City of Las Vegas

Agenda Item No.: 28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
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).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	29	Planning Commission Mtg.	1
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
4. Submitted at meeting: Letter of Protest from June Ingram – Charleston Neighborhood Pres. (attached at Item 28 [GPA-3388])
5. Submitted at meeting: Petition of Opposition with 24 signatures (attached at Item 28 [GPA-3388])

MOTION:
GOYNES – APPROVED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 28 [GPA-3388] and Item 29 [ZON-3474].

DAVID CLAPSADDLE, Planning and Development Department, stated that this application varies immensely from the conversion on Alta and Jones Boulevards. Staff believes O (Office) is an appropriate transition and buffer along a heavily traveled road to a single residential neighborhood. In this case, there are nine separate lots all of which face onto Jones Boulevard.

MINUTES – Continued:

Citing Conditions 3 and 5 of the zoning application, MR. CLAPSADDLE stated that it is imperative that before the conversion to office takes place, staff needs to see a coordinated site plan for all nine lots.

MR. CLAPSADDLE added that it is not necessary to have nine separate driveways backing out onto Jones Boulevard. Shared access, shared parking and shared landscaping, coordinated buffering along the east portion of each lot will alleviate many concerns experienced with other conversions. Referencing Condition 7 of the Public Works conditions, MR. CLAPSADDLE noted that a Joint Access Agreement must be recorded between all parcels prior to the issuance of any permits. Staff recommended approval subject to applicable conditions.

ROY DAWLEY, 4001 North Torrey Pines, appeared on behalf of the nine property owners and concurred with staff recommendations and conditions.

CHAIRMAN TRUESDELL commented that a number of these types of conversions have been accomplished in the past and what staff has discovered is that as a result numerous waivers crop up. From his standpoint, he expressed the need for all of the property owners to work jointly to ensure parking, including those required by ADA, landscaping, and buffers are adequately addressed.

JUNE INGRAM, Charleston Neighborhood Preservation, appeared in opposition to the proposed project and stated that she had signatures of several residents who were against the conversion of the nine properties and submitted that list for the record. She added that there would not be adequate parking to support the conversion.

JUANITA CLARK, Charleston Neighborhood Preservation, referenced the conversion of homes south of the freeway on Jones Boulevard. She noted that the office located on that property has no landscaping and walls are covered with graffiti giving one the impression that the business is no longer functional. She stated that should any of the nine property owners pull out, it should void the entire transaction. MS. CLARK felt a condition requiring the applicants to construct a wall as a buffer between the proposed project and the existing residences should be considered.

GUY ARBITON, 709 Artie Street, object to the proposed development and feared that this would affect the value of his property. He worried that the parking problems that currently exist on Jones Boulevard would be intensified as would the traffic.

MINUTES – Continued:

BILL ARNETTE, 6112 Iris Circle, voiced his opposition and concern regarding parking. Living in one of the several cul-de-sacs adjacent to the proposed development, he worried that people will use those streets as an alternative for parking spaces. MR. ARNETTE showed several photographs reflecting how unsightly the area is.

TODD FARLOW, 240 North 19th Street, asked if deed restrictions would be required and whether it would be mandatory to erect block walls, and if so, how high would they be.

WILLIAM McCURDY, a former member of the Las Vegas 2020 Board, empathized with the residents. He felt staff's appraisal of the contemplated conversion is appropriate as long as the nine property owners work closely. He endorsed the consolidation and conversion to Office.

Responding to the previous comments, MR. DAWLEY stated that the owners were aware of the concerns of the surrounding community. He conveyed that all property owners want to do the project right and have made commitments to prevent any re-occurrence of the situation that is prevalent on Jones Boulevard south of the freeway. MR. DAWLEY accentuated the fact that Jones Boulevard to the intersection of Washington Avenue is no longer considered a residential street and has been redefined as a secondary arterial. Comparing the residents who are on residential streets with the properties fronting Jones Boulevard, MR. DAWLEY emphasized that they are not exposed to trucks, or to traffic that backs up or to people using the parking lane as a right-turn lane in front of their houses.

COMMISSIONER McSWAIN appreciated the applicant's comments but expressed concern as to the group's plans to develop the nine properties. MR. DAWLEY replied that the situation is unique as it involves nine separate homeowners and not a developer who is familiar with the complexities of site development. Therefore, the group is relying on staff for guidance. COMMISSIONER McSWAIN stated it would be a smoother transition, if the Commission were privy to at least a site plan to get an idea of what the group intends to create. MR. DAWLEY affirmed that some of the homeowners wish to market their properties. There are other owners who currently operate a business, others who plan to develop their property into an office and still others who intend to lease. MR. DAWLEY explained that by obtaining the zone change and meeting the basic conditions required by staff, it would give each property owner the opportunity to move forward with their individual plans.

CHAIRMAN TRUESDELL briefly summarized the conditions and emphasized that the entire project must be accomplished collectively.

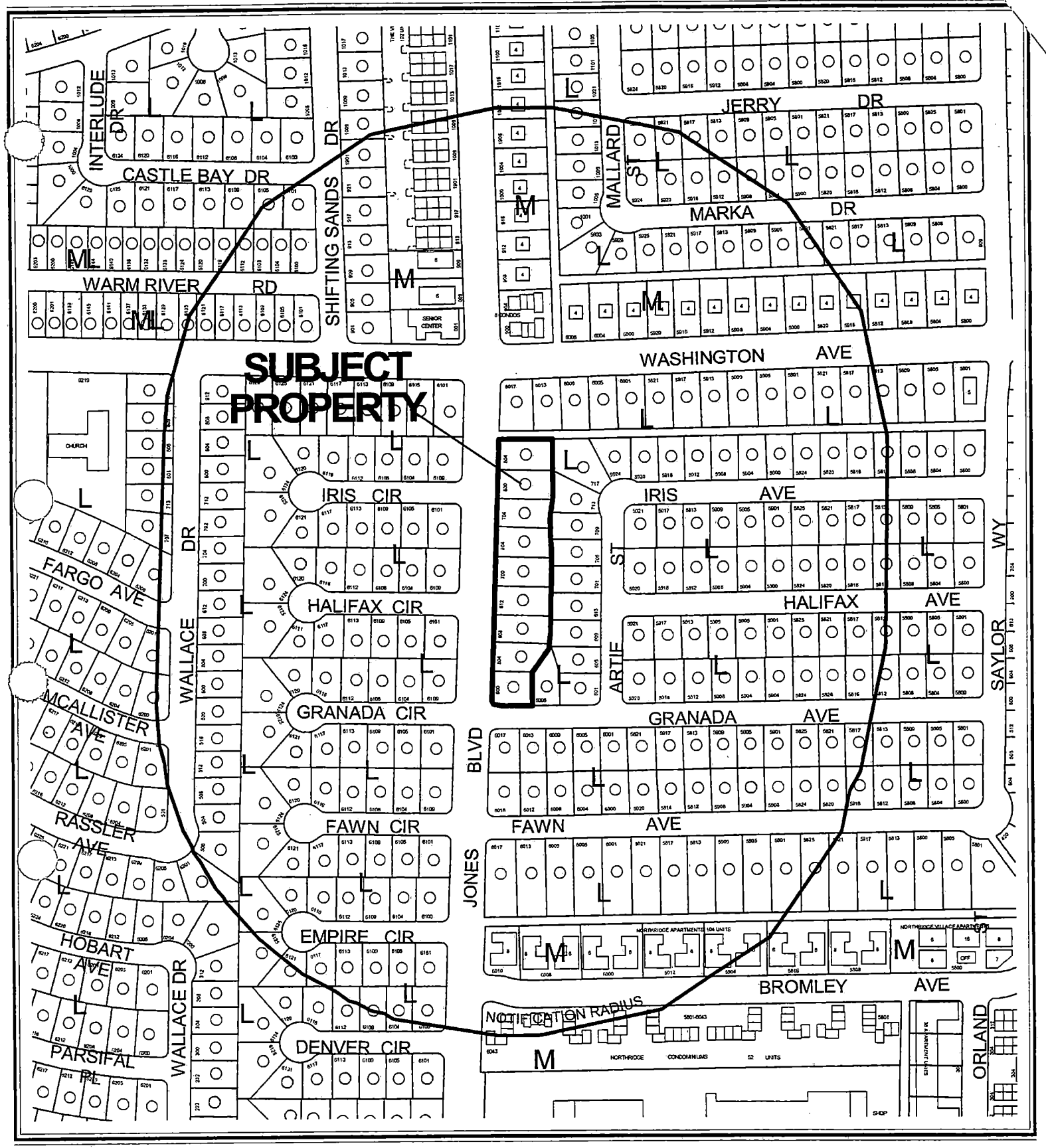
PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 28 – GPA-3388

MINUTES – Continued:
There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 28 [GPA-3388] and Item 29 [ZON-3474].

NOTE: All discussion for Item 28 [GPA-3388] and Item 29 [ZON-3474] was held under Item 28 [GPA-3388].

(6:27 – 6:51)
1-2746/2-1



0 200 400 Feet

CASE: **GPA-3388**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

N



0 200 400 Feet

CASE: **GPA-3388**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

O (OFFICE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3388 - MELANIE BITTNER, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

DON

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the Southwest Sector Plan of the General Plan land use designation of nine lots at 600 to 804 North Jones Boulevard from L (Low Density Residential) to O (Office). A rezoning application, ZON-3474, has also been submitted in conjunction with this application to rezone these lots from R-1 (Single Family Residential) to P-R (Professional Office and Parking).

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 Low Density Residential land uses (if residential) with a maximum density of six dwelling units per acre.

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

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre.

08/18/99 The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.

09/06/00 The City Council approved the *City of Las Vegas Master Plan 2020*. This site is within the Neighborhood Revitalization Area as described in the Plan.

09/03/03 The City Council approved an update of the Southwest Sector Map (GPA-2479) of the city of Las Vegas General Plan. On this map, the subject properties were designated for Low Density Residential land uses, with a maximum density of 5.5 dwelling units per acre.

DON

DETAILS OF APPLICATION REQUEST

Site Area: 1.7 acres (nine lots)

EXISTING LAND USE

Subject Property	Single Family Residential
North	Single Family Residential
South	Across Granada Avenue – Single Family Residential
East	Single Family Residential
West	Across Jones Boulevard – Single Family Residential

PLANNED LAND USE

Subject Property	L (Low Density Residential)
North	L (Low Density Residential)
South	Across Granada Avenue – L (Low Density Residential)
East	L (Low Density Residential)
West	Across Jones Boulevard – L (Low Density Residential)

EXISTING ZONING

Subject Property	R-1 (Single Family Residential)
North	R-1 (Single Family Residential)
South	Across Granada Avenue – R-1 (Single Family Residential)
East	R-1 (Single Family Residential)
West	Across Jones Boulevard – R-1 (Single Family Residential)

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

DEFINITIONS

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

DON

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

ANALYSIS

The subject request is to change the land use classification of nine lots along Jones Boulevard from a Low Density Single Family Residential classification to an Office classification. An accompanying application is submitted to rezone the subject properties from a Single Family Residential district to a Professional Office and Parking district.

The subject request would introduce non-residential office development into an otherwise established single-family residential area. The applicants have presented their reasons for justifying this action as follows:

1. The residential nature of these properties has long since disappeared. Jones is a major thoroughfare with dense traffic that often travels in excess of the posted 35 MPH. The I-95 interchange is nearby. Much of the traffic is made up of large commercial trucks and semi tractor-trailers.

2. The current situation presents a dangerous health and safety issue. We cannot back safely from our driveways onto Jones, which is the typical way to exit your garage onto the street in front of your house. Children cannot play safely in the front yard. Street parking is dangerous because the curb lane is used as a right turn lane. This change will lead to development of off street parking.

3. Property values are decreasing due to the loss of a residential environment. Consequently there is little or no incentive to maintain the property, which is now beginning to deteriorate. The proposed action will stimulate development and increase property values in an area that is in decline.

4. Many properties south of the freeway have already been approved for similar activity. The difference here is that all nine-property owners are acting together which will mitigate the piecemeal development seen there. (The owners of) those properties south of the freeway (who) have completed improvements have done so in a way that has greatly improved the appearance of the area. We expect similar improvement will accrue as a result of this action.

DON

The property owners make the argument that because the lots front on Jones Boulevard, they ought to be developed for office use. The reasons they present are compelling. Jones Boulevard is shown on the Master Plan of Streets and Highways as a Secondary Collector (80-foot wide) street that carries an abundance of traffic.

For the same reasons expressed by the property owners, staff supports changing the land use classification of the subject properties.

FINDINGS

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

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations;
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts;
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to the first condition, office development is a low intensity commercial use that provides a good transition between incompatible elements such as a high traffic carrier and single family residences.

In regard to the second condition, the staff likewise believes that zoning for a low intensity office development will provide a good transition between single family development and a highly traveled arterial street.

In regard to the third condition, public facilities and infrastructure presently exist to support commercial development. Access would be directly to Jones Boulevard. The property is within the necessary 1.5-mile radius of a fire station located at 190 Upland Boulevard and approximately the same distance from a future police station proposed at Tenaya Way and Lake Mead Boulevard.

In regard to the fourth condition, objectives and policies applicable to the subject area are addressed in the *City of Las Vegas Master Plan 2020*. The properties are specifically located in the "Neighborhood Revitalization Area." Goal 2 (page 42) states: "Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation." The office development will serve to improve an area that is experiencing a slight decline because of the existing traffic conditions.

DON

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

A neighborhood meeting was held with the surrounding property owners. Five of the property owners who are part of the application and two neighbors who reside on Washington Street attended. There were no objections expressed.

NOTICES MAILED: 217 [Mailed with ZON-3474]

APPROVALS: 0

PROTESTS: 1

DON

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3388 APN: 138-25-310-001

Name of Property Owner: RASHID MURAT

Name of Applicant: RASHID MURAT

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: Rashid Murat

Subscribed and sworn before me

This 14 day of FEB, 20 02

Kathleen L Kamzay

Notary Public in and for said County and State

State of Nevada

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3388 APN: 138-25-310-002

Name of Property Owner: Melanie Bittner

Name of Applicant: _____

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Melanie Bittner

Print Name: Melanie Bittner

Subscribed and sworn before me

This 8th day of August, 2003

Martha E Stephens

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARTHA E. STEPHENS
My Appointment Expires
November 16, 2006
No: 98-22693-1

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3388 APN: 138-25-310-003

Name of Property Owner: Robert J. House

Name of Applicant: Robert J. House

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Robert J House

Subscribed and sworn before me

This 14 day of November, 2003

Melanie Dowling

Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3388 APN: 138-25-310-004

Name of Property Owner: SUSAN H. LINTON

Name of Applicant: _____

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

_____Yes _____✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Susan H. Linton

Print Name: SUSAN H. LINTON

Subscribed and sworn before me

This 8th day of August, 2003

Melanie Dowling

Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3388 APN: 138-25-310-005

Name of Property Owner: Raul Sanchez

Name of Applicant: _____

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: RAUL SANCHEZ

Subscribed and sworn before me

This 8 day of August, 2003

_____
Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3388 APN: 138-25-310-006

Name of Property Owner: Robson

Name of Applicant: Robson

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: Daniel R. Robson

Print Name: Daniel R. Robson, Jr

Subscribed and sworn before me

This 18 day of August, 2003

Melanie Dowling

Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3388 APN: 138-25-310-007

Name of Property Owner: Fidelity Trust Dated 9/26/1992

Name of Applicant: Ralph J. Lampman trustee

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: Ralph J. Lampman trustee

Subscribed and sworn before me

This 1st day of October, 2003

[signature]

Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3388 APN: 138-25-310-008

Name of Property Owner: CAROLE FORDE

Name of Applicant: _____

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

_____Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Carole Forde

Print Name: CAROLE FORDE

Subscribed and sworn before me

This 20 day of August, 2003

Melanie Dowling

Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3388 APN: 138-25-310-009

Name of Property Owner: John & Diane Masters

Name of Applicant: John Masters

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: John Masters

Subscribed and sworn before me

This 18 day of August, 2003

Melanie Dowling

Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

NOTICE OF PUBLIC HEARING

GENERAL PLAN AMENDMENT

MEETING: PLANNING COMMISSION
DATE: JANUARY 22, 2004
TIME: 5:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Case: GPA-3388

13826713042
DUDLEY WILLIAM L & J LIV TR
9470 FISHER AVE
LAS VEGAS NV 89149-2450

GPA-3388

REQUEST BY MELANIE BITTNER, ET AL 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).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

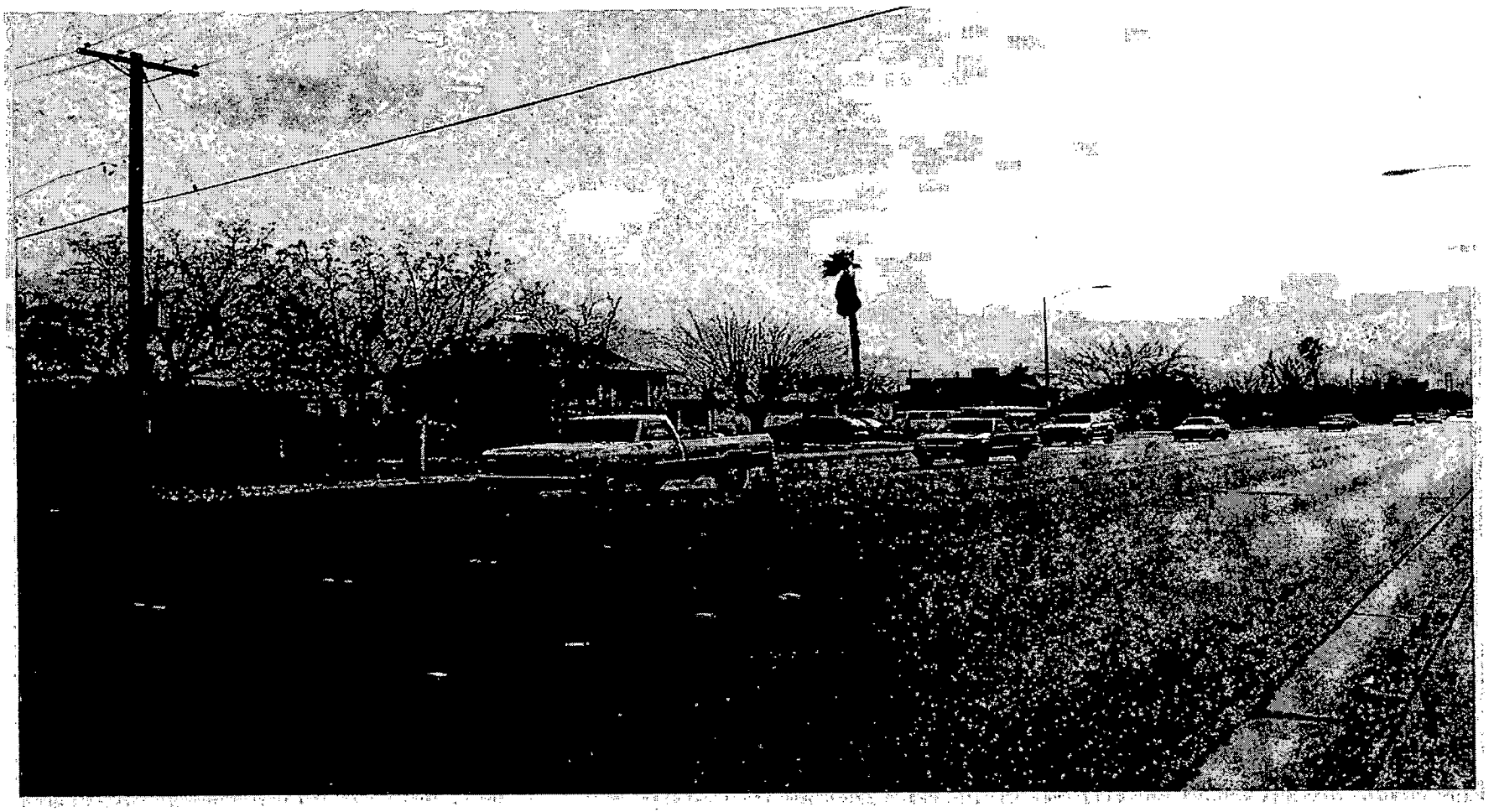
Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) http:\\www.lasvegasnevada.gov.

CITY OF LAS VEGAS NEVADA

NO

KYLE C. WELTON, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



GPA-3388 - MELANIE BITTNER, ET AL
600 - 804 NORTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3388 - MELANIE BITTNER, ET AL
600 - 804 NORTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

WASHINGTON
BUFFALO
DECATUR
CHARLESTON

CHARLESTON NEIGHBORHOOD PRESERVATION, CORPORATION

"Doing things today that will improve tomorrow"
ph/fx:702-877-2438

22 January 2004

Dear Planning Commissioners, Planners, LV city Council & Mayor:

Impressed as we are by the "commercial" zoning on East Jones South of the freeway to Alta/Charleston. Trash zoning is a better title.

Therefore, we adamantly request that IF ANY ONE PERSON OF THE PROMISED NUMBER "PULL OUT", THE ENTIRE DEAL IS SQUASHED.

Also, for the protection of the homeowner whose yards abut the proposed "commercial" strip, a wall of at least 10 feet be required.

Whatever other protections can be added to the items 28 & 29 for the protection of the neighborhood and to maintain its liveability, we request that those be suggested and added as conditions for the folks who have made a Commercial Pact.

Sincerely,

June Ingram

June Ingram --CNP pres.

Submitted at Planning Commission

Date 1/22/04 Item 28 & 29

BOARD MEMBERS
Joe Apicella - Dennis Ardine - Vicki Arnold - Dick Bratton - Sue Brna - Juanita Clark - Miriam Een
Rose Honrath - June Ingram - Rick Johnson - Geno Lonardo - Sherry Mason - Ray Merchant
Art Merryman - Dorthy Orr - Sandy Windom

ADVISORY BOARD
Marcus Gobel - Barbara Roth - Layne Rushforth - Jean Withers

and others

137 S. Lorenzi Street • Las Vegas, Nevada 89107

P E T I T I O N

We sign for ~~NO~~ REZONING on the East side of Jones Blvd. We can see just to the South of us what happens to a neighborhood after such rezoning.

NAME	ADDRESS	PHONE
Maggie Gridwin	6009 Granada Ave	877-6938
Yvonne McCarthy	6005 Granada	878-0521
John Sherouse	6017 Washington Ave	870-2203
Jodie Sherouse	6017 W Washington Ave	870-2203
DARRYL A WILLIAMS	6363 CLARICE AV.	821-1209
BRIAN V. SANTORA	6249 garwood ave	870-5643
Rich Halligan	6248 garwood Ave	877-1315
STEVE LEVY	6109 IRIS	360 427 3
ERIC LEE	6101 IRIS CR.	822-2273
DOLORES JENNISON	6104 Halifax	877-0036
Ruby Martin	6120 Halifax Cir.	
Natalie Lopez	6113 Halifax Cir.	870 78 07
Richard Harris	6105 Halifax Cir.	309-7934
ANDREW MOLINA	6105 GRANADA CIR.	
CORINNE HYDE	6100 FAWN CIRCLE	878-8845
Paul Bm	6112 Fawn CIR	362-3592
Sherri K. Hughes	6124 FAWN Circle	259-0975
Kosiloni Adams	6109 Fawn Cir	258-9924
~~Angelina Gonzalez~~	6104 Empire Cir	822-6710
Michael Dobrey	6108 Empire	979-9189
RODNEY OXBORROW	6124 EMPIRE CR.	259-5238
VICTORIANO N. ABRINI	6101 EMPIRE	2593238
Anna Kolenda	5920 Halifax	870-7957
GUY ARBUTHNOT	709 ARTIE ST	808-4577

Submitted at Planning Commission
Date 1/22/04 Item 28 + 24

City of Las Vegas

Agenda Item No.: 29

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
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).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	29	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Protest from June Ingram – Charleston Neighborhood Pres. (attached at Item 28 [GPA-3388])
5. Submitted at meeting: Petition of Opposition with 24 signatures (attached at Item 28 [GPA-3388])

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:
NOTE: See Item 28 [GPA-3388] for related discussion.
(6:27 – 6:51)
1-2746/2-1

CONDITIONS:
Planning and Development
1. A General Plan Amendment (GPA-3388) from L (Low Density Residential) to an O (Office) land use designation approved by the City Council

CONDITIONS - Continued:

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

3. A comprehensive site development plan, including all lots, shall be submitted for approval by the Planning and Development Department and the Department of Public Works prior to the issuance of a Certificate of Occupancy for any of these lots. This plan shall show the location of joint driveways, a consistent landscaping plan and joint parking and access agreements.

Public Works

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

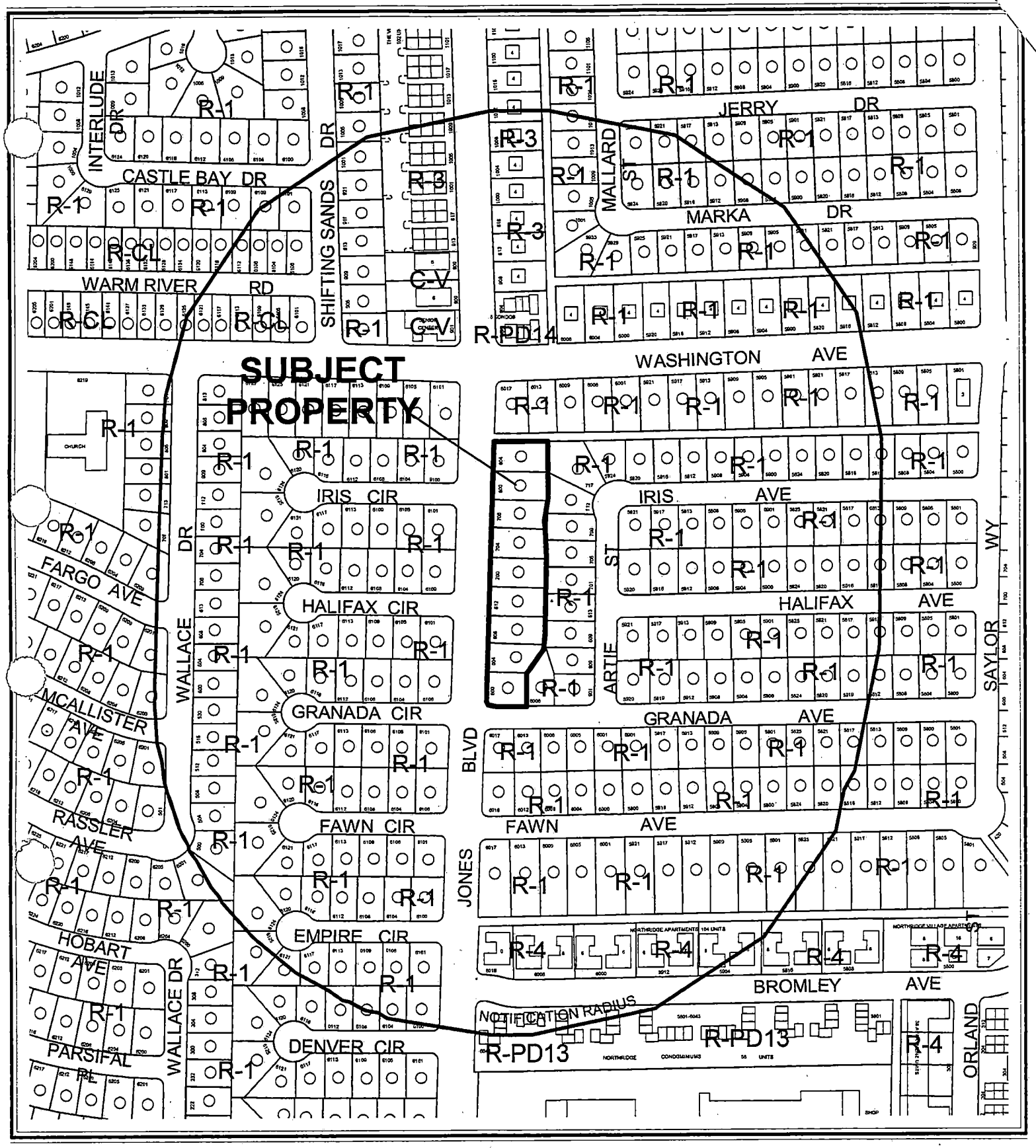
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site.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

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

CONDITIONS - Continued:

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

7. Provide a copy of a recorded Joint Access Agreement between all parcels comprising this site prior to the issuance of any permits. All parking and driveways shall be designed and constructed such that no vehicles must back out onto Jones Boulevard or Granada Avenue. Where individual lots are not large enough to accommodate two way traffic into and out of the parking lots, adjacent parcels shall come in together to provide appropriate two way traffic handling.



CASE: **ZON-3474**

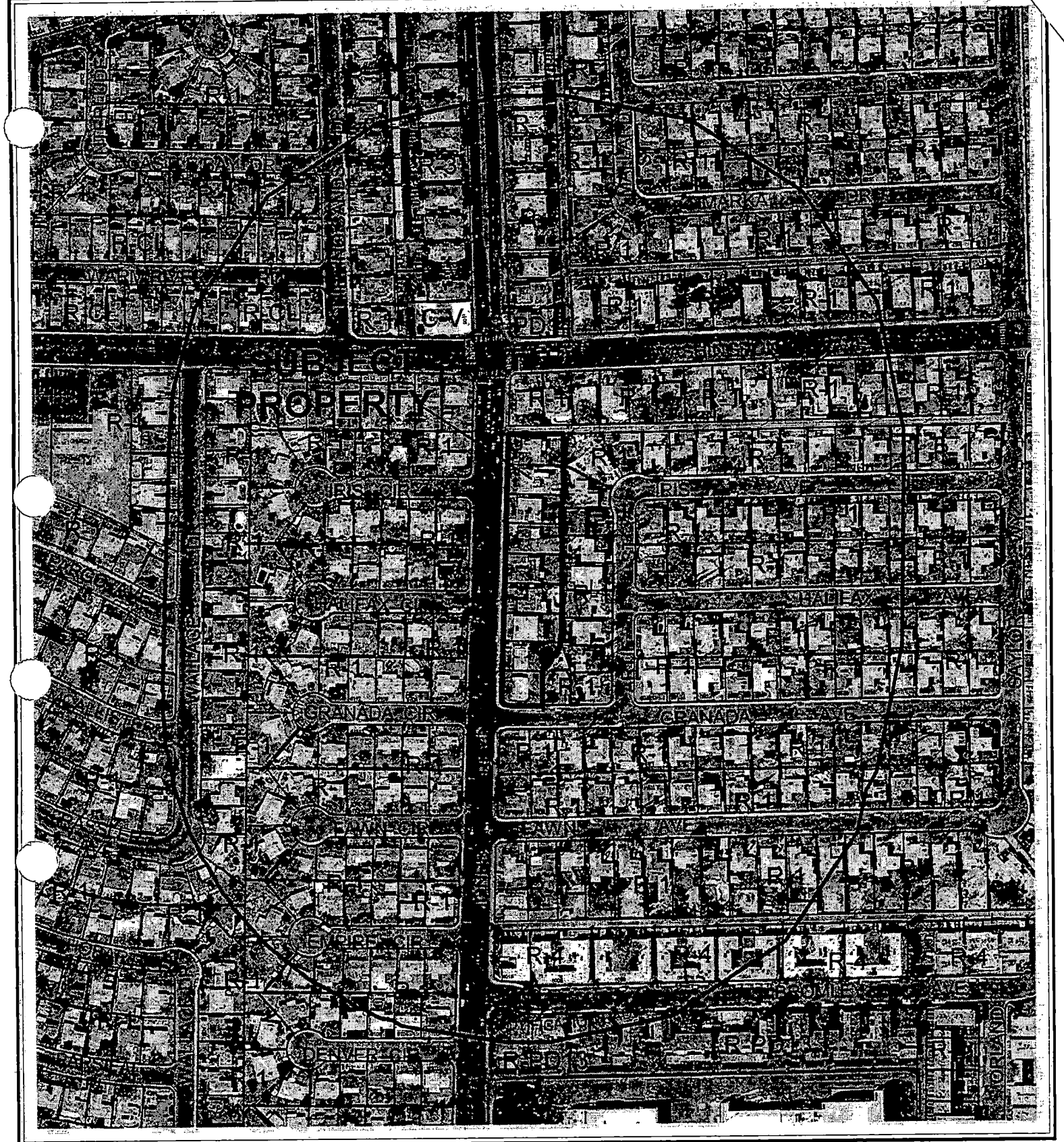
RADIUS: 750 FT

0 200 400 Feet

N

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



0 200 400 Feet

CASE: **ZON-3474**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3474 - MELANIE BITTNER, ET AL

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-3388) from L (Low Density Residential) to an O (Office) land use designation approved by the City Council

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

3. A comprehensive site development plan, including all lots, shall be submitted for approval by the Planning and Development Department and the Department of Public Works prior to the issuance of a Certificate of Occupancy for any of these lots. This plan shall show the location of joint driveways, a consistent landscaping plan and joint parking and access agreements.

Public Works

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

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

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

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

7. Provide a copy of a recorded Joint Access Agreement between all parcels comprising this site prior to the issuance of any permits. All parking and driveways shall be designed and constructed such that no vehicles must back out onto Jones Boulevard or Granada Avenue. Where individual lots are not large enough to accommodate two way traffic into and out of the parking lots, adjacent parcels shall come in together to provide appropriate two way traffic handling.

DON

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to rezone nine lots at 600 to 804 North Jones Boulevard from R-1 (Single Family Residential) to P-R (Professional Office and Parking).

B) Applicant's Justification

The property owners of the nine lots state in a letter attached to the application the following:

- From U.S. 95 to two miles north, there are only nine single family homes that front on Jones Boulevard. All other homes front on a side street.
- Jones Boulevard is now a five-lane arterial street that carries an abundance of traffic.
- The property owners no longer enjoy any of the amenities that accompany home ownership in a residential neighborhood because of traffic conditions that in no way were caused by the property owners.

BACKGROUND INFORMATION

A) Previous Actions

01/08/04 The accompanying GPA request (GPA-3388) was pulled from the Planning Commission agenda in an effort to allow the applicant time to submit this request.

B) Pre-Application Meeting

08/01/03 The staff requested that Site Plan Review be required for each property prior to development/ conversion of each property

C) Neighborhood Meetings

A neighborhood meeting was held as part of the related General Plan Amendment application (GPA-3388). Five of the property owners who are part of the application attended, including two neighbors who reside on Washington Street. There were no objections expressed.

DON

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.7 acres (nine lots)

B) Existing Land Use

Subject Property	Single Family Residential
North	Single Family Residential
South	Across Granada Avenue – Single Family Residential
East	Single Family Residential
West	Across Jones Boulevard – Single Family Residential

C) Planned Land Use

Subject Property	L (Low Density Residential)
North	L (Low Density Residential)
South	Across Granada Avenue – L (Low Density Residential)
East	L (Low Density Residential)
West	Across Jones Boulevard – L (Low Density Residential)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North	R-1 (Single Family Residential)
South	Across Granada Avenue – R-1 (Single Family Residential)
East	R-1 (Single Family Residential)
West	Across Jones Boulevard – R-1 (Single Family Residential)

E) General Plan Compliance

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

The site is not subject to any special area plans, overlay districts, study area or trail requirements.

DON

The existing General Plan designation of the subject site is L (Low Density Residential). However, the applicant is requesting to amend this land use designation to O (Office). The proposed rezoning to P-R (Professional Office and Parking) is consistent with this proposed General Plan designation. Staff is recommending approval of the General Plan Amendment request.

F) Zoning Code Compliance

The redevelopment / conversion of each residence and its compliance with the Zoning Code will be addressed as each submits an application for Site Development Plan Review.

GENERAL ANALYSIS AND DISCUSSION

The subject request would introduce office into an otherwise established single-family residential area. The applicants have presented their reasons for justifying this action and are expressed as follows:

1. The residential nature of these properties has long since disappeared. Jones is a major thoroughfare with dense traffic that often travels in excess of the posted 35 MPH. The I-95 interchange is nearby. Much of the traffic is made up of large commercial trucks and semi tractor-trailers.

2. The current situation presents a dangerous health and safety issue. We cannot back safely from our driveways onto Jones, which is the typical way to exit your garage onto the street in front of your house. Children cannot play safely in the front yard. Street parking is dangerous because the curb lane is used as a right turn lane. This change will lead to development of off street parking.

3. Property values are decreasing due to the loss of a residential environment. Consequently there is little or no incentive to maintain the property, which is now beginning to deteriorate. The proposed action will stimulate development and increase property values in an area that is in decline.

4. Many properties south of the freeway have already been approved for similar activity. The difference here is that all nine-property owners are acting together which will mitigate the piecemeal development seen there. (The owners of) those properties south of the freeway (who) have completed improvements have done so in a way that has greatly improved the appearance of the area. We expect similar improvement will accrue as a result of this action.

Essentially, the property owners make the argument that because the lots front on Jones Boulevard, their properties ought to be developed for commercial use. The reasons they present are compelling, particularly in light of the fact that they are all coming in for rezoning at one time, instead of in a piecemeal fashion. This makes assessing the impacts of the rezoning easier to predict.

Jones Boulevard is shown on the Master Plan of Streets and Highways as a Secondary Collector (80-foot wide) street that carries an abundance of traffic. The staff supports rezoning the subject properties for the same reasons expressed by the property owners.

Essential to ensuring this rezoning operates in a manner that is harmonious and compatible with the surrounding area is the installation of shared driveways and joint access and parking agreements among all the applicants. This includes prohibiting any vehicles from backing out directly to Jones Boulevard. Also, construction of a wall to the rear of these properties and a consistent landscaped planter along Jones Boulevard will be required at the time of site development plan review.

FINDINGS

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

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

   The existing General Plan designation of the subject site is L (Low Density Residential). However, the applicant is requesting to amend this land use designation to O (Office). The proposed rezoning to P-R (Professional Office and Parking) is consistent with this proposed General Plan designation. Staff is recommending approval of the General Plan amendment request.

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

   The uses allowed in the P-R (Professional Offices and Parking) zone allow offices, which are a good transitional use to residential development. Offices are generally characterizes by a low level of activity; the limited traffic generation and hours of operation are less disruptive to a residential environment.

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

DON

The increase in traffic on Jones Boulevard has resulted in conditions that are detrimental to the residents whose properties front on Jones Boulevard.

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

Jones Boulevard is a Secondary Collector (80-foot wide) street. As an arterial street, it is designed to carry a high volume of traffic. Access to the street is difficult, but with suitable changes in parking lot and driveway orientation, vehicular access will be manageable (see conditions of approval).

NOTICES MAILED 217 [Mailed with GPA-3388]

APPROVALS 0

PROTESTS 1

DON

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138-25-310-001

Name of Property Owner: Rashid Murat

Name of Applicant: Kathleen Hamzas, agent

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: Kathleen L Hamzas

Print Name: Kathleen L. Hamzas

Subscribed and sworn before me

This 14 day of November, 2003

Melanie Dowling

Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No. 00-59896-1
My Appt. Exp. Dec. 1, 2003

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138-25-310-002

Name of Property Owner: Melanie Bittner

Name of Applicant: Melanie Bittner

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: Melanie Bittner

Subscribed and sworn before me

This 8th day of December, 2003

Martha E. Stephens

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MARTHA E. STEPHENS
My Appointment Expires
November 16, 2006
No: 98-22693-1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138-25-310-003

Name of Property Owner: Terry : Robert Horse

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Jm House

Print Name: TERRY HOUSE

Subscribed and sworn before me

This 14 day of November 2003

Melanie Dowling

Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

Copy of Deed

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138-25-310-004

Name of Property Owner: Susan H. Linton

Name of Applicant: Susan H. Linton

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: Susan H. Linton

Subscribed and sworn before me

This 8th day of August, 2003

Melanie Dowling

Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138-25-310-005

Name of Property Owner: Raul Sanchez

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: RAUL SANCHEZ

Subscribed and sworn before me

This 8th day of August, 2003

_____
Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138-25-310-006

Name of Property Owner: DANIEL R. ROBSON, JR.

Name of Applicant: DANIEL R. ROBSON, JR

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: Daniel R Robson

Subscribed and sworn before me

This 21st day of February, 2003

Laura A McGuire

Notary Public in and for said County and State

LAURA A. McGUIRE
Notary Public - Nevada
No. 00-64814-1
My appt. exp. Aug. 21, 2004

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138-25-310-007

Name of Property Owner: Ralph J. Lampman Tee of the Fidelity trust
Dated June, 6 1992.

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 6 day of February, 2002

Brenda L. Albrecht
Notary Public in and for said County and State

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3474 APN: 138-25-310-009

Name of Property Owner: John & Diane Mastro

Name of Applicant: _____

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: John V. Mastro

Subscribed and sworn before me

This 18 day of August, 2003

Melanie Dowling

Notary Public in and for said County and State

MELANIE DOWLING
Notary Public - Nevada
No.00-59896-1
My Appt. Exp. Dec. 1, 2003

NOTICE OF PUBLIC HEARING

REZONING

William L. Dudley
9470 Fisher Ave.
Las Vegas, NV 89149

MEETING: PLANNING COMMISSION
DATE: JANUARY 22, 2004
TIME: 5:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-3474

REQUEST BY MELANIE BITTNER, ET AL 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).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call 229-6301 (TDD 386-9108) http:\\www.lasvegasnevada.gov.

CITY OF LAS VEGAS NEVADA

NO

KYLE CHALTON, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



ZON-3474 - MELANIE BITTNER, ET AL
600 - 804 NORTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3474 - MELANIE BITTNER, ET AL
600 - 804 NORTH JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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 Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
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 – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 30 [GPA-3418] and Item 31 [ZON-3420].

ANDY REED, Planning and Development Department, briefly described the land use designation changes to portions of the West Las Vegas Sector Future Land Use Map. He stated that in 1992 the City Council adopted a General Plan Land Use Maps that subsequently were discovered to be in conflict with the zoning classifications on the property. He stated that to resolve issues created by the split zoning and by the incompatible General Plan designations, staff proposes to change the General Plan for the property, a portion to Service Commercial and the balance to Medium-Low Attached.

MINUTES – Continued:

MR. REED added that the zoning for the first portion would be C-1 and R-2 for the remainder. He noted that Condition 2 of the Zoning Request should be modified to delete the reference to the Site Development Plan Review (SDR-3372) and noting that everything within 300 feet of Rancho Drive is C-1 and everything outside of that portion would be R-2 as specified in the Zoning Request. Staff recommended approval on both applications subject to the appropriate conditions.

BILL JEWELL, 3497 Holly Avenue, objected to the proposed changes. He stated that there are apartments across the street from his property and they have lowered the value of his property. MR. REED clarified that the proposed amendment only affects 17.5 acres.

IMOGENE GRIGGS, 1704 Ferrell Street, stated that the streets in that area are very narrow and inquired as to the type of development planned for the area. CHAIRMAN TRUESDELL explained that this project has been on-going and in dire need of cleaning up old zoning matters along Rancho Drive. At such time as a Plan is presented it would be done at a Public Hearing. CHAIRMAN TRUESDELL assured MS. GRIGGS that the City has no plans related to the development of this area.

LISA MANNETTI, 3497 Holly Avenue, expressed concern regarding the section designated R-2 at the back of the proposed 300 feet of commercial property. On the overhead, she indicated property owned by her parents. She was upset at hearing that 21 units per acre are proposed for the adjacent property. CHAIRMAN TRUESDELL explained that this application did not pertain to that section along Holly Avenue.

ROBERT GENZER, Director of Planning and Development Department, explained that the Commission is tasked with looking at three zoning categories, one of which allows up to 24 units per acre. The City plans to cut that in half but clarified that no development is proposed at this time. He re-emphasized the same explanation given by CHAIRMAN TRUESDELL that this process is strictly to clean up the multi-densities and zonings that would reflect some semblance of order. With regard to the previous speaker, MR. GENZER stated that the property is a County Island and the City can take no action with regard to it.

ATTORNEY SCOTT HOPPER, Moran & Associates, 630 South 4th Street, represented the interests of Siegfried and Roy and endorsed the recommendations of staff.

BILL McCURDY, no address given, appeared in support. He agreed with the need to clear up the misconceptions that now exist pertaining to land use designations.

MINUTES – Continued:

LEON McKITTRICK, 1441 Via Sedona Street, property owner of several four-plex units located in the vicinity of the subject parcels, objected to the proposed amendments and rezoning request. He preferred to see it back to the 660 feet of commercial rather than having it divided in half to allow more apartments since the area has more than enough low-income housing.

In response to COMMISSIONER McSWAIN, MR. REED clarified that there was a General Plan designation of Medium Density Residential for the entire property. Using the overhead, he pointed out the zoning designations, further explaining the need for the proposed changes.

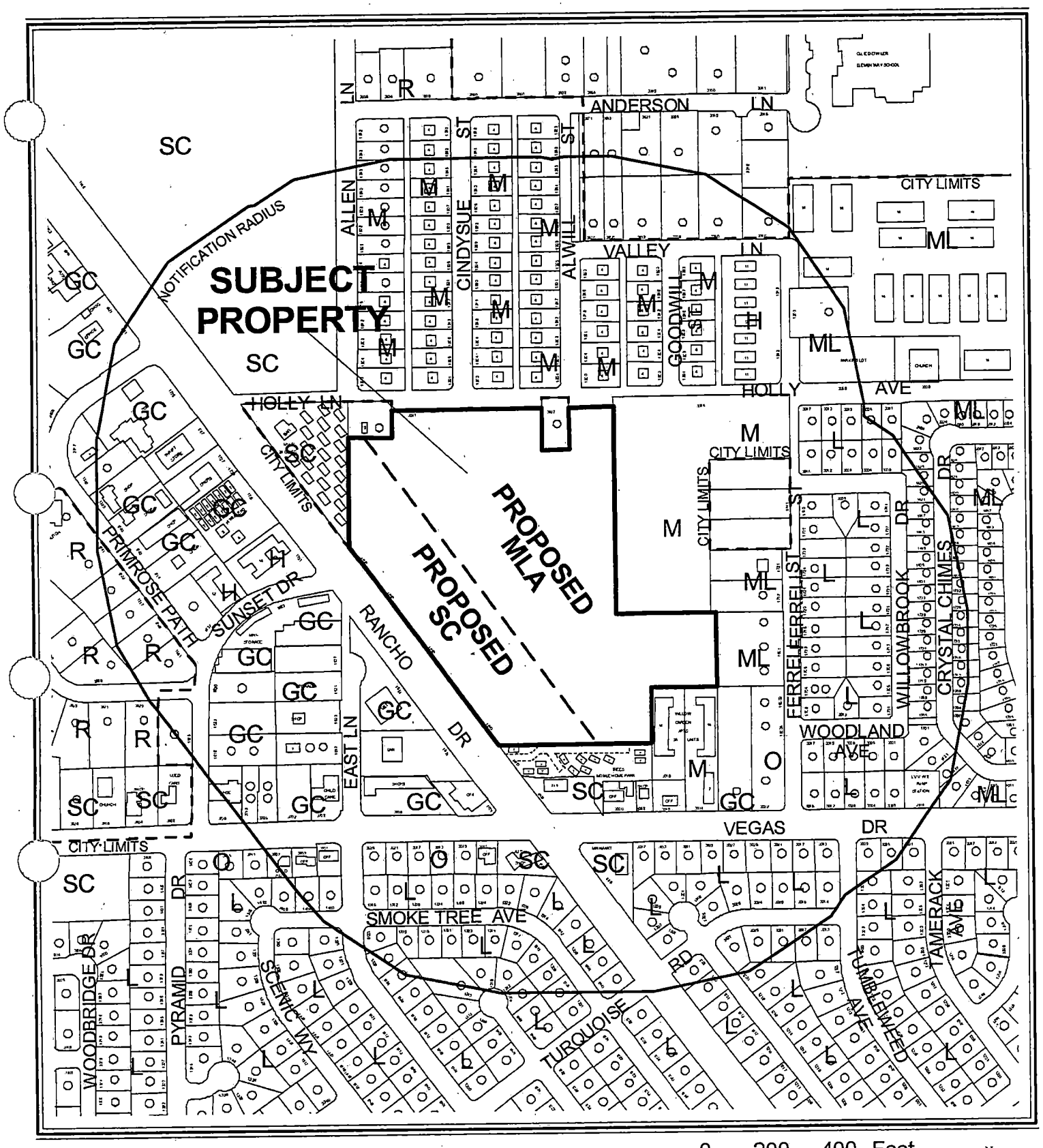
At the conclusion, CHAIRMAN TRUESDELL commended MR. REED for the exemplary work he has done over the past two years.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 30 [GPA-3418] and Item 31 [ZON-3420].

NOTE: All discussion for Item 30 [GPA-3418] and Item 31 [ZON-3420] was held under Item 30 [GPA-3418].

(6:51 – 7:05)



CASE: **GPA-3418**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL) AND MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3418 - CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

AR

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive from M (Medium Density Residential) to SC (Service Commercial) and MLA (Medium-Low Attached Density Residential). A related rezoning (ZON-3420) is also scheduled for consideration.

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 M (Medium Density) Residential land uses with a maximum density of 20 dwelling units per acre.

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

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.

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

DETAILS OF APPLICATION REQUEST

Site Area: 17.05 Acres

EXISTING LAND USE

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

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PLANNED LAND USE

Subject Properties	M (Medium Density Residential)
North	ML (Medium Low Density Residential)
South	L (Low Density Residential)
East	L (Low Density Residential)
West	M (Medium Density Residential)

EXISTING ZONING

Subject Properties	C-2 (General Commercial), R-MHP (Residential Mobile Home Park) and R-E (Residence Estates)
North	R-4 (High Density Residential)
South	C-2 (General Commercial)
East	R-E (Residence Estates)
West	C-2 (General Commercial)

DEFINITIONS

MLA (Medium Low Attached Density Residential) (8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center Area. It is also an appropriate transitional use.

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

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

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INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

Because there are no specific development plans for this site, staff is unable to determine if this proposed General Plan Amendment and its companion rezoning would be considered a Project of Regional Significance as defined in Ordinance No. 5477. A condition has been placed on the related rezoning application (ZON-3420) requiring an impact report to be prepared if warranted by proposed future development.

ANALYSIS

Until 1963, the area known as the Rancho Corridor had been under the jurisdiction of Clark County. While the area was in the County, a zoning action created a continuous strip of C-2 (General Commercial) zoning along a majority of Rancho Drive, from Vegas Drive to the northern city limits of Moccasin Road. In 1963, an act of the State Legislature transferred the properties and their County-assigned zoning districts to the jurisdiction of the City of Las Vegas. In 1992, the City of Las Vegas Planning Commission approved the three Land Use Sector Maps of the General Plan. In many cases, the land uses designated by the General Plan for the properties along Rancho Drive conflict with the existing "strip" C-2 (General Commercial) zoning created by the County action. In an effort to resolve this conflict, the City Council gave staff two directives: The first was an interim measure that directs staff that the General Plan designations, not the zoning classifications, are to be used as the basis for guiding growth along the Rancho Corridor. The second directive given to staff was to review the existing General Plan designations and zoning classifications and recommend appropriate General Plan Amendments and zone changes in an effort to resolve the conflict between the land use plan and the zoning map.

In regard to the subject property, staff is recommending that the General Plan designation be amended to SC (Service Commercial) along the west property line with MLA (Medium-Low Attached) for the remainder of the property so that a transition area is created between the expected commercial development along Rancho Drive and the single-family dwellings to the east.

FINDINGS

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

AR

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

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

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

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

In regard to "1": The proposed plan amendment would provide a buffer between the commercial development likely to occur along Rancho Drive and the single family uses to the east. The intensity and density of development would have no adverse impact on the existing residential development to the east of the subject parcels.

In regard to "2": The proposal will permit zoning that will provide a buffer between the proposed C-1 (Limited Commercial) zoning along Rancho Drive and the R-1 (Single Family Residential) to the east.

In regard to "3": As the subject property is an infill parcels, there are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities that would be permitted by the proposed General Plan Amendment.

In regard to "4": The amendments proposed by staff support Policy 2.1.2 of the 2020 Master Plan, which states that development on vacant or underutilized lots be sensitive in use and design to surrounding development. This application also supports Objective 2.3 of the Master Plan, which states that special area plans should be prepared, adopted and implemented where more detailed planning is needed.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on January 6TH, a neighborhood meeting sponsored by the applicant was held at the Gibson Middle School. Six people attended, and expressed their preference for a supermarket at this location and also expressed concerns regarding possible traffic impacts on nearby streets such as Holly Avenue and Ferrell Street when this property is developed.

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NOTICES MAILED: 279 [Mailed with ZON-3420]

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3418 APN: 139-20-411-015

Name of Property Owner: RANCHO DRIVE PARTNERSHIP

Name of Applicant: CITY OF LAS VEGAS

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

_____Yes _X_ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Andrew P. Reed

Print Name: ANDREW P. REED

Subscribed and sworn before me

This _____day of _____, 20__

_____

Notary Public in and for said County and State



GPA-3418 - CITY OF LAS VEGAS
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 280 FEET NORTH OF VEGAS DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3418 - CITY OF LAS VEGAS
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 280 FEET NORTH OF VEGAS DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 31

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
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).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	2	Planning Commission Mtg.	2
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 2 by deleting *(SDR-3372)* – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:
NOTE: See Item 30 [GPA-3418] for related discussion.
(6:51 – 7:05)

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 31 – ZON-3420

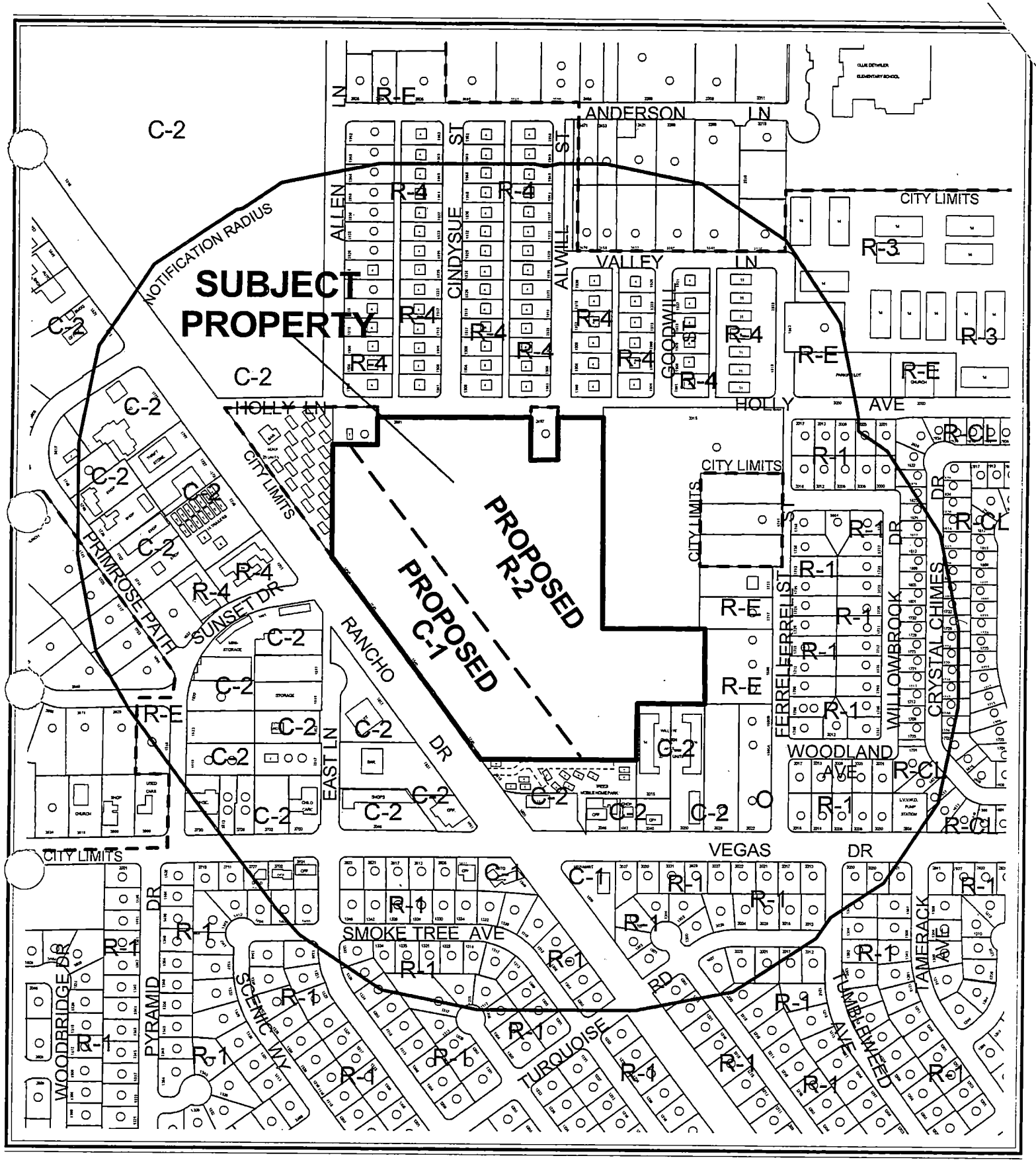
CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3418) to SC (Service Commercial) and MLA (Medium-Low Attached Density Residential) land use designations approved by the City Council.

2. A Site Development Plan Review application (SDR-3372) approved by the Planning Commission and City Council at a public hearing prior to issuance of any permits, any site grading, and all development activity for the site.

3. The property owners or their designees shall prepare an impact report if any proposed future development is determined by staff to be a Project of Regional Significance.



CASE: **ZON-3420**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL) , R-MHP (RESIDENTIAL MOBILE HOME PARK) AND U (UNDEVELOPED) ZONE M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION

PROPOSED ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL) AND R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)



CASE: **ZON-3420**

RADIUS: 750 FT

0 200 400 Feet

N

ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL) , R-MHP (RESIDENTIAL MOBILE HOME PARK) AND U (UNDEVELOPED) ZONE M (MEDIUM DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION

PROPOSED ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL) AND R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3420 - CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-3418) to SC (Service Commercial) and MLA (Medium-Low Attached Density Residential) land use designations approved by the City Council.

2. A Site Development Plan Review application (SDR-3372) approved by the Planning Commission and City Council at a public hearing prior to issuance of any permits, any site grading, and all development activity for the site.

3. The property owners or their designees shall prepare an impact report if any proposed future development is determined by staff to be a Project of Regional Significance.

AR

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the zoning classification of properties located near the northeast corner of Rancho Drive and Vegas Drive. A related General Plan Amendment (GPA-3418) will also be considered on this agenda.

BACKGROUND INFORMATION

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 M (Medium Density) Residential land uses with a maximum density of 20 dwelling units per acre.

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

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.

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

DETAILS OF APPLICATION REQUEST

	YES	NO
Study Area		
Rancho/Charleston Study Area		
Kyle Canyon		
Rancho Corridor	X	
Bonanza Corridor		

AR

INTERAGENCY ISSUES

Because there are no specific development plans for this site, staff is unable to determine if this proposed General Plan Amendment and its companion rezoning would be considered a Project of Regional Significance as defined in Ordinance No. 5477. A condition has been placed on this application requiring an impact report to be prepared if warranted by proposed future development.

DETAILS OF APPLICATION REQUEST

Until 1963, the area known as the Rancho Corridor had been under the jurisdiction of Clark County. While the area was in the County, a zoning action created a continuous strip of C-2 (General Commercial) zoning along a majority of Rancho Drive, from approximately Vegas Drive to the northern city limits of Moccasin Road. In 1963, an act of the State Legislature transferred the properties and their County-assigned zoning districts to the jurisdiction of the City of Las Vegas. In 1992, the City of Las Vegas Planning Commission approved the three Land Use Sector Maps of the General Plan. In many cases, the land uses designated by the General Plan for the properties along Rancho Drive conflict with the existing "strip" C-2 (General Commercial) zoning created by the County action. In an effort to resolve this conflict, the City Council gave staff two directives: The first was an interim measure that directs staff that the General Plan designations, not the zoning classifications, are to be used as the basis for guiding growth along the Rancho Corridor. The second directive given to staff was to review the existing General Plan designations and zoning classifications and recommend appropriate General Plan Amendments and zone changes in an effort to resolve the conflict between the land use plan and the zoning map.

The initial intent of the Rancho Corridor land use study was a City-initiated rezoning of all properties along Rancho to zoning classifications, which conformed to the General Plan designation of each individual property. However, a review of the Plan designations in the area indicated that simply matching the zoning to the designation would lead to several instances of incompatible zoning being adjacent to residential uses. Therefore, staff has decided to proceed with an alternative that rezones property that is zoned C-2 (General Commercial) [or split between C-2 (General Commercial) and R-E (Residence Estates)] and located adjacent to existing residential uses to a district that is more compatible with adjacent uses

FINDINGS

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

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

   City staff is proposing a General Plan Amendments for this property (GPA-3418). If the Amendments are approved as recommended by staff, the proposed zone changes will be in compliance.

   Additionally, the rezonings proposed by staff support Policy 2.1.2 of the 2020 Master Plan, which states that development on vacant or underutilized lots be sensitive in use and design to surrounding development. This application also supports Objective 2.3, which states that special area plans should be prepared, adopted and implemented where more detailed planned is needed.

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

   The designations allowed by the proposed rezoning will be compatible with the existing adjacent land uses or zoning districts because they will buffer residential properties from Commercial areas that could be developed with uses that are not compatible with residential development.

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

   The proposed rezoning will provide appropriate land uses along the Rancho Drive corridor and will not compromise the integrity of the General Plan, if the City Council adopts the proposed land use pattern for the Rancho corridor. The proposed rezoning is the appropriate implementation.

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

   The existing roadways in the area will be adequate in capacity to accommodate the expected traffic generated by the uses allowed within the General Plan Designations. Rancho Drive is a Primary Street and has the capacity to accommodate the anticipated traffic. Average Daily Trips (ADT) for Rancho Drive is 42,313 at Vegas Drive, and for Vegas Drive are 14,725 at Rancho Drive.

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NOTICES MAILED 279 [Mailed with GPA-3418]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3420 APN: 139-20-411-015

Name of Property Owner: RANCHO DRIVE PARTNERSHIP

Name of Applicant: CITY OF LAS VEGAS

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

_____ Yes

X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Andrew P. Reed

Print Name: ANDREW P. REED

Subscribed and sworn before me

This _____ day of _____, 20__

_____

Notary Public in and for said County and State

Revised 2/12/02



ZON-3420 - CITY OF LAS VEGAS
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 280 FEET NORTH OF VEGAS DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3420 - CITY OF LAS VEGAS
EAST SIDE OF RANCHO DRIVE, APPROXIMATELY 280 FEET NORTH OF VEGAS DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
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).

C.C.: 02/18/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:
McSWAIN – MOTION for Approval – Motion carried but failed to obtain the required super majority with DAVENPORT voting No and NIGRO excused [Failure to obtain the required super majority is tantamount to a denial]

To be heard by the City Council on 2/18/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 32 [GPA-3455], Item 33 [ZON-3456] and Item 34 [SDR-3457].

ADRIENNE LOW, Planning and Development Department, explained that the applicant proposes to construct an office building on the subject parcel where a church is currently located. She stated that the development of the Tech Park, north of Smoke Ranch Road would make both the General Plan Amendment and Rezoning Request appropriate. Referencing the Site Plan, she noted that the width of Lot 2 falls slightly short of requirement and would necessitate a waiver. Staff had no problems supporting the waiver as the deviation is considered a minor one.

MINUTES – Continued:

MS. LOW stated that the project meets both the parking and Residential Adjacency Standards and although slightly deficient in the landscaping, will be remedied with a proposed condition of approval. Staff recommended approval of the General Plan Amendment, the Rezoning Request, and the Site Development Plan Review subject to the appropriate conditions.

ATTORNEY JAY BROWN, 520 South 4th Street, appeared on behalf of the applicant. He concurred with staff recommendations and conditions for the General Plan Amendment and the Rezoning Request.

ERNIE FREGGIARO, representative of Encore Commercial, 2480 East Tompkins, asked for clarification of two items. He agreed with relocating the trash enclosure. Along the south side adjacent to the park, he indicated a six-foot landscape buffer along half of the frontage backing up to the park and a fifteen-foot landscape buffer for the remainder. MR. FREGGIARO requested approval to maintain the existing six-foot landscape buffer adjacent to the parking. He also requested the executive garage remain at its present location at the southwest corner of the site. D.J. BUDKEY, 8249 West Aleutian Court, added that the proposed site is located adjacent to a public park.

CAROLE LeDUC, 7575 Rome Boulevard, asked if the Latter Day Saints Church proposes to use the building for their offices or whether it would be for commercial use. ATTORNEY BROWN replied that the property owner will occupy a substantial portion of the Office Complex.

JOHN BONGIORNO, 7536 West Holloran Court, expressed his concern regarding the height of the proposed wall.

Responding to COMMISSIONER McSWAIN'S query, MS. LOW explained that the design standards call for eight feet of landscaping. This development is over-parked; therefore staff believes the applicant could provide the planter at the eight-foot width. MR. FREGGIARO stated they are asking for six-feet along one portion along the south property line adjacent to the parking. MR. CLAPSADDLE stated that they could make the adjustment but noted that more importantly they felt the executive garage should be relocated. ATTORNEY BROWN stated that keeping the garage at its present location was at the request of the executives.

With regard to COMMISSIONER EVANS' comments, MR. FREGGIARO stated that the developers determined that excess parking would be more beneficial than have two additional feet of landscaping.

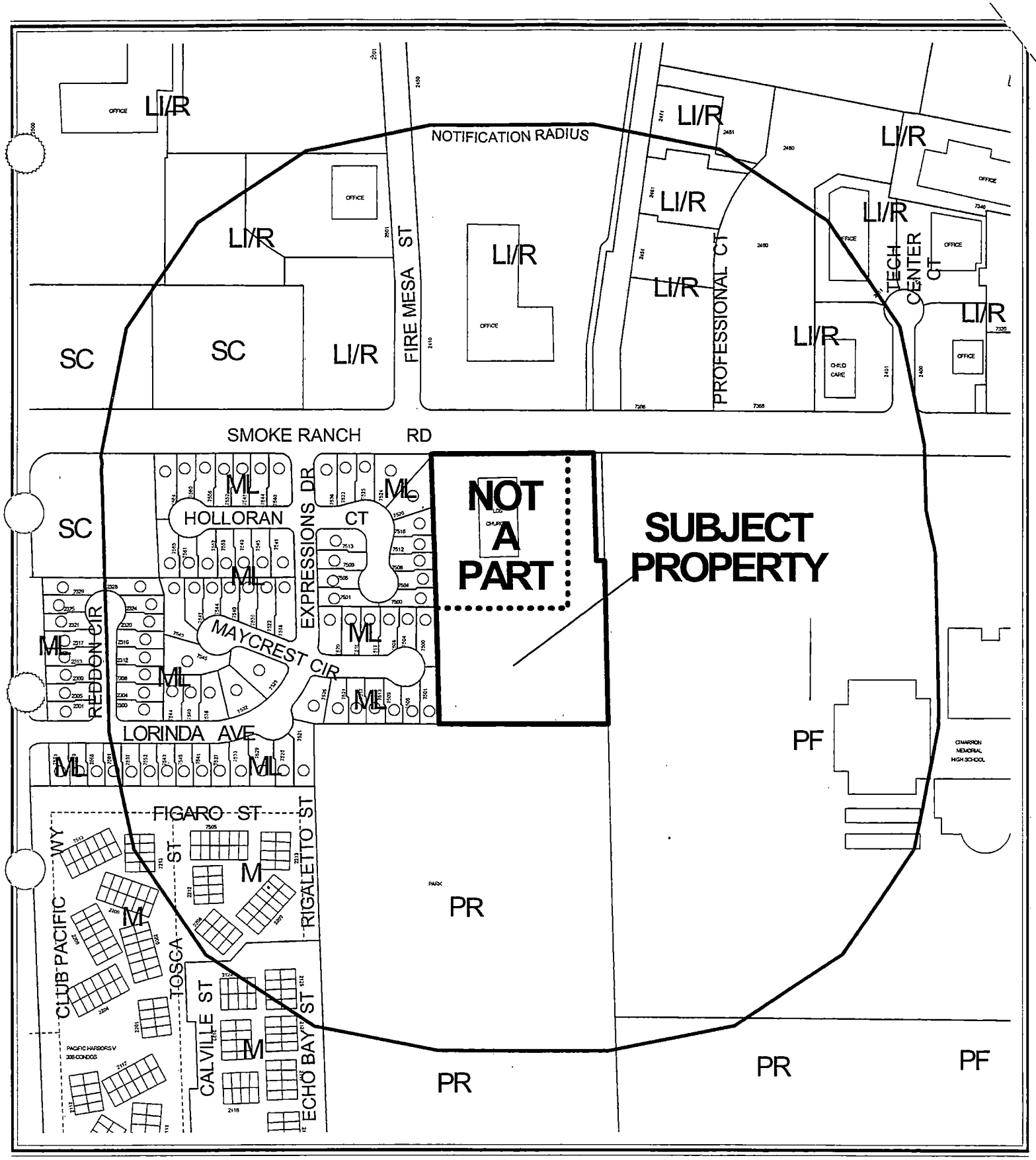
No one appeared in opposition.

MINUTES – Continued:
Three was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 32 [GPA-3455] and Item 33 [ZON-3456] and Item 34 [SDR-3457].

NOTE: All discussion for Item 32 [GPA-3455] and Item 33 [ZON-3456] and Item 34 [SDR-3457] was held under Item 32 [GPA-3455].

(7:05 – 7:22)



0 200 400 Feet

CASE: **GPA-3455**

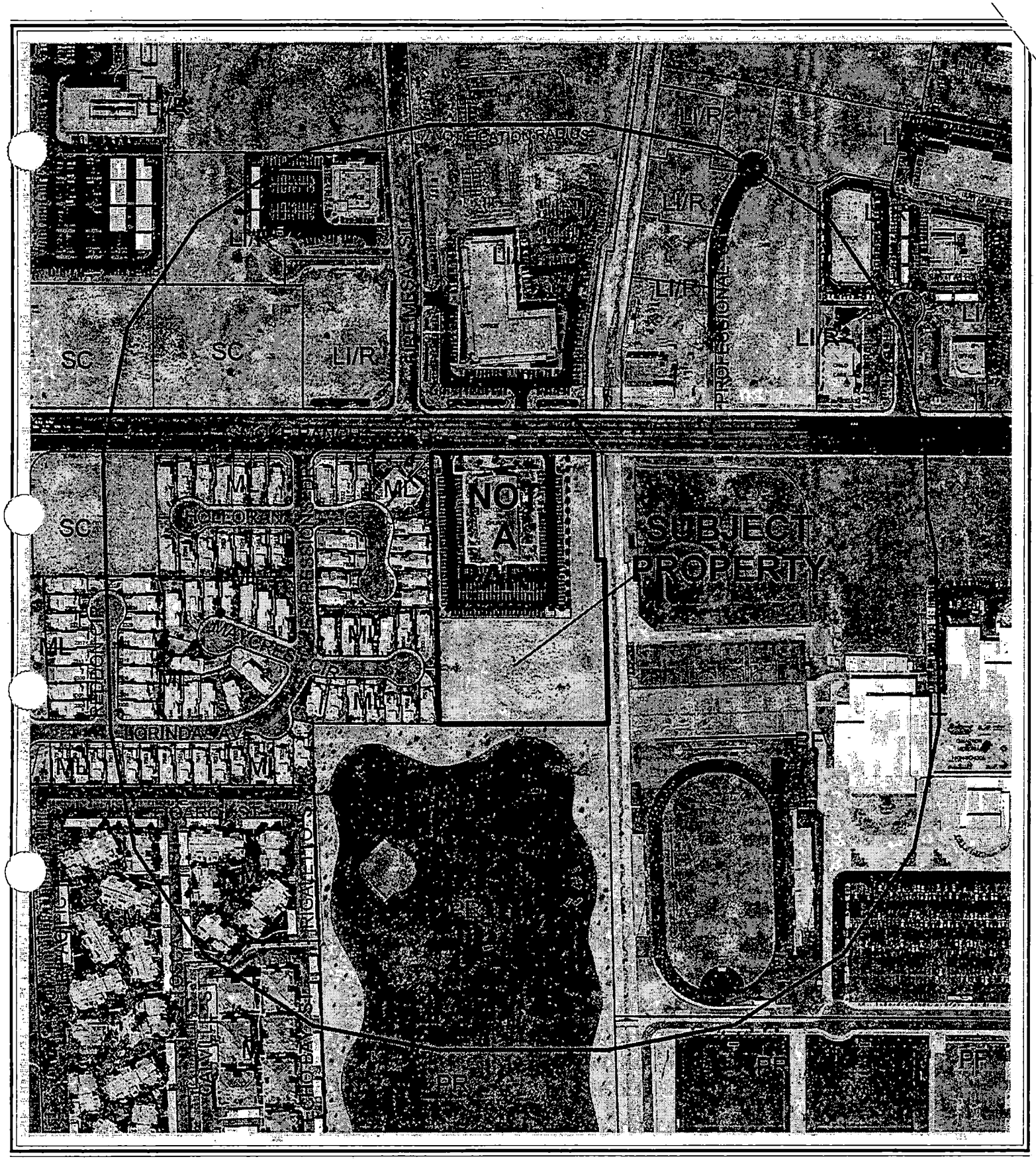
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: O (OFFICE)

N



0 200 400 Feet

CASE: **GPA-3455**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: O (OFFICE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3455 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

LAURA

** STAFF REPORT **

APPLICATION REQUEST

This application seeks 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 Rezoning (ZON-3456) from U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] to P-R (Professional Offices and Parking); and a Site Development Plan Review (SDR-3457) and a Waiver of Commercial Development Standards for a proposed 31,555 square foot office building will be considered as companion agenda items.

JUSTIFICATION LETTER

The applicant's justification letter states there are no adverse impacts on the public health, safety and general welfare of the citizens of Las Vegas by the granting of this GPA (General Plan Amendment) for the change from ML (Medium Low Density Residential) to PR (Professional Office). The letter also explains that the undeveloped portion to the south of the church is proposed to be developed as a two-story 31,555 SF professional office building. The "flagpole" geometry of the site makes it extremely difficult to develop as a medium-low density subdivision. The office building has been located over 195-feet east of the residential properties. There is no visual intrusion onto these two residential lots. The Cimarron High School and Park properties are publicly owned and the setbacks required by the City of Las Vegas Zoning Ordinance have been provided.

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 ML/L (Medium Low Density Residential/Low Density Residential) Residential land uses with a maximum density of 6-12 dwelling units per acre.
12/27/90	The Board of Zoning Adjustment approved a Special Use Permit (U-0225-90) to allow a church on the subject property.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre. The Planning Commission and Staff recommended approval.

LAURA

08/18/99 The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. The Planning Commission and Staff recommended approval.

09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is not specifically designated within a Geographic Strategy Area but is classified as "Other City of Las Vegas Lands" as described in the Plan. The Planning Commission and Staff recommended approval.

DETAILS OF APPLICATION REQUEST

Total Project Site Gross Area (Lot 2):	2.8 Acres
Total Project Site Net Area (Lot 2):	2.73 Acres
Total Parcel Site Gross Area (Lots 1 and 2):	5.4 Acres

EXISTING LAND USE

Subject Property	Religious Facility (Church)
North	Office (Las Vegas Technology Park)
South	Community Park (City of Las Vegas)
East	Buffalo Drainage Channel/Cimarron Memorial High School
West	Single Family Residential

PLANNED LAND USE

Subject Property	ML (Medium Low Density Residential)
North	LI/R (Light Industry/Research)
South	PR (Parks and Recreation)
East	PF (Public Facility)
West	ML (Medium-Low Density Residential)

EXISTING ZONING

Subject Property	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
North	C-PB (Planned Business Park)
South	U (Undeveloped) [Parks and Recreation] ROI to C-V (Civic)
East	C-V (Civic)
West	R-CL (Single Family – Compact Lot)

LAURA

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

DEFINITIONS

ML (Medium Low Density Residential)(5.6 to 8 dwelling units/per gross acre.) This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category.

O (Office) The Office category provides for small lot office conversions as a transition, along Primary and Secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, civic, social, fraternal, and other non-profit organizations.

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The only access is from Smoke Ranch Road, a 100-foot Primary Arterial. Adjacent to the site is the Las Vegas Technology Park to the north, which comprises mostly of professional office development, the Buffalo Drainage Channel and the Cimarron Memorial High School and its associated sports fields to the east, a City community park to the south and a single family residential development to the west.

LAURA

The Southwest Sector Plan of the General Plan designates the site as ML (Medium Low Density Residential). This application proposes to change the land use designation of approximately 2.73 net acres of the 5.41 net acre parcel. The applicant intends to split the use of the property, which currently has a Church located on the northern half adjacent to Smoke Ranch Road. A 33,730 square foot two-story office building and an 825 square foot three-car executive garage are proposed for the flag-shaped southern portion of the property. Access is still via Smoke Ranch Road. The office building will be located at the southeastern portion of the site with parking located to the north and west of the site.

FINDINGS

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

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

   The proposed O (Office) General Plan designation allows for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations. The proposed O (Office) designation is an appropriate transition between the LI/R (Light Industry/Research) and the remaining ML (Medium Low Density Residential) designated properties to the north, the PF (Public Facility) parcels to the east, the PR (Parks and Recreation) designated parcels to the south and the ML (Medium Low Density Residential) lands to the west.

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

   The proposed zoning of P-R (Professional Office and Parking) would permit the proposed 31,555 square foot office building on the site. This zoning designation is compatible with the existing U (ML) Undeveloped (Medium-Low Density Residential) and C-PB (Planned Business Park) C-1 (Limited Commercial) zoning designations immediately to the north, the C-V (Civic) zoning designations to the east and the south of the project site, and finally the R-CL (Single Family – Compact Lot) located to the west of the site. The proposed zone change to P-R (Professional Office and Parking) is compatible with the requested General Plan land use designation of O (Office).

LAURA

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

   There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed office project. The Southwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at the 9850 West Cheyenne (located at the northwest corner of Cheyenne and Metro Academy Way, west of Grand Canyon). Fire Station #42, located at 7331 West Cheyenne Avenue (located west of Tenaya Way) is the closest city facility to the site.

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

   There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

12/22/03 One person attended the neighborhood meeting. Concerns included:

- The large pile of dirt that has been on the site.
- Leaves from the proposed landscaping that may blow into his yard. The applicant responded by proposing trees that will minimize the amount of dropped leaves.
- People may not have been able to find the meeting because the room had been changed.

