of residential properties on the north side of Via Olivero Avenue, and are subject to the Residential Protection Standards. Consequently, signage on the north face of both buildings shall not be illuminated.

NOTICES MAILED 76

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-3493 APN: 163048005003

Name of Property Owner: CORONADO BAY/SAHARA L.L.C.

Name of Applicant: PRECISION CONSTRUCTION INC.

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

✓ Yes _____ No

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

City Official: COMMISSIONER MCSWAIN

Partner(s): N/A _____

APN: N/A

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Jeffrey B. Gavin

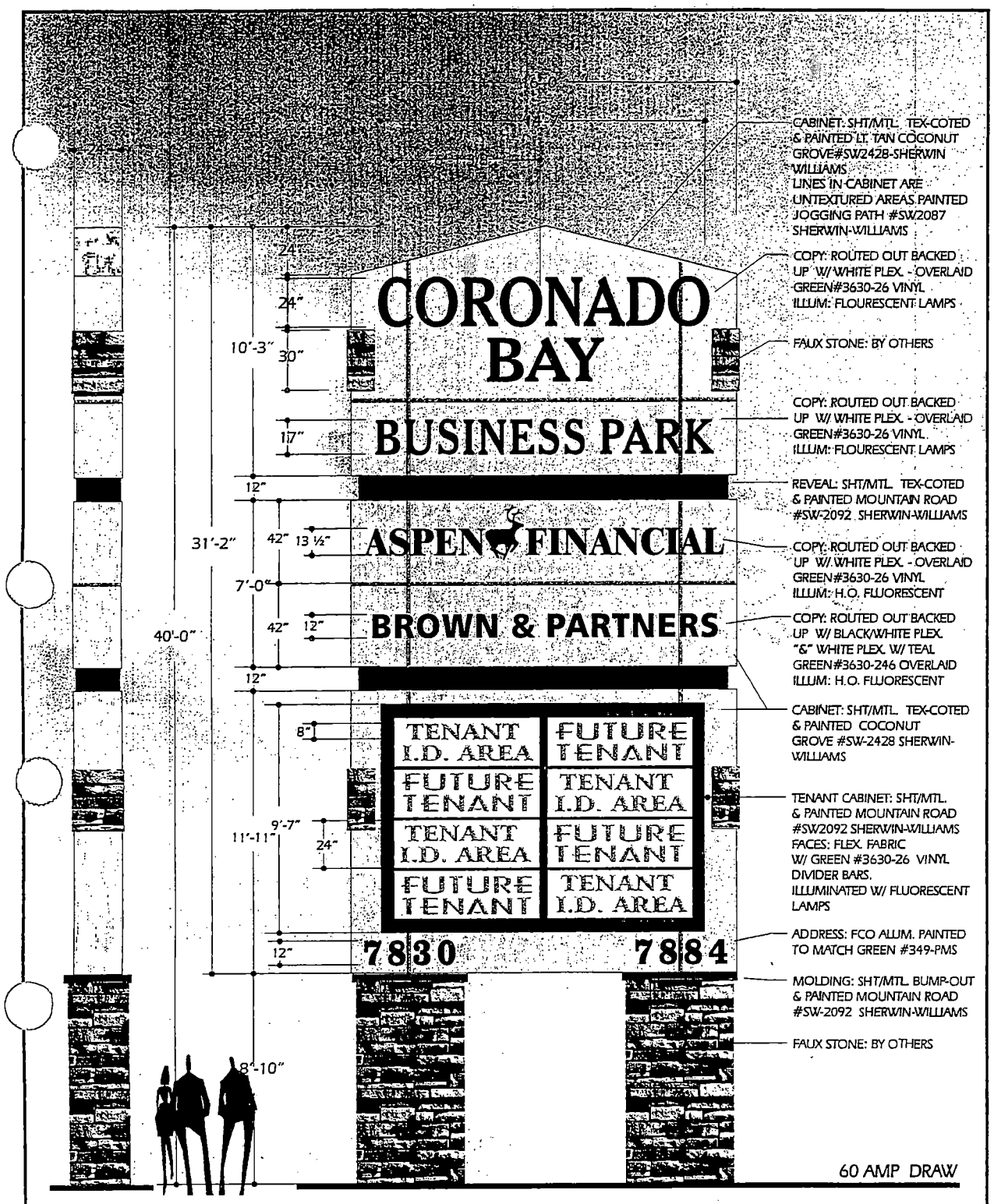
Subscribed and sworn before me

This 4th day of December, 2003.

[signature]

Notary Public in and for said County and State

Notary Public State Of Nevada
COUNTY OF CLARK
LANA K. SANGER
My Appointment Expires
August 1, 2004
No: 00-64603-1



END VIEW

D/F PYLON SIGN DISPLAY

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

SCOPE OF WORK

MFG. & INSTALL: ONE D/F PYLON SIGN W/ TENANT I.D. CABINET

MSP-3493
1-22-04 PC

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REV#7 - D.SPRIK - 11/19/03 - RESIZE CABINET AREA & EXTEND STONE TO TOP OF POLE COVER AREA
REV#1 - D.SPRIK - 10/9/03 - ADD NEW COLORS & DELETE LED

yesco
LAS VEGAS DIVISION
young electric sign company
5119 So. Cameron St., Las Vegas, NV. 89118 (702) 876-8080

	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DRAWN BY
CLIENT				AS NOTED	7/30/03	DENNIS SPRIK
SALES		11/19/03	REV#1	AS NOTED	10/9/03	DENNIS SPRIK
DESIGN		11/19	REV#7	AS NOTED	11/19/03	DENNIS SPRIK
ESTIMATING						
ENGINEERING						
EXPEDITING						

JOB NAME / LOCATION ADDRESS	13484#1.1 R2
CORONADO BUSINESS PARK	
7830-7884 SAHARA	SHEET 1 OF 11
LAS VEGAS, NEVADA	
SALESPERSON = RICH HINSHAW	

MSP-3493

1-22-04 PC

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

NEVADA CONTRACTOR LICENSE NO. 760	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER
CLIENT						
SALES			REV.#1	AS NOTED	10/9/03	DENNIS SPRIK
DESIGN			REV.#2	AS NOTED	11/19/03	DENNIS SPRIK
DRAFTING						
ENGINEERING						
EXPEDITING						

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YOUNG ELECTRIC SIGN COMPANY
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FIRM NAME / LOCATION ADDRESS	DESIGNER	DATE	SCALE	REVISIONS	DATE	APPROVED BY
CORONADO DUSINESS PARK	DENNIS SPRIK	10/9/03	AS NOTED	REV.#1		
7830-7884 SAHARA	DENNIS SPRIK	11/19/03	AS NOTED	REV.#2		
LAS VEGAS, NEVADA						
SALESPERSON = RICH HINSHAW						

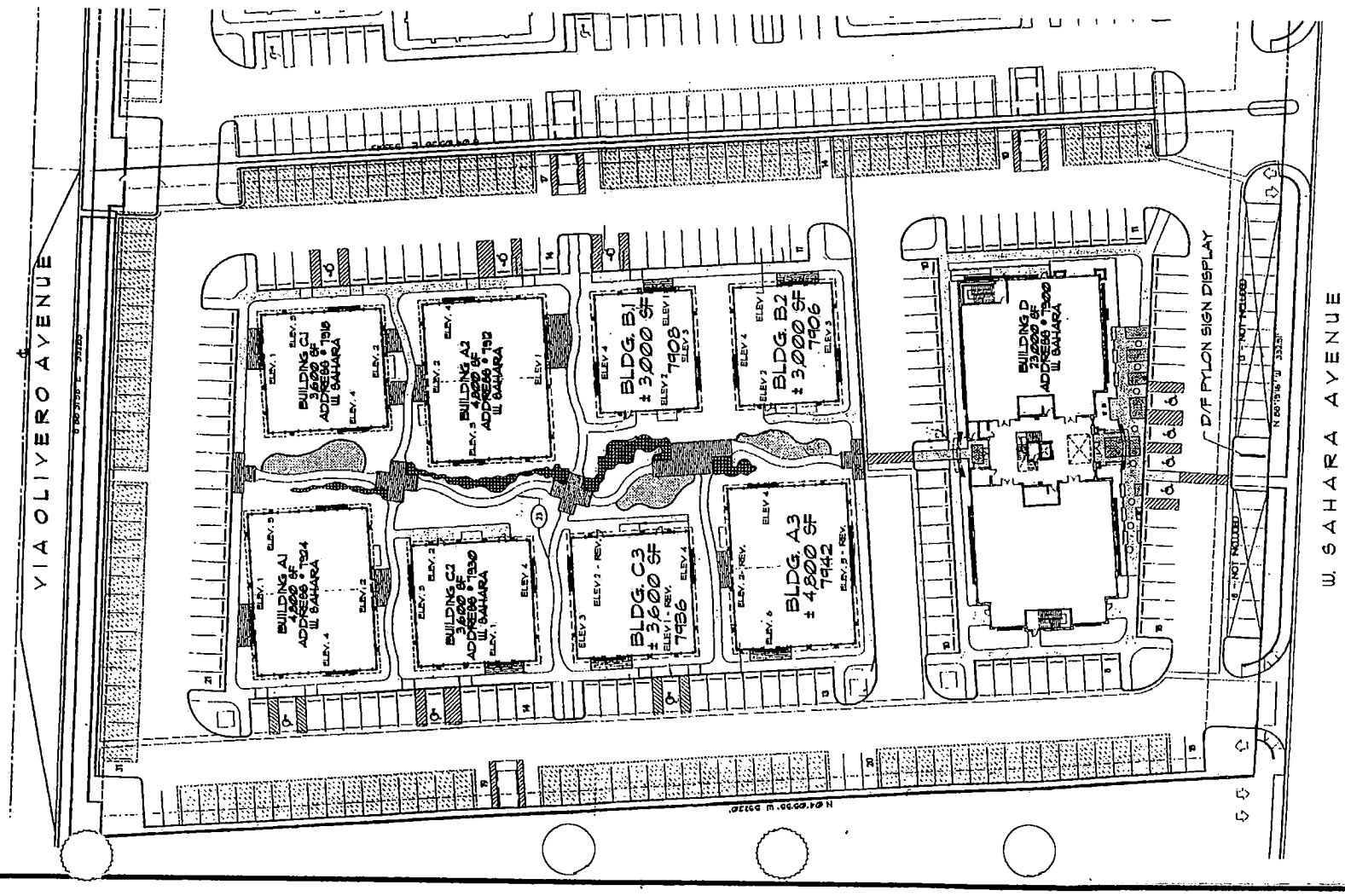
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FILE DESIGN NUMBER	OPTION / REV.

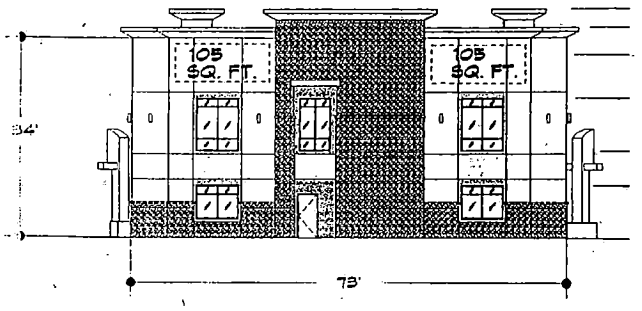
SHEET 11 OF 11

W.O. NUMBER

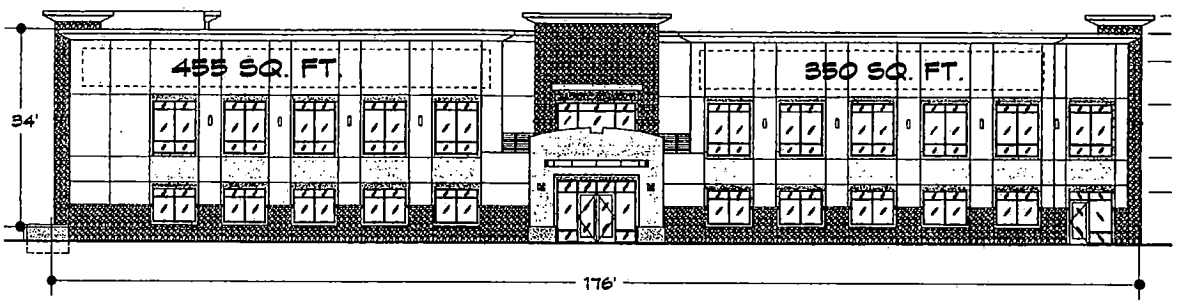
REV.#2- D. SPRIK - 11/19/03 - ADDED Building signs
REV.#1- D. SPRIK - 10/9/03 - ADDED SHTS FOR MASTER SIGN PLAN

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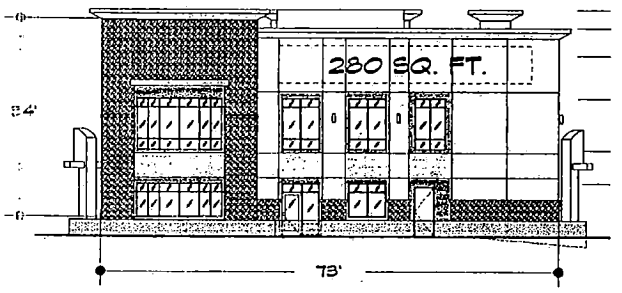




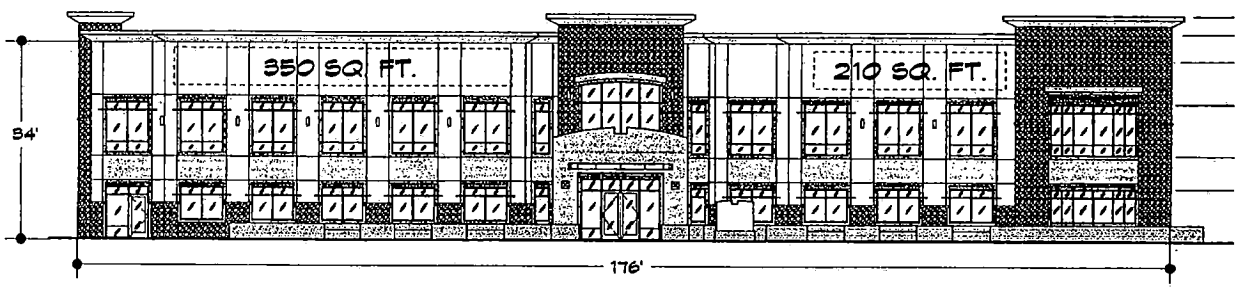
WEST ELEVATION - BUILDING D1 SIDE (2 / A5.04)
NTS



NORTH ELEVATION - BUILDING TYPE D1 REAR (1 / A5.04)
NTS



EAST ELEVATION - BUILDING D1 SIDE (2 / A5.04)
NTS



SOUTH ELEVATION - BUILDING TYPE D1 FRONT (1 / A5.04)
NTS

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REV.#2- D. SPRIK - 11/19/03 - ADDED BLDG. DIMENTIONS
REV.#1- D. SPRIK - 10/9/03 - ADDED SHTS FOR MASTER SIGN PLAN

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YOUNG ELECTRIC SIGN COMPANY
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NEVADA CONTRACTOR LICENSE NO. 780	APPROVED BY	DATE
CLIENT		
SALES	R. Hinshaw	11/19/03
DESIGN	[illegible]	11/19/03
ESTIMATING		
ENGINEERING		
EXPEDITING		

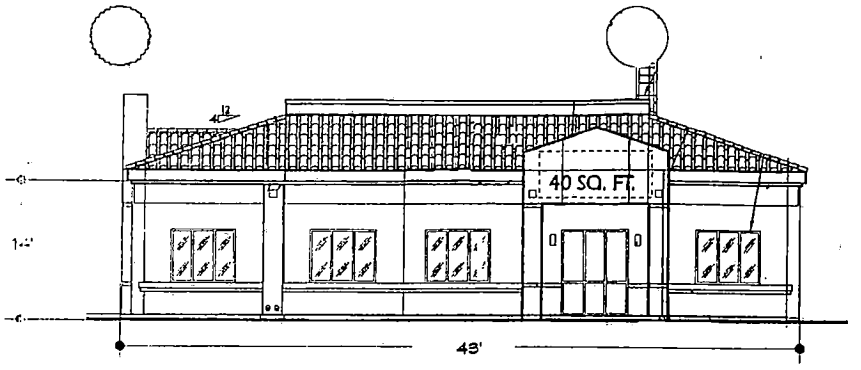
REVISIONS	SCALE	DATE	DESIGNER
REV.#1	AS NOTED	10/9/03	DENNIS SPRIK
REV.#2	AS NOTED	11/19/03	DENNIS SPRIK

FIRM NAME / LOCATION ADDRESS
CORONADO BUSINESS PARK
7830-7884 SAHARA BLDG.#7900
LAS VEGAS, NEVADA
SALESPERSON # RICH HINSHAW

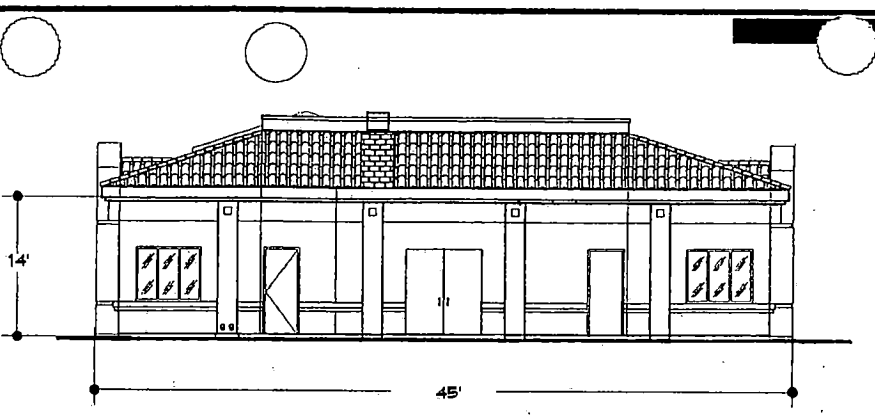
13484A5.1 — FILE DESIGN NUMBER
R2 — OPTION / REV.
SHEET 10 OF 11
W.O. NUMBER

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

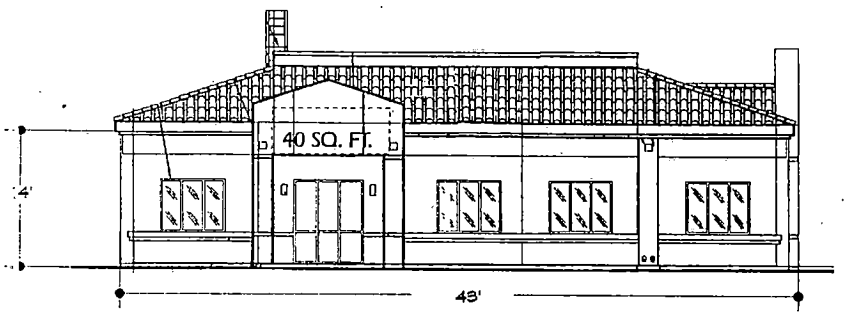
MSP-3493
1-22-04 PC



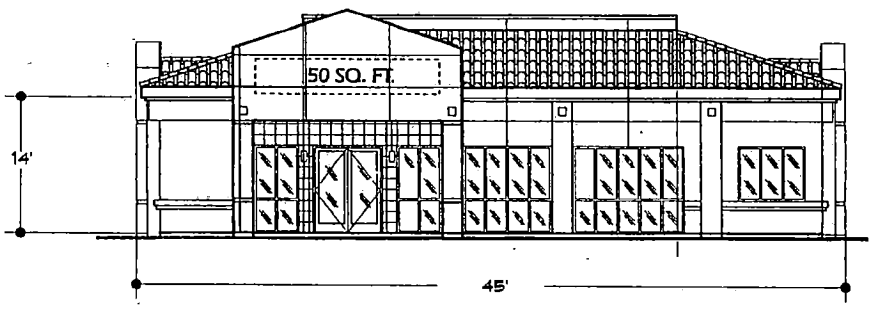
SOUTH ELEVATION - BUILDING TYPE C3 SIDE (4 / A5.03)
NTS



EAST ELEVATION - BUILDING TYPE C3 REAR (2 / A5.03)
NTS



NORTH ELEVATION - BUILDING C3 SIDE (3 / A5.03)
NTS



WEST ELEVATION - BUILDING C3 FRONT (1 / A5.03)
NTS

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REV.#2- D. SPRIK - 11/19/03 - ADDED BLDG. DIMENSIONS & BLDG. NUMBERS
REV.#1- D. SPRIK - 10/9/03 - ADDED SHTS FOR MASTER SIGN PLAN

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NEVADA CONTRACTOR LICENSE NO. 730	APPROVED BY	DATE
CLIENT		
SALES	R. Hrabik	11/19/03
DESIGN		11/19/03
ESTIMATING		
ENGINEERING		
EXPEDITING		

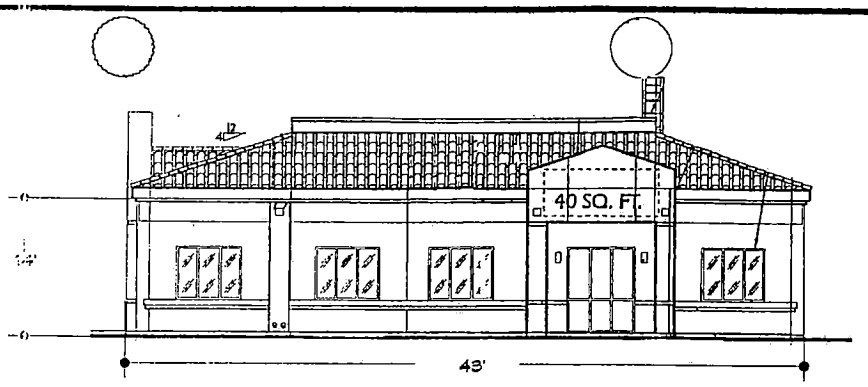
REVISIONS	SCALE	DATE	DESIGNER
REV.#1	AS NOTED	10/9/03	DENNIS SPRIK
REV.#2	AS NOTED	11/19/03	DENNIS SPRIK

FIRM NAME / LOCATION ADDRESS
CORONADO BUSINESS PARK
7830-7884 SAHARA BLDG. #0000
LAS VEGAS, NEVADA
SALESPERSON ■ RICH HINSHAW

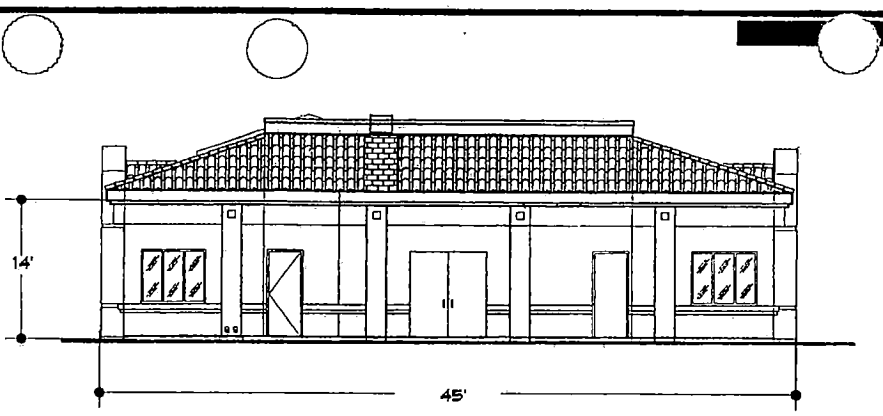
13484A4.3 (FILE DESIGN NUMBER) R2 (OPTION / REV)
SHEET 9 OF 11
W.O. NUMBER

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

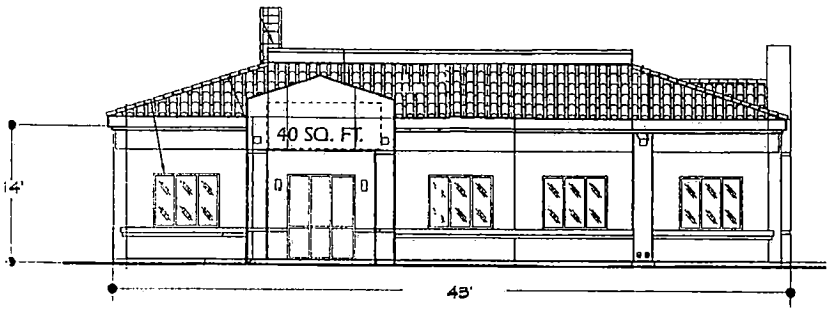
MSP-3493
1-22-04 PC



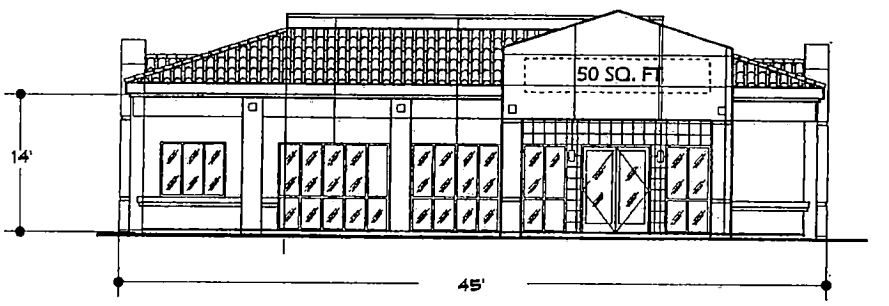
SOUTH ELEVATION - BUILDING TYPE C2 SIDE (4 / A5.03)
NTS



EAST ELEVATION - BUILDING TYPE C2 REAR (2 / A5.03)
NTS



NORTH ELEVATION - BUILDING C2 SIDE (3 / A5.03)
NTS



WEST ELEVATION - BUILDING TYPE C2 FRONT (1 / A5.03)
NTS

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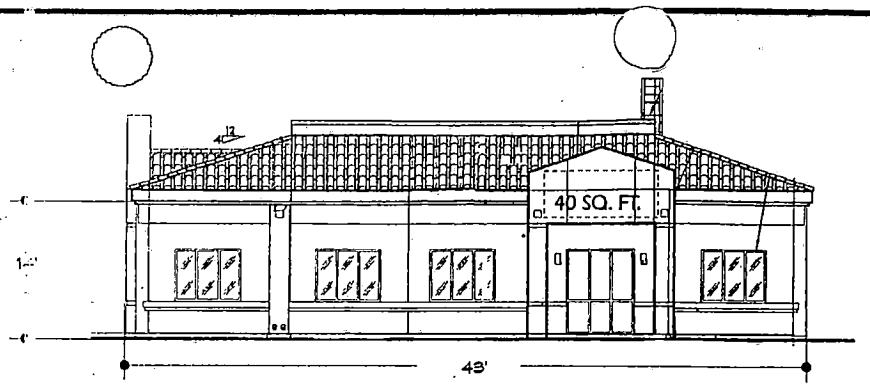
REV.#2- D. SPRIK - 11/19/03 - ADDED BLDG. DIMENSIONS & BLDG. NUMBERS
REV.#1- D. SPRIK - 10/9/03 - ADDED SHTS FOR MASTER SIGN PLAN

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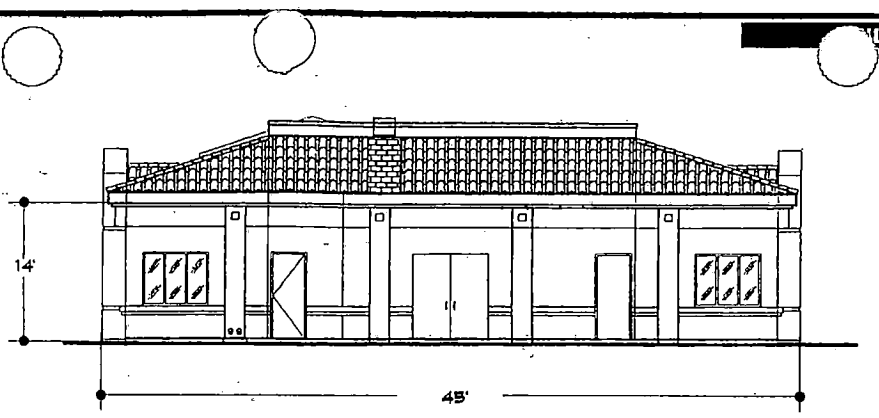
NEVADA CONTRACTOR LICENSE NO. 780	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS	13484A4.2 FILE DESIGN NUMBER	R2 OPTION / REV.
CLIENT			REV.#1	AS NOTED	10/9/03	DENNIS SPRIK	CORONADO BUSINESS PARK		
SALES	R Hinshaw	11/19/03	REV.#2	AS NOTED	11/19/03	DENNIS SPRIK	7830-7884 SAHARA BLDG. #7930	SHEET 8 OF 11	
DESIGN		11/19/03					LAS VEGAS, NEVADA		
ESTIMATING									
ENGINEERING							SALESPERSON = RICH HINSHAW	W.O. NUMBER	
EXPEDITING									