NOTICES MAILED: 185 [Mailed with ZON-3456 & SDR-3457]

APPROVALS: 0

PROTESTS: 0

LAURA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3455 APN: 138-22-102-001

Name of Property Owner: Namela Holdings, LLC

Name of Applicant: Encore Commercial

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Randel W. Aleman

Subscribed and sworn before me

This 8th day of Dec, 2003

_____
Notary Public in and for said County and State

KIMBERLY A. NOLAN
Notary Public, State of Nevada
Appointment No. 02781071
My Appt. Expires Oct. 1, 2006

Revised 8/2003

Date: 12-8 # Of Pages 5 QUICK FAX OfficeMax

To: Kim Nolan	From: Donna Thornton
Co./Dept.	Co./Dept.
Fax:	Fax:
Phone:	Phone:
Note: Thank you for all your help Ed	E-Mail:

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

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3455 APN: 138-22-102-001

Name of Property Owner: CORPORATION OF THE PRESIDING BISHOP OF THE CHUCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORP

Name of Applicant: Encore Commercial

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: _____

Corporation of the Presiding Bishop
of The Church of Jesus Christ
of Latter-Day Saints, a Utah corporation sole

Signature of Property Owner/Authorized Agent: Terry F. Rudd

Print Name: Terry F. Rudd, authorized Agent

Subscribed and sworn before me

This 5 day of Dec, 2003

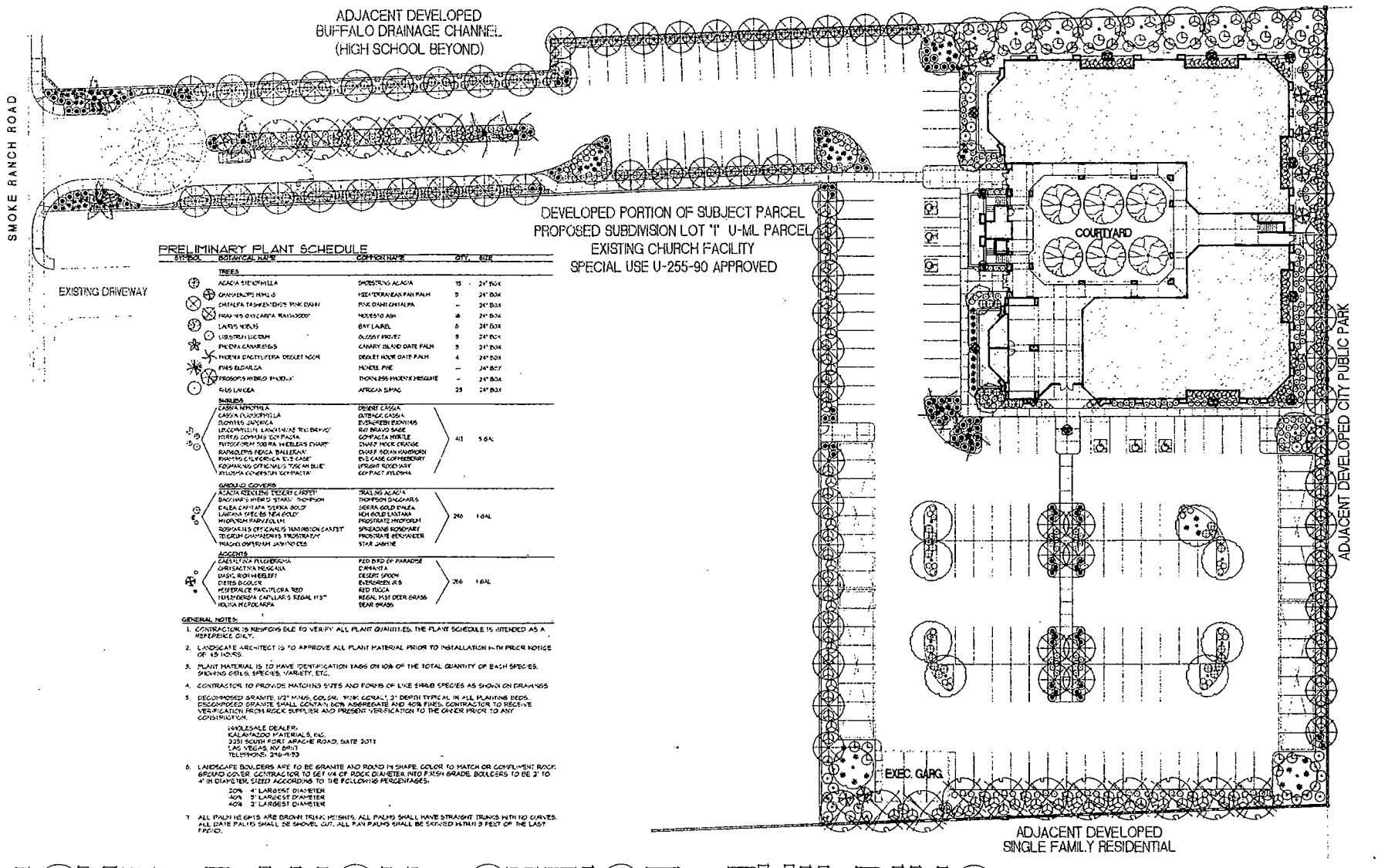
Bruce Findlay

Notary Public in and for said County and State

Notary Public
BRUCE FINDLAY
[illegible] Temple, #1800
[illegible], Utah 84111-0120
Commission Expires
August 24 2004
State of Utah

Revised 2/12/02

STAFF GPA-3455
1-22-04 PC



PRELIMINARY PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
	TREES			
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	15	24" BOX
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	5	24" BOX
	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	–	24" BOX
	FRAXINUS OXYCARPA 'RAYWOOD'	MODESTO ASH	16	24" BOX
	LAURUS NOBILIS	BAY LAUREL	6	24" BOX
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	9	24" BOX
	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	9	24" BOX
	PHOENIX DACTYLIFERA 'DEGLET NOOR'	DEGLET NOOR DATE PALM	4	24" BOX
	PINUS ELDARICA	MONDEL PINE	–	24" BOX
	PROSOPIS HYBRID 'PHOENIX'	THORNLESS PHOENIX MESQUITE	–	24" BOX
	RHUS LANCEA	AFRICAN SUMAC	23	24" BOX
	SHRUBS			
	CASSIA ARTEMISIOIDES	DESERT CASSIA	41	5 GAL
	CASSIA CLEMENSIANA	GUTLESS CASSIA		
	EUONYMUS JAPONICA	EVERGREEN EUONYMUS		
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE		
	MYRTUS COMMUNIS 'COMPACTA'	COMPACTA MYRTLE		
	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	DWARF MOCK ORANGE		
	RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN		
	RHAMNUS CALIFORNICA 'EVE CASE'	EVE CASE COFFEEBERRY		
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY		
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA		
	GROUND COVERS			
	ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	246	1 GAL
	BACCHARIS PILULARIS 'THOMPSON'	THOMPSON BAIGHARS		
	ENCELIA CALIFORNICA 'SIERRA GOLD'	SIERRA GOLD ENCELIA		
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA		
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM		
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	SPREADING ROSEMARY		
	TECOMA CAPENSIS 'PROSTRATA'	PROSTRATE GOLDFINGER		
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		
	ACCENTS			
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	266	1 GAL
	CHRYSACTINIA MEXICANA	DAMIANITA		
	DASYLIRION WHEELERI	DESERT SPOON		
	DIETES BICOLOR	EVERGREEN IRIS		
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA		
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS		
	NOLINA HERCULARPA	BEAR GRASS		

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS
5. DECOMPOSED GRANITE 1/2" MINUS, GOLDEN, PINK, GENERALLY 2" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 80% AGGREGATE AND 20% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   3251 SOUTH FORT APACHE ROAD, SUITE 2011
   LAS VEGAS, NV 89117
   TELEPHONE: 240-4153
6. LANDSCAPE BOULDERS ARE TO BE GRANITE AND ROUND IN SHAPE, COLOR TO MATCH OR COMPLIMENT ROCK GROUND COVER. CONTRACTOR TO SET 1/4 OF ROCK DIAMETER INTO FINISH GRADE. BOULDERS TO BE 3' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
   - 20% 4' LARGEST DIAMETER
   - 40% 3' LARGEST DIAMETER
   - 40% 2' LARGEST DIAMETER
7. ALL PALM HEIGHTS ARE BROWN TRUNK HEIGHTS. ALL PALMS SHALL HAVE STRAIGHT TRUNKS WITH NO CURVES. ALL DATE PALMS SHALL BE SHOVEL CUT. ALL FAN PALMS SHALL BE SKIRTED WITHIN 3 FEET OF THE LAST FROND.

SMOKE RANCH OFFICE BUILDING

PRELIMINARY LANDSCAPE PLAN

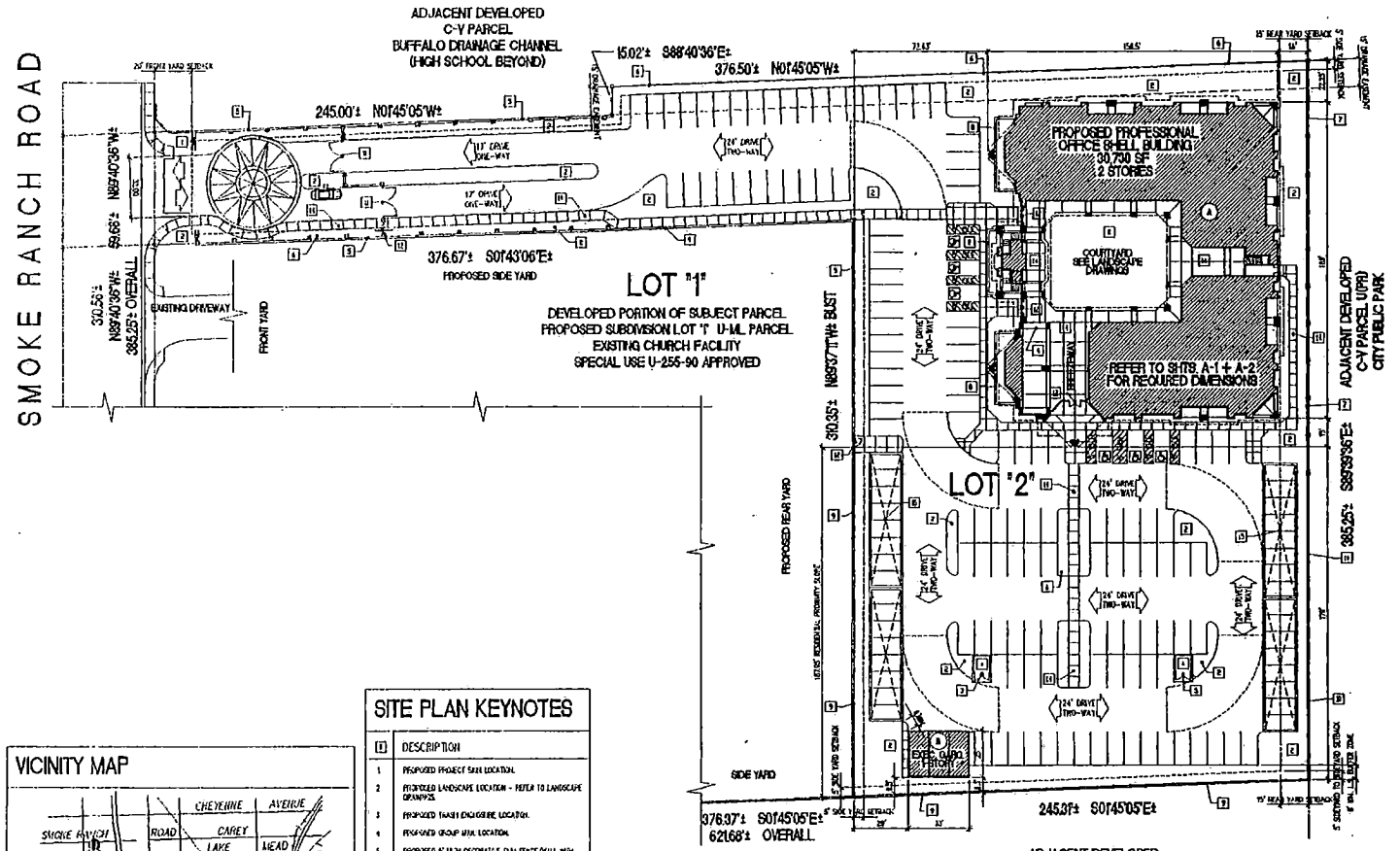
JUZ 93113 12-08-03

IWZUNINO&ASSOCIATES
LANDSCAPE ARCHITECTURE • LAND PLANNING
3191 SOUTH JONES BLVD. LAS VEGAS, NEVADA 89146
PHONE (702) 228-7910 • FAX (702) 873-9715 • EMAIL jim@iwzunino.com

0 20' 40' 80'
SCALE: 1" = 20'-0"

STAFF

GPA-3455
1-22-04 PC



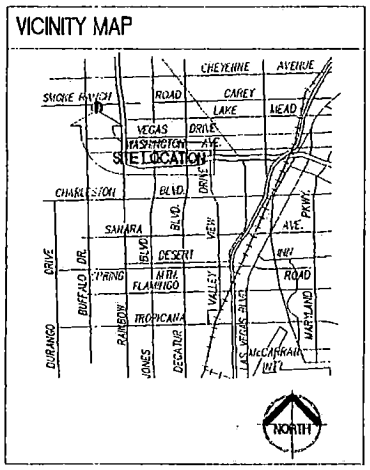
1 PROPOSED SITE DEVELOPMENT PLAN

SCALE 1"=30'-0"

PROJECT DATA

APN	138-22-102-001				
ZONING	CITY OF LAS VEGAS NEVADA - TITLE 19				
PRESENT ZONE	U (H-U) UNDEVELOPED/MEDIUM-LOW				
PROPOSED ZONE	LOT "1" U (H-U) UNDEVELOPED LOT "2" P-R PROFESSIONAL OFFICE AND PARKING				
PROPOSED USES	PROFESSIONAL OFFICE				
SITE AREA	NET SITE AREA		GROSS SITE AREA		
LOT "1"	9.68± AC	421,804 SF	10.24± AC	446,054 SF	
LOT "2"	2.99± ACRES	130,271 SF	3.04± ACRES	132,340 SF	
TOTAL	12.67± AC	552,075 SF	13.28± AC	578,394 SF	
BUILDING / USE / AREA / REQUIRED PARKING TABULATIONS					
BLDG.	PROPOSED USE	GROSS AREA	STORIES	RATIO	CHART
BLDG "A" BLDG "B"	OFFICE ENCL. GARAGE	30,750 SF 600 SF	2 STORY 1 STORY	1/200 0	153 0
	TOTAL	31,350 SF			153
PROPOSED PARKING		153 STANDARD 0 STANDARD CARPOOL 0 ENCL. GARAGE 0 COMPACT 7 HANDICAPPED			153 0 0 0 7
		TOTAL AVAIL.			160 (5.4/1,000)
TRUCK LOADING	REQUIRED: 0 PROVIDED: 0				0
F.A.R. (FLOOR AREA RATIO)		31,350 SF GROSS BUILDING AREA 446,054 SF NET SITE AREA 31,350 / F.A.R. .07 REFER TO OK			
LOT COVERAGE	.50 MAX.	.07 REFER TO OK			
YARD SETBACKS	MIN. PER C-V		PROPOSED		
FRONT INTERIOR SIDE (ADJ. TO RES.) SIDE STREET REAR (ADJ. TO RES.)	20' MIN. 0' MIN. (1 FOOT/3 OF REAR 20' ONSITE) P+CL SIDE 3' MIN. SHALL/ADJ. N/A 15' 10' MIN.		100' THEREFORE O.K. 30' THEREFORE O.K. N/A CHURCH 30' THEREFORE O.K. 30' PERIMETER SLOPE N/A 30' THEREFORE O.K. N/A		
HEIGHT	ALLOWED		PROPOSED		
	35' MAX. 2 STORY		30' THEREFORE O.K. 2 STORY		

VICINITY MAP



SITE PLAN KEYNOTES

#	DESCRIPTION
1	PROPOSED PROJECT SIGN LOCATION.
2	PROPOSED LANDSCAPE LOCATION - REFER TO LANDSCAPE DRAWINGS.
3	PROPOSED TRASH ENCLOSURE LOCATION.
4	PROPOSED GROUP MAIL LOCATION.
5	PROPOSED 6' HIGH DECORATIVE CMU FENCE/WALL WITH DECORATIVE PILASTERS @ 20' O.C. (ZONE BOUNDARY)
6	REPLACE EXISTING CHAIN LINK FENCE WITH ORNAMENTAL WI. FENCE AS PER FLOOD CONTROL DISTRICT STANDARDS. (ZONE BOUNDARY)
7	PROPOSED 6' HIGH DECORATIVE CMU FENCE/WALL WITH DECORATIVE PILASTERS @ 20' O.C. AND ORNAMENTAL WI. FENCE @ UPPER TIER FOR VIEW OF PARK. (ZONE BOUNDARY)
8	PROPOSED 20' HIGH DECORATIVE CMU LANDSCAPE WALL
9	EXISTING 6' HIGH DECORATIVE CMU FENCE/WALL (ZONE BOUNDARY)
10	PROPOSED 6' HIGH DECORATIVE CMU FENCE/WALL (ZONE BOUNDARY)
11	PROPOSED 6' HIGH ORNAMENTAL SECURITY ENTRY GATE AND FENCE WITH CALL BOX.
12	PROPOSED 6' HIGH ORNAMENTAL SECURITY MAN GATE AND FENCE A.D.A. HARDWARE.
13	NOT USED
14	A.D.A. REQUIRED ACCESSIBLE SIDEWALK.
15	PROPOSED COVERED CARPORT STRUCTURES
16	NOT USED.
17	NOT USED.

PRELIMINARY
NOT FOR
CONSTRUCTION

D.R. BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
LAS VEGAS, NEVADA • (702) 645-8844 • FAX (702) 645-8855

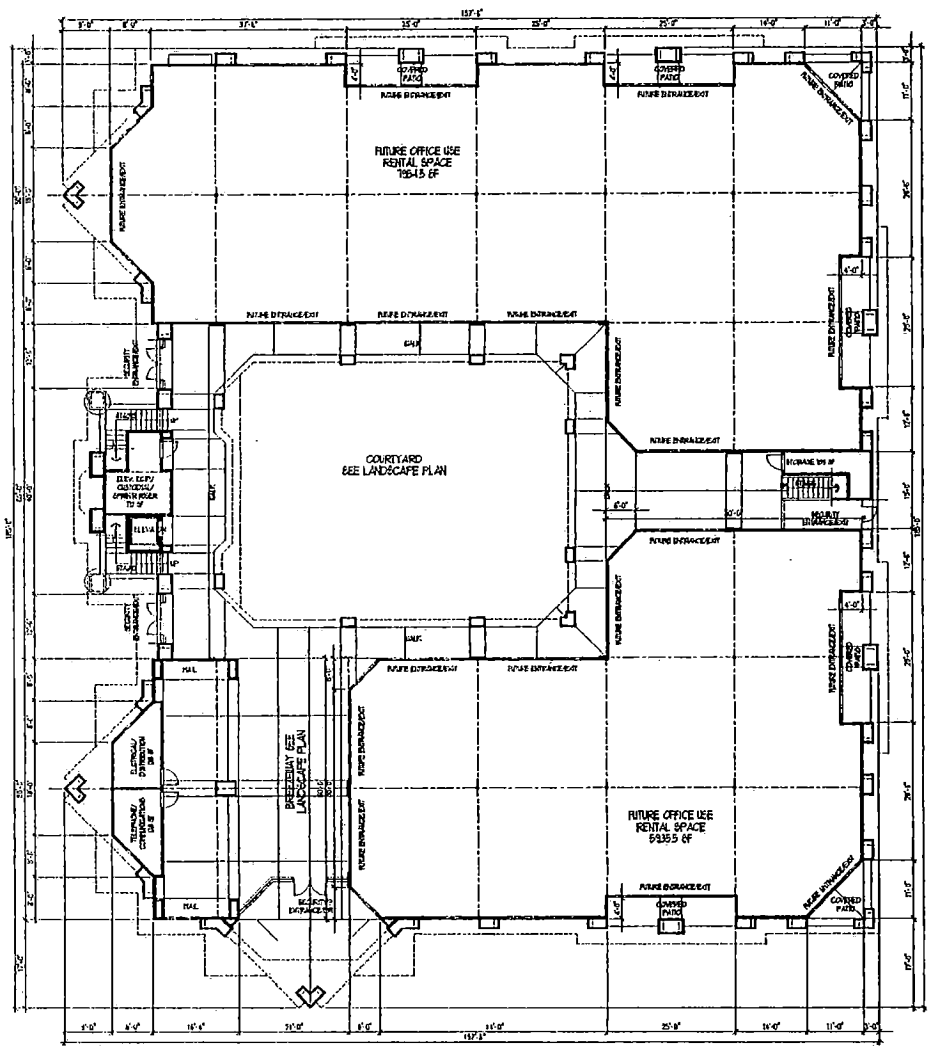
REVISION
1 EXECUTIVE GARAGE 05 AUG 2003
2
3

PROJECT: ZONE CHANGE / D.R.
PROFESS'L OFFICE USE
FOR ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7901 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, APN 138-22-102-001

DATE
SCALE 1"=30'-0"
DESIGNED D.B.
DRAWN D.B.
JOB NO.

SITE DEVELOPMENT PLAN
A-0

STAFF **GPA–0455**
1–22–04 PC



1 FIRST FLOOR PLAN – BUILDING 'A'
SCALE: 3/32"=1'-0"

14,441 GROSS SF
30,730 TOTAL SF

NORTH

area/occup. tab		
LEVEL 1 GROSS AREA	14,441	SQ FT
LEVEL 2 GROSS AREA	16,289	SQ FT
TOTAL BUILT AREA	30,730	SQ FT
TOTAL OCCUPANCY LOAD	1:100	307

PRELIMINARY
NOT FOR
CONSTRUCTION

BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
1285 W. MOANA LN. • RENO, NEVADA • PHONE • (775) 827-6617

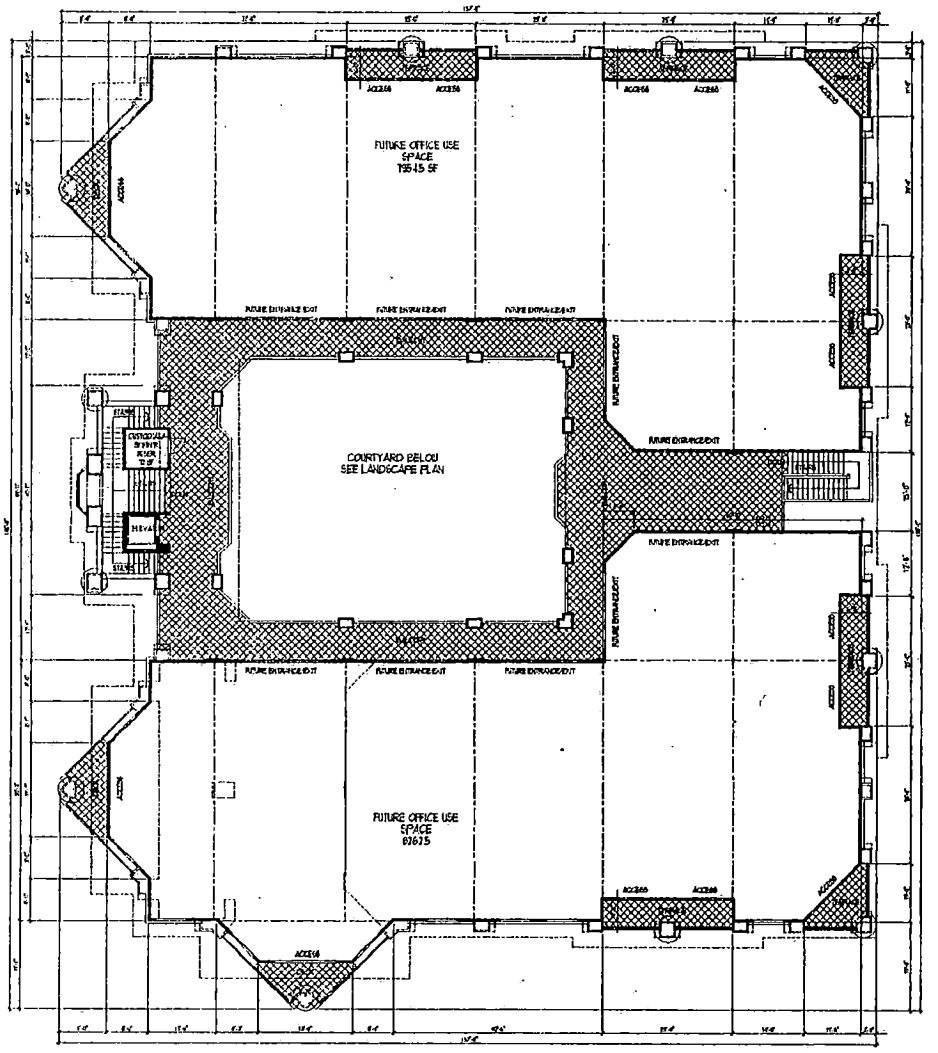
PROJECT: ZONE CHANGE / D.R.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7401 BRACKEN RANCH ROAD, LAS VEGAS, NEVADA, APN 138-22-201-007

DATE	
SCALE	3/32"=1'-0"
DESIGNED	DJG
DRAWN	DJG
JOB NO.	

FIRST FLOOR PLAN
A-1

STAFF

GPA-3455
01-22-04 PC



2 SECOND FLOOR PLAN - BUILDING 'A' - 16,289 GROSS SF
SCALE: 3/32"=1'-0" 30,730 TOTAL SF

NORTH

area/occup. tab		
LEVEL 1 GROSS AREA	14,441	SQ FT
LEVEL 2 GROSS AREA	16,289	SQ FT
TOTAL BUILT AREA	30,730	SQ FT
TOTAL OCCUPANCY LOAD	1:100	307

PRELIMINARY
NOT FOR
CONSTRUCTION

D.R. BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
LAS VEGAS • RENO • DENVER

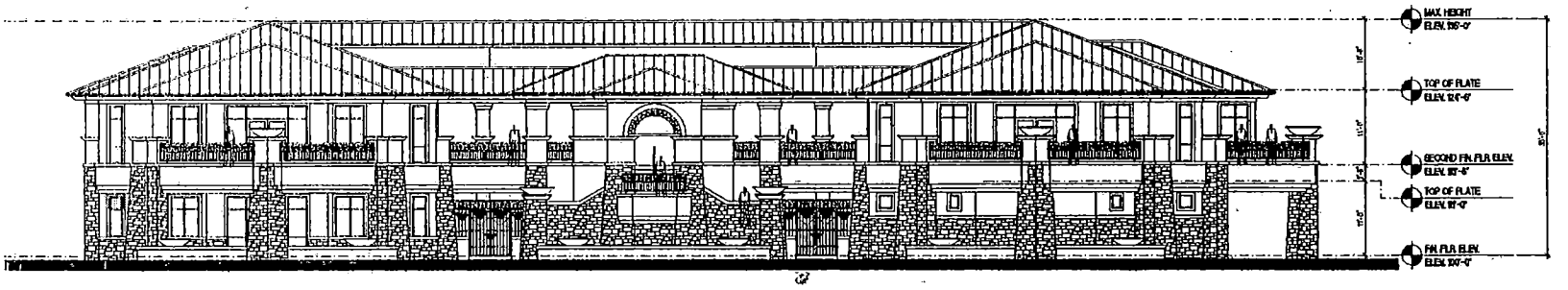
PROJECT: ZONE CHANGE / D.R. PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7401 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, APN: 125-32-402-001

DATE:	
SCALE:	3/32"=1'-0"
DESIGNED:	DJB
DRAWN:	DJB
JOB NO.	

SECOND FLOOR PLAN
A-2

STAFF

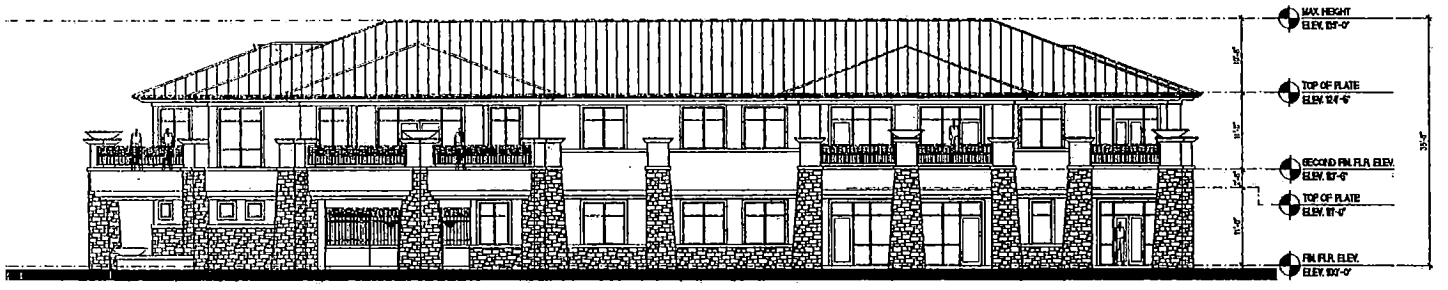
GPA-3455
01-22-04 PC



1 NORTH BUILDING ELEVATION (FACING SMOKE RANCH ROAD)
SCALE: 1/8"=1'-0"

MATERIALS

STANDING SEAM MTL. ROOF
STUCCO WALLS
ALUMINUM STOREFRONT
ACCENT STONE VENEER
ACCENT WROUGHT IRON
ORNAMENTAL W.I. BALCONY RAILS
ORNAMENTAL W.I. SECURITY GATES
DECOR. PLANTER DISHES



2 WEST BUILDING ELEVATION (FACING RESIDENTIAL)
SCALE: 1/8"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION



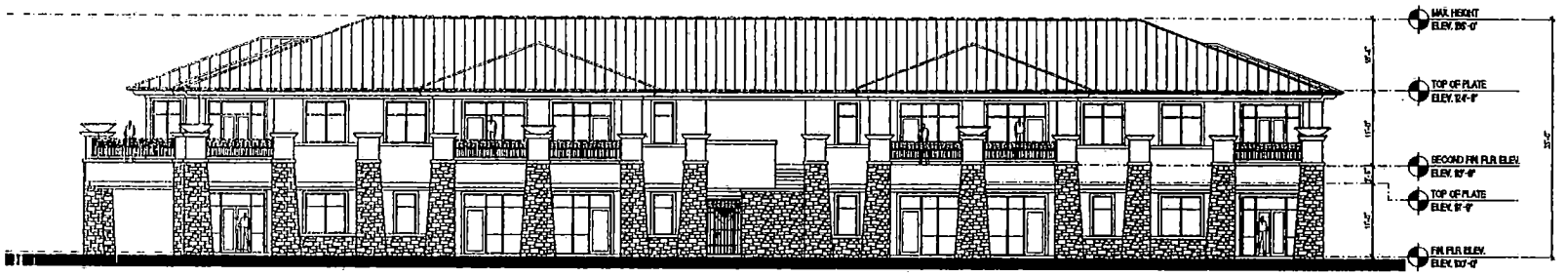
DJ BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
6670 W. CHEYENNE AVE. LAS VEGAS • NEVADA • (702) 243-3000

PROJECT: ZONE CHANGE / D.R.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALBAN, OWNER
LOCATION: 7451 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, APN 138-22-402-001

DATE:
SCALE: 1/8"=1'-0"
DESIGNED: DJB
DRAWN: DJB
JOB NO.

EXTERIOR BUILDING ELEVATIONS
A-3

STAFF
GPA-3455
01-22-04 PC



3 SOTHTH BUILDING ELEVATION (FACING PUBLIC PARK)
SCALE: 1/8"=1'-0"

MATERIALS

STANDING SEAM MTL. ROOF
STUCCO WALLS
ALUMINUM STOREFRONT
ACCENT STONE VENEER
ACCENT WROUGHT IRON
ORNAMENTAL W.I. BALCONY RAILS
ORNAMENTAL W.I. SECURITY GATES
DECOR. PLANTER DISHES



4 EAST BUILDING ELEVATION (FACING HIGH SCHOOL)
SCALE: 1/8"=1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

D.R. BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO

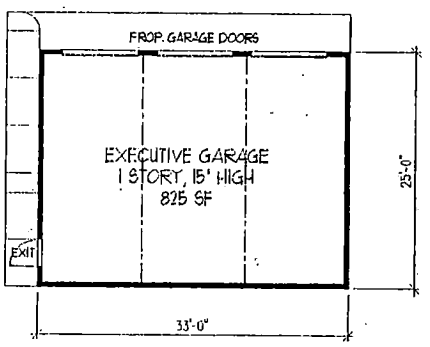
PROJECT: ZONE CHANGE / D.R.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7455 CHARLESTON ROAD, LAS VEGAS, NEVADA, APN 138-23-501-005

DATE	
SCALE	1/8"=1'-0"
DESIGNED	DJB
DRAWN	DJB
JOB NO.	

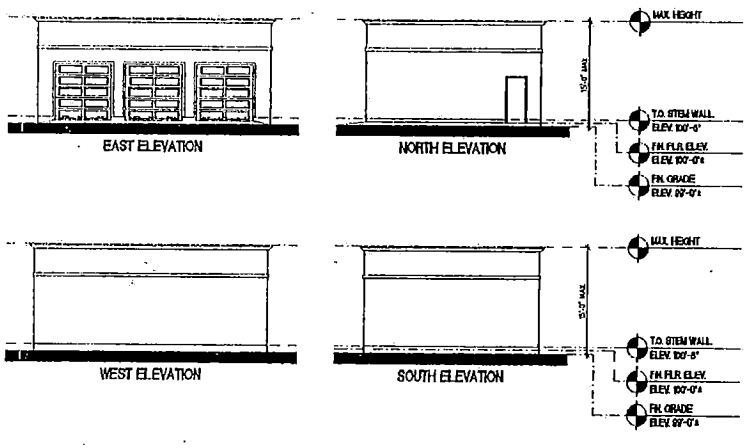
EXTERIOR BUILDING ELEVATIONS
A-4

STAFF

GPA-3455
01-22-04 PC



1 EXECUTIVE GARAGE ACCESSORY STRUCTURE - FLOOR PLAN
SCALE: 1/8"=1'-0"



MATERIALS
STUCCO WALLS
STEEL GARAGE DOORS
STEEL MAN DOOR

A EXECUTIVE GARAGE ACCESSORY STRUCTURE - BUILDING ELEVATIONS
SCALE: 1/8"=1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

D.J. BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO

REVISION
1 GARAGE STRUCTURE ELEVATIONS
2
3

PROJECT: ZONE CHANGE / D.R.
PROFESS'L OFFICE USE
For ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 2421 ENCORE RANCH ROAD, LAS VEGAS, NEVADA APN 138-25-402-001

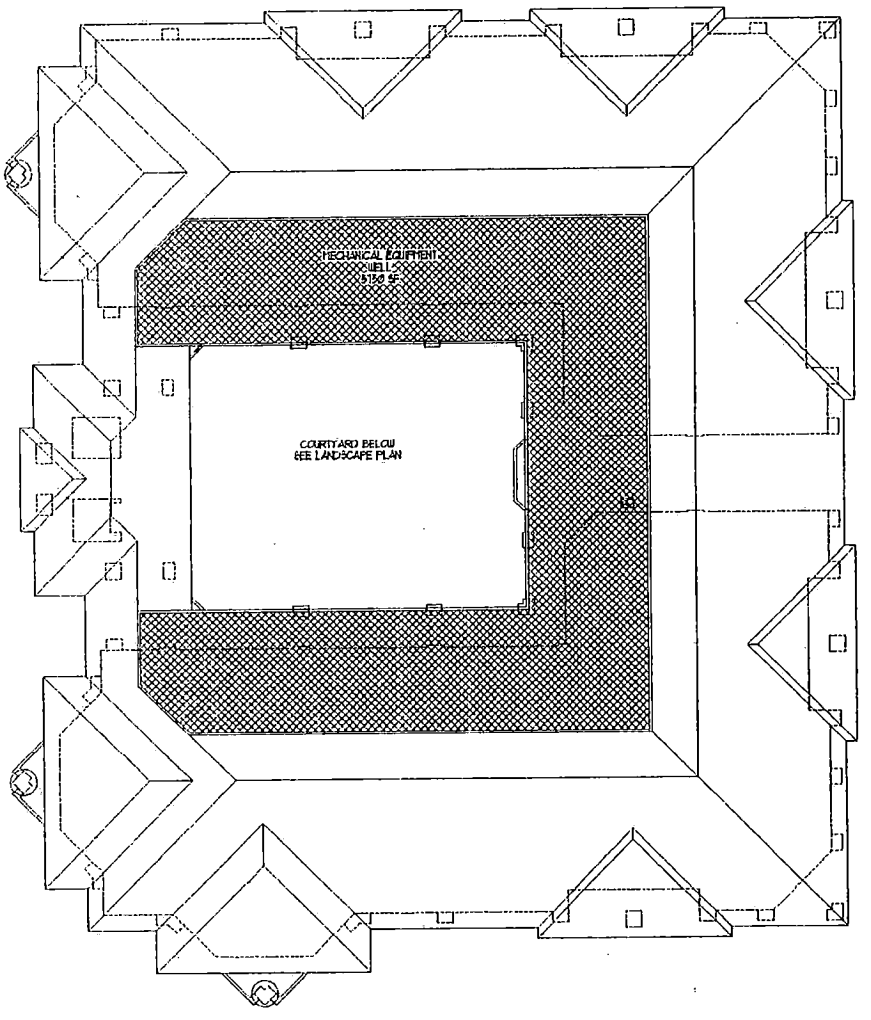
DATE
SCALE 1/8"=1'-0"
DESIGNED DJB
DRAWN DJB
JOB NO.

EXECUTIVE GARAGE ACCESSORY STRUCTURE
A-5

STAFF

GPA-3455

01-22-04 PC



1 SCHEMATIC ROOF PLAN

SCALE: 3/32"-1'-0"

THIS SHEET IS NOT REQUIRED FOR APPLICATION. IT IS PURELY COMPLIMENTARY.

PRELIMINARY NOT FOR CONSTRUCTION

D.J. BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO

PROJECT: ZONE CHANGE / D.R. PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALBAN, OWNER
LOCATION: 7421 SOUTH RAINBOW BLVD, LAS VEGAS, NEVADA APN 163-25-601-001

DATE	
SCALE	3/32"-1'-0"
DESIGNED	DJB
DRAWN	DJB
JOB NO.	

ROOF PLAN

A-R

City of Las Vegas

Agenda Item No.: 33

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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).

C.C.: 02/18/04

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

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with DAVENPORT voting No and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 32 [GPA-3455] for related discussion.

(7:05 – 7:22)

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 33 – ZON-3456

CONDITIONS

Planning and Development

1. A General Plan Amendment (GPA-3455) to an O (Office) land use designation approved by the City Council.

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

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

Public Works

4. A Parcel Map or other legal means to divide the existing parcel shall record prior to the issuance of any permits for this site, in order to create a legal parcel for development.

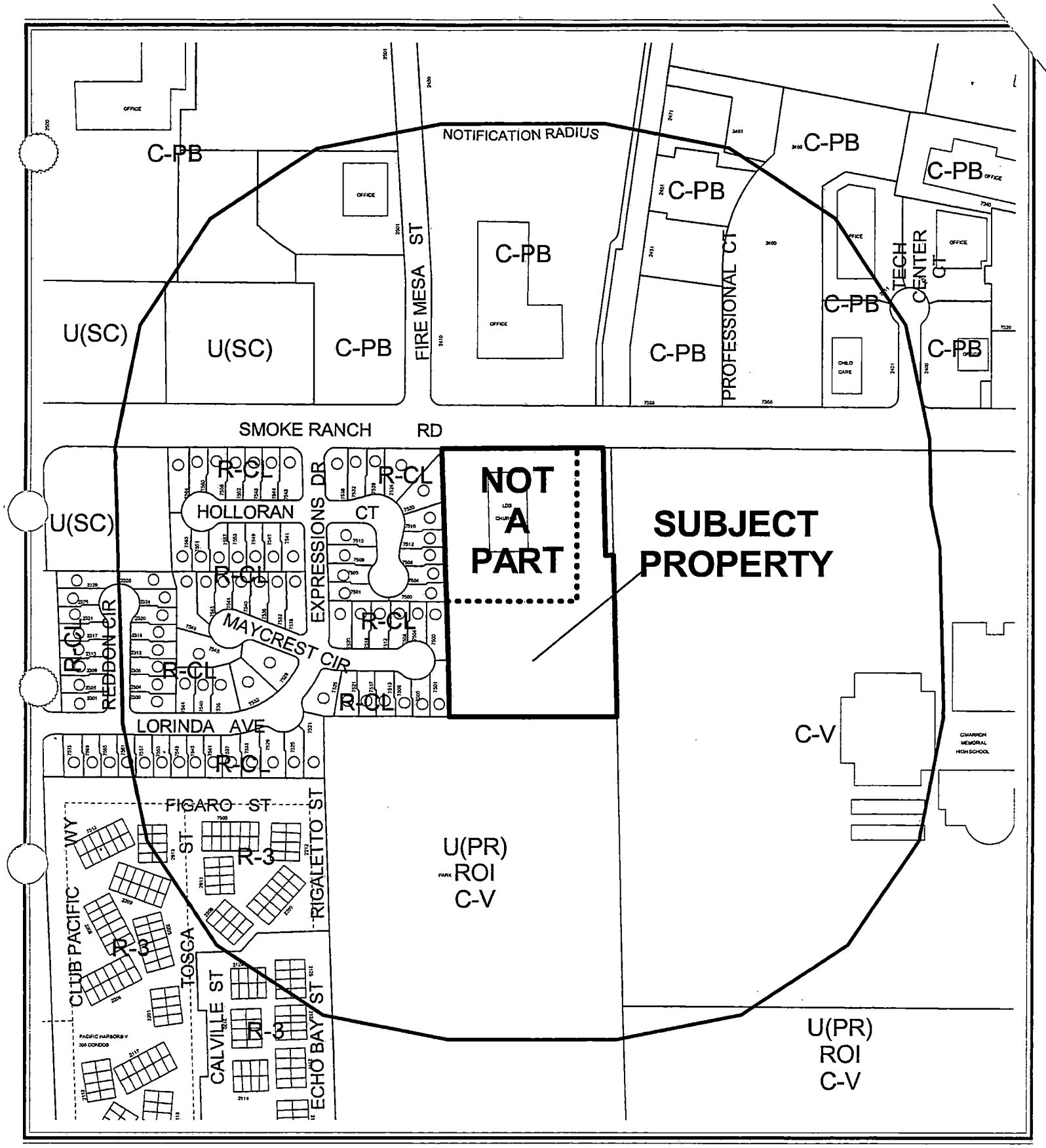
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

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 submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways and/or access ways as recommended in the approved drainage plan/study.

CONDITIONS – Continued:

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

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



CASE: **ZON-3456**

RADIUS: 750 FT

0 200 400 Feet

N

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICES AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3456 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-3455) to an O (Office) land use designation approved by the City Council.

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

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

Public Works

4. A Parcel Map or other legal means to divide the existing parcel shall record prior to the issuance of any permits for this site, in order to create a legal parcel for development.

5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards 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.

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 submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways and/or access ways as recommended in the approved drainage plan/study.

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation

contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

LAURA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) [ML (Medium Low Density Residential) 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). A General Plan Amendment (GPA-3455) to amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium Low Density Residential) to O (Office); and a Site Development Plan Review (SDR-3457) and a Waiver of Commercial Development Standards for a proposed 30,730 square foot office building and 825 square foot three-car garage will be considered as companion agenda items.

B) Applicant's Justification

The justification letter explains that the undeveloped portion to the south of the church is proposed to be developed as a two-story 31,555 SF professional office building. The "flagpole" geometry of the site makes it extremely difficult to develop as a medium-low density subdivision. The office building has been located over 195-feet east of the residential properties. There is no visual intrusion onto these two residential lots. The Cimarron High School and Park properties are publicly owned and the setbacks required by the City of Las Vegas Zoning Ordinance have been provided. This surplus of parcel owned by the Church of Jesus Christ Latter Day Saints is not appropriate for residential use. The Special Use Permit (U-0255-90) that allowed for the construction of the church effectively dictated the remainder parcel would be developed in some form of parking and/or commercial use.

BACKGROUND INFORMATION

A) Previous Actions

12/27/90 The Board of Zoning Adjustment approved a Special Use Permit (U-0225-90) to allow a church on the subject property.

01/22/04 The Planning Commission will consider two related items: A General Plan Amendment (GPA-3455) to amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium Low Density Residential) to O (Office); and a Site Development Plan Review (SDR-3457) and a Waiver of Commercial Development Standards for a proposed 31,555 square foot office building will be considered as companion agenda items.

LAURA

B) Pre-Application Meeting

11/14/03 Issues discussed included:

- Minimum depth of site is required to 60-feet; the applicant will need to request a waiver of this standard.
- The applicant was informed that the landscape planter fingers shall have one tree per six spaces and eight foot wide perimeter planters are required, if the requirements cannot be provided a waiver must be requested.
- The trash enclosure most be covered.

C) Neighborhood Meetings

12/22/03 A meeting was held to discuss the proposed General Plan Amendment. One person attended the meeting and had the following comments:

- Concern with the large pile of dirt that has been on the site.
- Concern with leaves from the proposed landscaping that may blow into his yard. The applicant responded by proposing trees that will minimize the amount of dropped leaves.
- Concern that people may not have been able to find the meeting because the room had been changed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Total Project Site Gross Area (Lot 2):	2.8 Acres
Total Project Site Net Area (Lot 2):	2.73 Acres
Total Parcel Site Gross Area (Lots 1 and 2):	5.4 Acres

B) Existing Land Use

Subject Property	Religious Facility (Church)
North	Office (Las Vegas Technology Park)
South	Community Park (City of Las Vegas)
East	Buffalo Drainage Channel/Cimarron Memorial High School
West	Single Family Residential

C) Planned Land Use

Subject Property	ML (Medium Low Density Residential)
North	LI/R (Light Industry/Research)
South	PR (Parks and Recreation)
East	PF (Public Facility)
West	ML (Medium-Low Density Residential)

LAURA

D) Existing Zoning

Subject Property	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
North	C-PB (Planned Business Park)
South	U (Undeveloped) [Parks and Recreation] ROI to C-V (Civic)
East	C-V (Civic)
West	R-CL (Single Family – Compact Lot)

E) General Plan Compliance

The Southwest Sector Plan currently designates the site as ML (Medium Low Density Residential). The Medium Low Density Residential allows up to 5.6 to 8 dwelling units/per gross acre. This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. A related General Plan Amendment (GPA-3455) application seeks to change land use designation to O (Office), which would support the proposed zoning to P-R (Professional Office and Parking). The O (Office) category designation allows for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

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

This site is not affected by any special plan areas or districts. Clark County Planning Department was notified of this request due to the fact that parcels within that jurisdiction are within the notification area.

LAURA

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-3457) application.

B) General Analysis and Discussion

The zone change to P-R (Professional Office and Parking) zone will be consistent with the proposed General Plan Amendment to O (Office). The P-R (Professional Office and Parking) district is intended to allow for office uses in an area, which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low-density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices. A low volume of direct daily client and customer contact characterizes these uses. To decrease the impact to adjacent residential uses, single-family structures should be retained or new development in the P-R District should be constructed to maintain a residential character.

This application proposes to change the zoning designation of approximately 2.73 net acres of the 5.41 net acre parcel. Currently, the property is only partially utilized by the church; the remaining southern portion of the parcel is vacant. The applicant intends to split the use of the property, with the existing religious facility at the north end and the proposed 31,555 square foot two-story office on the flag-shaped southern portion of the property. Access to the site is solely from Smoke Ranch Road. The office building will be located at the southeastern portion of the site with parking located to the north and west of the site.

The proposed P-R (Professional Office and Parking) zoning designation is compatible with the existing U(ML) Undeveloped (Medium-Low Density Residential) and C-PB (Planned Business Park) C-1 (Limited Commercial) zoning designations immediately to the north, the C-V (Civic) zoning designations to the east and the south of the project site, and finally the R-CL (Single Family – Compact Lot) located to the west of the site.

The Department of Public Works had the following comments.

> The property on which this development is located is a part of the church parcel and not a separate legal parcel. A previous parcel map that was submitted on this property was rejected by the Department of Planning and Development due to insufficient frontage on Smoke Ranch Road. This issue will have to be resolved in order to develop this property. The land has apparently been transferred from the LDS church to the developer, but is not a legal parcel and won't be recognized by the Assessor.

LAURA

FINDINGS

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

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

   The site is currently designated as ML (Medium Low Density Residential) on the Southwest Sector Land Use Plan Map of the General Plan. A related General Plan Amendment application (GPA-3455) proposes to amend the land use designation to O (Office). The zone change to P-R (Professional Office and Parking) zone will be consistent with the proposed General Plan Amendment to O (Office).

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

   The proposed zoning of P-R (Professional Office and Parking) would permit the proposed office building on the site. This zoning designation is compatible with the existing U (Undeveloped) ML (Medium-Low Density Residential) and C-PB (Planned Business Park) C-1 (Limited Commercial) zoning designations immediately to the north, the C-V (Civic) zoning designations to the east and the south of the project site, and finally the R-CL (Single Family – Compact Lot) located to the west of the site. The proposed zone change to P-R (Professional Office and Parking) will be compatible with the surrounding land uses and zoning districts.

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

   The proposed office building represents an opportunity for infill development of the site. The land is currently designated for medium-low residential use, however the development of single family residential is not suitable due to the irregular shape of the remaining portion of the parcel and the proximity of the surrounding land uses, including the religious facility, community park and high school. The proposed P-R (Professional Office and Parking) zoning and the office project will still be compatible with the surrounding land uses.

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

LAURA

The site is solely accessed via Smoke Ranch Road, a 100-foot Primary Arterial. This right-of-way provides adequate access to the site, however there is concern regarding the insufficient frontage on Smoke Ranch Road for the remaining portion of the parcel. At this time, the proposed section of the parcel to be rezoned is not a separate legal parcel. This issue will need to be resolved in order to develop the property.

NOTICES MAILED 185 [Mailed with GPA-3455 & SDR-3457]

APPROVALS 0

PROTESTS 0

LAURA

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3456 APN: 138-22-102-001

Name of Property Owner: Namela Holdings, LLC

Name of Applicant: Encore Commercial

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Randel W Alexan

Subscribed and sworn before me

This 24th day of November 2003

_____
Notary Public in and for said County and State

KIMBERLY A. NOLAN
Notary Public, State of Nevada
Appointment No. 02781071
My Appt. Expires Oct. 1, 2006

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3456 APN: 138-22-102-001

Name of Property Owner: CORPORATION OF THE PRESIDING BISHOP OF THE CHUCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORP

Name of Applicant: Encore Commercial

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: _____

Corporation of the Presiding Bishop
of The Church of Jesus Christ
of Latter-Day Saints, a Utah corporation sole

Signature of Property Owner/Authorized Agent: BF Terry F. Rudd

Print Name: Terry F. Rudd, Authorized Agent

Subscribed and sworn before me

This 5 day of Dec., 2003

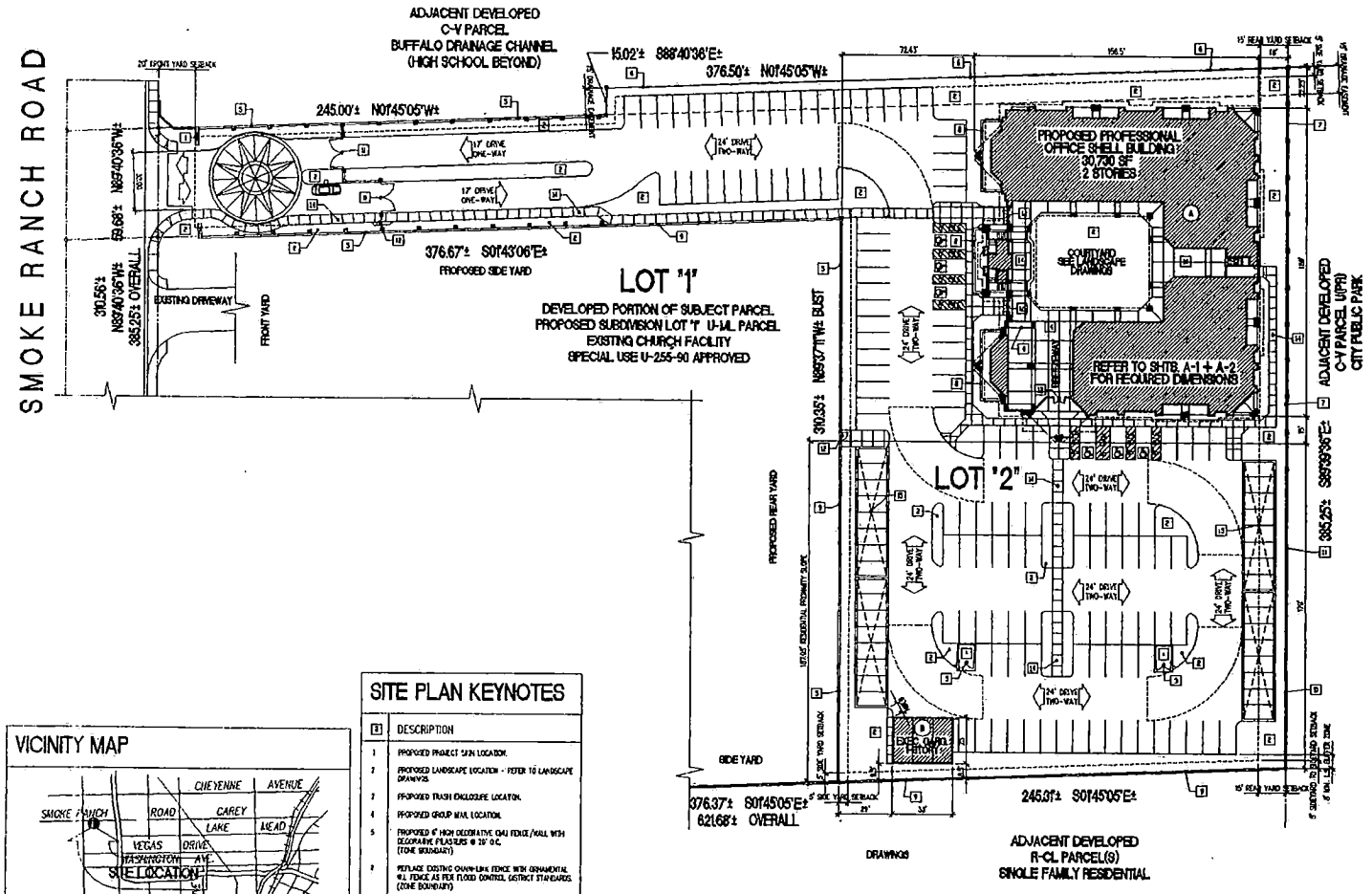
Bruce Findlay

Notary Public in and for said County and State

Notary Public
BRUCE FINDLAY
50 East South Temple, #1800
Salt Lake City, Utah 84111-0120
My Commission Expires
August 24, 2004
State of Utah

ZON-3456
1-22-04 PC

STAFF



1 PROPOSED SITE DEVELOPMENT PLAN
SCALE: 1"=30'-0"

PROJECT DATA

APN	138-22-501-008
ZONING	CITY OF LAS VEGAS MEDICA - TITLE 19
PRESENT ZONING	MU-H1, UNDEVELOPED/MEDIUM-LOW
PROPOSED ZONING	LOT 'I' U-14-L) UNCHANGED LOT 'II' P-PA PROFESSIONAL OFFICE AND PARKING
PROPOSED USES	PROFESSIONAL OFFICE

SITE AREA=	NET SITE AREA	GROSS SITE AREA
LOT 'I'	556,859 SF 12.88 ACRES	612,401.79 SF 14.06 ACRES
LOT 'II'	556,727.04 SF 12.79 ACRES	612,401.79 SF 14.06 ACRES
TOTAL	1,113,586.04 SF 25.68 ACRES	1,224,803.57 SF 28.12 ACRES

BUILDING / USE / AREA / REQUIRED PARKING TABULATIONS

BLDG.	PROPOSED USES	GROSS AREA	STORIES	RATIO	COMM.
BLDG. 'A' BLDG. 'B'	OFFICE DIRECT GARAGE	30,750 SF 6000 SF	2 STORY 1 STORY	1/250 0	123 0
	TOTAL	36,750 SF			123

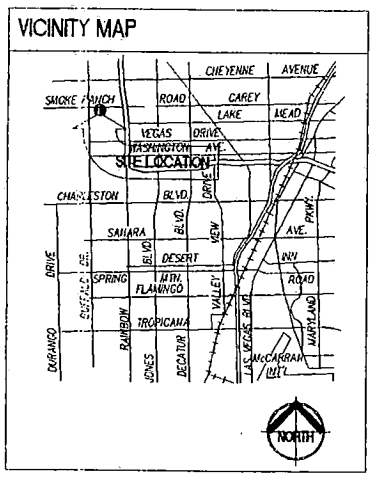
PROPOSED PARKING		
	90CB STANDARD	
	90CB STANDARD COMPACT	
	90CB EXCEL GARAGE	
	90CB COMPACT	
	90CB MIN. HANDICAPPED	
	TOTAL PARKING	185 6.00/1000
TRUCK LOADING	REQUIRED: 1 SPACE PROVIDED: 1 SPACE	0

F.A.R. (FLOOR AREA RATIO)	30,750 SF GROSS BUILDING AREA / 612,401.79 SF NET SITE AREA	
	ALLOWED F.A.R. 1.0 PER SPECIFIC CH.	
LOT COVERAGE	30% MAX.	90% PER SPECIFIC CH.

YARD SETBACKS	MIN. REQ'D	PROPOSED
FRONT	20' MIN.	100' THEREFORE CH.
INTERIOR SIDE (SIDE TO REAR)	0' MIN. SHOULD BE 10' REAR SETBACK (WEST) IN CL SIDE 5' MIN.	100' TO PERSPECTIVE CH. N/A CHURCH 100' THEREFORE CH.
SIDE STREET	N/A	N/A
REAR (SIDE TO REAR)	10'	100' THEREFORE CH.
	10' MIN.	N/A

HEIGHTS	ALLOWED	PROPOSED
	35' MAX. 3 STORY	25' THEREFORE CH. 2 STORY

VICINITY MAP



SITE PLAN KEYNOTES

	DESCRIPTION
1	PROPOSED PROJECT SIGN LOCATION.
2	PROPOSED LANDSCAPE LOCATION - REFER TO LANDSCAPE DRAWINGS.
3	PROPOSED TRASH ENCLOSURE LOCATION.
4	PROPOSED GROUP MAIL LOCATION.
5	PROPOSED 6' HIGH DECORATIVE CMU FENCE/WALL WITH DECORATIVE PILASTERS @ 10' O.C. (ZONE BOUNDARY)
6	REPLACE EXISTING CHAIN-LINK FENCE WITH ORNAMENTAL W.I. FENCE AS PER FLOOD CONTROL DISTRICT STANDARDS. (ZONE BOUNDARY)
7	PROPOSED 6' HIGH DECORATIVE CMU FENCE/WALL WITH DECORATIVE PILASTERS @ 10' O.C. AND ORNAMENTAL W.I. FENCE @ UPPER 50% FOR VIEW OF PARK. (ZONE BOUNDARY)
8	PROPOSED 20' HIGH DECORATIVE CMU LANDSCAPE WALL.
A	EXISTING 6' HIGH DECORATIVE CMU FENCE/WALL. (ZONE BOUNDARY)
10	PROPOSED 6' HIGH DECORATIVE CMU FENCE/WALL. (ZONE BOUNDARY)
11	PROPOSED 6' HIGH ORNAMENTAL SECURITY ENTRY GATE AND FENCE WITH CALL BOX.
12	PROPOSED 6' HIGH ORNAMENTAL SECURITY MAN GATE AND FENCE A.D.A. HARDWARE.
13	NOT USED.
14	A.D.A. PED-PED ACCESSIBLE SIDEWALK.
15	PROPOSED COVERED CARPORT STRUCTURES.
16	NOT USED.
17	NOT USED.

PRELIMINARY
NOT FOR
CONSTRUCTION

D.L. BUTTKE ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
LAS VEGAS, NEVADA

REVISION
1 EXCAVATE GARAGE 8 AUG 2003
2
3
4

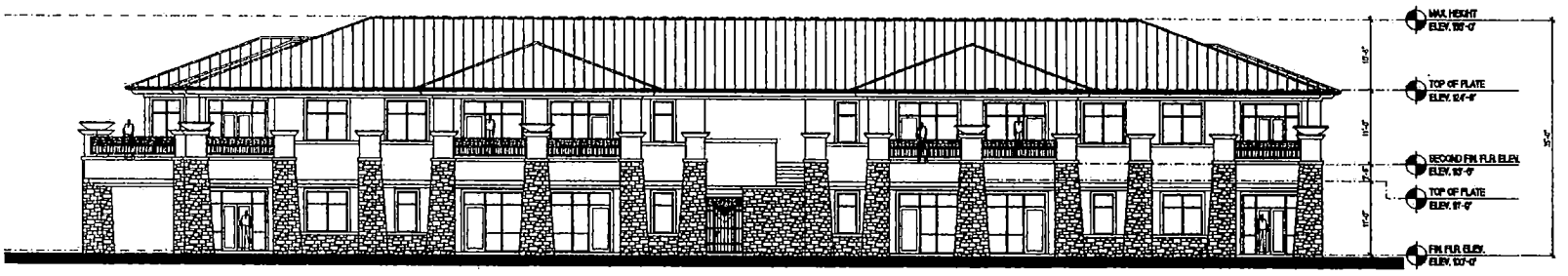
PROJECT: ZONE CHANGE / D.R. PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7301 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, APN 138-22-501-008

DATE	
SCALE	1"=30'-0"
DESIGNED	D.LB
DRAWN	D.LB
JOB NO.	

SITE DEVELOPMENT PLAN
A-0

STAFF

ZON-3[illegible]56
1-22-04 PC



3 SOTHTH BUILDING ELEVATION (FACING PUBLIC PARK)
SCALE: 1/8"=1'-0"

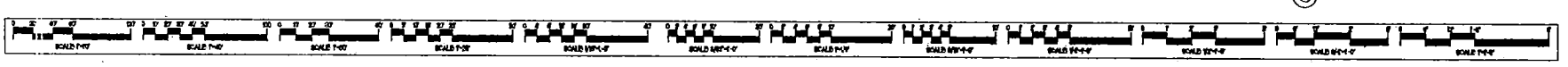
MATERIALS

STANDING SEAM MTL. ROOF
STUCCO WALLS
ALUMINUM STOREFRONT
ACCENT STONE VENEER
ACCENT WROUGHT IRON
ORNAMENTAL W.I. BALCONY RAILS
ORNAMENTAL W.I. SECURITY GATES
DECOR. PLANTER DISHES



4 EAST BUILDING ELEVATION (FACING HIGH SCHOOL)
SCALE: 1/8"=1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION



BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO

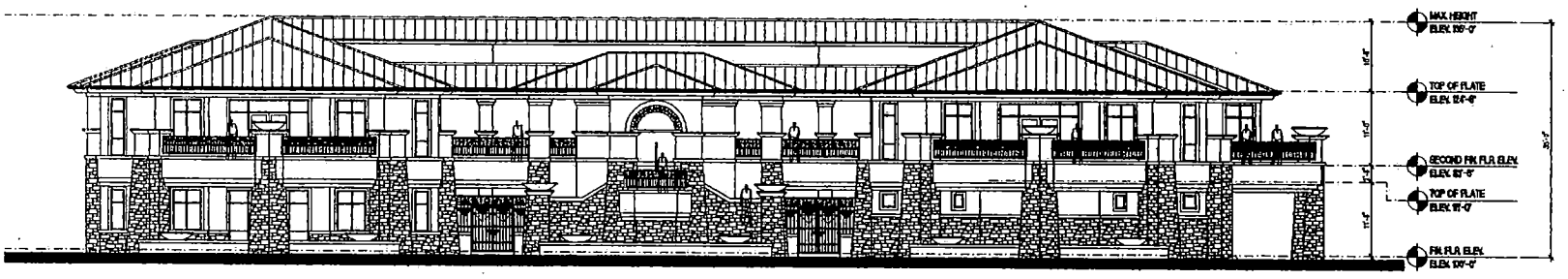
PROJECT: ZONE CHANGE / D.R.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALBIANI, OWNER
LOCATION: [illegible]

DATE	
SCALE	1/8"=1'-0"
DESIGNED	DJB
DRAWN	DJB
JOB NO.	

EXTERIOR BUILDING ELEVATIONS
A-4

STAFF

ZON-3453
1-22-04 PC



1 NORTH BUILDING ELEVATION (FACING SMOKE RANCH ROAD)
SCALE: 1/8"=1'-0"

MATERIALS
STANDING SEAM MTL. ROOF
STUCCO WALLS
ALUMINUM STOREFRONT
ACCENT STONE VENEER
ACCENT WROUGHT IRON
ORNAMENTAL W.I. BALCONY RAILS
ORNAMENTAL W.I. SECURITY GATES
DECOR. PLANTER DISHES



2 WEST BUILDING ELEVATION (FACING RESIDENTIAL)
SCALE: 1/8"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION



DJ BUTTKE ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO

PROJECT: ZONE CHANGE / D.R. PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALBAN, OWNER
LOCATION: 7501 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, APN 125-32-401-001

DATE:	
SCALE:	1/8"=1'-0"
DESIGNED:	DJB
DRAWN:	DJB
JOB NO.	

EXTERIOR BUILDING ELEVATIONS
A-3

City of Las Vegas

Agenda Item No.: 34

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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).

C.C.: 02/18/04

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

RECOMMENDATION:
Staff recommends APPROVAL.

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

MOTION:
McSWAIN – APPROVED subject to conditions and amending Condition 6 as follows:

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum **six**-foot wide landscape planters along the side and rear property lines, including the north and west project limit lines of Lot 2 and the perimeter landscape planters located along the driveway entrance. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

– Motion carried with DAVENPORT voting no and NIGRO excused

To be heard by the City Council on 2/18/2004.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 34 – SDR-3457

MINUTES:

NOTE: See Item 32 [GPA-3455] for related discussion.

(7:05 – 7:22)

2-824

CONDITIONS

Planning and Development

1. A Rezoning (ZON-3456) to a P-R (Professional Office and Parking) Zoning District approved by the City Council and all other subsequent related actions.

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

3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the relocation of the trash enclosures that meet Title 19.08.045 requirements including, the distance requirement from residential property (50 feet) and to ensure the trash enclosures are fully enclosed and roofed. The site plan shall also be revised to relocate the executive three-car garage a minimum of 100 feet from the west (residential) property line.

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum eight-foot wide landscape planters along the side and rear property lines, including the north and west project limit lines of Lot 2 and the perimeter landscape planters located along the driveway entrance. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

7. The trash enclosure shall meet minimum standards set forth in the Las Vegas Medical District, which include screening from public view on three sides by a solid six-foot tall decorative wall, on the fourth side by a solid gate not less than five feet in height and shall have a roof.

CONDITIONS - Continued:

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

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

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

11. 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.

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

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

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

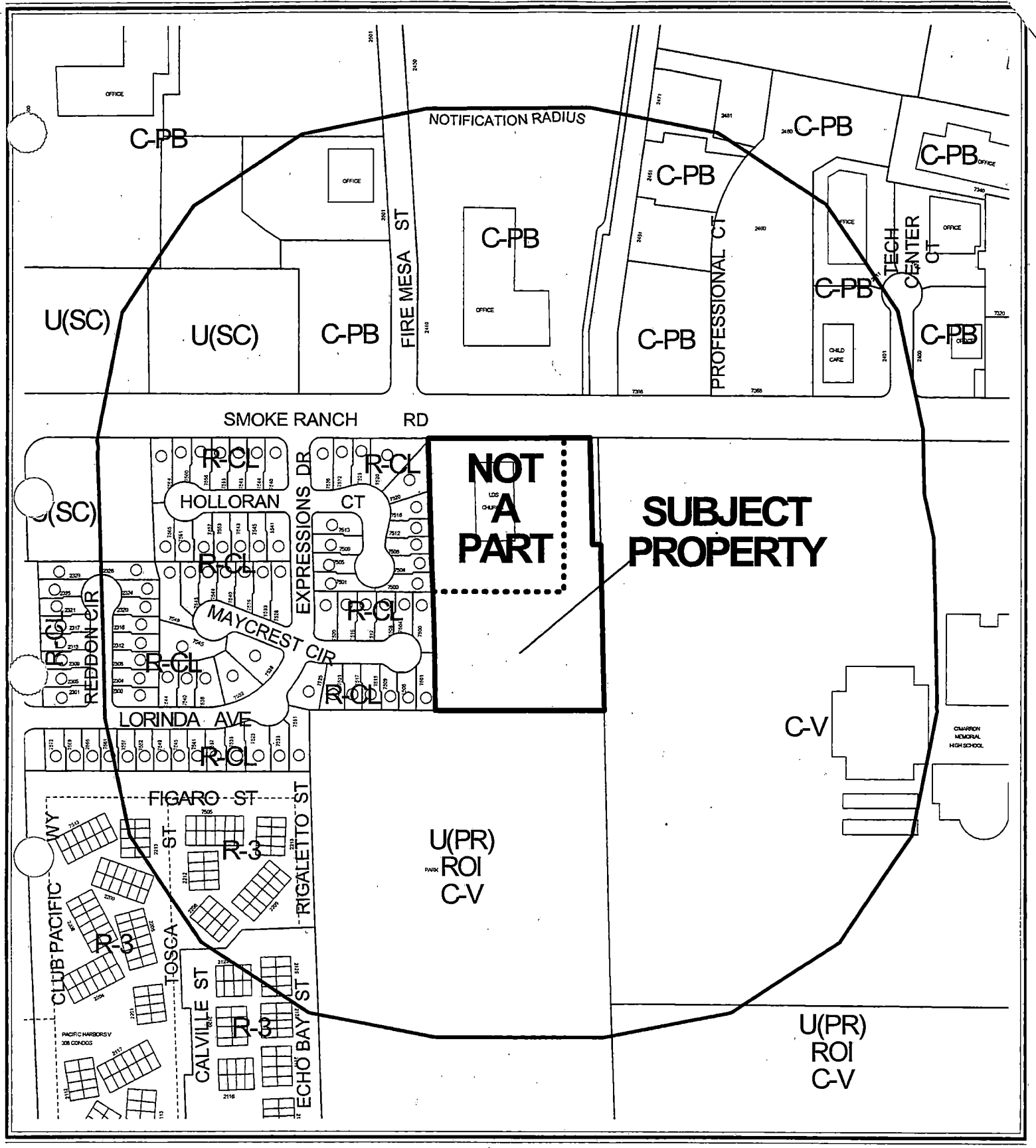
15. The applicant shall meet with Planning and Development staff to develop an addressing plan prior to issue of permits.

Public Works

16. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

18. Site development to comply with all applicable conditions of approval for ZON-3456 and all subsequent site-related actions.



CASE: **SDR-3457**

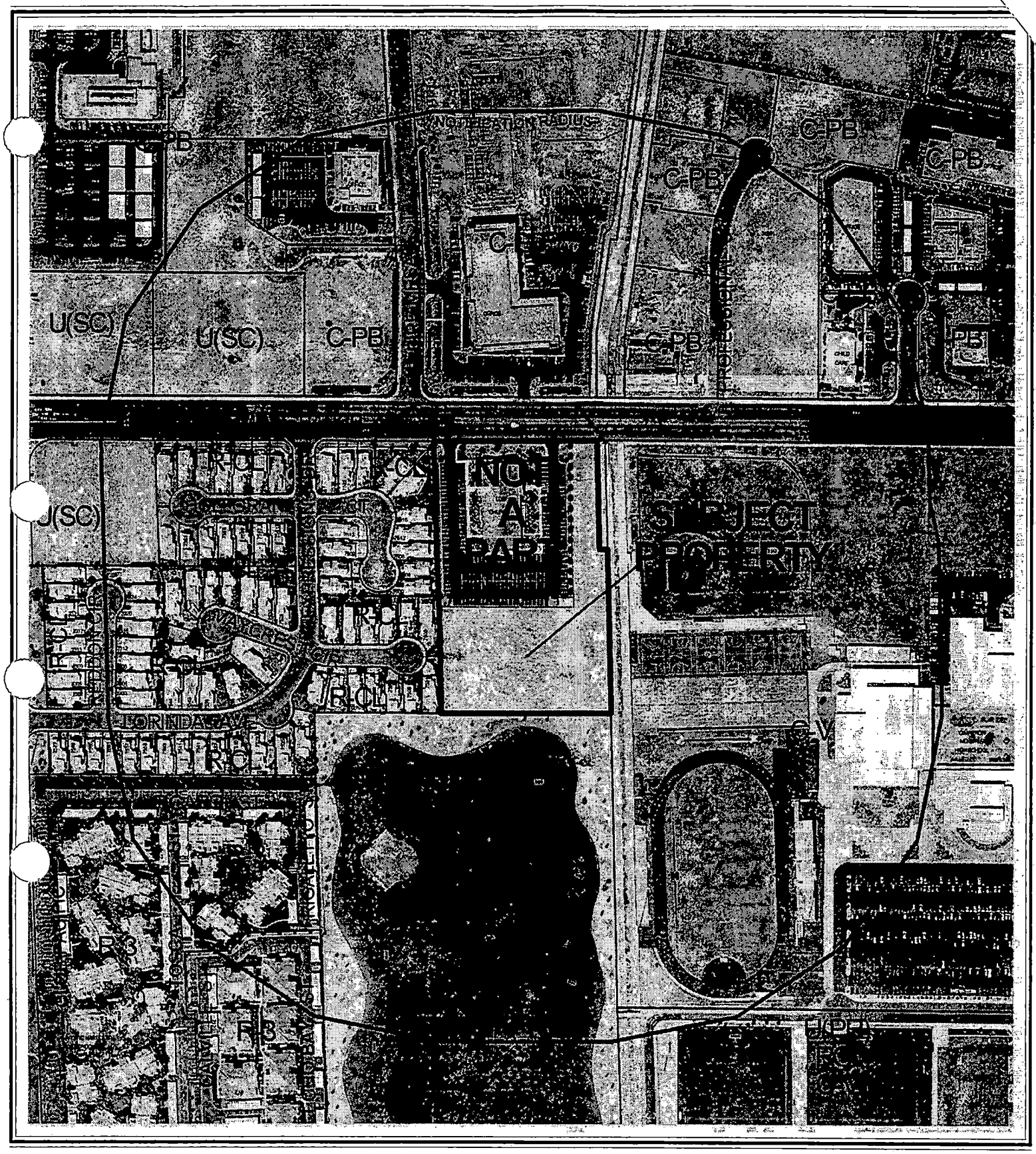
RADIUS: 750 FT

0 200 400 Feet

N

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]



CASE: **SDR-3457**

RADIUS: 750 FT

0 200 400 Feet

N

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3457 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-3456) to a P-R (Professional Office and Parking) Zoning District approved by the City Council and all other subsequent related actions.

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

3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.

4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the relocation of the trash enclosures that meet Title 19.08.045 requirements including, the distance requirement from residential property (50 feet) and to ensure the trash enclosures are fully enclosed and roofed. The site plan shall also be revised to relocate the executive three-car garage a minimum of 100 feet from the west (residential) property line.

5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum eight-foot wide landscape planters along the side and rear property lines, including the north and west project limit lines of Lot 2 and the perimeter landscape planters located along the driveway entrance. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

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

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

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

11. 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.

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

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

15. The applicant shall meet with Planning and Development staff to develop an addressing plan prior to issue of permits.

Public Works

16. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

LAURA

18. Site development to comply with all applicable conditions of approval for ZON-3456 and all subsequent site-related actions.

LAURA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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). A General Plan Amendment (GPA-3455) to amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium Low Density Residential) to O (Office); and a Rezoning from U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] to P-R (Professional Offices and Parking) will be considered as companion agenda items.

B) Applicant's Justification

The justification letter explains that the undeveloped portion to the south of the church is proposed to be developed as a two-story 31,555 SF professional office building. The "flagpole" geometry of the site makes it extremely difficult to develop as a medium-low density subdivision.

This proposed gated, upscale professional office building should not negatively effect on the quality of life of adjacent property owners, or the general public. There will be no direct access to any of the properties around the perimeter of this development. The only access into the site is by way of a 376-foot long private driveway that enters from Smoke Ranch Road. This surplus of parcel owned by the Church of Jesus Christ of Latter Day Saints is not appropriate for residential use. The Special Use Permit (U-0255-90) that allowed for the construction of the Stake Center effectively dictated the remainder parcel would be developed in some form of parking and/or commercial use.

A Waiver of the Development Standards is required due to the fact that the City of Las Vegas Municipal Code requires that properties have a minimum of 60.00-feet of frontage on the public right-of-way. The proposed "flagpole" lot has only 59.22-feet available between the church improvements to the west and an existing public flood channel on the east. This is a physical hardship that justifies the minor deviation.

LAURA

BACKGROUND INFORMATION

A) Previous Actions

12/27/90 The Board of Zoning Adjustment approved a Special Use Permit (U-0225-90) to allow a church on the subject property.

B) Pre-Application Meeting

11/14/03 Issues discussed included:

- Minimum depth of site is required to 60-feet; the applicant will need to request a waiver of this standard.
- The applicant was informed that the landscape planter fingers shall have one tree per six spaces and eight foot wide perimeter planters are required, if the requirements cannot be provided a waiver must be requested.
- The trash enclosure most be covered.

C) Neighborhood Meetings

12/22/03 A neighborhood meeting is not required for this Site Development Review application. A neighborhood meeting was held on December 22, 2003 to discuss the proposed General Plan Amendment. One person attended the meeting and had the following comments:

- Concern with the large pile of dirt that has been on the site.
- Concern with leaves from the proposed landscaping that may blow into his yard. The applicant responded by proposing trees that will minimize the amount of dropped leaves.
- Concern that people may not have been able to find the meeting because the room had been changed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Total Project Site Gross Area (Lot 2):	2.8 Acres
Total Project Site Net Area (Lot 2):	2.73 Acres
Total Parcel Site Gross Area (Lots 1 and 2):	5.4 Acres

LAURA

B) Existing Land Use

Subject Property	Religious Facility (Church)
North	Office (Las Vegas Technology Park)
South	Community Park (City of Las Vegas)
East	Buffalo Drainage Channel/Cimarron Memorial High School
West	Single Family Residential

C) Planned Land Use

Subject Property	ML (Medium Low Density Residential)
North	LI/R (Light Industry/Research)
South	PR (Parks and Recreation)
East	PF (Public Facility)
West	ML (Medium-Low Density Residential)

D) Existing Zoning

Subject Property	U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation]
North	C-PB (Planned Business Park)
South	U (Undeveloped) [Parks and Recreation] ROI to C-V (Civic)
East	C-V (Civic)
West	R-CL (Single Family – Compact Lot)

E) General Plan Compliance

The Southwest Sector Plan currently designates the site as ML (Medium Low Density Residential). The Medium Low Density Residential allows up to 5.6 to 8 dwelling units/per gross acre. This density range permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. A related General Plan Amendment (GPA-3455) application seeks to change land use designation to O (Office), which would support the proposed zoning to P-R (Professional Office and Parking). The O (Office) category designation allows for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional and financial offices as well as offices for individuals, civic, social, fraternal and other non-profit organizations.

LAURA

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

This site is not affected by any special plan areas or districts. Clark County Planning Department was notified of this request due to the fact that parcels within that jurisdiction are within the notification area.

PROJECT DESCRIPTION

- Site Plan

The site plan indicates a square shaped parcel that will be divided into two lots. Lot 1 consists of the Church of Jesus Christ of Latter Day Saints building that is located on the northern portion of the parcel, adjacent to Smoke Ranch Road. Lot 2, a flag-shaped site, is proposed for a 30,730 square foot two-story office and an 825 square foot garage are proposed at the southern portion of the property. Access to both Lots 1 and 2 is via Smoke Ranch Road, a 100-foot wide Primary Arterial. The office building will be located at the southeastern portion of the site with parking located to the north and west of the site. The office building will be accessed from a 376-foot long driveway that is gated at the entrance. Carport parking is located adjacent to the southern property line as well as long the northern project boundary, next to the church. Two trash enclosures are found in a parking row located near the eastern end of the property, approximately forty feet (40') from the residential property line. Also, a three-car one-story executive parking garage is located at the northwest corner of the project site. Decorative block and wrought iron walls surround the site. A sign (type not specified) is proposed on the east side of the entrance.

- Landscape Plan

The landscape plan indicates perimeter and parking lot landscaping as well as landscaping around the office building and within the central courtyard. The site frontage indicates a landscaped entrance with a circular-shaped decorative feature on the pavement. Perimeter landscaping includes a minimum three-foot wide planter along the driveway entrance to a maximum twenty-foot wide planter adjacent to the office building on the east property line. The rear landscape planter is shown at varying widths of a minimum of six and a half feet (6½') to a maximum of twenty-five feet

(25'). The western planter is shown as an eight and a half feet (8½') wide. The northern landscape planter adjacent to the church is approximately eight-feet (8') wide. Parking lot landscape planter islands are shown at five-feet wide at the end and the middle of the parking section located at the southwest corner of the site.

All perimeter landscaping indicates twenty-four inch box trees spaced twenty feet on center with an assortment of five-gallon shrubs and ground cover. The landscape palette includes 24-inch box Shoestring Acacia, Mediterranean Fan Palm, Modesto Ash, Bay Laurel (courtyard only), Date Palms, Thornless Phoenix Mesquite and African Sumac. Shrubs, ground cover and accents include Cassia, Rio Bravo Sage, Mock Orange, Coffeeberry, Rosemary, Lantana, Star Jasmine, Red Bird of Paradise, Desert Spoon, Red Yucca and Bear Grass to list a few.

- Building Elevations

The two-story 30,730 square foot office building (maximum height of thirty-five feet) will be constructed in a modern style. Building material include a gold-colored standing seam metal roof, light tan stucco walls, dark brown stone veneer columns, ornamental wrought iron accent balconies and decorative planter dishes.

The proposed one-story three-car executive garage is approximately 825 square feet. Building materials include stucco walls and steel garage doors. Building colors are not indicated.

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	116,815 SF	N/A
Min. Lot Width	60 Feet	59.22 Feet	No
Min. Setbacks			
• Front	20 Feet	450 Feet	Yes
• Side	5 Feet	15 Feet	Yes
• Corner	15 Feet	N/A	Yes
• Rear	15 Feet	15 Feet	Yes
Max. Lot Coverage	50 %	27 %	Yes
Max. Building Height	2 Stories / 35 Feet	Yes	Yes
Trash Enclosure	Yes, Screened	Yes	Yes
Loading Zone	No	No	Yes
Mech. Equipment	Screened	Yes	Yes
Other …	N/A	N/A	N/A

LAURA

This application meets the provisions of Title 19 with the exception of the minimum lot width, where sixty feet (60') is the minimum required and 59.22 Feet is provided. A waiver has been requested to waive this requirement.

A2) Residential Adjacency Standards

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

a) Proximity slope.

The Residential Adjacency Standards require that any property (greater than one-story or fifteen feet in height) to be developed for non-residential use that is located adjacent to residential property is subject to the requirements of the Residential Adjacency Standards. No building shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subjects to these standards.

b) Building setback.
The proposed office building is 35 feet in height, which requires a setback of 105 feet. The site plan indicates a setback of approximately 195 feet. The proposed project meets the Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Office, Other Than Listed	30,730 SF.	1/300 GFA	103	including 5 HC spaces	166	Including 6 HC spaces

The proposal exceeds the requirement for on-site parking in the Zoning Code.

The Department of Public Works had the following comments.

The property on which this development is located is a part of the church parcel and not a separate legal parcel. A previous parcel map that was submitted on this property was rejected by the Department of Planning and Development due to insufficient frontage on Smoke Ranch Road. This issue will have to be resolved in order to develop this property. The land has apparently been transferred from the church to the developer, but is not a legal parcel and won't be recognized by the Assessor.

LAURA

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree / 6 Spaces	22 Trees	24 Trees
Buffer:			
• Min. Trees (adjacent to residential)	1 Tree per Linear 20 Feet	13 Trees	12 Trees
• Min. Trees (adjacent to other properties)	1 Tree per Linear 30 Feet	62 Trees	78 Trees
• Min. Zone Width (adjacent to ROW)	15 Feet		10 Feet
• Min. Zone Width (side and rear property lines)	8 Feet		3 Feet
• Wall height	6 Feet		6 Feet

The proposed project does not meet the minimum landscape standards as required by Title 19 and the Las Vegas Urban Design Guidelines and Standards. The project is deficient in the perimeter landscape planter width along the north, south, east and west property line. A waiver was not specifically requested to waive these landscape standards.

A5) Sign Standards

The application submittal did not include information regarding freestanding, monument or wall signs. Pursuant to Title 19.14, the Sign Standards for the P-R (Professional Office and Parking) apply to the subject proposal.

B) General Analysis and Discussion

- Zoning

The proposed office project will be a permitted use within the P-R (Professional Office and Parking) zoning district, upon the approval of a related Rezoning (ZON-3456).

- Site Plan

The site plan provides a suitable layout for the irregular flag-shaped site. The office building is located in the southeast corner, so its impact is minimal to nearby residential uses. The provided parking exceeds Code requirements by 63 parking spaces, which will provide flexibility for some

medical office, if necessary. There are a few concerns with the site plan, however, that will be conditioned. The two trash enclosures are located towards the western end of the property. Title 19.08.045 requires that trash enclosures are located a minimum of fifty feet (50') from residential property lines, therefore a condition is recommended to find a suitable location for the trash enclosures and to ensure the enclosures are fully enclosed and roofed. The three-car executive garage is located adjacent to the west property line; there is concern that the fifteen-foot tall structure that is setback ten feet from the residential property line is too intrusive to those residents. Therefore a recommended condition is to relocate the executive three-car garage a minimum of 100 feet from the west (residential) property line.

- Waivers

Pursuant to Title 19.08.045 there are a number of requirements for commercial developments. The applicant requested a waiver of the minimum lot width for the P-R (Professional Office and Parking). The justification letter states that the Development Standards Code requires that properties have a minimum of 60-feet of frontage on the public right-of-way. The proposed "flagpole" lot has only 59.22-feet available between the LDS Stake Center improvements to the west and an existing public flood channel on the east. This is a physical hardship that justifies the minor deviation. The 0.78 feet deviation requested is minor in nature, therefore there is no objection to this request.

- Landscape Plan

The landscape plan depicts perimeter and parking lot landscaping that meets only a portion of the intent of Title 19 and the Las Vegas Urban Design Guidelines and Standards to provide adequate buffering and to break up the continuity of parking lots. The applicant has not requested any specific landscape waivers to justify the non-standard perimeter landscape planter widths. Upon review of the site and landscape plan, the provided parking exceeds Code requirements by 63 parking spaces, therefore a condition is recommended to provide the minimum eight-foot (8') wide landscape planters along the side and rear property lines, including the perimeter landscape planters located along the long driveway entrance. All landscape materials should meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

- Elevation

The submitted elevations are appropriate for the area and depict the high quality of development.

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:

LAURA

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

   The proposed development is appropriate with the adjacent land uses and the development of the area. Conditions have been listed that will ensure that this development has minimal impact on neighboring residences.

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 office development will be consistent with Title 19, and with the intent of the Design Standards Manual, and the Landscape, Wall and Buffer Standards with the exception of requested waiver of the lot width. Conditions are recommended to revise the site plan and landscape plan to comply with Title 19 standards for perimeter landscape planter width and location of the provided trash enclosures.

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

   The site is solely accessed via Smoke Ranch Road, a 100-foot Primary Arterial. There are no site access and circulation concerns with the site plan.

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

   The proposed building materials and colors are compatible with the desert environment and are appropriate. The proposed landscape palette materials will provide an aesthetically pleasing environment, however a condition is listed to provide minimum the landscape planter widths as required by Title 19 and other landscaping shall adhere to the requirements of the Las Vegas Urban Design Guidelines and Standards.

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

   The building elevations are appealing and are compatible with the development in the area, and will foster an aesthetic environment that is compatible with the nearby civic, religious, and residential uses.

LAURA

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

   The proposed development will be subject to permits and final inspection for a Certificate of Occupancy, and therefore will not compromise the health, safety and general welfare.

NOTICES MAILED 185 [Mailed with GPA-3455 & ZON-3456]

APPROVALS 0

PROTESTS 0

LAURA

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3457 APN: 138-22-102-001

Name of Property Owner: Namela Holdings, LLC

Name of Applicant: Encore Commercial

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Randel W Aleman

Subscribed and sworn before me

This 24th day of November, 2003

_____
Notary Public in and for said County and State

KIMBERLY A. NOLAN
Notary Public, State of Nevada
Appointment No. 02781[illegible]
My Appt. Expires Oct. 1, [illegible]

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3457 APN: 138-22-102-001

Name of Property Owner: CORPORATION OF THE PRESIDING BISHOP OF THE CHUCH OF JESUS CHRIST OF LATTER DAY SAINTS, A UTAH CORP

Name of Applicant: Encore Commercial

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: _____

Corporation of the Presiding Bishop
of The Church of Jesus Christ
of Latter-Day Saints, a Utah corporation sole

Signature of Property Owner/Authorized Agent: BF Terry F. Rudd

Print Name: Terry F. Rudd, Authorized Agent

Subscribed and sworn before me

This 5 day of Dec., 2003

Bruce Findlay

Notary Public in and for said County and State

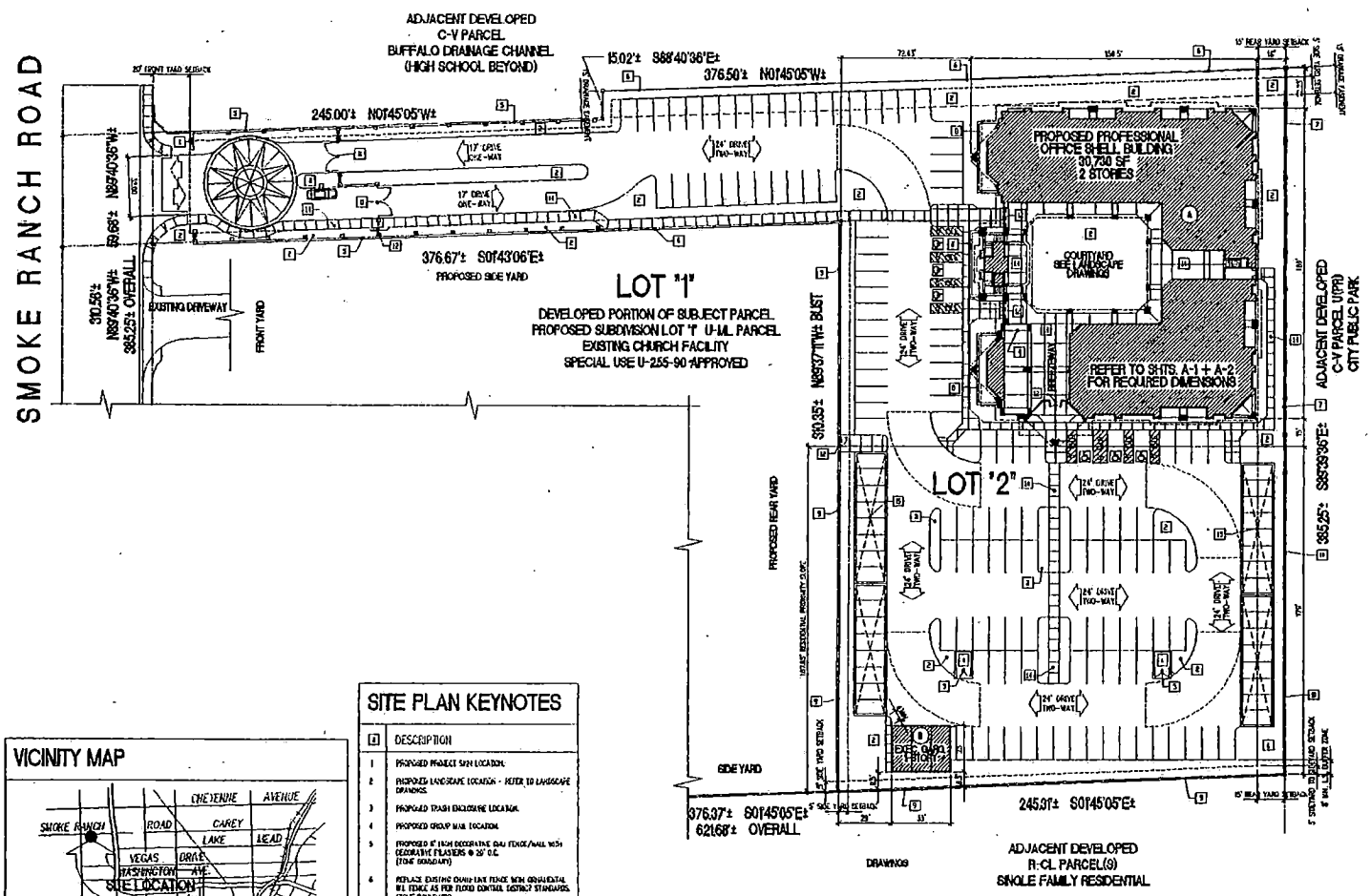
Notary Public
BRUCE FINDLAY
[illegible] Temple, #1800
[illegible] 84111-3120
[illegible] Expires
April 28, 2004
State of Utah

Revised 2/12/02

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

STAFF

SDR-3457
01-22-04 PC



1 PROPOSED SITE DEVELOPMENT PLAN
SCALE: 1"=30'-0"

PROJECT DATA

APN	138-22-102-003
ZONING	CITY OF LAS VEGAS, NEVADA - TITLE 19
PRESENT ZONE	U(M-1) UNDEVELOPED/MEDIUM LOW
PROPOSED ZONE	LOT 'A' U(M-1) UNCHANGED LOT 'B' P-D PROFESSIONAL OFFICE AND PARKING
PROPOSED USES	PROFESSIONAL OFFICE

SITE AREA	NET SITE AREA	GROSS SITE AREA
LOT 'A'	85,405± SF 1.96± ACRES	102,467± SF 2.35± ACRES
LOT 'B'	98,812.50± SF 2.27± ACRES	161,797.50± SF 3.80± ACRES
TOTAL	224,068± SF 5.14± ACRES	264,264.5± SF 6.06± ACRES

BUILDING / USE / AREA / REQUIRED PARKING TABULATIONS

BLDG.	PROPOSED USES	GROSS AREA	STORIES	RATIO	CLASS
BLDG 'A' BLDG 'B'	OFFICE (BTC GARAGE	30,730 SF 665 SF	2 STORY 1 STORY	1/250 0	B S-2
TOTAL		31,395 SF		123	

PROPOSED PARKING	BTC STANDARD BTC STANDARD (1 AUTISM) BTC EXISTING GARAGE BTC COMPACT BTC MIN HANDICAPPED
TOTAL PARKED	124 (1 AUTISM)
TRUCK LOADING	REQUIRED: 0 PROVIDED: 0

F.A.R. (FLOOR AREA RATIO)	30,730 SF GROSS BUILDING AREA 102,467.50 SF NET SITE AREA .30/1.00 F.A.R. TH BEFORE OK
LOT COVERAGE	BTC MAX. 50% TH BEFORE OK

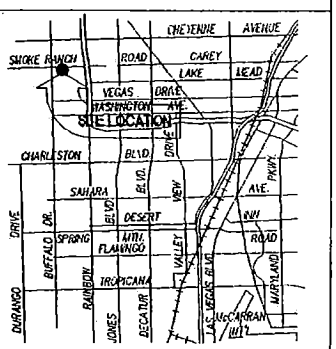
YARD SETBACKS	MIN REQ'D	PROPOSED
FRONT	20' MIN	120' TH BEFORE O.K.
INTERIOR SIDE (ADJ. TO RES.)	0' MIN INSERT 0 U YEAR 20' INSERT R-PD, BLDG 5' MIN SIMILAR TO	NO TH BEFORE O.K. N/A CHURCH NO TH BEFORE O.K. 30% PROXIMITY SLOPE
SIDE STREET	N/A	N/A
REAR (ADJ. TO RES.)	15' SIMILAR	200' TH BEFORE O.K. N/A

HEIGHTS	ALLOWED	PROPOSED
	50'/4 STORY	40' TH BEFORE O.K. 2 STORY

SITE PLAN KEYNOTES

#	DESCRIPTION
1	PROPOSED PROJECT SIGN LOCATION.
2	PROPOSED LANDSCAPE LOCATION - REFER TO LANDSCAPE DRAWINGS.
3	PROPOSED TRASH ENCLOSURE LOCATION.
4	PROPOSED GROUP MAIL LOCATION.
5	PROPOSED 6' HIGH DECORATIVE CMU FENCE/WALL WITH DECORATIVE PILASTERS @ 20' O.C. (TONE BOUNDARY)
6	REPLACE EXISTING CHAIN LINK FENCE WITH ORNAMENTAL WI. FENCE AS PER FLOOD CONTROL DISTRICT STANDARDS. (TONE BOUNDARY)
7	PROPOSED 6' HIGH DECORATIVE CMU FENCE/WALL WITH DECORATIVE PILASTERS @ 20' O.C. AND ORNAMENTAL WI. FENCE @ UPPER SLOPE FOR VIEW OF PARK. (TONE BOUNDARY)
8	PROPOSED 20' HIGH DECORATIVE CMU LANDSCAPE WALL.
9	EXISTING 6' HIGH DECORATIVE CMU FENCE/WALL. (TONE BOUNDARY)
10	PROPOSED 6' HIGH DECORATIVE CMU FENCE/WALL. (TONE BOUNDARY)
11	PROPOSED 6' HIGH ORNAMENTAL SECURITY ENTRY GATE AND FENCE WITH CALL BOX.
12	PROPOSED 6' HIGH ORNAMENTAL SECURITY MAN GATE AND FENCE A.D.A. HARDWARE.
13	NOT USED.
14	A.D.A. REQUIRED ACCESSIBLE SIDEWALKS.
15	PROPOSED COVERED CARPORT STRUCTURES.
16	NOT USED.
17	NOT USED.

VICINITY MAP



PRELIMINARY
NOT FOR
CONSTRUCTION

D.J. BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
2345 W. ELDORADO CT. • LAS VEGAS • NEVADA • 89146 • (702) 233-8877

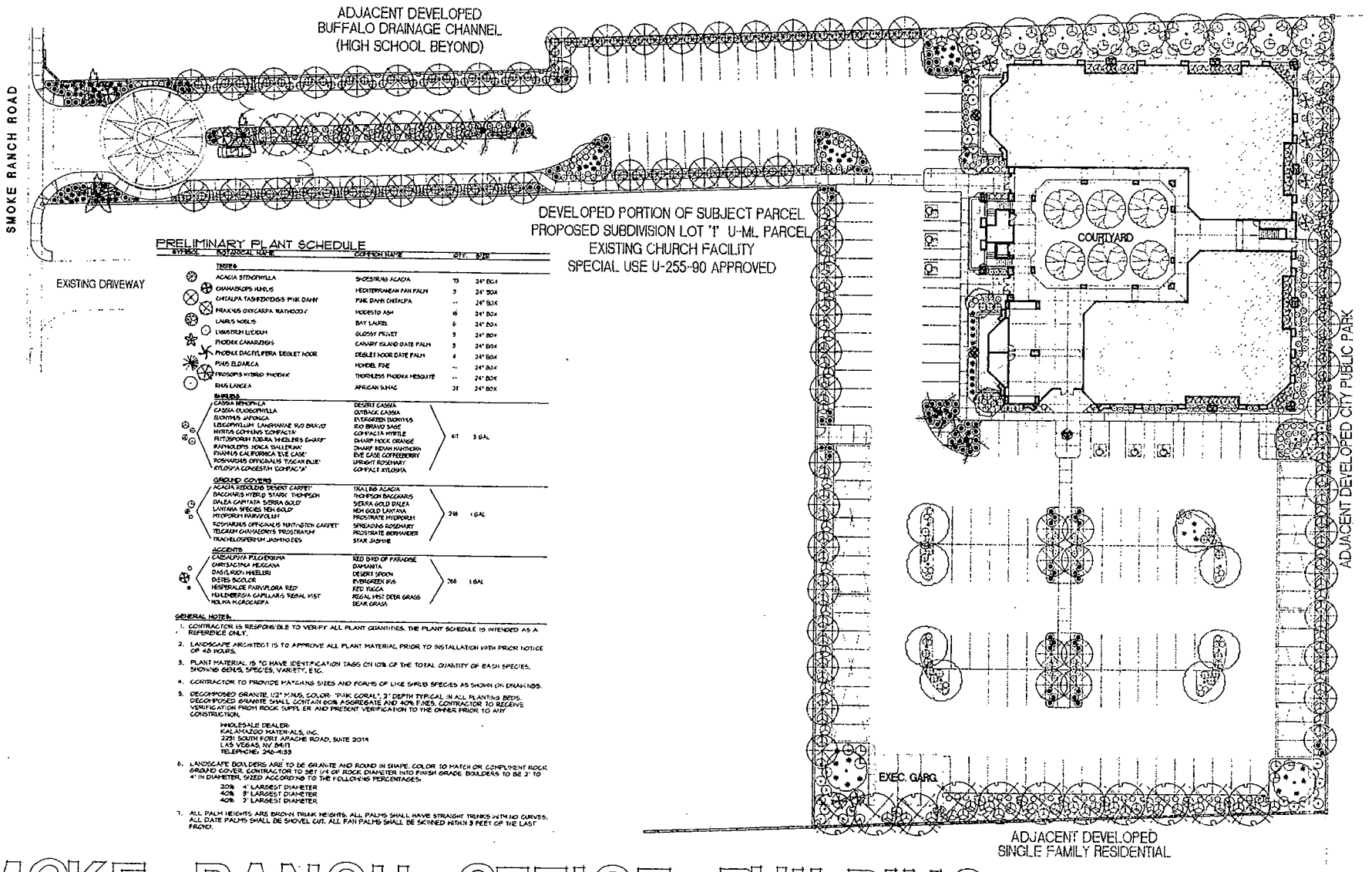
REVISION
1 EXECUTIVE CHANGE (SEE SHEET A-0.0)
2
3

PROJECT: ZONE CHANGE / D.R.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7901 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, APN 138-22-102-003

DATE
SCALE 1"=30'-0"
DESIGNED DJB
DRAWN DJB
JOB NO.

SITE DEVELOPMENT PLAN
A-0

STAFF **SDR-3457**
01-22-04 PC



PRELIMINARY PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	73	24" BOX
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	5	24" BOX
	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	--	24" BOX
	FRAXINUS OXYCARPA 'RATHWOOD'	MODESTO ASH	16	24" BOX
	LAURUS NOBILIS	BAY LAUREL	6	24" BOX
	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	5	24" BOX
	PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	3	24" BOX
	PHOENIX DACTYLIFERA 'DESERT NOOR'	DESERT NOOR DATE PALM	4	24" BOX
	RHUS ELDARICA	MONDEL PINE	--	24" BOX
	PROSOPIS HYBRID 'PHOENIX'	THORNLESS PHOENIX MESQUITE	--	24" BOX
	RHUS LANCEA	AFRICAN SUMAC	37	24" BOX
SHRUBS				
	CASSIA NEMOPHILA	DESERT CASSIA	417	5 GAL
	CASSIA OLIGOPHYLLA	OUTBACK CASSIA		
	EUONYMUS JAPONICA	EVERGREEN EUONYMUS		
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO SAGE		
	MYRTUS COMMUNIS 'COMPACTA'	COMPACTA MYRTLE		
	PITTOSPORUM TOBIRA 'WHEELERS DWARF'	DWARF MOCK ORANGE		
	RAPHIOLEPIS INDICA 'BALLERINA'	DWARF INDIAN HAWTHORN		
	PYRACANTHA CALIFORNICA 'EVE CASE'	EVE CASE COTONEASTER		
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY		
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA		
GROUND COVERS				
	ACACIA REDOLENS 'DESERT CARPET'	TRAILING ACACIA	246	1 GAL
	BACCHARIS HYBRID 'STARK' THOMPSON	THOMPSON BACCHARIS		
	DALEA CARTATA 'SIERRA GOLD'	SIERRA GOLD DALEA		
	LANTANA SPECIES 'NEW GOLD'	NEW GOLD LANTANA		
	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM		
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	SPREADING ROSEMARY		
	TELEGRAM CHAMAEBYTIS 'PROSTRATUM'	PROSTRATE BERMANDER		
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		
ACCENTS				
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	266	1 GAL
	CHRYSACTINA MEXICANA	DAHLANTA		
	DASYLIRION WHEELERI	DESERT SPOON		
	DIETES BICOLOR	EVERGREEN IRIS		
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA		
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS		
	NOLINA MICROCARPA	BEAR GRASS		

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. DECOMPOSED GRANITE 1/2" MINUS, COLOR: "PINK CORAL" 3" DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN 60% AGGREGATE AND 40% FINES. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.

   WHOLESALE DEALER:
   KALAMAZOO MATERIALS, INC.
   2321 SOUTH FORT APACHE ROAD, SUITE 2019
   LAS VEGAS, NV 89117
   TELEPHONE: 240-4133

6. LANDSCAPE BOULDERS ARE TO BE GRANITE AND ROUND IN SHAPE. COLOR TO MATCH OR COMPLIMENT ROCK GROUND COVER. CONTRACTOR TO SET 1/4 OF ROCK DIAMETER INTO FINISH GRADE. BOULDERS TO BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
   - 20% 4' LARGEST DIAMETER
   - 40% 3' LARGEST DIAMETER
   - 40% 2' LARGEST DIAMETER
7. ALL PALM HEIGHTS ARE BROWN TRUNK HEIGHTS. ALL PALMS SHALL HAVE STRAIGHT TRUNKS WITH NO CURVES. ALL DATE PALMS SHALL BE SHOVEL CUT. ALL FAN PALMS SHALL BE SKINNED WITHIN 3 FEET OF THE LAST FROND.

SMOKE RANCH OFFICE BUILDING

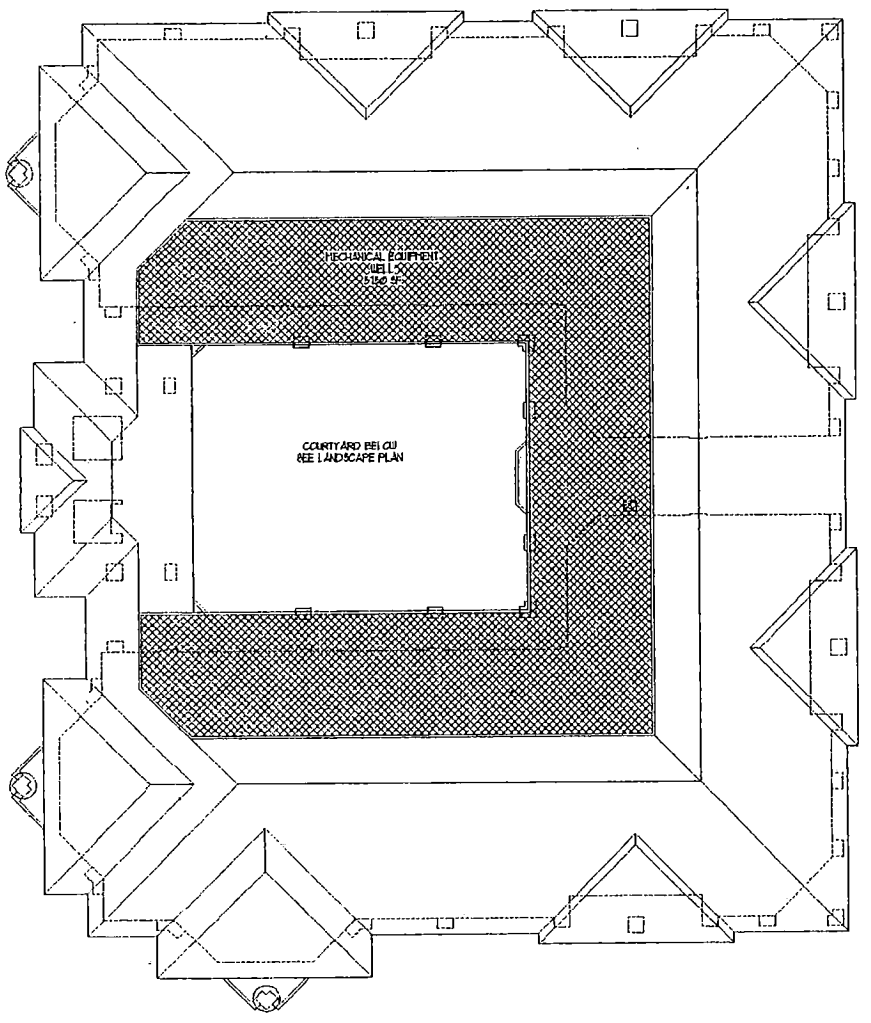
PRELIMINARY LANDSCAPE PLAN

JWZUNINO&ASSOCIATES
LANDSCAPE ARCHITECTURE · LAND PLANNING

JUZ 73113 12-08-03

0 20' 40' 80'

SDR-3457
STAFF 01-22-04 PC



1 SCHEMATIC ROOF PLAN
SCALE: 3/32"-1'-0"

THIS SHEET IS NOT REQUIRED FOR APPLICATION. IT IS PURELY COMPLIMENTARY.

PRELIMINARY NOT FOR CONSTRUCTION

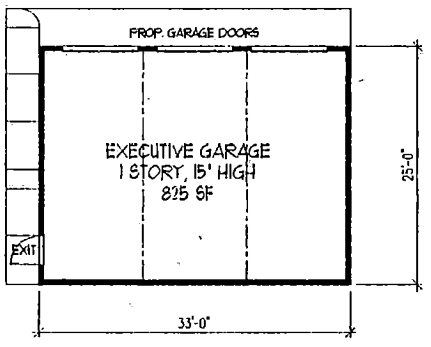
BUTTIKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO

PROJECT: ZONE CHANGE / D.R.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
DANIEL W. ALEMAN, OWNER
LOCATION: 7431 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, APN 125-22-103-001

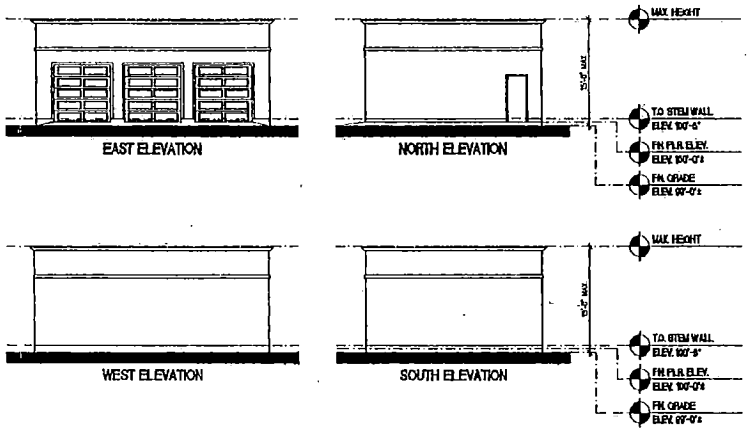
DATE
SCALE: 3/32"-1'-0"
DESIGNED: D.B
DRAWN: D.B
JOB NO.

FIRST FLOOR PLAN
A-R

SDR-347
STAFF 1-22-04 PC



1 EXECUTIVE GARAGE ACCESSORY STRUCTURE - FLOOR PLAN
SCALE: 1/8"=1'-0"



MATERIALS
STUCCO WALLS
STEEL GARAGE DOORS
STEEL MAN DOOR

A EXECUTIVE GARAGE ACCESSORY STRUCTURE - BUILDING ELEVATIONS
SCALE: 1/8"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

DJ BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO

REVISION
1 GARAGE STRUCTURE 23 AUG. 2003
2
3

PROJECT: ZONE CHANGE / D.R. PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7420 SMOKE RANCH ROAD, LAS VEGAS, NEVADA APN 176-25-402-001

DATE
SCALE 1/8"=1'-0"
DESIGNED DJB
DRAWN DJB
JOB NO.

EXECUTIVE GARAGE ACCESSORY STRUCTURE
A-5

STAFF SDR-3457
1-22-04 PC



3 SOTHTH BUILDING ELEVATION (FACING PUBLIC PARK)
SCALE: 1/8"-1'-0"

MATERIALS
STANDING SEAM MTL. ROOF
STUCCO WALLS
ALUMINUM STOREFRONT
ACCENT STONE VENEER
ACCENT WROUGHT IRON
ORNAMENTAL W.I. BALCONY RAILS
ORNAMENTAL W.I. SECURITY GATES
DECOR. PLANTER DISHES



4 EAST BUILDING ELEVATION (FACING HIGH SCHOOL)
SCALE: 1/8"-1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

D.R. BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO

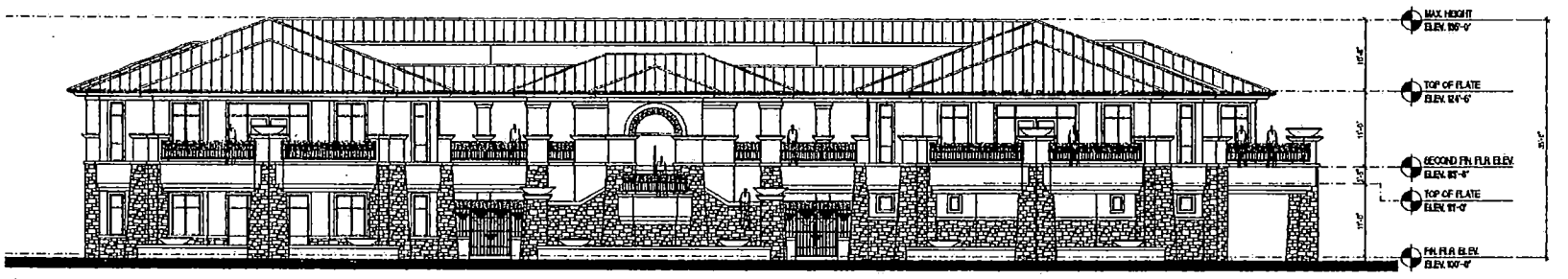
PROJECT: ZONE CHANGE / D.R. PROFESS'L OFFICE USE
FOR ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7401 SPENCER RANCH ROAD, LAS VEGAS, NEVADA, APN 125-22-401-008

DATE	
SCALE	1"=1'-0"
DESIGNED	DJB
DRAWN	DJB
JOB NO.	

EXTERIOR BUILDING ELEVATIONS
A-4

SDR-3457

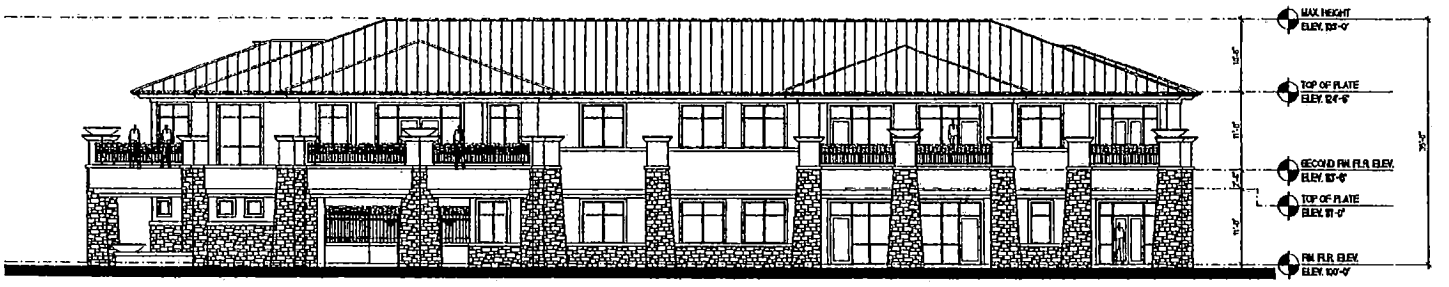
STAFF 1-22-04 PC



1 NORTH BUILDING ELEVATION (FACING SMOKE RANCH ROAD)
SCALE: 1/8"=1'-0"

MATERIALS

STANDING SEAM MTL. ROOF
STUCCO WALLS
ALUMINUM STOREFRONT
ACCENT STONE VENEER
ACCENT WROUGHT IRON
ORNAMENTAL W.I. BALCONY RAILS
ORNAMENTAL W.I. SECURITY GATES
DECOR. PLANTER DISHES



2 WEST BUILDING ELEVATION (FACING RESIDENTIAL)
SCALE: 1/8"=1'-0"

PRELIMINARY NOT FOR CONSTRUCTION



D.J. BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
8351 W. FLAMINGO RD. · LAS VEGAS, NEVADA · 89147 · (702) 233-1977

PROJECT: ZONE CHANGE / D.R. PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALBMAN, OWNER
LOCATION: 7521 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, APN 125-32-401-009

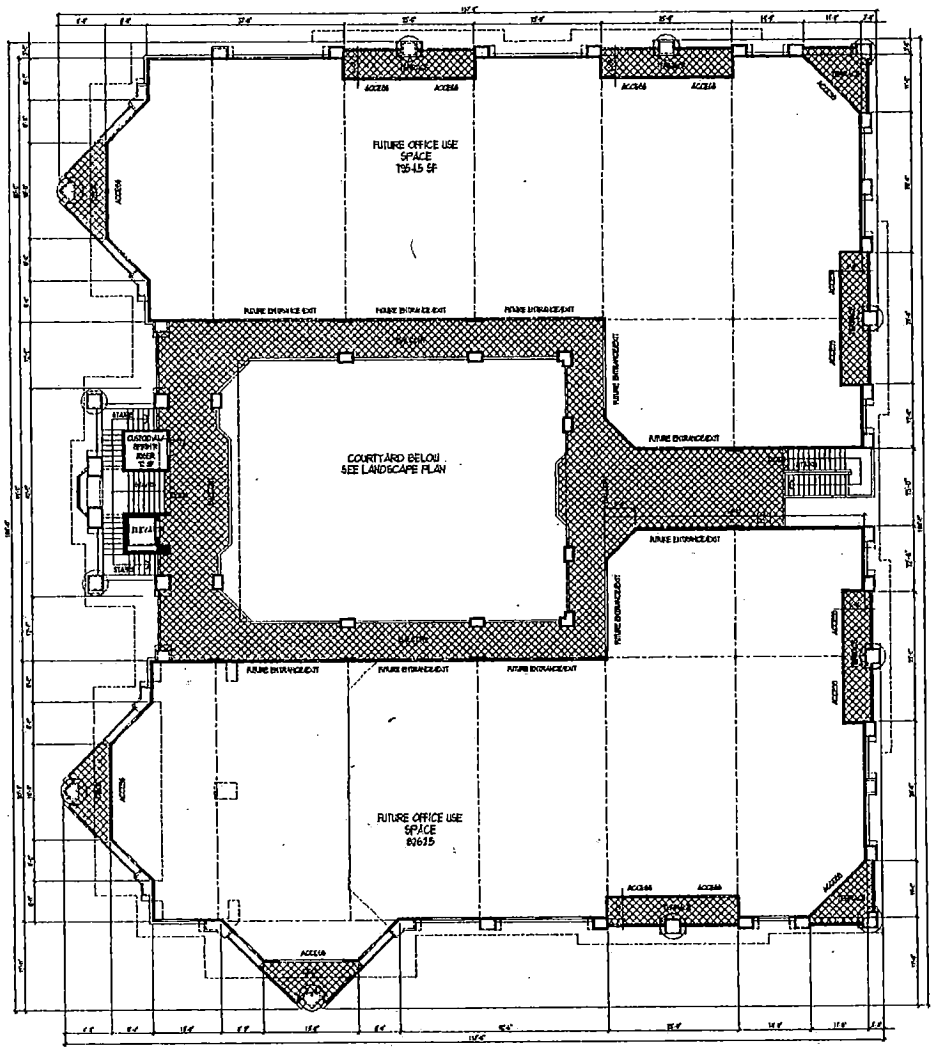
DATE:	
SCALE:	1/8"=1'-0"
DESIGNED:	DJB
DRAWN:	DJB
JOB NO.	

EXTERIOR BUILDING ELEVATIONS

A-3

STAFF

SDR-3457
1-22-04 PC



2 SECOND FLOOR PLAN - BUILDING 'A'
SCALE: 3/32"=1'-0"

16,289 GROSS SF
30,730 TOTAL SF

NORTH

area/occup. tab		
LEVEL 1 GROSS AREA	14,441	SQ FT
LEVEL 2 GROSS AREA	16,289	SQ FT
TOTAL BUILT AREA	30,730	SQ FT
TOTAL OCCUPANCY LOAD	1:100	307

PRELIMINARY
NOT FOR
CONSTRUCTION

D.J. BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
LAS VEGAS • RENO • RENO • RENO • RENO • RENO • RENO

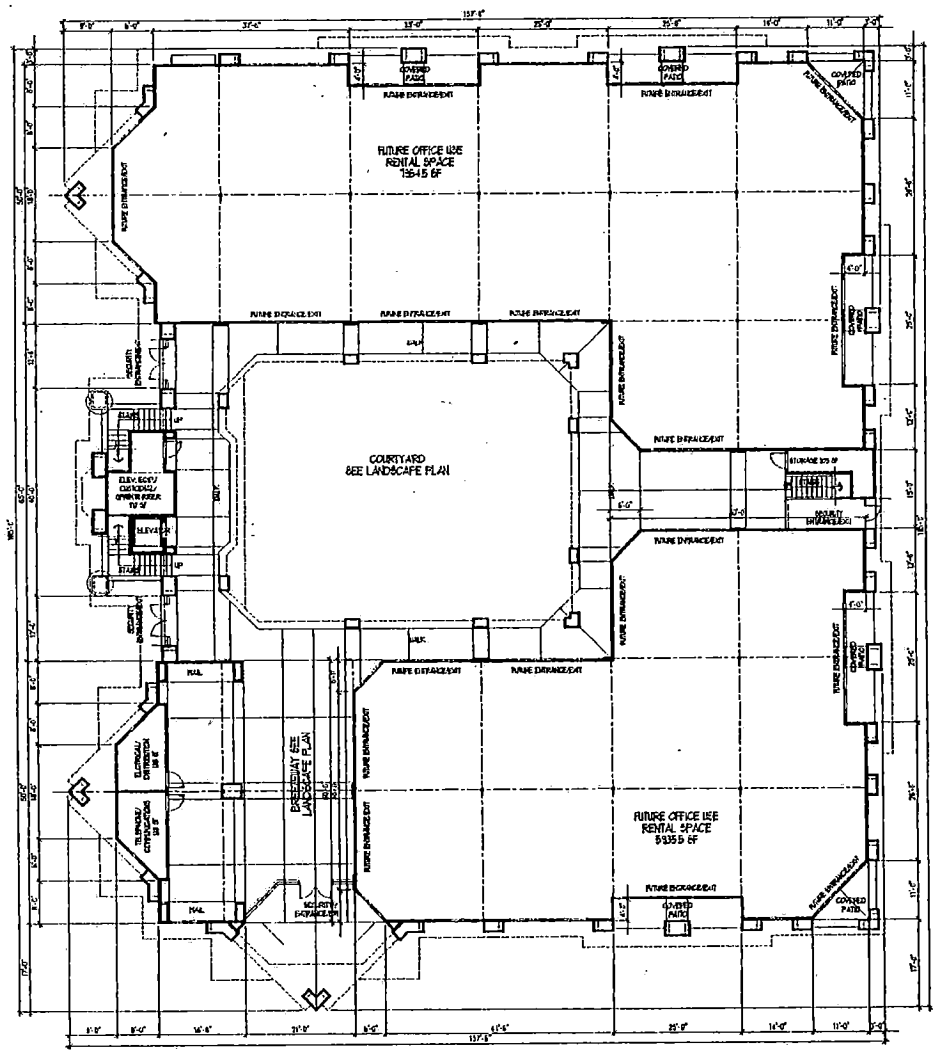
PROJECT: ZONE CHANGE / D.R.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: TARTAN RANCH ROAD, LAS VEGAS, NEVADA APN 125-32-712-007

DATE:
SCALE: 3/32"=1'-0"
DESIGNED: DJB
DRAWN: DJB
JOB NO.

SECOND FLOOR PLAN
A-2

STAFF

SDR-3457
01-22-04 PC



1 FIRST FLOOR PLAN - BUILDING 'A'
SCALE: 3/32"-1'-0"

14,441 GROSS SF
30,730 TOTAL SF

NORTH

area/occup. tab		
LEVEL 1 GROSS AREA	14,441	SQ FT
LEVEL 2 GROSS AREA	16,289	SQ FT
TOTAL BUILT AREA	33,730	SQ FT
TOTAL OCCUPANCY LOAD	1:100	307

PRELIMINARY
NOT FOR
CONSTRUCTION

BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
P.O. BOX 1, BIJOU CT. • LAS VEGAS • NEVADA • 89124 • (702) 736-8787

PROJECT: ZONE CHANGE / D.R.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 2401 SOUTH RAINBOW BLVD. LAS VEGAS, NEVADA, APN 163-22-601-001

DATE	
SCALE	3/32"-1'-0"
DESIGNED	DVB
DRAWN	DVB
JOB NO.	

FIRST FLOOR PLAN

A-1

City of Las Vegas

Agenda Item No.: 35

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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).

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 – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 35 [GPA-3469] and Item 36 [ZON-3471.

ADRIENNE LOW, Planning and Development Department, explained that in 1995 a church was approved with a special use permit. In 2003, the Church submitted applications for expansion and two additional buildings, both of which were approved. Subsequently, the Church has asked for the amendment of the General Plan and the rezoning of the site to P-F (Public Facility) and C-V (Civic). MS. LOW noted that the Church is in the process of acquiring the southernmost adjacent lot which has been included in their request. Staff recommended approval subject to conditions.

MINUTES – Continued:

JOHN SAWDON, 7373 Peak Drive, appeared on behalf of the applicant, and concurred with staff recommendations and conditions.

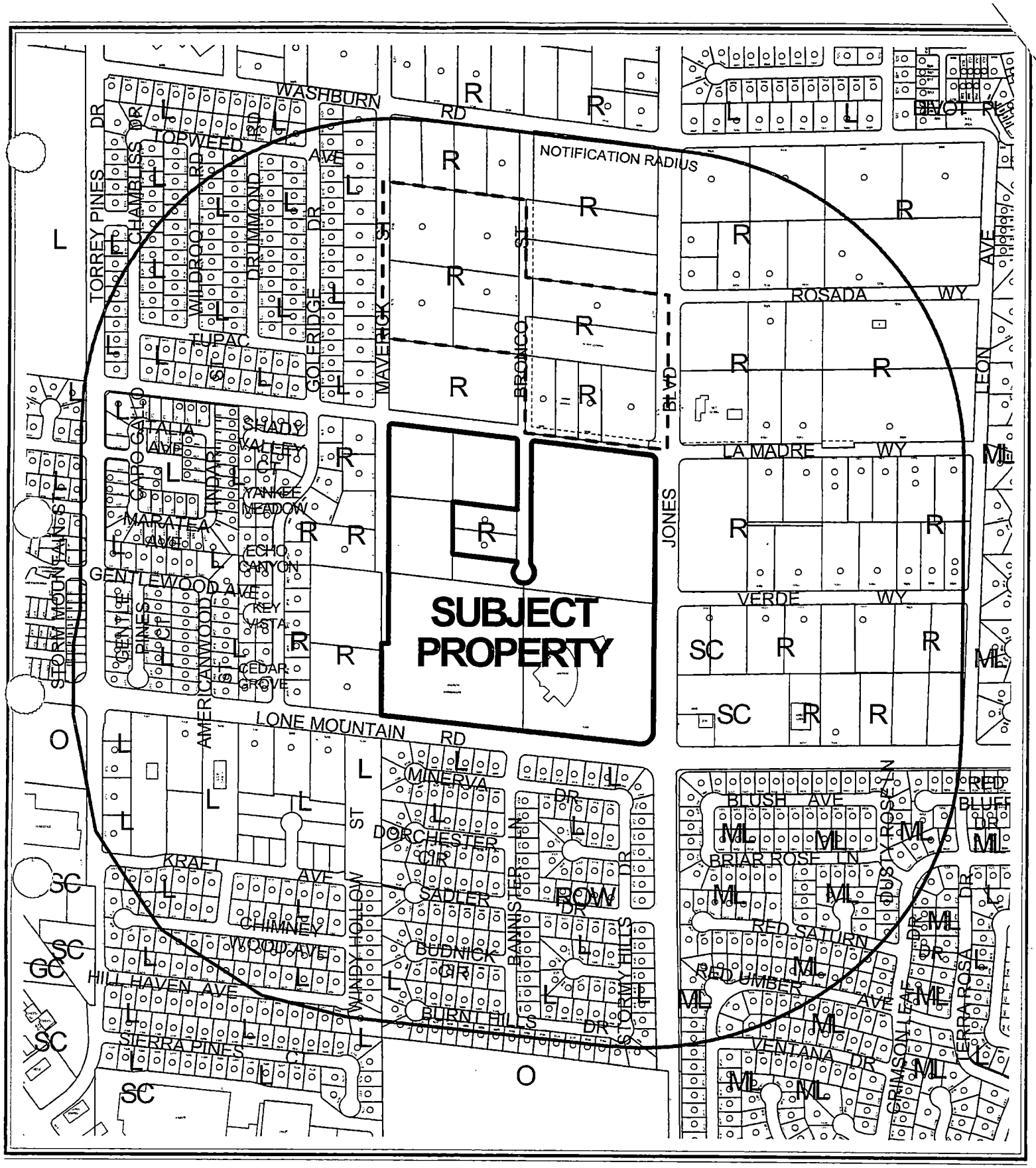
No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 35 [GPA-3469] and Item 36 [ZON-3471.

NOTE: All discussion for Item 35 [GPA-3469] and Item 36 [ZON-3471.was held under Item 35 [GPA-3469].

(7:22 – 7:26)



CASE: **GPA-3469**

RADIUS: 1320 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)



CASE: **GPA-3469**

RADIUS: 1320 FT

0 300 600 Feet

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PF (PUBLIC FACILITIES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3469 - CANYON RIDGE CHRISTIAN CHURCH

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

ANDY

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard from R (Rural Density Residential) to P-F (Public Facility). A rezoning from R-E (Residence Estates) to C-V (Civic) for this site is also scheduled for consideration.

BACKGROUND DATA:

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

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

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.

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.

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

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

DETAILS OF APPLICATION REQUEST

Site Area: 39.24 Acres

ANDY

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	Rural Density Residential
North	Rural Density Residential
South	Low Density Residential
East	Rural Density Residential
West	Rural Density Residential

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-E (Residence Estates)
South	R-1 (Single Family Residential)
East	R-E (Residence Estates)
West	R-E (Residence Estates)

DEFINITIONS

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

PF (Public Facilities) This category allows large governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

ANDY

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The city of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, staff has determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

Adjacent to this parcel, Jones Boulevard carries approximately 11,163 automobiles per day, with Lone Mountain Road carrying approximately 11,988 vehicles.

This amendment to the Land Use Element of the General Plan from R (Rural Density Residential) to PF (Public Facilities) was filed in order to allow the expansion of the existing church. The parcel in question is located in an area of the City where all utilities are currently in place and available to this site.

FINDINGS

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

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

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

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

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

ANDY

In regard to "1": The intensity of development associated with the designation of this parcel for PF (Public Facilities) land uses is compatible with the surrounding land uses.

In regard to "2": The C-V (Civic) zoning designation is permitted in a PF (Public Facilities) land use classification and permits low-intensity uses such as governmental building sites, complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, sewage treatment and storm water control facilities, schools, and other uses considered public or quasi-public such as libraries, clubs and public utility facilities.

In regard to "3": All public infrastructures necessary to support full development of the subject property are either located near or adjacent to the site.

In regard to "4": There are no other adopted plans or policies that apply to this application.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 18, 2003 a neighborhood meeting sponsored by the applicant was held at the Canyon Ridge Christian Church. Seven people attended and expressed concerns regarding the size of the church and potential traffic impacts.

NOTICES MAILED: 691 [Mailed with ZON-3471]

APPROVALS: 0

PROTESTS: 0

ANDY

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3469 APN: 125-35-803-001, 2 and 125-35-802-001, 2, 3 , 6, 7 1/2

Name of Property Owner: Canyon Ridge Christian Church

Name of Applicant: Doug Parks

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: M Hatty

Print Name: M. HATTEL Treasurer

Subscribed and sworn before me

This 18 day of December, 2003

Clark, NV

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
SAMANTHA L. STOUT
No. 96-2247-1
My Appointment Expires April 14, 2004

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3469 APN: 125-35-802-005

Name of Property Owner: Lillian & Alice L Jacobson

Name of Applicant: Lillian Jacobson

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: Lillian Jacobson

Print Name: Lillian Jacobson

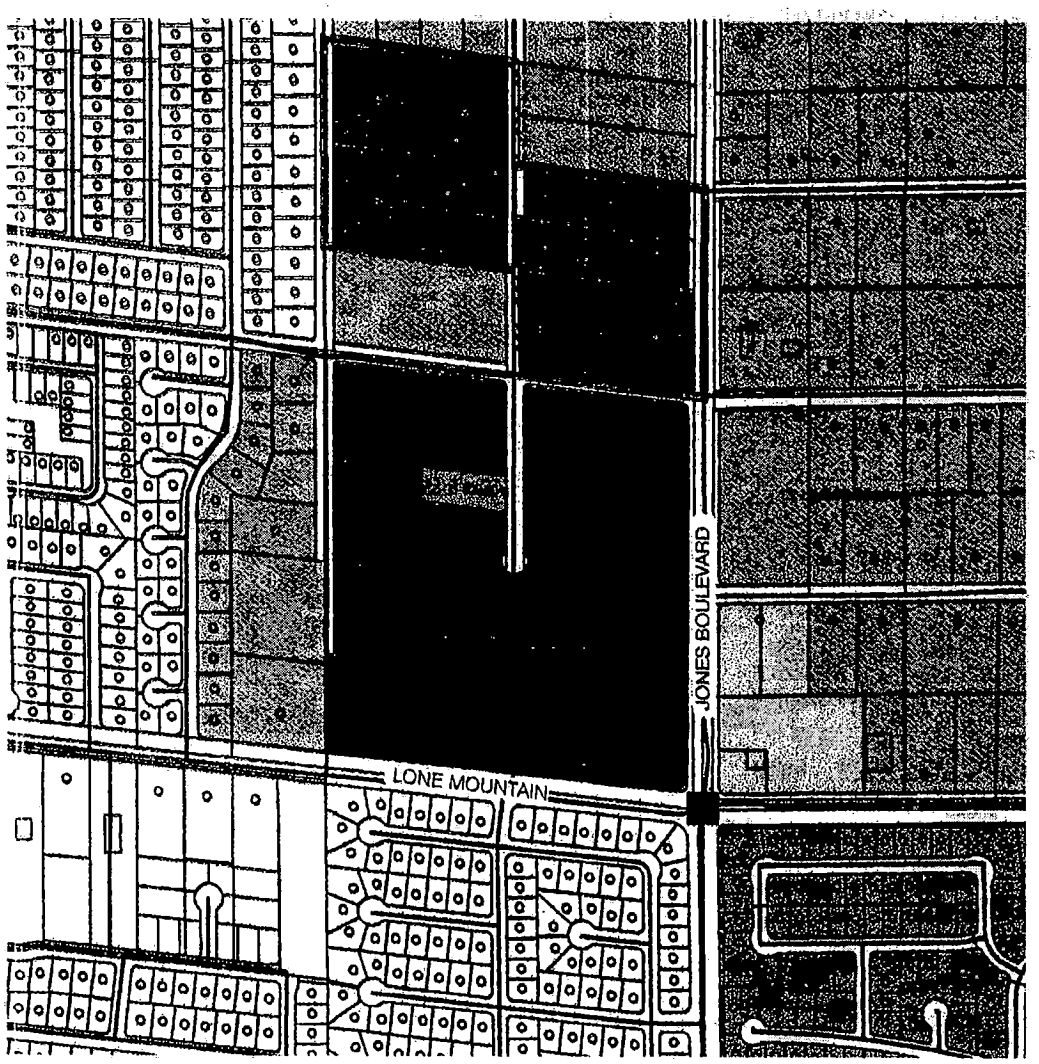
Subscribed and sworn before me

This 18 day of December, 2003

Clark, NV

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
SAMANTHA L. STOUT
No. 96-2247-1
My Appointment Expires Aug. 10, 2004



GENERAL PLAN DESIGNATIONS - NOT TO SCALE

CANYON RIDGE CHRISTIAN CHURCH

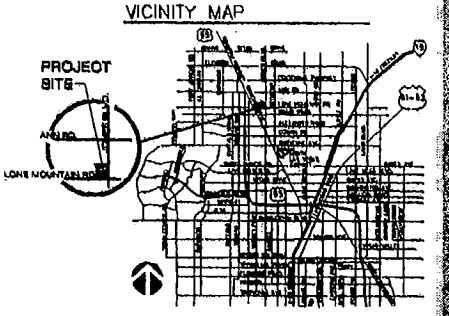
GENERAL PLAN AMENDMENT

DECEMBER [illegible]

LEGEND

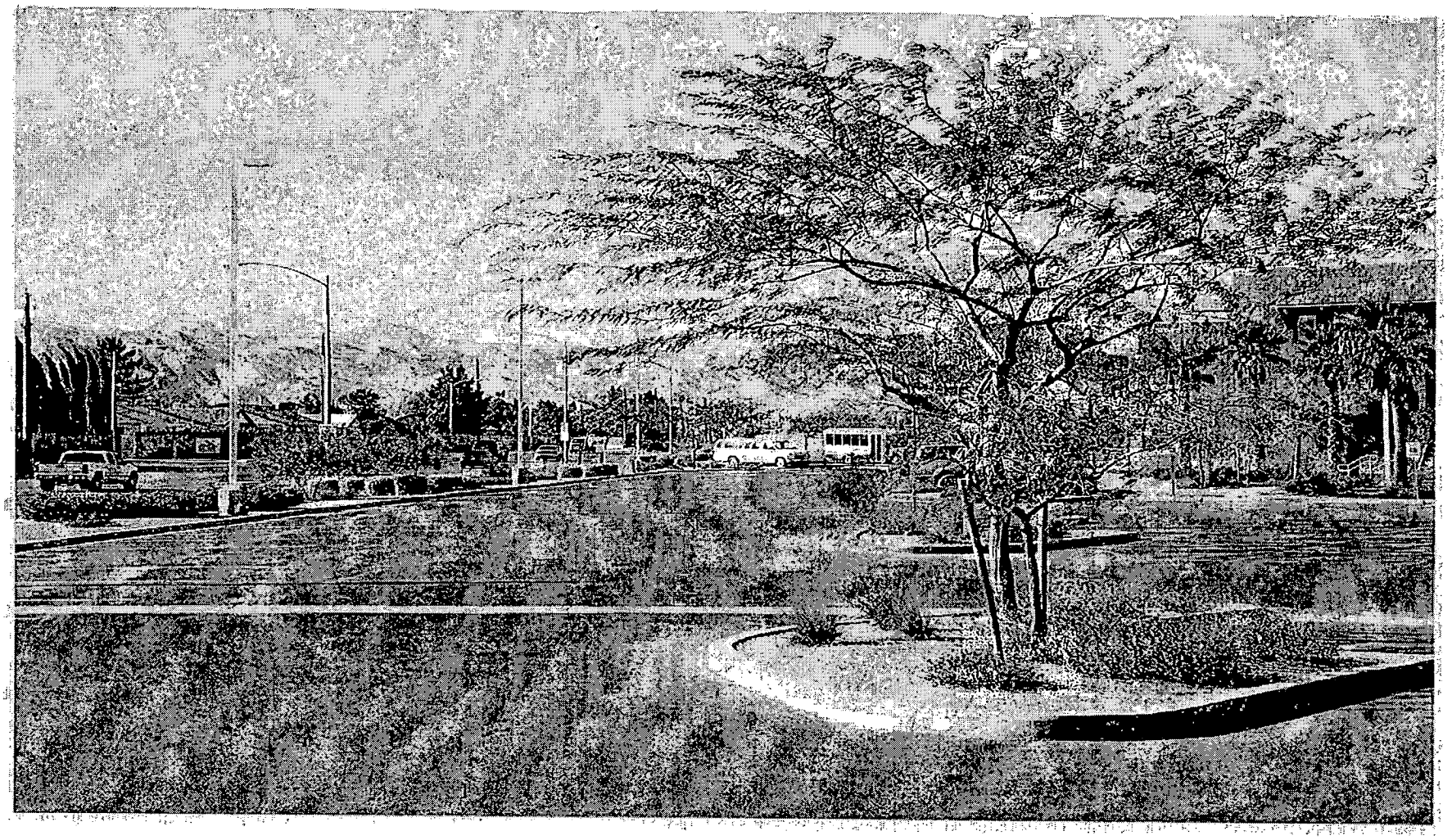
- RURAL
- LOW DENSITY RESIDENTIAL
- MEDIUM - LOW DENSITY RESIDENTIAL
- SERVICE COMMERCIAL
- RURAL - CLARK COUNTY ZONING
- EXISTING RURAL - PROPOSED PF (PUBLIC FACILITY)

VICINITY MAP



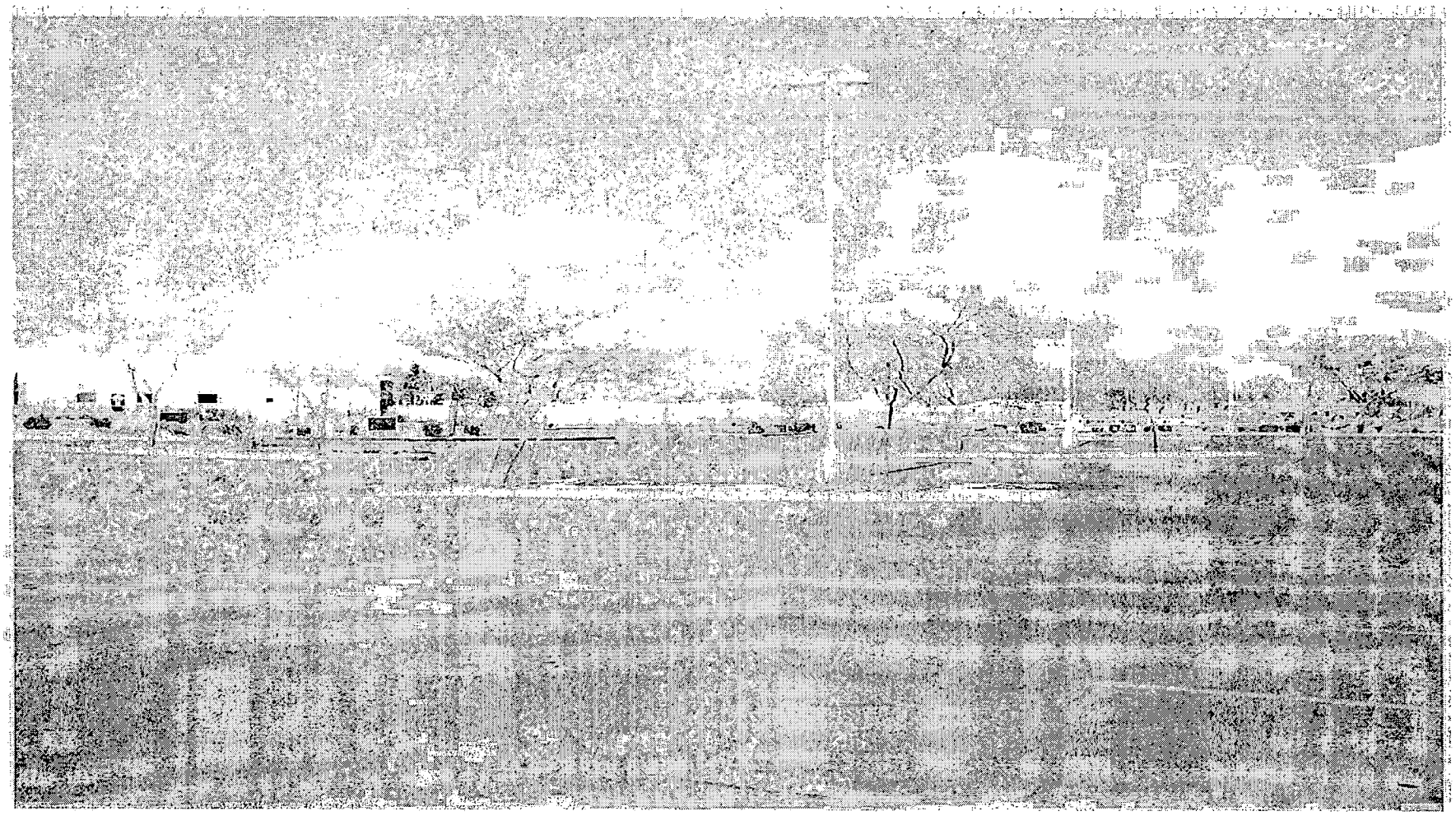
STAFF
GPA-3469
1-22-04 PC

SWISHER & HALL AIA,
ARCHITECTURE AND PLANNING
7379 CRAIG DRIVE, SUITE 200
LAS VEGAS, NEVADA 89129
702.656.3333 702.656.3060(FAX)
WWW.SWISHERHALL.COM



GPA-3469 - CANYON RIDGE CHRISTIAN CHURCH
NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3469 - CANYON RIDGE CHRISTIAN CHURCH
NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 36

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
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).

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.

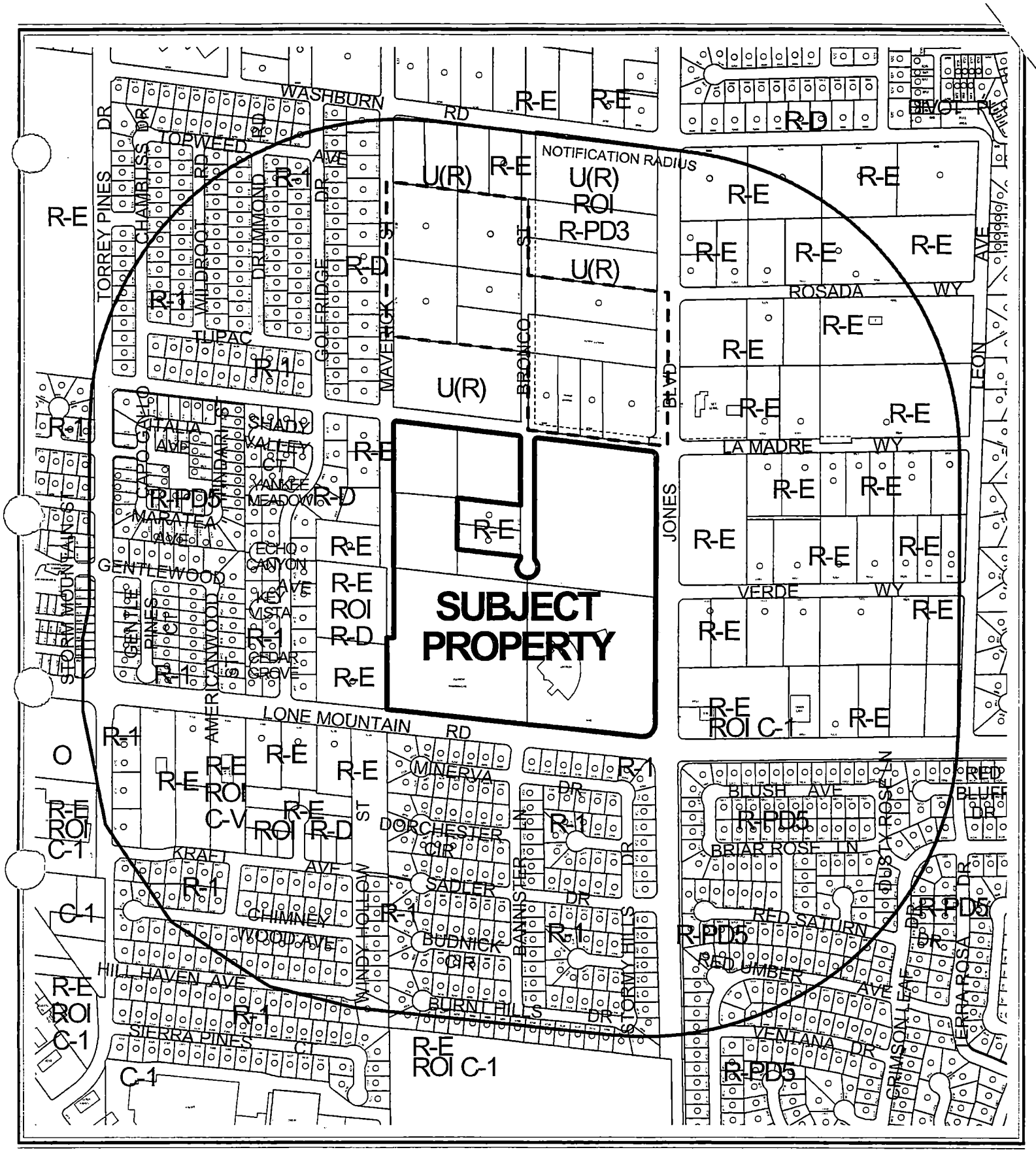
MINUTES:
NOTE: See Item 35 [GPA-3469] for related discussion.

(7:22 – 7:26)

2-1146

CONDITIONS
Planning and Development
1. Site development to comply with all applicable conditions of approval for SDR-3213 and all other site-related actions.

2. A General Plan Amendment (GPA-3469) to a PF (Public Facilities) land use designation approved by the City Council.



0 300 600 Feet

CASE: **ZON-3471**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N



0 300 600 Feet

CASE: **ZON-3471**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH

** CONDITIONS **

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

Planning and Development

1. Site development to comply with all applicable conditions of approval for SDR-3213 and all other site-related actions.

2. A General Plan Amendment (GPA-3469) to a PF (Public Facilities) land use designation approved by the City Council.

AR

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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.

B) Applicant's Justification

A justification letter provided by the applicant states that changing the zoning of the subject site will match the existing uses.

BACKGROUND INFORMATION

A) Previous Actions

09/06/95 The City Council approved a Special Use Permit for a church on this site (U-88-95).

04/17/96 The City Council approved a Vacation of portions of Maverick Street and Bronco Lane adjacent to the church (VAC-0014-96).

05/15/96 The City Council approved a Plot Plan and Building Elevation Review of the church facility on this site [U-0088-95(1)].

12/17/03 The City Council approved a Site Development Plan Review for two proposed classroom buildings and an expansion of an existing church and a waiver of the parking lot landscaping requirements on the subject site (SDR-3213).

B) Neighborhood Meetings

As required for the related General Plan Amendment (GPA-3469), on December 18' 2003 neighborhood meeting sponsored by the applicant was held at the Canyon Ridge Christian Church. Seven people attended and expressed concerns regarding the size of the church and potential traffic impacts.

AR

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 39.24 Acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property	Rural
North	Rural
South	Low Density Residential
East	Rural
West	Rural

D) Existing Zoning

Subject Property	R-E (Residence Estates)
North	R-E (Residence Estates)
South	R-1 (Single Family Residential)
East	R-E (Residence Estates)
West	R-E (Residence Estates)

E) General Plan Compliance

This application was filed in conjunction with an application to amend the Centennial Hills General Plan from R (Rural) to PF (Public Facility).

A) General Analysis and Discussion

The 39.24 acres that is proposed to be rezoned to C-V (Civic) includes approximately 12.60 acres in the south portion of the site which is developed with an existing church. The remainder of the site is vacant except for a 0.71-acre parcel located at 4904 Bronco Street, which is developed with a single-family dwelling. The applicant indicates the dwelling will be used as office or storage space. On December 17, 2003, the City Council approved a request for a Site Development Plan Review for two proposed classroom buildings and an expansion of an existing church and a waiver of the parking lot landscaping requirements.

AR

FINDINGS

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

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

   The proposed C-V (Civic) zoning conforms to the proposed PF (Public Facilities) general plan designation.

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

   The existing church is within the range of uses permitted in the C-V (Civic) zone.

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

   The proposed C-V (Civic) zone will allow for quasi-public uses on the subject site that will serve the immediate area.

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

   The site is located at the northwest corner of Lone Mountain Road and Jones Boulevard both of which are designated as Primary (100-foot) Streets on the Master Plan of Streets and Highways. These streets contain adequate capacity to serve the proposed development.