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL

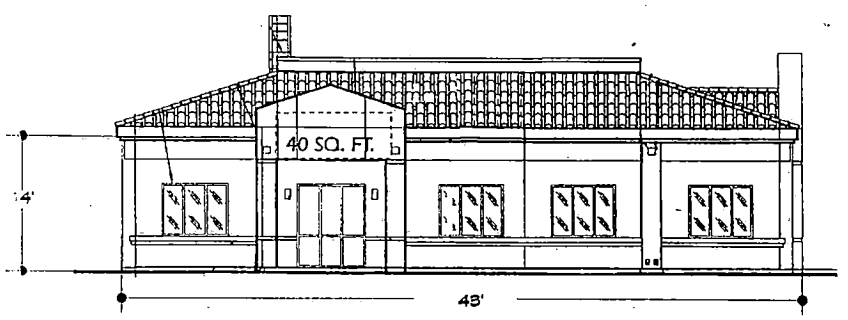
MSP-3493
1-22-04 PC



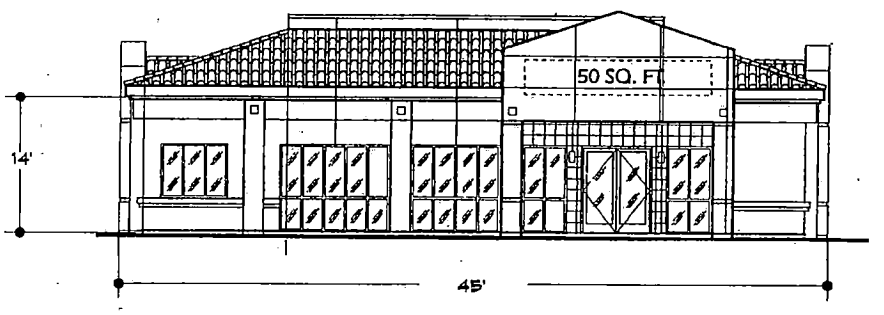
WEST ELEVATION - BUILDING TYPE C1 SIDE (4 / A5.03)
NTS



SOUTH ELEVATION - BUILDING TYPE C1 REAR (2 / A5.03)
NTS



EAST ELEVATION - BUILDING C1 SIDE (3 / A5.03)
NTS



NORTH ELEVATION - BUILDING TYPE C1 FRONT (1 / A5.03)
NTS

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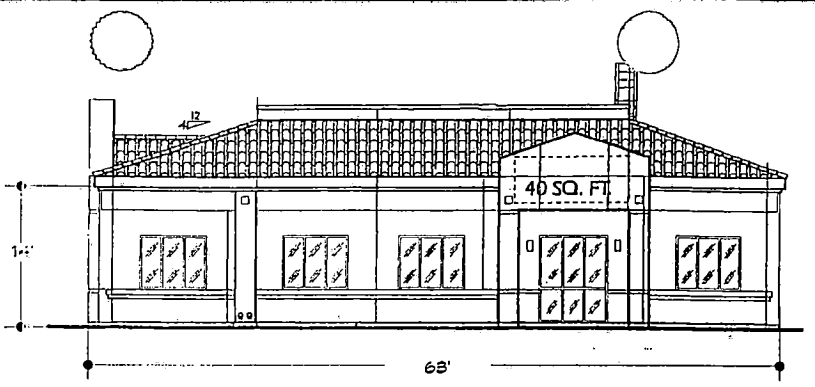
REV.#2- D. SPRIK - 11/19/03 - ADDED BLDG. DIMENSIONS & BLDG. NUMBERS
REV.#1- D. SPRIK - 10/9/03 - ADDED SHTS FOR MASTER SIGN PLAN

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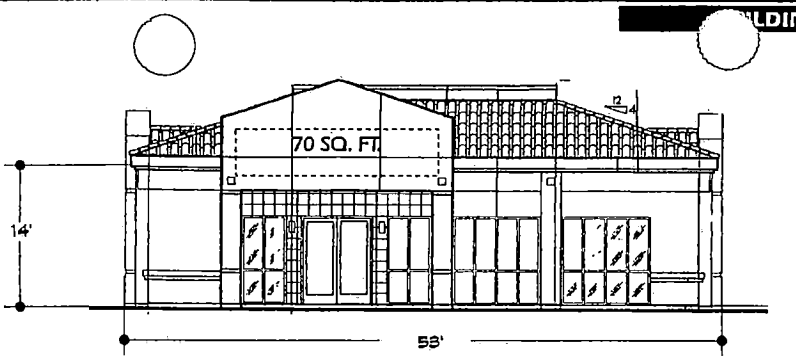
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SALES	R Hinshaw	11/19/3	REV.#2	AS NOTED	11/19/03	DENNIS SPRIK	7830-7884 SAHARA BLDG. #7918	SHEET 7 OF 11	
DESIGN		11/19/03					LAS VEGAS, NEVADA		
ESTIMATING							SALESPERSON = RICH HINSHAW	W.O. NUMBER	
ENGINEERING									
EXPEDITING									

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

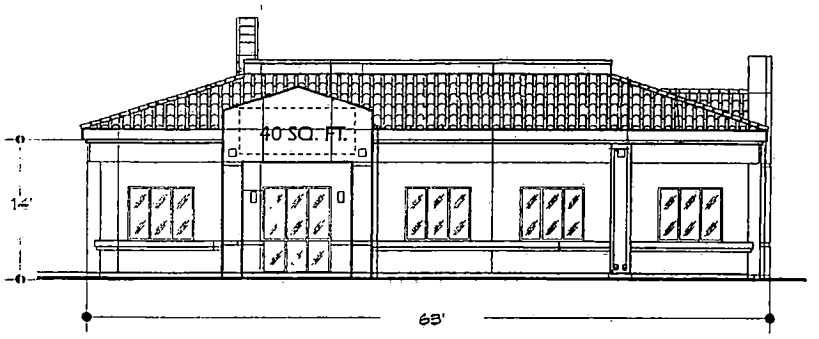
MSP-3493
1-22-04 PC



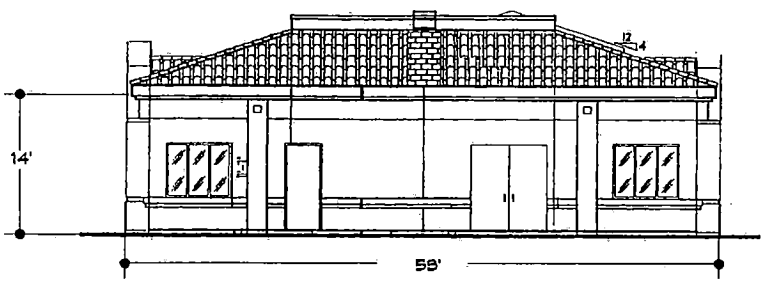
NORTH ELEVATION - BUILDING TYPE B2 SIDE (4 / A5.01)
NTS



EAST ELEVATION - BUILDING TYPE B2 FRONT (1 / A5.01)
NTS



SOUTH ELEVATION - BUILDING TYPE B2 SIDE (3 / A5.01)
NTS



WEST ELEVATION - BUILDING TYPE B2 REAR (2 / A5.01)
NTS

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REV.#2- D. SPRIK - 11/19/03 - ADDED BLDG. NUMBERS & DIMENSIONS
REV.#1- D. SPRIK - 10/9/03 - ADDED SHTS FOR MASTER SIGN PLAN

Las Vegas DIVISION
YOUNG ELECTRIC SIGN COMPANY
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NEVADA CONTRACTOR LICENSE NO. 760	APPROVED BY	DATE
CLIENT		
SALES		11/14/03
DESIGN		
ESTIMATING		
ENGINEERING		
EXPEDITING		

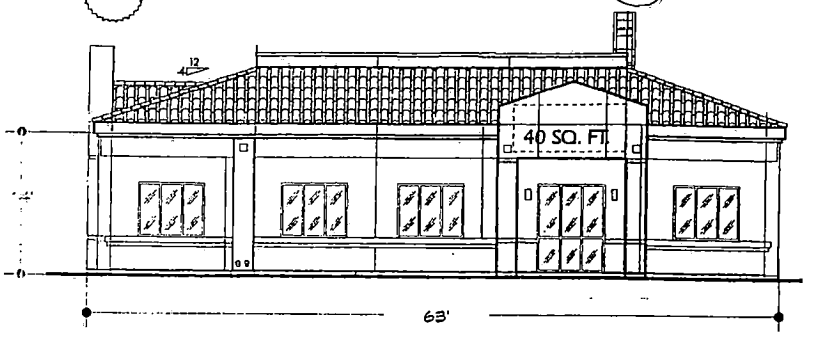
REVISIONS	SCALE	DATE	DESIGNER
REV.#1	AS NOTED	10/9/03	DENNIS SPRIK
REV.#2	AS NOTED	11/19/03	DENNIS SPRIK

FIRM NAME / LOCATION ADDRESS
CORONADO BUSINESS PARK
7830-7884 SAHARA BLDG.#7906
LAS VEGAS, NEVADA
SALESPERSON ■ RICH HINSHAW

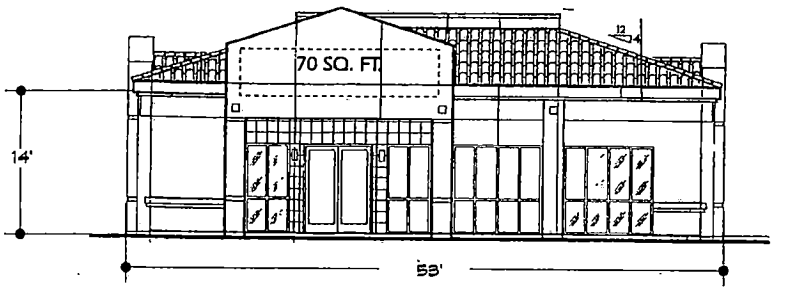
13484A3.2 — FILE DESIGN NUMBER
R2 — OPTION / REV.
SHEET 6 OF 11
W.O. NUMBER

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL

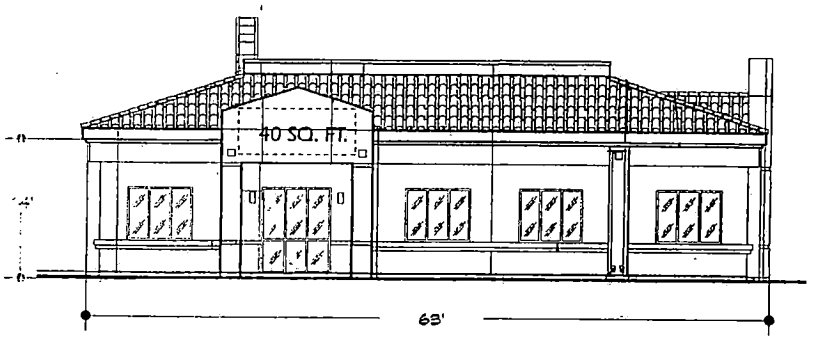
MSP-3493
01-22-04 PC



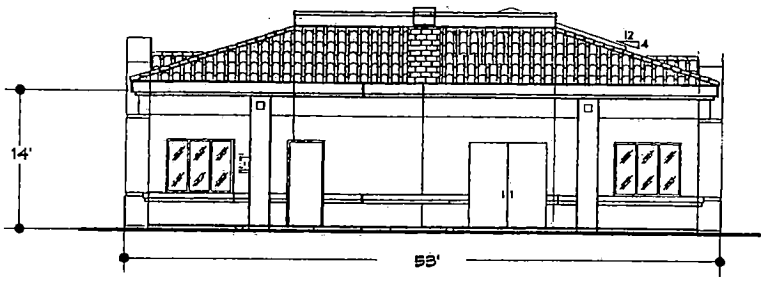
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EAST ELEVATION - BUILDING TYPE B1 FRONT (1 / A5.02)
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SOUTH ELEVATION - BUILDING TYPE B1 SIDE (3 / A5.02)
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WEST ELEVATION - BUILDING TYPE B1 REAR (2 / A5.02)
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REV.#2- D. SPRIK - 11/19/03 - ADDED BLDG. NUMBERS & DIMENTIONS
REV.#1- D. SPRIK - 10/9/03 - ADDED SHTS FOR MASTER SIGN PLAN

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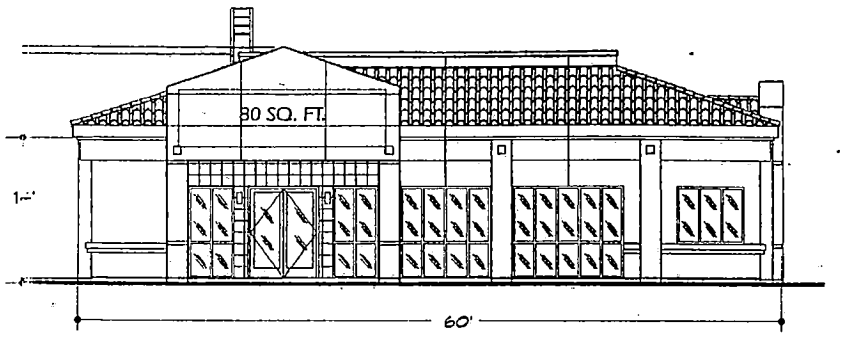
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NEVADA CONTRACTOR LICENSE NO. 760	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME / LOCATION ADDRESS	13484A3.1 FILE DESIGN NUMBER	R2 OPTION / REV.
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SALES		11/6/03	REV.#2	AS NOTED	11/19/03	DENNIS SPRIK	7830-7884 SAHARA BLDG.#7908	SHEET 5 OF 11	
DESIGN		11/19/03					LAS VEGAS, NEVADA		
ESTIMATING							SALESPERSON # RICH HINSHAW	W.O. NUMBER	
ENGINEERING									
EXPEDITING									

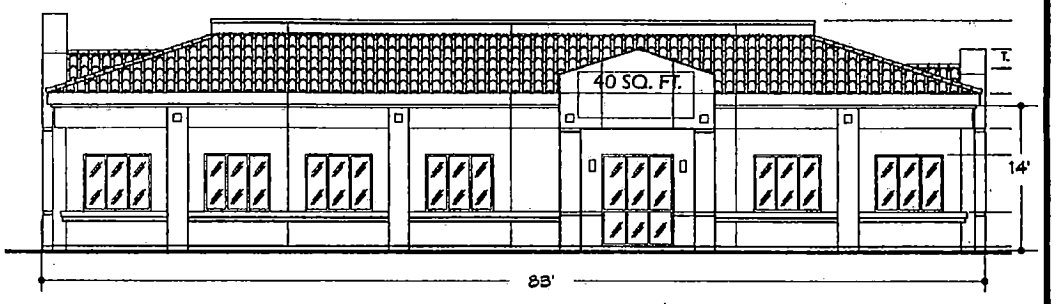
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MSP-3493
01-22-04 PC

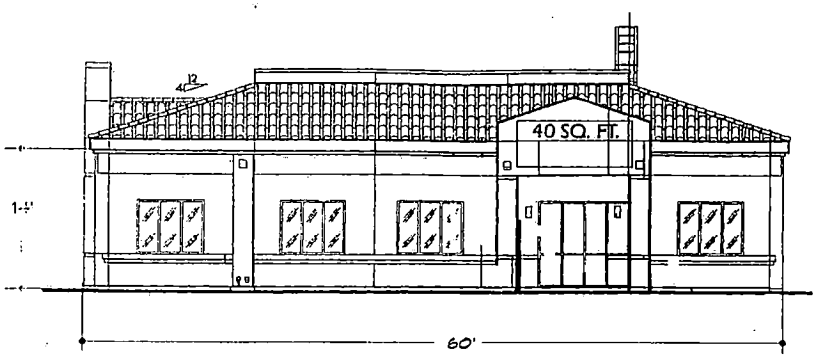
DING #7942



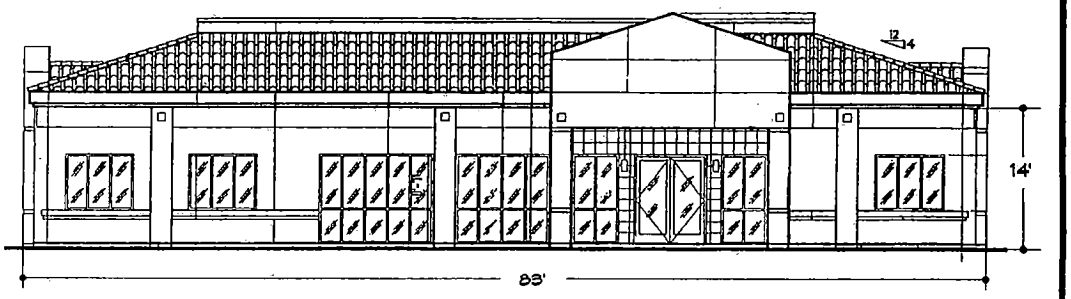
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SOUTH ELEVATION - BUILDING TYPE A3 SIDE (5 / A5.01)
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EAST ELEVATION - BUILDING TYPE A3 REAR (4 / A5.01)
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NORTH ELEVATION - BUILDING TYPE A3 SIDE (2 / A5.01)
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REV.#1- D. SPRIK - 10/9/03 - ADDED SHTS FOR MASTER SIGN PLAN

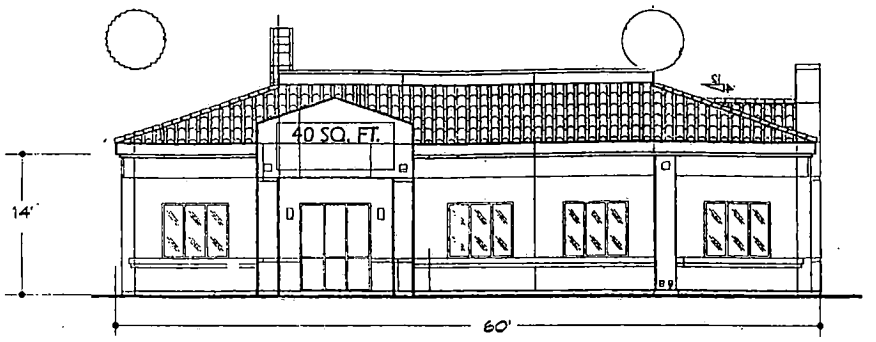
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SALES	R Hinshaw	11/19/03	REV.#2	AS NOTED	11/19/03	DENNIS SPRIK	7830-7884 SAHARA BLDG. #7942	SHEET 4 OF 11	
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ESTIMATING							SALESPERSON = RICH HINSHAW		
ENGINEERING									
EXPEDITING									

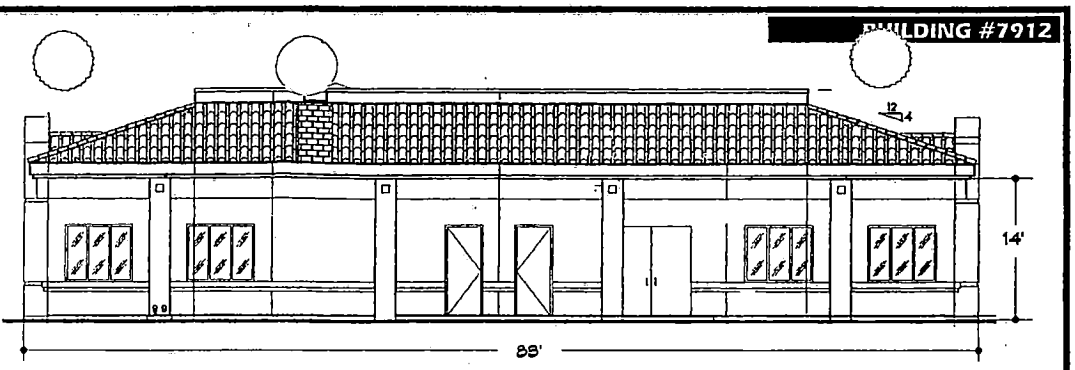
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1-22-04 PC

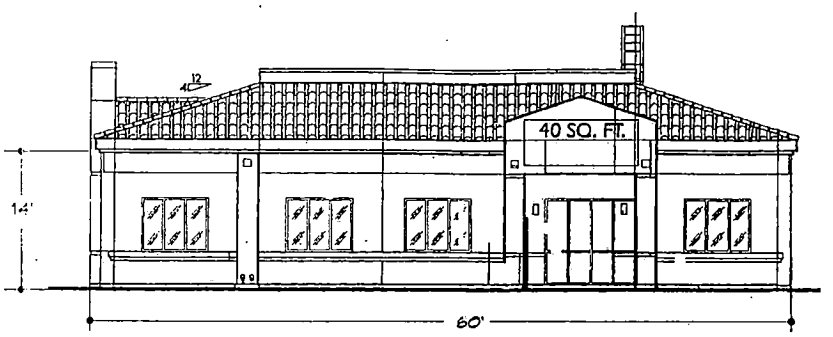
BUILDING #7912



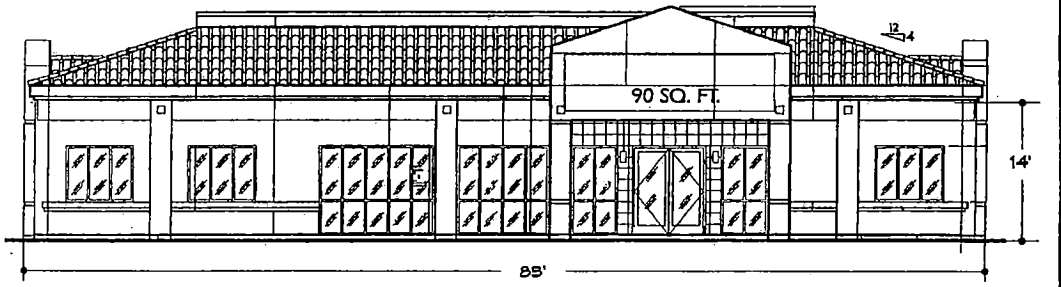
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NORTH ELEVATION - BUILDING TYPE A2 REAR (2 / A5.01)
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EAST ELEVATION - BUILDING TYPE A2 SIDE (4 / A5.01)
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SOUTH ELEVATION - BUILDING TYPE A2 FRONT (1 / A5.01)
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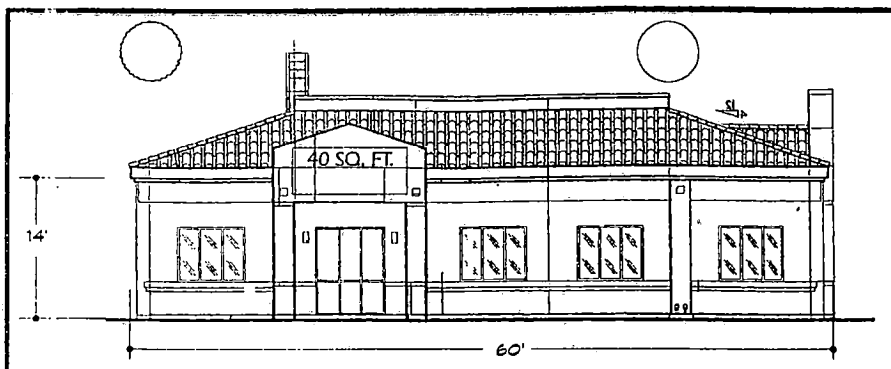
REV.#2- D. SPRIK - 11/19/03 - ADDING BLDG. NUMBERS & DIMENSION
REV.#1- D. SPRIK - 10/9/03 - ADDED SHTS FOR MASTER SIGN PLAN

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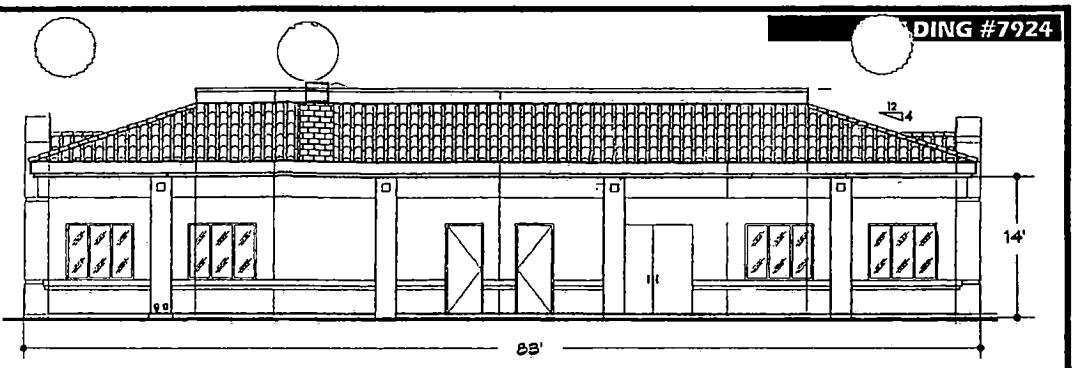
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SALES	R Hinshaw	11/19/03	REV.#2	AS NOTED	11/19/03	DENNIS SPRIK	7830-7884 SAHARA BLDG. #7912	SHEET 3 OF 11	
DESIGN		11/19					LAS VEGAS, NEVADA		
ESTIMATING							SALESPERSON = RICH HINSHAW	W.O. NUMBER	
ENGINEERING									
EXPEDITING									

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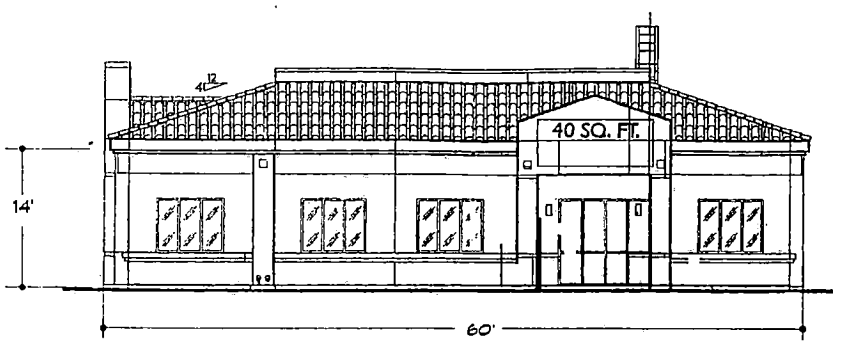
MSP-3493
1-22-04 PC



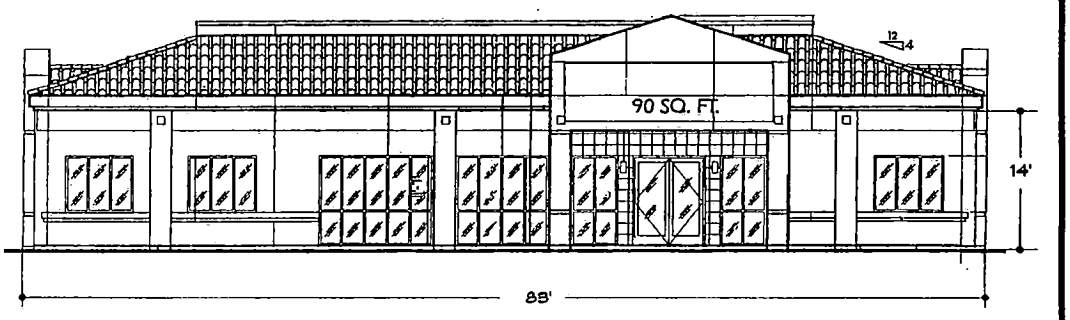
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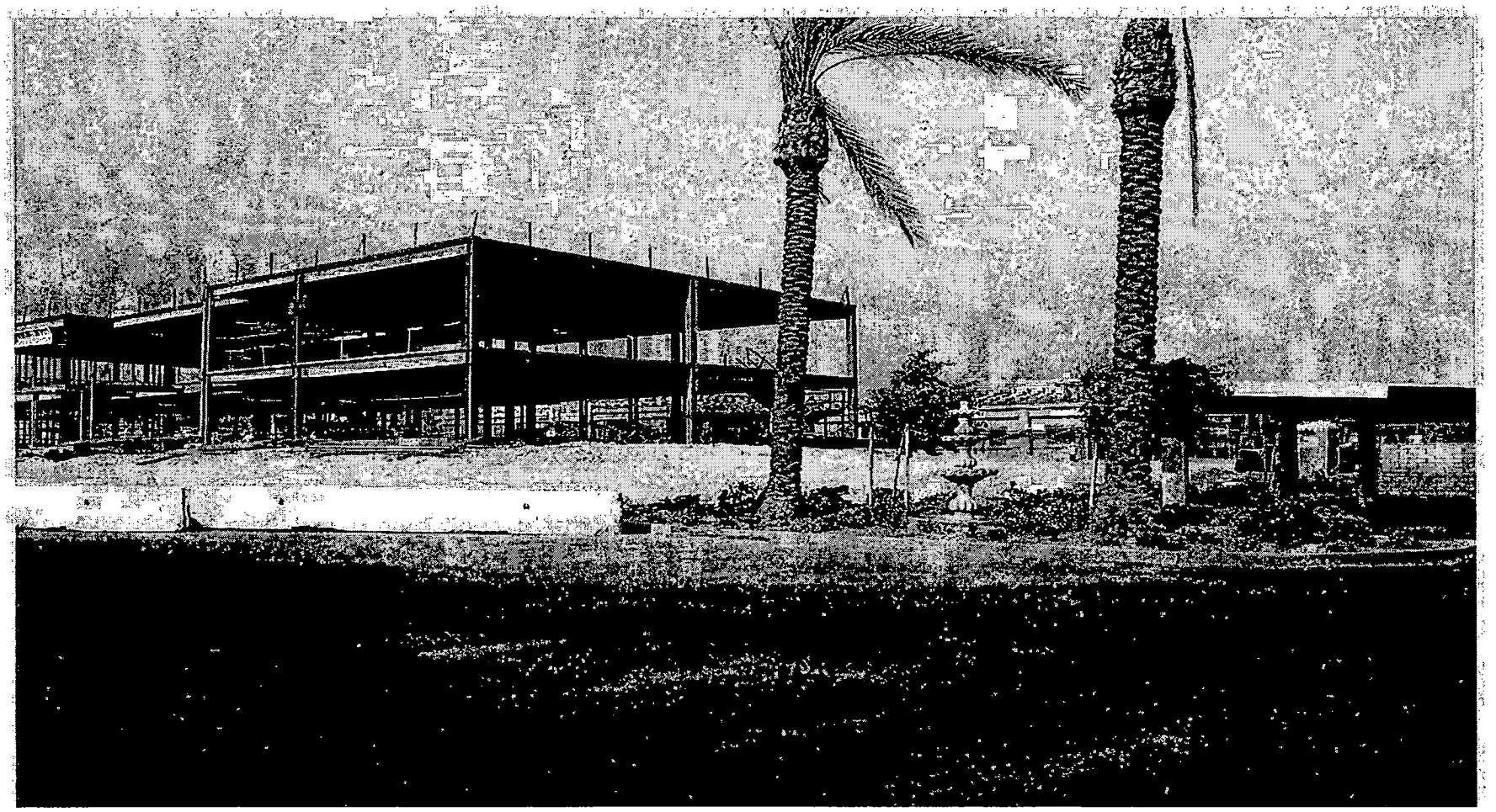
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NEVADA CONTRACTOR LICENSE NO. 730	APPROVED BY	DATE	REVISIONS	SCALE	DATE	DESIGNER	FIRM NAME/LOCATION ADDRESS	13484A2.1 FILE DESIGN NUMBER	R2 OPTION / REV
CLIENT			REV.#1	AS NOTED	10/9/03	DENNIS SPRIK	CORONADO BUSINESS PARK		
SALES	[signature]	11/19/03	REV.#2	AS NOTED	11/19/03	DENNIS SPRIK	7830-7884 SAHARA BLDG #7924	SHEET 2 OF 11	
DESIGN	[signature]	11/19					LAS VEGAS, NEVADA		
ESTIMATING							SALESPERSON ■ RICH KINSHAW	W.O. NUMBER	
ENGINEERING									
EXPEDITING									

NOTE: COST FOR PROVIDING NECESSARY ELECTRICAL WIRING TO SIGN AREA IS NOT INCLUDED IN SIGN PROPOSAL.