NOTICES MAILED 691 [Mailed with GPA-3469]

APPROVALS 0

PROTESTS 0

AR

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

3
2

Case Number: ZON-3471 APN: 125-35-802-005

Name of Property Owner: Lillian & Alice L Jacobson

Name of Applicant: Lillian Jacobson

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: Lillian Jacobson

Print Name: Lillian Jacobson

Subscribed and sworn before me

This 18 day of December, 2023

Clark, NV
Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
SAMANTHA L. STOUT
No: 94-2247-1
My Appt. Expires Sep 14, 2026

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

1

Case Number: ZON-3471 APN: 125-35-803-001, 2 and 125-35-802-001, 2, 3 , 6, 7

Name of Property Owner: Canyon Ridge Christian Church

Name of Applicant: Doug Parks

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: M Hattel

Print Name: M HATTEL TREASURER

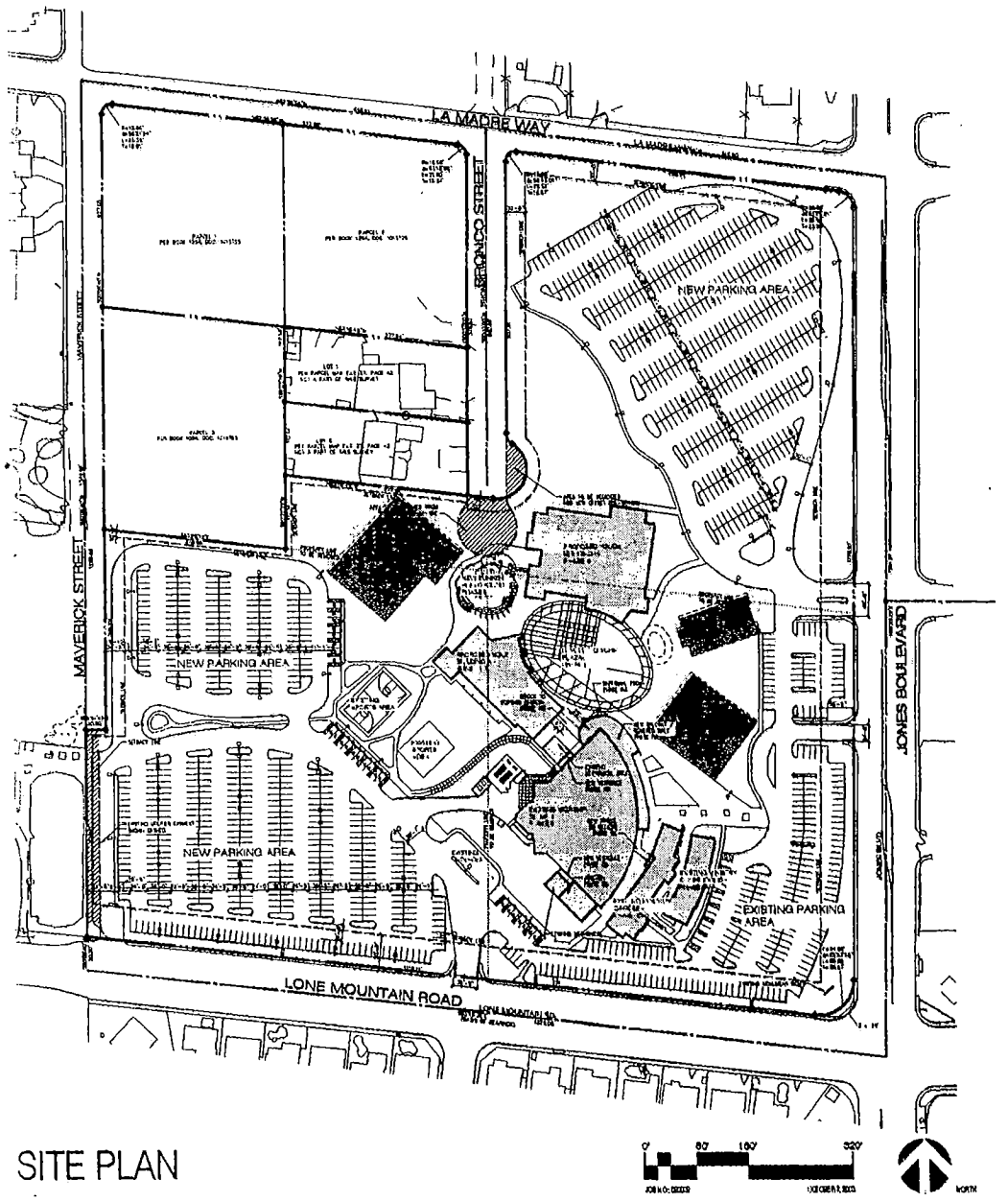
Subscribed and sworn before me

This 8 day of December, 2003

Samantha L. Stout Clark NV

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
SAMANTHA L. STOUT
No. 96-2047-1
My Appointment Expires April 11, 2004



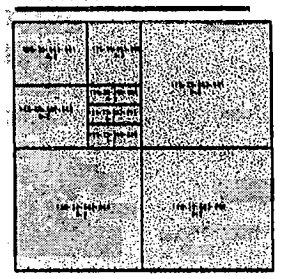
SITE PLAN

SITE DATA

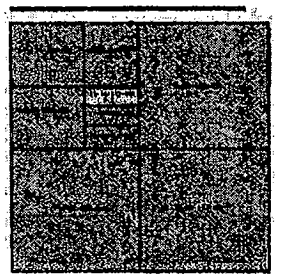
SITE AREA: 31.79 ACRES

ASSESSOR'S PARCEL NUMBERS:
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125-35-803-002
125-35-802-001
125-35-802-002
125-35-802-003
125-35-802-005
125-35-802-006
125-35-802-007

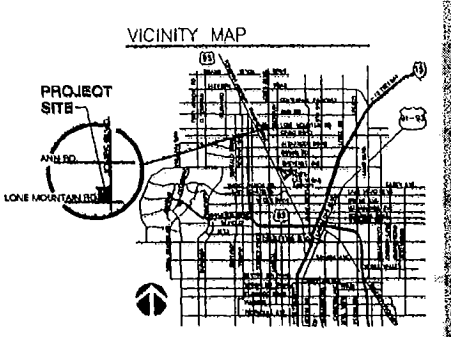
CURRENT ZONING



PROPOSED ZONING



VICINITY MAP



STAFF

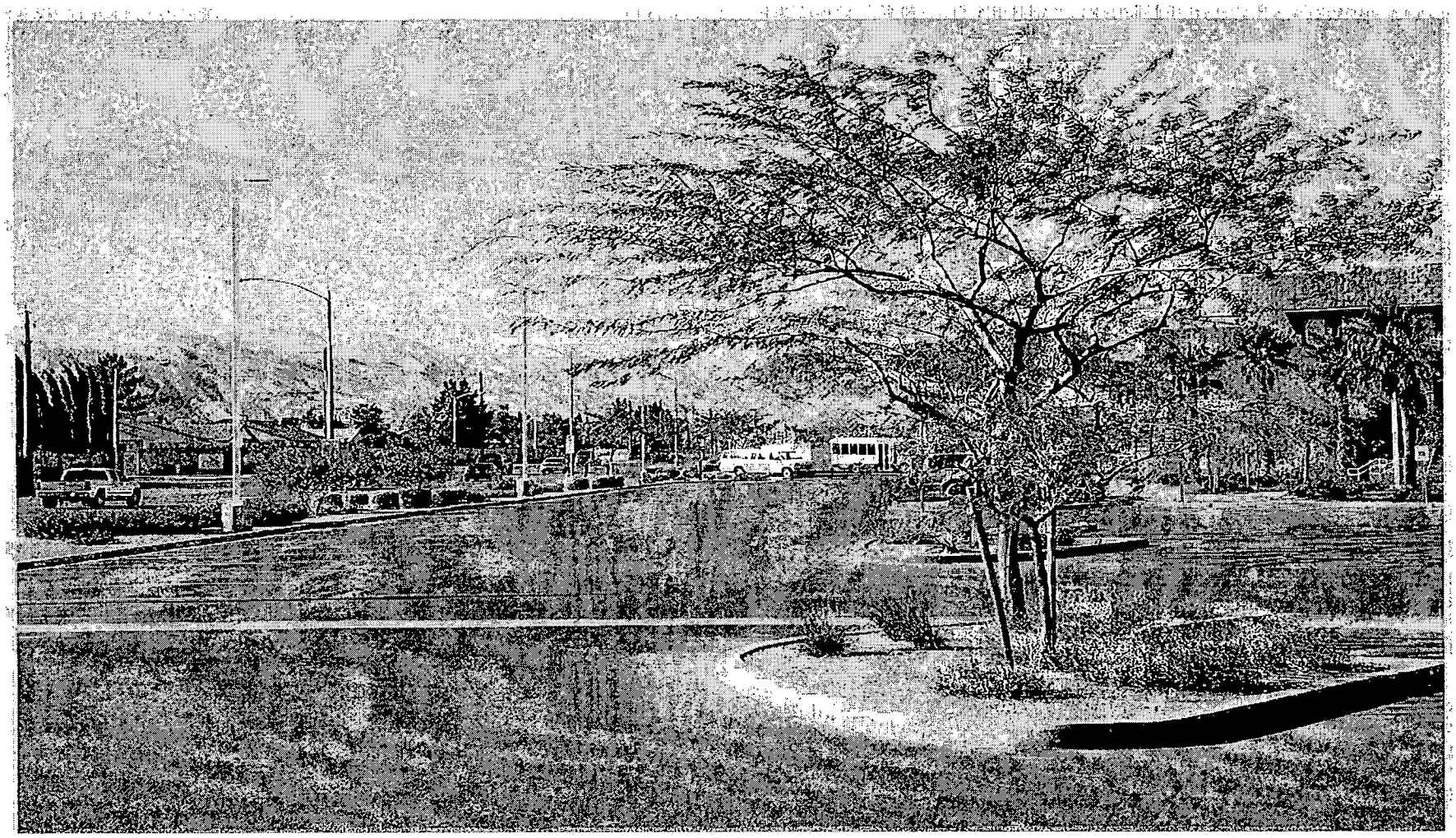
WISHER & HALL AIA, LIMITED
ARCHITECTURE AND PLANNING
7379 PEAK DRIVE, SUITE 200
LAS VEGAS, NEVADA 89128
702.363.2222 702.363.6060(FAX)
WWW.DWISHERHALL.COM

ZON-3471
1-22-04 PC



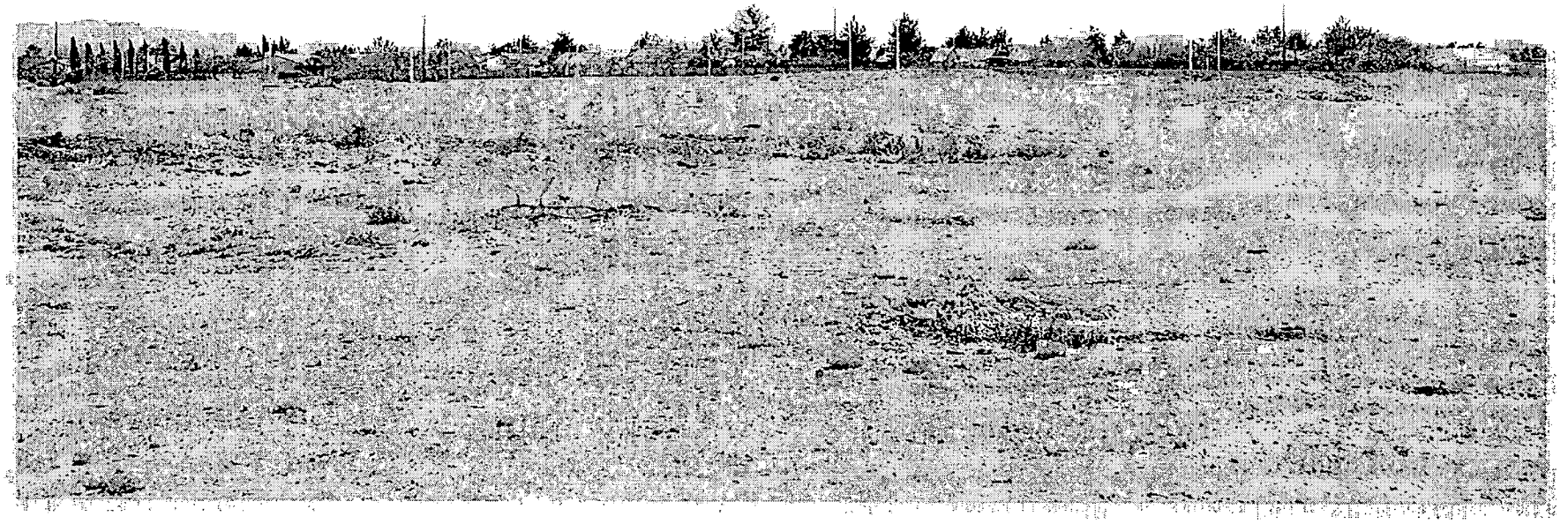
ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH
NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH
NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH
NORTHWEST CORNER OF LONE MOUNTAIN ROAD AND JONES BOULEVARD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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).

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:

EVANS - APPROVED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

NOTE: ROBERT GENZER disclosed that Rick Williams has recently represented his wife and mother-in-law on a land transaction located in another area. In his capacity as the Director of Planning and Development Department, he has not been involved in the staff recommendation process on the subject applications.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 37 [GPA-3459], Item 38 [ZON-3461], Item 39 [SUP-3463], and Item 40 [SDR-3462].

MINUTES – Continued:

KYLE WALTON, Planning and Development Department, explained that the proposed General Plan Amendment supports a policy contained in the 2020 Master Plan that calls for development sensitive to the surrounding development. Staff feels the application is appropriate. With regard to the zoning request, the transition between rural type uses to the west and the dense uses across the street, staff recommended the request also be approved subject to conditions. Regarding the Site Development Plan Review, the proposed development is consistent with Title 19 and the landscaping guidelines and meets all the standards of the Code. The special use permit will allow the developer to have flexibility relative to the private streets. Staff recommended approval of all applications subject to the appropriate conditions.

JAMES VELTMAN, 4470 North Chieftain Street, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

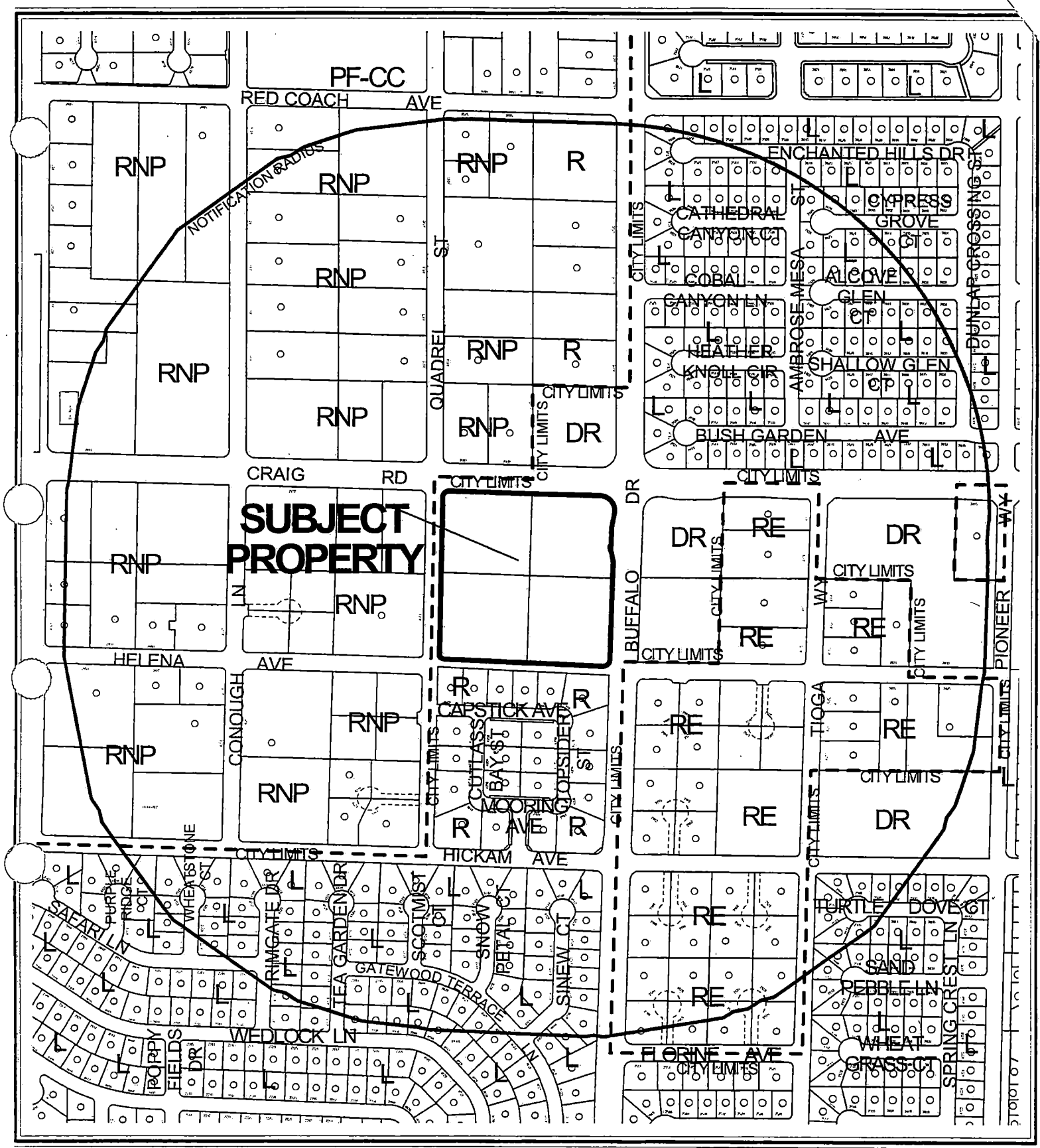
No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 37 [GPA-3459], Item 38 [ZON-3461], Item 39 [SUP-3463], and Item 40 [SDR-3462].

NOTE: All discussion for Item 37 [GPA-3459], Item 38 [ZON-3461], Item 39 [SUP-3463], and Item 40 [SDR-3462] was held under Item 37 [GPA-3459].

(7:26 – 7:38)



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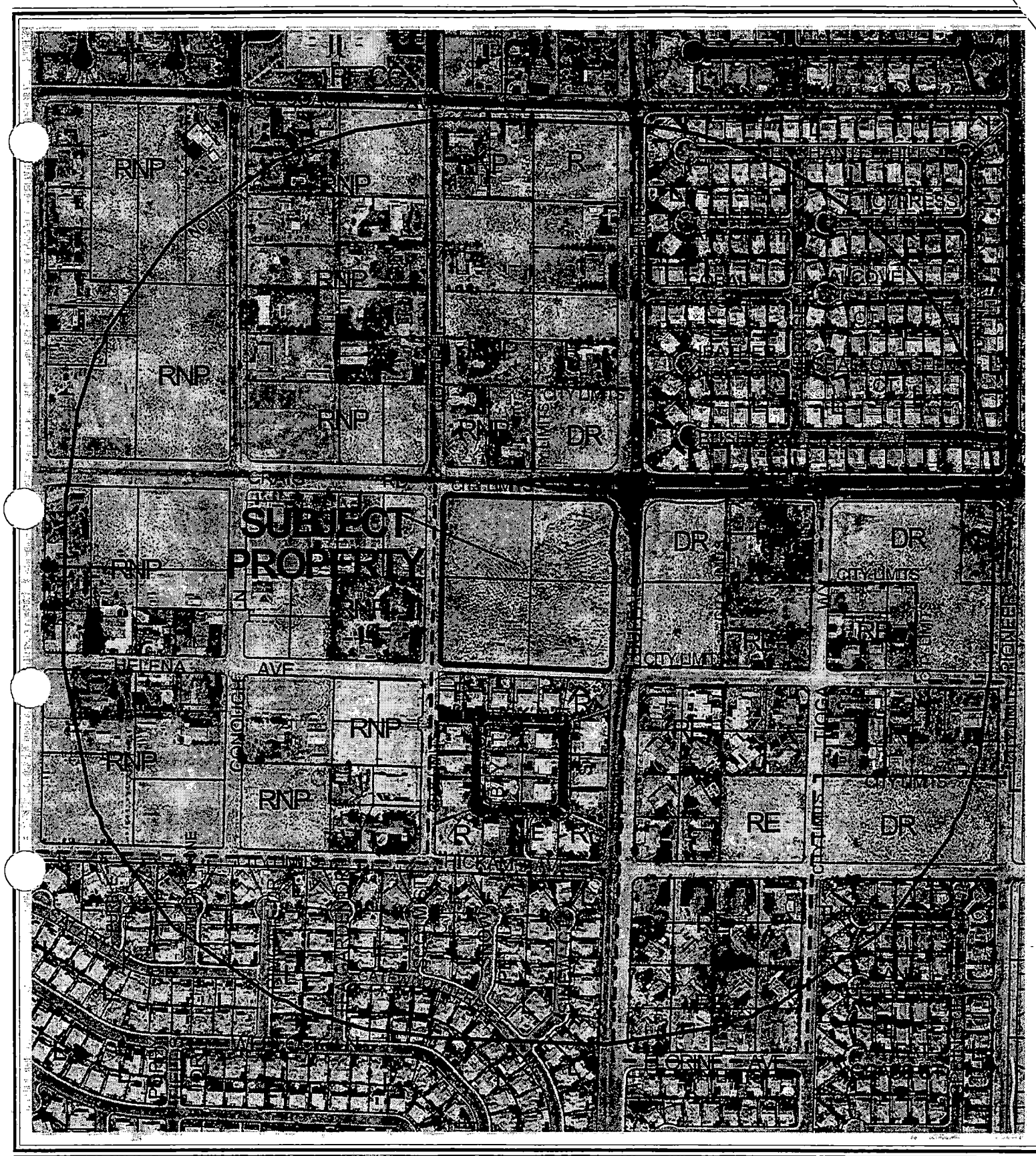
CASE: GPA-3459

RADIUS: 1320 FT

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

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

N



0 300 600 Feet

CASE: GPA-3459

RADIUS: 1320 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

LAURA

** STAFF REPORT **

APPLICATION REQUEST

This application seeks 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 gross acres (8.48 net acres) adjacent to the southwest corner of Craig Road and Buffalo Drive. Related applications include a Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); a Special Use Permit (SUP-3463) for private streets; and a Site Development Plan Review (SDR-3462) for a 23-lot single family residential development.

The applicant's justification letter states that this eight-acre property should be classified as Rural Residential, due to its location and proximity to the adjacent subdivisions and provide a good transition density to the project to the east. This will create a normal transitioning of the development densities and allows a better mix of product for the area especially because of it's location at the intersection of two major thoroughfares, Craig and Buffalo. The applicant does not believe that the change will impose any new burdens than what has currently been provided under the General Plan.

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 (R) Rural Density Residential land uses with a maximum density of three dwelling units per acre.
01/04/89	The subject property was Annexed (A-0016-88) into the City of Las Vegas.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
09/07/94	The City Council approved a Rezoning (Z-0072-94) from R-E (Residence Estates) to R-D (Single Family Residential-Restricted) on this site as part of a larger request.
11/01/95	The City Council approved an Extension of Time [Z-0072-94(3)] for the rezoning request. Condition number two eliminated the northern half of the rezoning request of which this site is a part. Therefore this site was reverted back to R-E.

LAURA

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.
08/18/99	The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
11/20/02	The City Council accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0083-02) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Site Development Plan Review [Z-0083-02(1)] for a proposed 21 lot single family residential development on this site. The Planning Commission and staff recommended approval of these applications on October 24, 2002.
02/19/03	The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural Density Residential) land uses with a maximum density of 2.49 dwelling units per acre.
1/22/04	The Planning Commission will consider three related items: Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); a Special Use Permit (SUP-3463) for private streets; and a Site Development Plan Review (SDR-3462) for a 23-lot single-family residential development.

DETAILS OF APPLICATION REQUEST

Site Area: 10.8 Gross Acres
8.48 Net Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped
	Single Family Residential
South	Single Family Residential
East	Undeveloped
West	Vacant

LAURA

PLANNED LAND USE

Subject Property	DR (Desert Rural Density Residential)
North	DR (Desert Rural Density Residential)
	RNP (Rural Neighborhood Preservation)
South	R (Rural Density Residential)
East	DR (Desert Rural Density Residential)
West	RNP (Rural Neighborhood Preservation)

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	R-E (Residence Estates)
	Clark County
South	R-D (Single Family - Restricted)
East	U (Undeveloped) [DR (Desert Rural Density Residential)]
West	Clark County

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

Rural Preservation Neighborhood Buffer – The subject lies within 330 feet of a Rural Preservation Neighborhood, which thereby qualifies it as within a Rural Preservation Neighborhood buffer. NRS.278.261 (Rural Preservation Neighborhood) requires the maintenance of a density of no more than 3 units per acre for any portion of a residential development within the buffer. The proposed residential development has an approximate density of 2.12 units per gross acre. This complies with the density requirement of projects within the 330' buffer zone.

DEFINITIONS

RNP (Rural Neighborhood Preservation) (Zero to 2.0 dwelling units per acre). The predominant residential lifestyle of these areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

LAURA

In accordance with an interlocal agreement signed January 2, 2002, the City and Clark County designate those areas recognized for the above-described lifestyle as Rural Neighborhood Preservation areas. These areas are shown on Map 3 of the Centennial Hills Sector Plan. The Interlocal describes areas within the Centennial Hills Sector as "Excepted Areas". The Excepted Areas" are those that will be annexed in to the City only by request of the individual property owners. Map 3 shows a boundary that encompasses those parcels that are within the "Excepted Areas" of the Interlocal and represents the limits of the Rural Neighborhood Preservation neighborhoods.

Parcels in the excepted areas at the time of the signing of the Interlocal shall remain Rural Neighborhood Preservation areas whether the parcels annex into the city or not.

DR (Desert Rural Density Residential) The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

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

INTERAGENCY ISSUES

RURAL PRESERVATION NEIGHBORHOOD BUFFER

A portion of the site is within an area identified as a buffer for a Rural Preservation Neighborhood. Chapter 278 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown. Land is disqualified from status as a Rural Preservation Neighborhood, or as a required buffer, if it is closer than 330 feet to a road greater than 99 feet in width. The proposed residential development has an approximate density of 2.12 units per gross acre (2.71 units per acre). This complies with the density requirement of projects within the 330' buffer zone.

LAURA

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT

The Southern Nevada Regional Policy Plan, approved February 22, 2001, set out a requirement for local entities to establish a means of identifying Projects of Regional Significance (PRS), and of addressing the impacts of these projects. The City of Las Vegas, through Ordinance No. 5477, has established such a process. Pursuant to this Ordinance, it has been determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The project site is proposed to have two access points, one to Craig Road and the other to Buffalo Drive, both 100-foot Primary Arterials. The applicant proposes to develop the subject four parcels into a 23-lot single-family residential project. The site is surrounded by very low density residential development to the north, undeveloped low density residential to the east, developed rural density residential (R-D zoning district) to the south and rural preservation neighborhood residential to the west. The proposal is to develop the parcels with uses and density similar to the single-family residential development to the south. The minimum lot size proposed is approximately 11,731 square feet.

The proposal is in harmony with the density required for a buffer of rural residential preservation neighborhoods. Such a rural neighborhood is the north and west of the subject parcels. The proposed development would act as the required buffer to the existing rural neighborhoods that are described in the NRS.

FINDINGS

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

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

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

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

LAURA

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

In regard to "1": The proposed plan amendment would provide a buffer between the Rural Preservation Neighborhood parcels to the north and the west and the developing area to the south and east that is required by statute. The development will be of an intensity and density that would be consistent with the R-D (Single Family Residential-Restricted) development to the south. The intensity and density would have no adverse impact on the existing residential development.

In regard to "2": The proposal will permit zoning that will be consistent with the buffer requirement of NRS for rural preservation neighborhoods. The zoning will be in harmony with the single family residentially developed and undeveloped lands that surround the site

In regard to "3": There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed single-family residential development. The Southwest Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at the 9850 West Cheyenne (located at the northwest corner of Cheyenne and Metro Academy Way, west of Grand Canyon). Fire Station #9, located at 4747 North Rainbow Boulevard (located south of Lone Mountain Road) is the closest city facility to the site.

In regard to "4": The proposed amendment of the land use plan is consistent with Policy B2 of the General land use Plan which encourages the development of infill parcels to make use of existing utilities, facilities, and services. As the buffer to the rural preservation neighborhood the proposal supports Policy 2.1.2 of the Las Vegas 2020 Master Plan. Policy 2.1.2 calls for development to be sensitive in use to surrounding development.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

01/06/04 Twenty (20) persons attended and had no opposition. The residents had the following questions and comments:

- How many two story homes, what will the value be, how big are they, what kind of landscaping, and when will they be built?
- The applicant responded that roughly 1/3 of the 23 homes will be two story, prices will start in the upper $200s to the upper $300s, they will range in size from 2,300 to 2,700 sq ft, they will have xeriscape, and the first units will be completed in 12 - 18 months.

LAURA

- A question that came up more than once concerned perimeter landscaping.
- Applicant responded that the city requires 11' setback with a 6' landscape buffer along Buffalo and Craig, but Hickam and Quadrel has not been decided.
- They wanted to know about gates, street lights, yard size, and lot premiums.
- The applicant said it would be a gated subdivision, street lights were whatever the neighbors prefer (no conclusion except one person who said there should be street lights), houses would be 20' apart with 30' backyards, and lot premiums were unknown.
- There was a question about the impact to value of $1/2 mil. home.
- Applicant said home prices in this subdivision are close enough that it shouldn't impact existing home values.
- There was also some question about an SID
- Applicant wasn't sure other than an SID for Buffalo.

NOTICES MAILED: 352 [Mailed with ZON-3461, SUP-3463 & SDR-3462]

APPROVALS: 0

PROTESTS: 0

LAURA

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3459 APN: 138-04-704-001,002,003,004

Name of Property Owner: CRAIG BUFFALO LTD. C/O R. ZARING

Name of Applicant: RICK WILLIAMS et. al.

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

X Yes _____ No

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

City Official: MAYOR

Partner(s): Robert A. Zaring, Jerome F. Snyder, Karen Aldrich, Kathleen L. Beck, Gerard V. Lemieux, Gregory J. Lemieux, William F. Simpson, Bertha trust 2/10/82 Firmin J. Bertha, Steve Family Trust, Hugh Peterson, Kenneth Ammon, Sue M. McDowell, Garrett Robison, trustee, Estate of John L. Thomas, Marion S. Lamieux, George W. Lemieux

APN: 010-451-23

Karl L. Peterson

Joseph Escnarco

Signature of Property Owner/Authorized Agent: Robert A. Zaring

Print Name: Robert A. Zaring

Subscribed and sworn before me

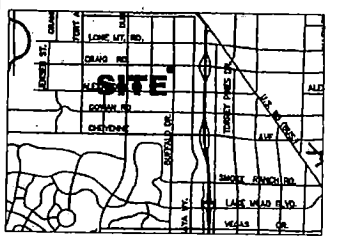
This 3RD day of DECEMBER, 2003

Deborah L Davison

Notary Public in and for said County and State

DEBORAH DAVISON
Notary Public, State of Nevada
Appointment No. 93-25852-1
My Appt. Expires June 10, 2004





LOCATION MAP

RIGHTPATH - WKR DEVELOPMENT
CRAIG - BUFFALO
8.48 ACRES REZONING

TOTAL LOTS - 23

GROSS AREA - 10.8 ACRES
GROSS DENSITY - 2.12

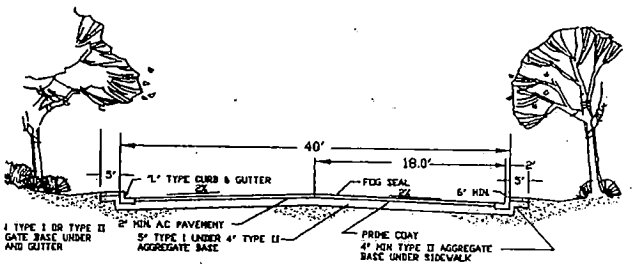
NET AREA - 8.48 ACRES
NET DENSITY- 2.71 ACRES

EXISTING ZONING - RE
PROPOSED ZONING - RD

APN: 138-04-704-001
138-04-704-002
138-04-704-003
138-04-704-004

R.D STANDARDS

FRONT SETBACK: 25 FT.
SIDE SETBACK: 10 FT.
CORNER SETBACK: 15 FT.
REAR SETBACK: 30 FT.



PRIVATE STREET SECTION W/L CURB **N.T.S**

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 50 ft.

REVISED
12.23.03

GPA-3459
ZON-3461

CRAIG BUFFALO
8.48 ACRES REZONING
SITE PLAN

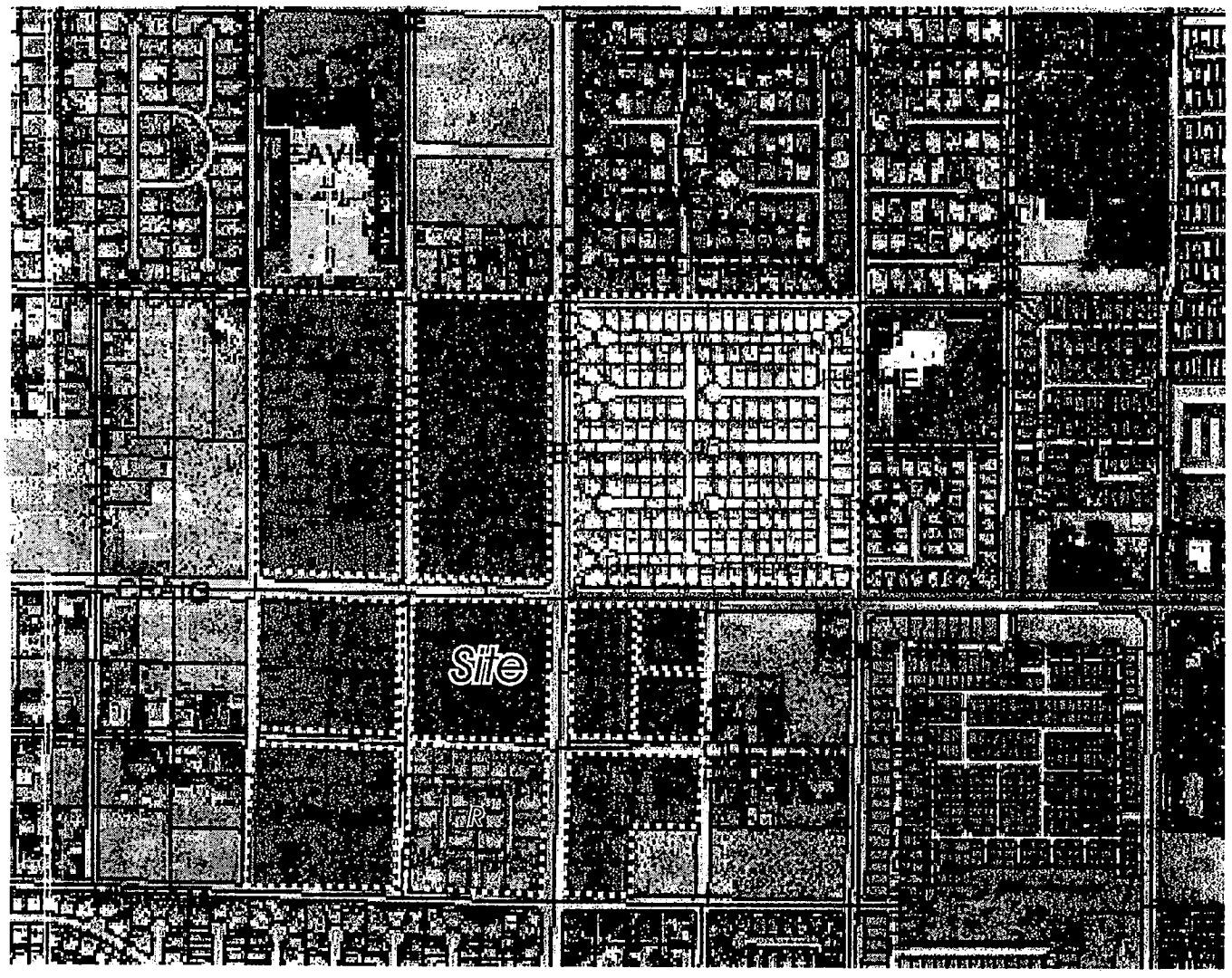
REVISIONS:
8.19.2003
10.27.2003

SHEET TITLE:
SITE PLAN

PROJECT NO.:
DRAWN BY: GT
CHECKED BY: JV
SCALE: 1"=50'-0"
DATE: 12.05.2003

S1.01

SITE PLAN



Craig-Buffalo

General Plan land Use

Legend

Site

Desert Rural(0-2)

Rural(2.1-3.5)

Low(3.6-5.5)

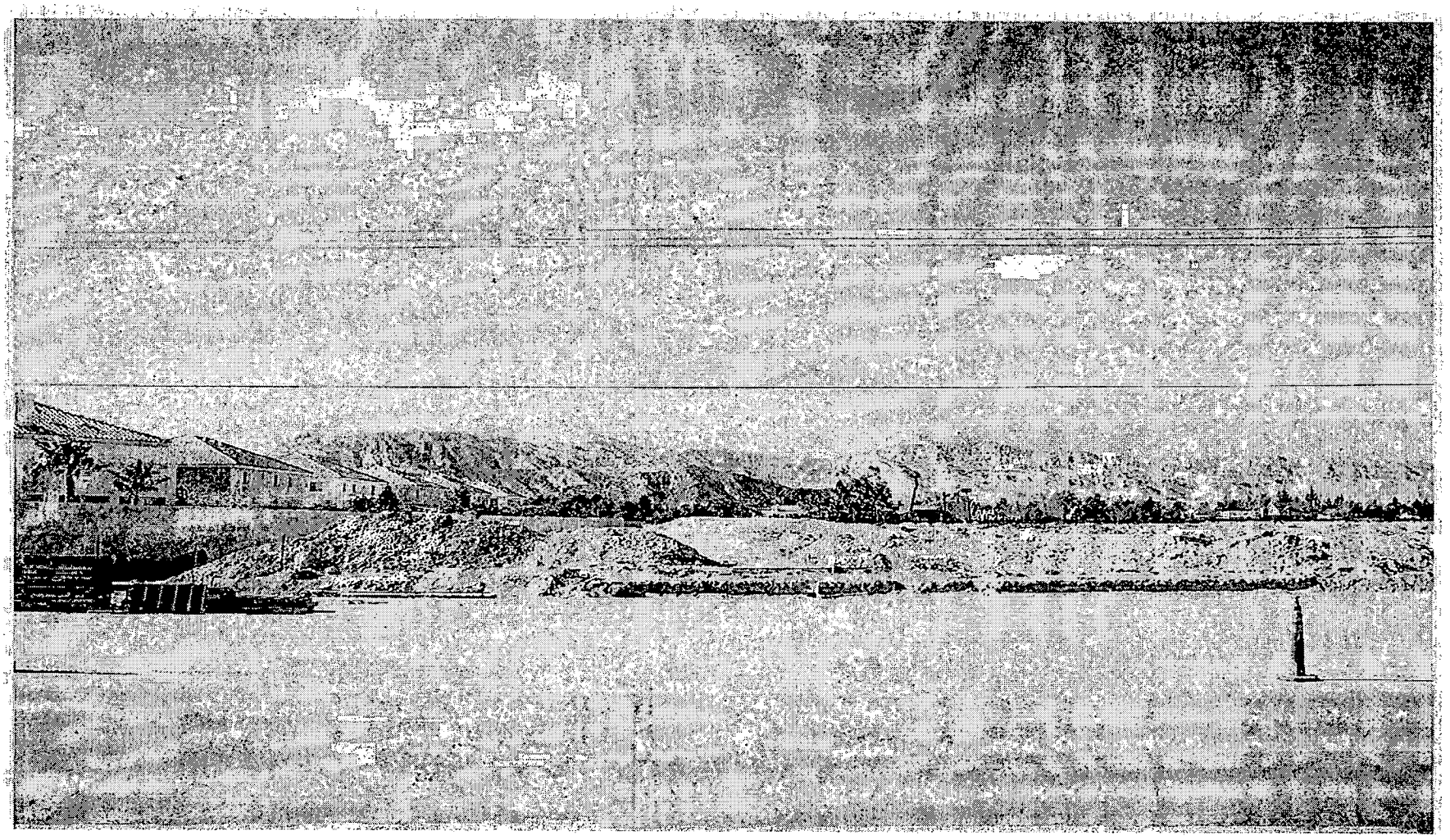
REQUESTED USE CHANGE
FROM DR TO R.

138-04-704-001
138-04-704-002
138-04-704-003
138-04-704-004

Veltman Planning and Design Group, LLC

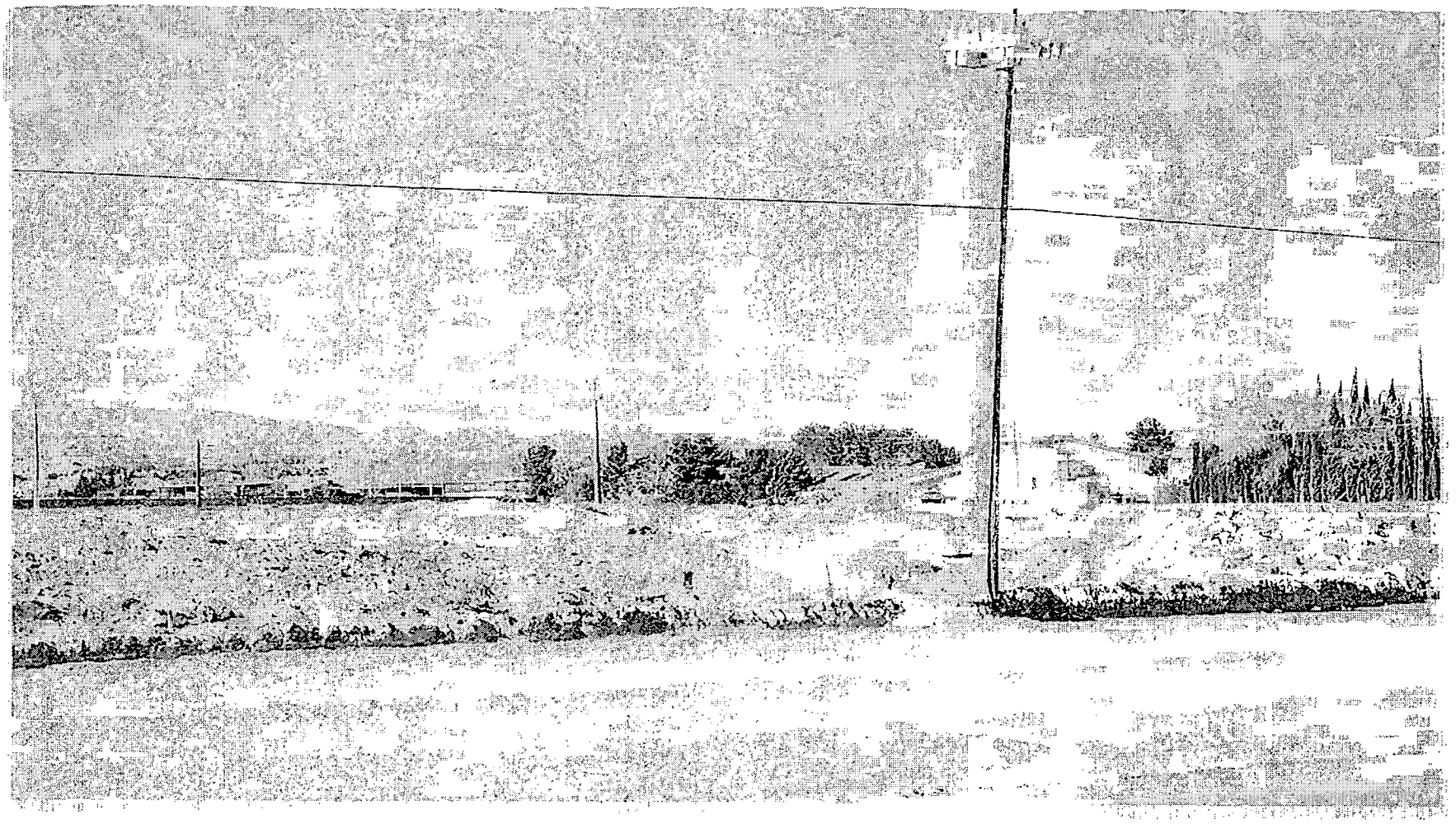
Land Planning, Landscape Architecture and Urban Design
4470 Chieftain
Las Vegas, NV 89129
702-396-1044 702-396-5381-Fax
www.veltmanplanning.com

GPA-3459
1-22-04 PC



GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 38

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
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).

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:
EVANS – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

NOTE: ROBERT GENZER disclosed that Rick Williams has recently represented his wife and mother-in-law on a land transaction located in another area. In his capacity as the Director of Planning and Development Department, he has not been involved in the staff recommendation process on the subject applications.

MINUTES:
NOTE: See Item 37 [GPA-3459] for related discussion.
(7:26 – 7:38)

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 38 – ZON-3461

CONDITIONS

Planning and Development

1. A General Plan Amendment (GPA-3459) to a R (Rural Density Residential) land use designation approved by the City Council.

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

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

Public Works

4. An Order of Vacation for the proposed vacation of the area adjacent to Helena Avenue must record prior to the recordation of a final map for this site and the final map must show the Recorder's number of the Vacation.

5. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record for Special Improvement District number 1480 prior to the recordation of a final map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. This site shall be responsible for all half-street improvements for Buffalo Drive not constructed by the Special Improvement District number 1480.

6. Construct half-street improvements including appropriate overpaving if legally able on Quadrel Street and Craig Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundary of this site prior to construction of hard surfacing (asphalt or concrete).

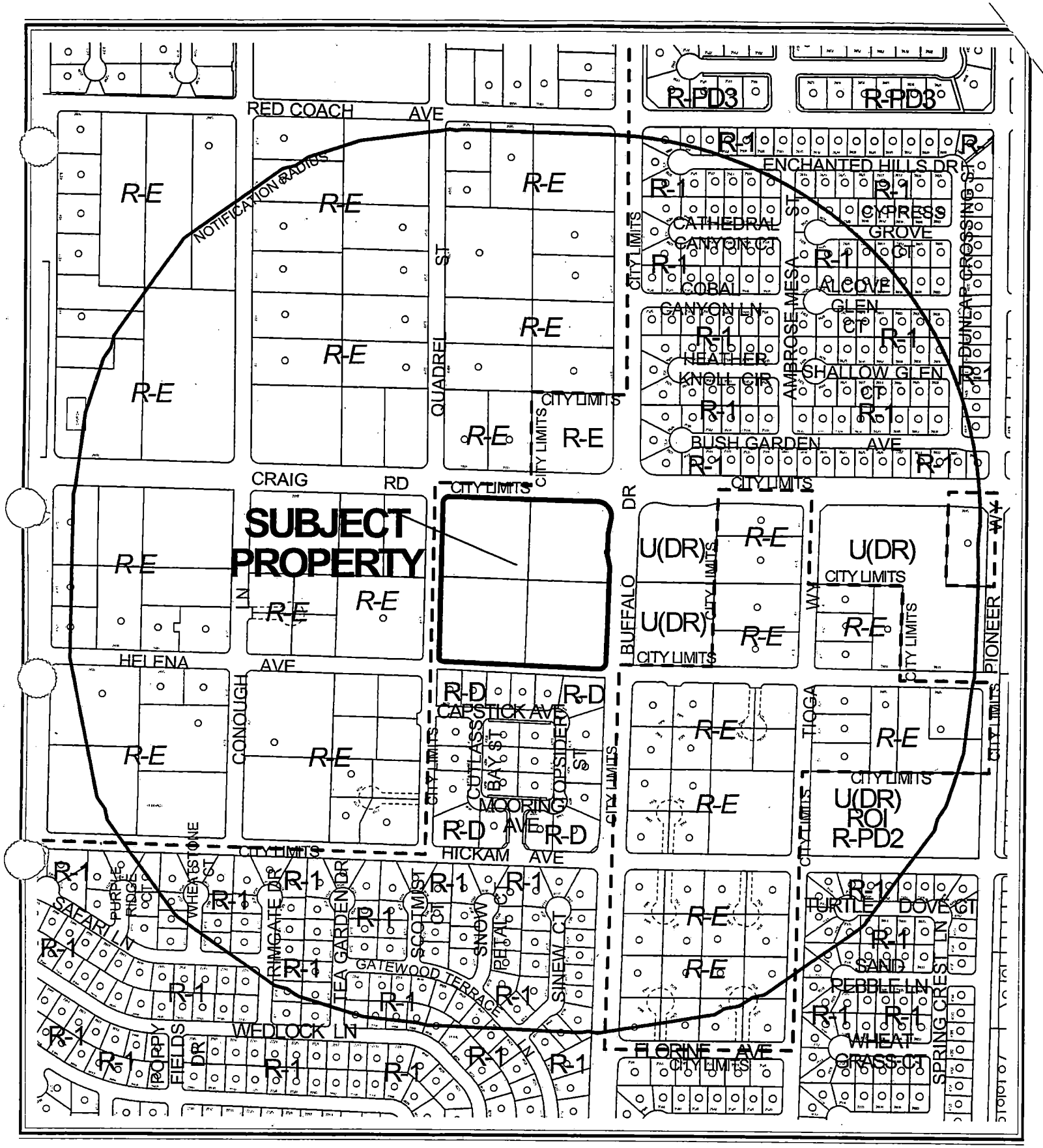
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic 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

CONDITIONS – Continued:

turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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



0 300 600 Feet

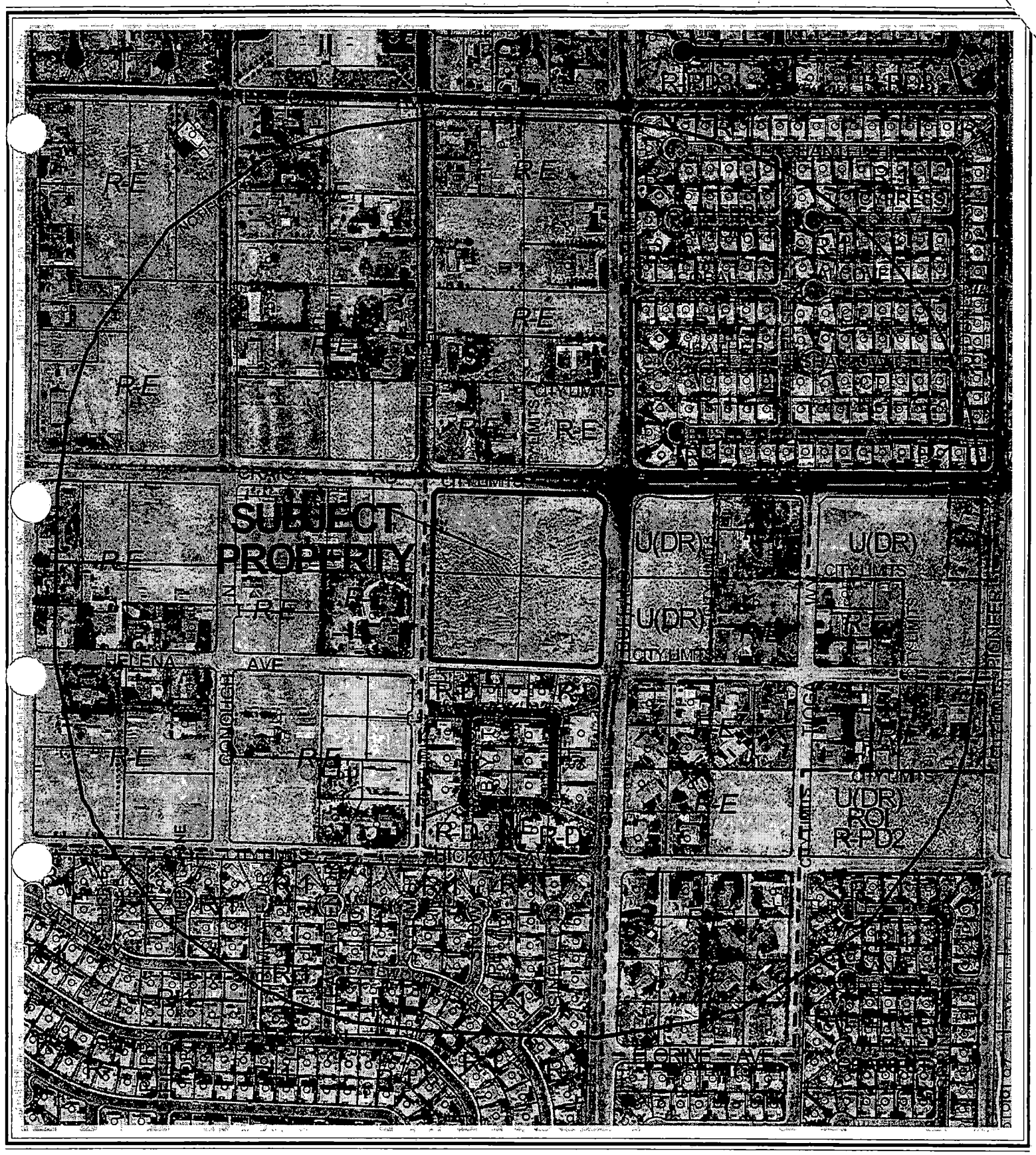
CASE: ZON-3461

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED)

N



0 300 600 Feet

CASE: **ZON-3461**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3461 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-3459) to a R (Rural Density Residential) land use designation approved by the City Council.

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

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

Public Works

4. An Order of Vacation for the proposed vacation of the area adjacent to Helena Avenue must record prior to the recordation of a final map for this site and the final map must show the Recorder's number of the Vacation.

5. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record for Special Improvement District number 1480 prior to the recordation of a final map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. This site shall be responsible for all half-street improvements for Buffalo Drive not constructed by the Special Improvement District number 1480.

6. Construct half-street improvements including appropriate overpaving if legally able on Quadrel Street and Craig Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundary of this site prior to construction of hard surfacing (asphalt or concrete).

LAURA

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

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

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

LAURA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning R-E (Residence Estates) to R-D (Single Family Residential - Restricted) on 10.8 gross acres (8.48 net acres) adjacent to the southwest corner of Craig Road and Buffalo Drive. A General Plan Amendment (GPA-3459) 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); a Special Use Permit (SUP-3463) for private streets; and a Site Development Plan Review (SDR-3462) for a 23-lot single family residential development are related companion applications.

B) Applicant's Justification

The applicant's justification letter states that the property at the southwest corner of Buffalo Drive and Craig Road needs reclassification because of the location. The surrounding properties in the area are all residential or vacant in nature and acre classified as R-E (Residence Estates) or R in the General Plan. This particular property, and the properties across the street are in direct proximity of existing subdivisions. Across the street to the south is an existing development similar in nature to the proposed plan and is zoned R-D (Single Family Residential – Restricted).

BACKGROUND INFORMATION

A) Previous Actions

01/04/89	The subject property was Annexed (A-0016-88) into the City of Las Vegas.
09/07/94	The City Council approved a Rezoning (Z-0072-94) from R-E (Residence Estates) to R-D (Single Family Residential-Restricted) on this site as part of a larger request.
11/01/95	The City Council approved an Extension of Time [Z-0072-94(3)] for the rezoning request. Condition number two eliminated the northern half of the rezoning request of which this site is a part. Therefore this site was reverted back to R-E (Residence Estates).

LAURA

11/20/02 The City Council accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0083-02) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Site Development Plan Review [Z-0083-02(1)] for a proposed 21 lot single family residential development on this site. The Planning Commission recommended approval of these applications on October 24, 2002. The Planning and Development Department also recommended approval of these applications.

1/22/04 The Planning Commission will consider three related items: A General Plan Amendment (GPA-3459) 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); a Special Use Permit (SUP-3463) for private streets; and a Site Development Plan Review (SDR-3462) for a 23-lot single family residential development.

B) Pre-Application Meeting

11/13/04 A pre-application meeting was held on November 13, 2003. Issues discussed included:

- The perimeter wall should be a decorative block wall, with 20% contrasting material.
- Perimeter landscaping should be six feet wide between the perimeter wall and back of sidewalk. Shall contain 24-inch box trees at thirty feet on center.
- Listed R-D standards.
- A Special Use Permit is required for Private Streets.
- Drainage easement along the south property line. Plans to vacate this easement?
- Traffic Study is required.
- SID participation on Buffalo Drive.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application. A neighborhood meeting was held for the related General Plan Amendment (GPA-3459) application on January 6, 2004, twenty persons attended the meeting and had no opposition.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.8 Gross Acres
Net Acres:	8.48 Net Acres

LAURA

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
	RNP (Rural Neighborhood Preservation)
South:	R (Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
	Clark County
South:	R-D (Single Family Residential - Restricted)
East:	U (Undeveloped) [DR (Desert Rural Density Residential)]
West:	Clark County

E) General Plan Compliance

The Southwest Sector Plan currently designates the site as DR (Desert Rural Density Residential). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. A related General Plan Amendment (GPA-3459) application seeks to change land use designation to R (Rural Density Residential), which would support the proposed zoning to R-D (Single Family Residential - Restricted). The R (Rural Density Residential) category designation allows for a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

LAURA

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 Buffer – The subject lies within 330 feet of a Rural Preservation Neighborhood, which thereby qualifies it as within a Rural Preservation Neighborhood buffer. NRS.278.261 (Rural Preservation Neighborhood) requires the maintenance of a density of no more than 3 units per acre for any portion of a residential development within the buffer. The proposed residential development has an approximate density of 2.12 units per gross acre. This complies with the density requirement of projects within the 330' buffer zone.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-3462) application.

B) General Analysis and Discussion

This rezoning application is consistent with the proposed R (Rural Density Residential) General Plan designation requested for the site through GPA-3459. The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

The placement of a Rural Density Residential development at this location presents an acceptable transition between the Desert Rural uses to the north and east; the Rural Density Residential uses to the south; and the Rural Preservation Neighborhood, located in Clark County, to the west. From the standpoint of the proposal as an R-D development, the project meets the development standards established in the Zoning Code, and appears to provide a reasonable development project for the subject parcels.

LAURA

FINDINGS

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

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

   The site is currently designated as DR (Desert Rural Density Residential) on the Southwest Sector Land Use Plan Map of the General Plan. A related General Plan Amendment application (GPA-3459) proposes to amend the land use designation to R (Rural Density Residential). The proposed rezoning to R-D (Single-Family Residential – Restricted) is consistent with the proposed R (Rural Density Residential) General Plan designation.

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

   The proposed 23-lot single-family residential development in conjunction with the proposed rezoning to R-D (Single Family Residential - Restricted), will have a minimum lot size of 11,000 square feet. The residential project is an acceptable transition between the Desert Rural uses to the north and east; the Rural Density Residential uses to the south; and the Rural Preservation Neighborhood, located in Clark County, to the west.

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

   The proposed project density will be compatible with the area's existing residential development and will act as a buffer between Rural Preservation Neighborhood and Desert Rural Density designated properties and the existing R-D (Single Family Residential – Restricted) development to the south.

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

   The project site is proposed to have two access points, one to Craig Road and the other to Buffalo Drive, both 100-foot Primary Arterials, which are adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 352 [Mailed with GPA-3459, SUP-3463 & SDR-3462]

APPROVALS 0

PROTESTS 0

LAURA

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3461 APN: 138-04-704-001,002,003,004

Name of Property Owner: CRAIG BUFFALO LTD. c/o R. ZARING

Name of Applicant: RICK WILLIAMS et. al.

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

X Yes _____ No

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

City Official: MAYOR
WILLIAM F. SIMPSON, BERTA TRUST 2/10/82 FIRMIN J. BERTA

Partner(s): Robert R. Zaring, Jerome F. Snyder, KAREN ALDRICH, STONE FAMILY TRUST, HUGH PETERSON, KENNETH AMMON, SUE M. MACDOWELL, GARRETT ROBISON, TRUSTEE, ESTATE OF FAHRL THOMAS, MARION S. LAMIEUX, GEORGE W. LEMIEUX

APN: 010-451-23
EARL L. PETERSON
JOSEPH ESCHARTEU

KATHLEEN L. BECK
GERARD V. LEMIEUX
GREGORY J. LEMIEUX

Signature of Property Owner/Authorized Agent: Robert A. Zaring

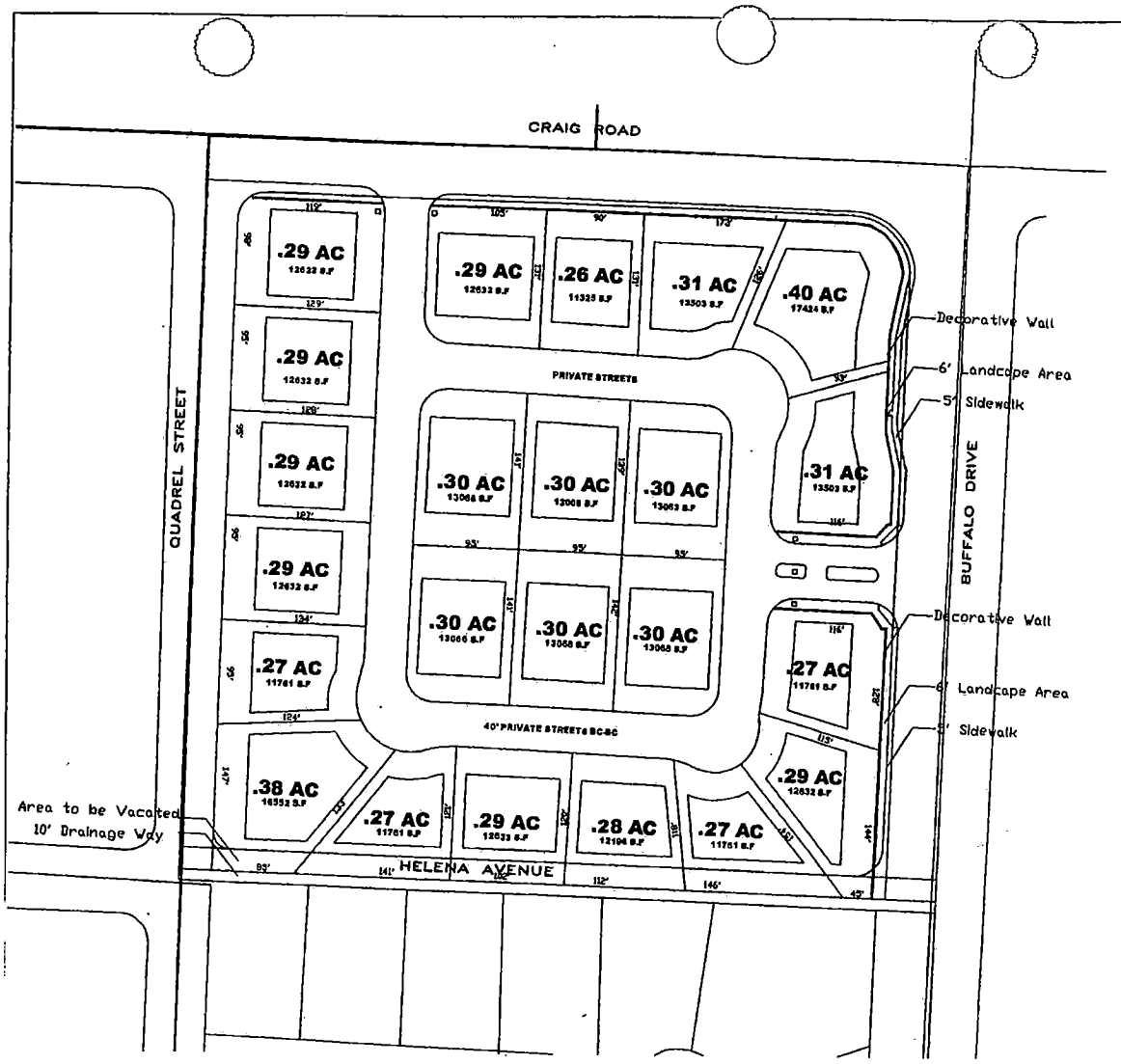
Print Name: Robert A. Zaring

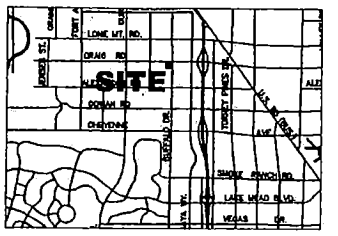
Subscribed and sworn before me

This 3RD day of DECEMBER, 2003

Deborah S. Davison
Notary Public in and for said County and State

DEBORAH DAVISON
Notary Public, State of Nevada
Appointment No. 98-35852-1
My Appt. Expires June 10, 2004





RIGHTPATH - WKR DEVELOPMENT
CRAIG - BUFFALO
8.48 ACRES REZONING

TOTAL LOTS - 23

GROSS AREA - 10.8 ACRES
GROSS DENSITY - 2.12

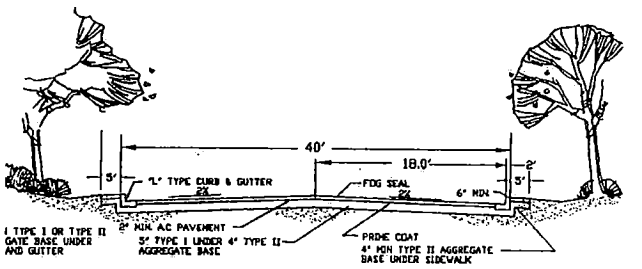
NET AREA - 8.48 ACRES
NET DENSITY- 2.71 ACRES

EXISTING ZONING - RE
PROPOSED ZONING - RD

APN: 138-04-704-001
138-04-704-002
138-04-704-003
138-04-704-004

R.D STANDARDS

FRONT SETBACK: 25 FT.
SIDE SETBACK: 10 FT.
CORNER SETBACK: 15 FT.
REAR SETBACK: 30 FT.



PRIVATE STREET SECTION W/L CURB **N.T.S**

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 60 ft.

REVISED
12.23.03

GPA-3459
ZON-3461

CRAIG BUFFALO
8.48 ACRES REZONING
SITE PLAN

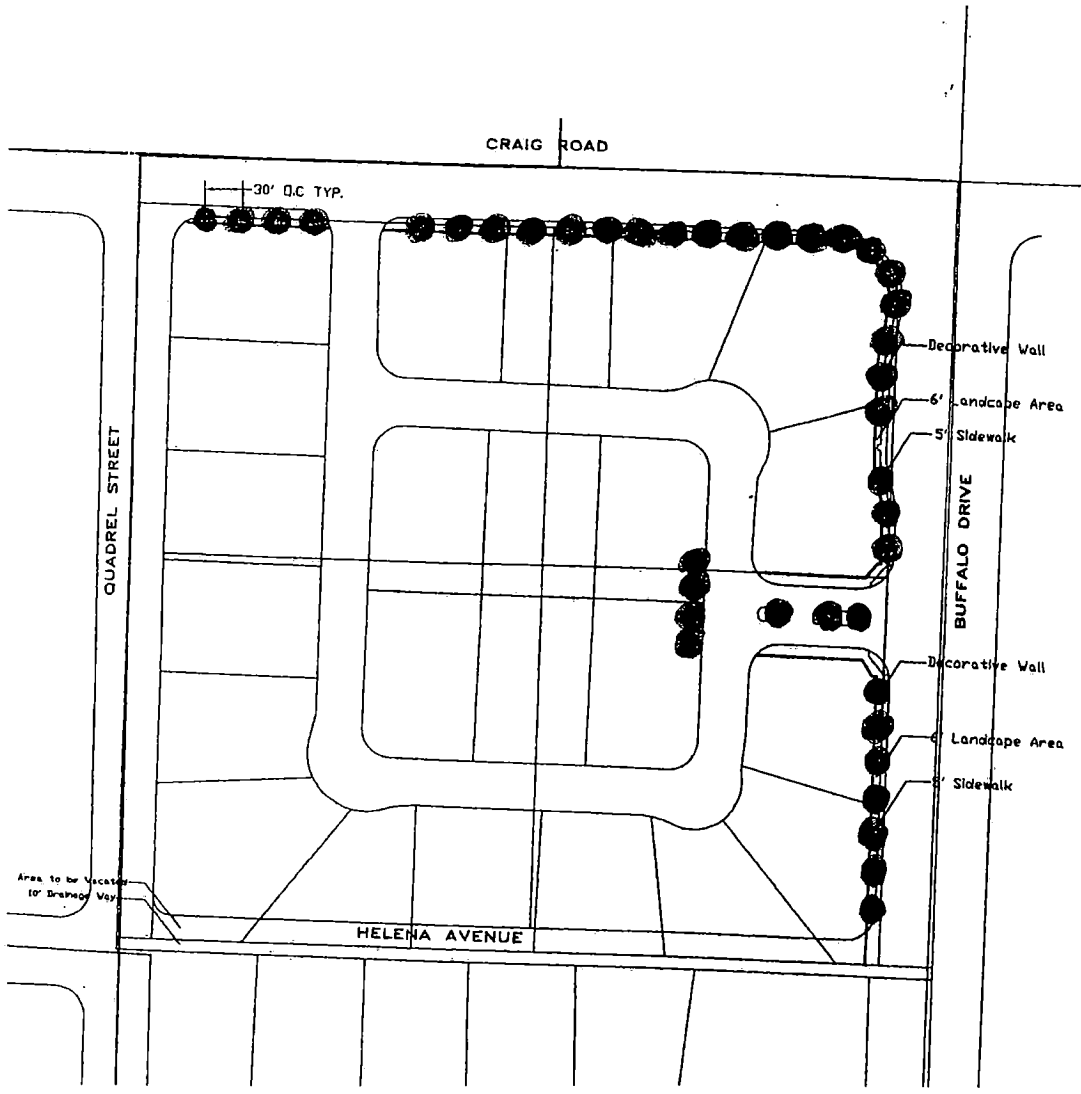
REVISIONS:
8.19.2003
10.27.2003

SHEET TITLE:
SITE PLAN

PROJECT NO.:
DRAWN BY: GT
CHECKED BY: JV
SCALE: 1"=50'-0"
DATE: 12.05.2003

S1.01

SITE PLAN



PLANT LEGEND

Tree	Botanical Name	Common Name
	Quecus ilex	Holly Oak
	Pinus Eldarica	Mondel Pine

Suggested Shrubs

Hesperaloe parvifolia	Red Yucca
Xylosma congestum	Shiny Xylosma
Leucophyllum frutescens	Compact Texas Ranger
Salvia greggii 'sierra linda'	Sierra Linda Red Sage
Lantana montevidens 'alba'	White Lantana
Lantana montevidens	Gold Lantana
Baccharis 'starn'	Starn Baccharis

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 50 ft.

NORTH

LANDSCAPE PLAN

STAFF

ZON-3461
1-22-04 PC

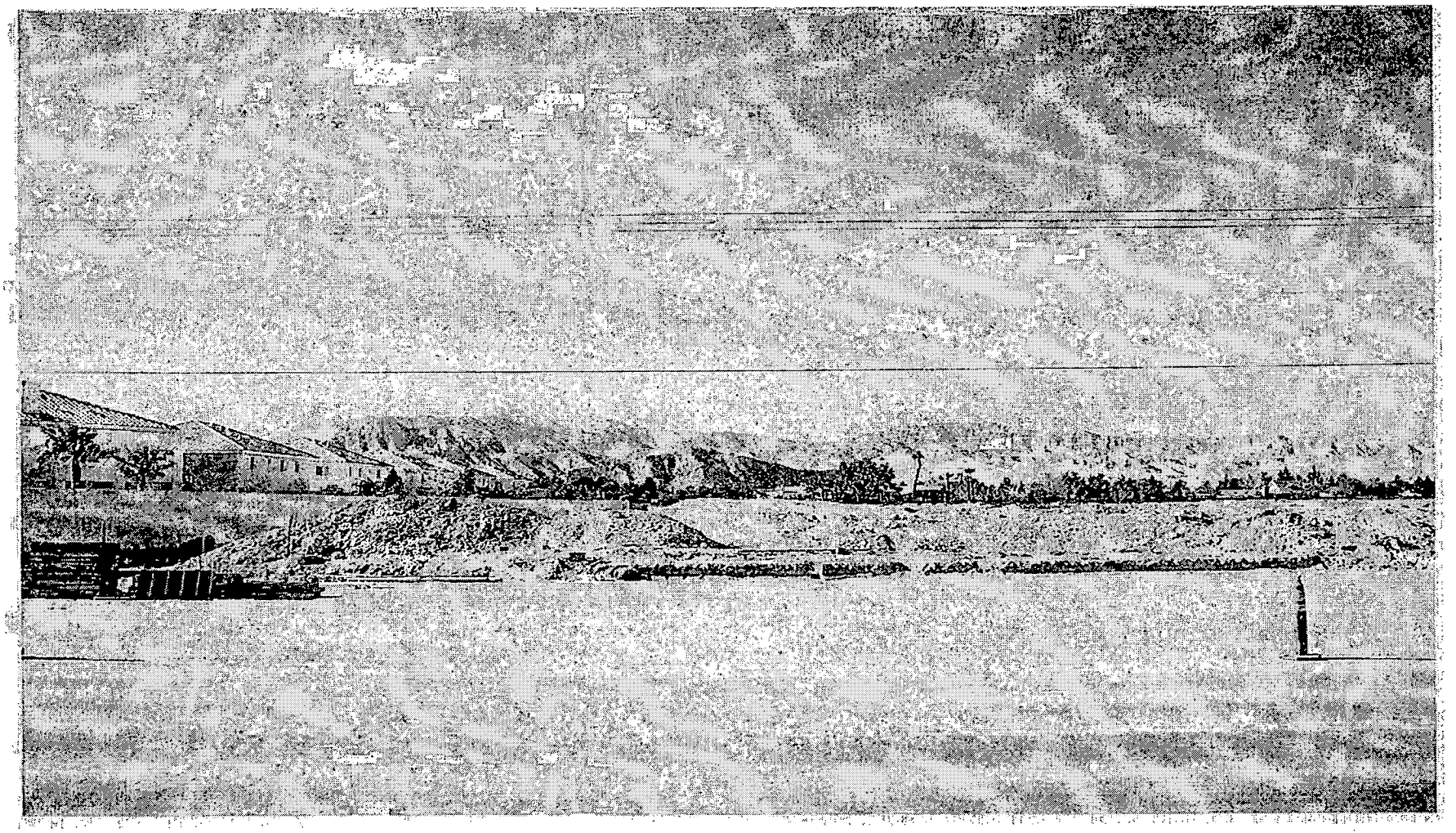
CRAIG BUFFALO
8.48 ACRES REZONING
LANDSCAPE PLAN

REVISIONS:
6.19.2003
10.27.2003

SHEET TITLE:
SITE PLAN

PROJECT NO:
DRAWN BY: GT
CHECKED BY: JV
SCALE: 1"=50'-0"
DATE: 11.07.2003

L1.01



ZON-3461 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 39

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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).

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:

EVANS – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

NOTE: ROBERT GENZER disclosed that Rick Williams has recently represented his wife and mother-in-law on a land transaction located in another area. In his capacity as the Director of Planning and Development Department, he has not been involved in the staff recommendation process on the subject applications.

MINUTES:

NOTE: See Item 37 [GPA-3459], for related discussion.

(7:26 – 7:38)

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 39 – SUP-3463

CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Private Streets (Residential).

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3461) and Site Development Plan Review (SDR-3462).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

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

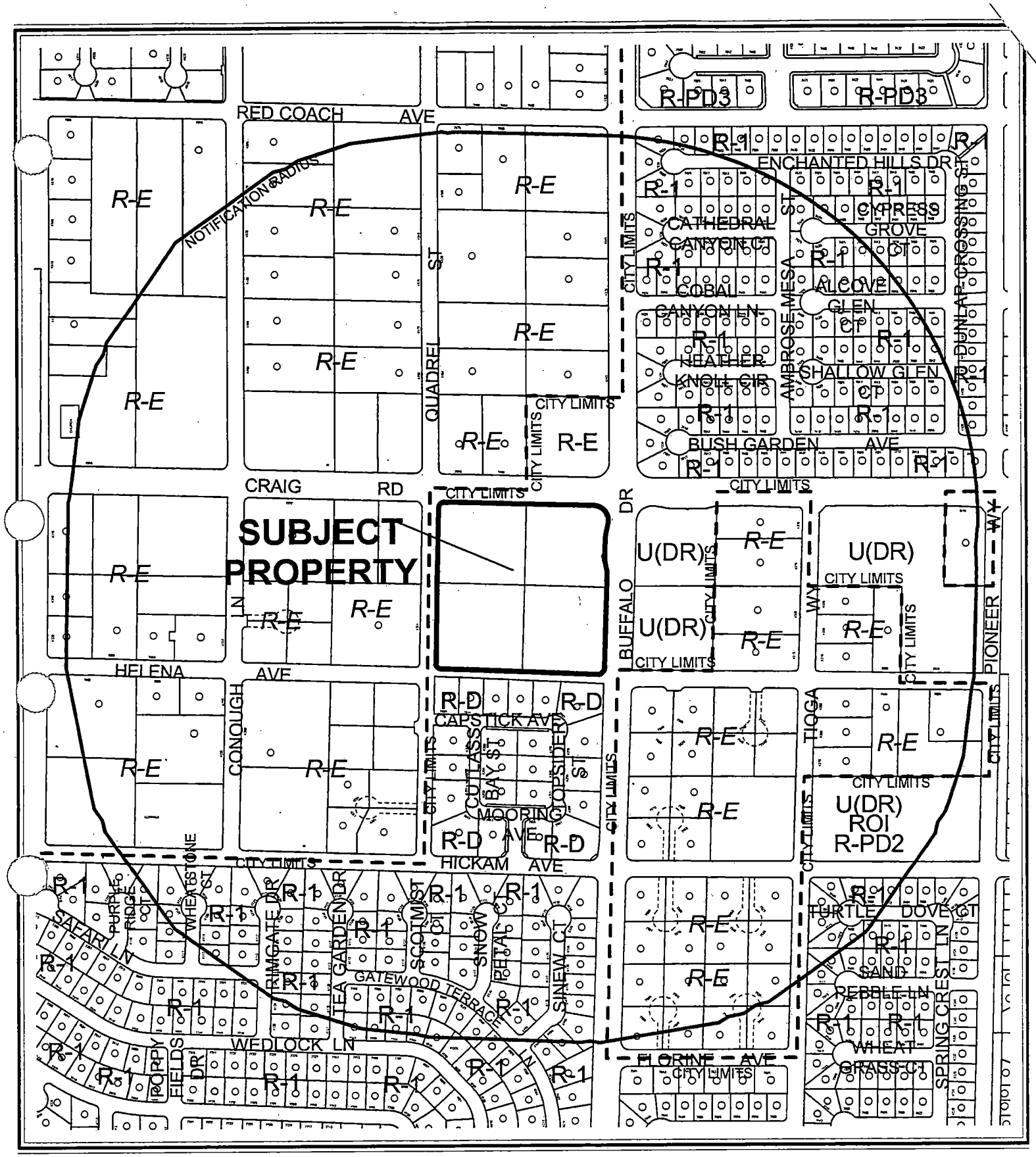
Public Works

5. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

6. 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.

7. 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.

8. Site development to comply with all applicable conditions of approval for Zoning eclassification ZON-3461, Site Development Plan Review SDR-3462 and all other subsequent site-related actions.



CASE: **SUP-3463**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED

** CONDITIONS **

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

Planning and Development

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8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3461, Site Development Plan Review SDR-3462 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a 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. Related applications include a General Plan Amendment (GPA-3459) 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); a Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); and a Site Development Plan Review (SDR-3462) for a 23-lot single family residential development.

B) Applicant's Justification

The applicant's justification letter states that the property at the southwest corner of Buffalo Drive and Craig Road needs reclassification because of the location. The surrounding properties in the area are all residential or vacant in nature and acre classified as R-E (Residence Estates) or R in the General Plan. This particular property, and the properties across the street are in direct proximity of existing subdivisions. Across the street to the south is an existing development similar in nature to the proposed plan and is zoned R-D (Single Family Residential – Restricted).

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LAURA

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- Listed R-D standards.
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- Traffic Study is required.
- SID participation on Buffalo Drive.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application. A neighborhood meeting was held for the related General Plan Amendment (GPA-3459) application on January 6, 2004, twenty persons attended the meeting and had no opposition.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.8 Acres
Net Acres:	8.48 Acres

LAURA

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
	RNP (Rural Neighborhood Preservation)
South:	R (Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
	Clark County
South:	R-D (Single Family Residential - Restricted)
East:	U (Undeveloped) [DR (Desert Rural Density Residential)]
West:	Clark County

E) General Plan Compliance

The Southwest Sector Plan currently designates the site as DR (Desert Rural Density Residential). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. A related General Plan Amendment (GPA-3459) application seeks to change land use designation to R (Rural Density Residential), which would support the proposed zoning to R-D (Single Family Residential - Restricted). The R (Rural Density Residential) category designation allows for a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

LAURA

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 Buffer – The subject lies within 330 feet of a Rural Preservation Neighborhood, which thereby qualifies it as within a Rural Preservation Neighborhood buffer. NRS.278.261 (Rural Preservation Neighborhood) requires the maintenance of a density of no more than 3 units per acre for any portion of a residential development within the buffer. The proposed residential development has an approximate density of 2.12 units per gross acre. This complies with the density requirement of projects within the 330' buffer zone.

ANALYSIS

A) General Analysis and Discussion

- Zoning

The proposed 23-lot residential development with private streets is a permitted use in the proposed R-D (Single Family Residential - Restricted) zoning district with the approval of a Special Use Permit.

- Use

The proposed 40-foot private streets are intended to serve a 23-lot residential community.

- Conditions

Title 19.04.050 lists several base conditions, which are required for the approval of a Special Use Permit for Private Streets. The following is a list of the base conditions; requirements indicated by an asterisk may not be waived:

1. Unless otherwise approved, every private street shall conform to the same design and construction standards required for public streets.

LAURA

2. The Planning Commission may deny the creation of any other private street if, in the Commission's judgment, the private street would have any of the following effects:

   a. Negatively affect traffic circulation on public streets;
   b. Impair access to property either on-site of off-site to the subdivision;
   c. Impair access to or from public facilities including schools, parks and libraries; or
   d. Delay the response time of emergency vehicles.

*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.

5. The entrances to all private streets must be marked with a sign stating that it is a private street. The subdivision must ensure access to the subdivision by the City or emergency services.

6. All restricted access entrances must be designed with sufficient turn-around space.

*7. All legal subdivision documentation shall note that certain City services will not be provided on private streets.

The proposal meets these base conditions of approval.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed private streets will not negatively affect the public streets or access to the subdivision. In addition, the private streets will not impair access to or from public facilities, nor delay the response time of emergency vehicles.

LAURA

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

   The subject site is suitable for a proposed forty-foot (40') wide private street within the proposed 23-lot residential subdivision.

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 applicant is proposing forty-foot (40') wide private streets. Ingress and egress of the proposed private street will be via Craig Road and Buffalo Drive, both 100 Primary Arterials, which provide adequate access to the 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 proposed private streets will be subject to inspections for compliance to Title 18 (Subdivision Ordinance) requirements and to City design standards and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

NOTICES MAILED 352 [Mailed with GPA-3459, ZON-3461, & SDR-3462]

APPROVALS 0

PROTESTS 0

LAURA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3463 APN: 138-04-704-001,002,003,004

Name of Property Owner: CRAIG BUFFALO LTD. c/o R. ZARING

Name of Applicant: RICK WILLIAMS et. al.