MSP-3493
1-22-04 PC



MSP-3493 - PRECISION CONSTRUCTION, INC. ON BEHALF OF CORONODO BAY SAHARA, LIMITED LIABILITY COMPANY
7936 WEST SAHARA AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



MSP-3493 - PRECISION CONSTRUCTION, INC. ON BEHALF OF CORONODO BAY SAHARA, LIMITED LIABILITY COMPANY
7936 WEST SAHARA AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

WVR-3430 - CONCORDIA HOMES - Request for a waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 68 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southwest corner of Moxley Creek Street and Stange Avenue (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 02/18/04

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 (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED Item 16 [ROC-3494], Item 19 [WVR-3430] and Item 20 [SUP-3537] subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with KB Home and NIGRO excused.

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

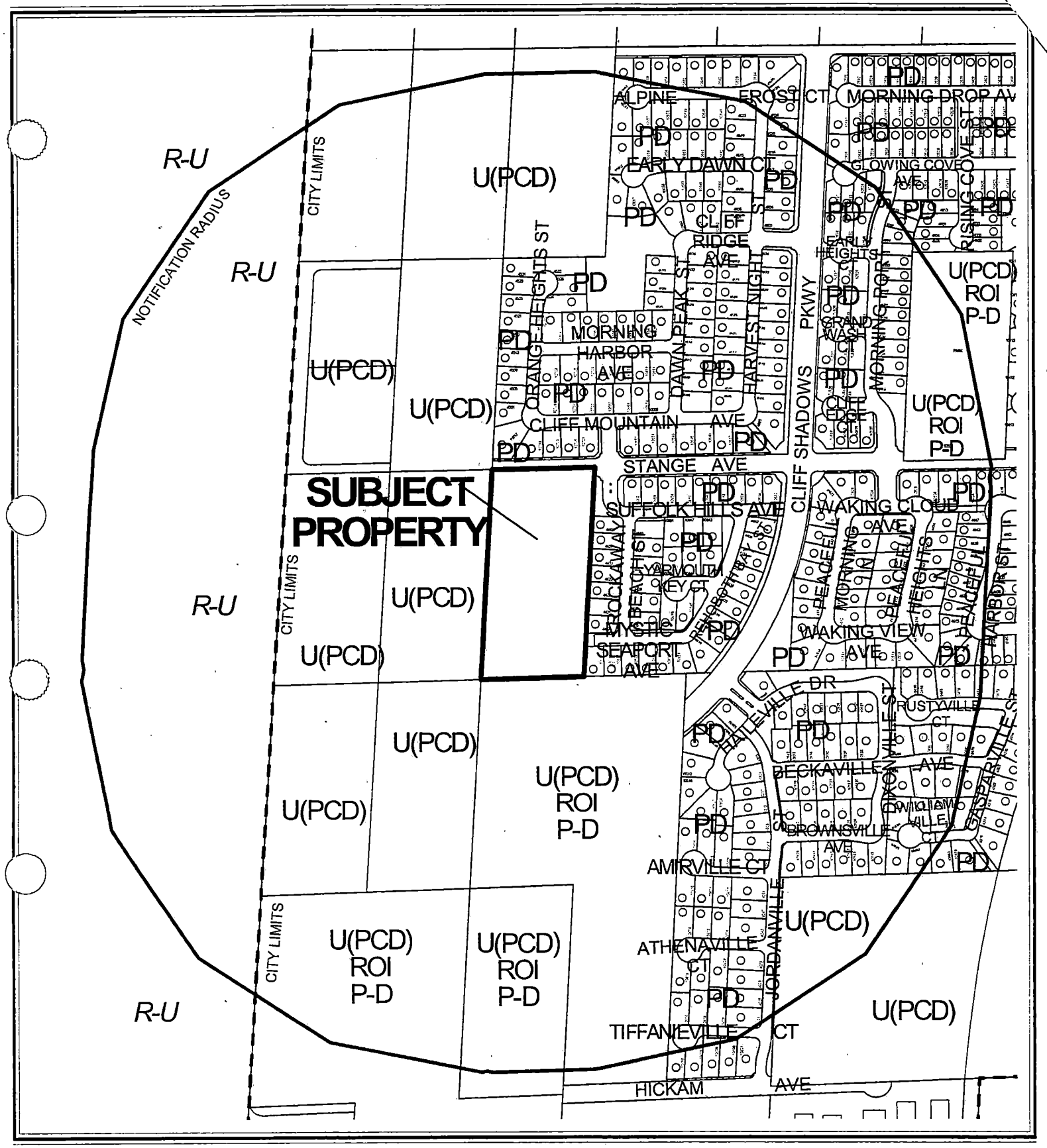
MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 16 [ROC-3494], and Item 19 [WVR-3430], and Item 20 [SUP-3537]. He stated that letters have been received from each applicant agreeing to all of the conditions.

DAVID CLAPSADDLE, Planning and Development Department, for the benefit of the audience, explained that Item 17 [MSH-3453] and Item 18 [MSP-3493] were originally on the One Motion/One Vote Agenda but were pulled off. With regard to Item 17 [MSH-3453], staff requested this application be pulled in order to read a statement for the record. For Item 18 [MSP-3493], staff received a request from the applicant to hear the application to clarify a condition.

There was no further discussion.

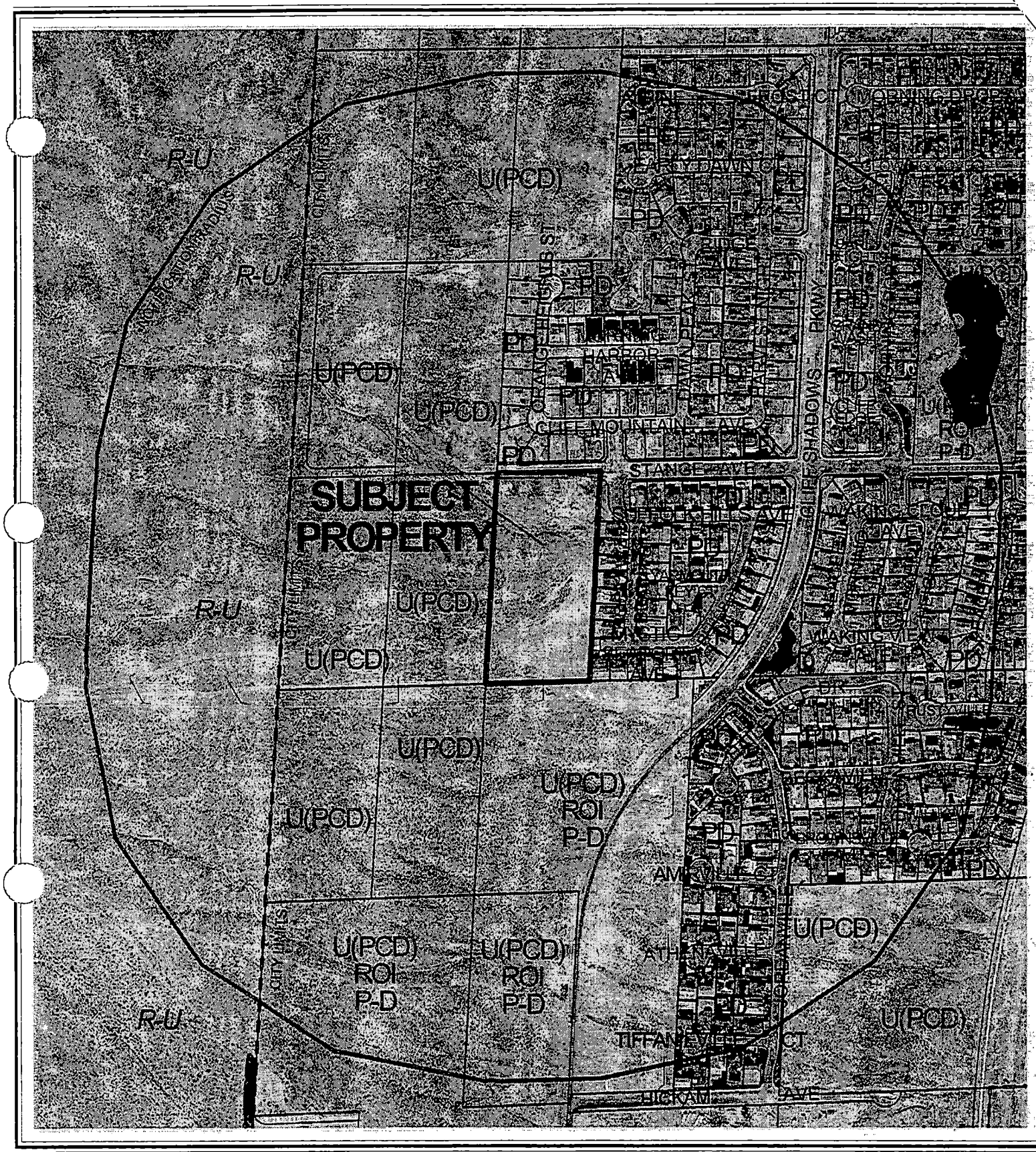
(5:24 – 5:26)



CASE: **WVR-3430**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 300 600 Feet

CASE: **WVR-3430**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-3430 - CONCORDIA HOMES

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a waiver to Title 18.12.160 to allow an offset between street intersections to be 169.74 feet where 220 feet is the minimum distance required on property located adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway.

B) Applicant's Justification

The applicant's justification letter indicates they feel that this offset will not create any operational problems since the separation provided is just over one car length from the standard.

BACKGROUND INFORMATION

A) Previous Actions

02/27/03 The Planning and Development Department administratively approved a Minor Modification (MOD-1669) to the Lone Mountain West Master Plan to include this site in the plan area.

04/02/03 The City Council approved a Rezoning (ZON-1666) to PD (Planned Development) on this site. The Planning Commission and staff recommended approval on February 27, 2003.

04/16/03 The City Council approved a Site Development Plan Review (SDR-1667) for a 24 lot single family residential development on this site. The Planning Commission and staff recommended approval on March 13, 2003.

B) Pre-Application Meeting

A pre-application meeting is not required as part of this application.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.5

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single Family Residences (Under Construction)
South:	Undeveloped
East:	Single Family Residences
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)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	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:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]

E) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Sector Land Use Plan Map of the General Plan. The existing PD (Planned Development) Zoning designation is in conformance with the General Plan.

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

This site is located in the Lone Mountain West Master Plan area. This request is for a waiver from the standards set forth in Title 18 (Subdivision Ordinance) and therefore does not affect the Lone Mountain West requirements.

PROJECT DESCRIPTION

The applicant is proposing to allow the offset between two street intersections to be 169.74 feet where Title 18 requires a minimum of 220 feet. This is the result of a minor revision to the approved site plan, which previously showed access to the development from the south of the site. The plans now indicate access will be taken from the north from Stange Avenue.

ANALYSIS

General Analysis and Discussion

The Department of Public Works has no objection to the Request for a Waiver of Title 18.12.160 to allow a 167.74 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, for property located at the southwest corner of Moxley Creek Street and Stange Avenue.

NOTICES MAILED 349

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-3430** APN: 137-01-201-013

Name of Property Owner: Concordia Homes

Name of Applicant: Concordia 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: Roberta Hagan

Print Name: Roberta Hagan, Secretary

Subscribed and sworn before me

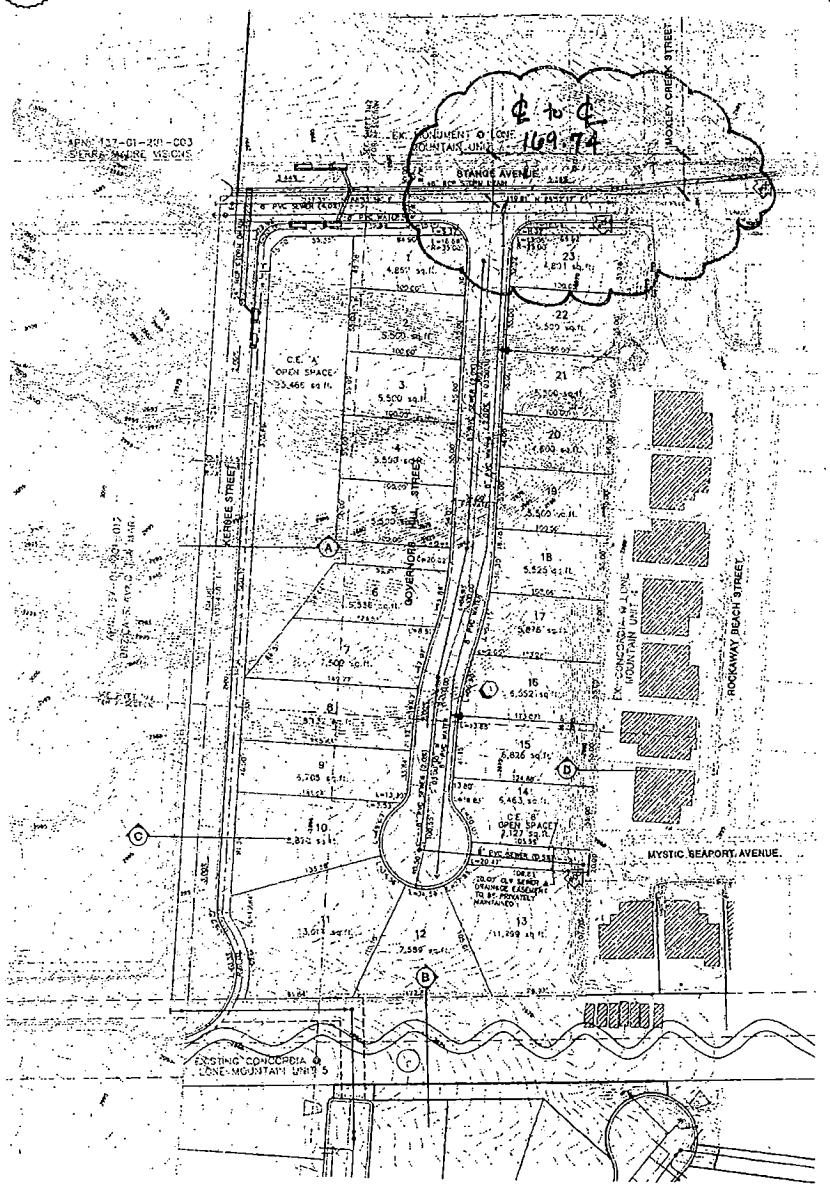
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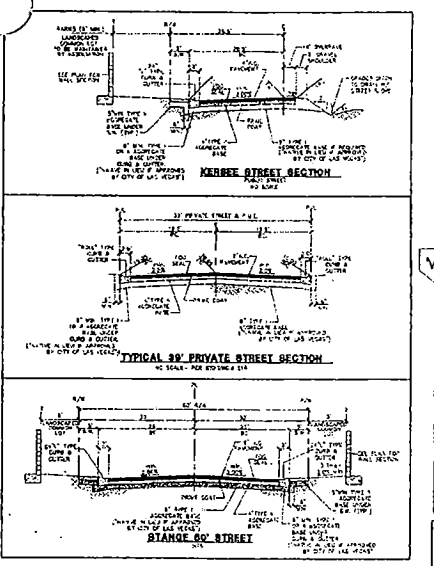
Michelle Valsvik

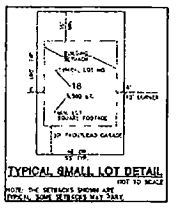
Notary Public in and for said County and State

MICHELLE VALSVIK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 12-09-2005
Certificate No: 97-4761-1

Revised 2/12/02







Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-693-8111

BENCHMARK
PROJECT VERTICAL DATUM: NAD1983
CITY OF LAS VEGAS BENCHMARK "LV05"
ELEVATION 2570.53463 METERS (8,348.00 FEET)
BRASS CAP FLUSH IN TOP OF CURB, NORTHWEST RETURN OF ALEXANDER ROAD AND BUFFALO DRIVE.

LEGAL DESCRIPTION
BEING A PORTION OF THE WEST HALF (W 1/2) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.B., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS
NORTH 0°03'01" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 1, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY SAID MAP, AS MONUMENT AT LONE MOUNTAIN (NAD 83) 6° GRID FILE OF THE OFFICE OF THE COUNTY SURVEYOR, CLARK COUNTY, NEVADA.

SITE DATA

CURRENT ZONING	R-PD7
PROPOSED ZONING	R-PD7
GROSS AREA	9.5 AC
NUMBER OF LOTS	52
PROPOSED DENSITY	7.2 DU/A
NUMBER OF COMMON ELEMENTS	2 CA
OPEN SPACE REQUIRED	NONE
USABLE OPEN SPACE PROVIDED	37,050 S.F.

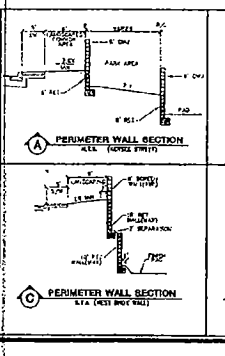
APN# 137-01-201-013

SETBACKS

FRONT (TO FACE)	15'
FRONT (TO SIDE)	10'
SIDE	5'
CORNER	10'
REAR	15'

OWNER/DEVELOPER
CONCORDIA HOMES
860 AMERICAN PACIFIC DRIVE, SUITE 100
HENDERSON, NEVADA 89014
(702) 434-3500
CONTACT: TIMOTHY HOGAN

LEGEND
- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- 20 — LOT NUMBER
- BLOCK NUMBER
- POINT OF CONNECTION TO EXIST. UTILITIES
- 3.16% — RATE OF GRADE AND DIRECTION OF STORM DRAINAGE TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED
- EXISTING CONTOUR LINE
- DRAINAGE FLOWLINE AREA
- STREET LIGHT
- FIRE HYDRANT
- PROPOSED WALL HEIGHTS PER USES



GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CITY OF LAS VEGAS, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NEVADA POWER COMPANY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE ..... SPRINT CENTRAL—NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONSERVATION:
   AVERAGE FLOW = 0.0055
   PEAK FLOW = 0.0083
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS.
7. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA PER MAP NO. 32003C0530 E.
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL INTERIOR STREETS ARE 39' WIDE PUBLIC UNLESS OTHERWISE SHOWN.
10. ALL PROPERTY LINE RADII = 15'. AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
11. THE SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
12. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
13. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS COULD MOST NOT NOTICE ON THE SUBJECT PROPERTY.

CONCORDIA HOMES
860 AMERICAN PACIFIC DRIVE, SUITE 100
HENDERSON, NEVADA 89014-8145
(702) 434-3500 CONT.: TIMOTHY HOGAN
FAX (702) 873-7500 FAX (702) 362-2267

CITY OF LAS VEGAS

vtn nevada CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS
9771 GILESPIE STREET, LAS VEGAS, NEVADA 89183-5145
PH (702) 873-7500 FAX (702) 362-2267

NO.	DATE	REVISION

TENTATIVE MAP

CONCORDIA @ LONE MOUNTAIN WEST UNIT 6

DRAWN BY:	DATE: OCT 2003
DESIGNED BY:	DATE: OCT 2003
CHECKED BY:	DATE: OCT 2003
PROJECT NO.: 0111-6	SCALE: 1"=50' HORIZ. N/A VERT.

EXPIRES 06-30-04
AARON M. KAMACHIKA
No. 10071
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

SHEET TM1
1 OF 2 SHEETS
DRAWING NO.

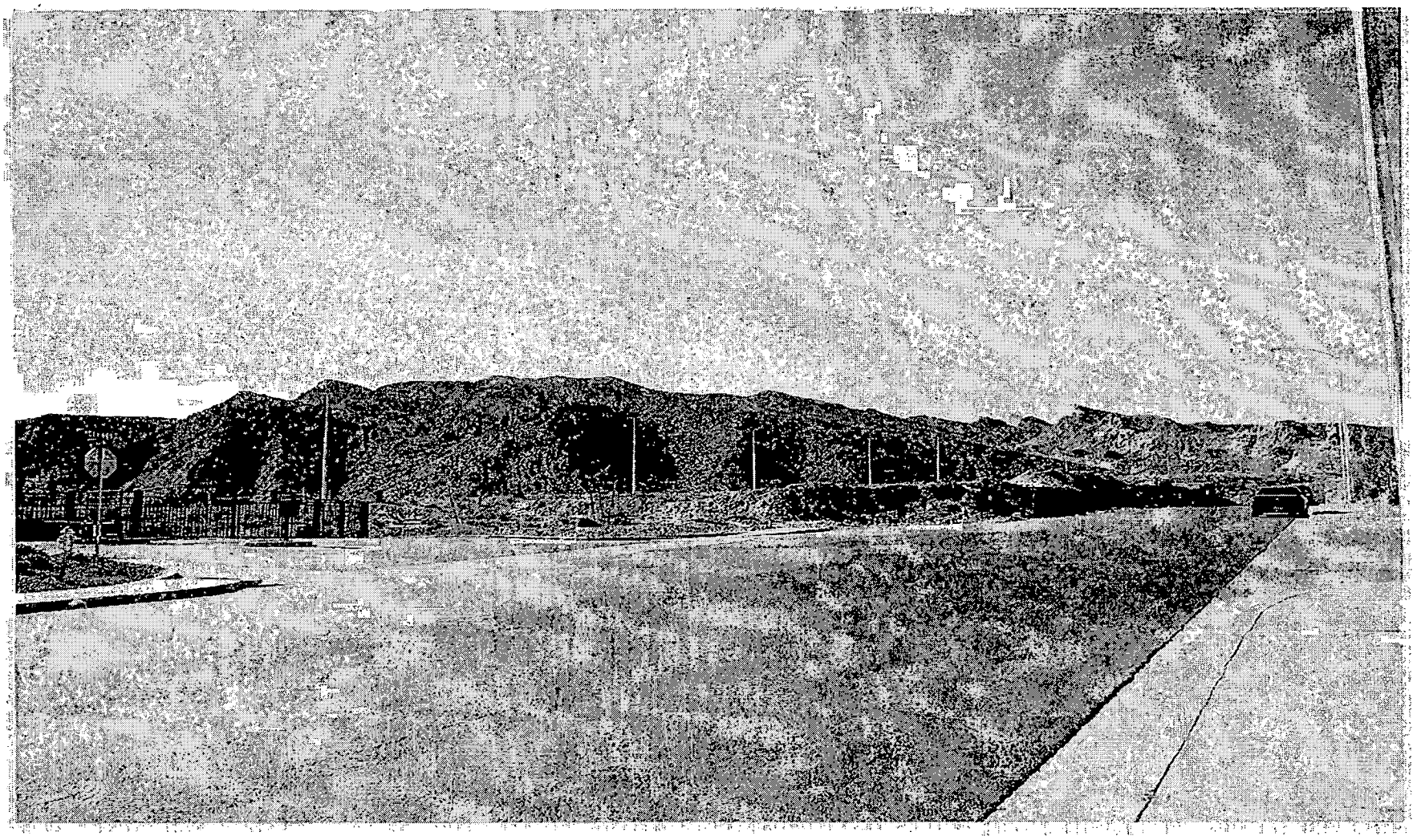
STAFF

WVR-3430
1-22-04 PC



WVR-3430 - CONCORDIA HOMES
SOUTHWEST CORNER OF MOXLEY CREEK STREET AND STANGE AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/02/04



WVR-3430 - CONCORDIA HOMES
SOUTHWEST CORNER OF MOXLEY CREEK STREET AND STANGE AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/02/04

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) ON A 6,274 SQUARE FOOT SITE WHERE A 25,000 SQUARE FOOT SITE IS THE MINIMUM SIZE REQUIRED at 10 Research Lane (APN: 139-36-813-006), M (Industrial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 02/18/04
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:
GOYNES – APPROVED Item 16 [ROC-3494], Item 19 [WVR-3430] and Item 20 [SUP-3537] subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with KB Home and NIGRO excused.

To be heard by the City Council on 2/18/2004.

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 16 [ROC-3494], and Item 19 [WVR-3430], and Item 20 [SUP-3537]. He stated that letters have been received from each applicant agreeing to all of the conditions.

DAVID CLAPSADDLE, Planning and Development Department, for the benefit of the audience, explained that Item 17 [MSH-3453] and Item 18 [MSP-3493] were originally on the One Motion/One Vote Agenda but were pulled off. With regard to Item 17 [MSH-3453], staff requested this application be pulled in order to read a statement for the record. For Item 18 [MSP-3493], staff received a request from the applicant to hear the application to clarify a condition.

There was no further discussion.

(5:24 – 5:26)

1-340

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Motor Vehicle sales (Used) use, with the exception of the minimum lot size condition.

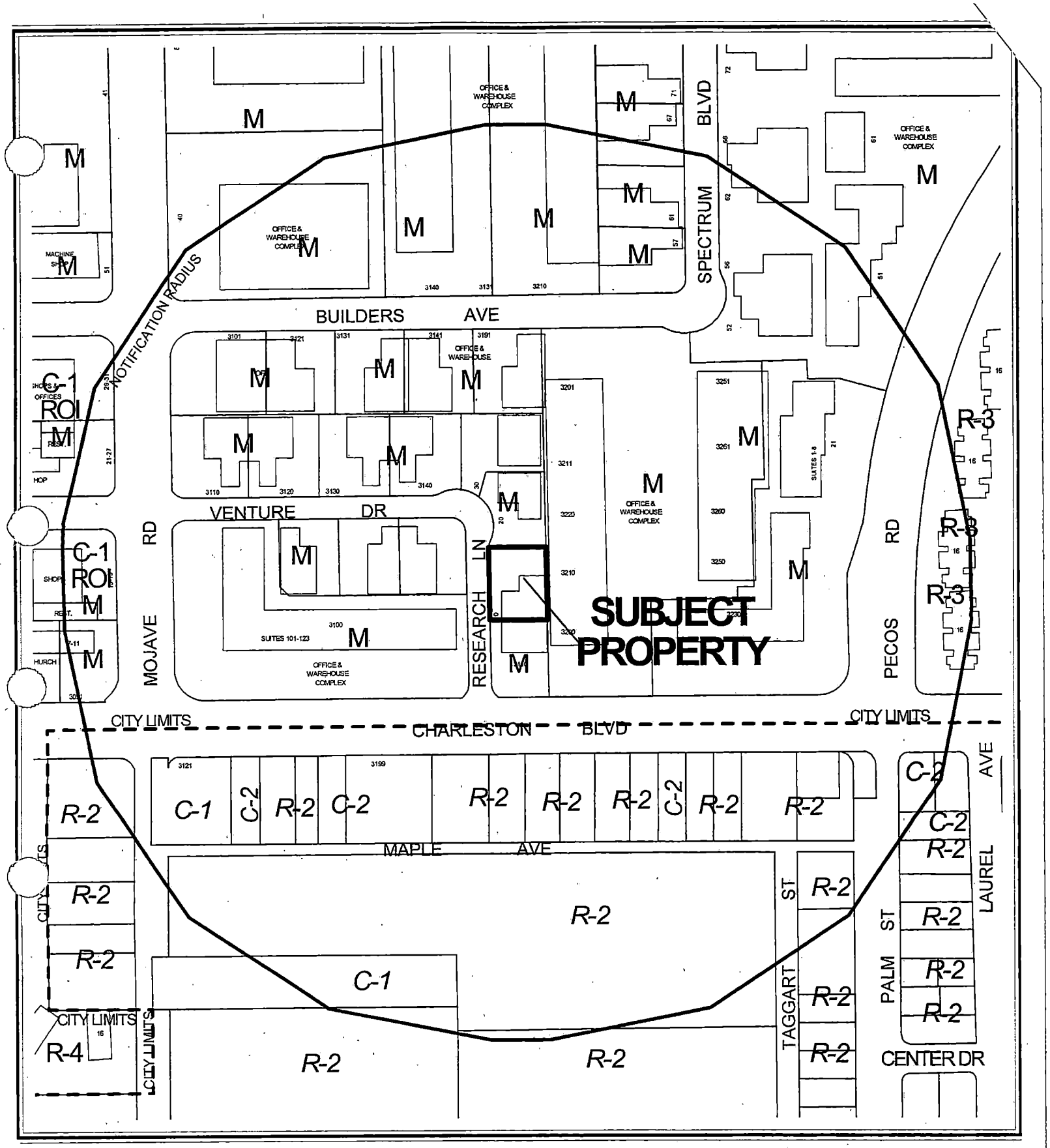
2. The display and/or storage of all vehicles shall be within an enclosed building.

3. No more than ten vehicles shall be stored at any given time.

4. 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.

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

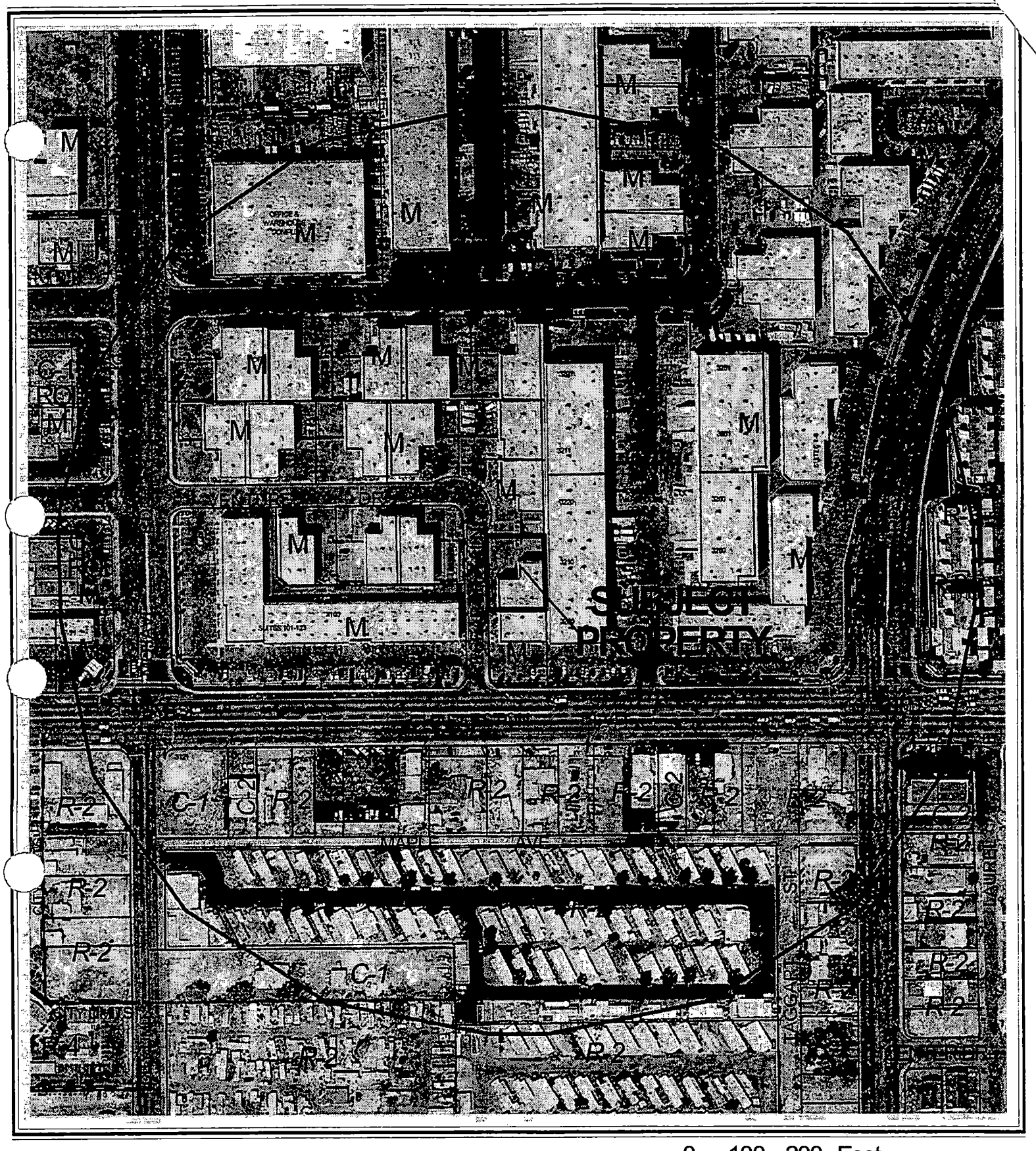
6. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property.



CASE: **SUP-3537**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SUP-3537**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Motor Vehicle sales (Used) use, with the exception of the minimum lot size condition.

2. The display and/or storage of all vehicles shall be within an enclosed building.

3. No more than ten vehicles shall be stored at any given time.

4. 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.

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

6. 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.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for Motor Vehicle Sales (Used) on a 13,068 square foot lot where a 25,000 square foot site is the minimum lot size required.

B) Applicant's Justification

The applicant's justification letter states that no retail sales or display of vehicles will occur at this location. The applicant intends to operate a wholesale distribution of used automobiles in which vehicles are bought at auction and sold to auto dealerships. Due to the fact that the applicant takes title to the vehicles, a Special Use Permit is required. The letter further states that the automobiles will only be stored within an enclosed building and no more than ten vehicles will be stored at any given time.

BACKGROUND INFORMATION

A) Previous Actions

01/03/89 The City Council approved a Rezoning (Z-0111-88) from C-1 (Limited Commercial) to R-3 (Medium Density Residential) and M (Industrial) for property bounded by Stewart Avenue, Pecos Street, Charleston Boulevard and Mojave Road. The Planning Commission recommended approval. Staff recommended approval of the request.

B) Pre-Application Meeting

11/21/03 The standard conditions for the proposed use were discussed along with the submittal requirements for a Special Use Permit application. Additionally, the applicant was informed that the proposed use met a threshold for a Project of Regional Significance and therefore, an Environmental Impact Assessment would be required.

C) Neighborhood Meetings

A neighborhood meeting was not required or conducted with respect to this application.

AL

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.30

B) Existing Land Use

Subject Property:	Industrial Building
North:	Industrial Building
South:	Industrial Building
East:	Industrial Building
West:	Industrial Building

C) Planned Land Use

Subject Property:	LI/R (Light Industrial/Research)
North:	LI/R (Light Industrial/Research)
South:	LI/R (Light Industrial/Research)
East:	LI/R (Light Industrial/Research)
West:	LI/R (Light Industrial/Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

The LI/R (Light Industrial/Research) category of the Southeast Sector Map of the General Plan allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District	X	
Las Vegas Spectrum		
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	

AL

Las Vegas Spectrum
The subject site is located within a 119-acre tract, Las Vegas Spectrum commercial subdivision, intended as a mixed use area, consisting primarily of a business park with commercial, office, and industrial uses.

Clark County Notification
Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

Project of Regional Significance
This request is a Project of Regional Significance, due to the proximity to a boundary Clark County. An Environmental Impact Assessment was submitted as part of the Special Use Permit applications and sent to affected agencies for comment. A summary of comments from affected agencies is included below.

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of another jurisdiction.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

No comments were received.

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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, Boat, Trailer, or Machinery Sales	6,274 SF.	1/500 SF of enclosed GFA	13	See below	14	See below
Handicap breakdown			12	1	13	1

The subject site is located within a commercial subdivision, which enjoys the benefits of shared parking. In this instance, the pad site in which the proposed use is to be located provides a sufficient amount of parking.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Motor Vehicle Sales (Used) use.

B) General Analysis and Discussion

- Zoning

Motor Vehicle Sales (Used) is a conditional use is the M (Industrial) zone.

- Use

Title 19.20 defines Motor Vehicle Sales (Used) 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 applicant has indicated that no retail sales or display of vehicles will occur at this location, as the operation will consist of the wholesale distribution of used automobiles. Because the applicant takes title to the vehicles.

- Conditions

The following standard conditions apply to the proposed Motor Vehicle Sales (Used) use:

i. The minimum site area shall be 25,000 square feet.
ii. The installation and use of an outside public address or bell system is prohibited.
iii. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
iv. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
v. Openings in service bays shall not face public rights-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
vi. Access automobile rental is permitted.

AL

Because the applicant is unable to meet the standard condition that requires a minimum lot size of 25.000 square feet, a Special Use Permit is required. The request is appropriate since the established development pattern is industrial, shops and storage on similar sized lots.

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."**

   With implementation of the proposed conditions of approval, the proposed use can operate without detriment to the surrounding area.

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

   The site contains an existing structure that is of sufficient size to store all vehicles associated with the operation, as required by a condition of approval.

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 access to Charleston Boulevard, a 100-foot primary arterial, via Research Lane, a local collector.

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

NOTICES MAILED 40

APPROVALS 0

PROTESTS 1

AL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3537** APN: 139-36-813-006

Name of Property Owner: ORYX ENTERPRISES LLC

Name of Applicant: AZ Imports Inc DBA: Performance Auto Sales

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: John B. Reinhart

Print Name: ~~John B. Reinhart~~ CHARLES REINHART

Subscribed and sworn before me

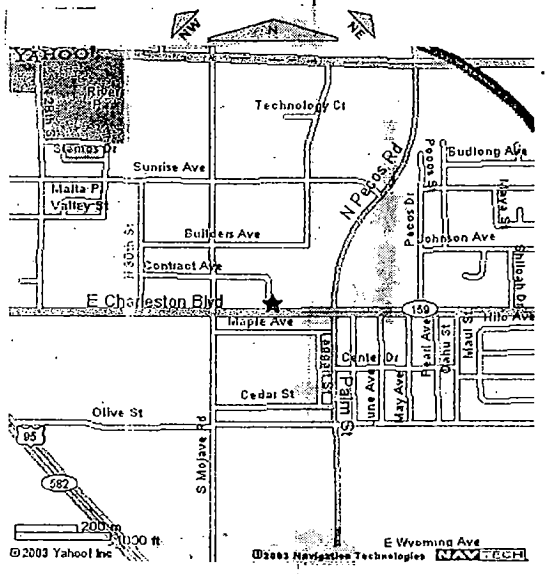
This 2nd day of December, 2003

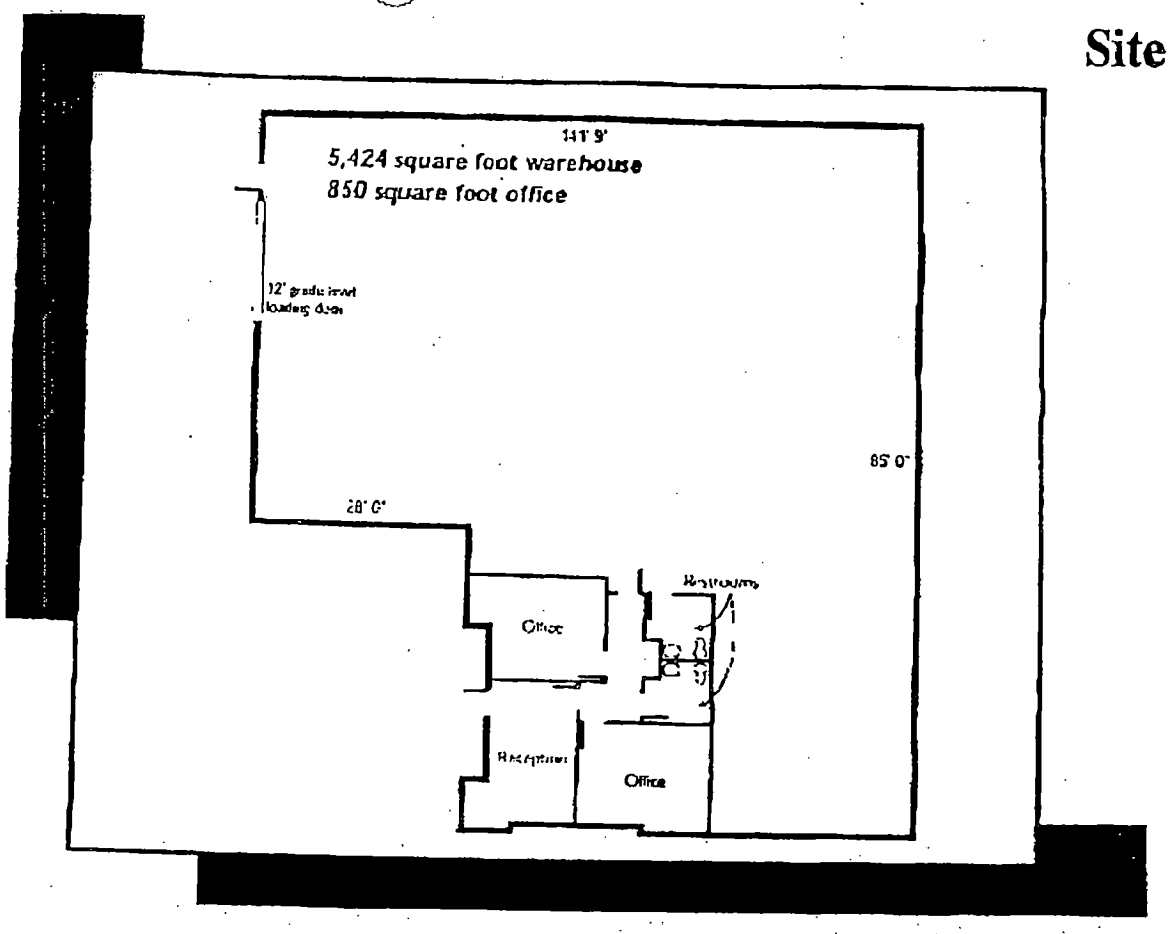
Tamara Lynn Michelson

Notary Public in and for said County and State

TAMARA LYNN MICHELSON
COMM. # 1307773
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires JUN. 5, 2005

Site Plan





For further information regarding this property contact:

Kevin J. Higgins, SIOR
Senior Vice President

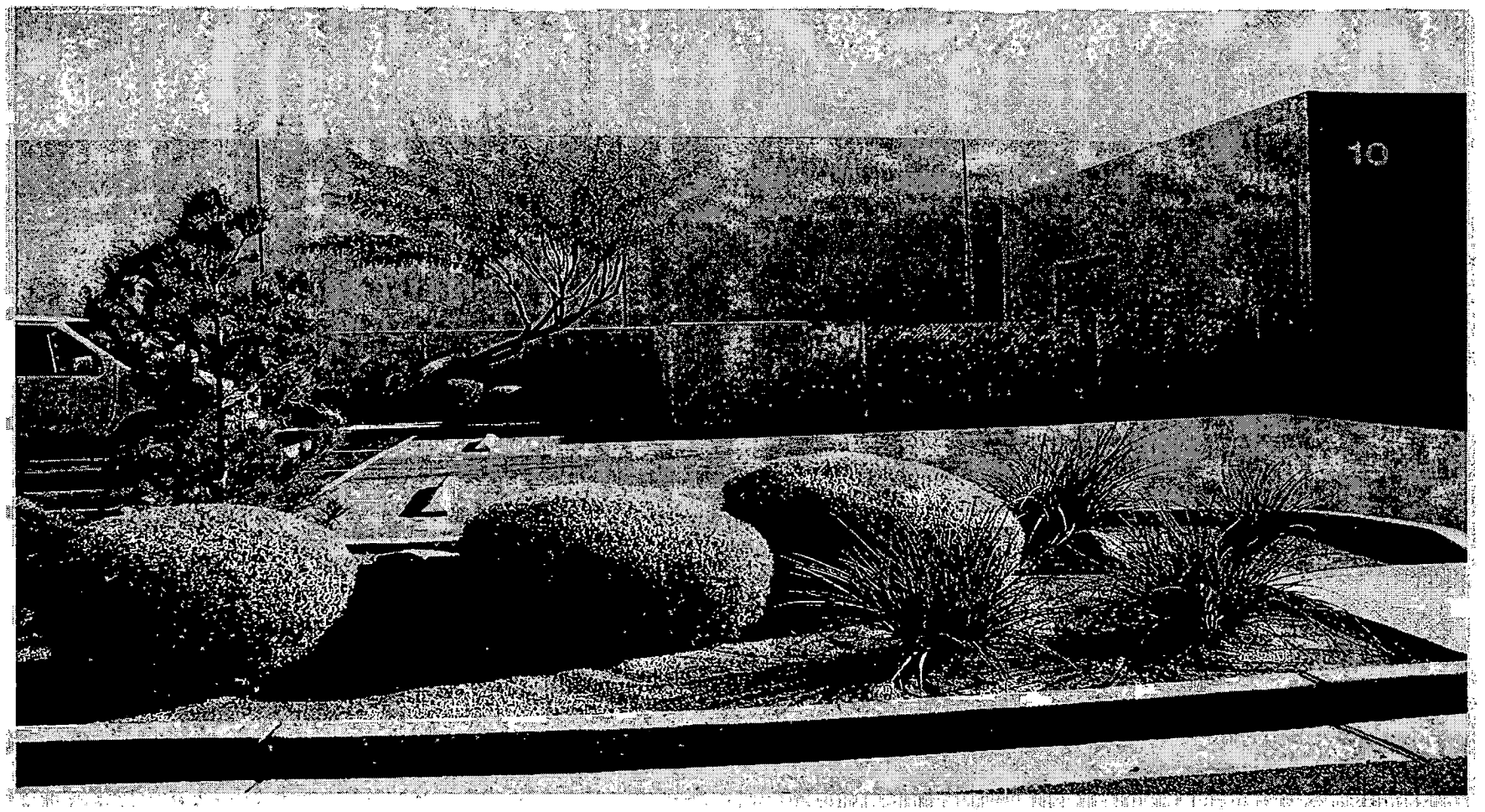
Kyle P. Eigenman
Associate

CB Richard Ellis
NAVIGATING A NEW WORLD
3993 Howard Hughes Pkwy, Suite 700
Las Vegas, Nevada 89109
Main Number: 702.369.4800
Fax: 702.794.0144

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by you, your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine that it is suitable for your needs.

SUP-3537

1-22-04 PC



SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY
10 RESEARCH LANE
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

CAL-STATE
AUTO PARTS, INC.

1361 N. RED GUM STREET • ANAHEIM, CALIFORNIA 92806 • PHONE: (714) 630-5954 FAX: (714) 632-8637
ANAHEIM • LAS VEGAS • POWAY • SAN DIEGO • SAN FERNANDO VALLEY

January 12, 2004

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: Case sup-3537

Our business, a wholesale distributor of auto parts, is located at 3101 Builders Ave.

We have been at this location since 1997.

Our business philosophy has been to own (vis a vis a real estate partnership – B&D Partners) the real estate from which we operate our auto parts wholesale distribution business. We have always selected properties that both served our needs well (easy access, adequate parking, etc.) and were located in quality industrial complexes where our business was compatible and harmonious with surrounding businesses.

We object to the issuance of a special use permit for motor vehicle sales (used) and the waiver of the 25,000 square foot minimum lot size requirement at 10 Research Lane.

We do not believe that there is adequate space at this location for a vehicle sales business and we do not believe that the sale of used automobiles is a use, design or look that is compatible and harmonious with surrounding businesses.

Please consider our objections to the issuance of a special use permit and waiver of the 25,000 square foot minimum lot size requirement at 10 Research Lane and reject the applicant's request.

Thank you.

Regards,

Richard J. De Blasi
Partner, B&D Partners
President, Cal-State Auto Parts, Inc.

RECEIVED
04 JAN 16 PM 4:31
PLANNING AND
DEVELOPMENT

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE – P LANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
DIR-3448 - CITY OF LAS VEGAS - Designation of residence at 604 South Fourth Street to the City of Las Vegas Historic Property Register.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:
1. Location Map (Not Applicable)
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

MOTION:
GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused

MINUTES:
CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIR-3448 - CITY OF LAS VEGAS

**** CONDITIONS ****

THE APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.

PLANNING &
DEVELOPMENT

Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.lasvegasnevada.gov

January 20,2 004

Mrs. Carman Burney
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

RE: DIR-3448

Dear Carman:

Please consider this letter an official request to withdraw the above mentioned item from the January 22, 2004 Planning Commission meeting.

Sincerely,

Courtney Mooney
Urban Design Coordinator

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
ABEYANCE - VAC-3433 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF THE SCHNEIDER FAMILY TRUST - Request for a Petition to vacate Del Rey Avenue, generally located east of Buffalo Drive, Ward 1 (Moncrief).

SET DATE: 02/04/04
C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	22
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 is under contract with members of the Molasky Family

To be heard by the City Council on 2/18/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application is for the vacation of Del Rey Avenue. Staff met with the neighbors and concluded that the vacation is appropriate and recommended approval subject to conditions. He noted that staff received several petitions of approval.

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead, she indicated the location that was recently approved, changing the zoning to O (Office). With reference to the Vacation application, she indicated the related portion on the overhead. ATTORNEY LAZOVICH indicated that the adjacent neighbors were contacted and have expressed their support of the vacation.

MARK ADAIR, 1401 Marbella Ridge Court, stated that when he purchased his property he was aware that sooner or later the vacation of Del Rey Avenue would occur. He noted that the Molasky Family has contacted the neighbors and have received their unanimous support of the vacation.

FRANCEEN DUNN, 1408 Marbella Ridge Court, stated that the vacation of Del Rey Avenue was perceived by the adjoining neighbors to be a buffer between their properties and the vacant Bureau of Land Management lot. She explained that there has been communication with the applicant and almost every resident of her community supports the vacation. DR. THOMAS DUNN, 1408 Marbella Ridge Court, repeated the same comments as his wife and added that they are pleased to finally have the buffering they have always desired. For the record, he stated that a rumor circulated that there was a spokesperson representing the neighbors of his community and commented that he has had no contact with that individual.

JENNIFER CURLAND, 10226 Amber Hue Lane, appeared in support of the vacation.

COMMISSIONER DAVENPORT asked the applicant to confirm for the record that a wall would be built before construction commences. ATTORNEY LAZOVICH agreed stating that would be accomplished when the parcel is graded.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(5:54 – 6:05)

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 22 – VAC-3433

CONDITIONS:

1. A plan demonstrating how the existing right-of-way shall be incorporated into the abutting properties, or otherwise developed as a drainage corridor shall be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. All necessary improvements to accomplish this plan shall be constructed or guaranteed prior to recordation of the Order of Vacation. If the existing driveway on Buffalo Drive is to remain as an access to this site, provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the south prior to recordation of the Order of Vacation.

2. This vacation may record in phases. The portion adjacent to Assessor's Parcel Numbers 163-03-214-002 and 007 may remain public until there is proposed development within Assessor's Parcel Number 163-03-101-001.

3. Retain a twenty-foot public sewer easement centered over the existing sewer line in the south half of Del Rey Avenue.

4. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.

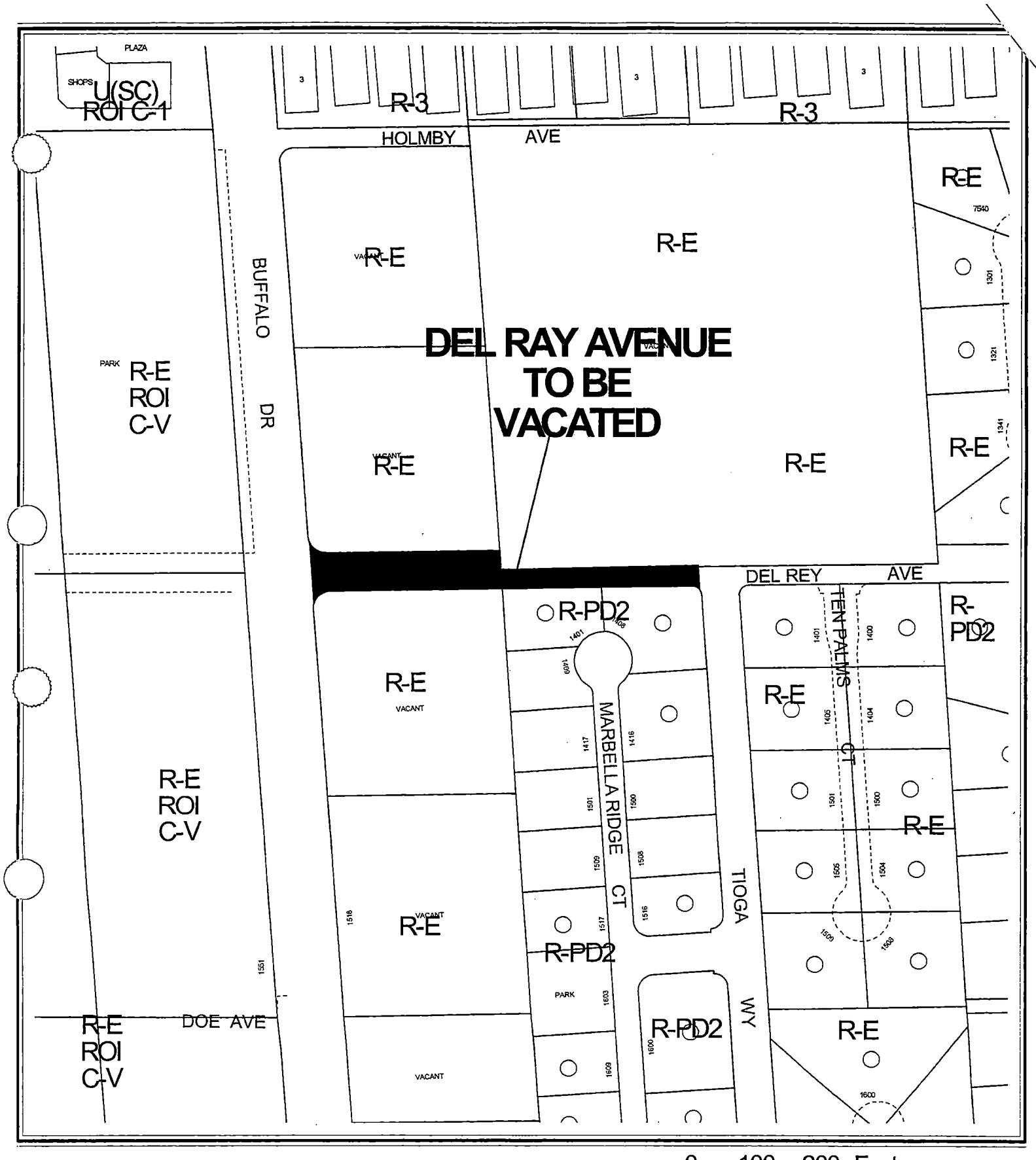
5. All public improvements adjacent to and in conflict with this vacation application, such as the existing curb cut on Buffalo Drive for Del Rey Avenue, are to be removed and replaced with new improvements that meet current City Standards, as necessary, at the applicant's expense, prior to the recordation of an Order of Vacation.

6. All development shall be in conformance with code requirements and design standards of all City departments.

CONDITIONS - Continued:

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of 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 or easement being vacated must be retained.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.


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CASE: VAC-3433
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City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAC-3433 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF THE SCHNEIDER FAMILY TRUST

** CONDITIONS **

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

1. A plan demonstrating how the existing right-of-way shall be incorporated into the abutting properties, or otherwise developed as a drainage corridor shall be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. All necessary improvements to accomplish this plan shall be constructed or guaranteed prior to recordation of the Order of Vacation. If the existing driveway on Buffalo Drive is to remain as an access to this site, provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the south prior to recordation of the Order of Vacation.

2. This vacation may record in phases. The portion adjacent to Assessor's Parcel Numbers 163-03-214-002 and 007 may remain public until there is proposed development within Assessor's Parcel Number 163-03-101-001.

3. Retain a twenty-foot public sewer easement centered over the existing sewer line in the south half of Del Rey Avenue.

4. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.

5. All public improvements adjacent to and in conflict with this vacation application, such as the existing curb cut on Buffalo Drive for Del Rey Avenue, are to be removed and replaced with new improvements that meet current City Standards, as necessary, at the applicant's expense, prior to the recordation of an Order of Vacation.

6. All development shall be in conformance with code requirements and design standards of all City departments.

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of 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 or easement being vacated must be retained.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to vacate Del Rey Avenue from the east right-of-way line of Buffalo Drive extending westerly approximately 600 feet. This request was previously held in abeyance at the December 18, 2003 Planning Commission meeting to provide the applicant with time to re-evaluate the request. The applicant advised staff they wanted to proceed with the original request.

B) Applicant's Justification

The applicant's justification letter states that the right-of-way for Del Rey Avenue is no longer necessary, and will be incorporated into the proposed office development on the adjacent property.

BACKGROUND INFORMATION

A) Previous Actions

12/17/03 The City Council will approved a General Plan Amendment (GPA-2993) to O (Office), a Rezoning (ZON-3176) to C-1 (Limited Commercial) and a Site Development Plan Review (SDR-3177) for a 42,500 square foot office building on the property adjacent to this request. The Planning Commission and Staff both recommended approval on November 20, 2003.

12/18/03 The Planning Commission voted to hold this item in abeyance to determine if revisions were needed to match the approval of the other site related actions.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate a public right-of-way located in the West Half (W½) of the Northwest Quarter (NW¼) of Section 3, Township 21 South, Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the public rights-of-way into the adjacent parcels for development. This will also eliminate traffic from the proposed office development from entering the single-family neighborhood to the east. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area.