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

X Yes _____ No

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

City Official: MAYOR

Partner(s): Robert R. Zaring, Jerome F. Snyder, Karen Aldrich, Kathleen N. L. Beck, Gerard V. Lemieux, Gregory J. Lemieux, William F. Simpson, Bertha trust c/o/b/o Firmin J. Bertha, Stone Family Trust, Hugh Paterson, Kenneth Ammon, Sue M. McDowell, Garrett Robison, trustee, Estate of Ethel L. Paterson, Thomas, Marion S. Lamieux, George W. Lemieux, Joseph Escnarro

APN: 010-451-23

Signature of Property Owner/Authorized Agent: Robert A. Zaring

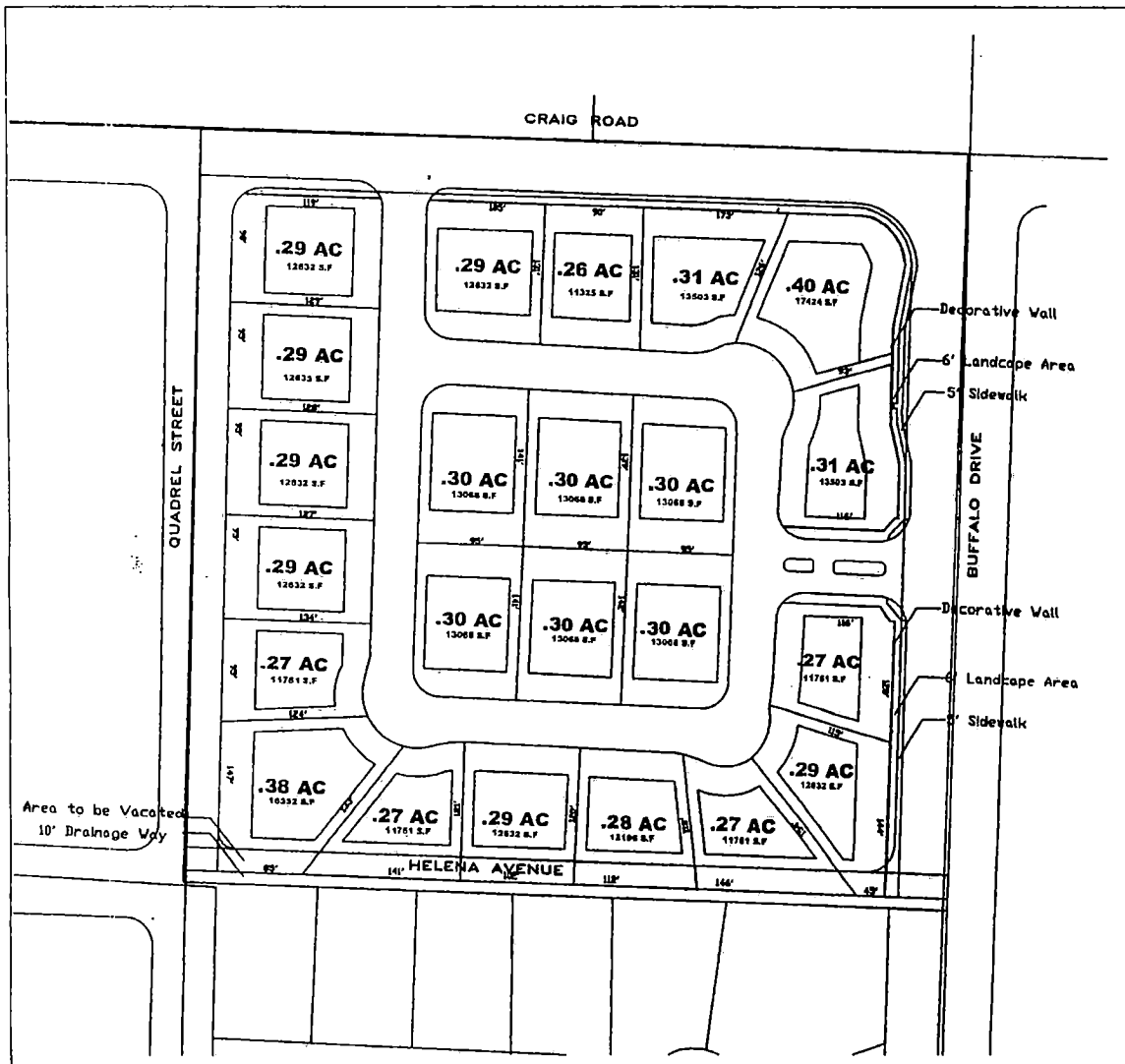
Print Name: Robert A. Zaring

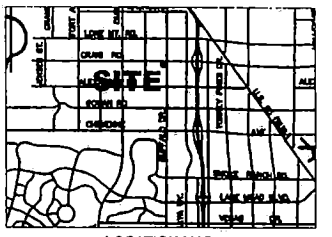
Subscribed and sworn before me

This 3rd day of December, 2003

Notary Public in and for said County and State

DEBORAH DAVISON
Notary Public, State of Nevada
Appointment No. 98-35852-1
My Appt. Expires June 10, 2004





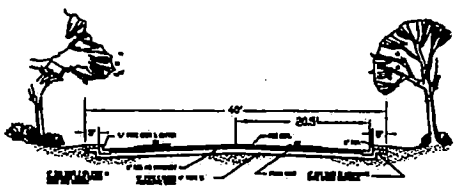
LOCATION MAP

RIGHTPATH - WKR DEVELOPMENT
CRAIG - BUFFALO
8.48 ACRES REZONING

TOTAL LOTS - 23
GROSS AREA - 10.8 ACRES
GROSS DENSITY - 2.12
NET AREA - 8.48 ACRES
NET DENSITY- 2.71 ACRES
EXISTING ZONING - RE
PROPOSED ZONING - RD

APN: 138-04-704-001
138-04-704-002
138-04-704-003
138-04-704-004

R.D STANDARDS
FRONT SETBACK: 25 FT.
SIDE SETBACK: 10 FT.
CORNER SETBACK: 15 FT.
REAR SETBACK: 30 FT.



STREET SECTION N.T.S

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

STAFF

SUP-3463
1-22-04 PC

NORTH

SITE PLAN

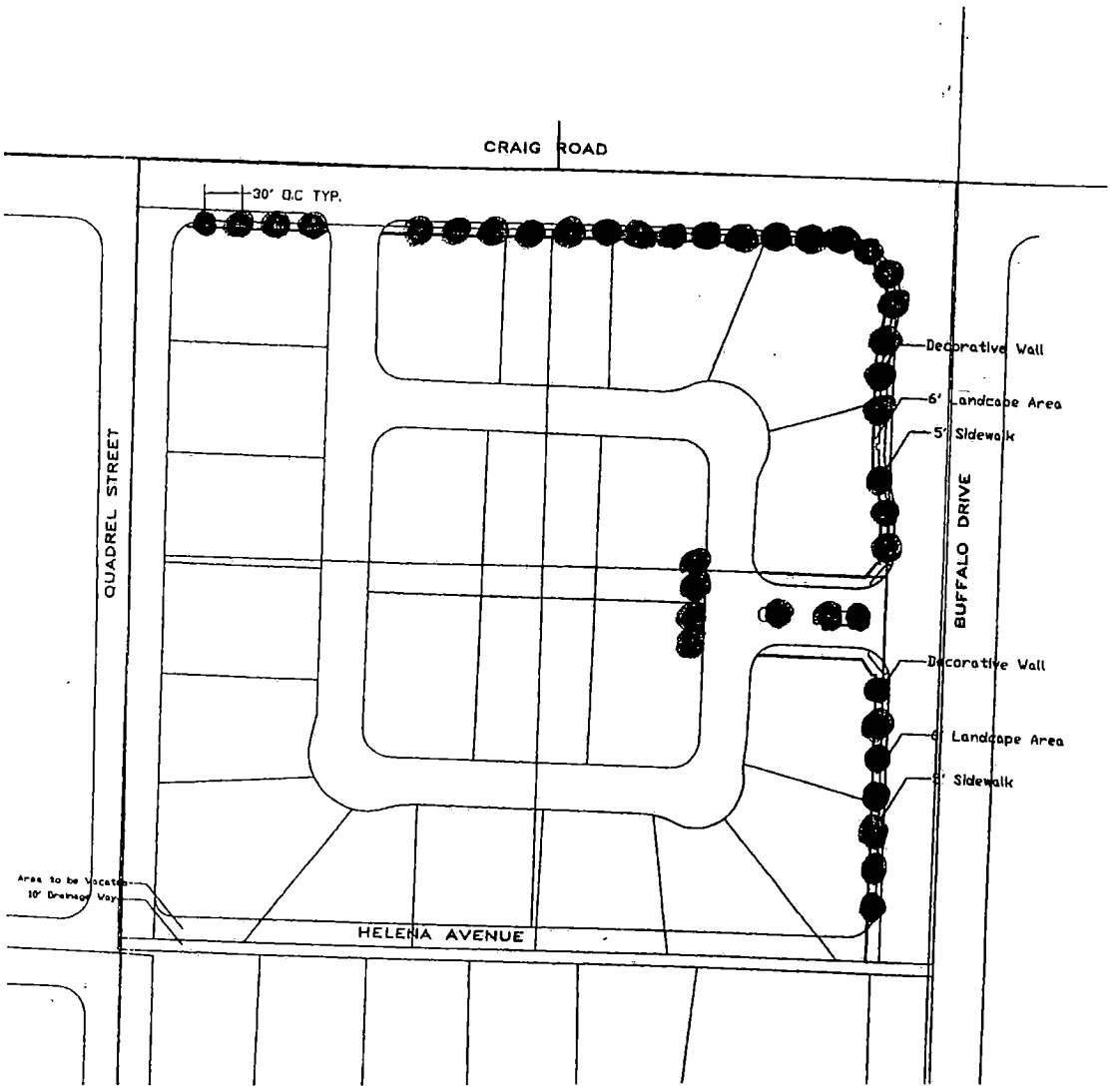
CRAIG BUFFALO
8.48 ACRES REZONING
SITE PLAN

REVISIONS:
6.11.2003
10.27.2003

SHEET TITLE:
SITE PLAN

PROJECT NO:
DRAWN BY: GT
CHECKED BY: JV
SCALE 1"=50'-0"
DATE 12.05.2003

S1.01



PLANT LEGEND

Tree	Botanical Name	Common Name
	Quecus Ilex	Holly Oak
	Pinus Eldarica	Mondel Pine

Suggested Shrubs

Hesperaloe parvifolia	Red Yucca
Xylosma congestum	Shiny Xylosma
Leucophyllum frutescens	Compact Texas Ranger
Salvia greggii 'sierra linda'	Sierra Linda Red Sage
Lantana montevidens 'alba'	White Lantana
Lantana montevidens	Gold Lantana
Baccharis 'starn'	Starn Baccharis

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 50 ft.

NORTH

LANDSCAPE PLAN

CRAIG BUFFALO
8.48 ACRES REZONING
LANDSCAPE PLAN

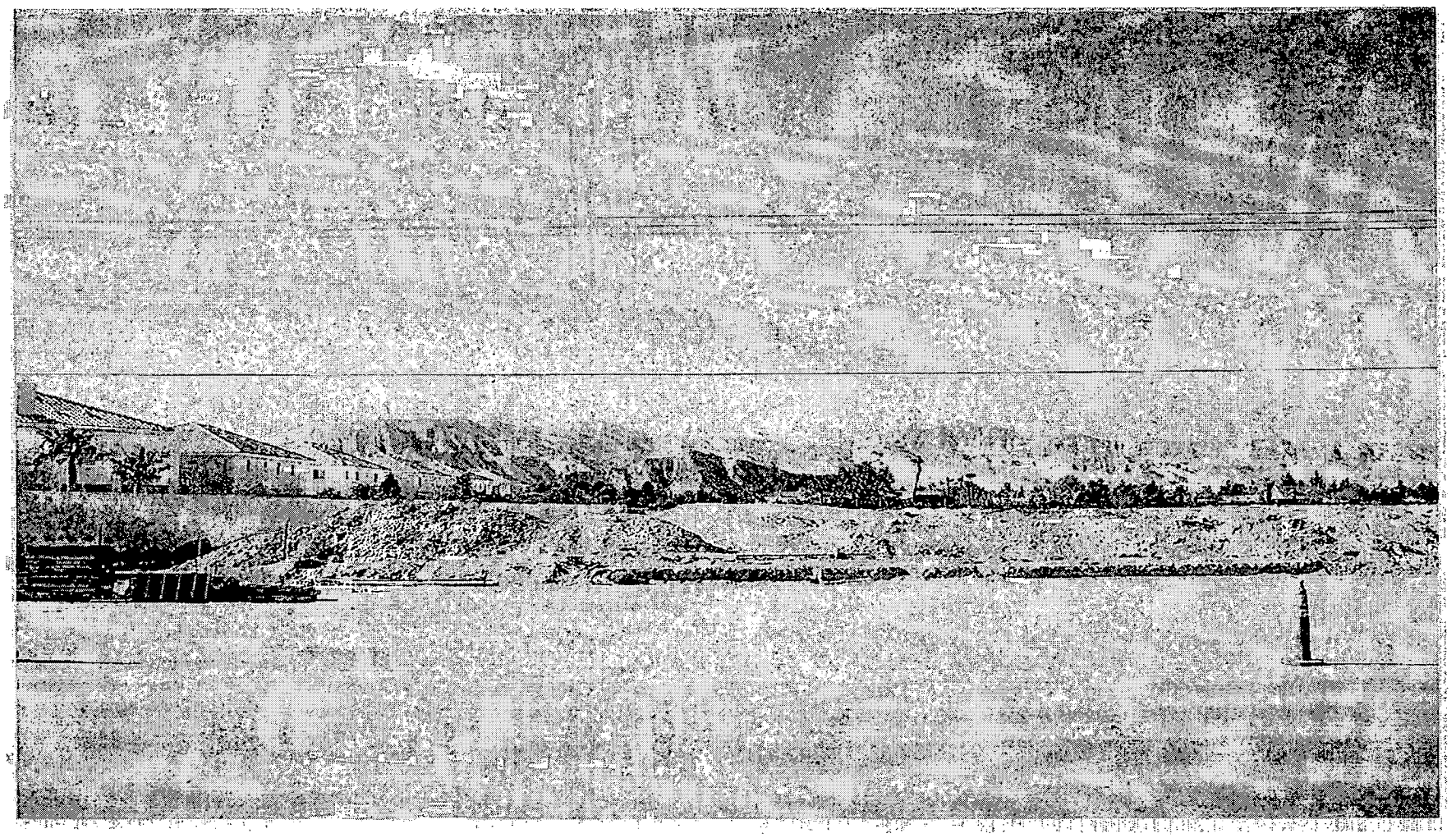
REVISIONS: 6.15.2003, 10.27.2003

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DATE: 11.07.2003

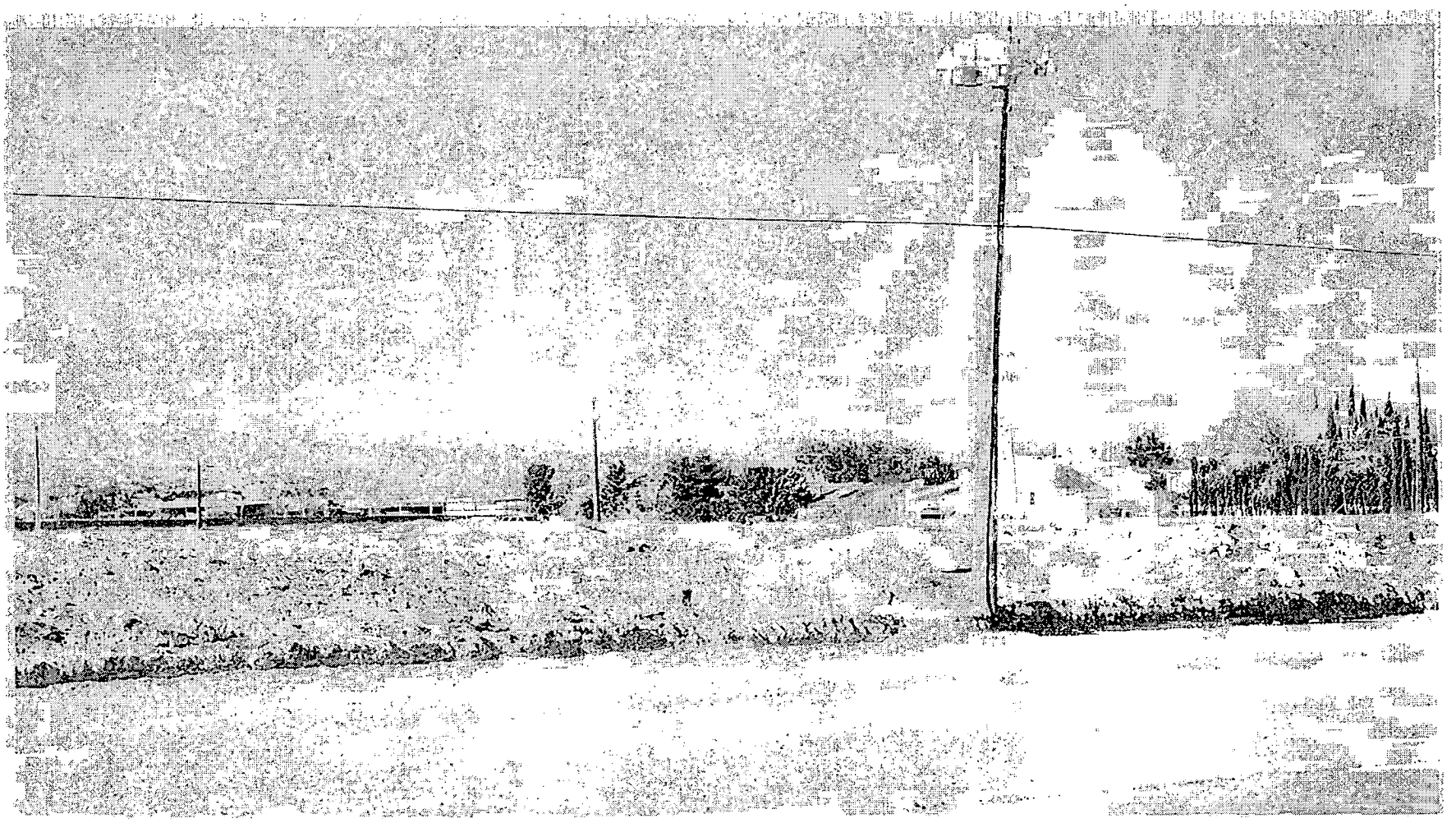
L1.01

STAFF
SUP-3463
1-22-04 PC



SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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).

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:
EVANS – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

NOTE: ROBERT GENZER disclosed that Rick Williams has recently represented his wife and mother-in-law on a land transaction located in another area. In his capacity as the Director of Planning and Development Department, he has not been involved in the staff recommendation process on the subject applications.

MINUTES:
NOTE: See Item 37 [GPA-3459], for related discussion.
(7:26 – 7:38)

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 40 – SDR-3462

CONDITIONS

Planning and Development

1. A Rezoning (ZON-3561) to an R-D (Single Family Residential – Restricted) Zoning District approved by the City Council.

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

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

4. The standards for this development shall include the following: minimum lot size of 11,000 square feet, minimum distance between buildings of 20 feet, minimum lot width of 90 feet, with exceptions as noted in Title 19.08.040, 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 25 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, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.

6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to gate and designate the secondary access from Craig Road as an emergency access only.

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum six-foot wide landscape planters with 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. All landscaping shall meet the minimum requirements per the Las Vegas Urban Design Guidelines and Standards.

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

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

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

CONDITIONS – Continued:

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

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

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

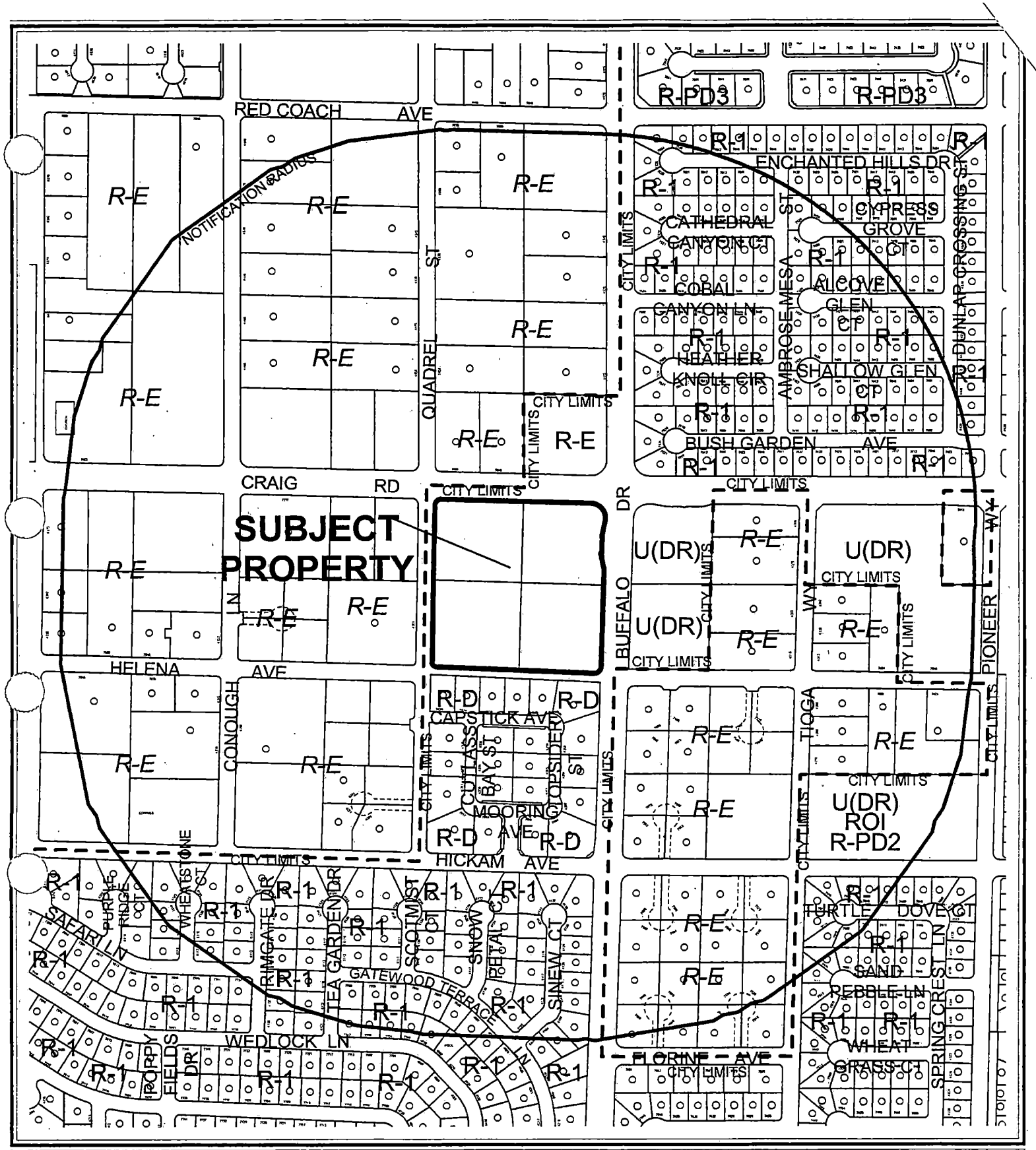
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3461 and all other subsequent site-related actions.

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

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



0 300 600 Feet

CASE: **SDR-3462**

RADIUS: 1320 FT

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: SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-3561) to an R-D (Single Family Residential – Restricted) Zoning District approved by the City Council.

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

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

4. The standards for this development shall include the following: minimum lot size of 11,000 square feet, minimum distance between buildings of 20 feet, minimum lot width of 90 feet, with exceptions as noted in Title 19.08.040, 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 25 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, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.

6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to gate and designate the secondary access from Craig Road as an emergency access only.

7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum six-foot wide landscape planters with 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. All landscaping shall meet the minimum requirements per the Las Vegas Urban Design Guidelines and Standards.

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10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

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

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

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

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

LAURA

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Site Development Plan Review application for a 23 lot single family residential development on 10.8 gross acres (8.48 net acres) adjacent to the southwest corner of Craig Road and Buffalo Drive. Related applications include a General Plan Amendment (GPA-3459) 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); a Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); and a Special Use Permit (SUP-3563) for Private Streets.

B) Applicant's Justification

The applicant's justification letter states that the property at the southwest corner of Buffalo Drive and Craig Road needs reclassification because of the location. The surrounding properties in the area are all residential or vacant in nature and acre classified as R-E (Residence Estates) or R in the General Plan. This particular property, and the properties across the street are in direct proximity of existing subdivisions. Across the street to the south is an existing development similar in nature to the proposed plan and is zoned R-D (Single Family Residential – Restricted).

BACKGROUND INFORMATION

A) Previous Actions

01/04/89	The subject property was Annexed (A-0016-88) into the City of Las Vegas.
09/07/94	The City Council approved a Rezoning (Z-0072-94) from R-E (Residence Estates) to R-D (Single Family Residential-Restricted) on this site as part of a larger request.
11/01/95	The City Council approved an Extension of Time [Z-0072-94(3)] for the rezoning request. Condition number two eliminated the northern half of the rezoning request of which this site is a part. Therefore this site was reverted back to R-E (Residence Estates).

LAURA

11/20/02 The City Council accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0083-02) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Site Development Plan Review [Z-0083-02(1)] for a proposed 21 lot single-family residential development on this site. The Planning Commission recommended approval of these applications on October 24, 2002. The Planning and Development Department also recommended approval of these applications.

1/22/04 The Planning Commission will consider three related items: A General Plan Amendment (GPA-3459) 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); a Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); and a Special Use Permit (SUP-3563) for Private Streets.

B) Pre-Application Meeting

11/13/03 A pre-application meeting was held on November 13, 2003. Issues discussed included:

- The perimeter wall should be a decorative block wall, with 20% contrasting material.
- Perimeter landscaping should be six feet wide between the perimeter wall and back of sidewalk. Shall contain 24-inch box tress at thirty feet on center.
- Listed R-D standards.
- A Special Use Permit is required for Private Streets.
- Drainage easement along the south property line. Plans to vacate this easement?
- Traffic Study is required.
- SID participation on Buffalo Drive.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application. A neighborhood meeting was held for the related General Plan Amendment (GPA-3459) application on January 6, 2004, twenty persons attended the meeting and had no opposition.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.8 Gross Acres
Net Acres:	8.48 Net Acres

LAURA

B) Existing Land Use

Subject Property:	Undeveloped
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	Single Family Residential
South:	Single Family Residential
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C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
	RNP (Rural Neighborhood Preservation)
South:	R (Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	RNP (Rural Neighborhood Preservation)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
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South:	R-D (Single Family Residential - Restricted)
East:	U (Undeveloped) [DR (Desert Rural Density Residential)]
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E) General Plan Compliance

The Southwest Sector Plan currently designates the site as DR (Desert Rural Density Residential). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. A related General Plan Amendment (GPA-3459) application seeks to change land use designation to R (Rural Density Residential), which would support the proposed zoning to R-D (Single Family Residential - Restricted). The R (Rural Density Residential) category designation allows for a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

LAURA

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 Buffer – The subject lies within 330 feet of a Rural Preservation Neighborhood, which thereby qualifies it as within a Rural Preservation Neighborhood buffer. NRS.278.261 (Rural Preservation Neighborhood) requires the maintenance of a density of no more than 3 units per acre for any portion of a residential development within the buffer. The proposed residential development has an approximate density of 2.12 units per gross acre. This complies with the density requirement of projects within the 330' buffer zone.

PROJECT DESCRIPTION

The site plan proposes a 23-lot single family residential development on a square-shaped project site. Access to each lot is provided via 40-foot wide private streets that creates a square shaped pattern in the middle of the subdivision. Access to the site is from a main entrance from Buffalo Drive and a secondary entrance from Craig Road. Both streets are 100-foot Primary Arterials.

A six-foot wide landscape planter with a five-foot wide sidewalk is proposed along the Craig Road and Buffalo Drive frontages. The 24-inch box Holly Oak and Mondel Pine trees are spaced thirty feet on center. Other landscaping is indicated internally along the primary entrance drive from Buffalo Drive. Shrubs and groundcover are also indicated on the landscape plan and include Red Yucca, Texas Ranger, Sierra Linda Red Sage, and white and gold Lantana.

The proposed building elevations indicate one-story and two-story Italian and Spanish style homes with accented stucco exteriors and tile roofs. Two-car garages are indicated with one garage to accommodate a recreational vehicle (RV).

LAURA

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal for R-D (Single Family Residential – Restricted) developments:

Standards	Required	Provided	Compliance
Min. Lot Size	11,000 Sq. Feet	11,761 Sq. Feet	Yes
Min. Lot Width	90 Feet	95 Feet	Yes
Min. Setbacks			
• Front	25 Feet	25 Feet	Yes
• Side	10 Feet	10 Feet	Yes
• Corner	15 Feet	15 Feet	Yes
• Rear	30 Feet	30 Feet	Yes
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	1 and 2 stories	Yes

The proposed residential development meets the minimum development requirements in Title 19.08.040.

A2) Residential Adjacency Standards

The Residential Adjacency Standards do not apply to this residential development.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Single Family	N/A	Two spaces per dwelling unit	2	N/A	2	N/A

The proposed residential development indicates two-car garages, which meets the minimum parking requirement in Title 19.10 for single family.

LAURA

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**
Buffer:			
• Min. Trees	1 Tree/30Linear Feet	39 Trees	33 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	8 Feet		Yes, Height not indicated

The proposed residential development meets the minimum requirements for landscaping, with the exception of number of trees provided. The landscape plan indicates 33 trees where a minimum of 39 trees is required. A condition is listed to provide minimum landscape requirements per the Las Vegas Urban Design Guidelines and Standards.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned R-E (Residence Estates). A related Rezoning (ZON-3461) proposes to amend the current zoning designation to R-D (Single Family Residential - Restricted). The proposed overall development density of 2.12 units per gross acre on the 10.80-acre site (2.71 units per net acre on 8.48 net acres), is consistent with the proposed rezoning R-D (Single Family Residential - Restricted).

- Site Plan

The proposed site plan is in compliance with Title 18 (Subdivision Code) which requires private streets to be a minimum of 37 feet wide for "L' curbing or a minimum of 39 feet wide for "rolled" curbs. The site plan depicts an acceptable street layout with seventeen perimeter lots and six interior lots. The site indicates two access points, the main entrance from Buffalo Drive and a secondary entrance from Craig Road. There is concern that the site has two access points for a relatively small residential development, potentially creating an opportunity for cut-through traffic. A condition is recommended to gate and designate the secondary access from Craig Road as an emergency access only.

The site plan also meets the minimum requirements for a Rural Preservation Neighborhood Buffer, which requires the maintenance of a density of no more than 3 units per acre for any portion of a residential development within the buffer. The proposed residential development has an approximate density of 2.12 units.per gross acre, 2.71 units per net acre.

LAURA

- Waivers

Waivers were not requested as part of this application.

- Landscape Plan

The proposed residential development meets the minimum requirements for perimeter landscaping, with the exception of number of trees provided. The landscape plan indicates 33 trees where a minimum of 39 trees is required. A condition is listed to provide minimum landscape requirements per the Las Vegas Urban Design Guidelines and Standards.

- Elevation

The proposed building elevations are suitable for this type of residential development.

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 23-lot single-family residential development is compatible with adjacent development and the development in the area. The residential project is an acceptable transition between the Desert Rural uses to the north and east; the Rural Density Residential uses to the south; and the Rural Preservation Neighborhood, located in Clark County, to the west.

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 will be consistent with the General Plan and other related adopted City Plans, policies and Standards with the listed condition regarding landscaping to adhere to the Las Vegas Urban Design Guidelines and Standards.

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

LAURA

The applicant is proposing forty-foot (40') wide private streets within the subdivision. Ingress and egress of the proposed private streets will be via Craig Road and Buffalo Drive, both 100 Primary Arterials, which provide adequate access to the site. A condition is recommended to gate and designate the secondary access from Craig Road as an emergency access only.

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

   The proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

   The building elevations are typical of single-family developments and will be compatible with other single-family dwellings in the area.

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

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

NOTICES MAILED 352 [Mailed with GPA-3459, ZON-3461 & SUP-3463]

APPROVALS 0

PROTESTS 0

LAURA

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3462 APN: 138-04-704-001,002,003,004

Name of Property Owner: CRAIG BUFFALO LTD. C/O R. ZARING

Name of Applicant: RICK WILLIAMS et. al.

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

X Yes _____ No

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

City Official: Mayor — Kathleen N. Beck, Gerard V. Lemieux, Gregory T. Lemieux, William F. Simpson, Berta trust c/o/b/o Firmin T. Berta

Partner(s): Robert R. Zaring, Jerome E. Snyder, Karen Aldrich, Stone Family Trust, Hugh Peterson, Kenneth Ammon, Sue M. McDowell, Garrett Robison, trustee, Estate of John L. Peterson, Joseph Escnaleo, Thomas, Marion S. Lamieux, George W. Lemieux

APN: 010-451-23

Signature of Property Owner/Authorized Agent: Robert A. Zaring

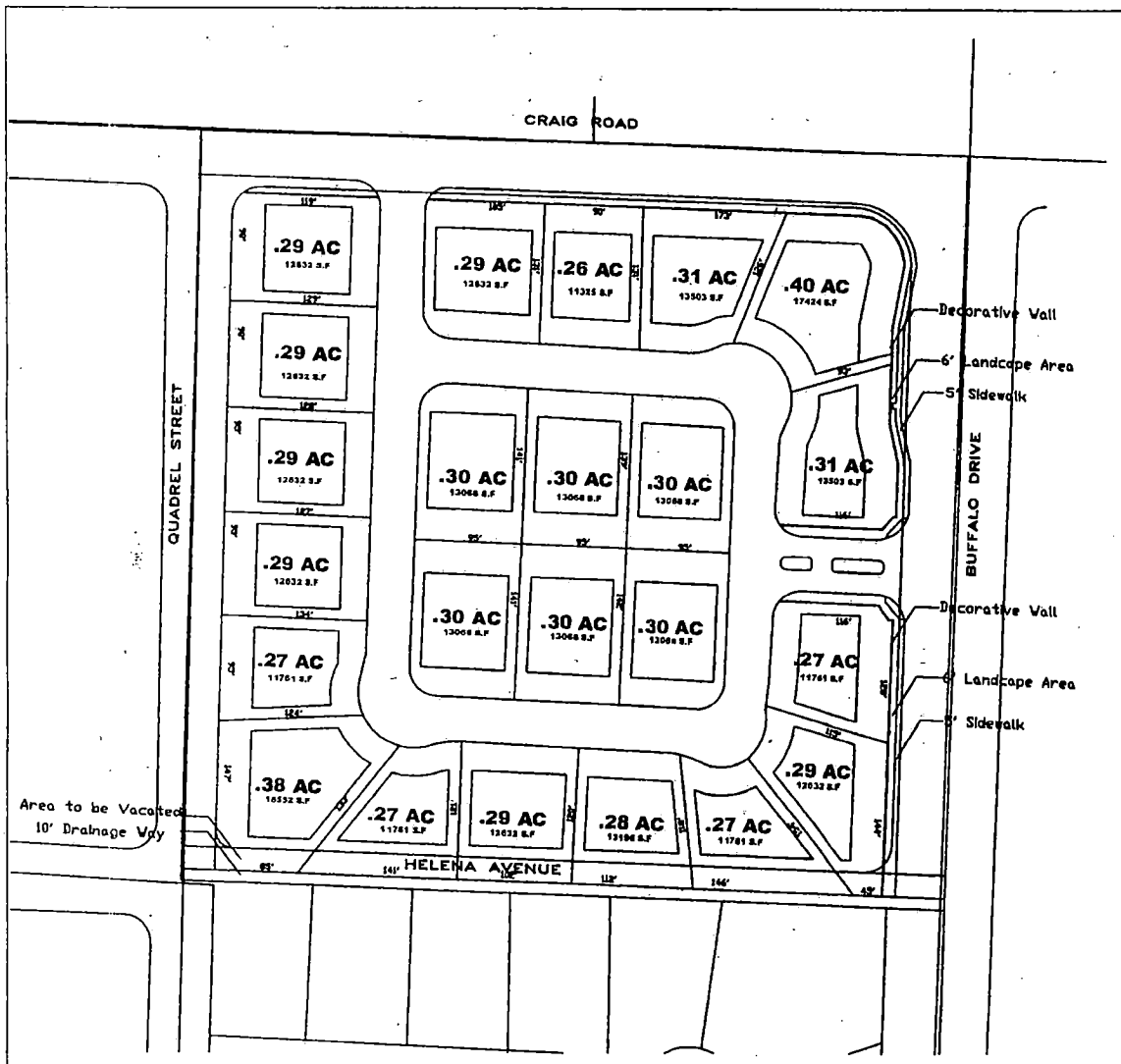
Print Name: Robert A. Zaring

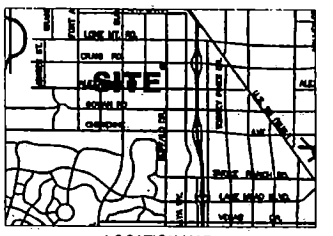
Subscribed and sworn before me

This 3RD day of DECEMBER, 2003

Notary Public in and for said County and State

DEBORAH DAVISON
Notary Public, State of Nevada
Appointment No. 98-35852-1
My Appt. Expires June 10, 2004





LOCATION MAP

RIGHTPATH - WKR DEVELOPMENT
CRAIG - BUFFALO
8.48 ACRES REZONING

TOTAL LOTS - 23

GROSS AREA - 10.8 ACRES
GROSS DENSITY - 2.12

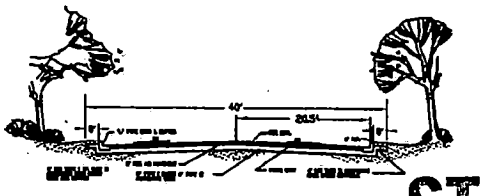
NET AREA - 8.48 ACRES
NET DENSITY- 2.71 ACRES

EXISTING ZONING - RE
PROPOSED ZONING - RD

APN: 138-04-704-001
138-04-704-002
138-04-704-003
138-04-704-004

R.D STANDARDS

FRONT SETBACK: 25 FT.
SIDE SETBACK: 10 FT.
CORNER SETBACK: 15 FT.
REAR SETBACK: 30 FT.



STREET SECTION N.T.S

STAFF

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SDR-3462
1-22-04 PC

CRAIG BUFFALO
8.48 ACRES REZONING
SITE PLAN

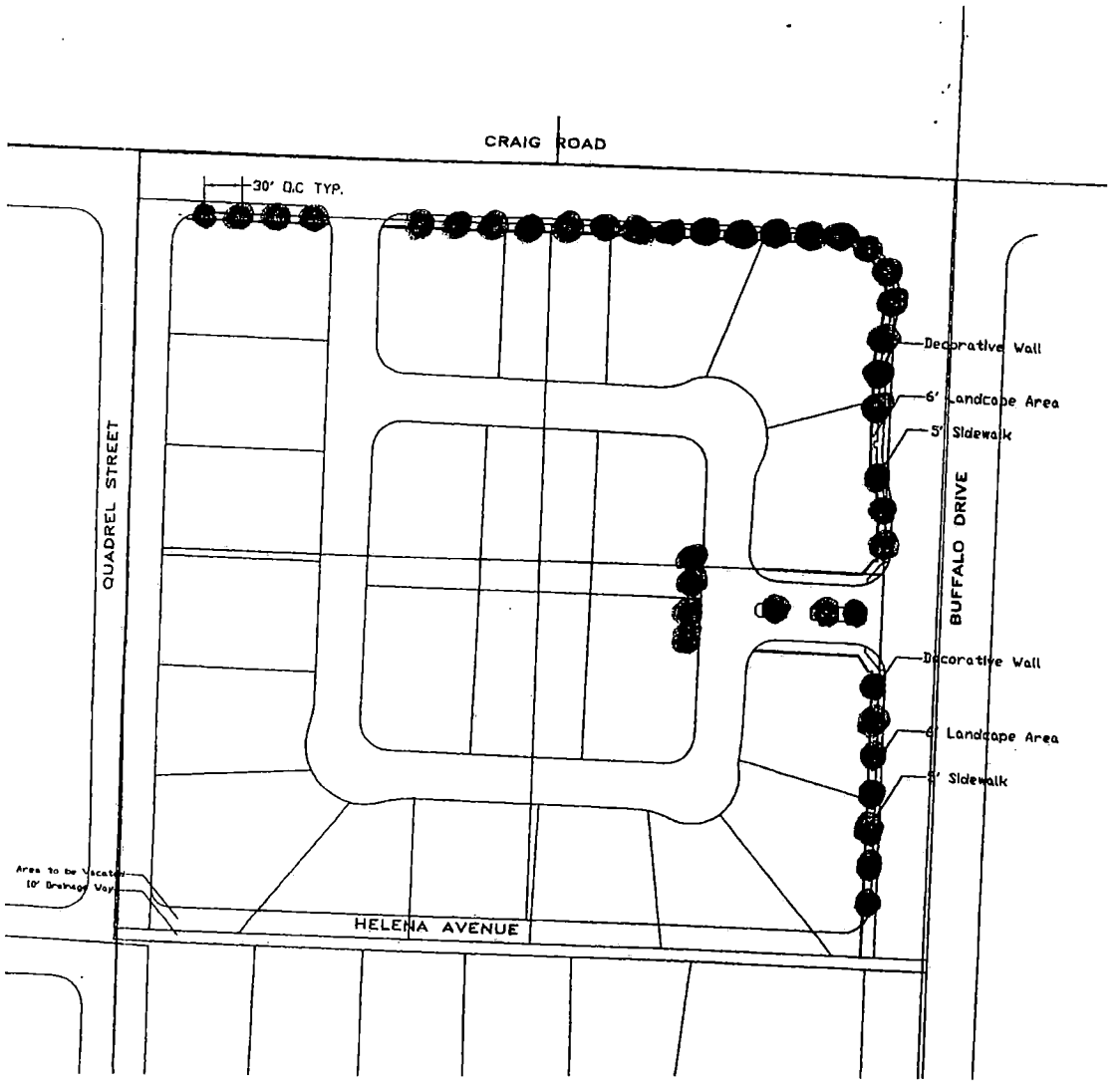
REVISIONS:
6.19.2003
10.27.2003

SHEET TITLE:
SITE PLAN

PROJECT NO:
DRAWN BY: GT
CHECKED BY: JV
SCALE: 1"=50'-0"
DATE: 12.03.2003

S1.01

SITE PLAN



PLANT LEGEND

Tree	Botanical Name	Common Name
	Quecus Ilex	Holly Oak
	Pinus Eldarica	Mondel Pine

Suggested Shrubs

Hesperaloe parvifolia	Red Yucca
Xylosma congestum	Shiny Xylosma
Leucophyllum frutescens	Compact Texas Ranger
Salvia greggii 'sierra linda'	Sierra Linda Red Sage
Lantana montevidens 'alba'	White Lantana
Lantana montevidens	Gold Lantana
Baccharis 'starn'	Starn Baccharis

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 50 ft.

NORTH

STAFF

LANDSCAPE PLAN

CRAIG BUFFALO
8.48 ACRES REZONING
LANDSCAPE PLAN

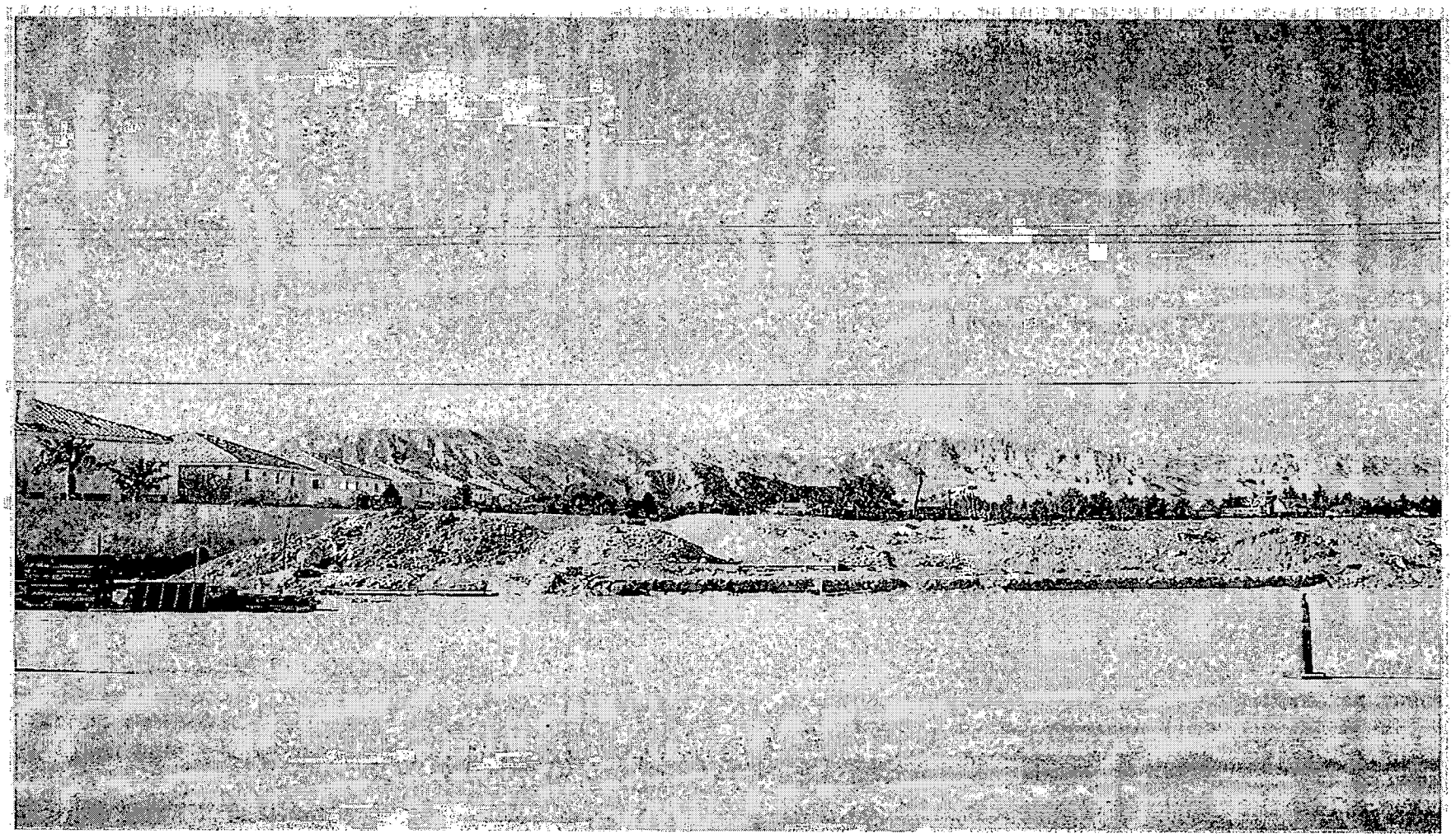
REVISIONS:
6.19.2003
10.27.2003

SHEET TITLE:
SITE PLAN

PROJECT NO.:
DRAWN BY: GT
CHECKED BY: JV
SCALE: 1"=50'-0"
DATE: 11.07.2003

L1.01

SDR-3462
1-22-04 PC



SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 41

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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).

C.C.: 02/18/04

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – Motion for DENIAL – Motion carried with McSWAIN voting No and NIGRO excused

NOTE: Motion by GOYNES to rescind his previous Motion for Denial failed with TRUESDELL, GOYNES, and McSWAIN voting No and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 41 [GPA-3470], Item 42 [ZON-3473], and Item 43 [SDR-3475].

MINUTES - Continued:

KYLE WALTON, Planning and Development Department, stated that the applicant's proposal would have an adverse affect on the surrounding community. Staff's recommendation for denial is based on the types of uses the applicant proposes. With regard to the Site Development Plan Review, MR. WALTON stated that this is a residence and is not suited for the type of business the applicant is requesting.

JUAN ELIAS, the applicant, 2301 East Bonanza Road, represented his applications. Having difficulty with doing his presentation, he asked for an interpreter to assist him.

COMMISSIONER GOYNES asked the applicant to explain the type of business he intends to conduct. MR. ELIAS replied that within the office section, he plans to provide tax preparation services and there would also be a photo studio. COMMISSIONER EVANS questioned the purpose for requesting Service Commercial inasmuch as that is a more intense zoning use.

KELLY BENAVIDES, Liaison to COUNCILMAN LAWRENCE WEEKLY, was present to translate for the applicant. MR. ELIAS, through MS. BENAVIDES, stated that the property was purchased as a residence. Subsequently, due to the increase in traffic and the changes occurring in the neighborhood, MR. ELIAS stated the home would no longer be safe for his family and proposed to convert the residence into a photo studio. He further explained that most of the photography would take place at functions outside of the studio and the residence would be used mainly as an office.

TODD FARLOW, 240 North 19th Street, noted that the applicant previously mentioned operating a photo shop and a tax preparation office. He stated that a few years prior, a similar situation occurred and the issue of parking arose. He believe that if the applicant is approved for both functions, he would be over-utilizing the site specifically in relation to parking. MR. FARLOW felt it crucial for the applicant to speak to COUNCILMAN WEEKLY. He added that approval should be restricted to one business use.

COMMISSIONER EVANS, noted that the application is for Service Commercial, whereas the applicant states that he plans to use the premises as an office. MR. ELIAS replied that his proposal was to ensure that in case his patrons wished to go into his studio, he would be safeguarded. COMMISSIONER EVANS commented that this area is still residential and he would not have a problem with Office in this location because of the low intensity, but he could not support the Service Commercial because of the potential traffic and parking issues that might arise. MR. WALTON clarified that an N-S (Neighborhood Service) designation would allow the applicant to have clients and further that photo studios are listed as a typical use.

MINUTES - Continued:

COMMISSIONER McSWAIN noted that she would support the N-S designation but questioned access from Twenty-Third Street and asked staff to comment. MR. WALTON stated that the applicant asked for a waiver of landscaping. COMMISSIONER McSWAIN expressed concern about maintenance of the premises seeing as its present condition appears in disarray. CHAIRMAN TRUESDELL agreed with COMMISSIONER McSWAIN and also expressed that he would not support access to Twenty-Third Street.

MS. BENAVIDES stated that MR. ELIAS explained that the two parking spaces would be designated for employee parking. CHAIRMAN TRUESDELL emphasized that the site plan orients itself to the alleyway and the parking requirement for their business would be met by eliminating the driveway access to Twenty-Third Street yet still provide landscaping.

As a suggestion to the applicant, COMMISSIONER GOYNES asked whether an alternative site might not be more appropriate. He also mentioned the heavy traffic along Bonanza Road and felt this could be a potential safety hazard. Clarifying the basis for denial and addressing COMMISSIONER EVANS' comments with regard to the various uses allowed in a Neighborhood Services zone, MR. CLAPSADDLE stated that was the deciding factor for staff's recommendation. COMMISSIONER EVANS stated that it would be a grave mistake to grant a zoning request with an intensity that the City would not want.

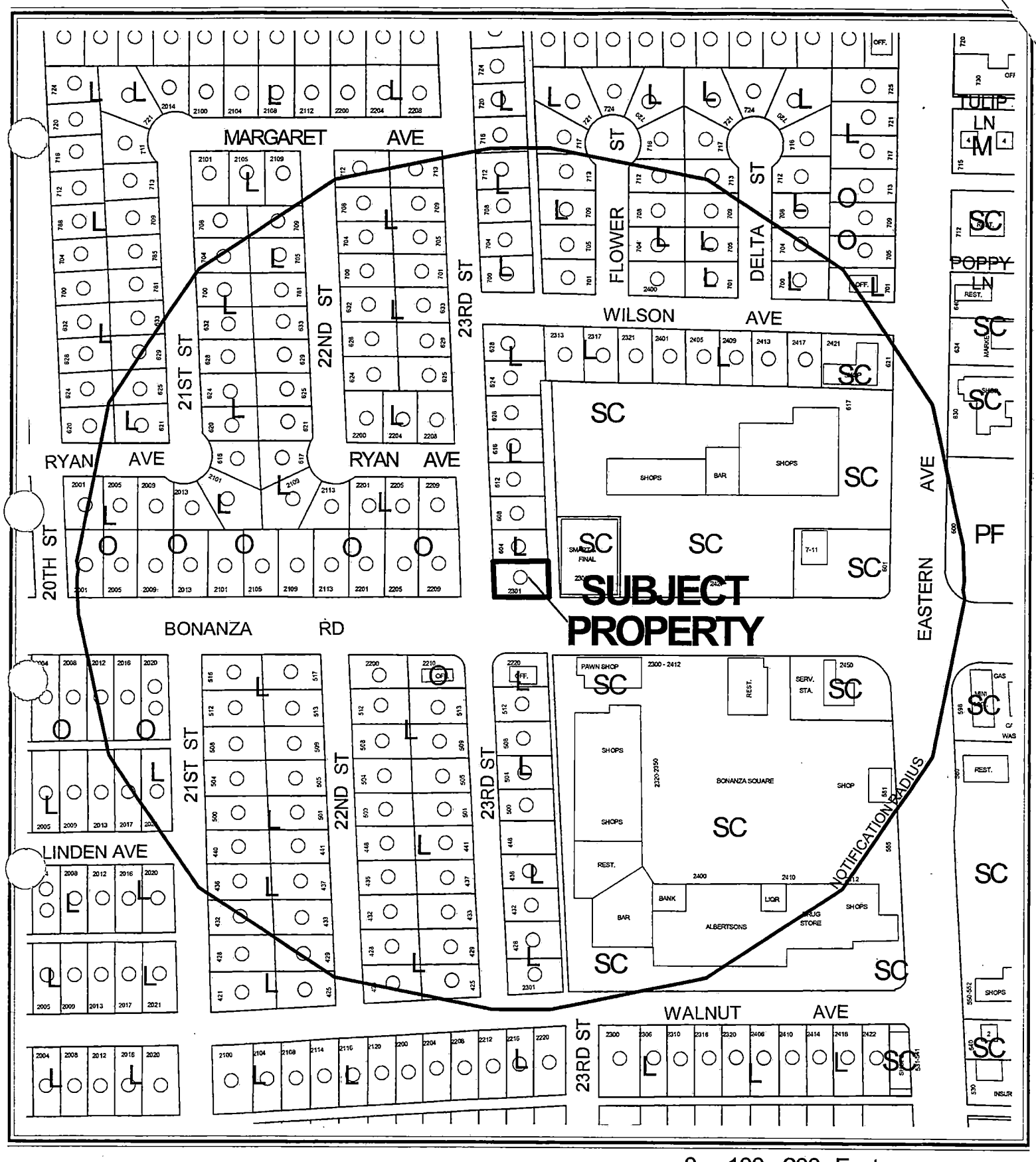
There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 41 [GPA-3470], Item 42 [ZON-3473], and Item 43 [SDR-3475].

NOTE: All discussion for Item 41 [GPA-3470], Item 42 [ZON-3473], and Item 43 [SDR-3475] was held under Item 41 [GPA-3470].

(7:31 – 7:38/8:56 – 9:18)

2-1931/3-1482



CASE: **GPA-3470**

RADIUS: 750 FT

0 100 200 Feet

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

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

N


SC
SC
SC

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3470 - JUAN J. ELIAS

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

KCW

** STAFF REPORT **

APPLICATION REQUEST

This application is intended to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial) for the purpose of converting a residential property into a commercial use. A companion rezoning application (ZON-3473) and a Sire Development Plan Review application (SDR-3475) were filed with this General 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 Low Density Residential land uses with a maximum density of 6 dwelling units per acre.

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

08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre. The Planning Commission and staff recommended approval.

09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. 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 Neighborhood Revitalization Area as described in the Plan.

11/05/03 The City Council approved an update of the Southeast Sector Map (GPA-3005) of the city of Las Vegas General Plan. On this map, the subject property was designated for single-family residential land uses, with a maximum density of 5.5 dwelling units per acre. The Planning Commission and staff recommended approval.

KCW

DETAILS OF APPLICATION REQUEST

Site Area: 0.15 Acres

EXISTING LAND USE

Subject Property	Single Family Dwelling
North	Single Family Dwelling
South	Commercial use
East	Commercial uses
West	Single Family Dwelling

PLANNED LAND USE

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

EXISTING ZONING

Subject Property	R-1 (Single Family Residential)
North	R-1 (Single Family Residential)
South	P-R (Professional Office and Parking)
East	C-1 (Limited Commercial)
West	R-1 (Single Family Residential)

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

There are not any special districts or zones that pertain to this application.

KCW

DEFINITIONS

L (Low Density Residential) (3.6 to 5.5 units/gross acre.) This category permits single-family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments. Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.

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

ANALYSIS

The proposed location of the subject Plan Amendment is located at the northeast corner of 23rd Street and Bonanza Road, designated as a 100 foot Primary Arterial on the Master Plan of Streets and Highways. The building on site is the first on 23rd Street, a residential street that is the entry of a subdivision with home that are over 50 years old. The subdivision is clearly stable without indications of evolving into more intensive uses such as Service Commercial.

A change of the land use for the proposed site will destabilize the neighborhood and will lead to the evolution of the homes further north on the street to commercial uses. There has been no unanticipated growth or development in the area of the application site or growth and development not specifically considered when the General Plan was adopted. The proposed amendment will allow zoning classifications that will be incompatible with the neighborhood and possible averse effects on the residential area.

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 intensity of the proposed land use is not compatible with the residential neighborhood that this site has been a part of for about 50 years.

KCW

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

   The proposed amendment will allow zoning classifications that will be incompatible with the neighborhood and have possible averse effects on the residential area. The noise, odors, lighting and hours of operation of a commercial use on the site will not strengthen or support the neighborhood.

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

   As the site of the proposed amendment is in an established neighborhood all of the necessary utilities, services, and access for the proposal are available. The access will be from 23rd Street and Bonanza Road. The addition of commercial traffic to the neighborhood will also have an adverse effect on the neighborhood.

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

   There are no city plans or policies that support the weakening of residential neighborhoods. The proposal is contrary to Policy 2.4.7 of the Las Vegas 2020 Master plan that says the city should assist the residents in mature neighborhoods preserve the integrity of their neighborhoods.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

12/29/03 Only the two representatives of the application and two city staff were the only persons who attended.

NOTICES MAILED: 161 [Mailed with ZON-3473 & SDR-3475]

APPROVALS: 0

PROTESTS: 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3470 APN: 139-26-811-094

Name of Property Owner: JUAN J. ELIAS

Name of Applicant: JUAN J. ELIAS

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: 139-26-811-094

Signature of Property Owner/Authorized Agent: [signature]

Print Name: JUAN J. ELIAS

Subscribed and sworn before me

This 26th day of August, 2003

[signature] Clark County, NV

Notary Public in ~~and for said~~ County and State

Notary Public - State of Nevada
County of Clark
CATHERINE BAKER
My Appointment Expires
No: 00-63869-1 June 22, 2004

GENERAL PLAN AMEND.

GPA-347
01-22-04 PC

EASTERN AVE

DELTA ST

FLOWER ST

WILSON AVE

TWENTY THIRD ST

TWENTY SECOND ST

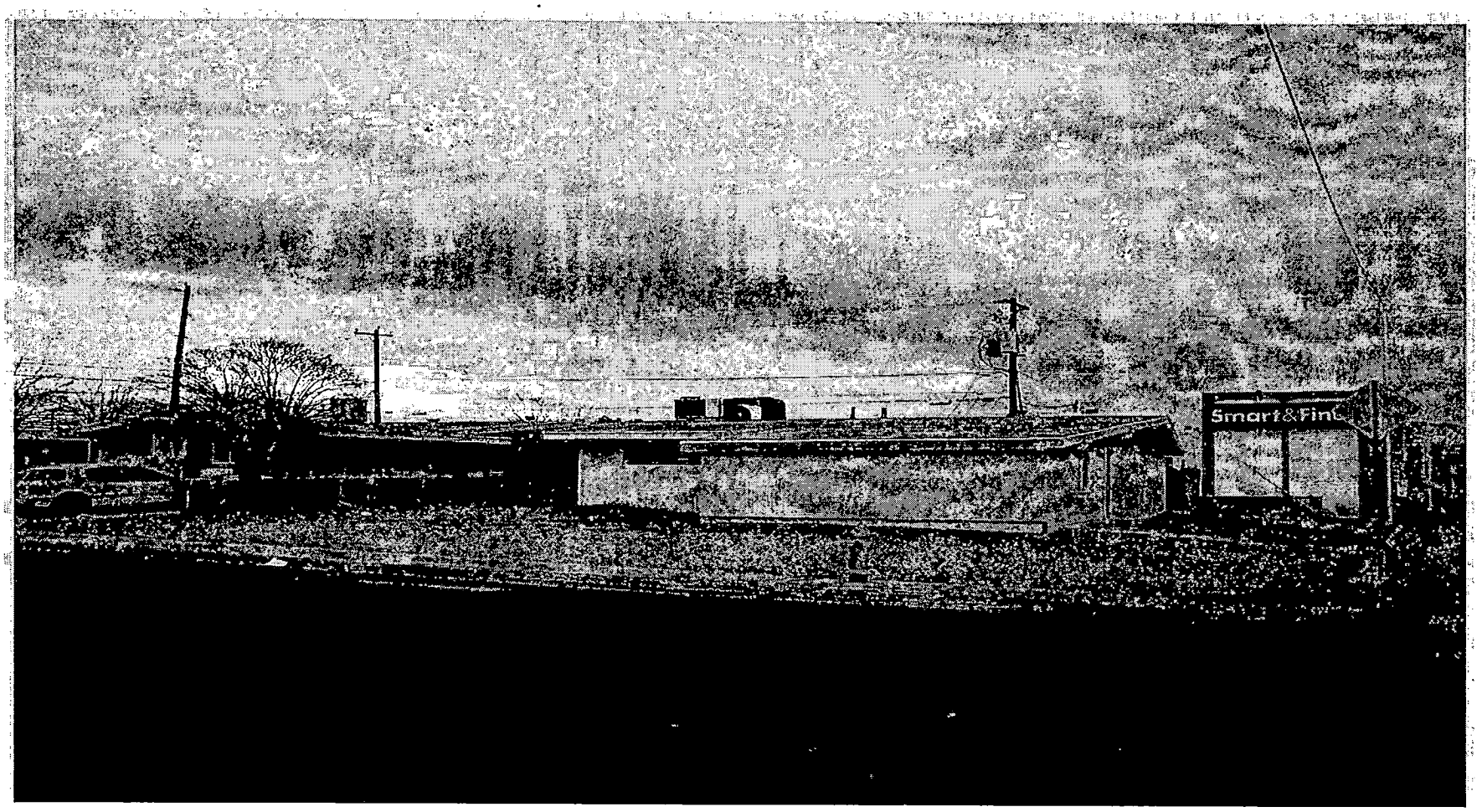
TWENTY FIRST ST

TWENTIETH ST

RYAN AVE

BONANZA RD

SC



GPA-3470 - JUAN J. ELIAS
NORTHEAST CORNER OF BONANZA ROAD AND TWENTY-THIRD STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 42

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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).

C.C.: 02/18/04

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

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion for DENIAL – Motion carried with McSWAIN and DAVENPORT voting No and NIGRO excused

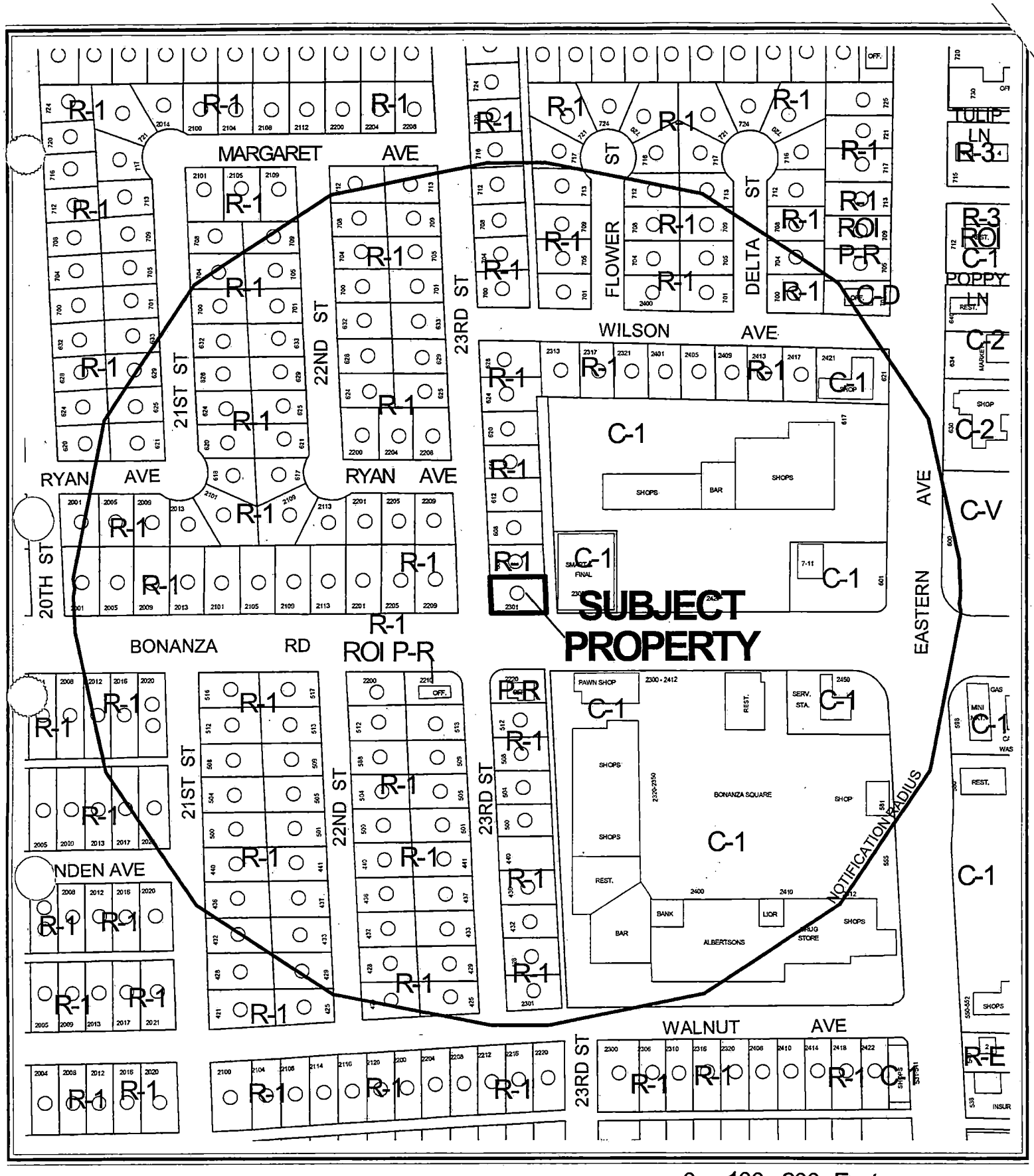
To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 41 [GPA-3470] for related discussion.

(7:31 – 7:38/8:56 – 9:18)

2-1931/3-1482



0 100 200 Feet

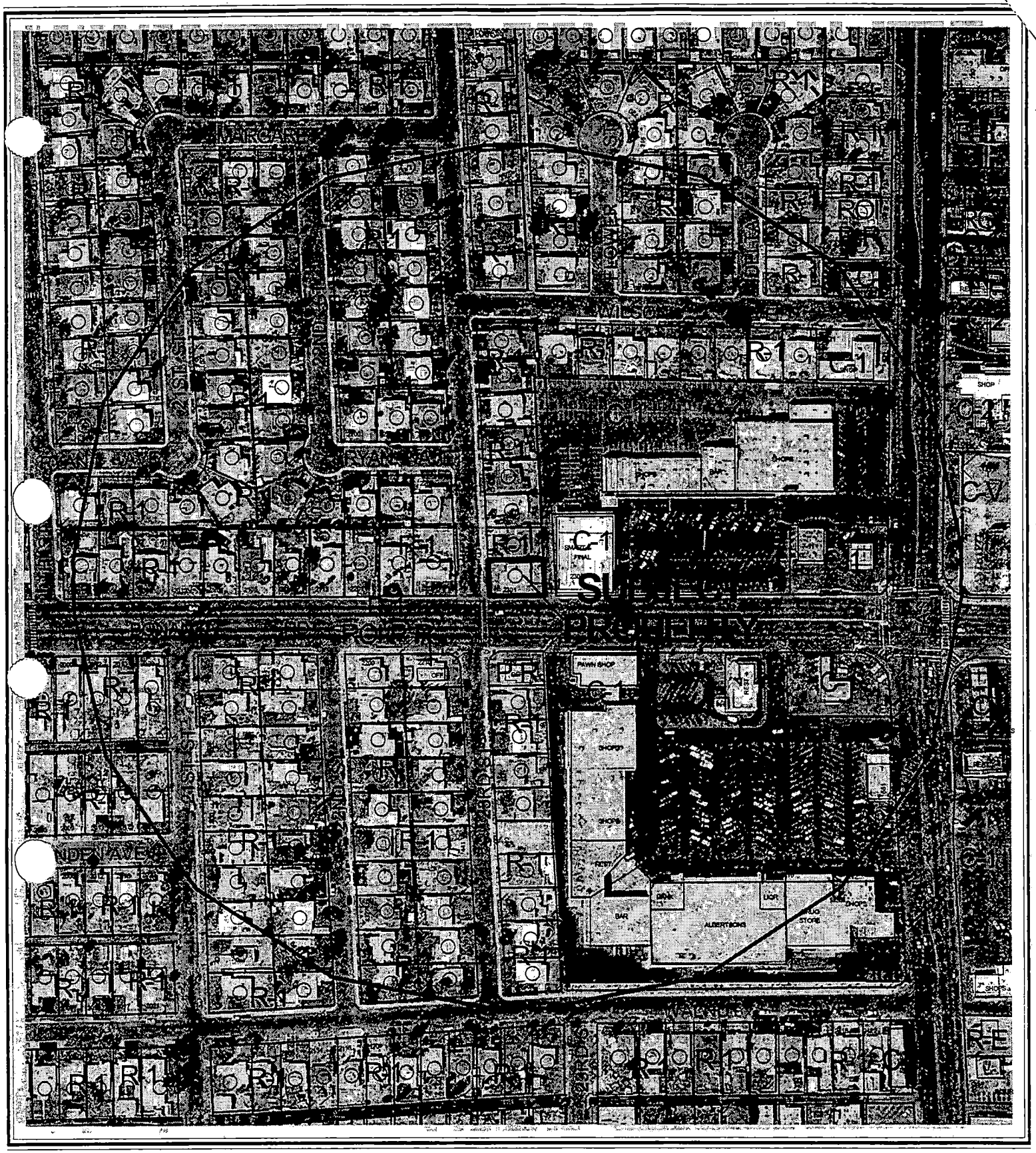
CASE: **ZON-3473**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: N-S (NEIGHBORHOOD SERVICE)

N



CASE: **ZON-3473**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: N-S (NEIGHBORHOOD SERVICE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3473 - JUAN J. ELIAS

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-3470) to a SC (Service Commercial) land use redesignation approved by the City Council.

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

3. A Site Development Plan Review (SDR-3475) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate a 25-foot radius on the northeast corner of Bonanza Road and Twenty Third Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.

5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.

6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus

KCW

turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is to rezone a 0.15-acre parcel located at 2301 East Bonanza Road, from R-1 (Single Family Residential) district to C-1 (Limited Commercial) district. A companion General Plan Amendment application (GPA-3470) and a Site Development Plan Review application (SDR-3475) were filed with this Rezoning application.

B) Applicant's Justification

The proposed use will be directed primarily at and provide services to the Hispanic community of the immediate area. Once remodeled the building will be an asset to the community. The use will provide employment opportunities for those living in the neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions that pertain to the proposed location.

B) Pre-Application Meeting

08/25/03 A complete application was the primary subject of the two pre-application conference meetings with the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.15

KCW

Subject Property	Single Family Dwelling
North	Single Family Dwelling
South	Commercial use
East	Commercial uses
West	Single Family Dwelling

PLANNED LAND USE

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

EXISTING ZONING

Subject Property	R-1 (Single Family Residential)
North	R-1 (Single Family Residential)
South	P-R (Professional Office and Parking)
East	C-1 (Limited Commercial)
West	R-1 (Single Family Residential)

E) General Plan Compliance

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

There are not any special districts or zones that pertain to this application.

The subject portion of the site is currently designated as an L (Low Density Residential) land use classification within the Southeast Sector Plan of the General Plan. The applicant has requested a General Plan Amendment (GPA-3470) to change the designation from L to SC (Service Commercial)

KCW

The proposed C-1 (Limited Commercial) zone is not consistent with the existing development to the north. The proposed site of this application is the first lot in a single-family residential subdivision. If approved the proposed action would introduce commercial into an otherwise stable residential subdivision.

B) General Analysis and Discussion

The applicant intends to develop the site for retail uses. The subject property is located on the northeast corner of 23rd Street and Bonanza Road. The parcel to the north is zoned R-1, (Single Family Residential) to the east is C-1 (Limited Commercial) and the lot to the west is zoned R-1 (Single Family Residential) but is designated Office on the General Plan.

FINDINGS

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

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

   The existing General Plan designation of the subject site is L (Low Density Residential). The applicant is requesting to amend this land use designation to SC (Service Commercial). The proposed rezoning to C-1 (Limited Commercial) is consistent with the proposed General Plan designation. Uses permitted under the SC land use are not compatible with the residential neighborhood to the north.

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

   The proposed amendment will allow zoning classifications that will be incompatible with the neighborhood and have possible averse effects on the residential area. The noise, odors, lighting and hours of operation of a commercial use on the site will not strengthen or support the neighborhood. The intensity of the proposed land use is not compatible with the residential neighborhood that this site has been a part of for about 50 years.

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

The residential neighborhood of which this site is part has stable for many years. Master planning of the neighborhood has concluded that there have not been changes in the neighborhood that would indicate a change of zoning is justified.

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

The access from Bonanza Road will cause an increase of traffic congestion, as traffic will have to slow down for traffic ingressing and egressing the site. The new driveway from 23rd Street will cause commercial traffic to begin using a residential street.

NOTICES MAILED 161 [Mailed with GPA-3470 & SDR-3475]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3473 APN: 139-26-811-094

Name of Property Owner: JUAN J. ELIAS

Name of Applicant: _____

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: 139-26-811-094

Signature of Property Owner/Authorized Agent: Juan Elias

Print Name: JUAN J. ELIAS

Subscribed and sworn before me

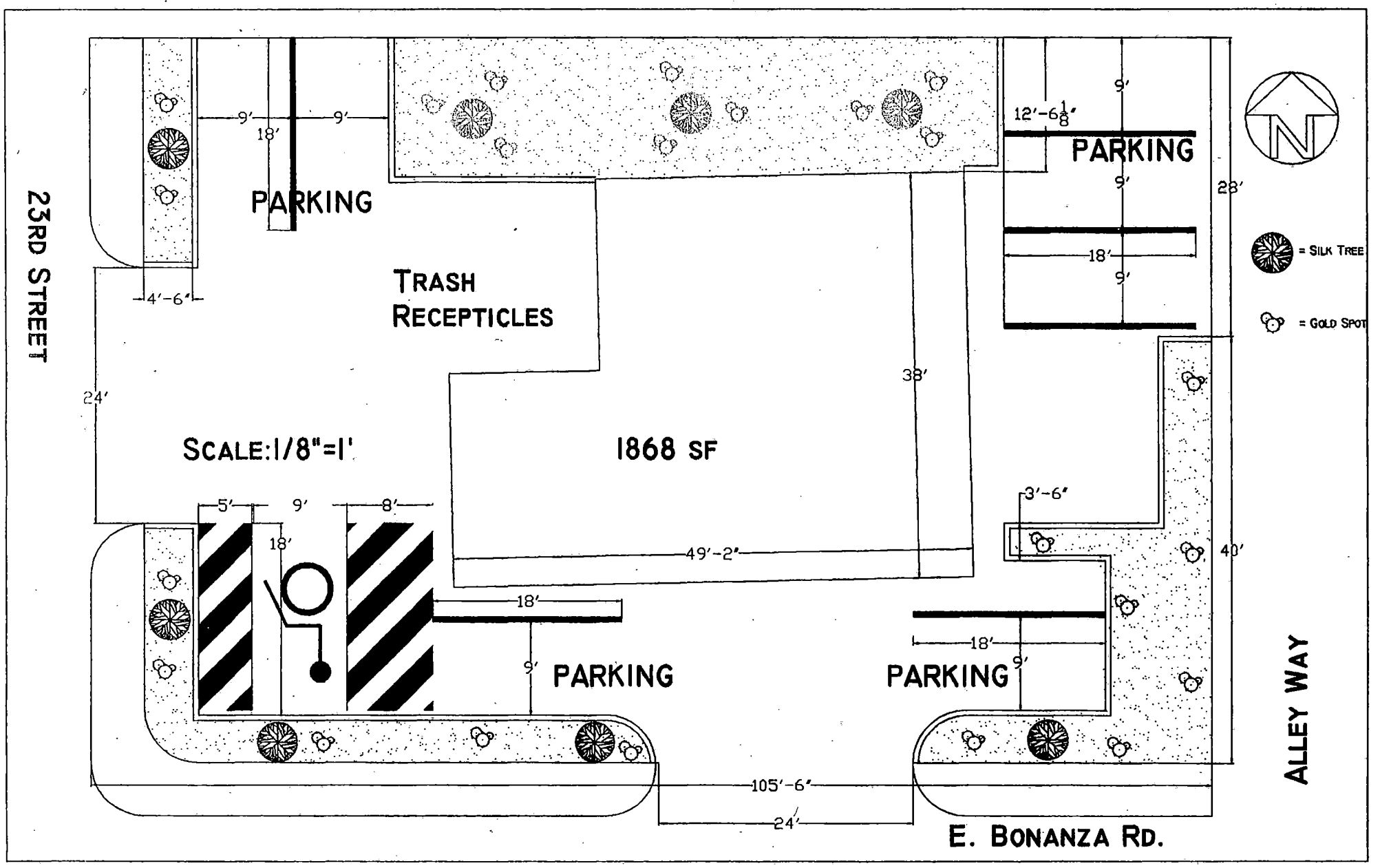
This 26th day of August, 2003

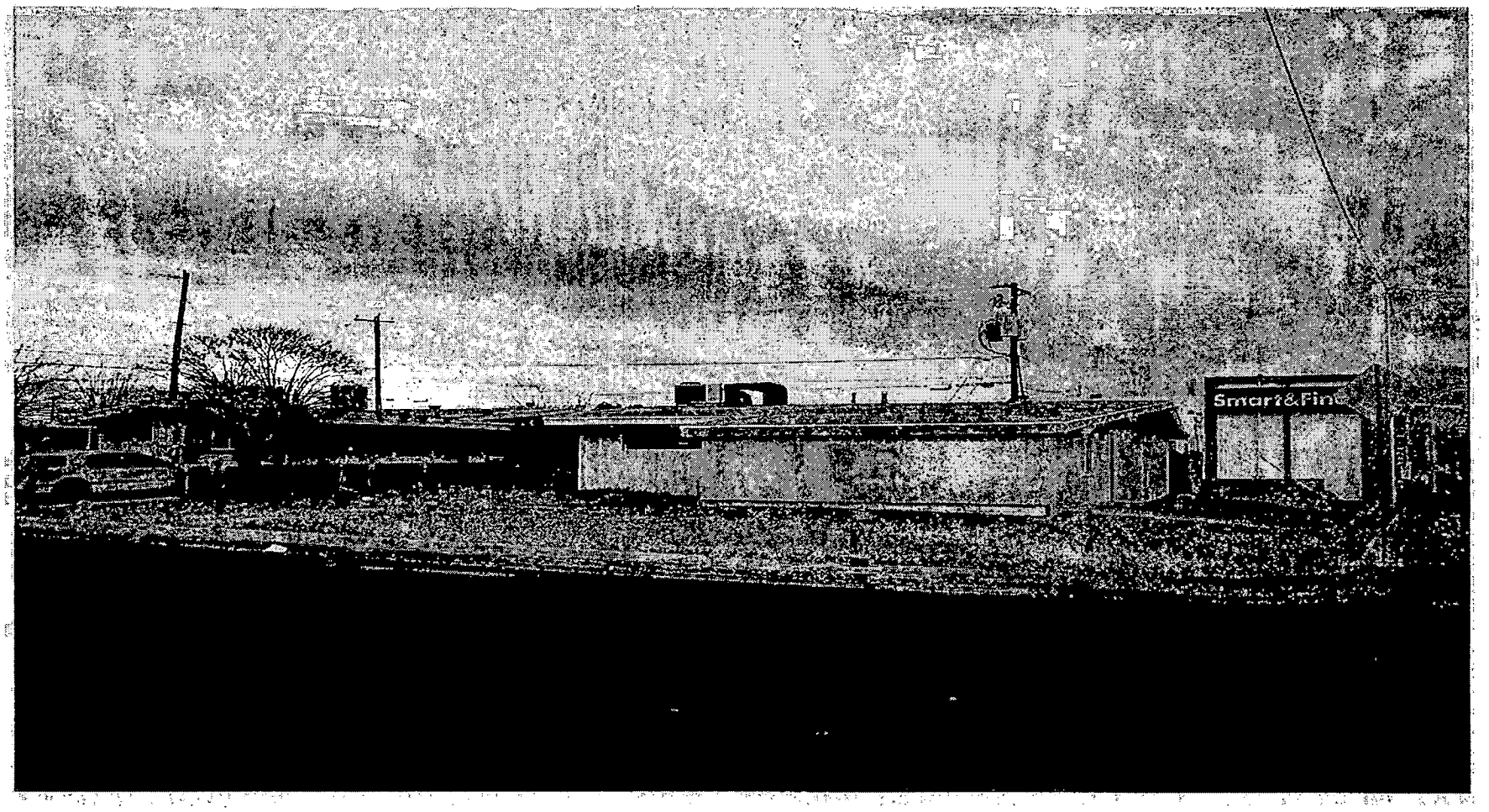
Clark County-NV

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
CATHERINE BAKER
My Appointment Expires
No: 00-63869-1 June 22, 2004

ZON-3473
1-22-04 PC





ZON-3473 - JUAN J. ELIAS
NORTHEAST CORNER OF BONANZA ROAD AND TWENTY-THIRD STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/02/04

City of Las Vegas

Agenda Item No.: 43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
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).