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? *Non-uniform as a portion of the Del Rey Avenue alignment is within a BLM owned parcel.*

B. From a traffic-handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, as this portion of Del Rey Avenue is undeveloped.*

C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate unused right-of-way to be incorporated into an adjacent development.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-3176, SDR-3177, and VAC-3178 that are for a proposed Social Security Administration building.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 5

APPROVALS 7

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3433 APN: 163-03-101-002

Name of Property Owner: Schneider Family Trust, Stephen P. & Joyce Schneider, Trustees

Name of Applicant: PH SSA, 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: Stephen Schneider, Trustee

Print Name: Schneider Family Trust

Subscribed and sworn before me

This 1 day of October, 2003

Angela Patterson / angela Patterson

Notary Public in and for said County and State

State of Georgia

Barrow County

ANGELA PATTERON
Notary Public Barrow County, Georgia
My Commission Expires April 18, 2006

Thomas and Franceen Dunn
1408 Marbella Ridge Ct.
Las Vegas, NV 89117
(702)395-6634

RE-Case-VAC-3433

Attention: Department of Engineering
Department of Traffic and Planning

This letter is in regards to Vacation 3433-Request by SSA on behalf of the Schneider Family Trust and Molasky companies to vacate Del Rey Ave. East of Buffalo Drive, Ward I.(Moncrief).

We are the family at 1408 Marbella Ridge Ct. along with our neighbor, Mark Adair, at 1401 Marbella Ridge Ct., that are the property owners adjacent to this vacation request. We must clarify to you that we are not represented by the individuals Carolyn Stone and Lee Fehr. They do not live in our neighborhood at Aurora View Estates and they are not our neighborhood spokespersons. Please disregard their request to revise this vacation request. This neighborhood respectfully requests that this property be vacated as recommended by the original plan. This is very critical regarding property protection and our need for a buffer between us and the new Social Security Building. At the prior county rezoning meeting it was stated by Councilman Larry Brown that the two homeowners most impacted by this must be protected by this vacation and that we should be consulted regarding it. The two individuals that responded to this request have misrepresented themselves as our spokespersons and they are not. Please do not allow people who do not represent us to revise or alter the original vacation request. We have never had a conversation or dialog with Mrs. Stone or Mr. Fehr regarding what would be acceptable next to our properties and we certainly would be devastated to learn that a public right of way was to replace the vacated land. This is a rude and aggressive manipulation by a few individuals who do not have any authorization to be stating our requests. Please, please approve the original vacation request as is. Below are signatures of our neighbors in this development in support of upholding and approving this complete vacation.

Gratefully and Sincerely,

Thomas and Franceen Dunn
Mark Adair

1408 Marbella Ridge Ct. LV 89117

1401 Marbella Ridge Ct. LV 89117

1624 Marbella Ridge Ct. 89117

Mr. and Mrs. Spigel
1416 Marbella Ridge Ct. L.V. 89117

Marvin & Peter Ammerman
1517 Marbella Ridge Ct.

Jim Pham
1516 marbella CT LV. NV. 89111

Mr. & Mrs. Gary A. Pressgood
1600 MARBELLA RIDGE CT. 89117

MR

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-2046 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) AND SC-TC (SERVICE COMMERCIAL - TOWN CENTER) on a portion of 5.18 acres adjacent to the northeast corner of Sky Pointe and Buffalo Drives (APN: 125-21-711-002 and 003), Ward 6 (Mack). ***NOTE: THIS ITEM WILL BE WITHDRAWN WITHOUT PREJUDICE***

C.C.: 02/18/04

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

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT REJUDICE.

BACKUP DOCUMENTATION:

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

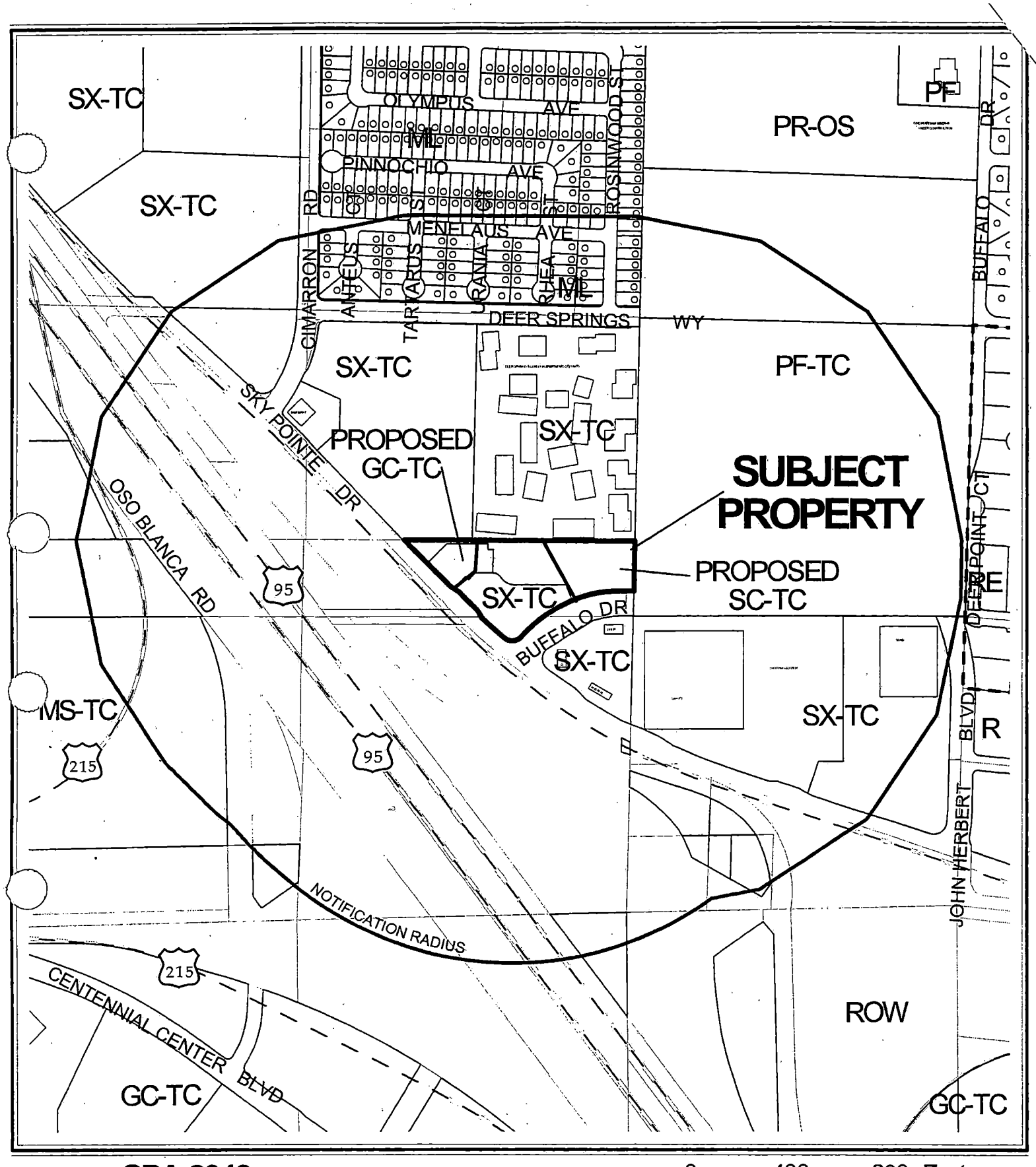
MOTION:

GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)



CASE: **GPA-2046**

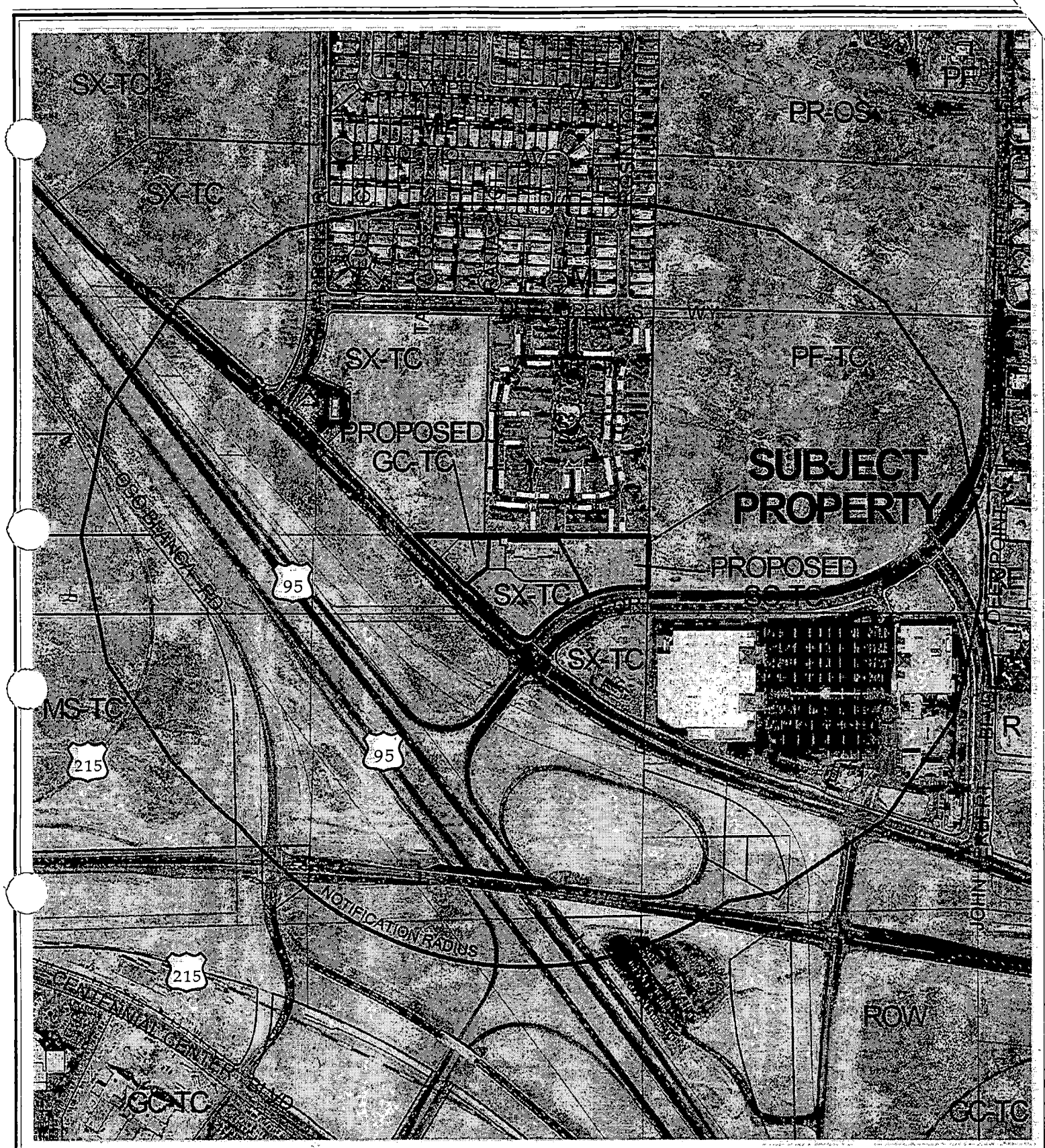
0 400 800 Feet

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: SX-TC (SURBURBAN MIXED USE- TOWN CENTER)

PROPOSED TO: GC-TC (GENERAL COMMERCIAL- TOWN CENTER) AND SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

N



CASE: **GPA-2046**

0 400 800 Feet

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: SX-TC (SURBURBAN MIXED USE- TOWN CENTER)

PROPOSED TO: GC-TC (GENERAL COMMERCIAL- TOWN CENTER) AND SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - GPA-2046 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY

THE APPLICANT REQUESTS THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE

KCW

PHD PROPERTIES

Via Fax 385-7268

January 14, 2004

City of Las Vegas
Kyle Walton, Senior Planner
Planning and Development Department
Las Vegas NV

Re: GPA-2046

Dear Kyle:

This letter is to advise the City that I am withdrawing application #GPA-2046.

Should you have any questions, please call.

Sincerely,

Phil Davis, Manager
Centennial Court LLC

3225-B S. Rainbow Blvd., Ste 206 · Las Vegas, Nevada 89146
Ph. (702) 873-1167 · Fax: (702) 248-1324
email: phdprprts@aol.com

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED-USE-TOWN CENTER) TO: SC-TC (SERVICE COMMERCIAL-TOWN CENTER) on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), Ward 6 (Mack).

C.C.: 02/18/04

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 24 [GPA-3439], Item 25 [SUP-3440], Item 26 [SDR-3441], and Item 27 [SUP-3540].

KYLE WALTON, Planning and Development Department, explained that the requested amendment to the General Plan will allow for uses not currently compatible with the residential uses to the north, particularly the automotive uses. Issues pertaining to lighting, noise, odor and hours of operation are a concern for the residents. Staff recommended denial. With regard to the Special Use Permits the applicant proposed minor automotive repair facilities at two locations. Staff determined the uses are not compatible and recommended denial. Regarding the Site Development Plan Review, staff also recommended denial as the design are not consistent with Town Center Standards.

MINUTES – Continued:

PHILIP DAVIS, 3225 South Rainbow Boulevard, and RICHARD RUNMEN, 7180 South Industrial Road, both appeared on behalf of the applicant. MR. DAVIS explained that the original site plan approved in the Year 2000 displayed two buildings located within the center of Centennial Court. He disagreed with staff stating there are commercial, multi-family apartments and park components surrounding the proposed project. He clarified that the business would be conducted from 8:00 a.m. to 5:00 p.m. and would not be an intrusion to the neighbors. He pointed out that the adjacent fast food and restaurant facilities would be more intrusive than the automotive shop as far as their hours of operation.

TODD FARLOW, 240 North 19th Street, strongly objected to the proposed project emphasizing that again and again, developers are deterring from the Town Center concept of retail on the ground level with residential atop. He argued that this project is inappropriate for the area.

ROBERT FREYBERGER, 8037 Sweet Clover Court, referenced the master plan that laid out a foundation for horse trails, outdoor shopping malls, walking paths and residential. He stated that since the inception of the Master Plan, development has over-burdened the area with auto malls and bars and the residents are adamantly against this.

MR. RUNMEN replied that general plan amendments are necessary to provide the services that residents need.

COMMISSIONER GOYNES agreed with comments of the residents that there is too much commercial. He supported staff's recommendation. COMMISSIONER McSWAIN clarified with the applicant that the present zoning is mixed-use and wanted assurance that the Site Plan conform to the standards of Town Center.

COMMISSIONER DAVENPORT asked the applicant to clarify that the two pads that were previously approved for a restaurant and a fast-food establishment will now be used for automotive repair. MR. RUNMEN replied affirmatively. MR. WALTON pointed out that the main concern relates to a use that will be detrimental to the residences to the north.

COMMISSIONER EVANS, having reviewed staff's analysis, pointed out that the indication is that the development does not conform to the standards of Title 19. He stated that approval of this proposal would invalidate a plan that was devised by many people working towards a common goal. He concurred with staff's recommendation for denial.

MINUTES – Continued:

CHAIRMAN TRUESDELL understood the need for the General Plan Amendment in order to accommodate the proposed automotive uses; however, with the adjacent residential he was not comfortable supporting the application.

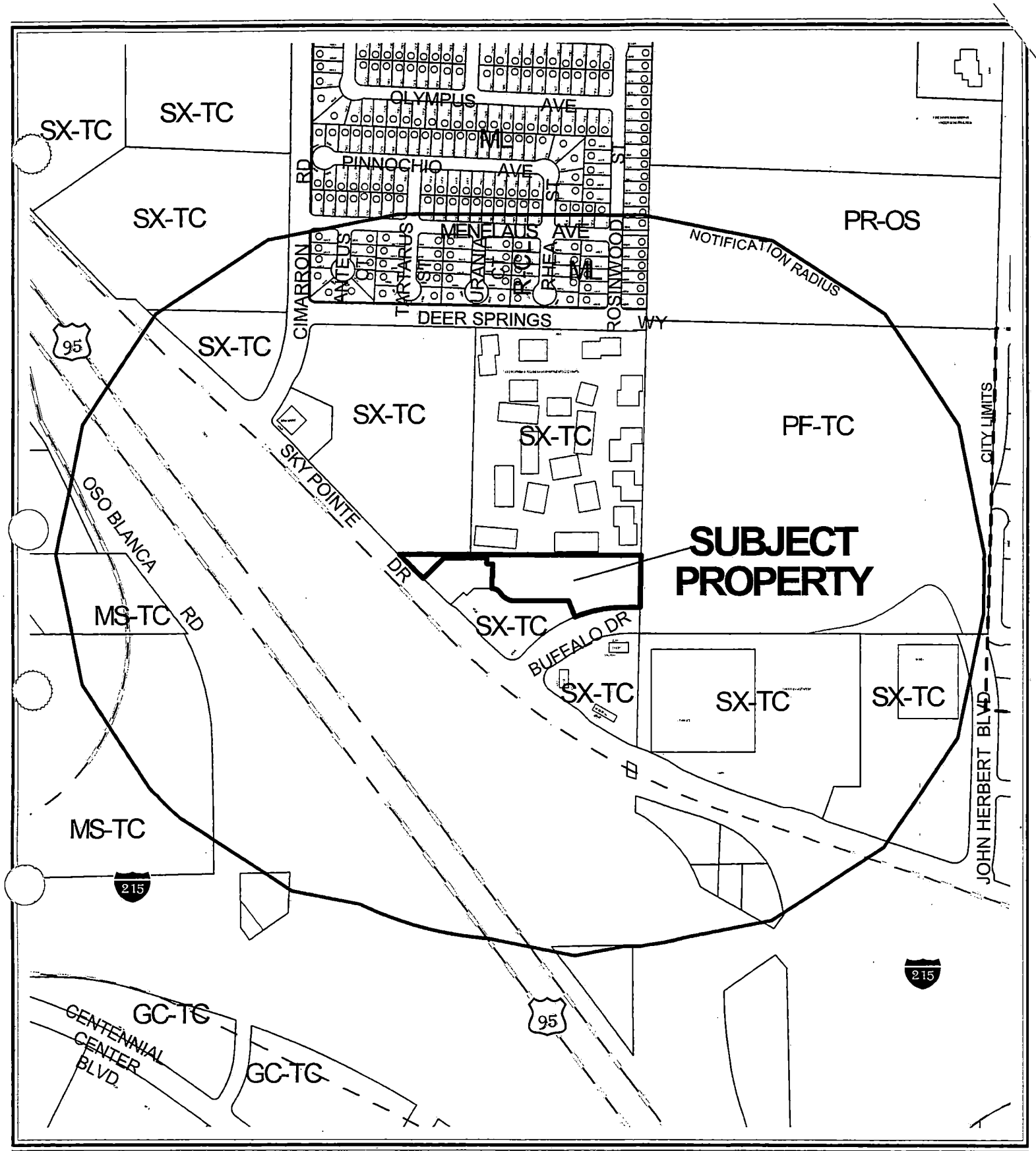
COMMISSIONER McSWAIN related that she felt fast food establishments with drive-thru traffic would have the same impact on neighborhoods as muffler type businesses.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 24 [GPA-3439], Item 25 [SUP-3440], Item 26 [SDR-3441], and Item 27 [SUP-3540].

NOTE: All discussion for Item 24 [GPA-3439], Item 25 [SUP-3440], Item 26 [SDR-3441], and Item 27 [SUP-3540] was held under Item 24 [GPA-3439].

(6:05 – 6:27)



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CASE: **GPA-3439**

RADIUS: 1320 FT

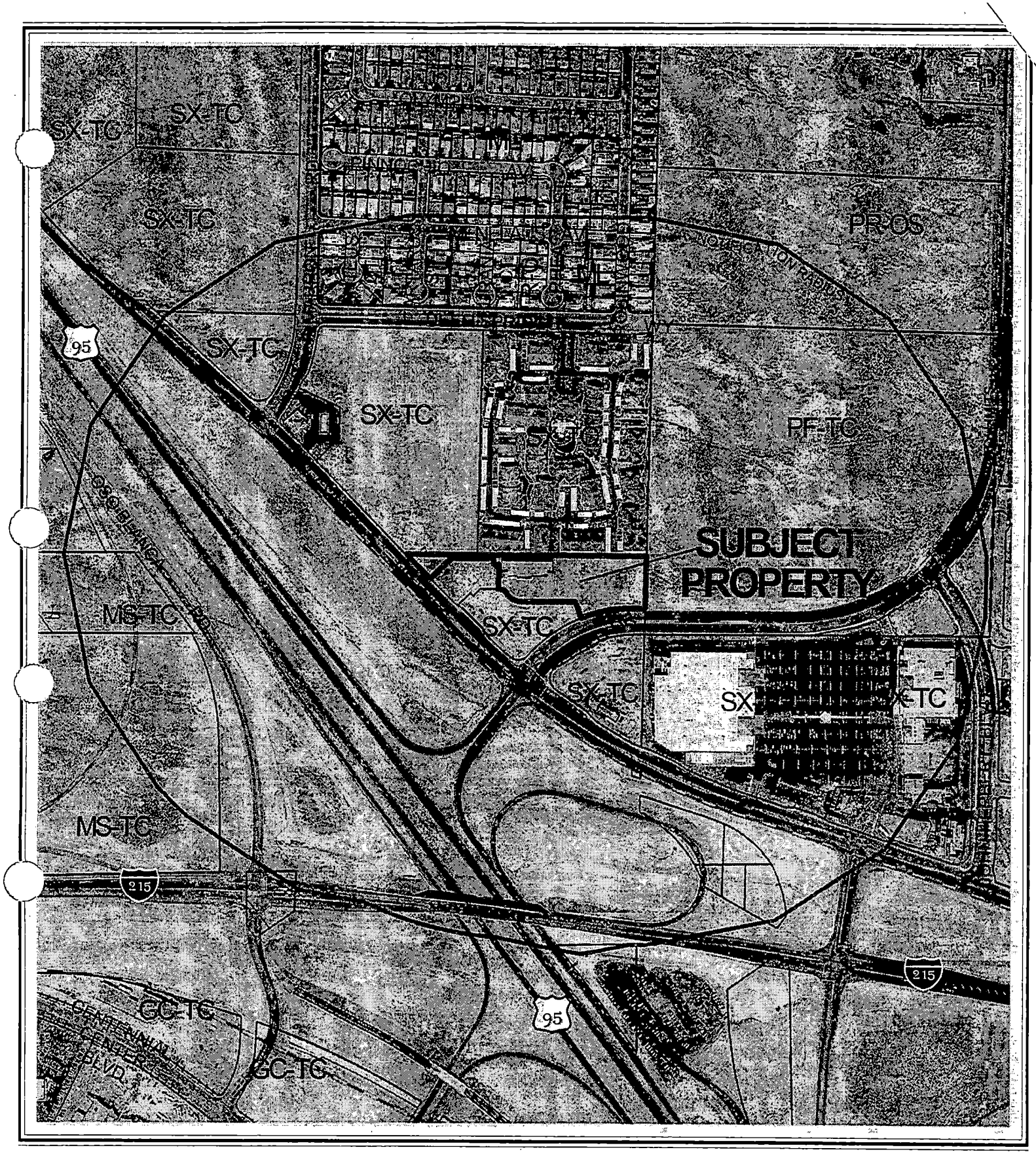
GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER) GENERAL PLAN DESIGNATION

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER) GENERAL PLAN DESIGNATION

N



0 300 600 Feet

CASE: **GPA-3439**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER) GENERAL PLAN DESIGNATION

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER) GENERAL PLAN DESIGNATION

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

KCW

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the northeast corner of Skypoint Drive and Buffalo Drive from SX-TC (Suburban Mix-Town Center) to SC-TC (Service Commercial- Town Center). Companion applications for Automotive Repair, Minor (SUP-3440 and SUP-3540) and a site development plan review (SDR-3441) were filed with this Plan Amendment application.

BACKGROUND DATA:

08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for SC (Service Commercial/ Office).

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

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. The area where this proposed plan amendment is located is shown as TC (Town Center) land use. The Planning Commission and Staff recommended approval.

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

11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100. The Town Center Development Standards details the uses permitted within Town Center and the development standards that will accomplish the vision of Town Center. The Planning Commission and Staff recommended approval.

04/04/01 The City Council approved the expansion of Town Center (GPA-0039-00) on the Northwest (later the Centennial Hills) Sector Land Use Plan. The subject properties are located within the Town Center district. The Planning Commission and Staff recommended approval.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan (GPA-1392). The Planning Commission and Staff recommended approval.

KCW

02/19/03 The City Council approved an update of the Town Center Land Use Plan of the Centennial Hills Sector Plan (GPA-1417) of the city of Las Vegas General Plan. On this map, the subject properties were designated for SX-TC (Suburban Mixed Use - Town Center) land use. The Planning Commission and Staff recommended approval.

03/05/03 The City Council adopted the last update of the Town Center Land Use Plan of the Centennial Hills Sector Plan (GPA-0039-02). At the time of that update the area of this proposed amendment was shown to have the SX-TC (Suburban Mixed Use - Town Center) land use. The Planning Commission recommended approval and Staff recommended denial.

DETAILS OF APPLICATION REQUEST

Site Area: 2.81 Acres

Subject Property	Vacant
North	Vacant, Multi-family
South	Vacant, Commercial
East	Vacant
West	US-95

PLANNED LAND USE

Subject Property	SX-TC (Suburban Mixed Use - Town Center)
North	SX-TC (Suburban Mixed Use - Town Center)
South	SX-TC (Suburban Mixed Use - Town Center)
East	PF-TC (Public Facility - Town Center)
West	US-95

EXISTING ZONING

Subject Property	C-2 (General Commercial), Resolution of Intent to T-C (Town Center)
North	T-C (Town Center)
South	C-2 (General Commercial), Resolution of Intent to T-C (Town Center)
East	T-C (Town Center)
West	US-95

KCW

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

DEFINITIONS

TC (Town Center)
The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: malls facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

SC (Service Commercial- Town Center)
The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that primarily serve the northwest area and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public / semi-public uses. This category also includes office centers having professional and business services. These uses shall not exceed two stories in height.

SPECIAL PLAN AREA

The subject site is located within the Centennial Hills Town Center area. The effect of this Special Plan Area on this application and the area affected by this application is required conformance by development to the Town Center Development Standards Manual.

ANALYSIS

The location proposed land use plan amendment is the northeast corner of Buffalo Drive, a 100 foot Town Center Primary Arterial, and Skypoint Drive, a 90 foot Town Center Loop Road, as described in the Town Center Development Standards Manual.

KCW

A proposed park is immediately to the east of the parcel in question and the parcel shares a property line with a multi-family development to the north. Considering the closeness of these two uses to the subject property there are uses permitted by the SC-TC that would not be and could not be made to be compatible with a park or a multi-family development. Some of the automotive uses permitted in Town Center are permitted in SC-TC. Such uses have high intensity lighting, loud noises, and unpleasant odors that would not be appropriate in the proximity of residential development.

It is for this reason that the Service Commercial Land Use District was located around the interchange of Durango Drive/ US 95. The areas of Service Commercial have streets that separate the uses permitted in SC-TC from the residential areas around Town Center. The separation buffers the noise, light, and odors of the automotive uses from residential development.

The proposed change of land use from SX-TC (Suburban Mixed Use – Town Center) to SC-TC (Suburban Mixed Use – Town Center) is unnecessary as the majority of the uses permitted in SX-TC (Suburban Mixed Use – Town Center) are permitted in SX-TC (Suburban Mixed Use – Town Center). There are two uses that distinguish the difference between SX-TC (Suburban Mixed Use – Town Center) and SC-TC (Suburban Mixed Use – Town Center): in SX-TC (Suburban Mixed Use – Town Center) medium density residential is permitted and SC-TC (Suburban Mixed Use – Town Center) permits the automotive uses that are part of this proposal. The residential is needed to minimize the distance between jobs and residential areas of greater density.

FINDINGS

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

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

   The uses that are available under GC-TC are too intense and incompatible with the residential and public uses to the north and east of the subject parcel.

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

   The zoning of T-C (Town Center) is applied to all of the parcels within the boundaries of Town Center. Uses that are possible in Town Center are associated with the land use districts described in the Town Center Development Standards Manual and the Centennial Hills Sector Plan.

KCW

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

   With the existing development to the north and south of the subject parcel the utilities, fire and police services are currently in place and available to this site or will be in the near future.

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

   Removal of the residential component is inconsistent with Policy B1 of the Centennial Hills Sector Plan that calls for the provision of a variety of residential environments having an urban, suburban, and rural character. Lack of residential is inconsistent with Policy B3 of the Centennial Hills Sector Plan that states that multi-family residential development should be in Town Center. The proposal is inconsistent with Policy B4 of the C Centennial Hills Sector Plan in that the approval of this General Plan Amendment will destabilize the balance of commercial and residential uses that is fundamental to the success of the overall objectives of the Town Center concept.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

12/23/03: The required neighborhood meeting was held with only the applicant and City staff in attendance.