C.C.: 02/18/04

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

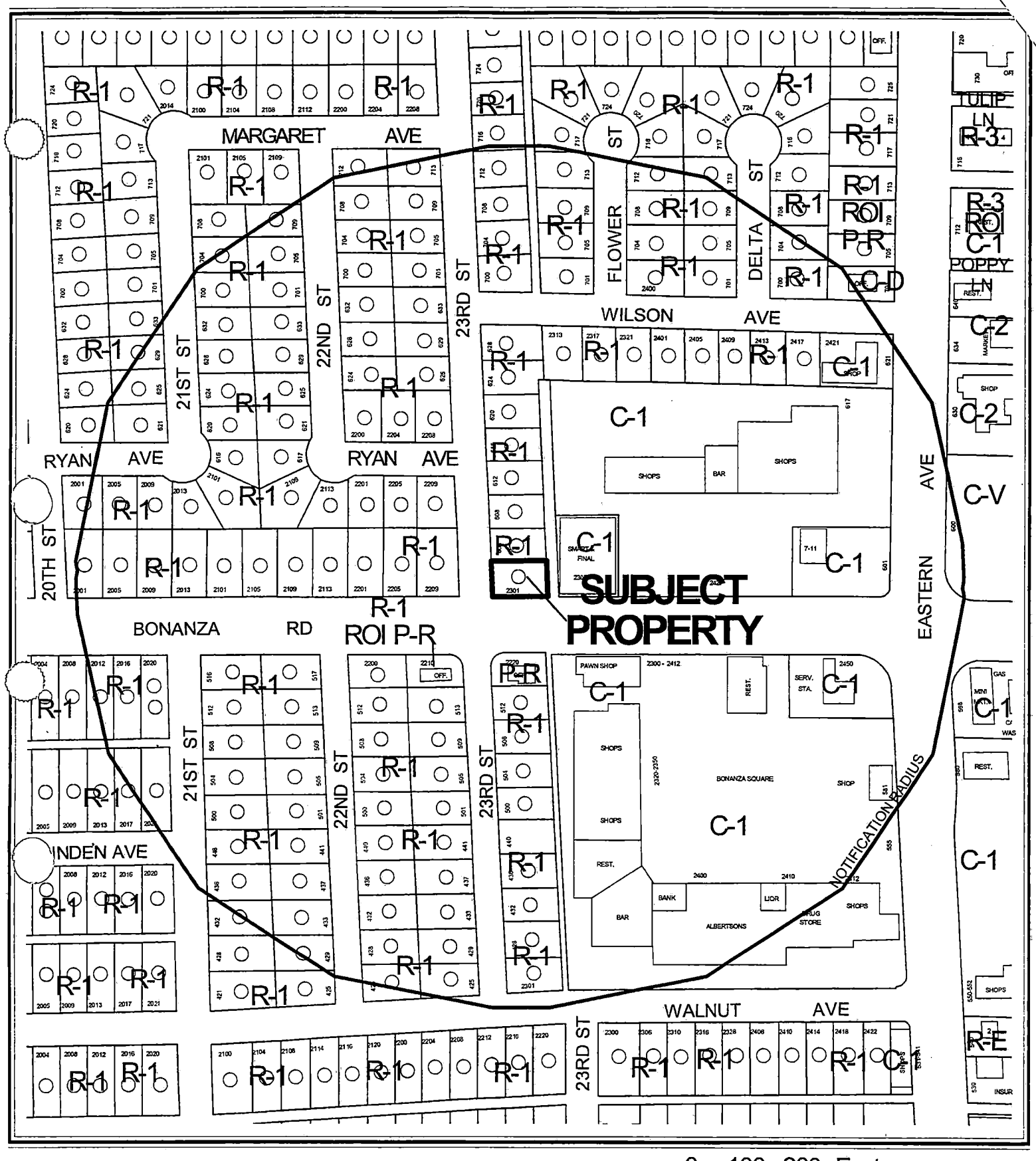
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
GOYNES – Motion for DENIAL – Motion carried with DAVENPORT voting No and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:
NOTE: See Item 41 [GPA-3470] for related discussion.
(7:31 – 7:38/8:56 – 9:18)
2-1931/3-1482



0 100 200 Feet

CASE: **SDR-3475**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: N-S (NEIGHBORHOOD SERVICE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3475 - JUAN J. ELIAS

** CONDITIONS **

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

Planning and Development

1. The applicant shall meet with Planning and Development Staff prior to the issue of building permits to develop an address plan for the development.

2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, a minimum five-foot sidewalk shall connect the front of the building to the parking areas.

3. The handicap-accessible walkway leading to the building front shall be constructed of pavers, bricks, patterned concrete, or similar materials distinguishing it from other paved surfaces, in conformance with Commercial District Development Standards.

4. A covered trash enclosure and a loading zone shall be shown on the site plan.

5. The elevations shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect additional architectural to enhance the building exterior.

6. 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.

7. All development shall be in conformance with the site plan and building elevations, date stamped 02/18/04, except as amended by conditions herein.

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

KCW

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

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

Public Works

11. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

13. Site development to comply with all applicable conditions of approval for ZON-3473 and all subsequent site-related actions.

KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and waivers to the landscape planter width and required planting material for a proposed 1,868 square foot house to office conversion on 0.15 acres at 2301 East Bonanza Road.

B) Applicant's Justification

The proposed use will be directed primarily at and provide services to the Hispanic community of the immediate area. Once remodeled the building will be an asset to the community. The use will provide employment opportunities for those living in the neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions that pertain to the proposed location.

B) Pre-Application Meeting

08/25/03 A complete application was the primary subject of the two pre-application conference meetings with the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.15

KCW

Subject Property	Single Family Dwelling
North	Single Family Dwelling
South	Commercial use
East	Commercial uses
West	Single Family Dwelling

PLANNED LAND USE

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

EXISTING ZONING

Subject Property	R-1 (Single Family Residential)
North	R-1 (Single Family Residential)
South	P-R (Professional Office and Parking)
East	C-1 (Limited Commercial)
West	R-1 (Single Family Residential)

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

There are not any special districts or zones that pertain to this application.

PROJECT DESCRIPTION

The site plan depicts an existing 1,868 square foot single-family residence to be converted to an office. Access is proposed to be via a 24-foot driveway from 23rd Street, 24-foot driveway from Bonanza Road and an alley between the site and the commercial use to the east.

KCW

Because of the narrow confines of the lot the applicant is requesting a waiver of the perimeter-landscaping requirement of Title 19.

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	N/A
Min. Lot Width	100 Feet	68 Ft	N/A
Min. Setbacks			
• Front	25 Feet	28.5	Y
• Side	10 Feet	12.5 ft	Y
• Corner	15 Feet	17.5 ft	Y
• Rear	25 Feet	25 ft	Y
Max. Lot Coverage	30 %	28.6 %	Y
Max. Building Height	2 Stories or 35 Feet	1 Story	Y
Trash Enclosure	Yes	Yes	N
Loading Zone	Yes	Not Shown	N
Mech. Equipment	Yes	Not Shown	N

A covered trash enclosure and a loading zone are required for the planned use. A condition will be included to require a revised site plan that will show the location of the trash enclosure and a loading zone.

A2) Residential Adjacency Standards

The proposal meets the requirements of the Residential Adjacency Standards for proximity slope and setback requirements.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office other than listed	1868 SF.	1/300 GFA	6	1	7	1

The proposal meets the requirements for office parking as specified in Title 19.

A4) Landscape and Open Space Standards

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

Standards	Required Ratio	Required Trees	Provided
Parking Area	1 Trees/6 Spaces	1 Tree	0
Buffer:			
• Min. Trees	1 Trees/20 Lin Ft	20 Trees	9
• Min. Zone Width	8 Feet		4.5
• Wall height	8 Feet		Not shown

The proposal does not meet the requirements for perimeter landscaping. A waiver of the perimeter landscaping requirements of Title 19 is included with this Site Development plan review application.

A5) Sign Standards

No information was supplied that would enable evaluation of the on site signage. All signage will be dealt with under a separate review.

B) General Analysis and Discussion

- Zoning

The proposed amendment will allow zoning classifications that will be incompatible with the neighborhood and possible averse effects on the residential area. The noise, odors, lighting and hours of operation of a commercial use on the site will not strengthen or support the neighborhood. The intensity of the proposed land use is not compatible with the residential neighborhood that this site has been a part of for about 50 years.

- Site Plan

The site plan depicts an existing 1,868 square foot single-family residence to be converted to an office. Access is proposed to be via a 24-foot driveway from 23rd Street, 24-foot driveway from Bonanza Road and an alley between the site and the commercial use to the east. A covered trash enclosure and a loading zone are required for the planned use. A condition will be included to require a revised site plan that will show the location of the trash enclosure and a loading zone.

A handicap accessible walkway in the front yard should be distinguished from other walkways and driving surfaces through pavers, bricks, or patterned concrete material. Sidewalks at least five feet in width shall be shown that connect the front doors to the parking spaces.

- Waivers

Because of the narrow confines of the lot the applicant is requesting a waiver of the perimeter-landscaping requirement of Title 19.

- Landscape Plan

The proposal does not meet the requirements for perimeter landscaping. A waiver of Title 19 is included with this Site Development plan review application.

- Elevation

The photos submitted with the application show a stuccoed exterior typical of the area and a low-pitched roof.

- Floor Plan

The floor plan shows four offices and a studio. Egress will be from the south side of the building that will be access to one of the offices and the studio.

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 amendment will allow zoning classifications that will be incompatible with the neighborhood and have possible averse effects on the residential area. The noise, odors, lighting and hours of operation of a commercial use on the site will not strengthen or support the neighborhood. The intensity of the proposed land use is not compatible with the residential neighborhood that this site has been a part of for about 50 years.

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 proposal is not consistent with the General plan therefore a Plan Amendment has been filed with this Site development Plan Review application. The proposed amendment will allow uses that will be incompatible with the neighborhood and have possible averse effects on the residential area. There are no city plans or policies that support the weakening of residential neighborhoods. The proposal is contrary to Policy 2.4.7 of the Las Vegas 2020 Master plan that says the city should assist the residents in mature neighborhoods preserve the integrity of their neighborhoods.

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

The access from Bonanza Road will cause an increase of traffic congestion, as traffic will have to slow down for traffic ingressing and egressing the site. The new driveway from 23rd Street will cause commercial traffic to begin using a residential street.

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

The building and landscape materials are similar those used in the neighborhood and therefore appropriate for the area.

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

The exterior should be improved with other colors, box outs, stone or brick veneer, shutters, increased slope of the roof, tile roofing material, etc. so the exterior does not have the bland, featureless appearance that currently exists.

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

KCW

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

NOTICES MAILED 161 [Mailed with GPA-3470 & ZON-3473]

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3475 APN: 139-26-811-094

Name of Property Owner: JUAN J. ELIAS

Name of Applicant: SAME

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: JUAN J. ELIAS

Subscribed and sworn before me

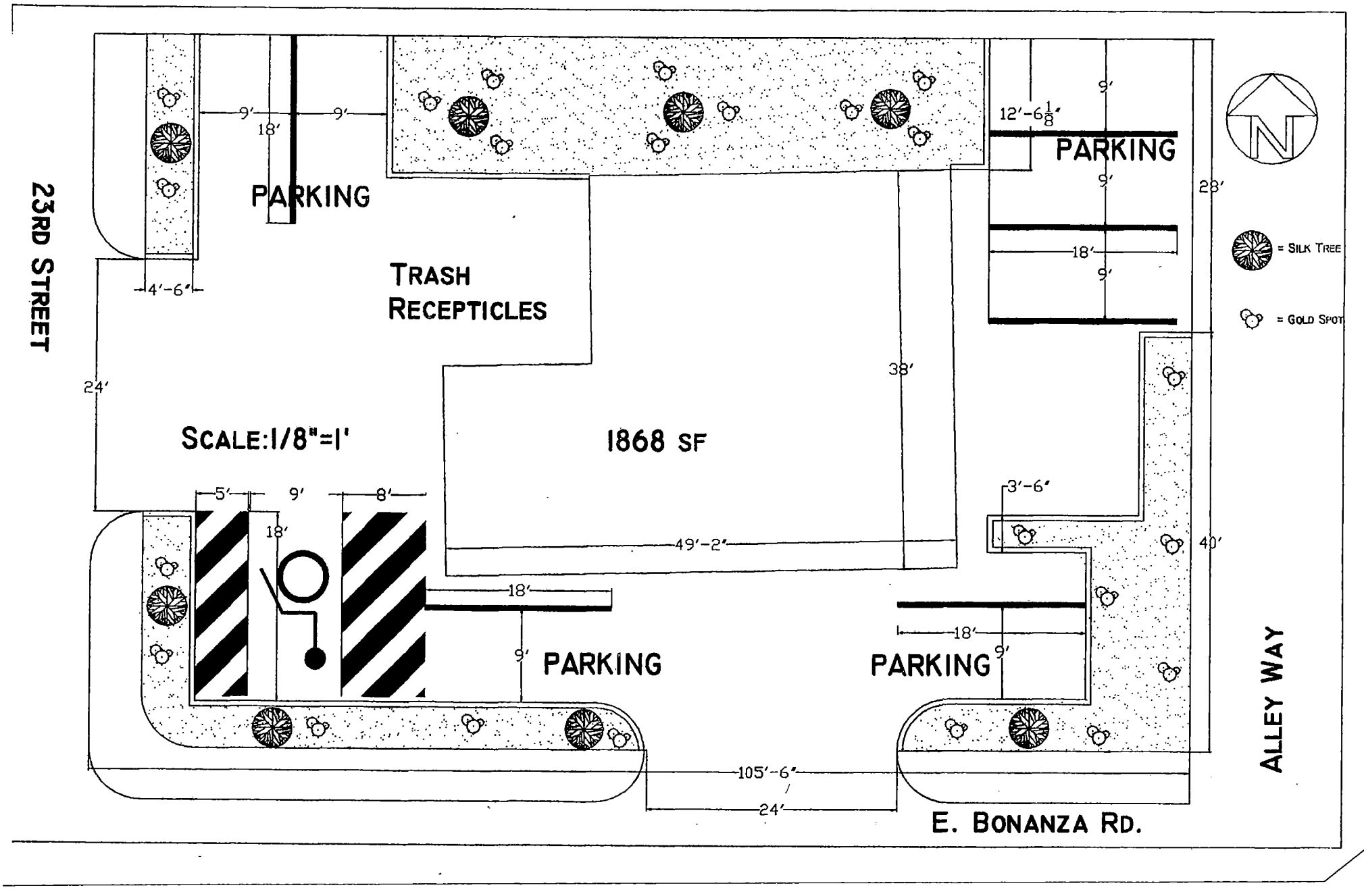
This 26th day of August, 2003

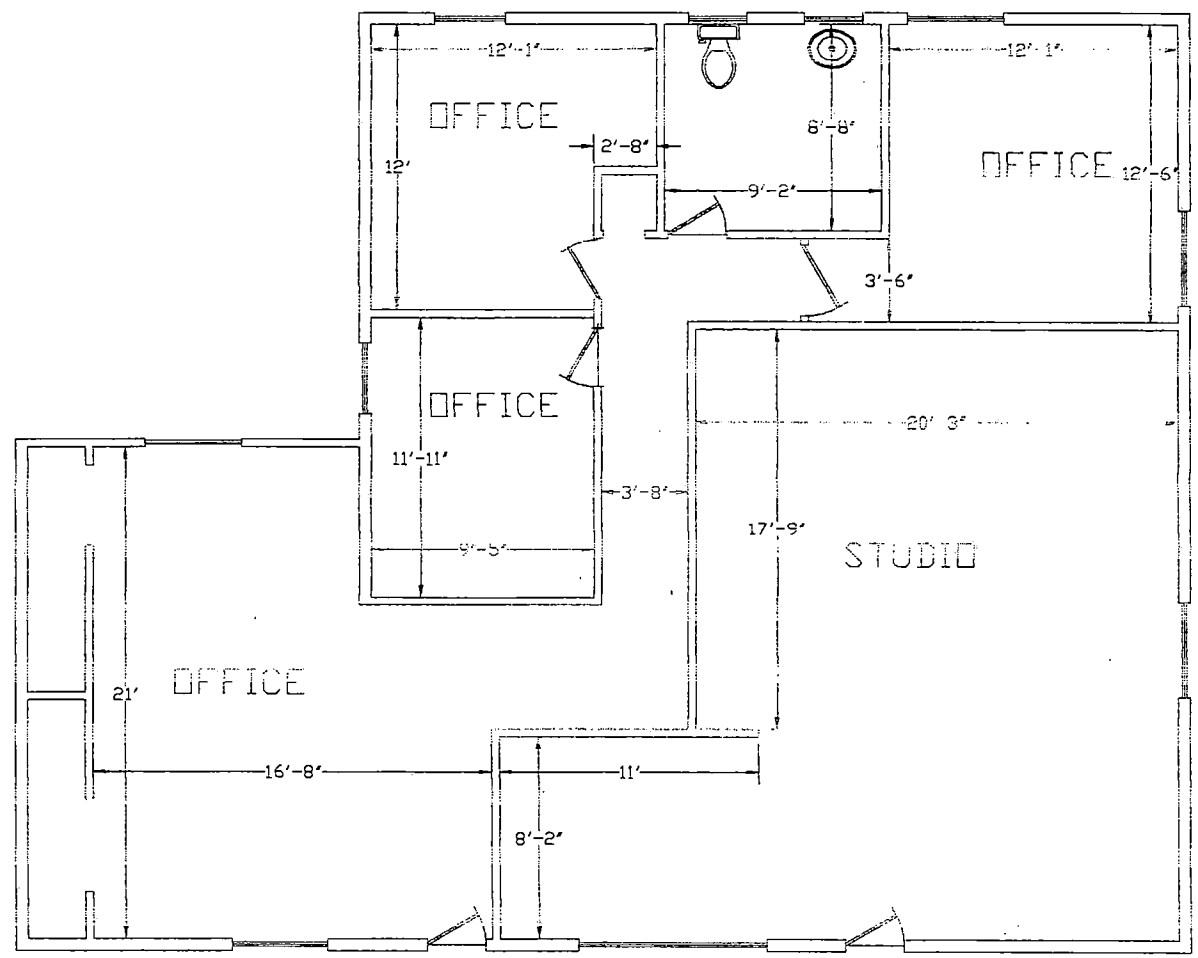
_____ Clark County - NV

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
CATHERINE BAKER
My Appointment Expires
June 22, 2004
No: 00-63869-1

SDR-3475
01-22-04 PC

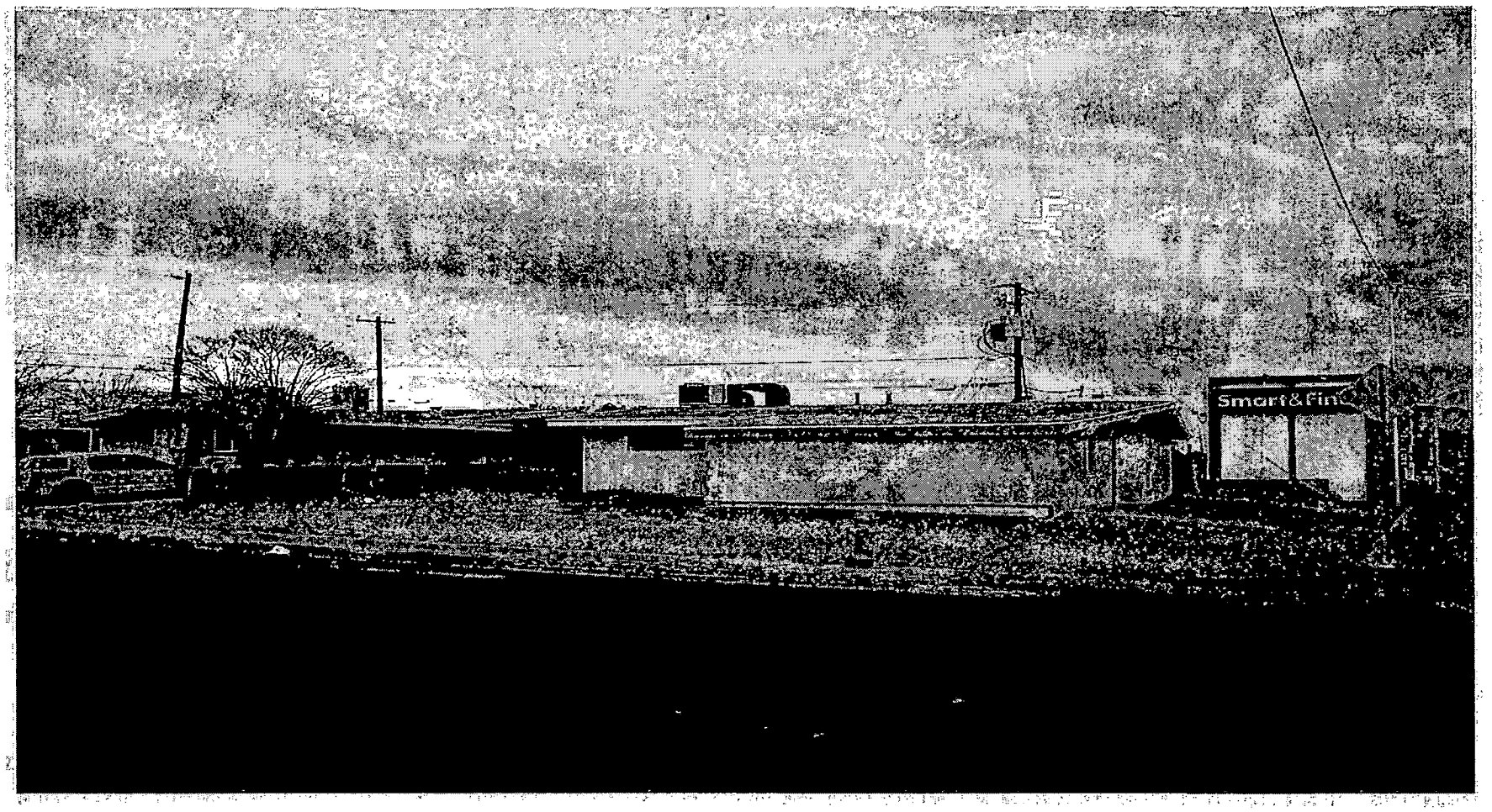




PROPERTY HOUSE
JUAN J. ELIAS
2301 E. BONANAZA
RD.
LAS VEGAS, NV 89101

SCALE: 3/16" = 1'

SDR-3475
01-22-04 PC



SDR-3475 - JUAN J. ELIAS
NORTHEAST CORNER OF BONANZA ROAD AND TWENTY-THIRD STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 44

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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).

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 DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

McSWAIN – Motion for DENIAL – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 44 [GPA-3478], Item 45 [ZON-3481], Item 46 [VAR-3487], and Item 47 [SDR-3485].

ADRIENNE LOW, Planning and Development Department, explained that when Town Center was planned, Fort Apache Road was used as a dividing line between ML-TC (Medium-Low Density Residential – Town Center) and the RD-TC (Rural Density – Town Center) designation. Staff could not determine any hardship on this site and therefore recommended denial of the General Plan Amendment. With regards to the zoning, TC (Town Center) is an appropriate zoning and staff recommended approval subject to conditions.

MINUTES – Continued:

Regarding the Variance, the applicant proposes open space at the entry and amenity zones that surround the perimeter of the subdivision. No useable internal open space is provided. She noted that with the small lot sizes, open space becomes more important. The applicant states that a park is proposed just south of this site. However, because no funds have been allocated for the park, it is uncertain whether it will ever be included on the property to the south. With regard to the Site Development Plan Review, there is a required trail on the west side of Fort Apache Road. The site plan does not include the trail alignment; therefore, staff determined that inclusion would have a definite affect on the layout of the site plan. Staff recommended denial on the Variance and the Site Development Plan Review.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Referring to the overhead, he pointed out the layout of the site plan and described the adjacent developments surrounding the subject site. With respect to the open space issues he referenced an approved middle school where there are plans to put a park at that location. In order to comply with the open space requirements, ATTORNEY GRONAUER stated that the developer is willing to omit one of the lots on the southern portion of the property along Bath Drive. Additionally, the developer plans to put in an additional 10-foot wide landscape trail area, adding two 24-gallon trees on each individual lot located in these areas in order to have approximately 8,000 square feet of additional open space. Finally, the developer proposes trees along the interior streets and will provide a walking trail out to the potential park area.

CAROL LeDUC, 7575 Rome Boulevard, objected to the proposed development and stated there is no need to change the zoning of the area.

TODD FARLOW, 240 North 19th Street, objected to the proposed gated community.

COMMISSIONER McSWAIN challenged that she did not feel the same opportunity given on these types of applications is not warranted in this case. She noted that this is not even an infill piece and objected to the lack of open space. MS. LOW interjected and explained that the trail would run the length of the frontage along Fort Apache and believes the developer would be responsible for 15 times the length of the Fort Apache frontage. COMMISSIONER McSWAIN asked for a estimate of how many lots would need to be eliminated to meet the open space. MS. LOW estimated the applicant is deficient by approximately 26,000 square feet of open space which would equate to seven lots.

COMMISSIONER EVANS concurred with staff's recommendation regarding the open space. He added that the project in its entirely reflects a degradation of the intent of the Master Plan. He stated he could not support the application.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 44 – GPA-3478

MINUTES – Continued:

CHAIRMAN TRUESDELL stated he could not accept any modification of the open space requirement. COMMISSIONER McSWAIN responding to ATTORNEY GRONAUER'S comments, stated that she could not support the GPA or the Zoning Request without a revised Site Plan. ROBERT GENZER, Director of Planning and Development Department, stated that of all of the applications, the General Plan Amendment is the most compelling item. He advised that the Commission must first decide whether the GPA is appropriate based on density, compatibility, etc. and then look at the other three items. COMMISSIONER EVANS asked if staff's analysis indicates to what degree the GPA would compromise the Town Center Master Plan and whether there would be a significant impact on Town Center. MR. GENZER replied that the Town Center Plan has not been given a chance to work particularly in regards to the number of changes that have occurred. He pointed out that one example relates to the commercial aspect of Town Center when commercial is taken out in favor residential and not replaced elsewhere. MR. CLAPSADDLE added that one important factor relates to movement from the urban core of Centennial Hills and Town Center where the density should lessen as you move west. He stated that the proposed amendment is contrary to that and staff sees no justification to amend the plan.

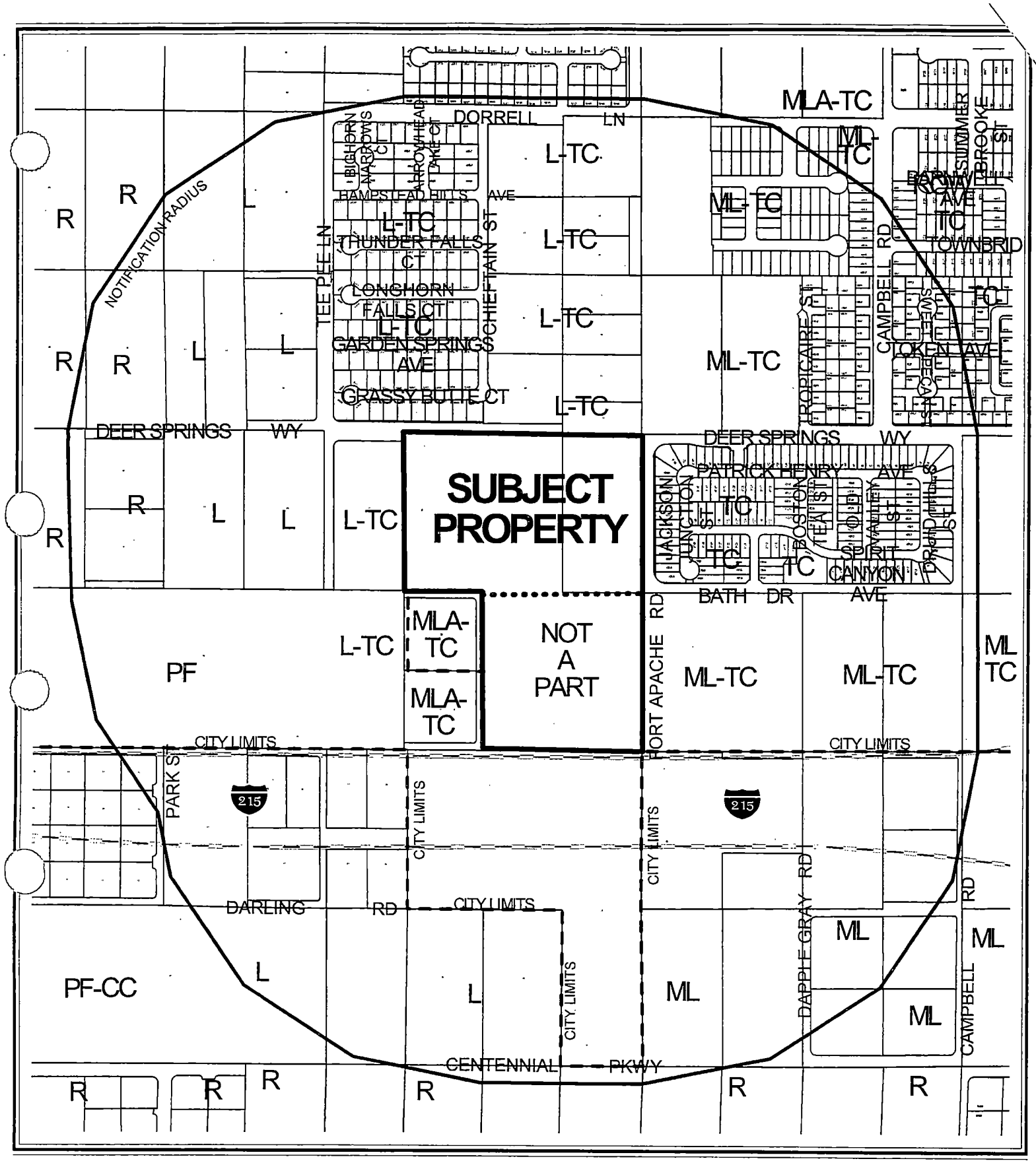
There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 44 [GPA-3478], Item 45 [ZON-3481], Item 46 [VAR-3487], and Item 47 [SDR-3485].

NOTE: All discussion for Item 44 [GPA-3478], Item 45 [ZON-3481], Item 46 [VAR-3487], and Item 47 [SDR-3485] was held under Item 44 [GPA-3478].

(7:36/9:43 – 10:10)

2-2006/3-2372

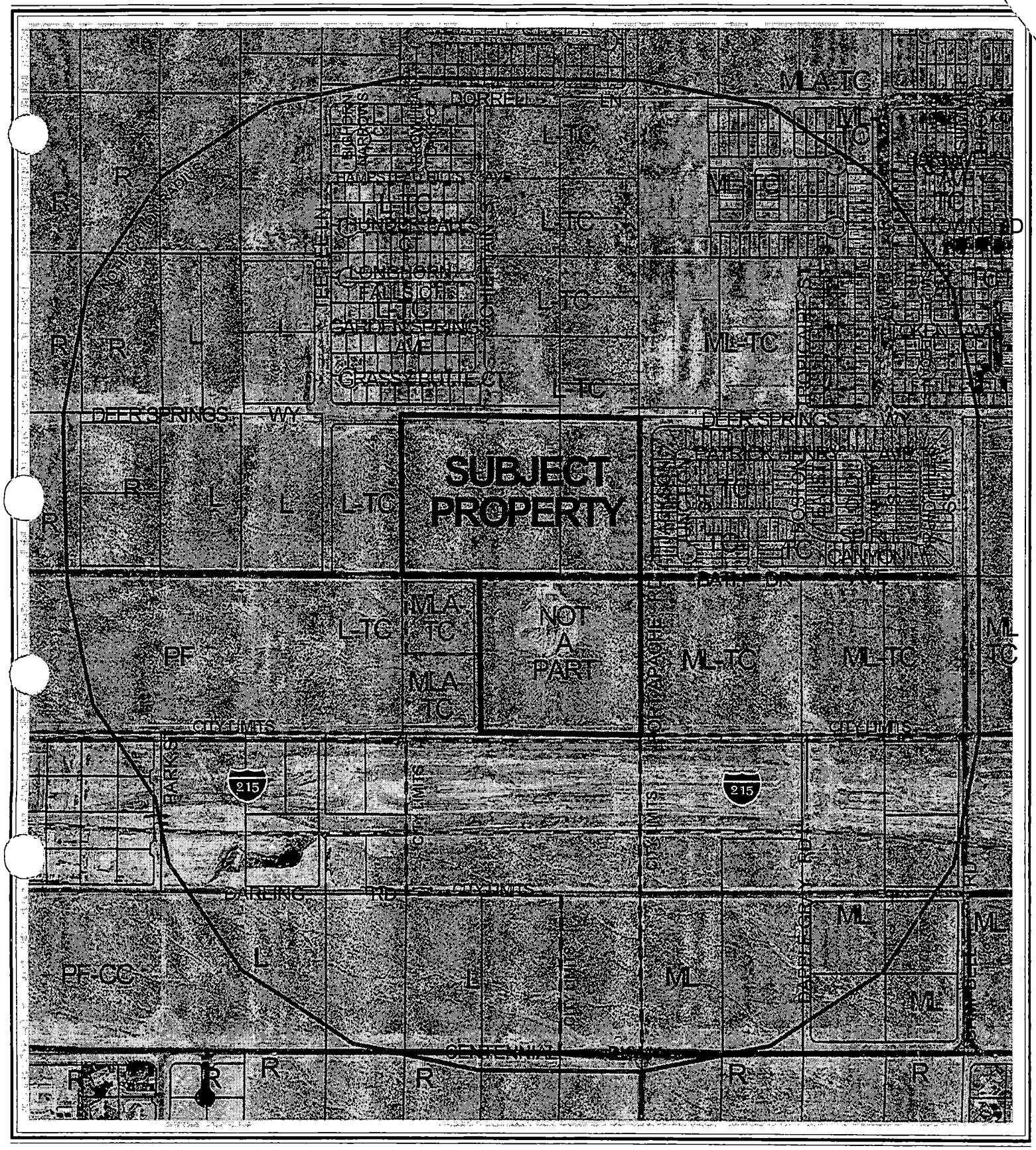


CASE: **GPA-3478**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER)



0 300 600 Feet

CASE: **GPA-3478**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL

SR

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change Map 4 of the Centennial Hills Plan land use designation of the subject property located adjacent to the southeast corner of Fort Apache Road and Deer Springs Way from L-TC (Low Density Residential – Town Center) to ML-TC (Medium Low Density Residential – Town Center). Related applications have also been submitted for a Rezoning to T-C (Town Center) [ZON-3481], a Variance to reduce the required open space (VAR-3487), and a Site Development Plan Review (SDR-3485).

BACKGROUND DATA:

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

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this plan the subject properties were designated as R (Rural Residential) with a maximum density of 3.96 units per acre.

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan the subject properties were designated as L-TC (Low Density – Town Center) with a maximum density of 5.5 units per acre. 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.

01/17/01 The City Council approved the annexation of the western ten acres of this site with an effective date of January 26, 2001.

11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.

SR

11/06/02 The City Council approved the annexation of the eastern five acres of this site with an effective date of November 15, 2002.

11/20/02 The City Council denied a request to designate this site as ML-TC (Medium Low Density Residential – Town Center) [GPA-0037-02].

DETAILS OF APPLICATION REQUEST

Site Area: 15.17 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped (A portion is approved single-family residential subdivision)
South	Undeveloped
East	Undeveloped (Approved single-family residential subdivision)
West	Undeveloped

PLANNED LAND USE

Subject Property	L-TC (Low Density Residential – Town Center)
North	L-TC (Low Density Residential – Town Center)
South	PF-TC (Public Facility – Town Center) & MLA-TC (Medium Low Attached – Town Center)
East	ML-TC (Medium Low Density Residential – Town Center)
West	L-TC (Low Density Residential – Town Center)

EXISTING ZONING

Subject Property	T-C (Town Center) and U (Undeveloped) zone [TC (Town Center) General Plan Designation].
North	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
South	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
East	T-C (Town Center)
West	U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)

	YES	NO
SPECIAL PLAN AREA	X	
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		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: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

Low Density Residential (L-TC) – The Low Density Residential District has a density range from 3.5 to 5.5 dwellings per gross acre. This district permits single-family detached homes as well as other more imaginative Low Density residential development with an emphasis on common open space. Local supporting uses such as schools, churches, parks, and other public recreational facilities are also allowed in this district.

Medium Low Density Residential (ML-TC) – The Medium Low Density Residential District has a density range from 5.6 to 8 dwelling units per gross acre. This district permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is located within the Town Center Plan area. The effect of this Special Plan Area on this application and the area affected by this application is the requirement of development standards specific to Town Center. This includes standards for both the internal portion of the site as well as streetscapes.

ANALYSIS

The subject parcels are currently undeveloped, as are the surrounding properties. Access to the site will be from Deer Springs Way, an 80-foot right-of-way.

The Centennial Hills Sector Plan, as it relates to the Town Center area, calls for a reduction in residential density as development moves west from the urban core. Major arterials serve as logical dividing lines between the land use designations. In this instance, Fort Apache Road separates the ML-TC (Medium Low Density Residential – Town Center), which allows up to eight dwelling units per acre and the L-TC (Low Density Residential –Town Center) designation, which allows 5.5 dwelling units per acre.

The majority of land in this area is undeveloped. Development that is completed or approved is occurring in accordance with the Town Center plan. There is no precedent, hardship, or unanticipated issues that would justify amending the plan at this time. To allow the intrusion of greater than intended densities across the land use boundary line would unnecessarily create such a precedent or justification for future requests, thus degrading the intent of the plan.

The applicant has indicated that one such justification may be the public facility planned for the property immediately south of the subject parcels. A public facility, however, can exist in close proximity to single-family homes with no negative impacts if adequate buffering is provided. Allowing increased density because of the public facility would do nothing more than create a justification for the next parcel to the north.

FINDINGS

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

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

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

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

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

SR

In regard to "1":

Within the existing context, the proposed General Plan designation is not compatible with the designations on the properties to the north and west. Although it may be appropriately located adjacent to the L-TC (Low Density Residential – Town Center) designation when viewed as a gradual gradation from greater to lesser densities, this proposal results in a breach of a boundary and between land uses and an unnecessary intrusion into an area proposed for less intense development.

In regard to "2":

The T-C (Town Center) zoning district is the intended designation for all of Town Center. Therefore the zoning district that would be supported by this request is appropriate.

In regard to "3":

This area is almost entirely undeveloped so all transportation, recreation, utility, and other necessary facilities will need to be provided. The site will be served the Northwest Area Command of the Las Vegas Metropolitan Police Department with a substation approximately five miles away at Cheyenne Avenue and Hualapai Way. Fire Station #41 at Elkhorn Road and Buffalo Drive is the closest city facility to the site. The Elkhorn/Durango Ball fields is the closest city park to the site.

In regard to "4":

Policy 2.1.2 of the Master Plan 2020 states that, "Development on vacant or underutilized lots within exiting residential neighborhoods be sensitive in use an design to surrounding development." Although the subject parcels are not within the "Neighborhood Revitalization Area" to which this policy applies, the context is similar to that area and the policy may be appropriately applied.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 22, 2003, the applicant sponsored a neighborhood meeting. There was no one from the public in attendance.

SR

NOTICES MAILED: 49 [Mailed with ZON-3481 & SDR-3485]

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3478 APN: 125-19-701-008

Name of Property Owner: Day Star Ventures LLC

Name of Applicant: Nevada Homes Group

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

_____Yes _____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: Paul Wagner

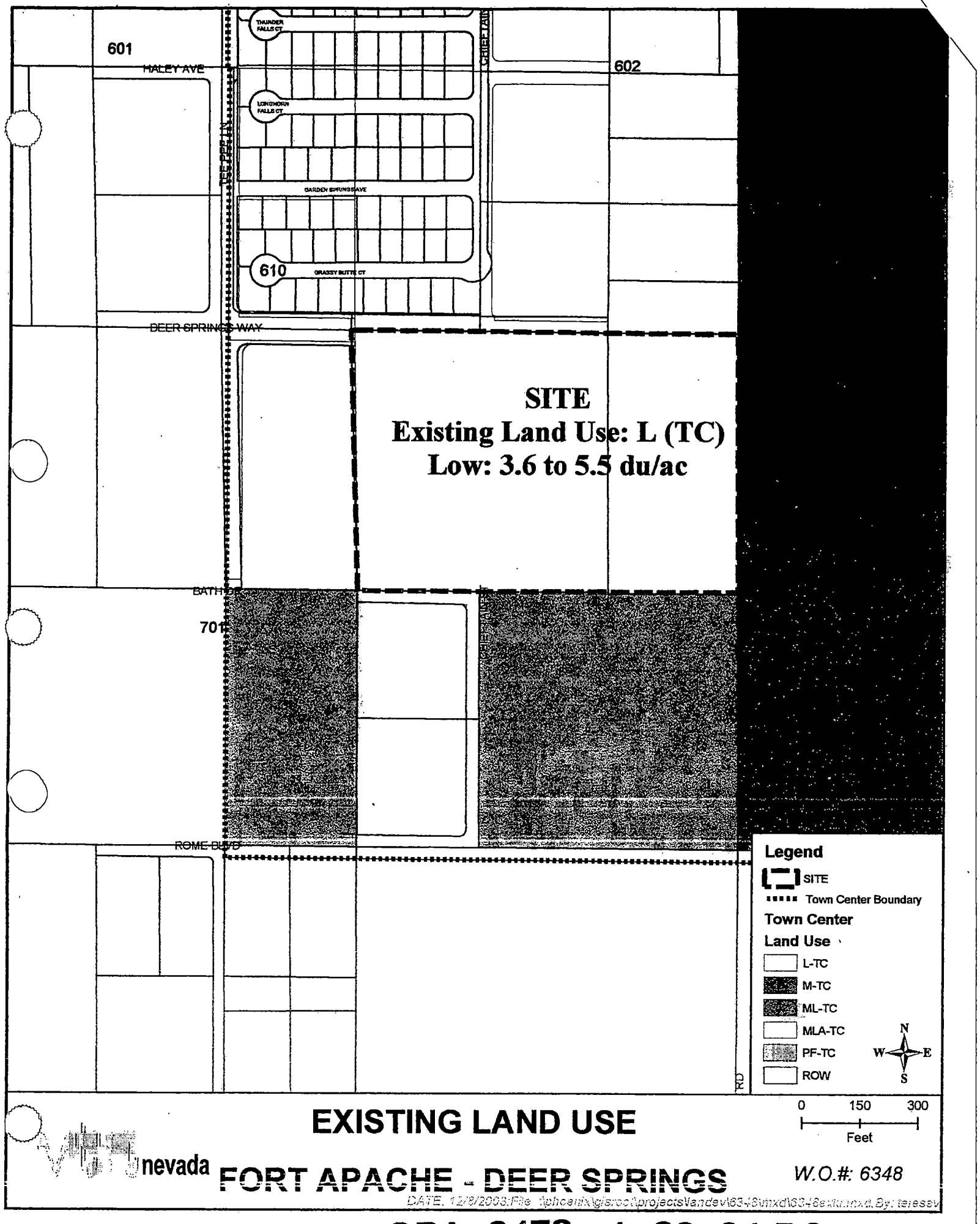
Subscribed and sworn before me

This 10th day of December, 2013

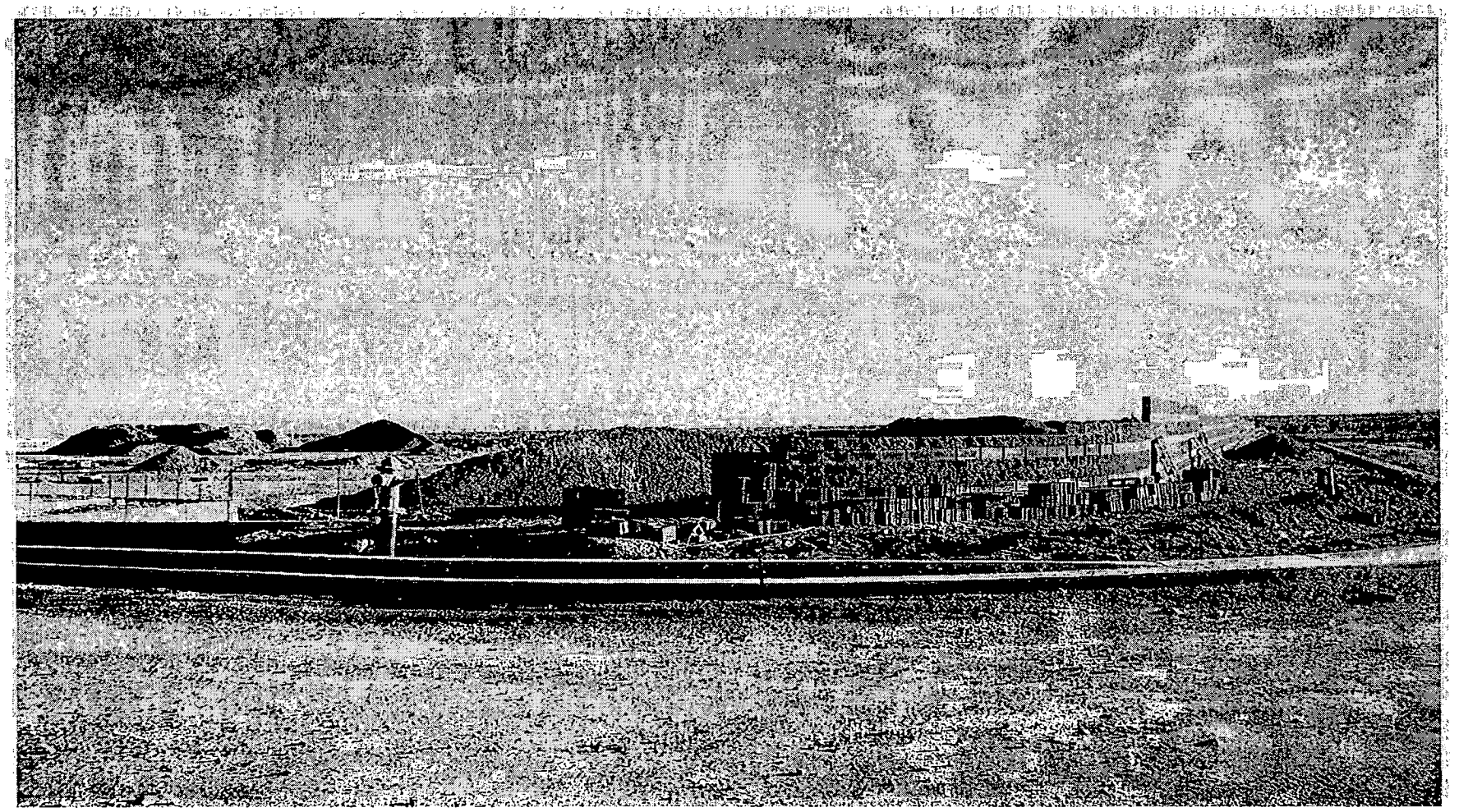
LaRae Obenauf

Notary Public in and for said County and State

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

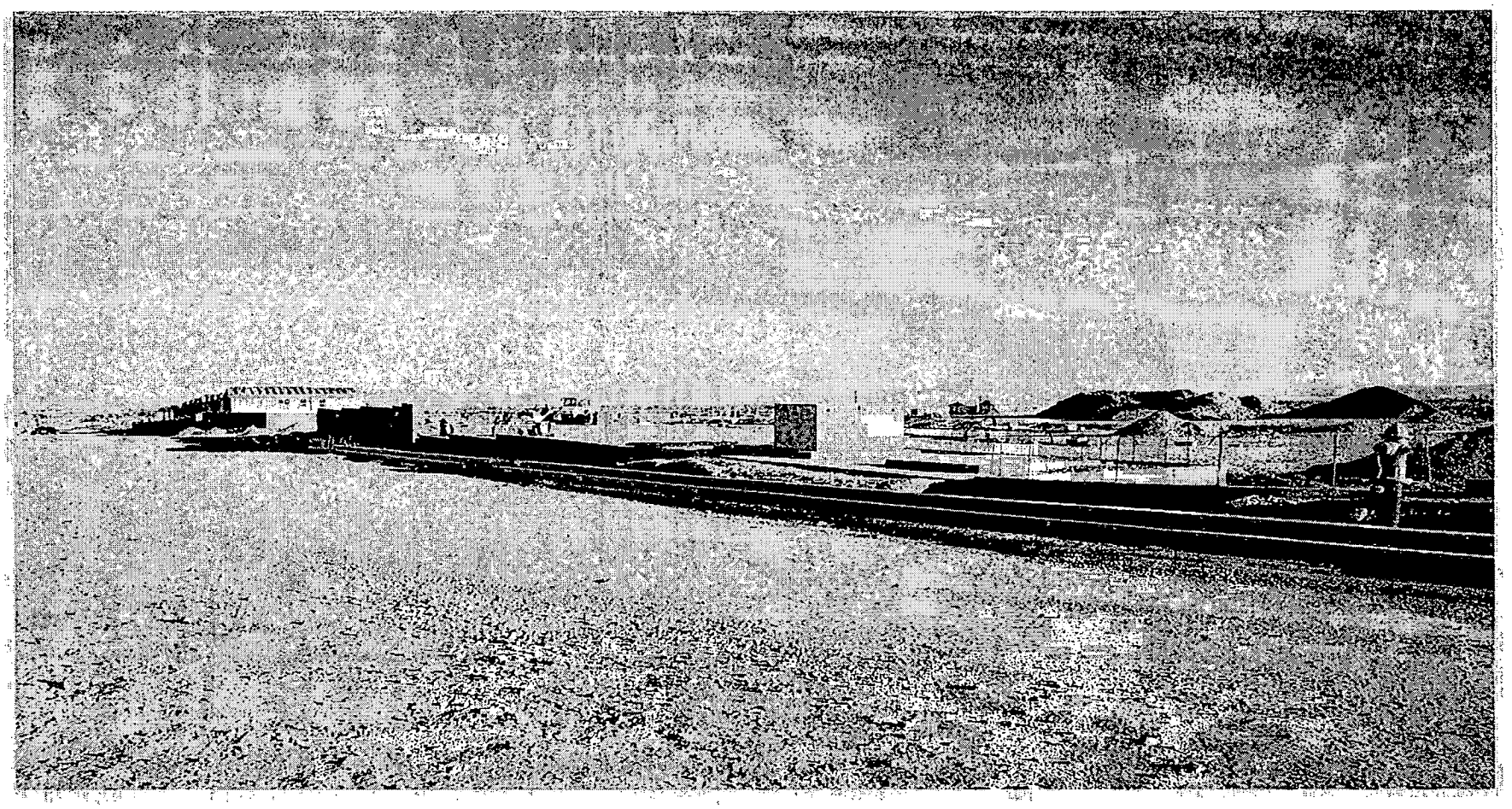


GPA-3478 1-22-04 PC



GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 45

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
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).

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:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:
NOTE: See Item 44 [GPA-3478] for related discussion.

(7:36/9:43 – 10:10)
2-2006/3-2372

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 45 – ZON-3481

CONDITIONS:

Planning and Development

1. Construct a 20-foot wide multi-use transportation trail adjacent to Fort Apache Road in accordance with the Trails Element of the 2020 Master Plan.

2. A Site Development Plan Review application (SDR-3485) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. All development shall be in conformance with the Town Center Development Standards Manual.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 50 feet for Fort Apache Road, 40 feet for Bath Drive, a 54 foot radius on the southwest corner of Deer Springs Way and Fort Apache Road and a 25 foot radius on the northwest corner of Bath Drive and Fort Apache Road prior to the issuance of any permits.

5. Construct half-street improvements including appropriate overpaving if legally able on Deer Springs Way, Fort Apache Road and Bath Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

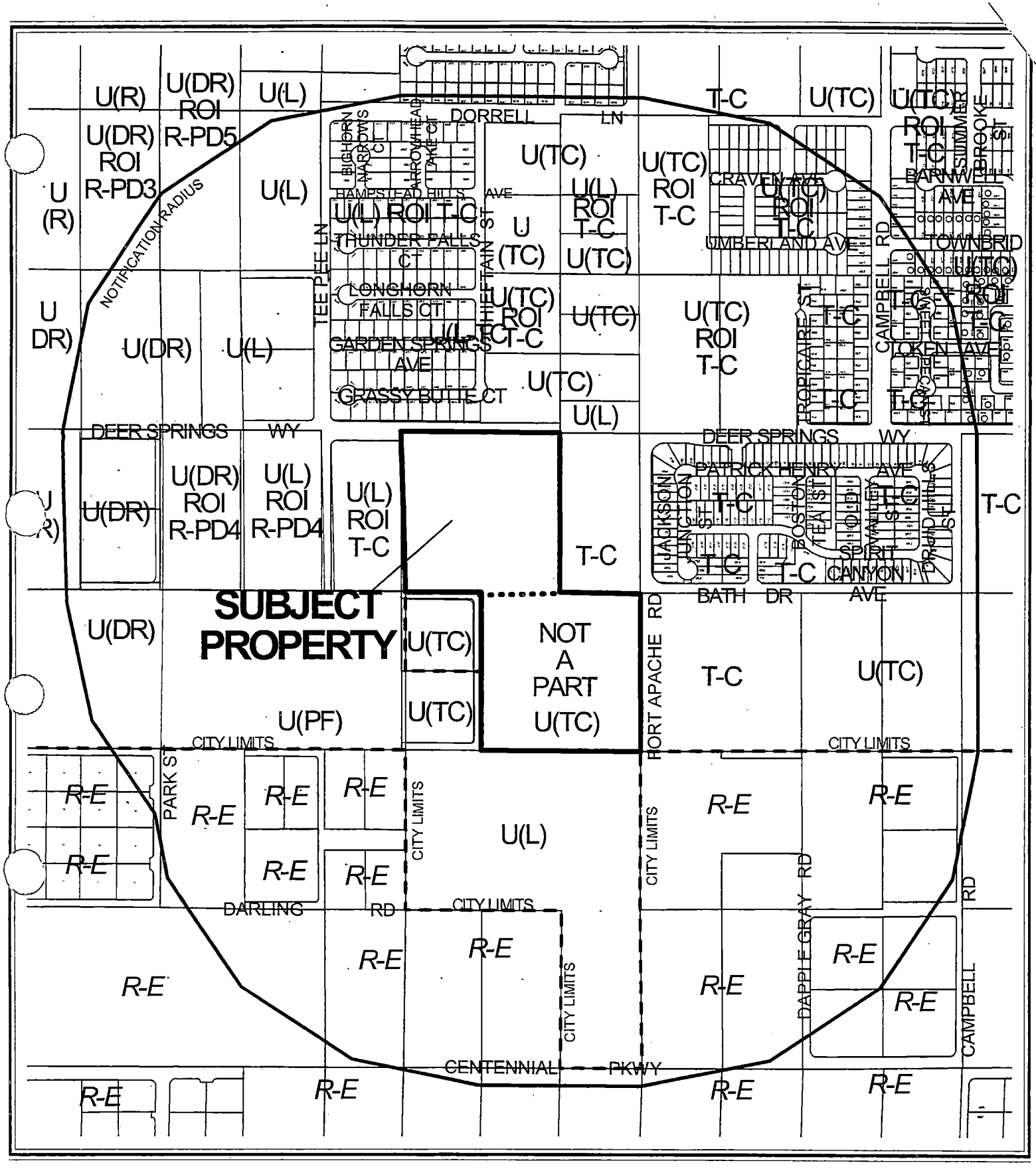
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Bath Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

CONDITIONS – Continued:

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

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

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



CASE: **ZON-3481**

0 300 600 Feet

RADIUS: 1320 FT

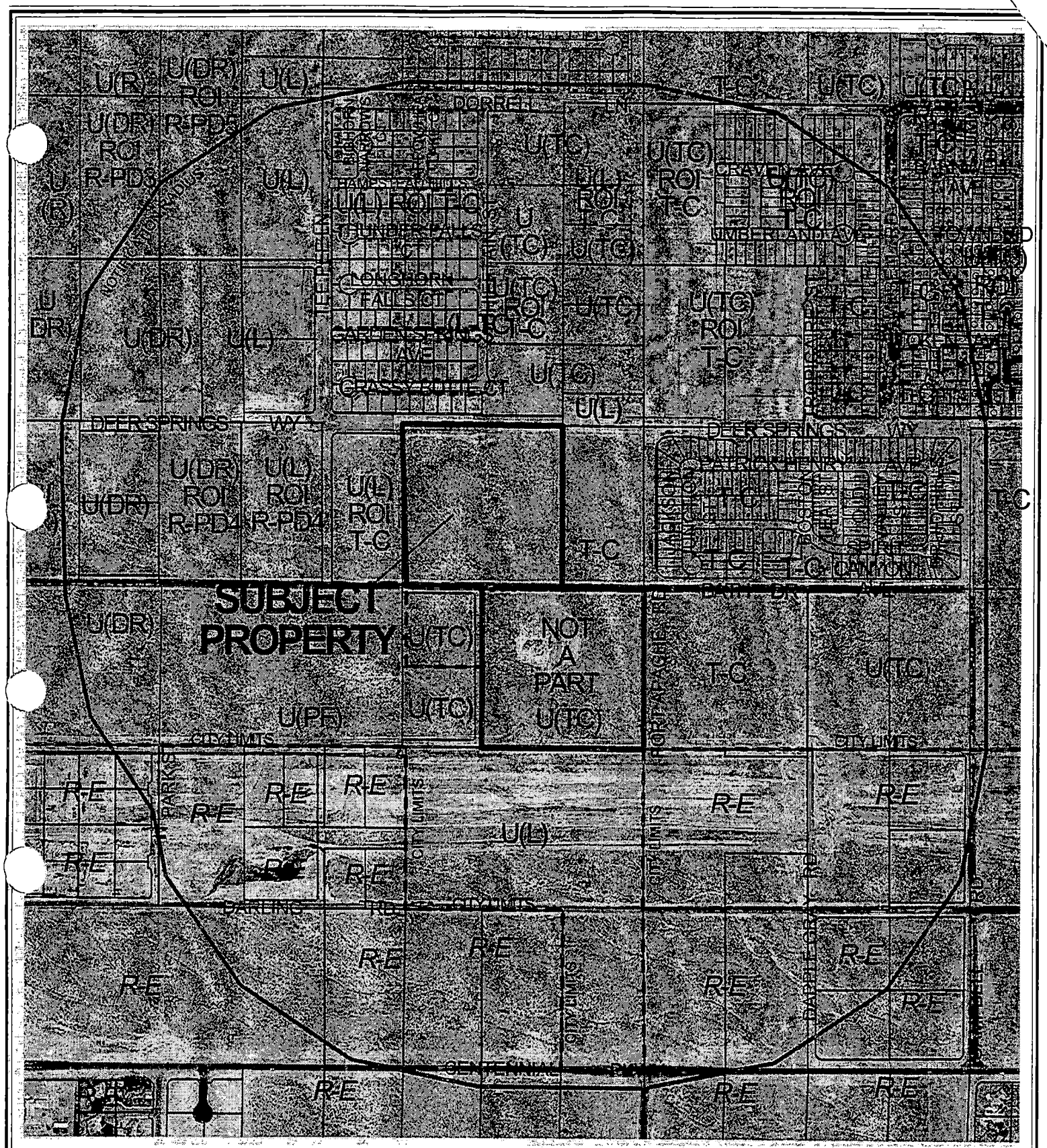
ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

TC (TOWN CENTER)

N



CASE: **ZON-3481**

RADIUS: 1320 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

TC (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

1. Construct a 20-foot wide multi-use transportation trail adjacent to Fort Apache Road in accordance with the Trails Element of the 2020 Master Plan.

2. A Site Development Plan Review application (SDR-3485) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

3. All development shall be in conformance with the Town Center Development Standards Manual.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 50 feet for Fort Apache Road, 40 feet for Bath Drive, a 54 foot radius on the southwest corner of Deer Springs Way and Fort Apache Road and a 25 foot radius on the northwest corner of Bath Drive and Fort Apache Road prior to the issuance of any permits.

5. Construct half-street improvements including appropriate overpaving if legally able on Deer Springs Way, Fort Apache Road and Bath Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Bath Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

SEAN

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

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

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

SEAN

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a rezoning from U (Undeveloped) zone [TC (Town Center) General Plan Designation] to T-C (Town Center) on ten acres adjacent to the north side of Bath Street, 330 feet west of Fort Apache Road.

A General Plan Amendment (GPA-3478), a Site Development Plan Review (SDR-3485), and a Variance (VAR-3487) application have been submitted as companion items.

B) Applicant's Justification

The applicant has indicated that this request will provide for residential densities needed in this area.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01	The City Council approved the annexation of the western ten acres of this site with an effective date of January 26, 2001.
11/06/02	The City Council approved the annexation of the eastern five acres of this site with an effective date of November 15, 2002.
11/20/02	The City Council denied a request to designate this site as ML-TC (Medium Low Density Residential – Town Center) [GPA-0037-02].]. The Planning Commission and Staff recommended denial.
11/20/02	The City Council approved a request to rezone the eastern five acres of this site to T-C (Town Center) [Z-0082-02]. The Planning Commission and Staff recommended approval.

SEAN

B) Pre-Application Meeting

11/17/03 Issues discussed include the amount of open space required and the possibility of reducing density and eliminating the General Plan Amendment application. There were two types of products proposed, zero lot lines as well as layout of 40-foot by 100-foot lots.

C) Neighborhood Meetings

12/22/03 There was no one from the public in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10 acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped (A portion is approved single-family residential subdivision)
South	Undeveloped
East	Undeveloped (Approved single-family residential subdivision)
West	Undeveloped

PLANNED LAND USE

Subject Property	L-TC (Low Density Residential – Town Center)
North	L-TC (Low Density Residential – Town Center)
South	PF-TC (Public Facility – Town Center) & MLA-TC (Medium Low Attached – Town Center)
East	ML-TC (Medium Low Density Residential – Town Center)
West	L-TC (Low Density Residential – Town Center)

EXISTING ZONING

Subject Property	T-C (Town Center) and U (Undeveloped) zone [TC (Town Center) General Plan Designation].

SEAN

North	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
South	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
East	T-C (Town Center)
West	U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)

E) General Plan Compliance

The Town Center zoning district is the intended designation for this portion of the Centennial Hills Sector Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Town Center:
The Town Center Development Standards shall govern development of the site.

Trails:
A multi-use transportation trail will required to be constructed adjacent to Fort Apache Road in accordance with the Town Center Development Standards. A condition of approval requiring the Trail is recommended.

General Analysis and Discussion

The subject parcels are currently undeveloped. They are located in Town Center area of the Centennial Hills Sector Plan and currently designated for Low Density Residential land uses. The zoning designation intended for all land in the Town Center area is TC (Town Center). Therefore this request is in conformance with the General Plan.

SEAN

FINDINGS

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

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

   The TC (Town Center) zoning district is in conformance the T-C (Town Center) land use designation as defined in the Centennial Hills Sector Plan.

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

   Land uses in Town Center are governed by the Special Land Use designation assigned to a property as shown in the Town Center Land Use Map. Approval of this rezoning simply brings this land into the Town Center plan area.

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

   The Centennial Hills Sector Plan has intended for this land to be incorporated into Town Center. There will be no unanticipated development as a result of this request.

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

   The site is accessed by Deer Springs Way, an 80-foot Town Center Collector. This street adequately meets the requirements of this use.

NOTICES MAILED 49 [Mailed with GPA-3478 & SDR-3485]

APPROVALS 0

PROTESTS 0

SEAN

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3481 APN: 125-19-701-008

Name of Property Owner: Day Star Ventures LLC

Name of Applicant: Nevada Homes Group

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

_____ Yes _____ 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: Paul Wagner

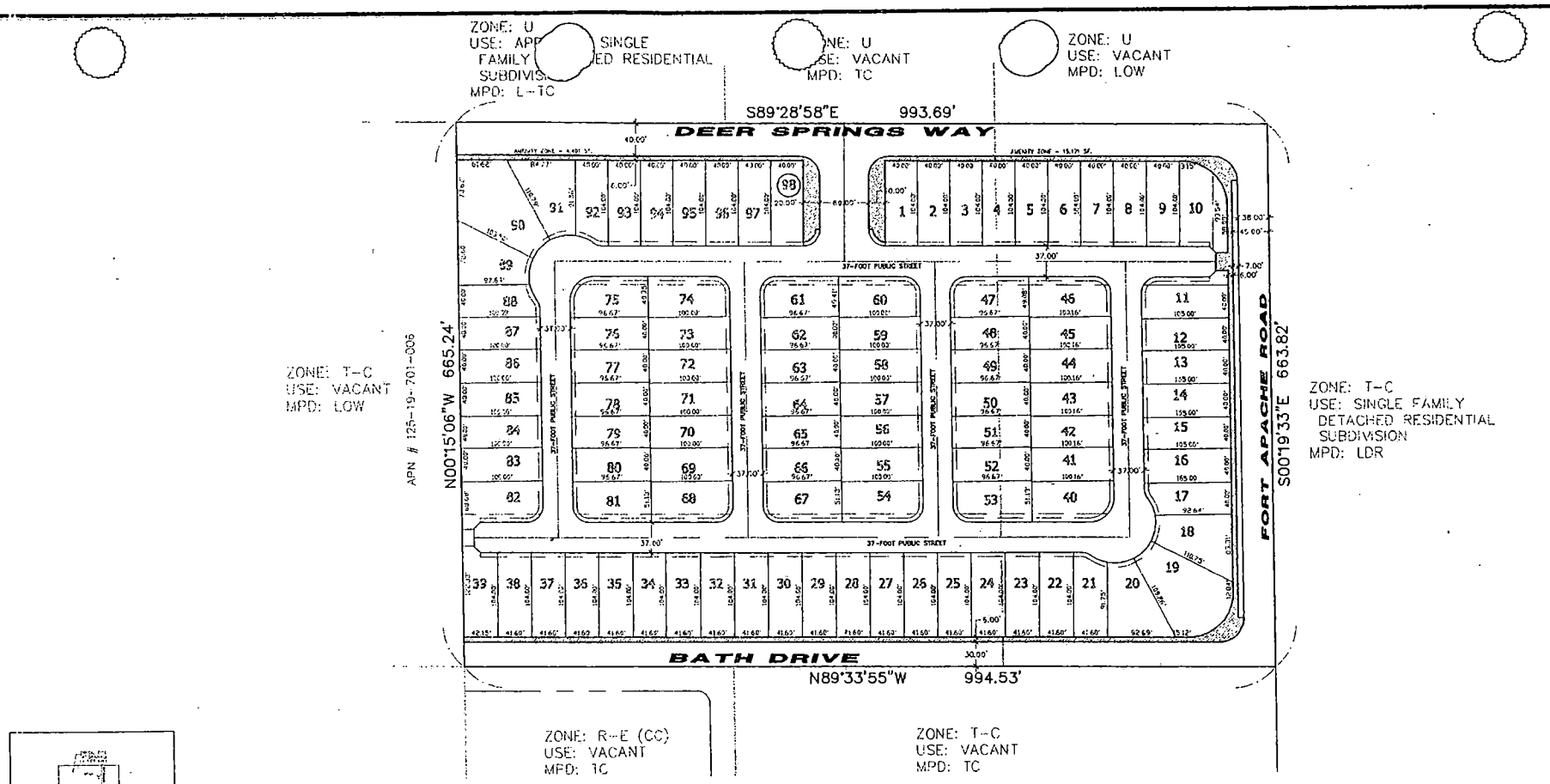
Subscribed and sworn before me

This 8th day of December, 2003

LaRae Obenauf

Notary Public in and for said County and State

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



TYPICAL LOT DETAIL

GRAPHIC SCALE

GENERAL NOTES:

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS

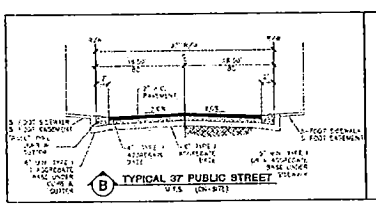
FRONT (GARAGE) :	20'
FRONT (HOUSE) :	20'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

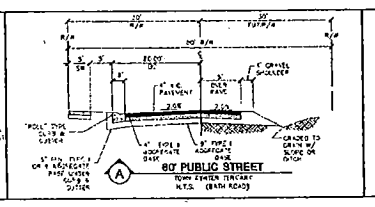
PROJECT SUMMARY

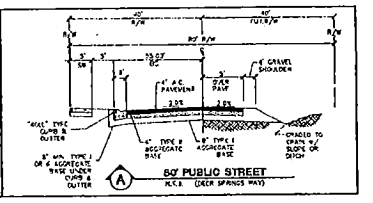
PROJECT DESCRIPTION	
ASSESSOR'S PARCEL NUMBERS	125-19-701-005 & 006
GROSS ACRES	±53.7 ACRES
CURRENT GENERAL PLAN	M - UNDEVELOPED
CURRENT ZONING	TC - TOWN CENTER RE - TOWN CENTER
PROPOSED ZONING	
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	98 LOTS
PROPOSED DENSITY	4.56 DU/AC
OPEN SPACE	
TOTAL OPEN SPACE PROVIDED	±751 ±2.2 AC.
±PERCENTAGE USABLE OPEN SPACE	± %
GROSS OPEN SPACE	±3.2 AC
TOTAL OPEN SPACE PROVIDED	±3.2 AC.
PARKING	
# PER DWELLING UNIT	2
GUEST PARKING	0
TOTAL PARKING SPACES PROVIDED	196 SPACES

OWNER/DEVELOPER
NEVADA HOMES GROUP
8895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-8200
CONTACT : PAUL WAGNER

LOCATION MAP







DRAWN BY: SITM
DESIGNED BY: JBA
CHECKED BY: JBA
SCALE: 1" = 60'
PROJECT NO: 6348
SHEET 01
1 OF 1 SHEETS
DRAWING NO. 6348-CLV

SITE DEVELOPMENT PLAN
FOR
FORT APACHE & DEER SPRINGS

REV	DATE	DESCRIPTION
1	11/20/03	ADDED ± 2.2 ACRES PARCEL / REVISED LOTS / REVISED STREET

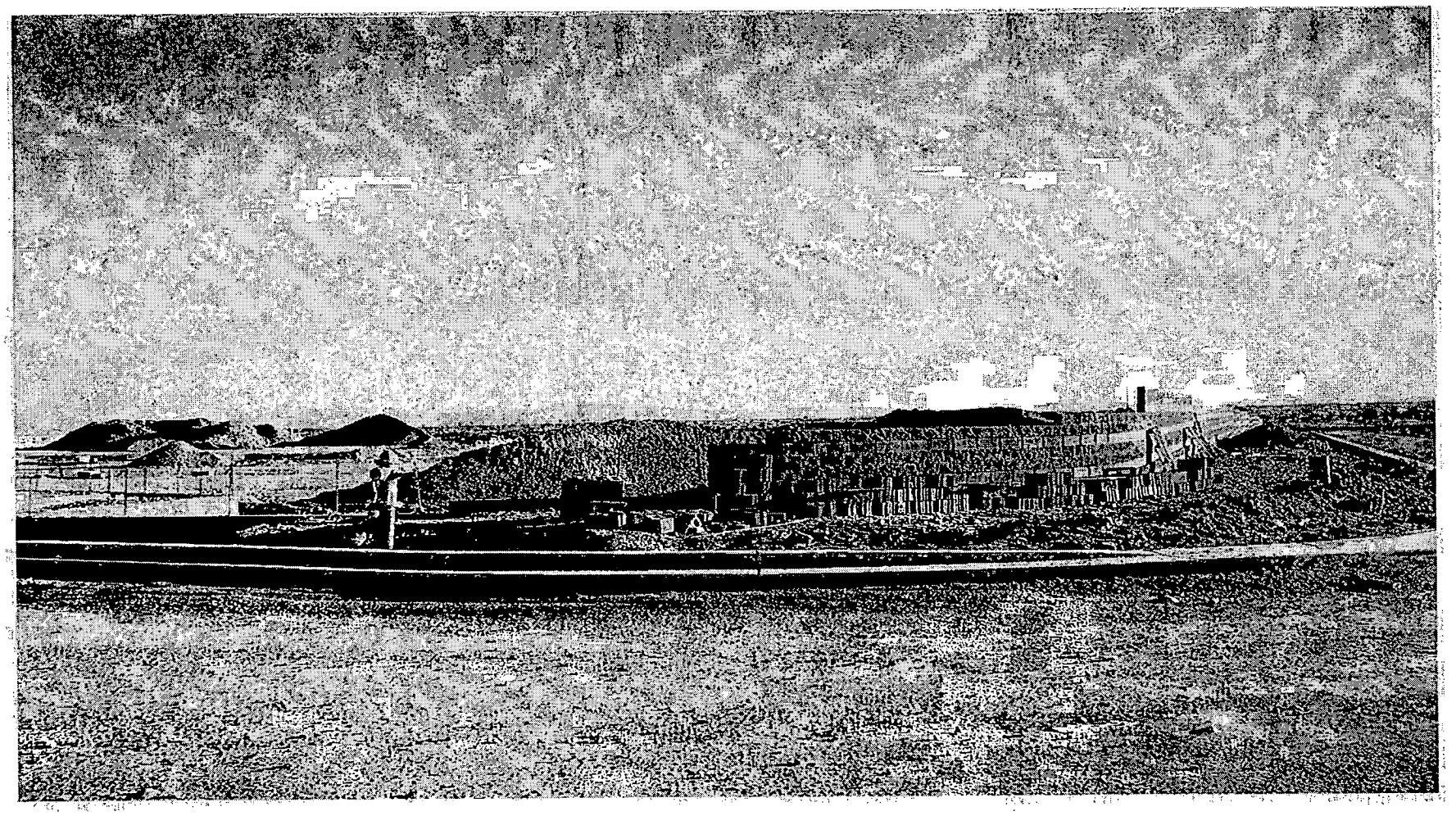
NEVADA HOMES GROUP
8895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
702-220-8200

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7200 FAX (702) 341-7777
nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

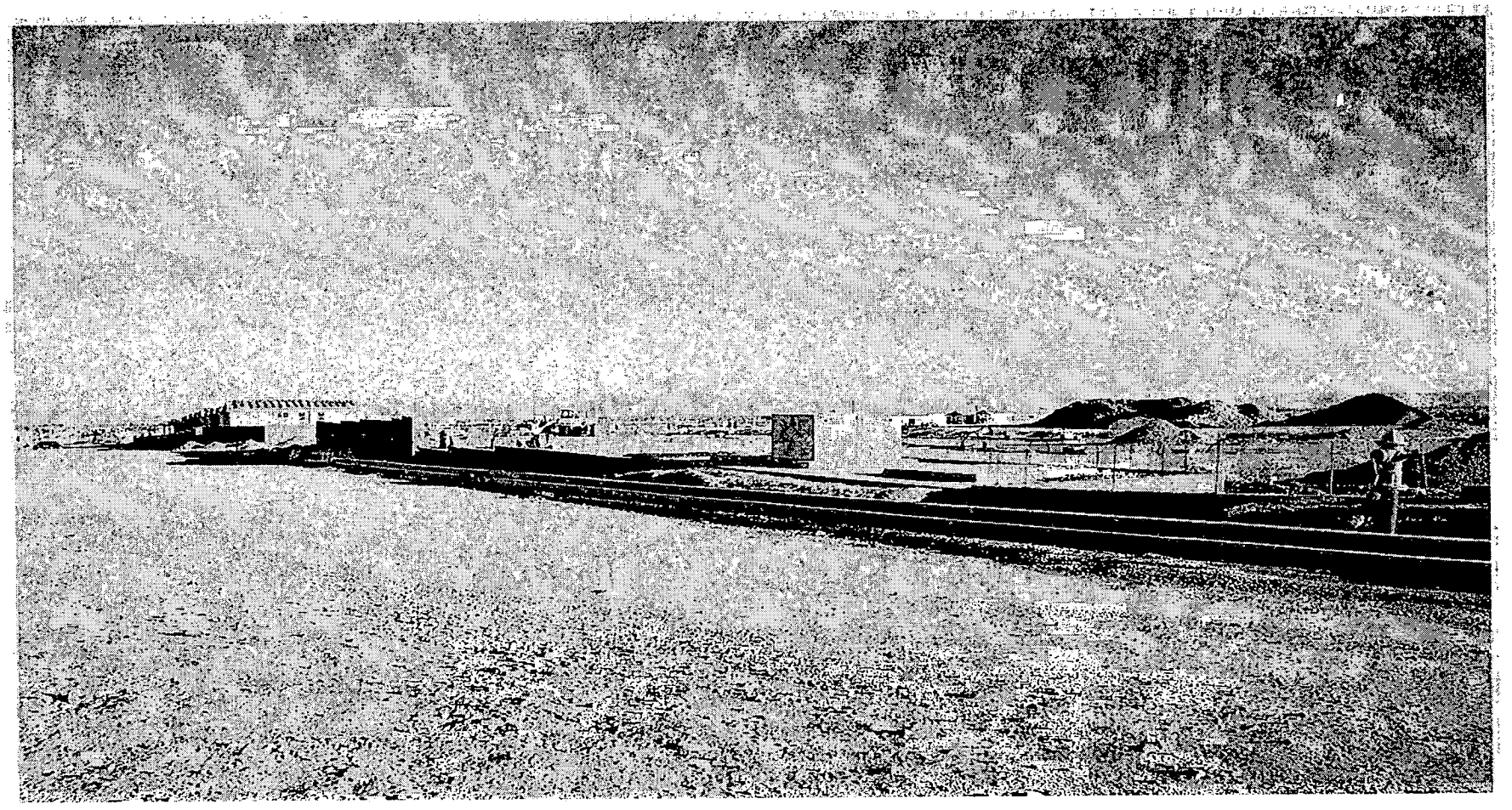
STAFF

ZON-3481
01-22-04 PC



ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 46

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:
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).