NOTICES MAILED: 83 [Mailed with SDR-3441, SUP-3440 & SUP-3540]

APPROVALS: 0

PROTESTS: 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3439 APN: 125-21-711-004

Name of Property Owner: Centennial Court LLC

Name of Applicant: Centennial Court 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: _____ MANAGER

Print Name: Philip H. Davis

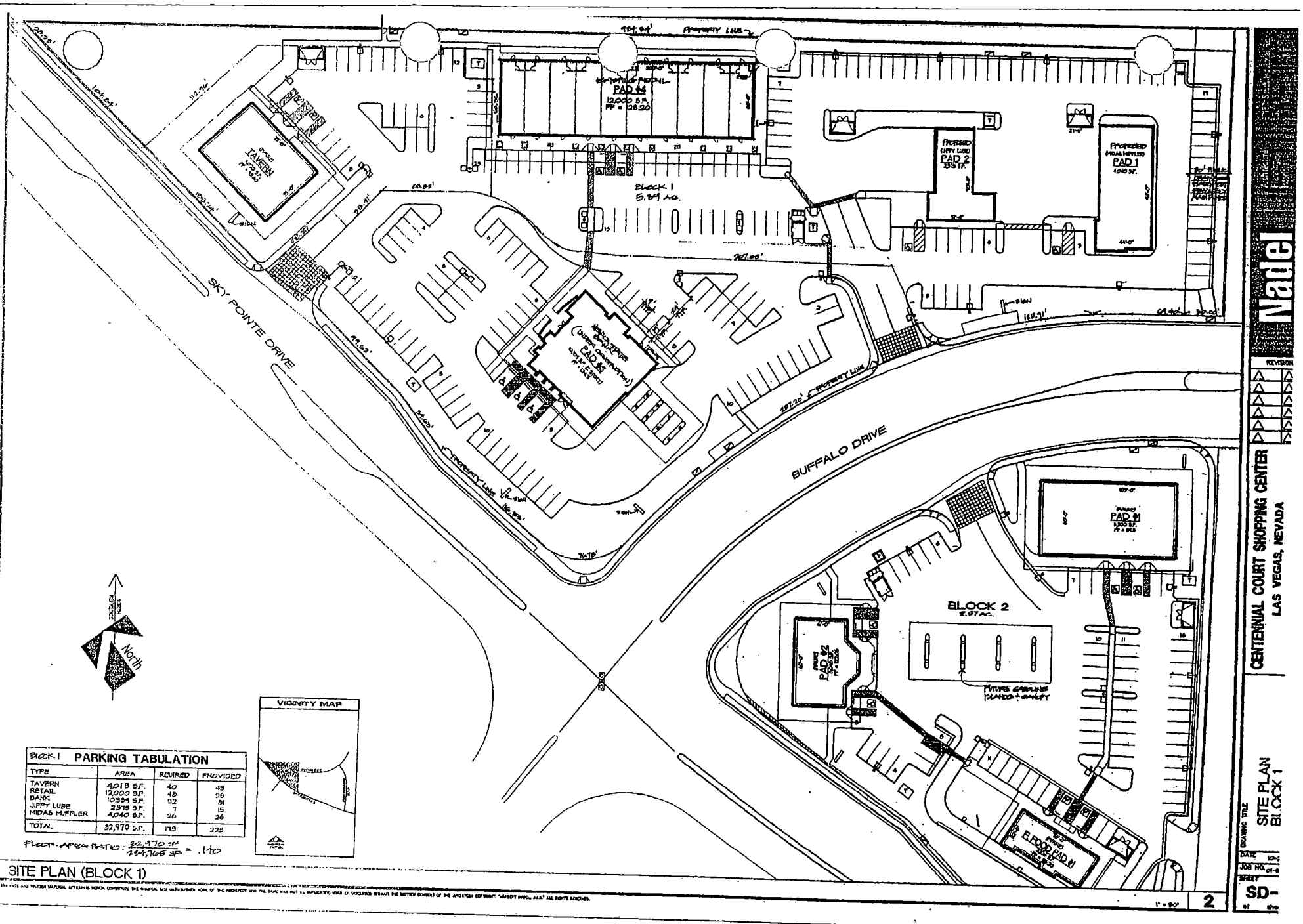
Subscribed and sworn before me

This 21st day of November, 2003

_____

Notary Public in and for said County and State

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



VICINITY MAP

BLOCK 1 PARKING TABULATION

TYPE	AREA	REQUIRED	PROVIDED
TAVERN	4018 S.F.	40	48
RETAIL	12,000 S.F.	48	56
BANK	10,359 S.F.	92	81
JIFFY LUBE	3519 S.F.	7	15
MIDAS MUFFLER	4040 S.F.	26	26
TOTAL	32,970 S.F.	179	228

PLOT AREA RATIO: 32,970 SF / 284,765 SF = .116

SITE PLAN (BLOCK 1)

1" = 80'

2

CENTENNIAL COURT SHOPPING CENTER
LAS VEGAS, NEVADA

Nadel

REVISION

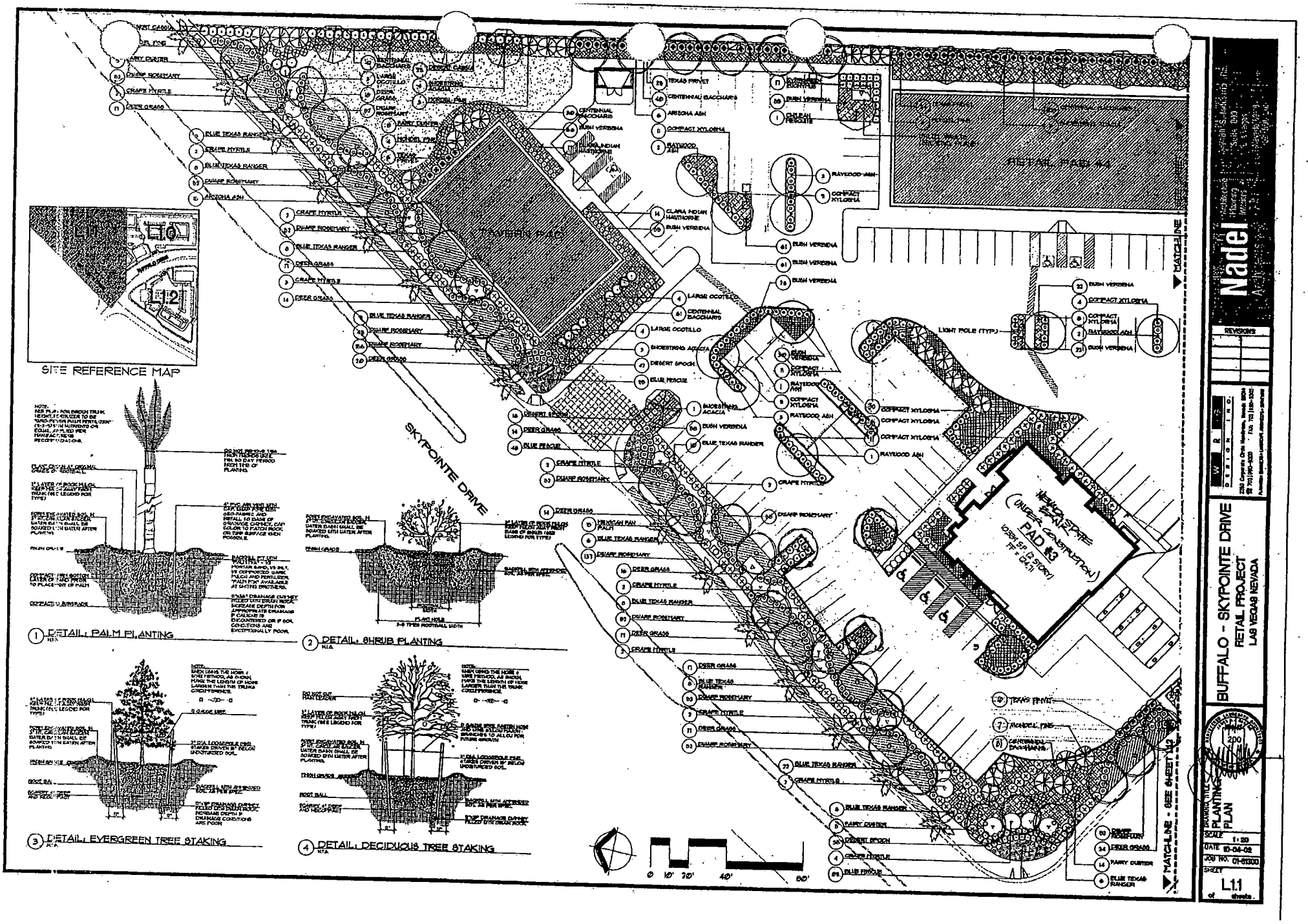
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DATE

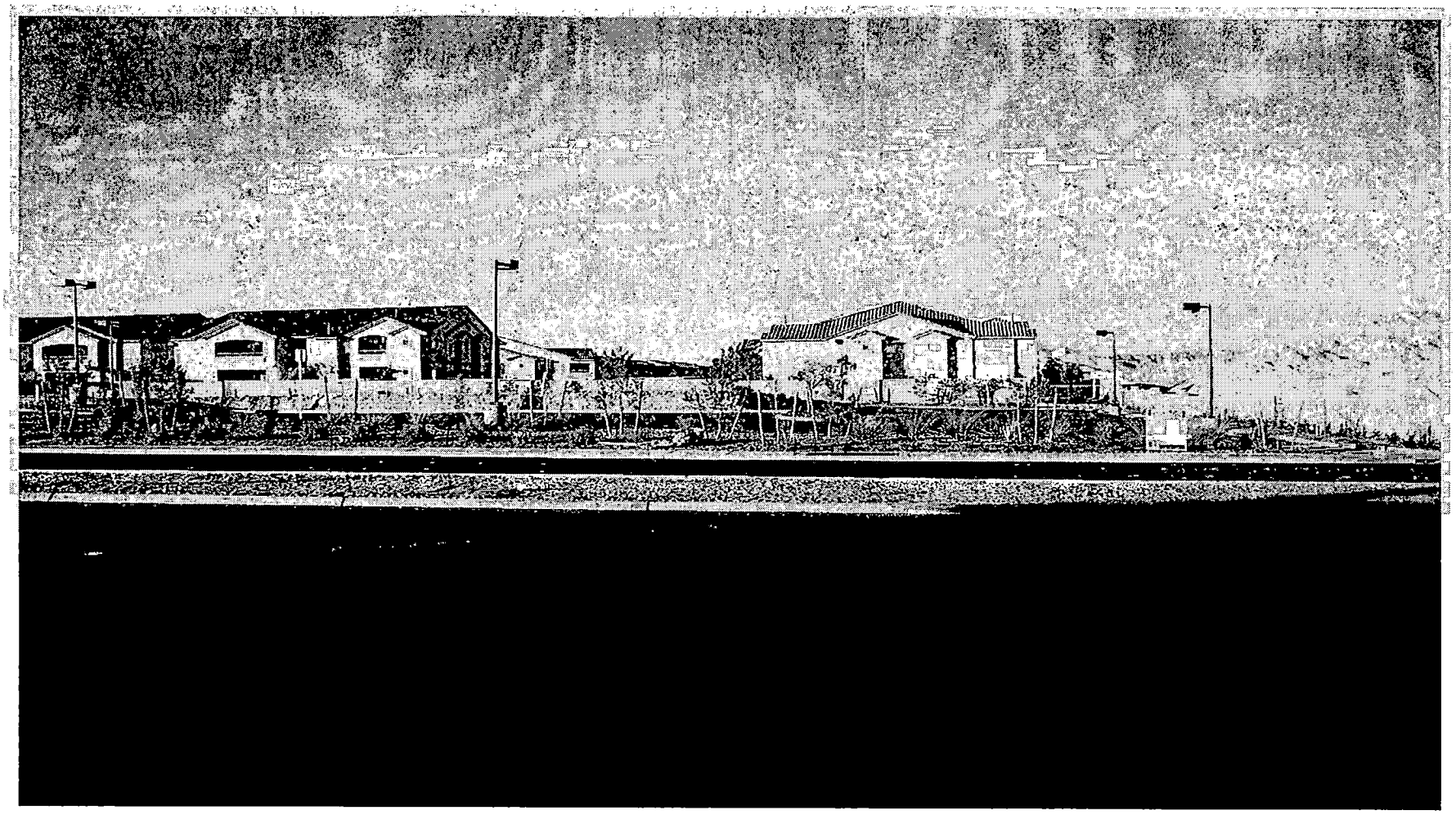
JOB NO.

SHEET SD-

GPA-3439
STAFF 01-22-04 PC



STAFF GPA-3439
1-22-04 PC



GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS
NORTHEAST CORNER OF SKYPOINTE DRIVE AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

SUP-3440 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR (PAD #1) adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

IF APPROVED: C.C.: 02/18/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – DENIED – UNANIMOUS with NIGRO excused

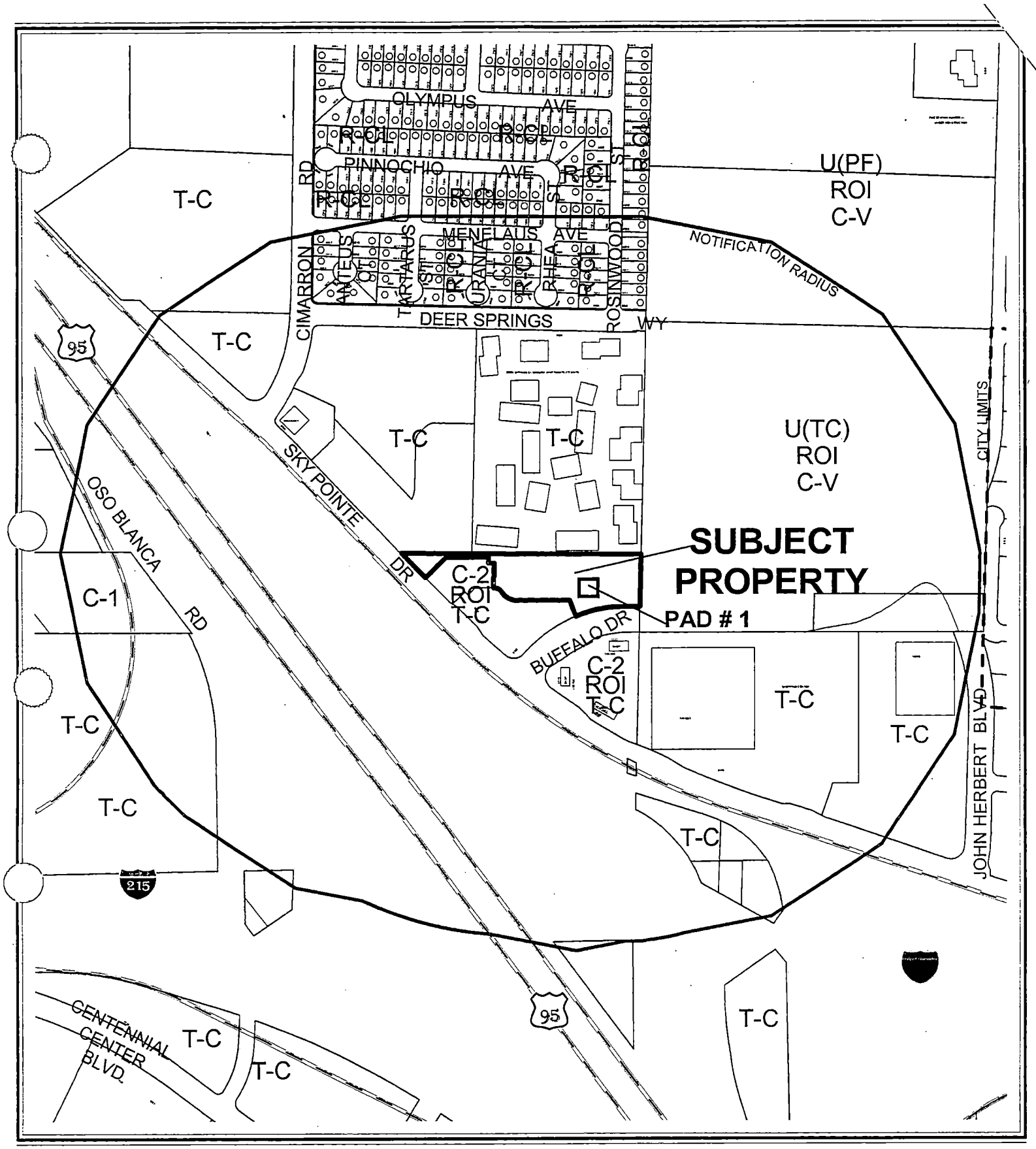
This is Final Action.

MINUTES:

NOTE: See Item 24 [GPA-3439] for related discussion.

(6:05 – 6:27)

1-1759



0 300 600 Feet

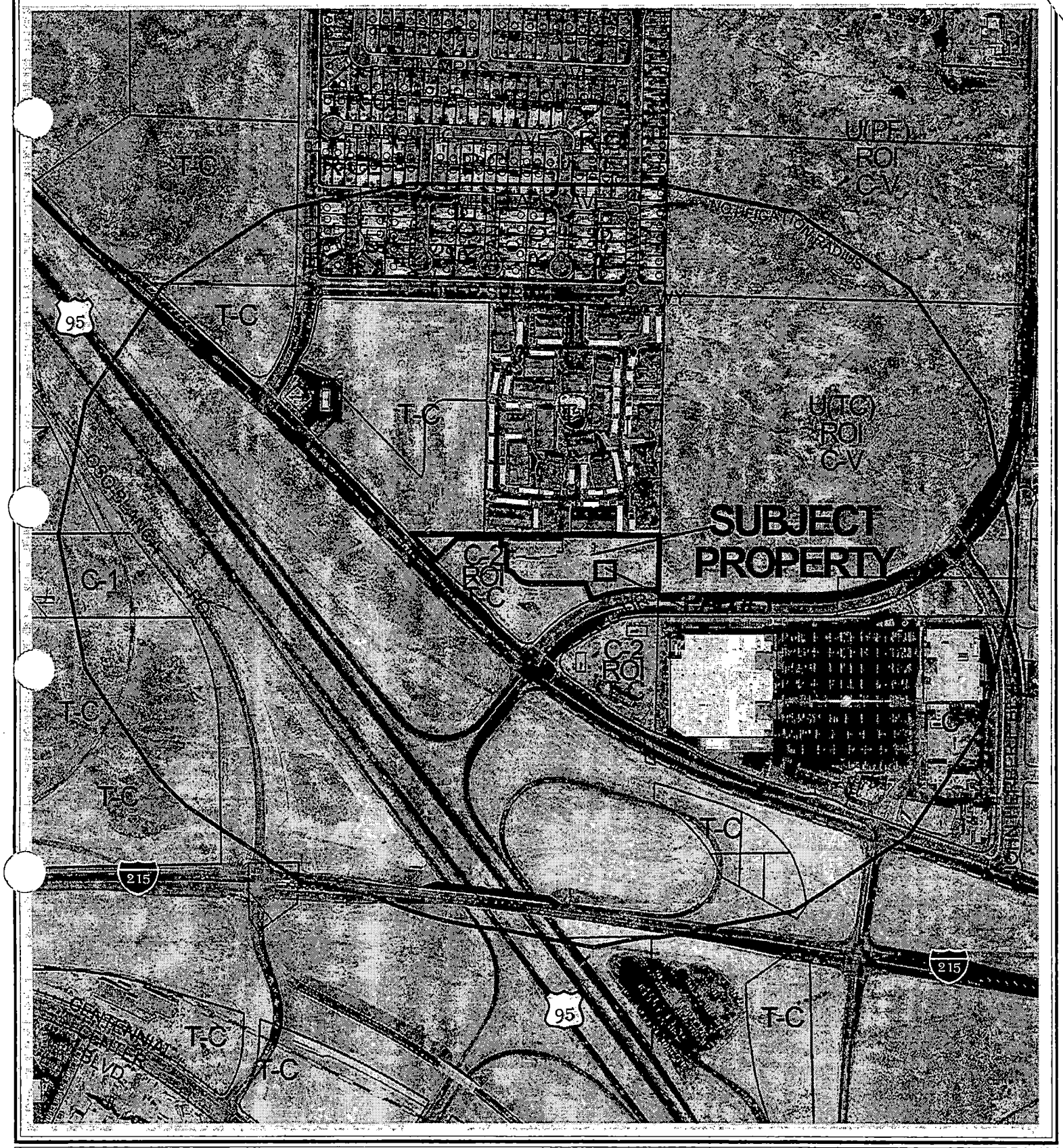
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CASE: **SUP-3440**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)



0 300 600 Feet

N

CASE: **SUP-3440**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3440 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS

** CONDITIONS **

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

Planning and Development

1. 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.

2. All repair and service work shall be performed within a completely enclosed building.

3. Openings to the service bays shall be designed to minimize the visual intrusion into adjoining properties.

4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

5. No outside storage of stock, equipment or residual used equipment is permitted.

6. 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.

7. No building shall be located within 330 feet of any single family detached dwelling.

8. The installation and use of an outside public address or bell system is prohibited.

9. Conformance to the applicable Conditions of Approval for Site Development Plan Review SDR-3441.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for an Auto Repair Garage (Minor) facility approximately 380 feet east of the northwest corner of Skypointe Drive and Buffalo Drive. This report will be for the location indicated as Pad #2 on the submitted site plan.

A General Plan Amendment application (GPA-3439), a Site Development Plan Review application (SDR-3441) and a Special Use Permit application (SUP-3540) were filed as companion requests to this application.

B) Applicant's Justification

It is the applicants position that a lube and tune, muffler and brake replacement facility will greatly benefit local residents.

BACKGROUND INFORMATION

A) Previous Actions

08/12/99	The Planning Commission recommended approval of an Annexation [A-37-99 (A)] of the 10.22 acres comprising the subject site. Staff recommended approval.
03/01/00	The City Council approved a Rezoning (Z-0074-99) from C-2 (General Commercial) to T-C (Town Center) and a Site Development Plan Review [Z-0074-99 (1)] for a proposed 40,879 square foot commercial center on this site as part of a larger request. The Planning Commission and Staff recommended approval.
11/07/01	The City Council approved the Town Center Development Standards 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. The Planning Commission and Staff recommended approval.

KCW

08/06/02 The Centennial Hills Architecture Committee (CHARC) approved a Master Sign Plan (CHR-0005-02) for the subject site as part of a larger request.

03/27/03 The Planning Commission approved a Site Development Plan Review application (SDR-1840) as part of a larger request. Staff recommended denial.

B) Pre-Application Meeting

11/12/03 The proposed site plan was compared to the previously approved site plan for the larger commercial development and the Town Center development standards. Following the pre-application meeting continued communication between the applicant and Planning and Development Department staff centered around the placement of the buildings on the site.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.81

B) Existing Land Use

Subject Property:	Undeveloped with portions of the commercial subdivision under construction.
North:	Apartments
South:	Under Construction.
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed Use – Town Center)
North:	SX-TC (Suburban Mixed Use – Town Center)
South:	SX-TC (Suburban Mixed Use – Town Center)
East:	PF-TC (Public Facilities – Town Center)
West:	Right of Way

KCW

D) Existing Zoning

Subject Property:	C-2 (General Commercial) under Resolution of Intent to T-C (Town Center)
North:	TC (Town Center)
South:	C-2 (General Commercial) under Resolution of Intent to T-C (Town Center)
East:	U (Undeveloped) under Resolution of Intent to C-V (Civic)
West:	Right of Way

E) General Plan Compliance

The SX-TC (Suburban Mixed Use - Town Center) of the Centennial Hills General Plan allows low to medium intensity retail, office, or other commercial uses similar to the SC-TC (Service Commercial – Town Center) district and is intended to enable development with imaginative adjacency standards.

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

The Town Center District was established to permit and encourage the development of a mixed-use employment center that will provide economic stability and diversification for the City of Las Vegas. The primary objective of the Town Center District concept is to provide employment opportunities for a population of 100,000 individuals while, at the same time, creating a unique blending of human habitation and economic activity. The area around the site was planned with a focus of a live/work environment. Automotive uses were planned elsewhere in Town Center since such uses normally would not be compatible with the residential component of SX-TC.

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
Auto Repair Garage, Minor	6,615 SF.	1/200 GFA + 5 Spaces	41	2	66	2

The proposal exceeds the parking requirements of Title 19.

A2) Minimum Distance Separation Requirements

Auto Repair Garage (Minor) in Town Center shall not be located within 330 feet of a single-family dwelling.

B) General Analysis and Discussion

- Zoning

An Auto Repair Garage (Minor) is a permitted use in areas designated as SC-TC (Service Commercial- Town Center) in the Centennial Hills Town center by approval of a Special Use Permit. The reason for a Special Use Permit is to address concern(s) pertaining to noise, odors, lighting conditions and hours of operation caused by or are a part of activities typical to Auto Repair Garage (Minor) uses that would be a nuisance to adjacent uses. It is these conditions that would have adverse effects on the adjacent residential development to the north. It is the impact of the Auto Repair Garage (Minor) use and other auto oriented uses that led to the designation of this area of Town Center to be SX-TC (Suburban Mixed – Town Center) land use. Auto oriented uses are not allowed in the SX-TC areas.

- Use

The proposed use may have an adverse affect on the residential area to the north because of nuisance noise, odor and light conditions that are unavoidable side effects of the Auto Repair Garage (Minor) use.

- Conditions.

The standard conditions for the Auto repair Garage (Minor) are:

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 the visual intrusion into adjoining properties.

KCW

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 is permitted.
5. All disabled vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
6. Shall not locate within 330 feet of any single family detached dwelling.
7. The installation and use of an outside public address or bell system is prohibited.

The project appears to conform to these standards.

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 use cannot be conducted in a manner that is harmonious and compatible with the land uses north of this site because of the nuisance elements that are associated with these types of uses.

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

   The site has sufficient parking and access.

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."**

   Access to the pad site is via an internal shopping center drive, which connects to Sky Point Drive, a Town Center Loop Road (90-foot) and Buffalo Drive, a 100-foot wide Primary Arterial roadway as described in the Town Center Development Standards.

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."**

KCW

The noise, odor, light, and hours of operation of this type of use is inconsistent with the public health, and welfare objective (Objective E) of the Land Use Element of the Centennial Hills Sector Plan of the General Plan. The proposal is inconsistent with Policy B4 of the Centennial Hills Sector Plan in that the approval of this General Plan Amendment will destabilize the balance of commercial and residential uses that is fundamental to the success of the overall objectives of the Town Center concept.