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	

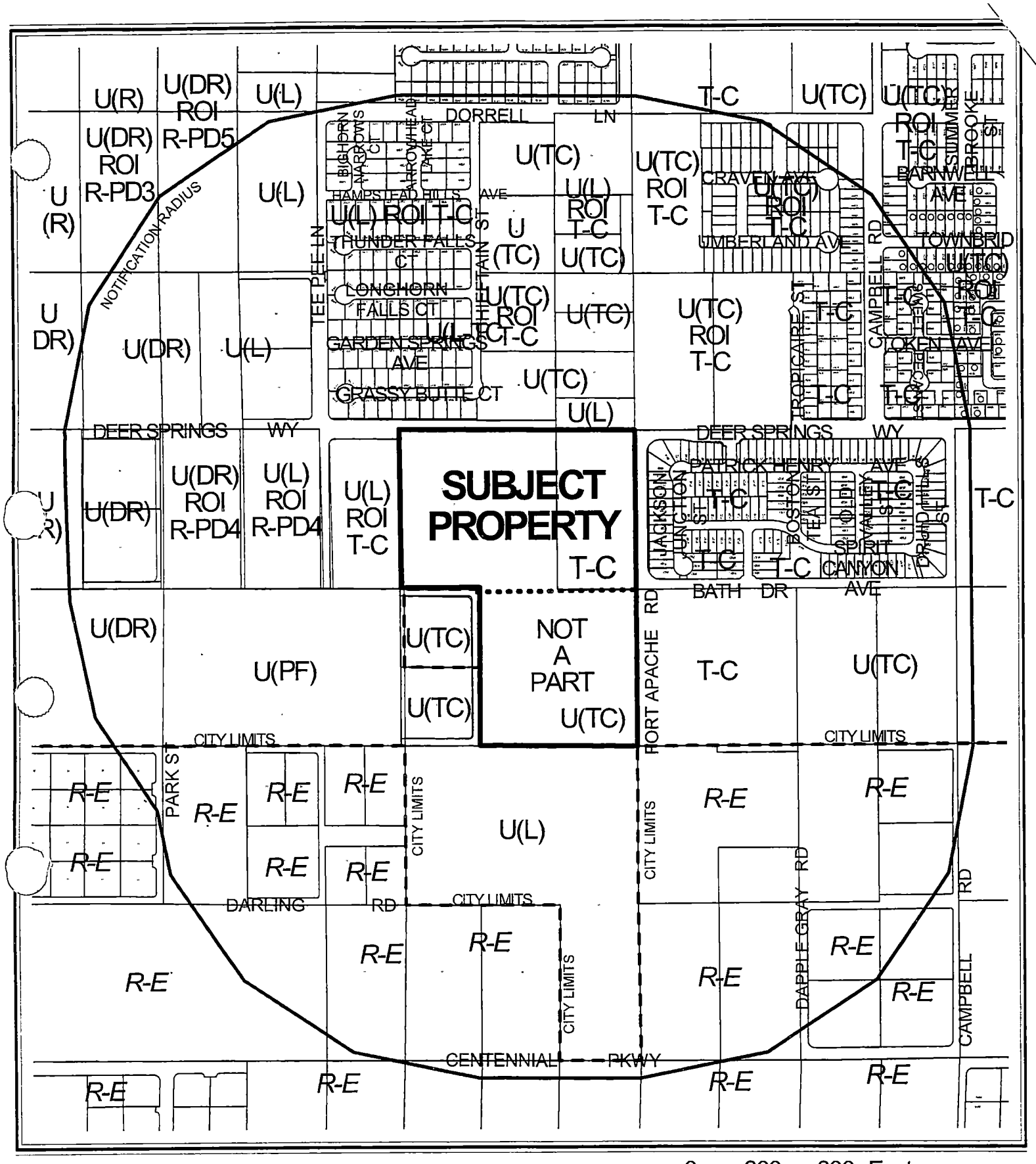
RECOMMENDATION:
Staff recommends DENIAL.

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

MOTION:
McSWAIN – Motion for DENIAL – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:
NOTE: See Item 44 [GPA-3478] for related discussion.
(7:36/9:43 – 10:10)
2-2006/3-2372



CASE: **VAR-3487**

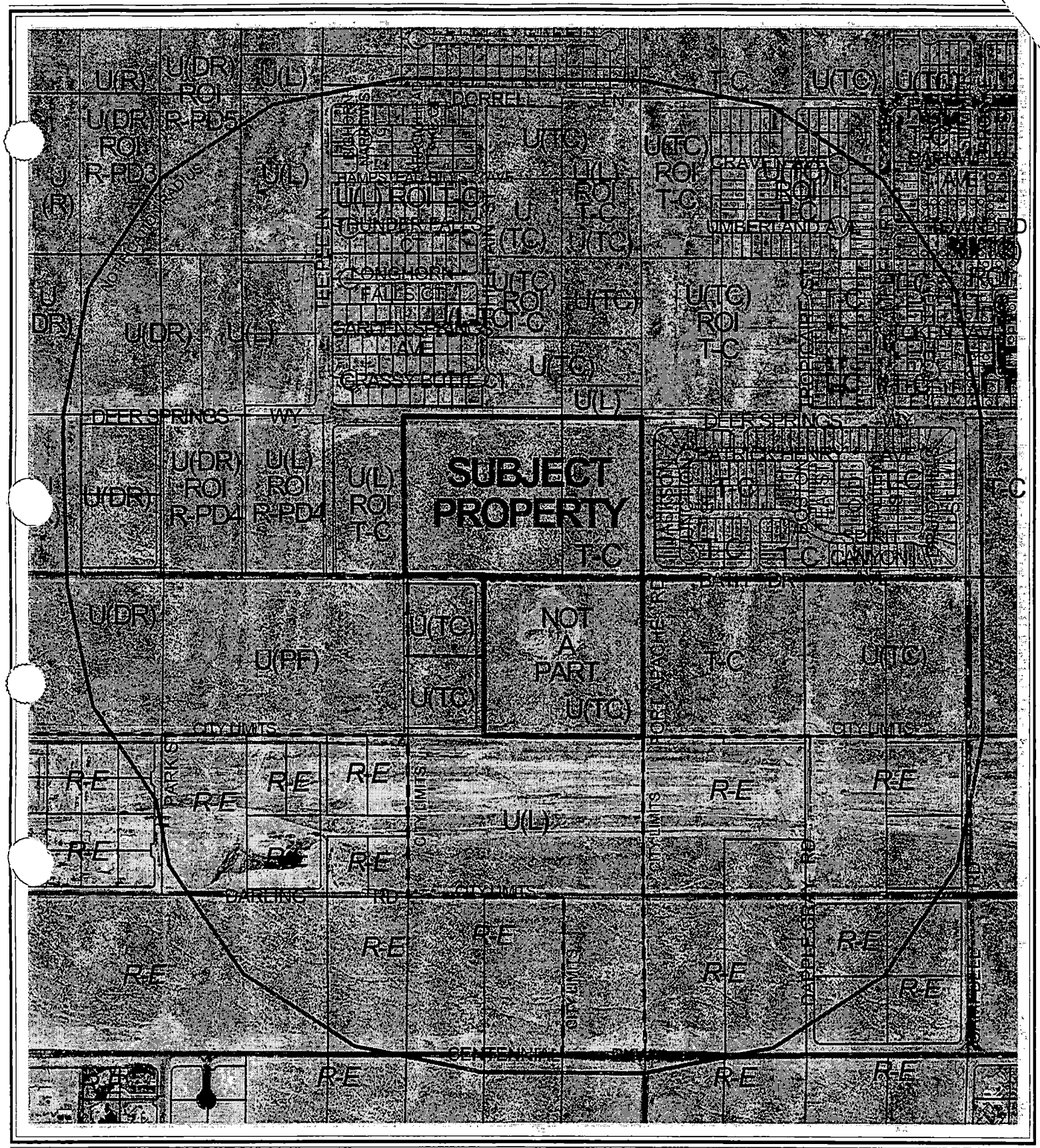
RADIUS: 1320 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

N



CASE: **VAR-3487**

RADIUS: 1320 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (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: VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3481), and Site Development Plan Review (SDR-3485).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Variance to allow the provision of 19,572 square feet of open space where 42,264 square feet are required.

A General Plan Amendment (GPA-3478), a Site Development Plan Review (SDR-3485), and a Rezoning (ZON-3481) application have been submitted as companion items.

B) Applicant's Justification

The applicant has indicated that the properties to the south and southwest could potentially be developed as a park or school, which would provide some amount of open space.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01	The City Council approved the annexation of the western ten acres of this site with an effective date of January 26, 2001.
11/06/02	The City Council approved the annexation of the eastern five acres of this site with an effective date of November 15, 2002.
11/20/02	The City Council denied a request to designate this site as ML-TC (Medium Low Density Residential – Town Center) [GPA-0037-02]. The Planning Commission and Staff recommended denial.
11/20/02	The City Council approved a request to rezone the eastern five acres of this site to T-C (Town Center) [Z-0082-02]. The Planning Commission and Staff recommended approval.

SEAN

B) ***Pre-Application Meeting***

11/17/03 Issues discussed include the amount of open space required and the possibility of reducing density and eliminating the General Plan Amendment application. There were two types of products proposed, zero lot lines as well as layout of 40-foot by 100-foot lots.

C) Neighborhood Meetings

12/22/03 A neighborhood meeting was held in conjunction with a General Plan Amendment application (GPA-3478). At that the meeting there were no one from the public in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.17

B) EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped (A portion is approved single-family residential subdivision)
South	Undeveloped
East	Undeveloped (Approved single-family residential subdivision)
West	Undeveloped

C) PLANNED LAND USE

Subject Property	L-TC (Low Density Residential – Town Center)
North	L-TC (Low Density Residential – Town Center)
South	PF-TC (Public Facility – Town Center) & MLA-TC (Medium Low Attached – Town Center)
East	ML-TC (Medium Low Density Residential – Town Center)
West	L-TC (Low Density Residential – Town Center)

D) EXISTING ZONING

Subject Property	T-C (Town Center) and U (Undeveloped) zone [TC (Town Center) General Plan Designation].
North	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
South	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).

SEAN

East	T-C (Town Center)
West	U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)

E) General Plan Compliance

This property is located in the Town Center area of the Centennial Hills Sector. A related General Plan Amendment application (GPA-3478) proposes to amend the land use designation to ML (Medium Low Density Residential). If that request is not approved, this item cannot go forward.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Town Center	X	
Special Overlay District		X
Trails	X	
Study Area		X
Rural Preservation Neighborhood		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Town Center:
This parcel is within the Town Center area of the Centennial Hills Sector Plan. All development associated with this project will be required to be in accordance with the Town Center Development Standards manual.

Trails:
A 20-foot wide multi-use transportation trail is required adjacent to Fort Apache Road.

ANALYSIS

A) Zoning Code Compliance

Pursuant to the Town Center Development Standards Manual, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
			Percent	Area	Percent	Area
15.17acres	6.46	N/A	7 %	46,264 SF	3%	19,572 SF

The subject deviation is 57.8%, or approximately 26,692 square feet less than what is required.

SEAN

B) General Analysis and Discussion

The purpose of requiring open space in residential developments is to provide an amenity that is directly related to quality of life. Flexible zoning districts permit higher densities, smaller lot sizes, and design standards that are established at the time of Rezoning and Site Development Plan Review. In exchange for this, the developer must provide usable open space to enhance the visual qualities and to provide recreational or other opportunities not available on small lots. These things are necessary for the use and enjoyment of one's property and neighborhood. This request, if approved, will result in a neighborhood with no usable open space. The only open space provided would be the entry and the amenity zone around the perimeter of the property.

The applicant's justification is that there may be a park constructed on adjacent land. The Interlocal Parks plan does designate the area to the south as a "Potential City of Las Vegas Park (unbudgeted)". At least a portion of that site, however, will be used as a drainage facility. There is no certainty that a park will ever be built on that site. Even if it is built, it is not the intent of a public park to relieve a developer of open space requirements on land that has no topographic, dimensional, or other hardship.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by maximizing the number of lots proposed on the site plan.

SEAN

Alternative design and density would allow conformance to the Town Center Development Standards Manual requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 49 [Mailed with GPA-3478, ZON-3481 & SDR-3485]

APPROVALS 0

PROTESTS 0

SEAN

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-3487 APN: 125-19-701-008

Name of Property Owner: Day Star Ventures LLC

Name of Applicant: Nevada Homes Group

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

_____ Yes ____X____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Paul Wagner

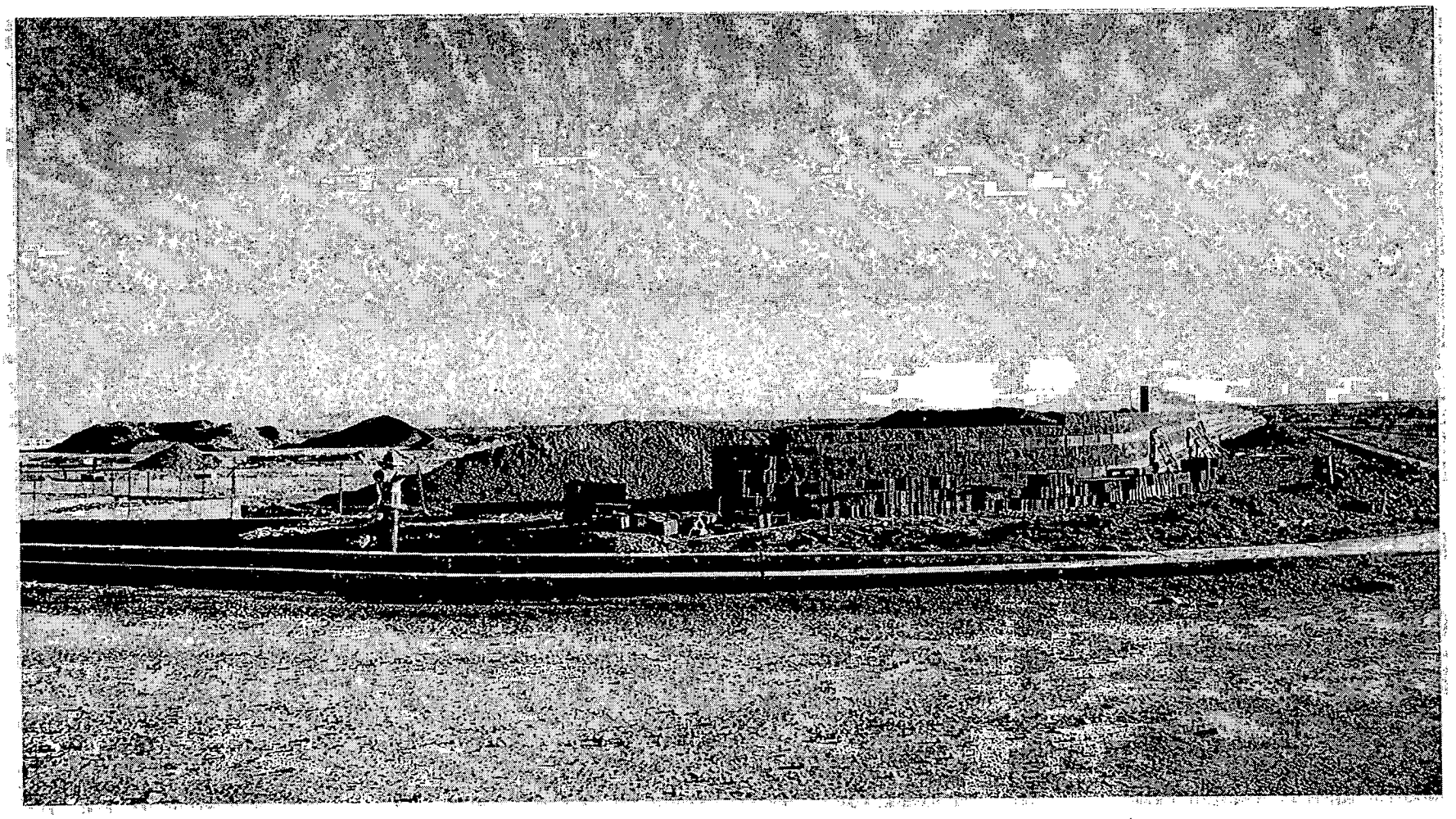
Subscribed and sworn before me

This 8th day of December, 2003

LaRae Obenauf

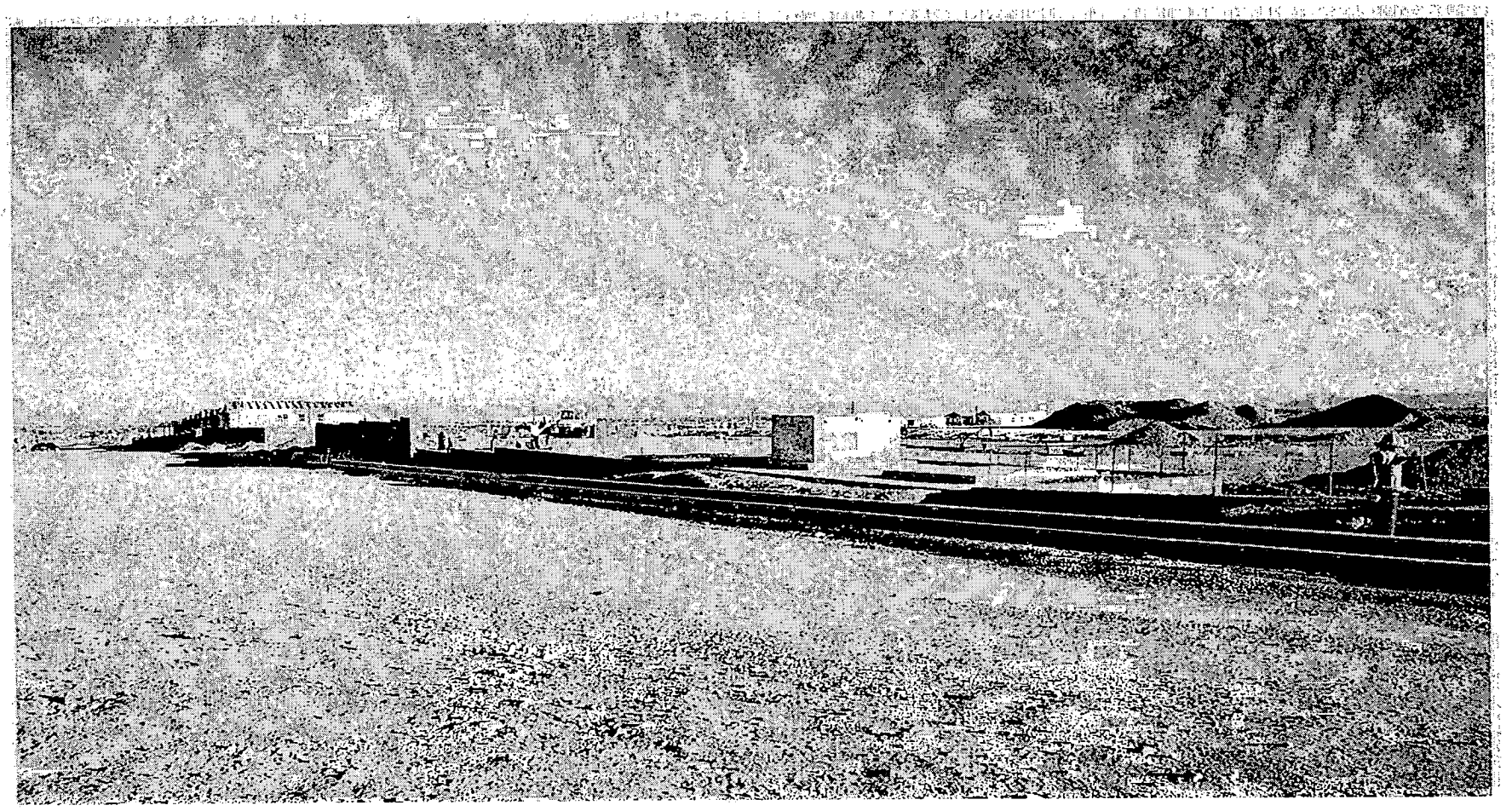
Notary Public in and for said County and State

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



VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

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

SUBJECT:

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).

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 DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – Motion for DENIAL – UNANIMOUS with NIGRO excused

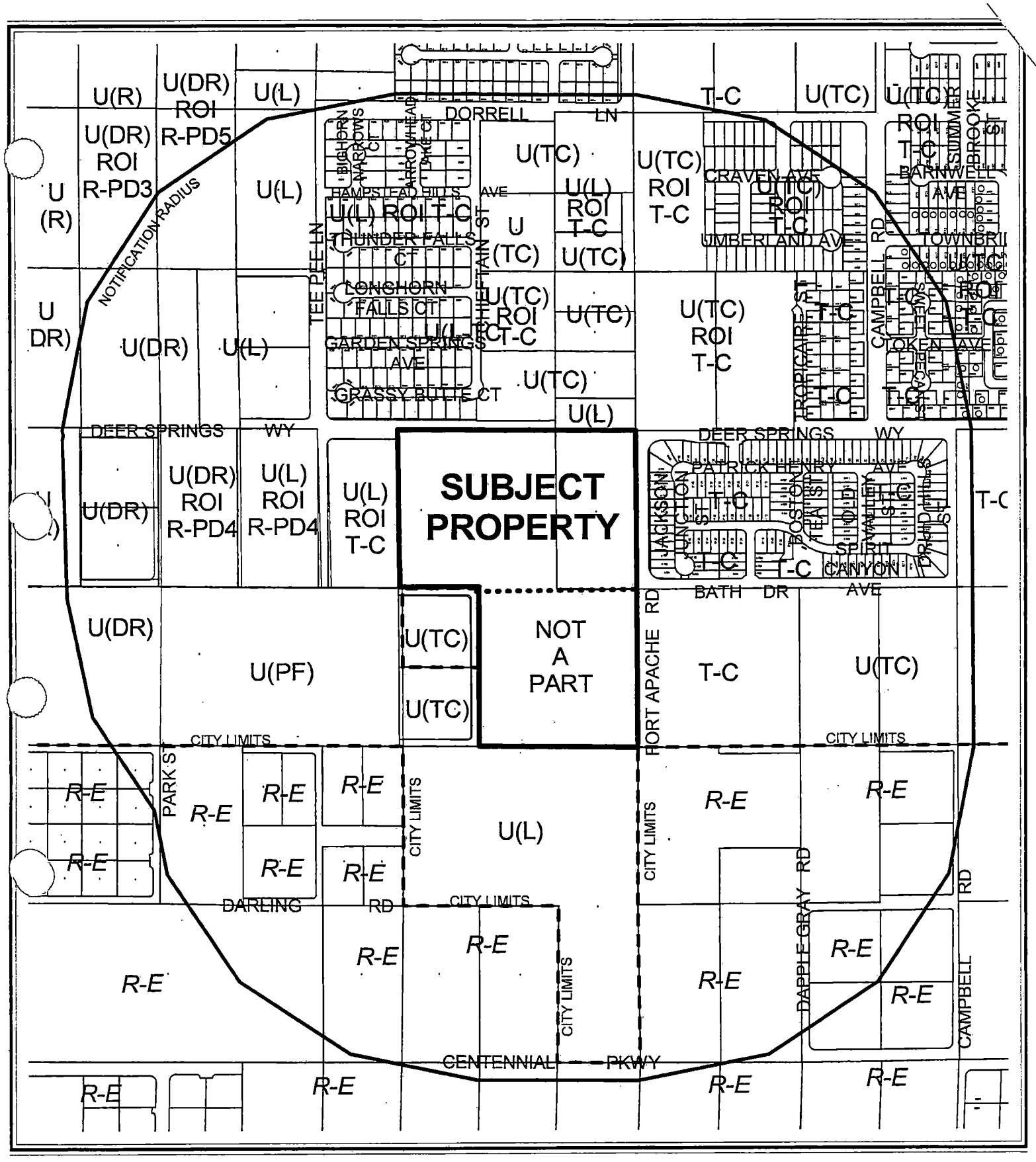
To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 44 [GPA-3478] for related discussion.

(7:36/9:43 – 10:10)

2-2006/3-2372



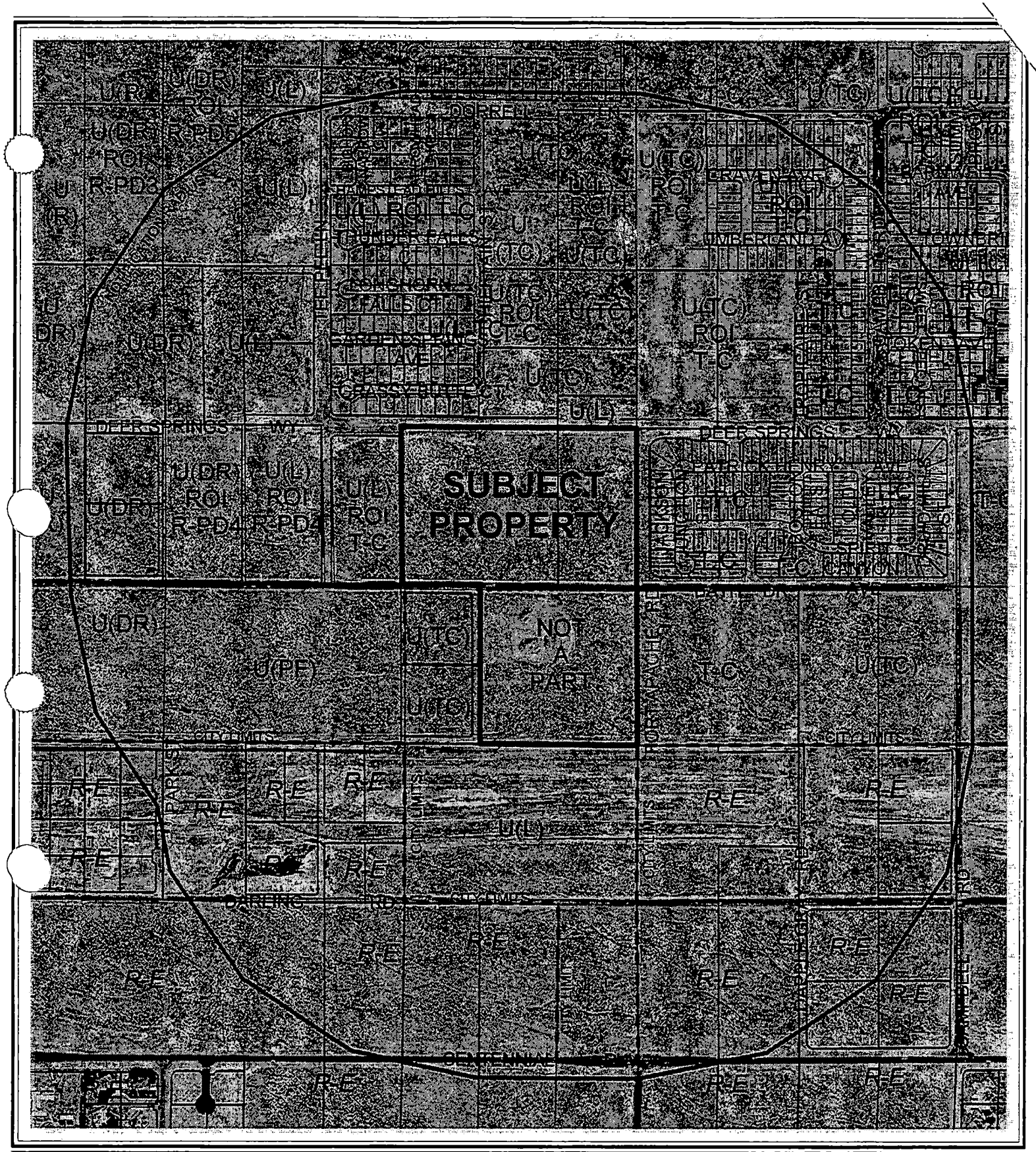
CASE: **SDR-3485**

RADIUS: 1320 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]



CASE: **SDR-3485**

RADIUS: 1320 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (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: SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-3478) to amend the land use designation on the site to ML-TC (Medium Low Density Residential – Town Center).

2. A Rezoning (ZON-3481) to a T-C (Town Center) Zoning District approved by the City Council.

3. A Variance (VAR-3487) for a reduction in the amount of required open space.

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

5. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.

6. The standards for this development shall include the following: minimum distance between buildings of 10 feet, lot coverage shall not exceed 50%, and building height shall not exceed two stories or 35 feet, whichever is less.

7. The setbacks for this development shall be a minimum of 20 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, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

8. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect right-of-way widths and streetscapes in accordance with the Town Center Development Standards Manual; a 20-foot multi-use transportation trail adjacent to the west side of Fort Apache Road; and internal public streets that end in cul-de-sacs designed to city standards.

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

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

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

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

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

14. The applicant shall meet with Planning and Development Staff to develop an address plan prior to permits.

Public Works

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

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

17. Site development to comply with all applicable conditions of approval for ZON-3481 and all other subsequent site-related actions.

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

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

SEAN

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 98 lot single-family subdivision. A General Plan Amendment (GPA-3478), a Rezoning (ZON-3481), and a Variance (VAR-3487) applications have been submitted as companion items.

B) Applicant's Justification

The subdivision layout is in conformance with the Town Center Standards as they relate to the efficient utilization of street layout and lot patterns.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved the annexation of the western ten acres of this site with an effective date of January 26, 2001.

11/06/02 The City Council approved the annexation of the eastern five acres of this site with an effective date of November 15, 2002.

11/20/02 The City Council denied a request to designate this site as ML-TC (Medium Low Density Residential – Town Center) [GPA-0037-02]. The Planning Commission and Staff recommended denial.

11/20/02 The City Council approved a request to rezone the eastern five acres of this site to T-C (Town Center) [Z-0082-02]. The Planning Commission and Staff recommended approval.

B) Pre-Application Meeting

11/17/03 Issues discussed include the amount of open space required and the possibility of reducing density and eliminating the General Plan Amendment application. There were two types of products proposed, zero lot lines as well as layout of 40-foot by 100-foot lots.

SEAN

C) Neighborhood Meetings

12/22/03 There was no one from the public in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.17

B) EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped (A portion is approved single-family residential subdivision)
South	Undeveloped
East	Undeveloped (Approved single-family residential subdivision)
West	Undeveloped

C) PLANNED LAND USE

Subject Property	L-TC (Low Density Residential – Town Center)
North	L-TC (Low Density Residential – Town Center)
South	PF-TC (Public Facility – Town Center) & MLA-TC (Medium-Low Attached – Town Center)
East	ML-TC (Medium Low Density Residential – Town Center)
West	L-TC (Low Density Residential – Town Center)

D) EXISTING ZONING

Subject Property	T-C (Town Center) and U (Undeveloped) zone [TC (Town Center) General Plan Designation].
North	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
South	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
East	T-C (Town Center)
West	U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)

SEAN

E) General Plan Compliance

The proposed density does not conform to the Town Center Land Use Plan. A related General Plan Amendment application (GPA-3478) has been submitted which would support this request if approved. If that request is not approved this application cannot go forward.

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
Development Impact Notification Assessment		X
Project of Regional Significance		X

Plan Area:

The proposed development, being that it is in Town Center, will be subject to the Town Center Development Standards.

Trails:

A Multi-use Transportation Trail is required along the west side of Fort Apache Road.

PROJECT DESCRIPTION

The site plan depicts a 98 lot single-family subdivision on 15.17 acres of land. The overall density is 6.46 dwelling units per acre. The site is accessed off of Deer Springs Way, an 80-foot right-of-way. Interior circulation is provided by 37-foot wide public streets.

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	3,866.80 SF	N/A
Min. Lot Width	N/A	40 feet	N/A
Min. Setbacks			N/A
• Front	N/A	20 feet	
• Side		5 feet	
• Corner		10 feet	
• Rear		15 feet	

The proposed development standards are adequate for this type of project.

A2) Residential Adjacency Standards

Residential adjacency standards do not apply to this request.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handi cap
SF Residential	N/A	2 spaces/unit	196	XX	392	N/A

The provided parking meets the requirements.

A4) Landscape and Open Space Standards

Pursuant to the Town Center Development Standards Manual, the following Landscape Standards apply to the subject proposal:

Standards	Required Ratio	Required Trees	Provided
Buffer:			
• Min. Trees	1 Trees/35 Feet	76 Trees	121
• Min. Zone Width	5 Feet		6 feet
• Wall height	6 Feet		Not shown

The perimeter landscaping is in substantial conformance with the Town Center Development Standards Manual in regard to number and spacing of trees. However, there is no sidewalk shown between the amenity zones and the property line on either Deer Springs Way of Bath Drive. A condition of approval is recommended to require the sidewalk.

SEAN

Pursuant to the Town Center Development Standards Manual, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
15.17	6.46	N/A	7%	46,264 SF	3%	13,572 SF

The amount of open space provided is not adequate to meet the requirements of the Town Center Development Standards Manual. A request for a Variance (VAR-3487) has been submitted requesting that the amenity zones be the only open space required.

B) General Analysis and Discussion

- Zoning

A portion of this site is already zoned T-C (Town Center). The remainder is the subject of a related rezoning request (ZON-3481), which would designate the western 10 acres as T-C (Town Center). That is the appropriate designation for the Town Center area.

- Site Plan

The site plan is deficient in several areas. It does not depict the multi-use transportation trail that is required to be constructed adjacent to Fort Apache Road. It does not depict adequate right-of-way widths for Fort Apache Road or Bath Drive. Sidewalks are not shown between the amenity zones and the property lines. There is no usable open space provided any where on the site. Two of the internal streets end in stubs that will be required to be cul-de-sacs. What is submitted is tantamount to an R-CL (Residential – Compact Lot) development, a zoning district that has been determined to be inappropriate and only allowed as infill adjacent to other R-CL (Single Family – Compact Lot) developments. Should this request be approved, these items are addressed as conditions of approval.

- Waivers

No waivers are requested as part of this submittal.

- Landscape Plan

The landscape plan depicts adequate trees and ground cover around the perimeter of the site.

- Elevation

The elevations depict two models, a one-story and a two-story, with varying elevations. Each has stucco veneer and tile roofs.

SEAN

- Floor Plan

The floor plans depict typical single-family home layouts of approximately 1,300 and 2,300 square feet.

FINDINGS

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

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

   This area of Town Center is intended for single-family development. However, the proposed density is greater than anticipated and greater than other development planned for or approved west of Fort Apache Road. It would be inappropriate to introduce a development of this density and design west of Fort Apache Road without precedent or justification.

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 of greater density than the existing land use designation permits. There are several inconsistencies with regard to design that are addressed above and are addressed in the conditions of approval.

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

   Site access and circulation have no negative impact on adjacent roadways or neighborhood traffic.

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

   The building and landscape materials are appropriate for this type of development.

SEAN

5. **"Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;"**

   The building elevations are typical of single-family residential developments in this vicinity and will be compatible with surrounding development.

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

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

NOTICES MAILED 49 [Mailed with GPA-3478 & ZON-3481]

APPROVALS 0

PROTESTS 0

SEAN

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3485 APN: 125-19-701-008

Name of Property Owner: Day Star Ventures LLC

Name of Applicant: Nevada Homes Group

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

_____Yes _____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: Paul Wagner

Subscribed and sworn before me

This 8th day of December 2003

LaRae Obenauf

Notary Public in and for said County and State

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

ZONE: U
USE: APPROVED SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION
MPD: L-TC

ZONE: U
USE: VACANT
MPD: TC

ZONE: U
USE: VACANT
MPD: LOW

S89°28'58"E 993.69'

DEER SPRINGS WAY

N00°15'06"W 665.24'

S00°19'33"E 663.82'

FORT APACHE ROAD

BATH DRIVE

N89°33'55"W 994.53'

ZONE: P-C
USE: VACANT
MPD: LOW

ZONE: P-C
USE: SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION
MPD: LOW

ZONE: R-E (AC)
USE: VACANT
MPD: TC

ZONE: P-C
USE: VACANT
MPD: TC

TYPICAL LOT DETAIL

GRAPHIC SCALE

GENERAL NOTES:
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The basis-of-bearings for this project is from "as record information". The as-record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

TYPICAL KNUCKLE DETAIL

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	20'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

PROJECT SUMMARY

GROSS ACREAGE	17.3 AC±
NET ACREAGE	15.3 AC±
DENSITY	5.7 DU/AC
TOTAL UNITS	98
TOTAL PARKING SPACES PROVIDED	196 SPACES

OWNER/DEVELOPER
NEVADA HOMES GROUP
6595 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200
CONTACT: PAUL WINNER

SITE

LOCATION MAP

TYPICAL 37' PUBLIC STREET
N.T.S. (ON-SITE)

60' PUBLIC STREET
N.T.S. (TOWN CENTER TERRACE)

80' PUBLIC STREET
N.T.S. (DEER SPRINGS WAY)

SITE DEVELOPMENT PLAN
FOR
NEVADA HOMES GROUP
CITY OF LAS VEGAS

DRAWN BY: JEN
DESIGNED BY: JEN
CHECKED BY:
PROJECT NO: 6346
SCALE: 1" = 60'
DATE: 12/23/03

SHEET 01
1 OF 1 SHEETS
DRAWING NO. 6346-SDP

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REVISED 12.23.03

SDR-3485
1-22-04 PC

S89°28'58"E 993.69'

DEER SPRINGS WAY

APN # 125-19-701-006

N00°15'06"W 665.24'

S00°19'33"E 663.82'

FORT APACHE ROAD

BATH DRIVE

N89°33'55"W 994.53'

37-FOOT PUBLIC STREET

40.00'

37.00'

TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	61	24" BOX	VARIES	MODESTO ASH
	59	24" BOX	VARIES	MONDEL PINE
	8	VARIES	N/A	DATE PALM
	10	13 GALLON	VARIES	PHOTINIA
O	91	15 GALLON	VARIES	FLOWERING PLUM
	24	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES

1. Landscape shall conform to requirements of Title 19 City of Las Vegas.
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscaping and plants are conceptual only. A detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
4. The number and types of plant may vary from this proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan, and alter the amenities shown in the open space area.

TYPICAL LOT DETAIL

GRAPHIC SCALE

GENERAL NOTES

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS

FRONT (GARAGE) :	18'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	10'

PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSOR'S PARCEL NOS.	125-19-701-006 & 007
LAND USE	
CURRENT GENERAL PLAN	L - LOW DENSITY
PROPOSED ZONING	R1 - SINGLE FAMILY
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
NUMBER OF LOTS	98 LOTS
GROSS AREA OF SITE	43.8 ACRES
NET AREA	33.3 ACRES
DENSITY	
GROSS DENSITY	2.24 DU/AC
NET DENSITY	2.94 DU/AC
OPEN SPACE REQUIRED	4.38 ACRES
OPEN SPACE PROVIDED	4.38 ACRES
STREET AREA	10.5 ACRES
TOTAL GROSS AREA	43.8 ACRES
PARKING	
2 CAR GARAGE/UNIT	196 SPACES
GUEST PARKING	33 SPACES
TOTAL PARKING PROVIDED	229 SPACES

OWNER/DEVELOPER

NEVADA HOMES GROUP
6385 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200
CONTACT: PAUL ANDRUS

SITE

LOCATION MAP

(B) TYPICAL 37' PUBLIC STREET

(A) 60' PUBLIC STREET
TOWN CENTER TRANSITY
(CAMPBELL & BATH ROAD)

(A) 80' PUBLIC STREET
(DEER SPRINGS WAY)

CONCEPTUAL LANDSCAPE PLAN
FOR
FORT APACHE & DEER SPRINGS

NEVADA HOMES GROUP
6385 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200

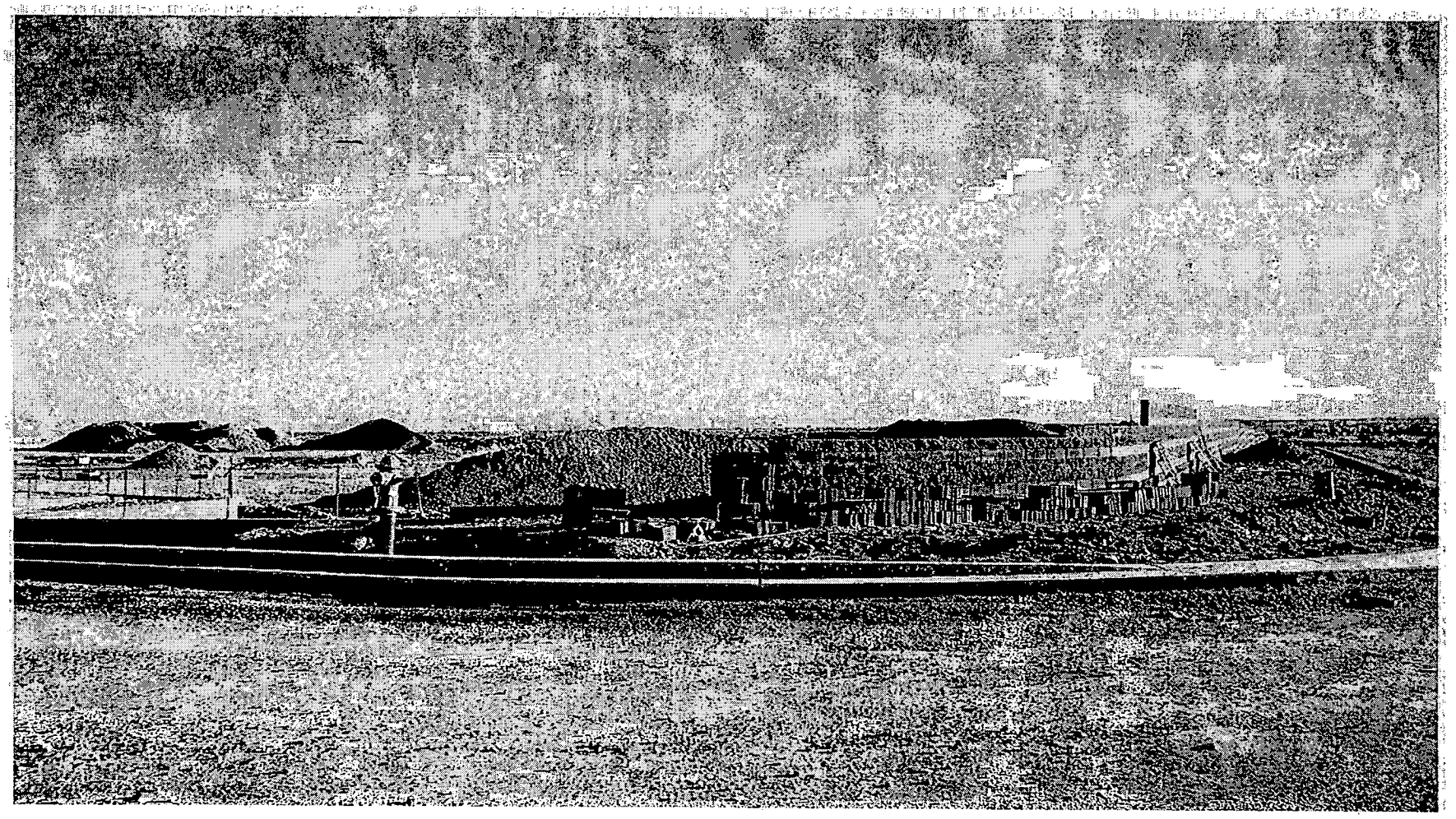
CITY OF LAS VEGAS

DRAWN BY: JPA — 12/2/03
DESIGNED BY: JPA — 11/17/03
CHECKED BY: JPA — 11"=30'
PROJECT NO: 6348 — SCALE: 1" = 60'

SHEET 01 OF 1 SHEETS
DRAWING NO. 6348-LV

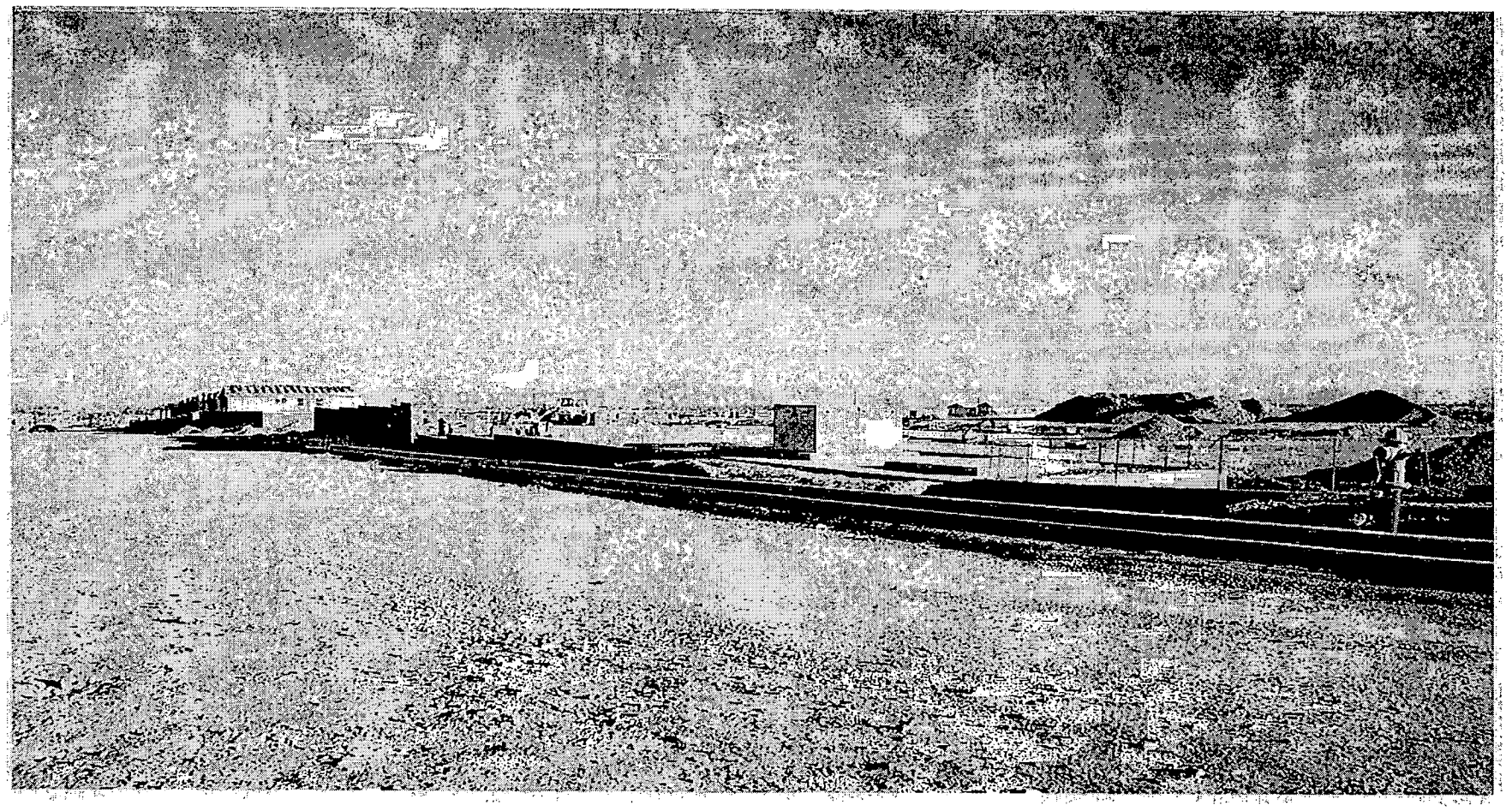
REVISED 12.23.03

SDR-3485
1-22-04 PC



SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 48

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 - 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).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	123	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
4. Submitted at meeting: Petition containing 114 signatures of protest (attached to Item 48 [ROC-2671])
5. Submitted at meeting: List of conditions submitted by applicant (attached to Item 48 [ROC-2671])
6. Submitted at meeting: Design Criteria Guidelines submitted by applicant (attached to Item 48 [ROC-2671])

MOTION:

GOYNES – APPROVED subject to conditions– Motion carried with EVANS voting No and NIGRO excused

To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:00 P.M.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 48 – ROC-2671

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 48 [ROC-2671], Item 49 [GPA-3483], Item 50 [ZON-3509], Item 51 [SUP-3513], and Item 52 [SDR-3511].

KYLE WALTON, Planning and Development Department, briefly summarized each of the applications. He explained that the original special use permit only allowed the zoning for the tavern to take up half of the parcel. The remaining half of the parcel was zoned residential. MR. WALTON explained that the applicant proposes to include all of the parcel at the intersection of Durango Drive and Grand Teton Drive and a parcel immediately to the east and incorporate all into one development. Staff indicated that the applicant's request to delete the condition related to the half portion of Durango Drive and Grant Teton Drive zoned residential is appropriate and recommended approval. MR. WALTON added that there are trails involved in this application to which the applicant has tried to address.

With regard to the General Plan Amendment, the applicant requested a change from PCD (Planned Community Development) to C-1 (Limited Commercial). The applicant proposes to take the whole parcel where the tavern is now planned and make it SC (Service Commercial), then take the parcel to the east and make it also SC. It is staff's contention that the parcel affected by the Review of Condition should be the sole parcel used for commercial. Staff determined that the transition from residential type uses in the area to commercial type uses is inadequate to justify both parcels becoming commercial. MR. WALTON added that the easternmost parcel could be combined with other parcels to the north and become a residential-type subdivision. He noted that the General Plan supports commercial in the Town Center area with very little commercial in the planned community areas.

Using the overhead, DAVID CLAPSADDLE, Planning and Development Department, pointed out the parcel that is zoned C-1 that has a Special Use Permit for a Tavern. The applicant plans to move the tavern from that parcel to the next parcel. MR. CLAPSADDLE stated that that would invalidate the special use permit and if the rezoning is granted, it would require the applicant to come in for another special use permit to re-validate the tavern at the new location..

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of the owner and developer. She described the conversion of the 10-acre parcel from a County Island zoned C-2 and the subsequent annexation into the City. MS. RICHARDSON asked if the use permit already granted stays with the land. DEPUTY CITY ATTORNEY BRYAN SCOTT responded that the City would not likely approve two tavern special use permits on a small parcel and specifically not adjacent to each other. MR. CLAPSADDLE clarified that if the tavern were located where the special use permit was originally approved would present no problem. However, moving the tavern to the property where it is not currently zoned C-1 would mean a new use permit. For

MINUTES – Continued:

further clarification, DEPUTY CITY ATTORNEY SCOTT asked whether the conditions for the previously approved special use permit were available.

MS. RICHARDSON referenced a previous application for a convalescent care home that was submitted at the time the property was still a County Island. She compared that intense use with the applicant's proposal for a mini-storage and felt the project would be a lesser impact on the neighborhood. MS. RICHARDSON noted that the applicant has met with the neighbors and in the process developed a list of conditions that address the architectural features of the development. She submitted the list of proposed conditions and a list of guidelines to accompany each of the applications. In conclusion she introduced STUART APOLLO, 7600 Westcliff Drive, owner/operator of the subject site.

TODD FARLOW, 240 North 19th Street, objected to the proposed development stating that the applicant's statement that they would try to address the trails is not acceptable. Looking at the map, he noted that this development is located at the main intersection of the trails alignment and therefore, stated that the applicant must address it.

LOUISE RUSKAMP, 8500 Log Cabin Way, Vice President of the Tule Springs Community Association, appeared in protest. She stated that this has been an ongoing situation since 1998. She provided a brief history on the 10-acre parcel and stated that back when it was still a part of the County, and based on much opposition from the residents, the County Commissioners approved a C-2 zoning on 1.85 acres for tavern. When it was annexed into the City, the equivalent zoning was C-1. She clarified if was not a down zoning. She emphasized that the neighborhood has consistently objected to any commercial on the west side of I-95 and have clearly stated that they want only residential on the remainder of the subject property. MS. RUSKAMP was apprehensive that the property owners of the vacant parcels across the street will submit similar applications and felt approval of the subject applications would set a dangerous precedent.

ROBERT FREYBERGER, 8037 Sweet Clover Court, appeared in opposition to the proposed development. He referenced the Master Plan that involved hours of painstaking planning and stated that as the reason so many people moved to the area. Nice restaurants with bars, trails, residential, and plaza malls are all components of the Master Plan but most recently with the influx of taverns and auto dealerships, the concept is slowly vanishing. He encouraged the Commission to maintain the standards established by the Master Plan.

MINUTES – Continued:

BRIE MOORE, 8064 Villa Rosarito Street, objected to the proposed project. She explained that when she moved into her subdivision, she was told that there would only be minor commercial. She objected to the storage facility specifically because the area is all single-family residential and she did not see a need for it. She argued that a high school is contemplated and when completed would expose the young adults to individuals who patronize these types of establishments. In addition, the more commercial there is, the more traffic will increase.

CAROL LeDUC, 7575 Rome Boulevard, stated her opposition. She verbalized that this has been a reoccurring issue, since the parcel was inherited from the County and annexed into the City. She declared that the applicant nevertheless should abide by the Town Center Standards. MS. LeDUC stated that having the previously approved tavern was a huge compromise between the residents and the applicant, such an action that would never be permitted today. She unwaveringly stated that the neighborhood does not want this project and the applicant must understand that he has no entitlement.

The following residents of adjacent communities voiced their objection: KELLY GRONDAHL, 7947 Quail Heaven Street; KEVIN KILLIAN, 7960 Quail Breast Lane; COLLETTE MANGOLD, 8212 Quail Nest Avenue; DARRYLE RILEY, 8258 Quail Gorge Avenue; and TIM O'NEILL, 8905 Colorful Pines Avenue. Speaking against this project, the consensus was that the safety of their children would be jeopardized by the increased traffic that would be generated by the additional commercial not to mention the lack of buffering between commercial and residential. Several citizens felt the existing retail is adequate and the focus should be on additional residential, ensuring the trails elements, and promoting a family-type environment. One speaker stated that if this parcel were approved for commercial, it would encourage the property owners of the vacant parcels across the street to do the same. In conclusion, a resident of the Pine Meadows Estates, stated that back in 1998, this community was the only existing one in the area and the residents steadfastly worked with the developer when the tavern was proposed to ensure it would be a friendly family tavern. He was displeased with the turn of events. At the conclusion of the Public Hearing, petitions with signatures of opposition were submitted for the record.

In response to the applicant's request for clarification, DEPUTY CITY ATTORNEY BRYAN SCOTT explained that the zoning could contain a condition that expunges the existing special use permit. MR. CLAPSADDLE stated that if the tavern were moved from where previously approved, an additional special use permit would then be required which would then expunge the previous use permit. As a last note, MR. CLAPSADDLE explained that the Commission would not be under any obligation to approve the new special use permit.

MINUTES – Continued:

Speaking of behalf of the applicant, LUCY STEWART, 2754 Highland Drive, having discussed the situation with MR. APOLLO, stated that he would keep the existing tavern on the corner. She added that the applicant also plans to provide an equestrian trail along the east boundary and the northern property line and will ensure a 20-foot landscape buffer along the street frontage.

At the request of COMMISSIONER EVANS, MR. WALTON briefly summarized and provided staff's recommendations for each of the applications. MR. CLAPSADDLE explained that the site involves two APN numbers. Based on the previous approval staff determined that nothing could be done with the tavern on the corner of the commercial. To keep with the residential character of the neighborhood, staff suggested extending the commercial designation and zoning on APN: 125-09-401-006; however, any extension of the commercial on APN: 125-09-401-017 would be an intrusion on the residential character of the neighborhood. MR. CLAPSADDLE added that the site plan should be revised as such to make it a better development and more compatible with the neighborhood.

COMMISSIONER McSWAIN did not feel commercial applications were inappropriate in this location. She added that text amendments do allow mini-storages in Neighborhood-Services; however, looking at the applicant's site design, it appeared to lack articulation and would need enhancements to look more residential. Having heard the comments of the neighbors related to the adversities a mini-storage would have on the community, COMMISSIONER McSWAIN stated that if done properly and is complimentary in architecture would not be an imposition to a residential area.

COMMISSIONER GOYNES noted that the location of Grand Teton Drive and Durango Drive will eventually be a major thoroughfare. Noting that the neighbors might be satisfied with having the site remain vacant for many years to come, he supported the intent of the applicant to develop the site, keeping in mind the uses that would be compatible to the neighborhood.

CHAIRMAN TRUESDELL commented that there are a lot of perceived concessions as to what would be appropriate for that corner parcel. He supported the neighbors' sensitivity regarding the limitation on how this development would go the east and the extent of the impact beyond the 1.8 acres.

DAVID GUERRA, Public Works Department, referenced the Design Guidelines Booklet submitted by the applicant and stated that a quick review of those did not appear to affect the rights-of-way. He did as for clarification as to whether there would be any type of lighting in the right-of way and to identify whether or not the exhibit reflecting the site does not bind the City in any way with regard to the right-of-way.

MINUTES – Continued:

With the tabling of Item 51 [SUP-3513] and Item 52 [SDR-3511], MR. CLAPSADDLE confirmed that both applications would be re-notified.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 48 [ROC-2671], Item 49 [GPA-3483], Item 50 [ZON-3509], Item 51 [SUP-3513], and Item 52 [SDR-3511].

NOTE: All discussion for Item 48 [ROC-2671] and Item 49 [GPA-3483], Item 50 [ZON-3509], Item 51 [SUP-3513], and Item 52 [SDR-3511]. was held under Item 48 [ROC-2671].

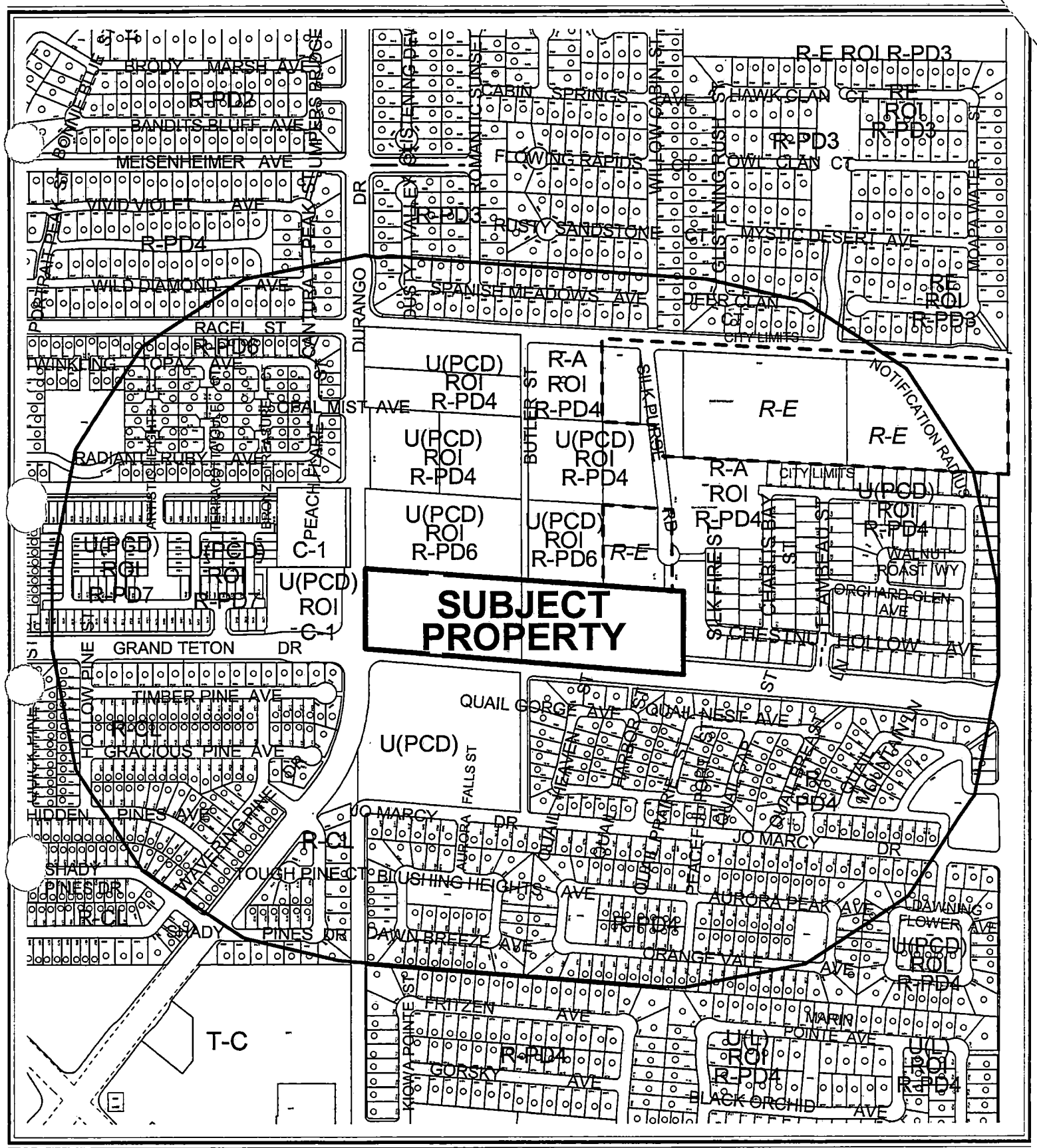
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2-1964/3-1

CONDITIONS:

Planning and Development

1. Conformance to all applicable conditions of approval for Rezoning (ZC-1702-98), Special Use Permit and Site Development Plan Review (U-0011-00) (except for condition #6), and all other site-related actions, as required by the Planning and Development Department and Department of Public Works.



CASE: **ROC-2671**

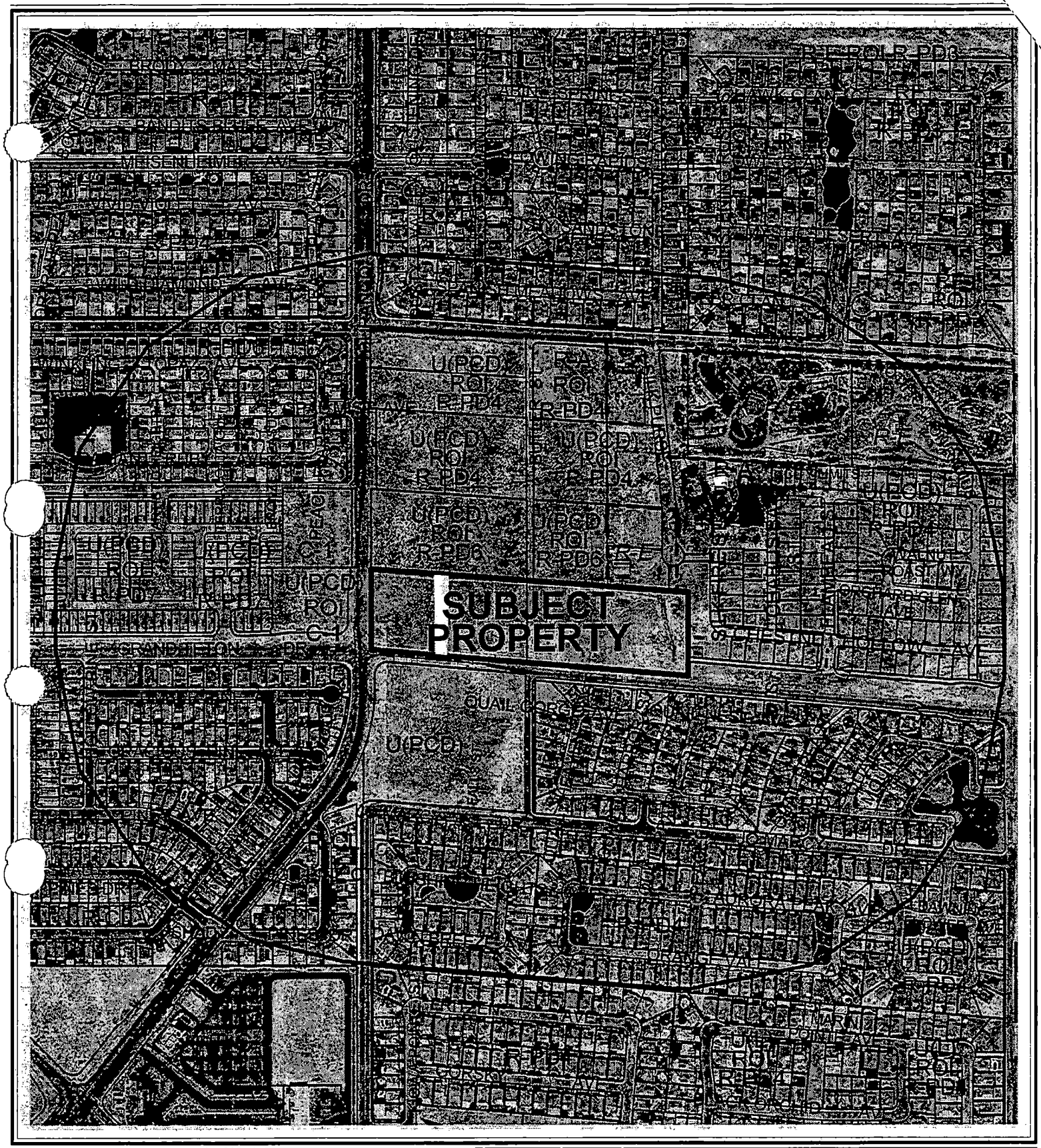
RADIUS: 1320 FT

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) AND U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

N



CASE: **ROC-2671**

RADIUS: 1320 FT

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) AND U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF A. L. M. CORPORATION, ET AL

** CONDITIONS **

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

Planning and Development

1. Conformance to all applicable conditions of approval for Rezoning (ZC-1702-98), Special Use Permit and Site Development Plan Review (U-0011-00) (except for condition #6), and all other site-related actions, as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Review of Condition Number 6 of an approved Special Use Permit and Site Development Plan Review (U-0011-00) for a restaurant and tavern on property adjacent to the northeast corner of Grand Teton Drive and Durango Drive.

Condition Number 6 reads as follows:

" In accordance with the Rezoning action by the County Commission: It is the intent of the City Council that the balance of APN#125-09-401-006 and 125-09-401-017 remain as residential. Any requested change to a non-residential use shall be preceded by a review of the condition by the Planning Commission and City Council at a public hearing with notification to all registered homeowners associations within two miles of the site. This condition shall be recorded with the deed as a matter of notification to any future purchasers."

This application has been advertised as a public hearing and all affected homeowners associations have been notified.

In March 1999, the County Commission approved a Rezoning (ZC-1702-98) of approximately 10.54 acres on the northeast corner of Grand Teton Drive and Durango Drive. In that approval, only the western 1.85 acres containing the restaurant and tavern was rezoned C-2 (General Commercial – Clark County), with the balance of the area remaining R-E (Rural Estates Residential – Clark County). The entire area was annexed into the City of Las Vegas in June 1999 and the C-2 (General Commercial) portion changed to C-1 (Limited Commercial), leaving approximately 8.69 acres for residential uses. When the Special Use Permit for the tavern was approved by the City Council in June 2000, the above referenced Condition was imposed.

B) Applicant's Justification

The applicant justifies this request by stating that additional commercial uses on Assessor's Parcel Number 125-09-401-006 and 017 are appropriate for the area, since the development would front on Grand Teton Drive, a 120-foot right-of-way. The planning of such non-residential uses requires a Review of Condition No. 6. The wording of Condition No. 10 requires the proposed equestrian trail to be located on the east side of Assessor's Parcel Number 125-09-401-006; however, the Recreation Trails Element of the Las Vegas 2020 Master Plan shows the trail to be on the east side of Assessor's Parcel Number 125-09-401-017. The applicant wishes to amend the condition in order to clarify the location of the trail. *[As the request for Condition No. 10 was for clarification only, a letter was sent to the applicant describing the correct type and location of the trail.]*

KW

BACKGROUND INFORMATION

A) Previous Actions

03/17/99 The Board of County Commissioners approved a Rezoning (ZC-1702-98) to C-2 (General Commercial – Clark County) on a 1.85-acre portion of this site. A restaurant/tavern was proposed as part of that application. The rest of the area to be rezoned (about 8.7 acres) was to remain single-family residential. City of Las Vegas staff reviewed the development plans submitted with this application and determined that they complied with the Conditions of Approval imposed by the County Commission.

06/08/99 The City Council approved a Petition of Annexation (A-0028-99) of 10.54 acres (Assessor's Parcel Numbers 125-09-401-006 and 017), which include the proposed site for the restaurant/tavern. A Resolution of Intent to a C-1 (Limited Commercial) zone was given only to the 1.85-acre tavern site, with the remaining land to be designated U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]. The staff report presented to the City Council indicated that the proposed use of the property would be a single-story restaurant and tavern. The Planning Commission recommended approval on May 13, 1999. The annexation became effective on September 24, 1999.

06/21/00 The City Council approved a Special Use Permit and Site Development Plan Review (U-0011-00) to allow a tavern in conjunction with the proposed 6,044 square-foot restaurants on this site. The Planning Commission recommended approval on May 11, 2000.

07/17/02 The City Council approved an Extension of Time on the approved Special Use Permit and Site Development Plan Review [U-0011-00 (1)]. The Planning Commission recommended approval on June 13, 2002. The Extension of Time on the Special Use Permit expired on July 17, 2003.

08/14/03 The Planning Commission held this request (ROC-2671) in abeyance to the January 22, 2004 so the request can run concurrently with a proposed site development plan review application.

08/20/03 The City Council approved an Extension of Time for the Special Use Permit (EOT-2529) that allowed the tavern. The Planning Commission and Staff recommended approval.

B) Pre-Application Meeting

05/07/03 The most immediate issues were to keep the Special Use Permit active by extending the time on its approval, and to review Condition Number 6 of the Special Use Permit, which required a Review of Condition for any additional non-residential development on the rest of the area rezoned in 1999. In addition to retail on the subject site, a senior assisted living facility is planned for the parcel to the east of the commercial area on the subject site as part of a mixed-use project. This area would need a general plan amendment, rezoning, site plan review, and a special use permit for the assisted living use in order to proceed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Review of Condition application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.54

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property: 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)

KW

North:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development – 6 Units per Acre)
South:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
East:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
West:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)

E) General Plan Compliance

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector Plan of the General Plan. This category is intended primarily for a mix of residential uses, but commercial, public facilities, and office projects may be used as buffers, depending on compatibility issues. The proposed restaurant and tavern uses were determined appropriate.

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

Trails – A 20-foot equestrian trail in conformance with Exhibit 1 of the Recreation Trails Element of the Las Vegas 2020 Master Plan is required along the north property line of APN: 125-09-401-006 and 017, and the east property line of APN: 125-09-401-017 on this site as depicted on Map No. 2 of the Interlocal Joint Use Planning Area. A 15-foot multi-use transportation trail in conformance with Exhibit 1 of the Transportation Trails Element of the Las Vegas 2020 Master Plan is required along the east side of Durango Drive adjacent to this site as depicted on Map No. 2 of the Interlocal Joint Use Planning Area. Any future site development plan would be required to depict the trails.

Homeowners Association Notification/Clark County Notification – As a result of the Review of Condition No. 6 of Special Use Permit (U-0011-00), all homeowners associations within two miles of APN 125-09-401-006 and 017 have been notified of a public hearing. The notification radius for this request includes some properties under Clark County jurisdiction. The owners of these properties were notified of a public hearing for this item.

KW

INTERAGENCY ISSUES

The proposed tavern use was approved prior to the adoption of Ordinance No. 5477. The Ordinance requires an Environmental Impact Assessment questionnaire to be completed and circulated to agencies and entities for any Special Use Permit application proposed on property located within 500 feet of the City's border with Clark County or the City of North Las Vegas. Therefore, the restaurant and tavern is not a Project of Regional Significance, and does not require the completion of an Environmental Impact Assessment.

ANALYSIS

A) General Analysis and Discussion

- Zoning

The western portion (approximately 1.85 acres) of this site is zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The remainder of the site is zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]. Currently, no non-residential uses are allowed on the remainder of the site. If this Review of Condition were approved, the applicant would have the opportunity to apply for a non-residential use. There is no commitment by the City to approve any future amendment to the General Plan, Rezoning or Site Development Plan.

- Use

The owner of the property is currently precluded from submitting any non-residential use for the area restricted by Condition Number 6 of SUP-0011-00. There may be non-residential uses constructed in a manner that is harmonious and compatible with the area. Such examples include, but are not limited to:

Uses that are allowed under the Office land use category must be constructed with a residential appearance. Specific uses include general or medical office, a childcare center, or a bank.

The N-S (Neighborhood Service) zoning district allows some of the same uses, and general personal service, limited retail, in buildings of less than 3,500 square feet, mini-storage with the approval of a Special Use Permit and a restaurant of less than 2,000 square feet.

A senior housing project could be permitted with the approval of a Special Use Permit.

In summary, there may be non-residential uses placed on the site that would have similar, or fewer impacts to the neighborhood than a residential planned developed, at eight units per acre, currently permitted under the PCD (Planned Community development) land use category.

FINDINGS

There are no criteria in Title 19.18 to base an approval or denial of a Review of Condition. Clearly, there are two standards that should be considered:

- Changes warranting amending or removing a condition. The main change that has taken place in this area since imposition of the condition is the reduction in the amount of commercial on the northwest corner of the intersection.

- That the review of condition could permit development to take place in a manner harmonious and compatible with the surrounding area. Some non-residential uses could be approved and designed to ensure compatibility with the neighborhood. Any amendment to the General Plan, Rezoning and Site Development Plan Review would be advertised as a public hearing, with a mandatory neighborhood meeting.

NOTICES MAILED 601 [Mailed with GPA-3483, ZON-3509, SUP-3513 & SDR-3511]
496 [8/22/03 PC]

APPROVALS 0

PROTESTS 1

KW

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-2671 APN: 125-09-401-006/017

Name of Property Owner: Stuart Apollo-Grand Teton Lodge LLC/ALM Corp.

Name of Applicant: Stuart Apollo

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: _____

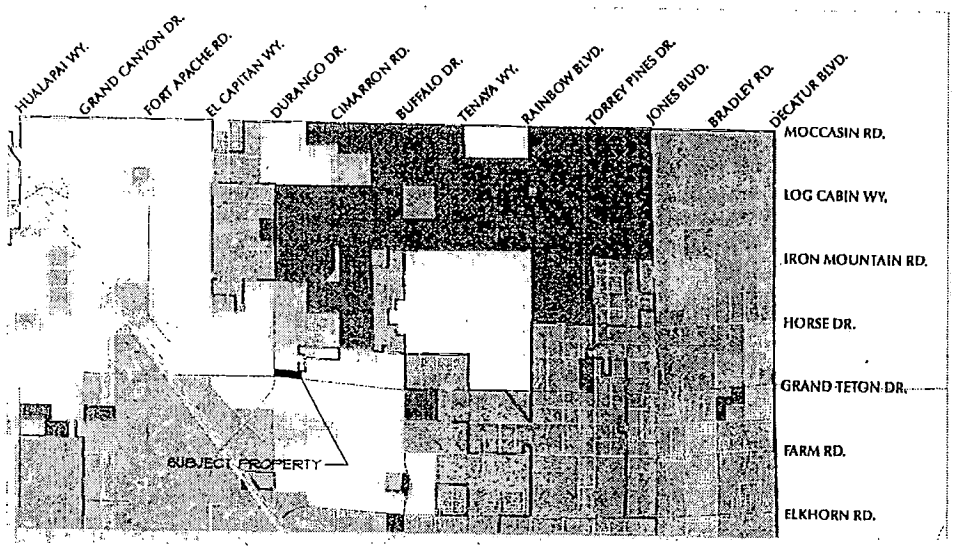
Print Name: STUART APOLLO

Subscribed and sworn before me

This 5th day of December, 2003

_____
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
D'ANN L. HEADFORD
My Appointment Expires
August 21, 2006
No: 02-77482-1



GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.

2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.

3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.

4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.

5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS, IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

6. ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.

7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.

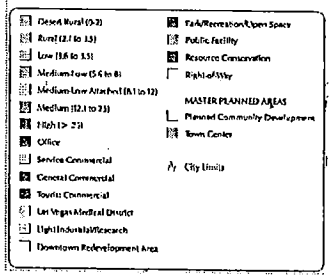
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.

9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.