NOTICES MAILED 83 [Mailed with GPA-3439, SDR-3441 & SUP-3540]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3440 APN: 125-21-711-004

Name of Property Owner: ROMES PHD LIMITED PARTNERSHIP

Name of Applicant: PHIL DAVIS

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] MANAGER CENTENNIAL COURT LLC

Print Name: PHILIP H. DAVIS

Subscribed and sworn before me

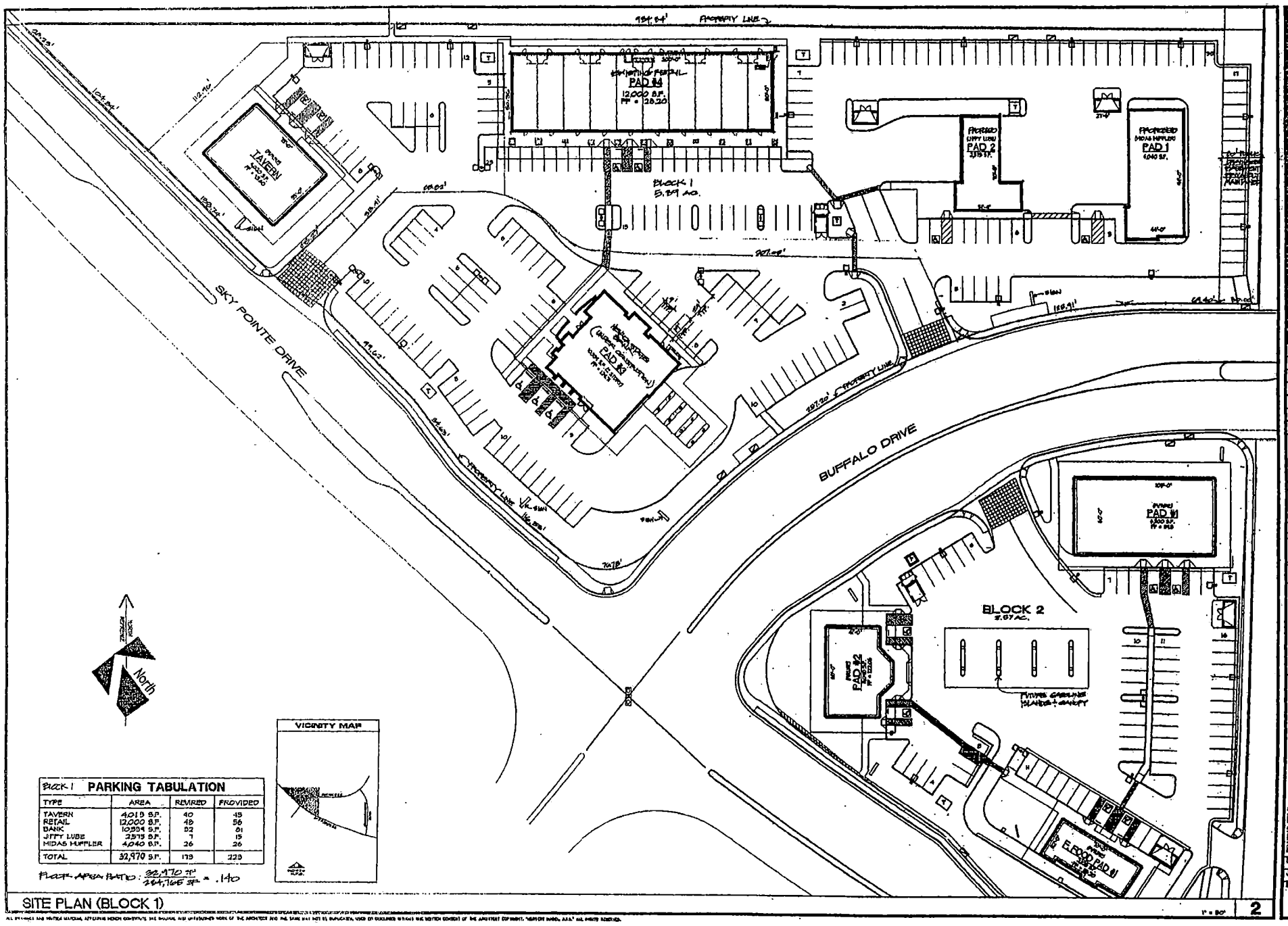
This 28th day of October, 2003

[signature]

Notary Public in and for said County and State

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

SUP-3440
01-22-04 PC



BLOCK 1 **PARKING TABULATION**

TYPE	AREA	REQUIRED	PROVIDED
TAVERN	4,019 S.F.	40	43
RETAIL	12,000 S.F.	48	56
BANK	10,334 S.F.	52	81
JIFFY LUBE	2,573 S.F.	7	15
MIDAS MUFFLER	4,040 S.F.	26	28
TOTAL	32,970 S.F.	173	223

FLOOR AREA RATIO: 32,970 S.F. / 234,766 S.F. = .140

SITE PLAN (BLOCK 1)

CENTENNIAL COURT SHOPPING CENTER
LAS VEGAS, NEVADA

Nadel

REVISION

DRAWING TITLE: SITE PLAN BLOCK 1

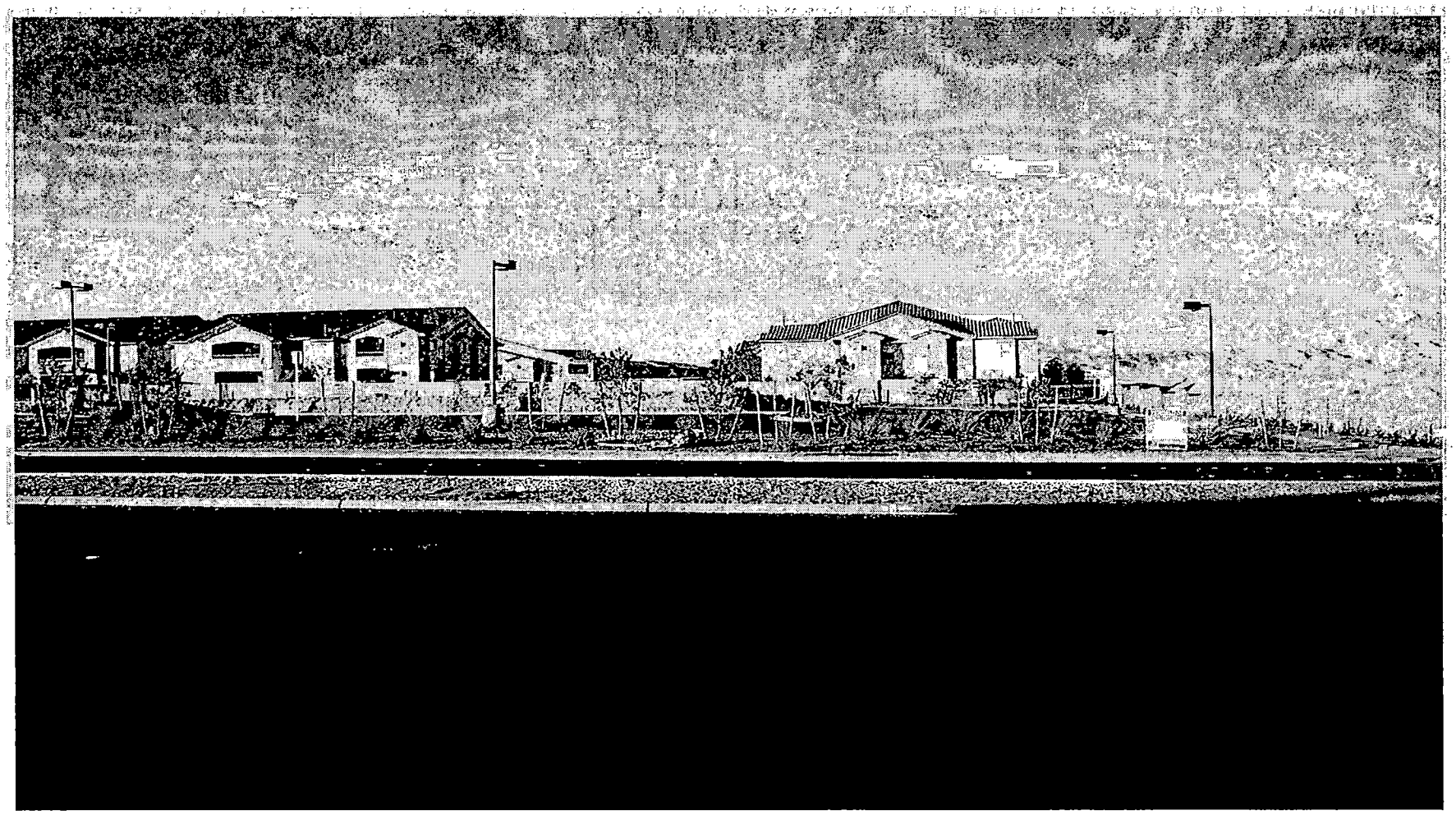
DATE

JOB NO. 04-16

SHEET SD-2

1" = 80'

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT COPYRIGHT, "NEVADA BAND, A.R.A." ALL RIGHTS RESERVED.



SUP-3440 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS
NORTHEAST CORNER OF SKYPOINTE DRIVE AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request for a Site Development Plan Review FOR 22,635 SQUARE FEET OF PROPOSED COMMERCIAL BUILDINGS on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

C.C.: 02/18/04

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

RECOMMENDATION:
Staff recommends DENIAL.

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

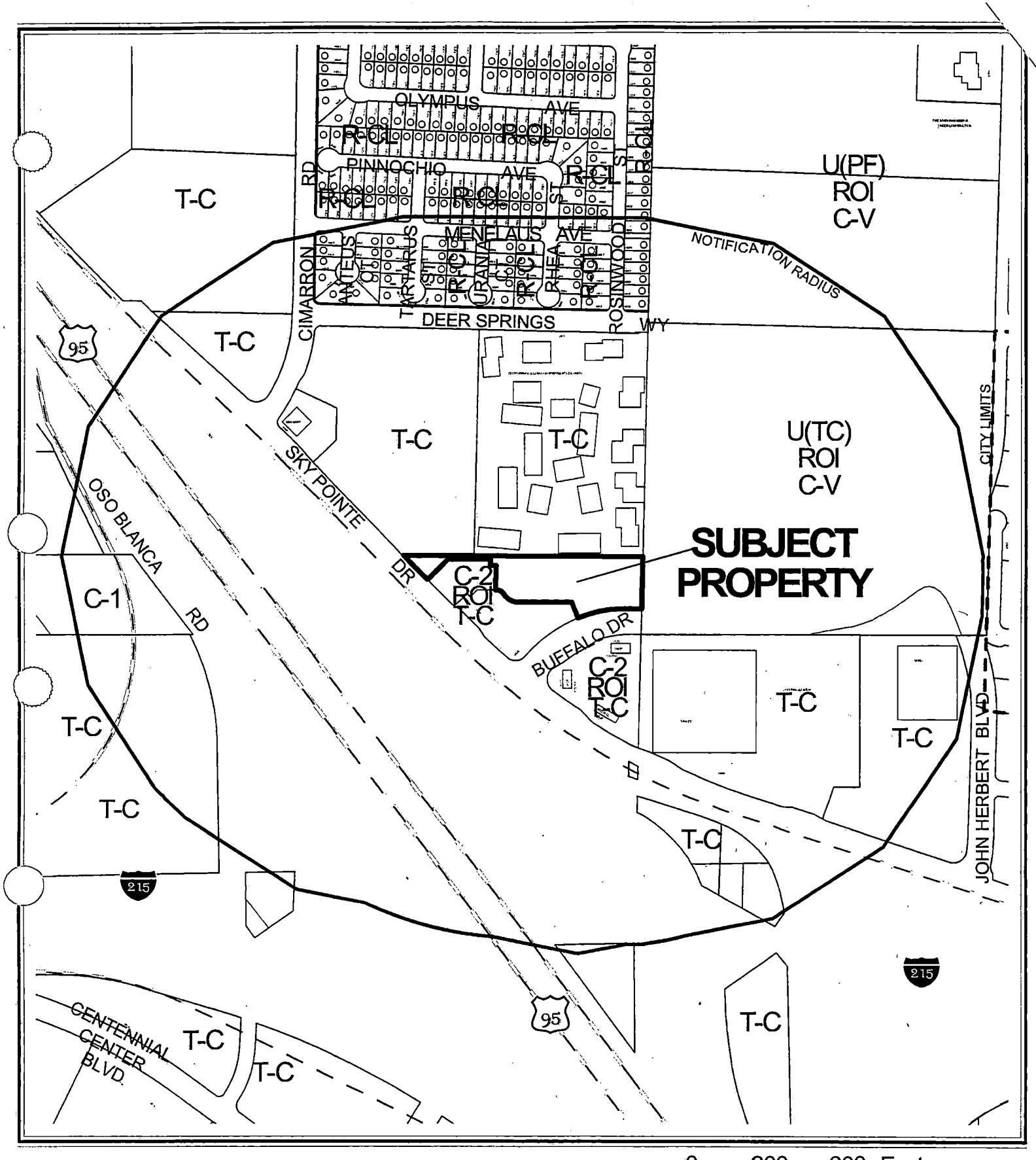
MOTION:
GOYNES – DENIED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004

MINUTES:
NOTE: See Item 24 [GPA-3439] for related discussion.

(6:05 – 6:27)

1-1759



0 300 600 Feet

N

CASE: **SDR-3441**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS

** 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. A revised site plan shall be submitted to the Planning and Development Department prior to the time of application for a building permit that shows the uses moved up to the landscaping that will separate the use from the street.

3. All development shall be in conformance with the site plan and building elevations, date stamped February 18, 2004, except as amended by conditions herein.

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

5. The applicant shall meet with Planning and Development staff to develop an addressing plan prior to issue of building permits.

Public Works

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

7. The proposed driveway access located on Buffalo Drive shall be restricted to right-in right-out only traffic movements.

8. If not already constructed by the Master Developer, construct the full width of the driveway connecting this site to the abutting public street (Buffalo Drive) and sufficient on-site paving to allow two-way traffic between this site and Buffalo Drive concurrent with development of this site.

9. In accordance with the intent of a commercial subdivision, this pad site shall allow for the perpetual common access between the various parcels/owners within the Buffalo/95 (Davis) (A Commercial Subdivision) area.

10. Site development to comply with all applicable conditions of approval for Z-74-99, Buffalo/95 (Davis) commercial subdivision and all subsequent site-related actions.

KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a site development plan review for 6,615 square feet of commercial buildings proposed on 2.81 acres located at the northeast corner of Skypointe Drive and Buffalo Drive. A General Plan Amendment application (GPA-3439) and two Special Use Permit applications (SUP-3440 and SUP-3540) were filed as companion requests to this application.

B) Applicant's Justification

It is the applicants position that from the growing number of residents in the area of the property that a lube and tune and a muffler and brake replacement facilities will greatly benefit local residents.

The exterior walls of Pad 1 and 2 will be detailed to match the existing retail building and the bank. The proposed project will provide an aesthetically pleasing addition to the center and will be compatible with development in the area.

BACKGROUND INFORMATION

A) Previous Actions

08/12/99	The Planning Commission recommended approval of an Annexation [A-37-99(A)] of the 10.22 acres comprising the subject site. Staff recommended approval.
03/01/00	The City Council approved a Rezoning (Z-0074-99) from C-2 (General Commercial) to T-C (Town Center) and a Site Development Plan Review [Z-0074-99(1)] for a proposed 40,879 square foot commercial center on this site as part of a larger request. The Planning Commission and staff recommended approval.
11/07/01	The City Council approved the Town Center Development Standards 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. The Planning Commission and Staff recommended approval.
08/06/02	The Centennial Hills Architecture Committee (CHARC) approved a Master Sign Plan (CHR-0005-02) for the subject site as part of a larger request.

KCW

03/27/03 The Planning Commission approved a Site Development Plan Review application (SDR-1840) as part of a larger request. Staff recommended denial.

B) Pre-Application Meeting

11/12/03 The proposed site plan was compared to the previously approved site plan for the larger commercial development and the Town Center development standards. Following the pre-application meeting continued communication between the applicant and Planning and Development Department staff centered around the placement of the buildings on the site.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.81

B) Existing Land Use

Subject Property:	Undeveloped with portions of the commercial subdivision under construction.
North:	Apartments
South:	Under Construction.
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed Use – Town Center)
North:	SX-TC (Suburban Mixed Use – Town Center)
South:	SX-TC (Suburban Mixed Use – Town Center)
East:	PF-TC (Public Facilities – Town Center)
West:	Right of Way

D) Existing Zoning

Subject Property: C-2 (General Commercial) under Resolution of Intent to T-C (Town Center)

KCW

North:	TC (Town Center)
South:	C-2 (General Commercial) under Resolution of Intent to T-C (Town Center)
East:	U (Undeveloped) under Resolution of Intent to C-V (Civic)
West:	Right of Way

E) General Plan Compliance

The SX-TC (Suburban Mixed Use - Town Center) of the Centennial Hills General Plan allows low to medium intensity retail, office, or other commercial uses similar to the SC-TC (Service Commercial – Town Center) district and is intended to enable development with imaginative adjacency standards. Automotive uses such as proposed are not permitted.

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

The Town Center District was established to permit and encourage the development of a mixed-use employment center that will provide economic stability and diversification for the City of Las Vegas. The primary objective of the Town Center District concept is to provide employment in excess of 100,000 individuals while, at the same time, creating a unique blending of human habitation and economic activity. The area around the site was planned with a focus of a live/work environment. Automotive uses were planned elsewhere in Town Center since such uses normally would not be compatible with the residential component of SX-TC.

PROJECT DESCRIPTION

It is proposed that two pads be developed in the eastern portion of the development area at the northwest corner of Skypointe Drive and Buffalo Drive. The pads are planned to be minor automotive repair uses oriented so the overhead doors are not facing the street. Access will be a single driveway off of Skypointe.

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	2.81 acres	Y
Min. Lot Width	100 Feet	125.91 Feet	Y
Min. Setbacks			
• Front	20 Feet	47 Feet	Y
• Side	10 Feet	56 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	60 Feet	Y
Max. Lot Coverage	50 %	5%	Y
Max. Building Height	2 Stories	1 story	Y
Trash Enclosure	Yes	Yes	Y
Loading Zone	Yes	No	N
Mech. Equipment	Screened	Not Shown	Not Shown

The proposal meets or exceeds the requirements for setback and height.

A2) Residential Adjacency Standards

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

a) Proximity slope. The proposal meets the requirement.
b) Building setback. The proposal meets the requirement.

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
Auto Repair Garage, Minor	6,615 SF.	1/200 GFA + 5 Spaces	41	2	66	2

The proposal exceeds the parking requirements of Title 19.

KCW

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	7 Trees	8
Buffer: • Min. Trees	1 Trees/20 Linear Feet 1 Trees/ 30 Linear Feet	32 Trees	34
• Min. Zone Width	8 Feet Rear and Side		10
• Wall height	8 Feet		Not Shown

The proposal meets the requirements for landscaping.

A5) Sign Standards

A master signage plan is on file for this location.

B) General Analysis and Discussion

- Zoning

Auto Repair Minor uses are allowed in SC-TC (Service Commercial - Town Center) planned areas by approval of a Special Use Permit. As the proposed location of the two Auto Repair Minor uses are in a SX-TC (Suburban Mixed- Town Center) designated area a General Plan Amendment must be filed and approved to change the site to SC-TC (Service Commercial - Town Center). A companion General Plan Amendment Application (GPA-3439) has been filed with this application.

- Site Plan

The current design is typical of many commercial developments and offers no contribution to Town Center as a uniquely identifiable area within the City of Las Vegas.

- Waivers

No waivers have been requested with this application.

- Landscape Plan

The elements of the proposed landscaping plan conform to the standards of Title 19.

KCW

- Elevation

The elevations are consistent with the current development in the immediate area.

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;"**

   With the buildings separated from the street by a drive way the proposed development is inconsistent with the Town Center Development Standards. The standards would have the buildings with the same orientation but moved up to the landscaped buffer along the street. The same uses have been located in this manner in other locations such as across the street. This would lessen the impact of the detrimental effects of the uses on the residential development to the north, as the uses would be further apart.

   The auto oriented uses are not compatible with the residential use to the north and the park to east this is why automotive uses are not permitted in SX-TC. The noise, hours of operation, odors and traffic associated with the proposed uses will have a detrimental effect on the neighboring uses to the north and east.

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

   The proposed development is not consistent with the General Plan. A General plan Amendment will need to be approved so the proposal can conform to the Plan.

   The site plan conforms to the setback and landscaping requirements of Title 19.

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

   Access to the pad site is via an internal shopping center drive, which connects to Sky Point Drive, a Town Center Loop Road (90-foot) and Buffalo Drive, a 100-foot wide Primary Arterial roadway as described in the Town Center Development Standards.

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

   The proposed project will incorporate appropriate building and landscape materials for the Town Center area.

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

   The proposed development with its large setback will be visually uninteresting and inconsistent 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 regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 83 [Mailed with GPA-3439, SUP-3440 & SUP-3540]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3441 APN: _____

Name of Property Owner: Centennial Court LLC

Name of Applicant: Centennial Court 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: _____ MANAGER

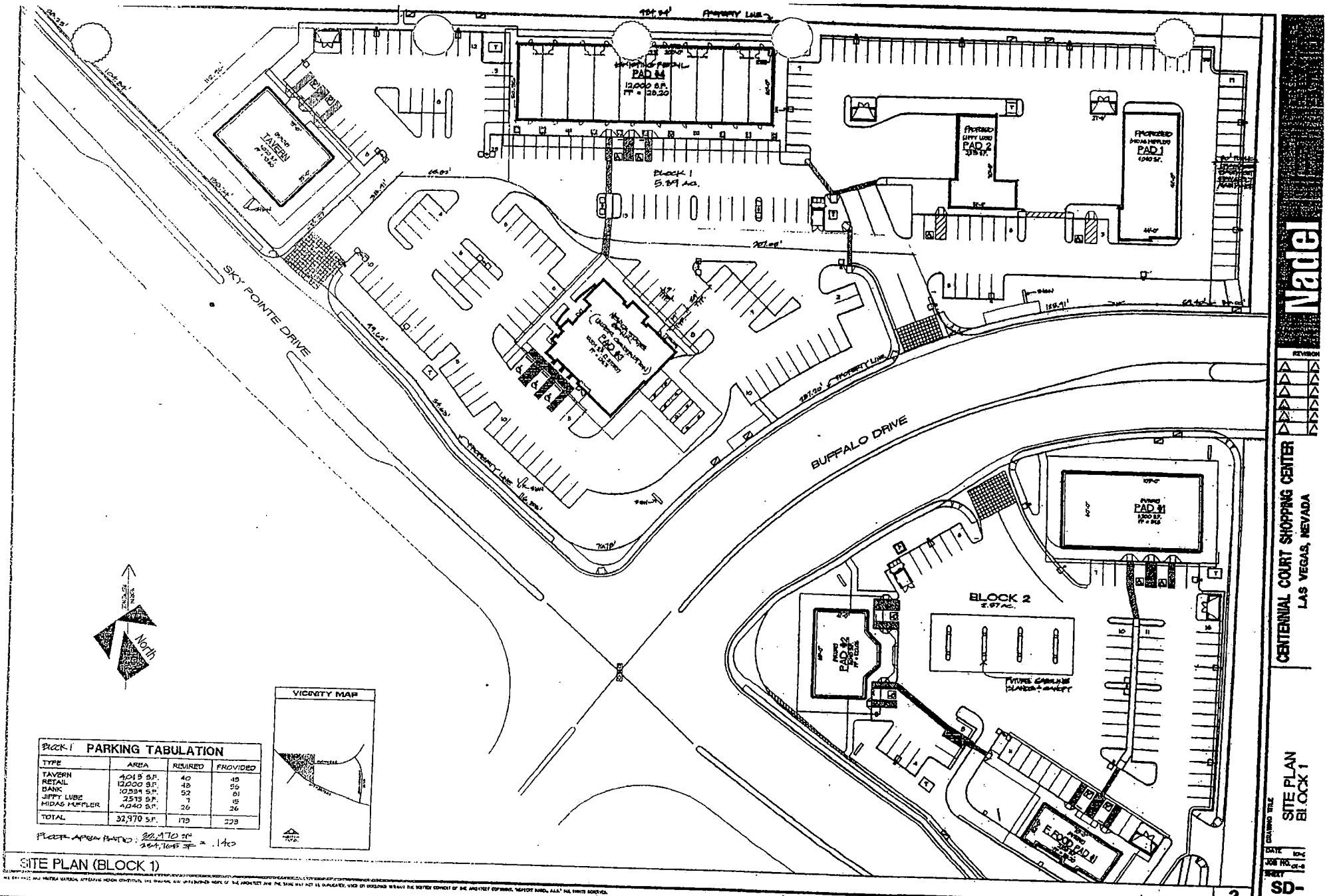
Print Name: Philip H. Davis

Subscribed and sworn before me

This _____day of _____, 20__

_____

Notary Public in and for said County and State



BLOCK 1 PARKING TABULATION

TYPE	AREA	REQUIRED	PROVIDED
TAVERN	4,013 S.F.	40	45
RETAIL	12,000 S.F.	48	56
BANK	10,334 S.F.	52	81
JIFFY LUBE	2,519 S.F.	7	15
MIDAS MUFFLER	4,040 S.F.	26	26
TOTAL	32,970 S.F.	179	228

FLOOR AREA RATIO: 32,970 SF / 264,765 SF = .140

SITE PLAN (BLOCK 1)

CENTENNIAL COURT SHOPPING CENTER
LAS VEGAS, NEVADA

Nadel

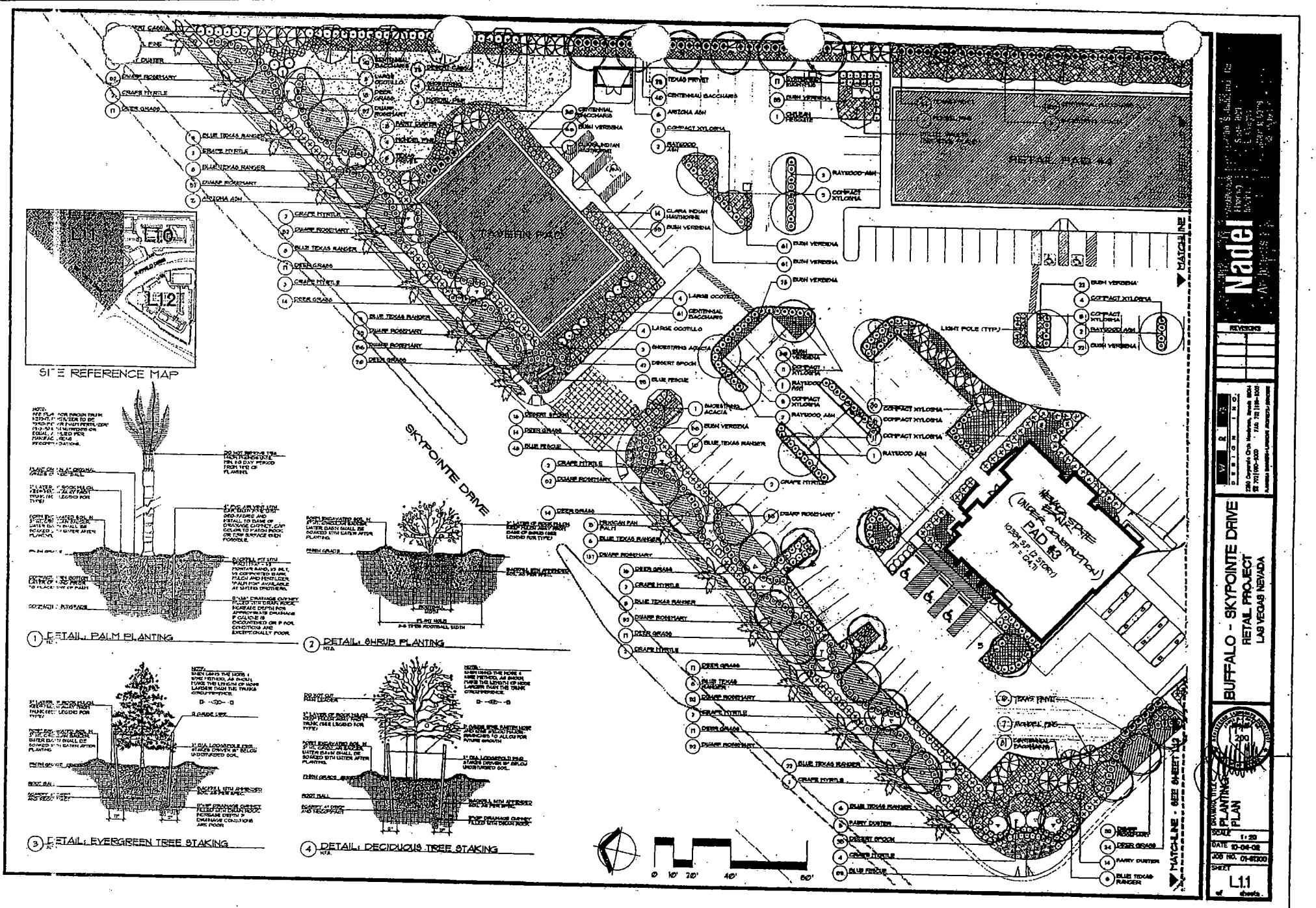
REVISIONS

SITE PLAN
BLOCK 1

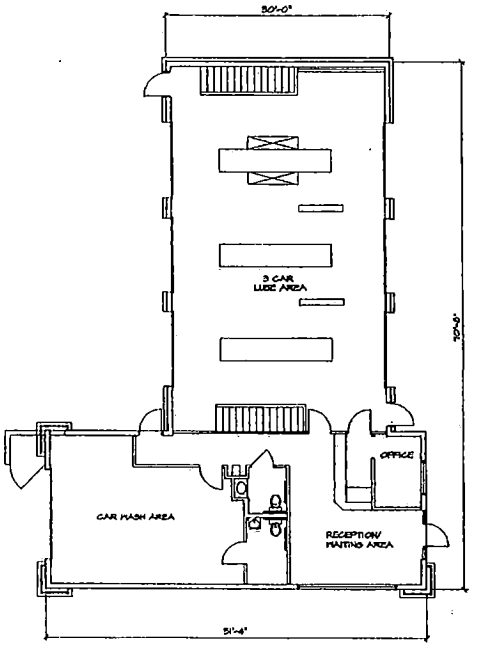
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JOB NO.
SHEET
SD-1

2

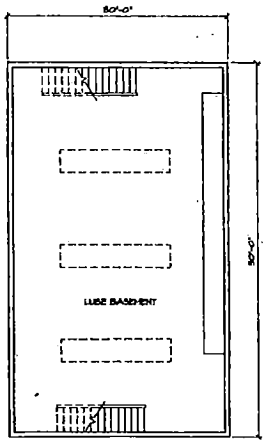
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01-22-04 PC



STAFF SDR-3441
01-22-04 PC



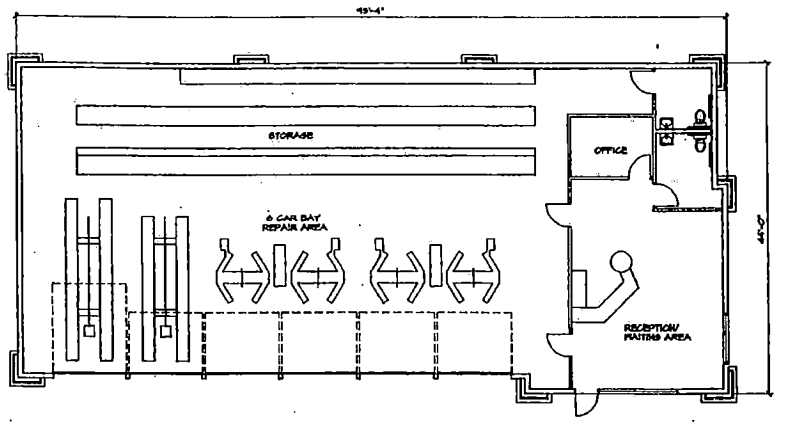
GROUND FLOOR
1/8"=1'-0"



BASEMENT

PAD 2
(LUBE & TUNE SHOP)





GROUND FLOOR
1/8"=1'-0"

PAD 1
(MUFFLER SHOP)



FLOOR PLANS - PADS 1 & 2

CENTENNIAL COURT
NEC SKY POINTE DR. & BUFFALO DR.