10. ALL TRASH ENCLOSURES ARE TO HAVE A ROOF STRUCTURE AND BE PLACED 50'-0" AWAY FROM RESIDENTIAL ZONING.

11. MINI STORAGE PERIMETER WALL TO BE DECORATIVE.

FUTURE LAND USE



PROJECT DATA:

APPLICATION#: ZC-1102-98

LEGAL DESCRIPTION:
THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

ASSESSORS PARCEL NUMBER: 125-09-401-006 & 125-09-401-011

SITE AREA: 341,428 SF. (7.84 ACRES)

CURRENT ZONING: CI / U

PROPOSED ZONING: CI / C2

SETBACKS:

	REQUIRED:	PROVIDED:
FRONT:	20'-0"	120'-0"/81'-0"/20'-0"
SIDES:	10'-0"	20'-0"
REAR:	20'-0"	20'-0"
CORNER:	15'-0"	10'-0"

BUILDING AREA: 71,570 SF

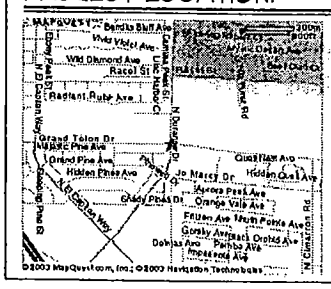
PAD 'A': 11,970 SF
TAVERN: 6,100 SF
PAD 'B', 'C', 'D': 15,500 SF
MINI STORAGE: 38,000 SF

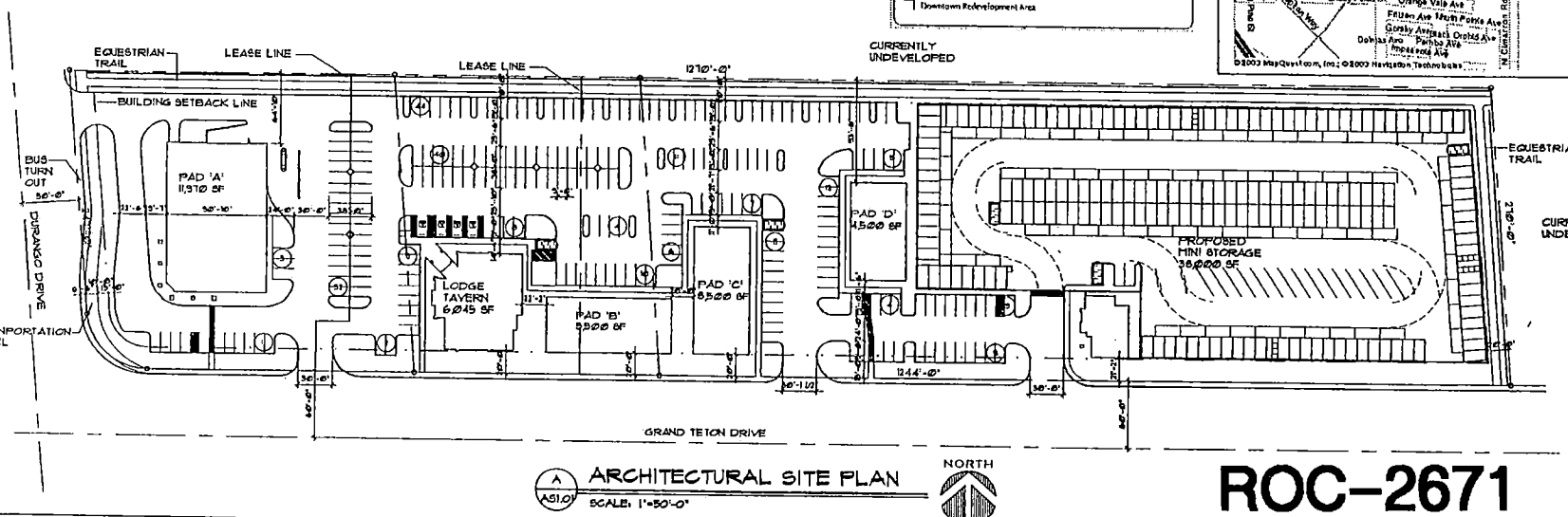
LOT COVERAGE: 20.9%

PARKING CALCULATIONS:
REQUIRED: 200 SPACES
RETAIL: 1 PER 250 GFA.
TAVERN: 1: 50 PUBLIC SEATING AND 1: 200 SF FOR REMAINING
OFFICE: 1:300 SF.
MINI STORAGE: 1: 50 UNITS AND 5 OUTSIDE SECURITY FENCE

PROVIDED: 320 SPACES
INCLUDING 12 HANDICAP SPACES

PROJECT LOCATION:





A AS1.01 ARCHITECTURAL SITE PLAN
SCALE: 1"=50'-0"

ROC-2671
1-22-04 PC

ALL RIGHTS OF SERVICE, THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS OBTAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR OCCUPANCY OF THE PROJECT DESCRIBED HEREIN. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND PERMIT OR BID ARE NOT VALID, UNLESS THEY ARE SIGNED, SEALED, AND DATED. NAC 623.190 GERALD GADAPOH AND ASSOCIATES © 2003.

ARCHITECT
GERALD GADAPOH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-9862 FAX (702) 454-7842

project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
12-8-03

sheet title:
ARCHITECTURAL SITE PLAN

issue dates:
drawn by: KKG
checked by: dkb
project no.: 03-111
revisions:

sheet no.
AS1.01
of sheets

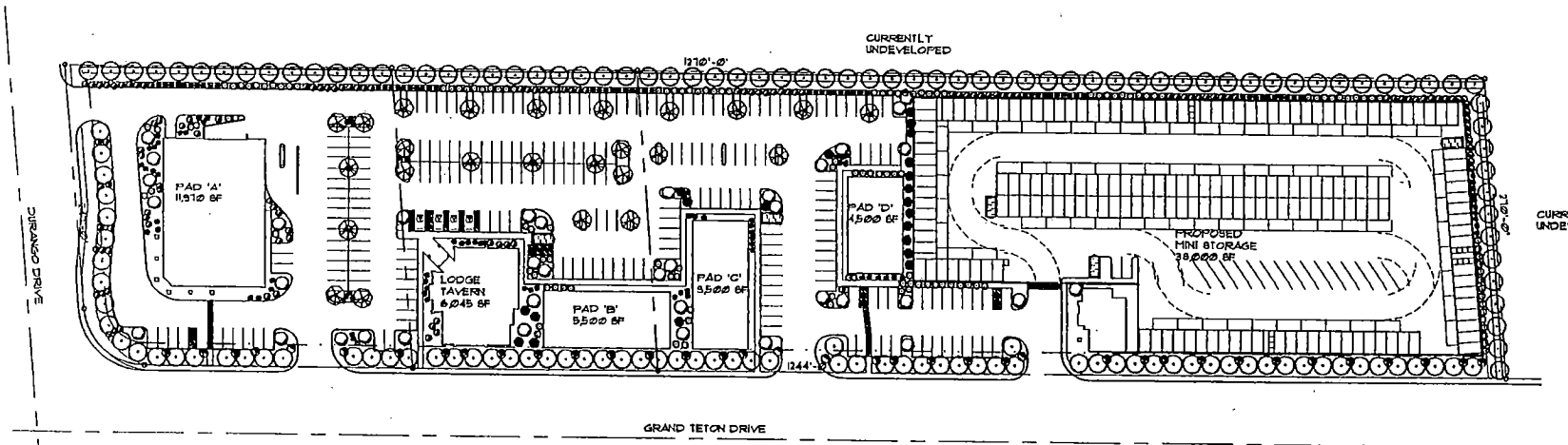
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Landscape Legend

	BOTANICAL NAME (COMMON NAME)	SIZE	REMARKS
TREE - LARGE			
	FRAXINUS VELUTINA (ARIZONA ASH)	24" BOX	STANDARD TRUNK
TREE - MEDIUM			
	RHUS LANCEA (AFRICAN SUMAC)	24" BOX	STANDARD TRUNK
TREE - SMALL			
	XYLOSMA CONGESTUM (SHINY XYLOSMA)	24" BOX	STANDARD TRUNK
SHRUBS - MEDIUM			
	DASYLIRON WHEELERI (DESERT SPOON)	5 GAL.	
	BACCHARIS SAROTHROIDES (DESERT BROOM)	5 GAL.	
SHRUBS - SMALL			
	HESPERALOE PARVIFLORA (RED YUCCA)	1 GAL.	
	LANTANA HORRIDA (DESERT LANTANA)	1 GAL.	
GROUNDCOVER			
	BACCHARIS (BACCHARIS PILULARIS)	1 GAL.	

General Notes

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
3. PLANT MATL. IS TO HAVE IDENTIFICATION TAGS ON 10% OF TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
4. PROVIDE MATCHING SIZES & FORMS OF LIKE SHRUB SPECIES AS SHOWN ON DRAWINGS.
5. 3/4" DECORATIVE ROCK, COLOR TO BE SELECTED BY OWNER, 2" DEPTH TYP. IN ALL PLANTING BEDS.
6. SITE PLAN/LANDSCAPE PLAN DESIGNED PER TITLE 30 REQUIREMENTS.
7. ANY TREE WITHIN 5'-0" OF A SIDEWALK OR WALL SHALL BE PLANTED W/ A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD.



A L1.01 ARCHITECTURAL LANDSCAPE PLAN
SCALE: 1"=30'-0"

NORTH

ROC-2671
1-22-04 PC

ARCHITECT
GERALD GADARICH • AIA • LLC
1D COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
12-5-03

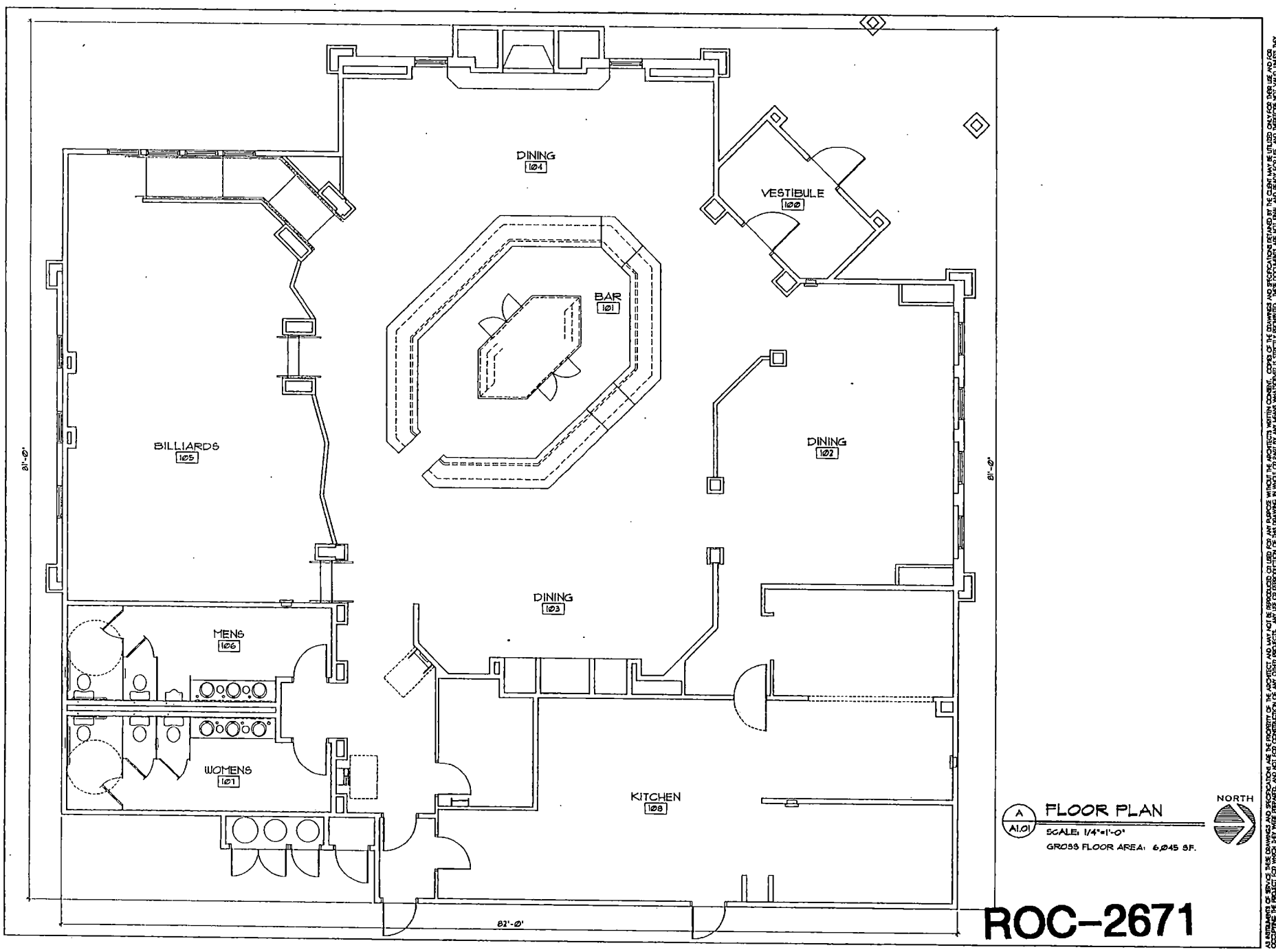
sheet title:
ARCHITECTURAL
LANDSCAPE PLAN

issue dates:
drawn by: KMG
checked by: GG
project no.: 03-111
revisions:

sheet no.
L1.01
of sheets

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A FLOOR PLAN
A1.01
SCALE: 1/4"=1'-0"
GROSS FLOOR AREA: 6,045 S.F.

NORTH

ROC-2671
1-22-04 PC

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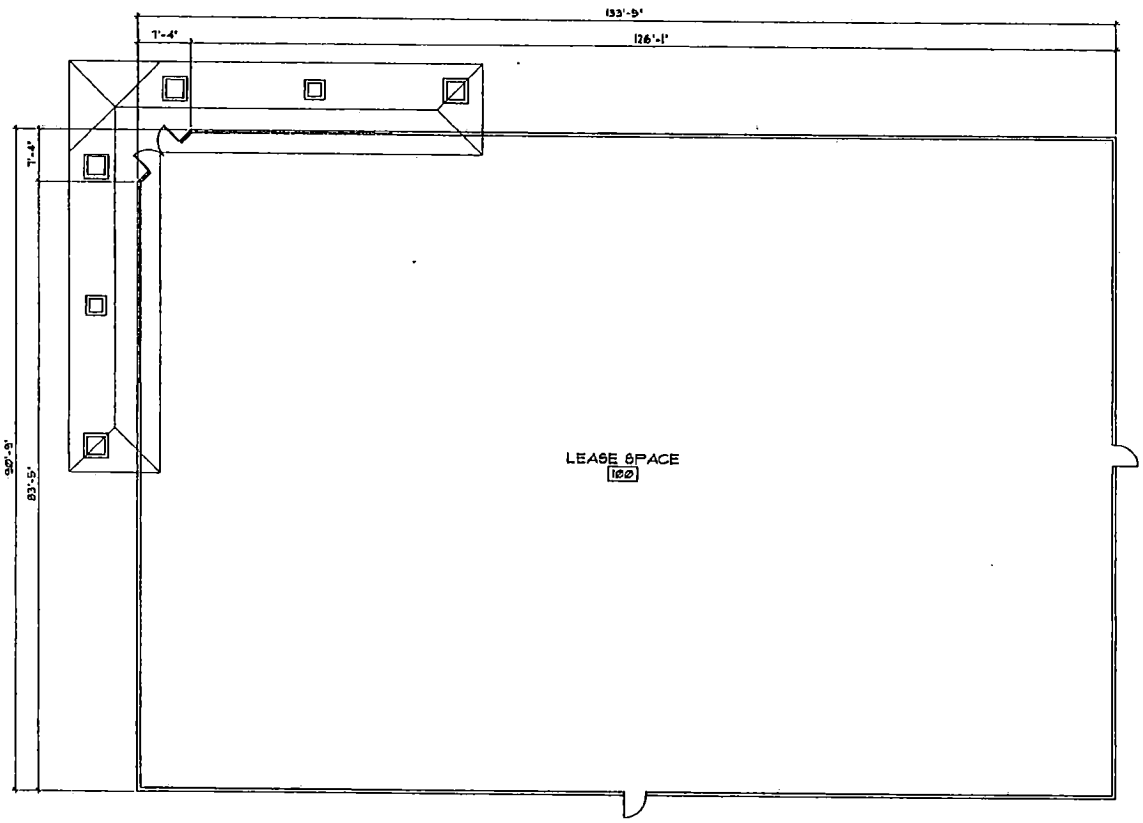
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GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

sheet title:
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issue dates:
drawn by: TSB
checked by: GG
project no.: 02-111
revisions:

sheet no.
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A1.02 PAD A FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

ADCHITECT
GERALD GADAPOH • AIA • LLC
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(702) 454-3642 FAX (702) 454-7842

project title:
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COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
12-8-03

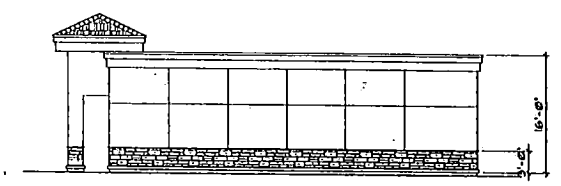
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checked by: GG
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sheet no.
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of sheets

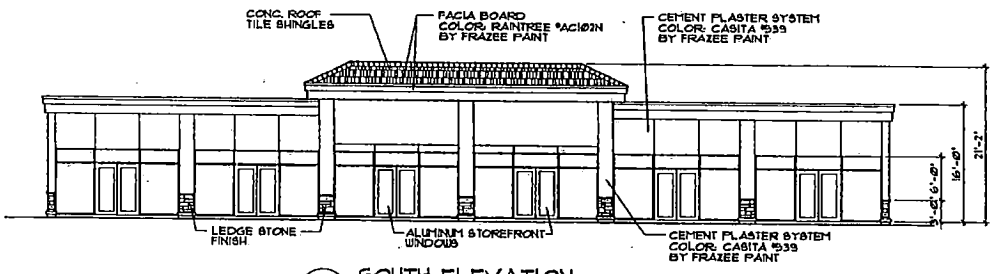
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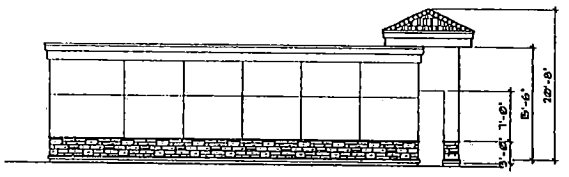
ROC-2671
1-22-04 PC



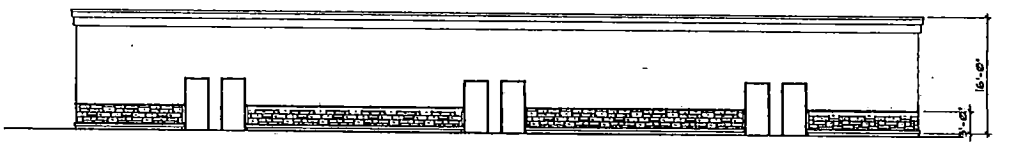
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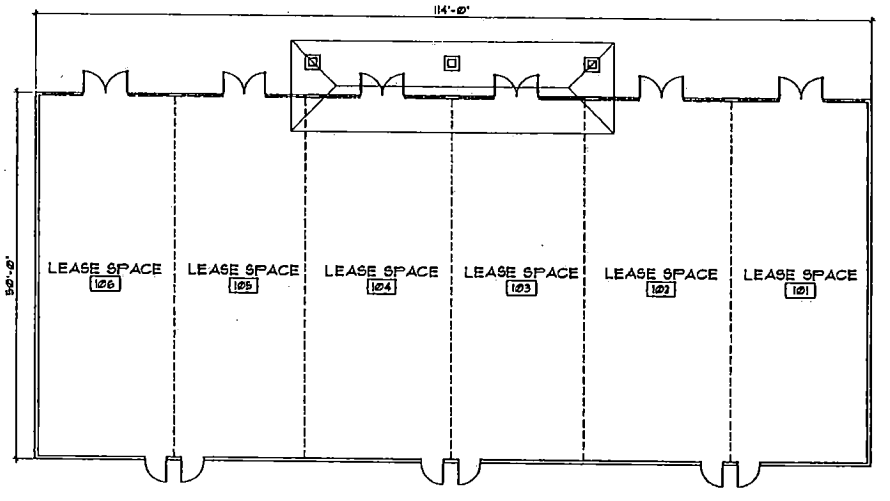
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1 A1.03 EAST ELEVATION
SCALE: 1/8"= 1'-0"



1 A1.03 NORTH ELEVATION
SCALE: 1/8"= 1'-0"



C A1.03 RETAIL FLOOR PLAN PAD B & C
SCALE: 1/8"= 1'-0"

NORTH

ROC-2671

1-22-04 PC

ADC/ARCHITECT
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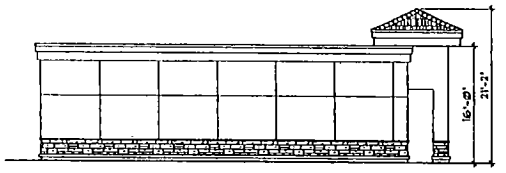
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EXTERIOR ELEVATIONS

issue dates:
drawn by: MGS
checked by: GJG
project no.: 03-171
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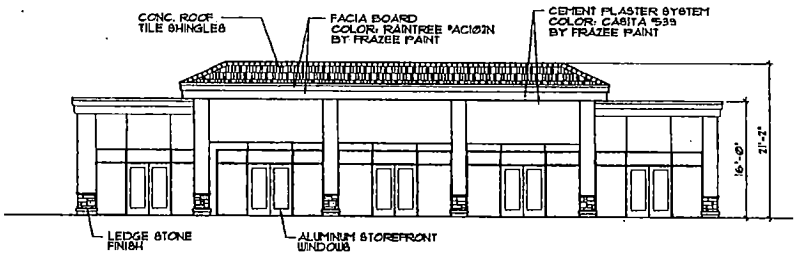
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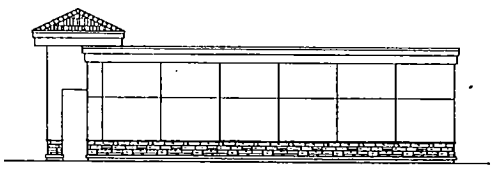
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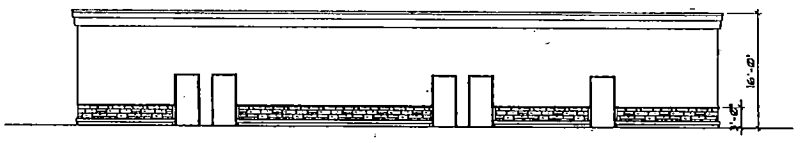
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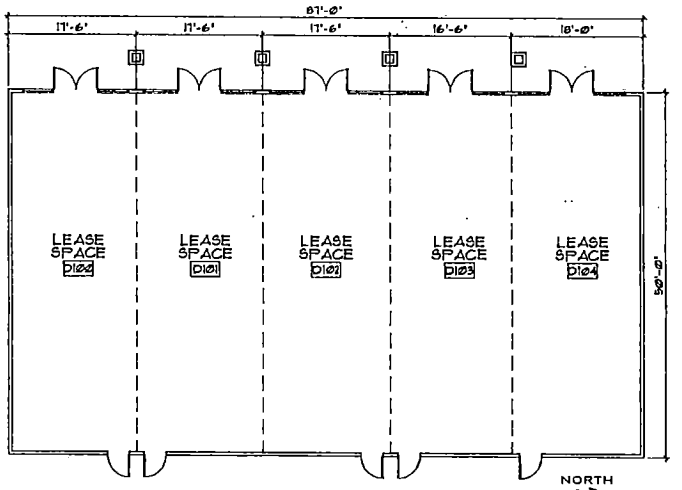
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3 A1.04 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 A1.04 EAST ELEVATION
SCALE: 1/8"=1'-0"



A PAD D FLOOR PLAN
A1.04 SCALE: 1/8"=1'-0" GROSS SQUARE FOOTAGE: 4,800 SF.

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1-22-04 PC

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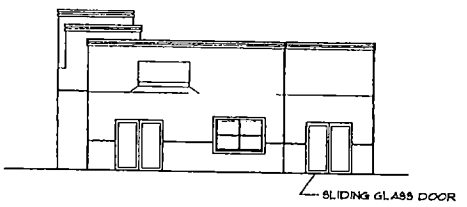
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GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

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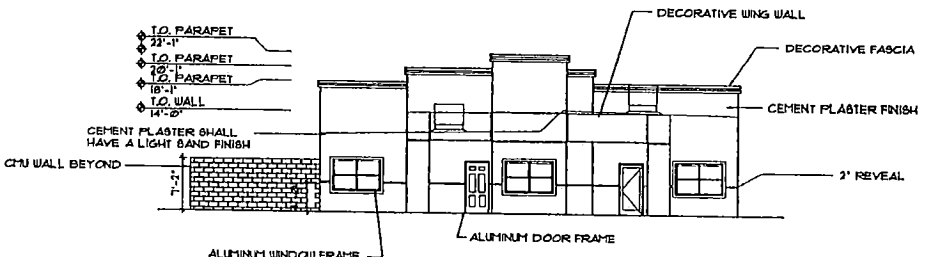
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issue dates:
drawn by: KKG
checked by: GG
project no.: 02-171
revisions:
sheet no.: A1.04
of sheets

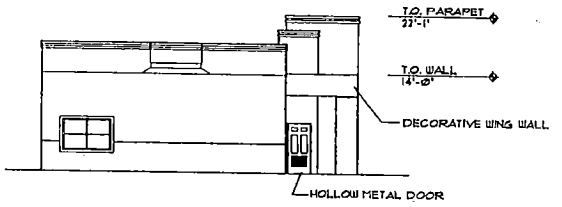
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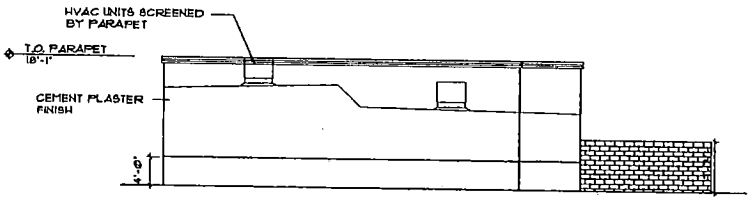
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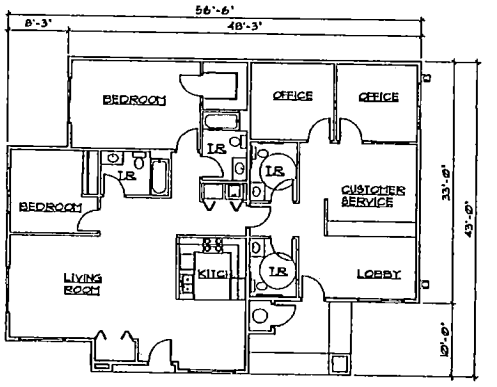
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3 A1.05 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 A1.05 EAST ELEVATION
SCALE: 1/8"=1'-0"



A A1.05 OFFICE FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

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LAS VEGAS, NEVADA

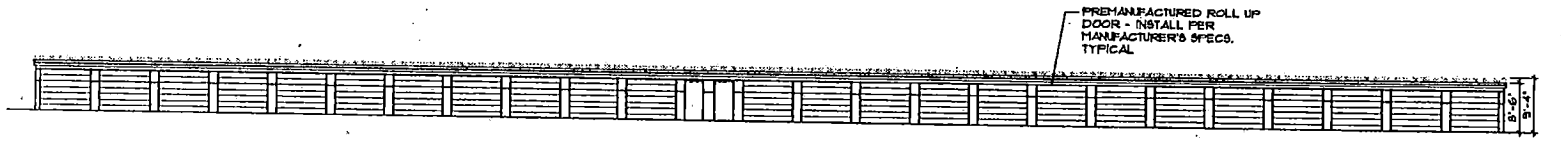
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12-8-03

sheet title:
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AND ELEVATIONS

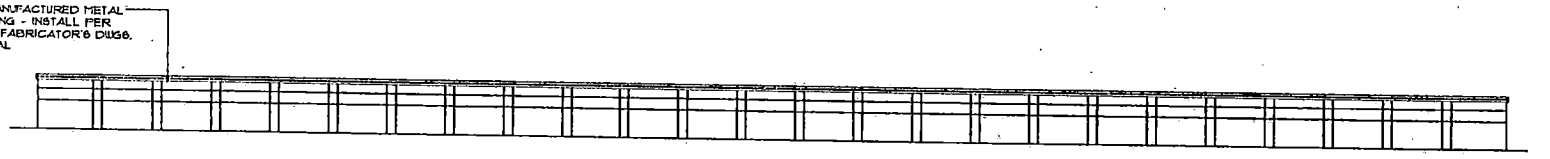
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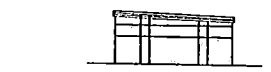
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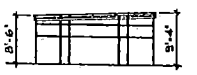
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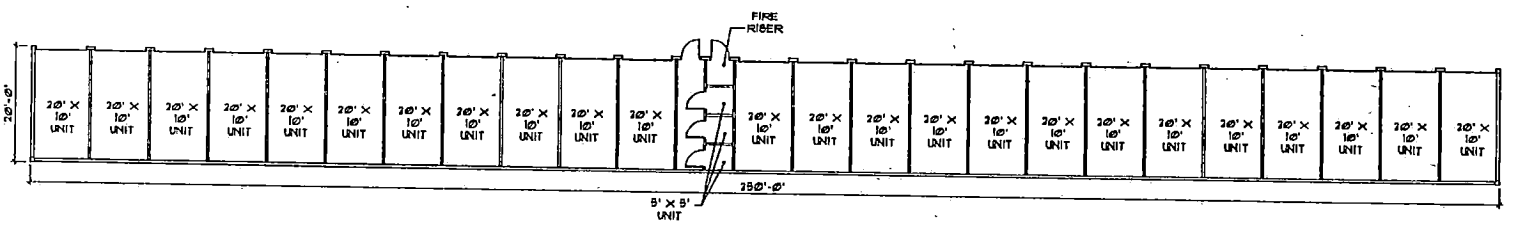
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3 A1.06 EAST ELEVATION
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4 A1.06 WEST ELEVATION
SCALE: 1"=10'-0"



A A1.06 BUILDING A FLOOR PLAN
SCALE: 1"=10'-0"

NORTH

ROC-2671

1-22-04 PC

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COMMERCIAL DEVELOPMENT
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LAS VEGAS, NEVADA

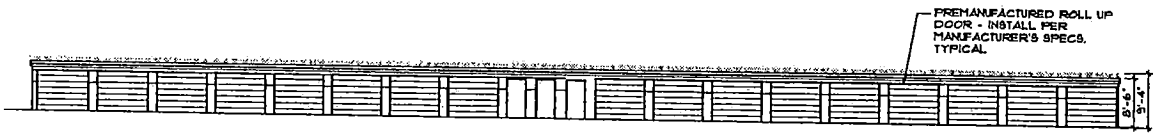
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12-8-03

sheet title:
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BUILDING A
PLANS AND ELEVATIONS

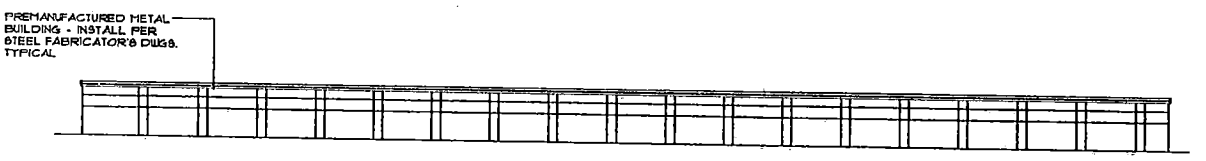
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drawn by: JGGS
checked by: GG
project no.: 02-171
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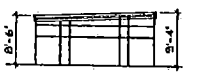
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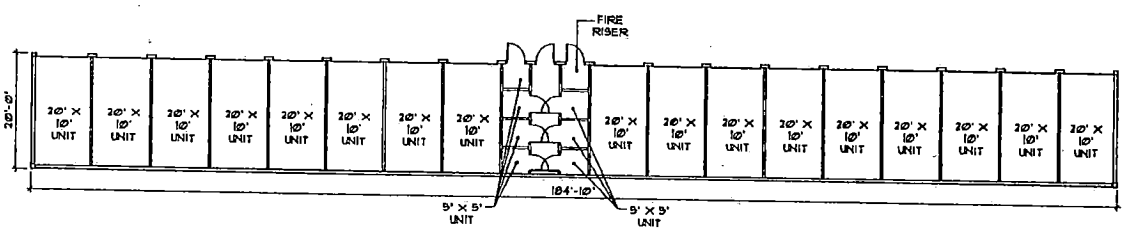
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SCALE: 1"=10'-0"



3 / A1.07 NORTH ELEVATION
SCALE: 1"=10'-0"



4 / A1.07 SOUTH ELEVATION
SCALE: 1"=10'-0"



A / A1.07 BUILDING B FLOOR PLAN
SCALE: 1"=10'-0"

NORTH

ROC-2671
1-22-04 PC

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project title:
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GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
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12-8-03

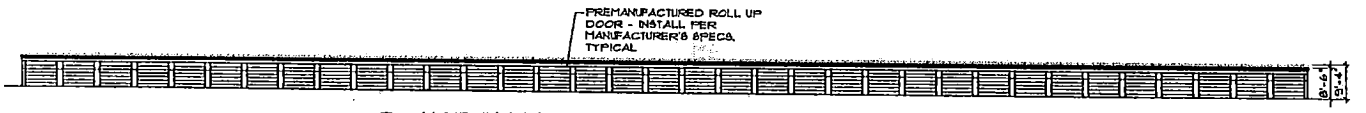
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BUILDING B
PLANS AND ELEVATIONS

issue dates:
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checked by: GG
project no.: 01-111
revisions:

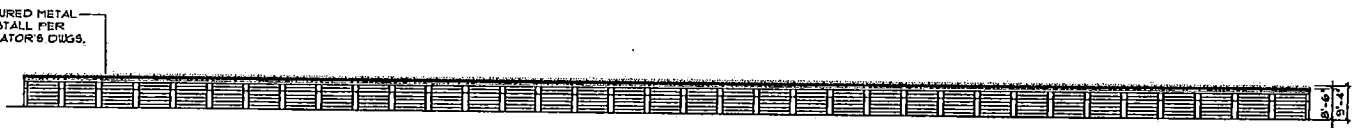
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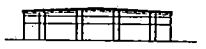
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1 A1.08 NORTH ELEVATION
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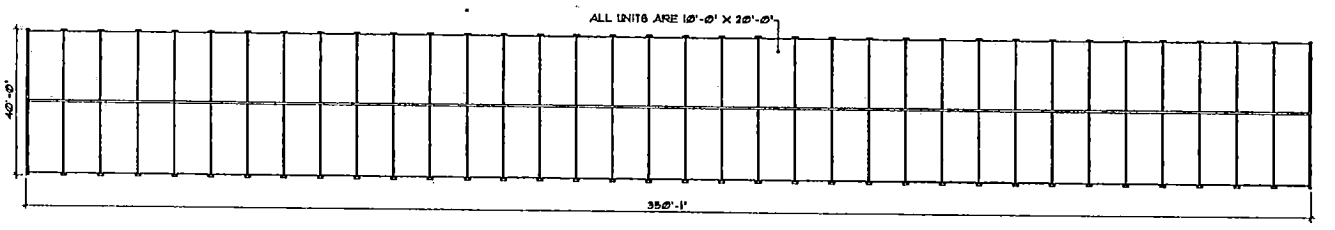
2 A1.08 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



3 A1.08 EAST ELEVATION
SCALE: 1/16"=1'-0"



4 A1.08 WEST ELEVATION
SCALE: 1/16"=1'-0"



A A1.08 BUILDING C FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

ROC-2671
1-22-04 PC

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ARCHITECT
GERALD GAUDIOSI • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 456-3842 FAX (702) 456-7842

project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
12-9-03

sheet title:
MINI STORAGE
BUILDING C
PLANS AND ELEVATIONS

issue dates:
drawn by: KMB
checked by: GG
project no.: 02-111
revisions:
sheet no.: A1.08
12 sheets

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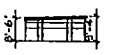
1 A1.09 SOUTH ELEVATION
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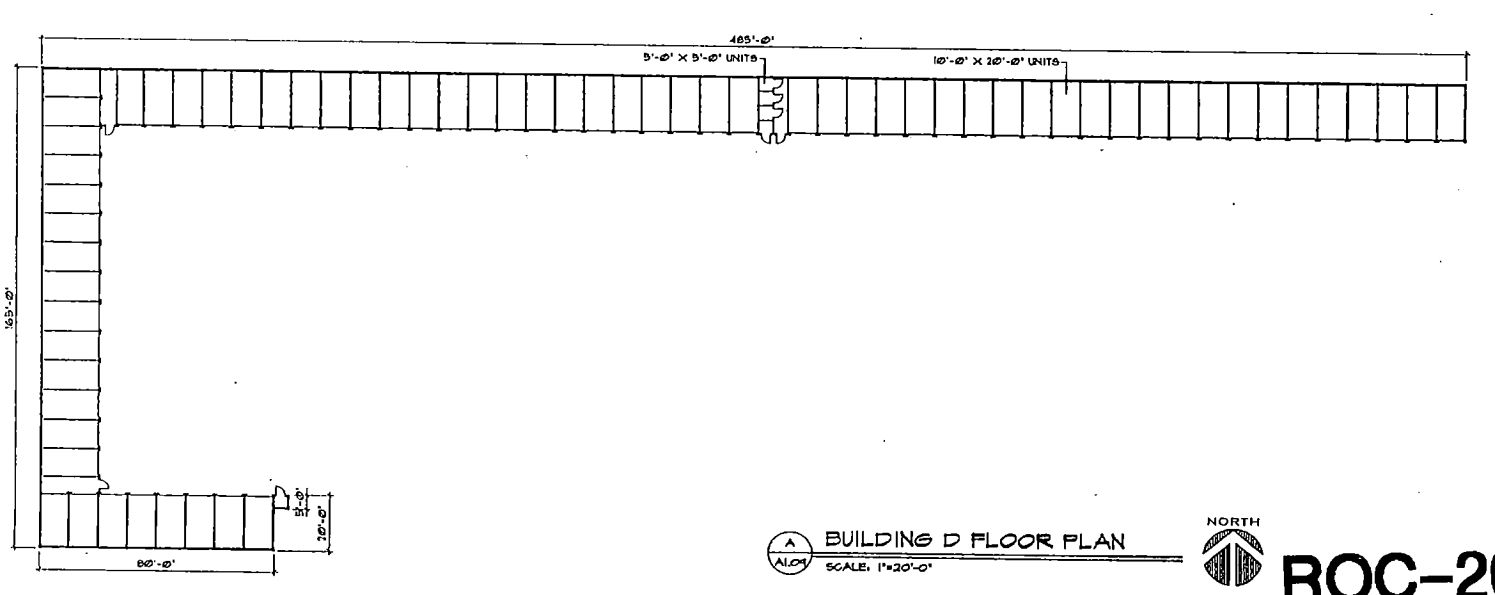
2 A1.09 NORTH ELEVATION
SCALE: 1"=20'-0"



3 A1.09 WEST ELEVATION
SCALE: 1"=20'-0"



4 A1.09 EAST ELEVATION
SCALE: 1"=20'-0"



A A1.09 BUILDING D FLOOR PLAN
SCALE: 1"=20'-0"

NORTH

ROC-2671
1-22-04 PC

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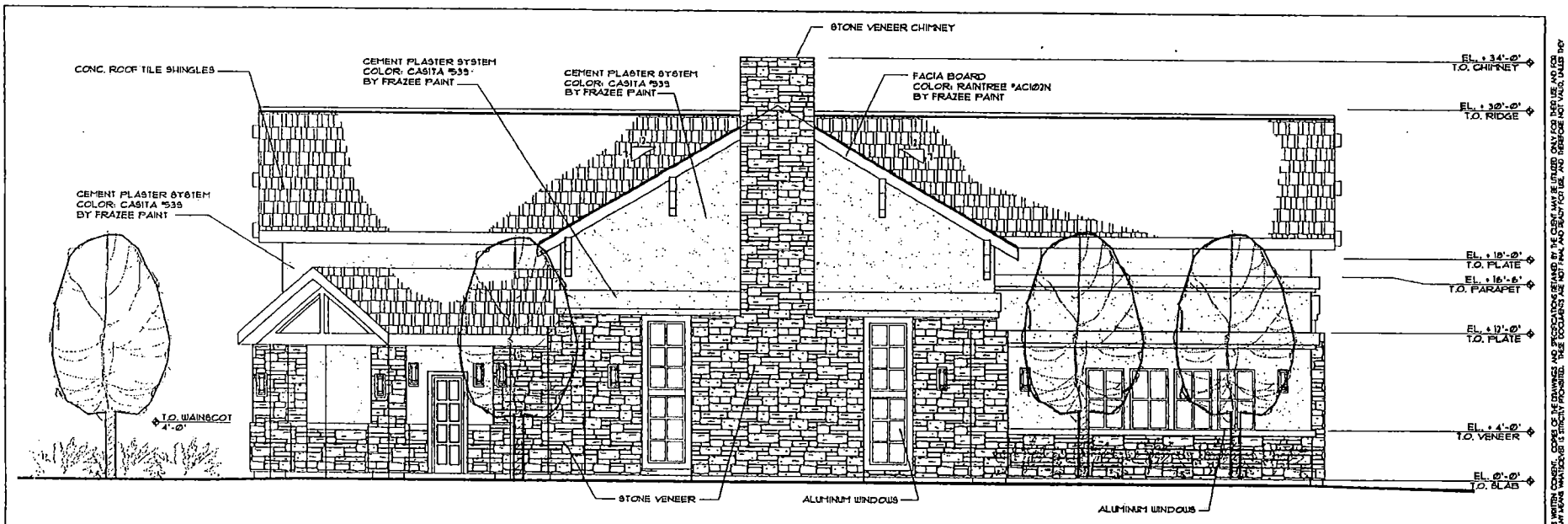
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LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
12-9-03

sheet title:
MINI STORAGE
BUILDING D
PLANS AND ELEVATIONS

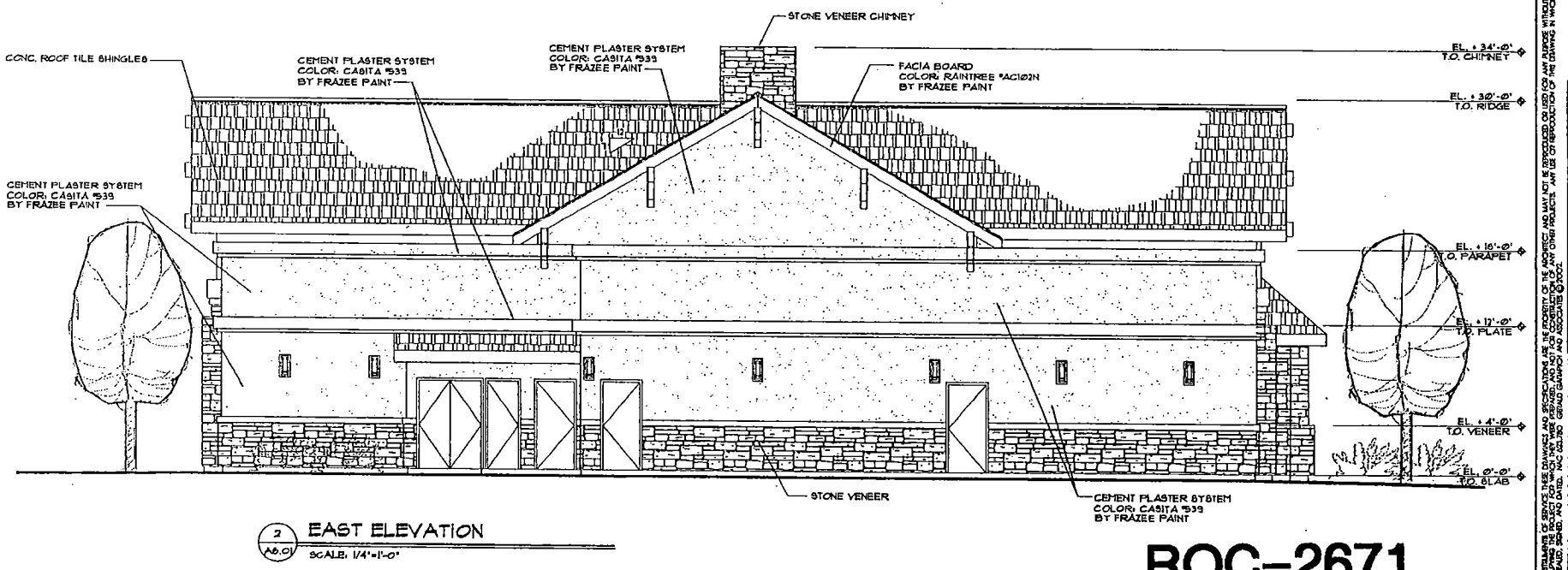
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drawn by: JDG
checked by: GG
project no.: 02-111
revisions:
sheet no.: A1.09
of sheets

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1 A6.01 WEST ELEVATION

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



2 A6.01 EAST ELEVATION

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

ROC-2671

1-22-04 PC

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LAS VEGAS, NEVADA

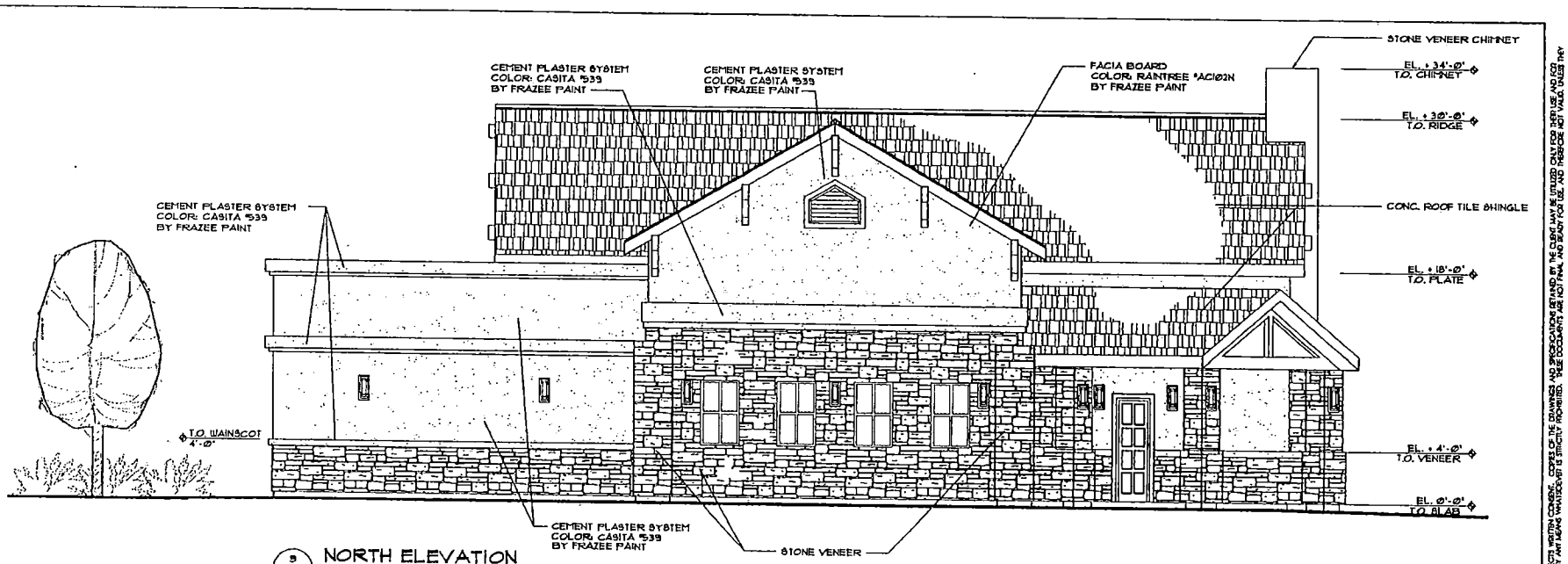
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NOT FOR CONSTRUCTION

sheet title:
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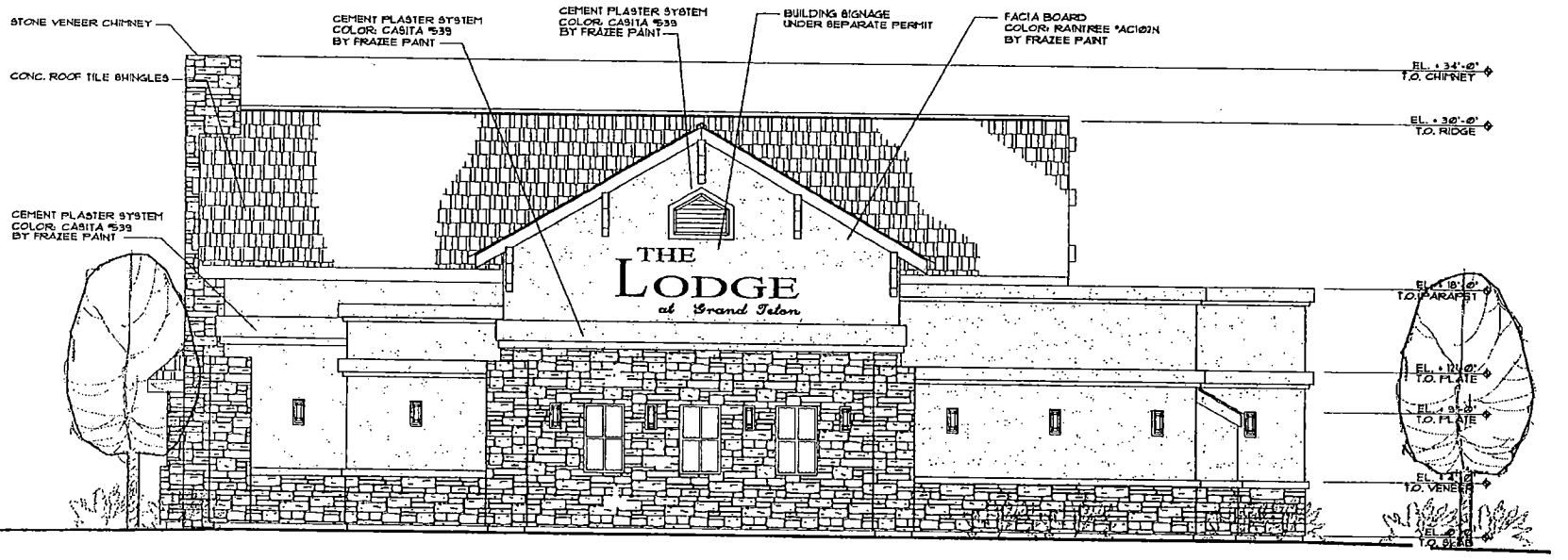
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checked by: GG
project no.: 02-111
revisions:
sheet no.: A6.01
of sheets

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3 A6.02 NORTH ELEVATION
SCALE: 1/4"=1'-0"



4 A6.02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

ROC-2671
1-22-04 PC

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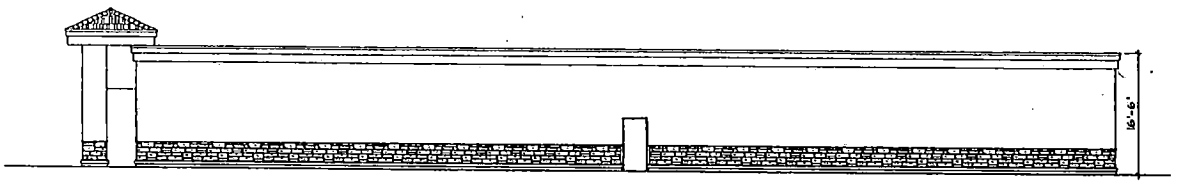
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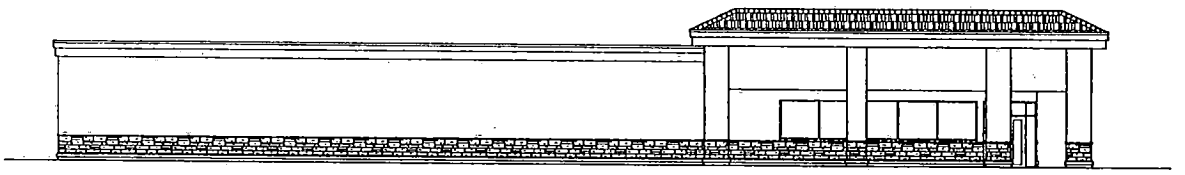
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checked by: GG
project no.: 02-111
revisions:

sheet no.
A6.02
of sheets

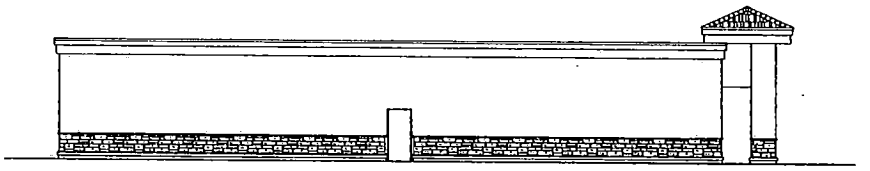
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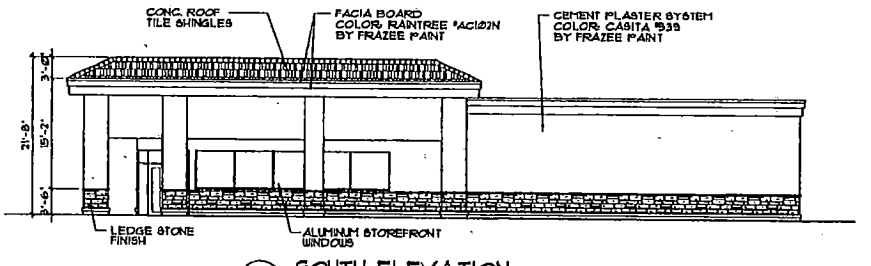
1 A6.03 EAST ELEVATION
SCALE: 1/8"=1'-0"



2 A6.03 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 A6.03 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 A6.03 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

ROC-2671

1-22-04 PC

ARCHITECT
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LAS VEGAS, NEVADA

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12-9-03

sheet title:
PAD A
EXTERIOR ELEVATIONS

issue dates:

drawn by: KMA
checked by: GCA
project no.: 02-171
revisions:

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A6.03
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The undersigned property owners in Carriage Park would like to state their profound concerns based on the Planning Commission's decision to consider rezoning the land adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-0064 and 017). Our Community believes the request by Gerald Garapich, A.I.A., for a proposed 71,570 square foot office, tavern, and mini-storage development (ROC-261,ZON-3509,GPA-3483,SUP-3513,SDR-3511), on 7.84 acres of land, should not be zoned from PCD (Planned Community Development) to SC (Service Commercial) for the following reasons:

A. This plan is not a community amenity, and does not follow the Centennial Hills master plan.
B. Commercial property is abundant near the highway and away from surrounding communities.
C. This plan does not allow a buffer between residential and commercial properties.
D. Commercial traffic is dangerous to our children going to and from school.

The following property owners disagree with rezoning the aforementioned parcel.

Property Owners Name	Address	Signature
1. NICHOLAS SPIRO	7953 QUAIL BREAST	
2. Peter Szydlo	7935 Quail Harbor St	
3. STEVE MILINCHUK	7941 QUAIL HARBOR ST	
4. Jarrod Blumberg	7956 Quail Harbor St	
5. Janet Penny	7951 Quail Rainest	
6. Angela Ross	8200 Quail Nest St	
7. DeAnne Beard	7948 Quail Breast Ln	
8. Ivan Carrera Leal	8117 Hidden Quail Ave	
9. JOHN TERRY	8254 QUAIL GORGE	
10. JAY A. MONACCO	7951 QUAIL HARBOR ST	
11. CANE STOCKTON	8208 QUAIL NEST ST	
12. Shannon Bravo	7955 Quail Rainest	
13. MARCIA Schueler	7936 Quail HARBOR St	
14. WALTER Schueler	7936 Quail HARBOR St	
15. J. R. Adams	8105 Hidden Quail	
16. Belinda Felton	8013 Hidden Quail	
17. NATALIE FARNSWORTH	7957 Quail MTN Ln	
18. Donna Deremer	8008 Quail Head Ave	
19. Martin Velasquez Jr.	8037 Hidden Quail Ave	
20. Natalie Mortel	7935 Quail Prairie St	

Submitted at Planning Commission

Date 1/22/04 Item 48-52

The undersigned property owners in Carriage Park would like to state their profound concerns based on the Planning Commission's decision to consider rezoning the land adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-0064 and 017). Our Community believes the request by Gerald Garapich, A.I.A., for a proposed 71,570 square foot office, tavern, and mini-storage development (ROC-261,ZON-3509,GPA-3483,SUP-3513,SDR-3511), on 7.84 acres of land, should not be zoned from PCD (Planned Community Development) to SC (Service Commercial) for the following reasons:

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B. Commercial property is abundant near the highway and away from surrounding communities.
C. This plan does not allow a buffer between residential and commercial properties.
D. Commercial traffic is dangerous to our children going to and from school.

The following property owners disagree with rezoning the aforementioned parcel.

Owners Name & Phone #	Address	Signature
1. Kelly Kristi Grondahl 341-8972	7947 Quail Heaven St.	Kelly A. Grondahl
2. Howard + Teresa Truitt 897-4689	7939 Quail Heaven St.	
3. Antoinette Segura 702 526-6138	7931 Quail Heaven St.	
4. Philip Hall GTA 702 365-6450	8269 Quail Arroyo Ave	
5. John J. Kallen	8265 Quail Arroyo Ave	John Kallen
6. Ronald Beattie 702-839-2548	8261 N. Quail Arroyo	
7. Jane Hicks 645-2732	8255 Quail Arroyo	Jane A. Hicks
8. C. Abulencia	8225 Quail Arroyo	C Abulencia
9. C. Coffee	8205 Quail Arroyo	
10. I. Ritchie	8201 Quail Arroyo	
11. D. Ritchie	8201 Quail Arroyo	
12 Laurence P. Egan	7936 Quail Cap St	
13. Richard Trzaskoma	8217 Quail Arroyo	
14. Jerome Goston-515-0126	7952 Quail Cap St	J. Boston
15. CYNTHIA SMITH	7959 Quail Summit Ln	
16. ERLINDA CABACTRA	8016 Quail Hollow	
17. D. MICHELE KWIATKOWICH	7950 Quail Mtn. Ln.	
18. GARY E. DOUGLAS 395-7550	7961 QUAIL MOUNTAIN LN	Gary E Douglas
19. Michelle Shaffer	7949 Quail Mountain Ln	Michelle Shaffer
20. Britt E Kveen	7952 Quail Breast Ln	Britt E. Kveen

The undersigned property owners in Carriage Park would like to state their profound concerns based on the Planning Commission's decision to consider rezoning the land adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-0064 and 017). Our Community believes the request by Gerald Garapich, A.I.A., for a proposed 71,570 square foot office, tavern, and mini-storage development (ROC-261,ZON-3509,GPA-3483,SUP-3513,SDR-3511), on 7.84 acres of land, should not be zoned from PCD (Planned Community Development) to SC (Service Commercial) for the following reasons:

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D. Commercial traffic is dangerous to our children going to and from school.

The following property owners disagree with rezoning the aforementioned parcel.

Property Owners Name	Address	Signature
1. Karen Killian	7960 Quail Breast	Karen Killian
2. PAT & BECILI POWELL	7941 QUAL MOUNTAIN	
3. Juliana Jeanjean	7953 Quail Mtn. Ln.	Juliana Jeanjean
4. Deborah Carvounis	7954 Quail Mtn. Ln.	Deborah Carvounis
5. Brian + DJ Goddard	7965 Quail Mtn Ln	Dajana Goddard
6. Darmon Hayes	7962 Quail Mtn	
7. Kim & Jerry Crumpler	8032 QUAIL HEAD AVE	
8. James & Kayla Cayer	8024 Quail Head Ave.	
9.	8016 Quail Head Ave	
10. Jim Killian	7962 QUAIL TURN ST	
11.	7958 QUAIL TURN ST	
12. Paul Kozanetsky	7951 Quail Summit	
13.	7947 QUAIL SUMMIT	
14. BRIAN K. TEETERS	7943 QUAILSUMMIT LN.	
15. ESTHER FLETES	8021 Hidden Quail	
16. BETH SWIFT	8029 HIDDEN QUAIL	
17. CAROL DIAZ	8113 Hidden Quail Ave	
18. BRUCE PARISH	7933 QUAIL PARK LANE	
19. James Clark Spendlove	8124 Quail Nest Ave	
20.	7952 Quail Harbor	

The undersigned property owners in Carriage Park would like to state their profound concerns based on the Planning Commission's decision to consider rezoning the land adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-0064 and 017). Our Community believes the request by Gerald Garapich, A.I.A., for a proposed 71,570 square foot office, tavern, and mini-storage development (ROC-261,ZON-3509,GPA-3483,SUP-3513,SDR-3511), on 7.84 acres of land, should not be zoned from PCD (Planned Community Development) to SC (Service Commercial) for the following reasons:

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The following property owners disagree with rezoning the aforementioned parcel.

	Property Owners Name	Address	Signature
1.	ERIC VANN	7952 QUAIL HEAVEN	
2.	Jason Galea	7948 Quail Heaven	
3.	Tammy Meyer	7910 Quail Heaven	
4.	Shandell Auten	7863 Rolling River Dr	
5.	Adolfo Diaz	7939 Quail Harbor	
6.	James + LOIS CHRISTIANSEN	7944 Quail Heaven	
7.	Richard Thompson	7947 Quail Heaven	
8.	Colette + Kevin Mangold	8212 Quail Nest Ave	
9.	Thor [redacted] Armstrong	8128 Quail Nest Ave	
10.	Marina Oppold	8116 Quail Nest Ave	
11.	Mel Oppold	8116 Quail Nest Ave	
12.	James R. Moore	7941 Quail Breast Ln	
13.	Sally M. Woolley	7949 Quail Breast Ln	
14.	Adam Rester	7945 Quail Breast	
15.	HOWELL ESTES	8017 HIDDEN QUAIL AVE	
16.	Matthew Siple	7956 Quail Breast ln	
17.	Bernie MacDonald	7942 Quail Mtn	
18.	AMERICO S. CANQUE	7940 QUAIL BREAST	
19.	Philip J. Hanisch	8249 Quail Arroyo Ave	
20.	Virginia Castillo	8257 Quail Arroyo Ave	

The undersigned property owners in Carriage Park would like to state their profound concerns based on the Planning Commission's decision to consider rezoning the land adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-0064 and 017). Our Community believes the request by Gerald Garapich, A.I.A., for a proposed 71,570 square foot office, tavern, and mini-storage development (ROC-261,ZON-3509,GPA-3483,SUP-3513,SDR-3511), on 7.84 acres of land, should not be zoned from PCD (Planned Community Development) to SC (Service Commercial) for the following reasons:

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The following property owners disagree with rezoning the aforementioned parcel.

	Property Owners Name	Address	Signature
1.	Robert Benton	7948 Quail Prairie	656-8822 Robert Benton
2.	CLAIRE BENTON	" " "	Claire Benton
3.	Charlene Arbach	7940 Quail Prairie	Charlene Arbach 655-3695
4.	James Chalifoux	7951 Quail Cap St	645-7722
5.	Dawn DePrenda	" " "	Dawn DePrenda 645-7722
6.	Ashley Lentz	7943 Quail Cap St.	6493273
7.	ROBB LENTZ	7943 Quail Cap ST.	658-2722
8.	Fawn McGuffie	7935 Quail Cap St.	Fawn McGuffie 254-9627
9.	SUNDAY TOLER	8262 QUAIL GORGE AVE	368-2011
10.	Ruth Blair	7951 QUAIL HEAVEN ST	RUTH BLAIR 839-9558
11.	VALENTIN T YBARRA JR	7947 QUAIL CAP ST	Valentin T. Ybarra Jr 395-1184
12.	Joe Martino	7955 Quail Heaven St	Joe Martino 610-8857
13.	Kim Martino	7955 Quail Heaven St	Kimberley Martino 610-8860
14.	CHESTER RILEY	8258 QUAIL GORGE	Chester Riley 395-5616
15.	VERA RILEY	8258 QUAIL GORGE	Vera Riley 395 5616
16.			
17.			
18.			
19.			
20.			

(ZON-3509)
(GPA-3483)

PETITION BY RESIDENTS IN THE NOTIFICATION RADIUS. TO DENY REQUEST FOR REZONING OF PROPERTY LOCATED ON THE NE CORNER OF DURANGO DR AND GRAND TETON DR. LEGALLY DESCRIBED AS, SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

ADDRESS		SIGNATURE	DATE
7832	Restless Pines		1-17-04
7824	Restless Pines		1-17-04
8421	Tough Pine Ct.	(Janice Tice)	1-17-04
8417	Tough Pine Ct		1-17-04
8413	Tough Pine Ct		1/17/04
1804	Restless Pines St.		1-17-04
5413	Shady Pines Dr.		1-17-04
8417	Shady Pines		1.17.04
8431	Shady Pines		1-17-04
8424	Shady Pines Dr		1-17-04
8420	Shady Pines Dr		1/17/04
8405	Timber Pine		1-17-04
8404	Timber Pine Ave		1-17-4
8413	TIMBER PINE AVE.		1/17/04
8421	Timber Pine Ave		1/17/04
8504	Timber Pine Ave		1/17/04
8508	Timber Pine		1/17/04
8516	TIMBER PINE AVE		1/17/04
8528	Timber Pine Ave		1/17/04
8529	Timber Pine Ave		1-17-04.
8409	Gracious Pine		1-17-04
8401	Gracious Pine		1.17.04
8404	Gracious Pine		1-17-04
8408	Gracious Pine		1-17-04
8500	Timber Pine Ave		1.17.04

(ZON-3509)
(GPA-3483)

PETITION BY RESIDENTS IN THE NOTIFICATION RADIUS. TO DENY REQUEST FOR REZONING OF PROPERTY LOCATED ON THE NE CORNER OF DURANGO DR AND GRAND TETON DR. LEGALLY DESCRIBED AS, SOUTH HALF (S1/2) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

ADDRESS	SIGNATURE	DATE
8112 Dawning Flower Ave.	Sheryl Lanciaux	1-20-04

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8325 Jo Macy Dr		1-20-04

!) Maximum one story height for the entire 10 acres (height of the building may be up to 35 ft for architectural features and roof line), except the mini-warehouses. Shall be two stories in height, however, a maximum of 22 feet excluding roof line and or architectural features for the residential character.

2) Architecture shall be consistent throughout the 10 acres and shall be residential in character. Architectural features and appearance shall be consistent with the architecture of the tavern as submitted to the City of Las Vegas. (pitched roof line, stone accents)

3) Lighting for the site shall be low level lighting and no over-spill into the adjacent residences.

4) Monument signage only.

5) Mini-warehouse shall have 24 hour on-site security with cameras.

6) Parking lot landscaping will meet or exceed the City of Las Vegas requirements.

7) Decorative wall around the mini-warehouse.

Submitted at Planning Commission

Date 1/22/04 Item 48-52

GRAND TETON AND DURANGO CENTER

DESIGN CRITERIA GUIDELINES

LAS VEGAS, NEVADA

January 19, 2004

Submitted at Planning Commission
Date 1/22/04 Item 48-52

GRAND TETON AND DURANGO CENTER
DESIGN CRITERIA GUIDELINES

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4.1 GENERAL

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INTRODUCTION

1.1 OVERVIEW

The Grand Teton and Durango Center is an approximately 7.8 acre commercial development developed by the ALM Corporation. The project is located within the City of Las Vegas at the northeast corner of Grand Teton Drive and Durango Drive. *See Master Plan Exhibit 1.1.* In order to assure development consistency the ALM Corporation has established these Design Criteria Guidelines.

SITE PLANNING DESIGN CRITERIA GUIDELINES

2.1 GENERAL

2.1.1 Purpose: The following site planning criteria are established to ensure a consistency in the level of quality and image established for the Property.

2.1.2 Zoning: The commercial development is comprised of zoning classifications within the City of Las Vegas. Refer to the City of Las Vegas Zoning Code for additional requirements.

2.1.3 General: All development within the park must conform to all applicable City of Las Vegas requirements and the Design Criteria Guidelines.

2.2 SETBACKS

2.2.1 General: Zoning setback criteria are detailed in the City of Las Vegas Zoning Codes.

2.2.2 Building Setbacks:

1. Front Yard: The Front Yard building setback shall be 20 feet from the property line.

2. Side Yard: The interior Side Yard building setbacks shall be 10 feet from the property line.

3. Rear Yard: The Rear Yard building setback shall be 20 feet from the property line.

4. Corner Yard: The Corner Yard building setback shall be 15 feet from the property line.

2.2.3 Setback Exceptions: The following improvements (subject to other applicable restrictions contained herein) are permitted within such yards as indicated:

A) Underground utilities in all Yards;

B) Roof overhangs are permitted in all Yards, if permissible by Zoning Codes and building codes;

C) Steps and sidewalks in all Yards;

D) Fences and screen walls are permitted in all Yards as permitted by code, but are not allowed within the Street Landscape Area.

E) Landscaping (along with related underground sprinkler systems) is permitted in all Yards;

F) Driveways in all Yards;

ARCHITECTURAL DESIGN CRITERIA GUIDELINES

4.1 GENERAL

4.1.1 Purpose: The design objective of the architectural criteria is to establish an overall architectural theme and standard of quality while encouraging individual creativity, consistent to and within the boundaries of the design theme. Individual consideration will be given to the aesthetic and physical relationships of the building to the site and the building to adjacent buildings.

4.2 BUILDING DESIGN

4.2.1 Style: The architectural character of the Grand Teton and Durango Center is intended to present a unified professional .

The following sections will provide illustrations and guidelines regarding materials, colors and design elements expressive of the overall architectural theme of the Property. It should be noted, however, that the illustrations and guidelines are intended to help in understanding the architecture character and its appropriate design responses, but the ideas presented are not intended to establish absolute limits or boundaries.

4.2.2 Floor Areas: Building Design Form should highlight major public entries. Building design should be consistent on all four elevations (no "back side"). Building design should be responsive to climate consideration and use recessed glazing or sunscreens for solar control. See Exhibit 1.2 for typical conditions.

4.2.3 Building Height: Building Heights shall be in accordance with the City of Las Vegas Zoning Code and the Design Criteria guidelines, but shall not exceed one (1) story.

4.2.4 Mechanical Equipment Screening: Roof mounted exterior components shall be screened on all sides by a screen wall or parapet wall, that shall be aesthetically compatible with the architectural design of the building and shall not be constructed of wood, lath or chain link fencing. Equipment screening shall be at least the height of the exterior components to be screened and shall effectively screen all such equipment from eye-level street views within 500 feet around the lot. Monolithic screens are required versus several small individual screens.

4.2.5 Building Materials and Finishes:

A) Exterior Walls: Exterior walls of buildings shall be compatible with that of the Lodge at Grand Teton. Ledgestone shall comprise at least 10% of the overall exterior facade.

B) Roofing: Flat roofs are required to be a light color. Gable or hip elements are permitted as accent features and must be designed not to exceed 10% of the building roof.

C) Building Design: Should incorporate ledgestone accents, pitched roofs and colors to be compatible with the Lodge at Grand Teton as indicated on the example elevation. See Exhibit 1.2.

4.2.6 Exterior Lighting:

A) The design objective for lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.

B) Lighting systems shall be designed and installed so as not to reduce the safety of pedestrian and vehicular movement.

C) Mercury vapor or metal halide light sources are acceptable for use on-site throughout the Property. No high pressure sodium lamps are permitted.

D) Area illumination must be provided for entry areas, employee break areas and other people-gathering places.

E) Building mounted service area lighting shall be contained within the service yard boundaries. Shielded light sources shall be required.

F) Landscape lighting shall be integrated into the overall project lighting design. The use of high-pressure sodium and color-corrected sodium illumination is not permitted.

4.2.7 Exterior Colors: It is the intent of the Design Criteria Guidelines to create a desert responsive exterior color palette for the Grand Teton and Durango Center. Each project is required to be compatible to the colors utilized on the Lodge at Grand Teton. Color usage should be consistent on all sides of the building.

The following chart indicates the specific manufacturer and name of colors used on the Lodge at Grand Teton.

Colors

Manufacturer's Number	Manufacturer	Color
Field Colors (at least 50% but not more than 70% of the building elevation)		
539	Frazee	Casita
Secondary Colors (no more than 30% of the building elevation)		
8744D	Frazee	Sweetwood
Accent Colors (at least 5% but not more than 30% of the building elevation		
AC102N	Frazee	Rainforest

Glazing
All glazing shall dark Grey tint or approved equal.

Stone Accent
Stone accent shall be a minimum of 10% of the elevation.

Stone Type	Supplier	Color
Ledgestone	Coronado	50% Blend Split Field Mountain Ledge – Dakota Brown

Roof Tile
Roof tile shall be a minimum of 10% of the elevation.

Roof Tile	Supplier	Color
Ponderosa	Eagle	Cedartone Flashed

LANDSCAPE ARCHITECTURE DESIGN CRITERIA GUIDELINES

5.1 *GENERAL*

5.1.1 Design Theme: The quality of the Grand Teton and Durango Center is established in part by the landscape treatment. The overall landscape concept is to use a consistent palette of plant material and landscape elements to support the design of the buildings occupying the site.

Master Plan

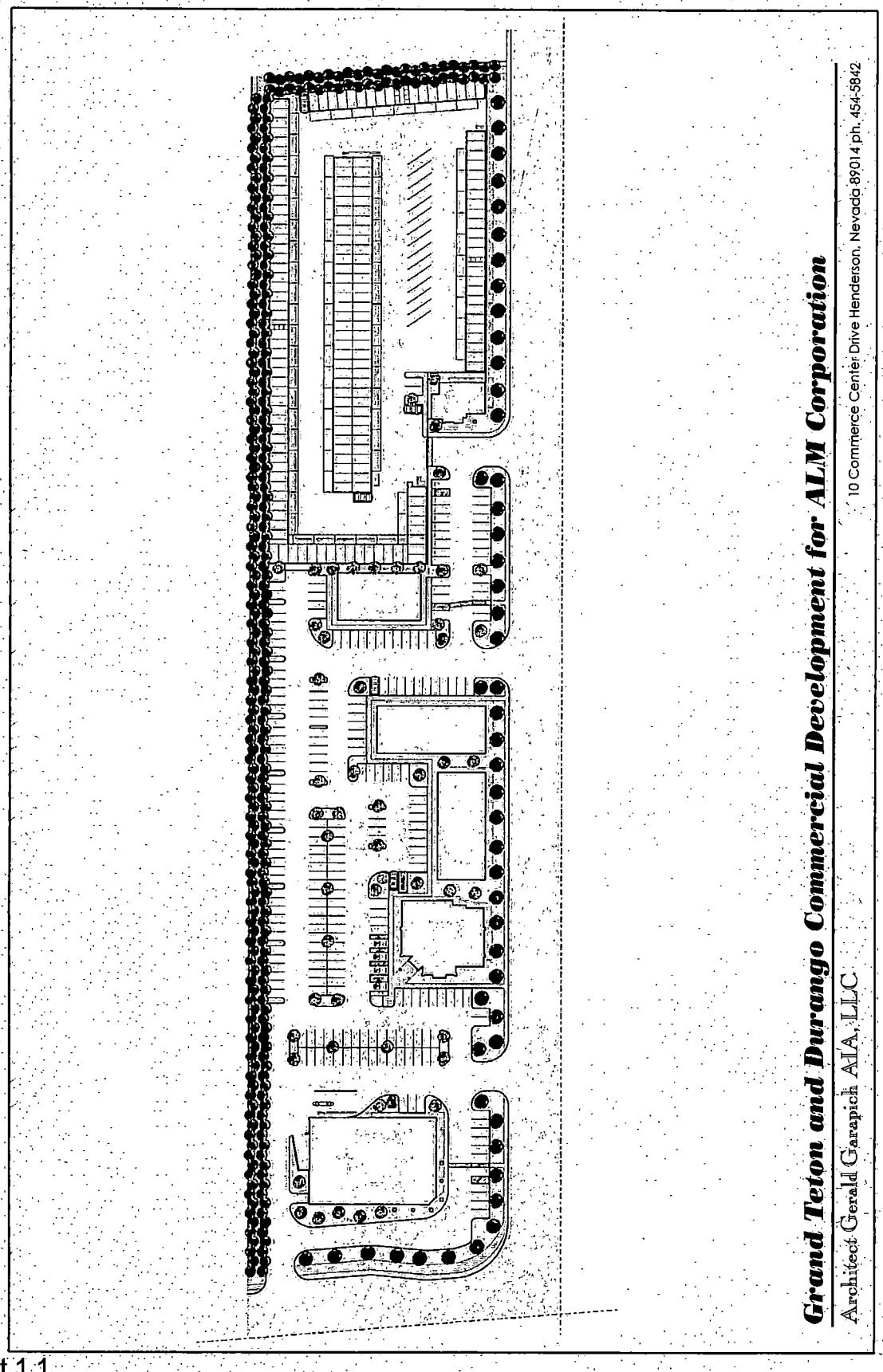
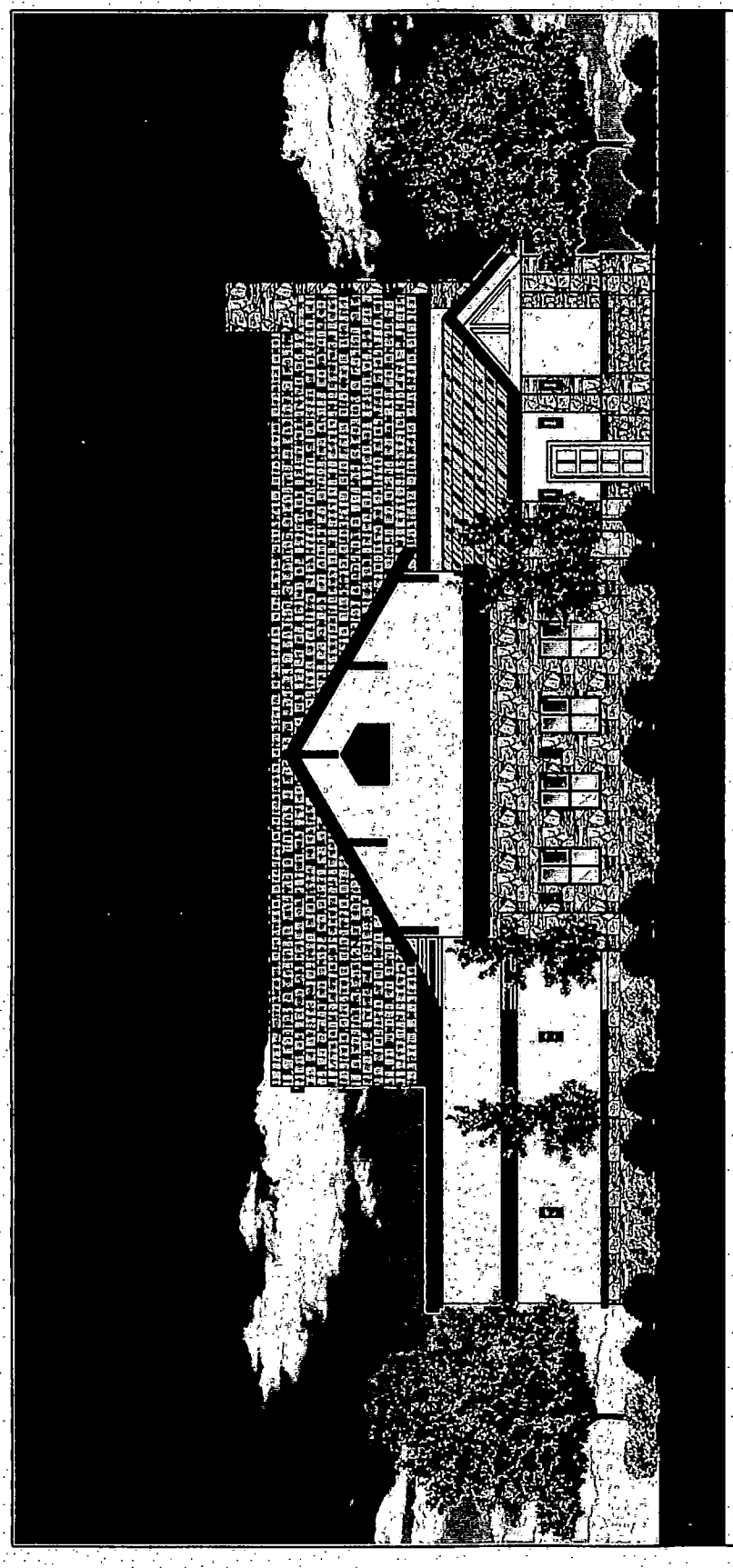


Exhibit 1.1

Conceptual Elevation



Grand Teton and Durango Commercial Development for ALM Corporation

10 Commerce Center Drive Henderson, Nevada 89014 ph. 454-5842

Architect Gerald Garapich AIA, LLC