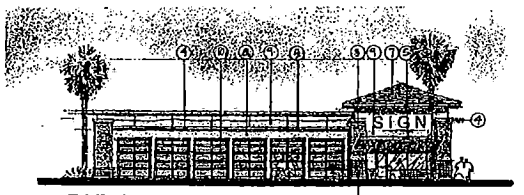
PHD PROPERTIES

DATE: SEPTEMBER 29, 2003
NADEL JOB#: 0123.00

7100 S. INDUSTRIAL RD. SUITE 000
LAS VEGAS, NV 89118
T:702.896.2000 F:702.896.7270
WWW.NADELARC.COM

Nadel retail Architects Inc

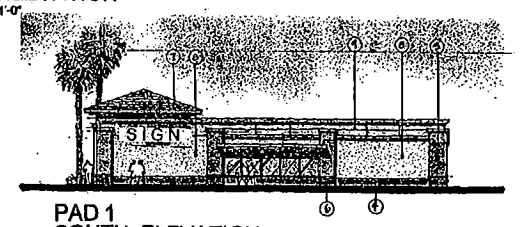
SDR-3441
STAFF 01-22-04 PC



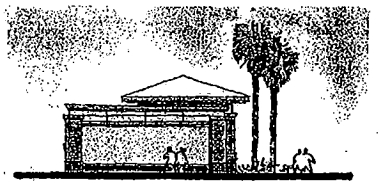
PAD 1
NORTH ELEVATION
SCALE 1/16"=1'-0"



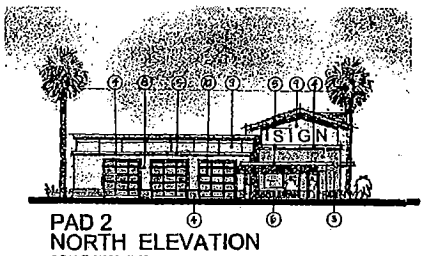
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WEST ELEVATION
SCALE 1/16"=1'-0"



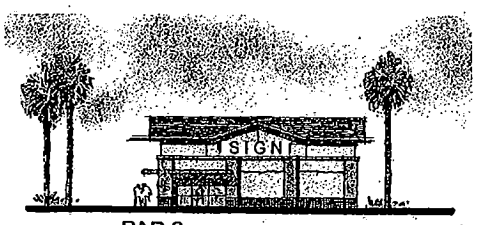
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SOUTH ELEVATION
SCALE 1/16"=1'-0"



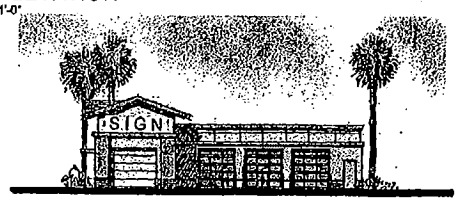
PAD 1
EAST ELEVATION
SCALE 1/16"=1'-0"



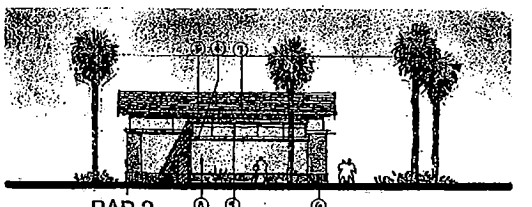
PAD 2
NORTH ELEVATION
SCALE 1/16"=1'-0"



PAD 2
WEST ELEVATION
SCALE 1/16"=1'-0"



PAD 2
SOUTH ELEVATION
SCALE 1/16"=1'-0"



PAD 2
EAST ELEVATION
SCALE 1/16"=1'-0"

ELEVATIONS - PADS 1 & 2

CENTENNIAL COURT PLAZA
BUFFALO DR. & SKY POINTE DR.
LAS VEGAS, NV

ALL DRAWINGS AND MATERIAL IN THE APPEARANCE THEREOF CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME ARE NOT TO BE USED, LOANED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT NADEL ARCHITECTS, INC. ALL RIGHTS RESERVED.

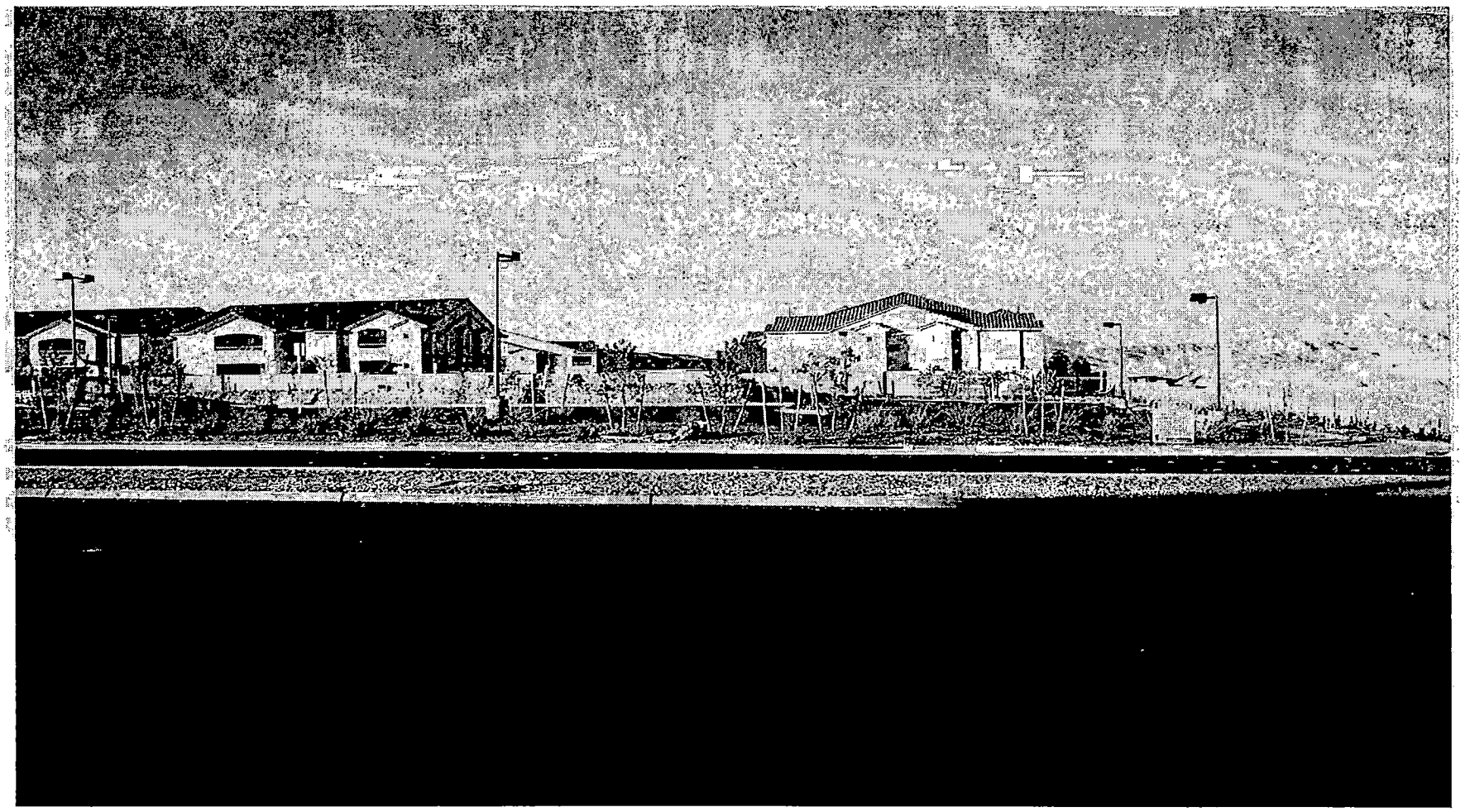
DATE: SEPTEMBER 24, 2003
NADEL JOB#: 01813.00

PHD PROPERTIES

3990 BRISTOL ST. SUITE 500
COSTA MESA, CA 92626
T:714.540.5000 F:714.755.3013
WWW.NADELARC.COM

Nadel Architects In

STAFF SDR-3441
1-22-04 PC



SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS
NORTHEAST CORNER OF SKYPOINTE DRIVE AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

SUP-3540 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR (PAD #2) adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

IF APPROVED: C.C.: 02/18/04
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – DENIED – UNANIMOUS with NIGRO excused

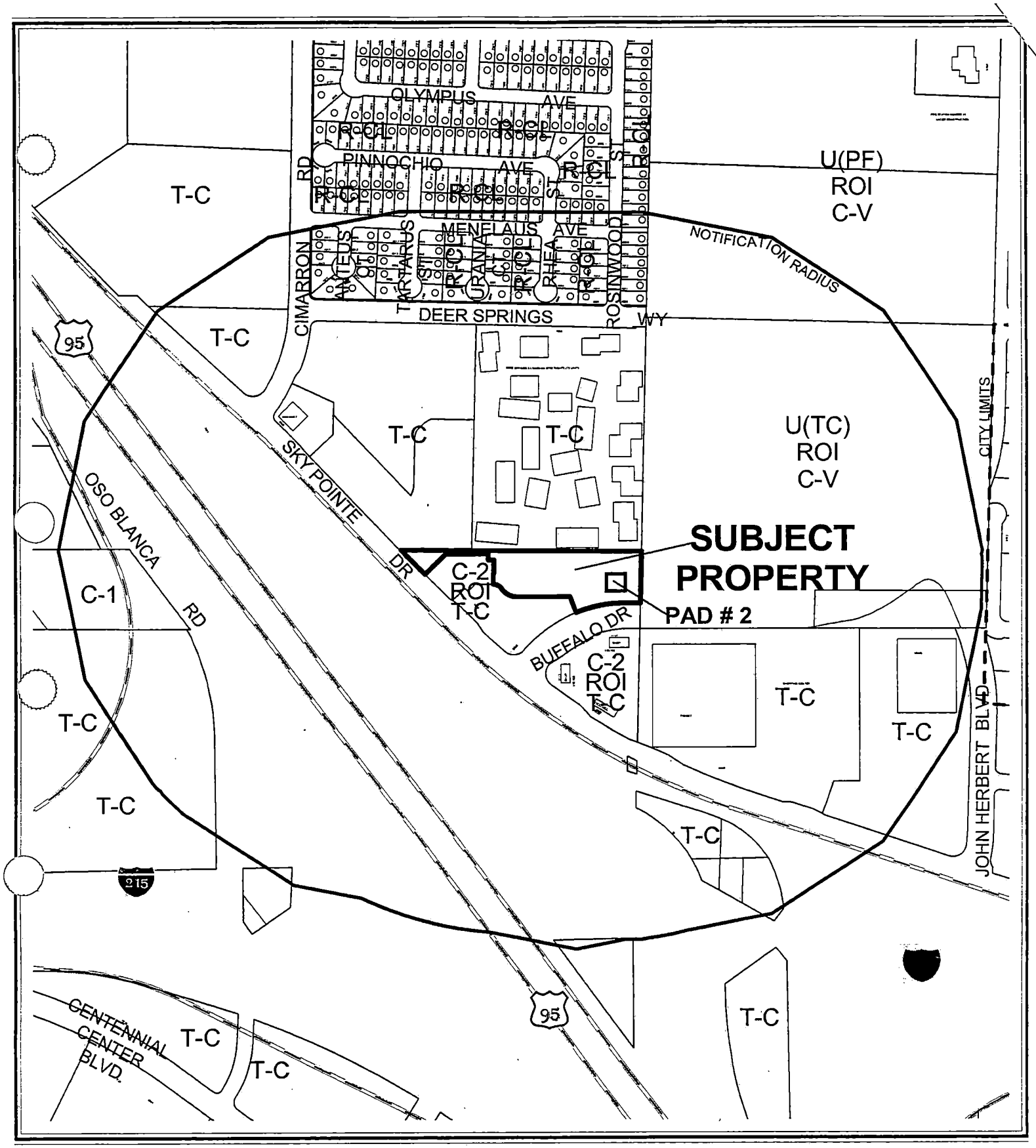
This is Final Action.

MINUTES:

NOTE: See Item 24 [GPA-3439] for related discussion.

(6:05 – 6:27)

1-1759



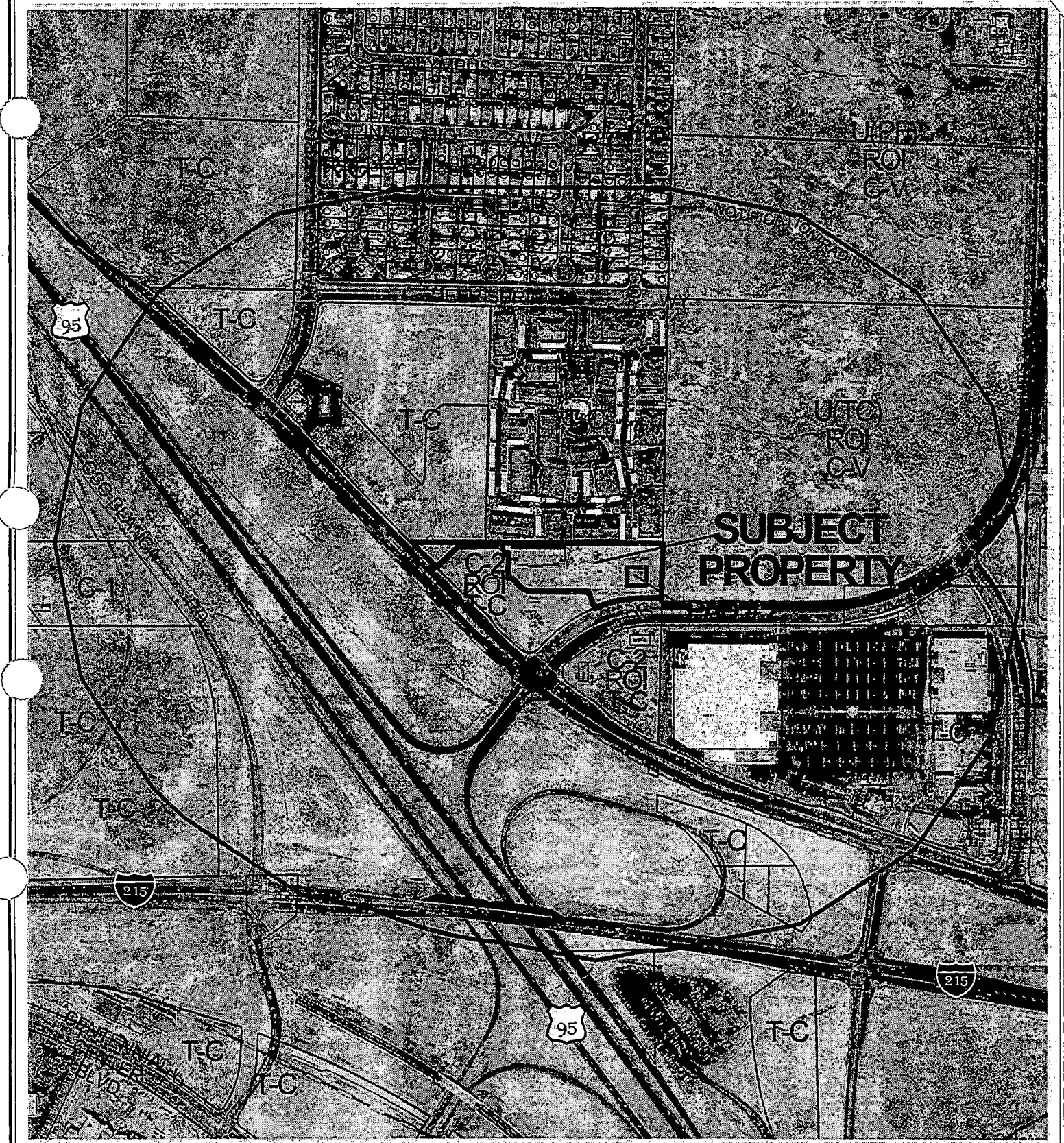
0 300 600 Feet

CASE: **SUP-3540**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)



0 300 600 Feet

N

CASE: **SUP-3540**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3540 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS

** CONDITIONS **

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

Planning and Development

1. 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.

2. All repair and service work shall be performed within a completely enclosed building.

3. Openings to the service bays shall be designed to minimize the visual intrusion into adjoining properties.

4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

5. No outside storage of stock, equipment or residual used equipment is permitted.

6. 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.

7. No building shall be located within 330 feet of any single family detached dwelling.

8. The installation and use of an outside public address or bell system is prohibited.

9. Conformance to the applicable Conditions of Approval for Site Development Plan Review SDR-3441.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for an Auto Repair Garage (Minor) facility approximately 260 feet east of the northwest corner of Skypointe Drive and Buffalo Drive. This report will be for the location indicated as Pad #1 on the submitted site plan. A General Plan Amendment application (GPA-3439), a Site Development Plan Review application (SDR-3441) and a Special Use Permit application (SUP-3440) were filed as companion requests to this application.

B) Applicant's Justification

It is the applicants position that from the growing number of residents in the area of the property that a lube and tune, muffler and brake replacement facility will greatly benefit local residents.

BACKGROUND INFORMATION

A) Previous Actions

08/12/99	The Planning Commission recommended approval of an Annexation [A-37-99(A)] of the 10.22 acres comprising the subject site. Staff recommended approval.
03/01/00	The City Council approved a Rezoning (Z-0074-99) from C-2 (General Commercial) to T-C (Town Center) and a Site Development Plan Review [Z-0074-99(1)] for a proposed 40,879 square foot commercial center on this site as part of a larger request. The Planning Commission and Staff recommended approval.
11/07/01	The City Council approved the Town Center Development Standards 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. The Planning Commission and Staff recommended approval.

KCW

08/06/02 The Centennial Hills Architecture Committee (CHARC) approved a Master Sign Plan (CHR-0005-02) for the subject site as part of a larger request.

03/27/03 The Planning Commission approved a Site Development Plan Review application (SDR-1840) as part of a larger request. Staff recommended denial.

B) Pre-Application Meeting

11/12/03 The proposed site plan was compared to the previously approved site plan for the larger commercial development and the Town Center development standards. Following the pre-application meeting continued communication between the applicant and Planning and Development Department staff centered around the placement of the buildings on the site.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.81

B) Existing Land Use

Subject Property:	Undeveloped with portions of the commercial subdivision under construction.
North:	Apartments
South:	Under Construction.
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	SX-TC (Suburban Mixed Use – Town Center)
North:	SX-TC (Suburban Mixed Use – Town Center)
South:	SX-TC (Suburban Mixed Use – Town Center)
East:	PF-TC (Public Facilities – Town Center)
West:	Right of Way

KCW

D) Existing Zoning

Subject Property:	C-2 (General Commercial) under Resolution of Intent to T-C (Town Center)
North:	TC (Town Center)
South:	C-2 (General Commercial) under Resolution of Intent to T-C (Town Center)
East:	U (Undeveloped) under Resolution of Intent to C-V (Civic)
West:	Right of Way

E) General Plan Compliance

The SX-TC (Suburban Mixed Use - Town Center) of the Centennial Hills General Plan allows low to medium intensity retail, office, or other commercial uses similar to the SC-TC (Service Commercial – Town Center) district and is intended to enable development with imaginative adjacency standards. Automotive uses such as proposed are not permitted.

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

The Town Center District was established to permit and encourage the development of a mixed-use employment center that will provide economic stability and diversification for the City of Las Vegas. The primary objective of the Town Center District concept is to provide employment opportunities for a population of 100,000 individuals while, at the same time, creating a unique blending of human habitation and economic activity. The area around the site was planned with a focus of a live/work environment. Automotive uses were planned elsewhere in Town Center since such uses normally would not be compatible with the residential component of SX-TC.

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
Auto Repair Garage, Minor	6,615 SF.	1/200 GFA + 5 Spaces	41	2	66	2

The proposal exceeds the parking requirements of Title 19.

A2) Minimum Distance Separation Requirements

Auto Repair Garage (Minor) in Town Center shall not be located within 330 feet of a single-family dwelling.

B) General Analysis and Discussion

- Zoning

An Auto Repair Garage (Minor) is a permitted use in areas designated as SC-TC (Service Commercial - Town Center) in the Centennial Hills Town center by approval of a Special Use Permit. The reason for a Special Use Permit is to address concerns relating to noise, odors, lighting conditions and hours of operation caused by or are a part of activities typical to Auto Repair Garage (Minor) uses that would be a nuisance to adjacent uses. It is these conditions that would have adverse effects on the adjacent residential development to the north. It is the impact of the Auto Repair Garage (Minor) use and other auto oriented uses that led to the designation of this area of Town Center to be SX-TC (Suburban Mixed – Town Center) land use. Auto oriented uses are not allowed in the SX-TC (Suburban Mixed – Town Center) areas.

- Use

The proposed use may have an adverse affect on the residential area to the north because of nuisance noise, odor and light conditions that are unavoidable side effects of the Auto Repair Garage (Minor) use.

- Conditions.

The standard conditions for the Auto repair Garage (Minor) are:

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 the 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 is permitted.
5. All disabled vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
6. Shall not locate within 330 feet of any single family detached dwelling.
7. The installation and use of an outside public address or bell system is prohibited.

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 use cannot be conducted in a manner that is harmonious and compatible with the land uses north of this site because of the nuisance elements that are associated with these types of uses

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

   The site has sufficient parking and access that make it suitable to this type of uses.

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."**

   Access to the pad site is via an internal shopping center drive, which connects to Sky Pointe Drive, a Town Center Loop Road (90-foot) and Buffalo Drive, a 100-foot wide Primary Arterial roadway as described in the Town Center Development Standards.

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 noise, odor, light, and hours of operation of this type of use is inconsistent with the public health, and welfare Objective E of the Land Use Element of the Centennial Hills Sector Plan of the General Plan. The proposal is inconsistent with Policy B4 of the C Centennial Hills Sector Plan in that the approval of this General Plan Amendment will destabilize the balance of commercial and residential uses that is fundamental to the success of the overall objectives of the Town Center concept.

NOTICES MAILED 83 [Mailed with GPA-3439, SDR-3441 & SUP-3440]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3540 APN: 125-21-711-004

Name of Property Owner: ROME PHD LIMITED PARTNERSHIP

Name of Applicant: PHIL DAVIS

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: MANAGER CENTENNIAL COURT LLC

Print Name: Philip H. DAVIS

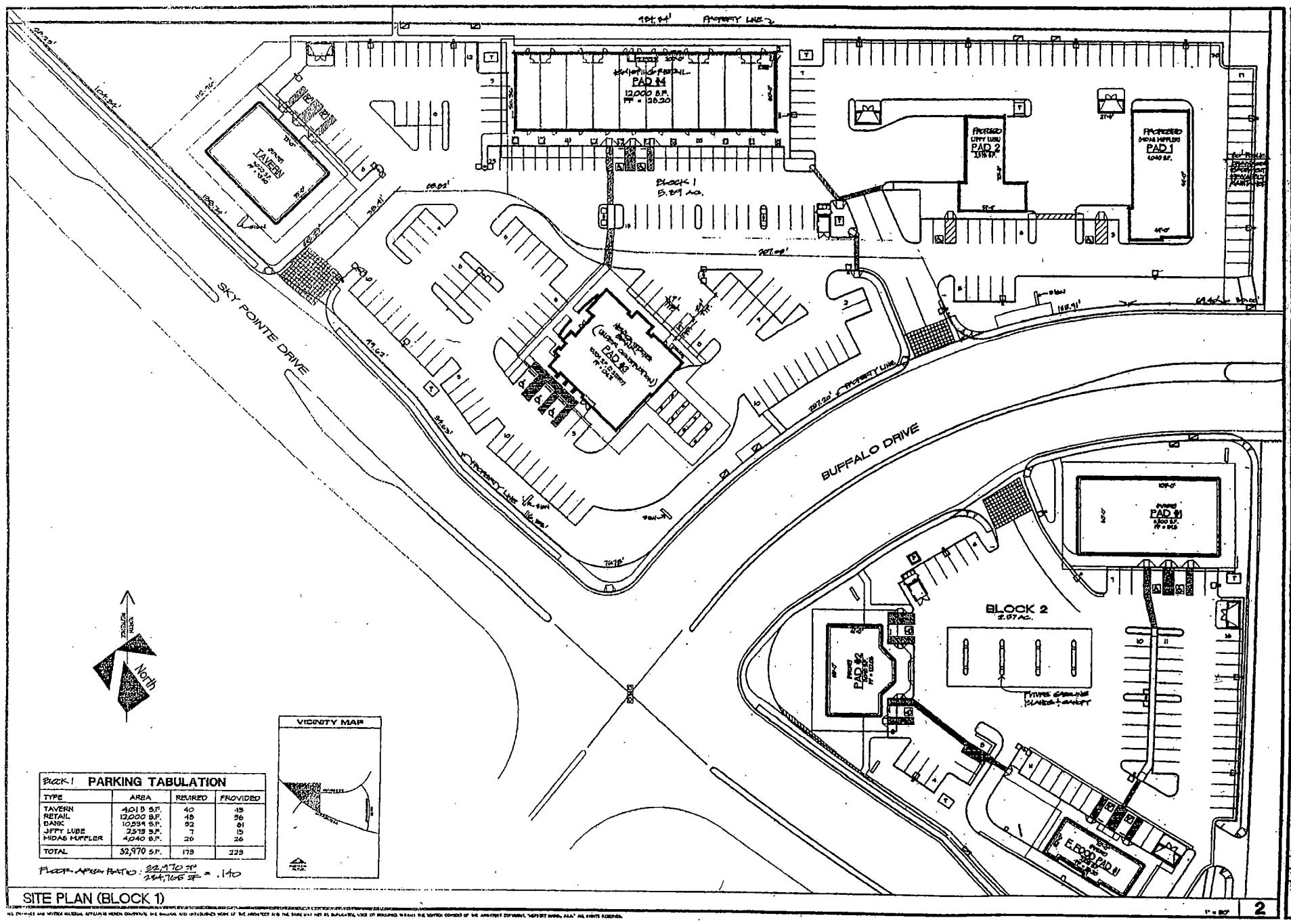
Subscribed and sworn before me

This 28th day of October, 2003

Notary Public in and for said County and State

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

SUP-3546
01-22-04 PC



VICINITY MAP

BLOCK 1 PARKING TABULATION

TYPE	AREA	REQUIRED	PROVIDED
TAVERN	4,018 S.F.	40	45
RETAIL	12,000 S.F.	48	56
BANK	10,933 S.F.	92	81
JIFFY LUBE	2,519 S.F.	7	15
MIDAS MUFFLER	4,040 S.F.	26	26
TOTAL	32,970 S.F.	173	223

FLOOR AREA RATIO: 32,970 SF / 244,766 SF = .140

SITE PLAN (BLOCK 1)

1" = 80'

CENTENNIAL COURT SHOPPING CENTER
LAS VEGAS, NEVADA

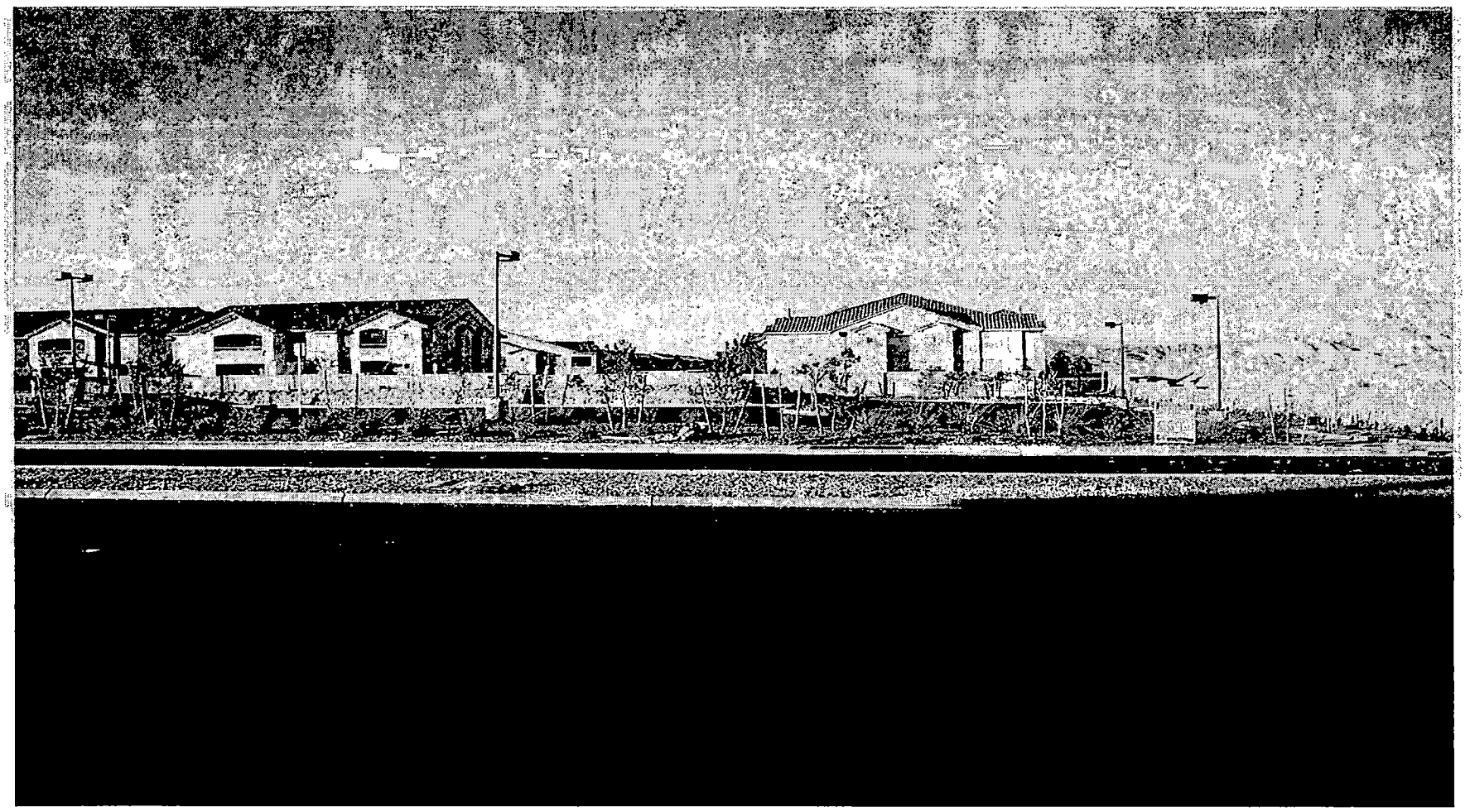
Nadel

REVISIONS

DRAWING TITLE: SITE PLAN BLOCK 1
DATE:
JOB NO.:
SHEET: SD-1

2

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SUP-3540 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS
NORTHEAST CORNER OF SKYPOINTE DRIVE AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/02/04