City of Las Vegas

Agenda Item No.: 49

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 287 | 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
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 and adding the following condition:**

- ***The plan amendment pertains to APN: 125-09-401-006 only.***

**– UNANIMOUS with NIGRO excused**

**To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:00 P.M.**

City of Las Vegas

**Agenda Item No.: 49**

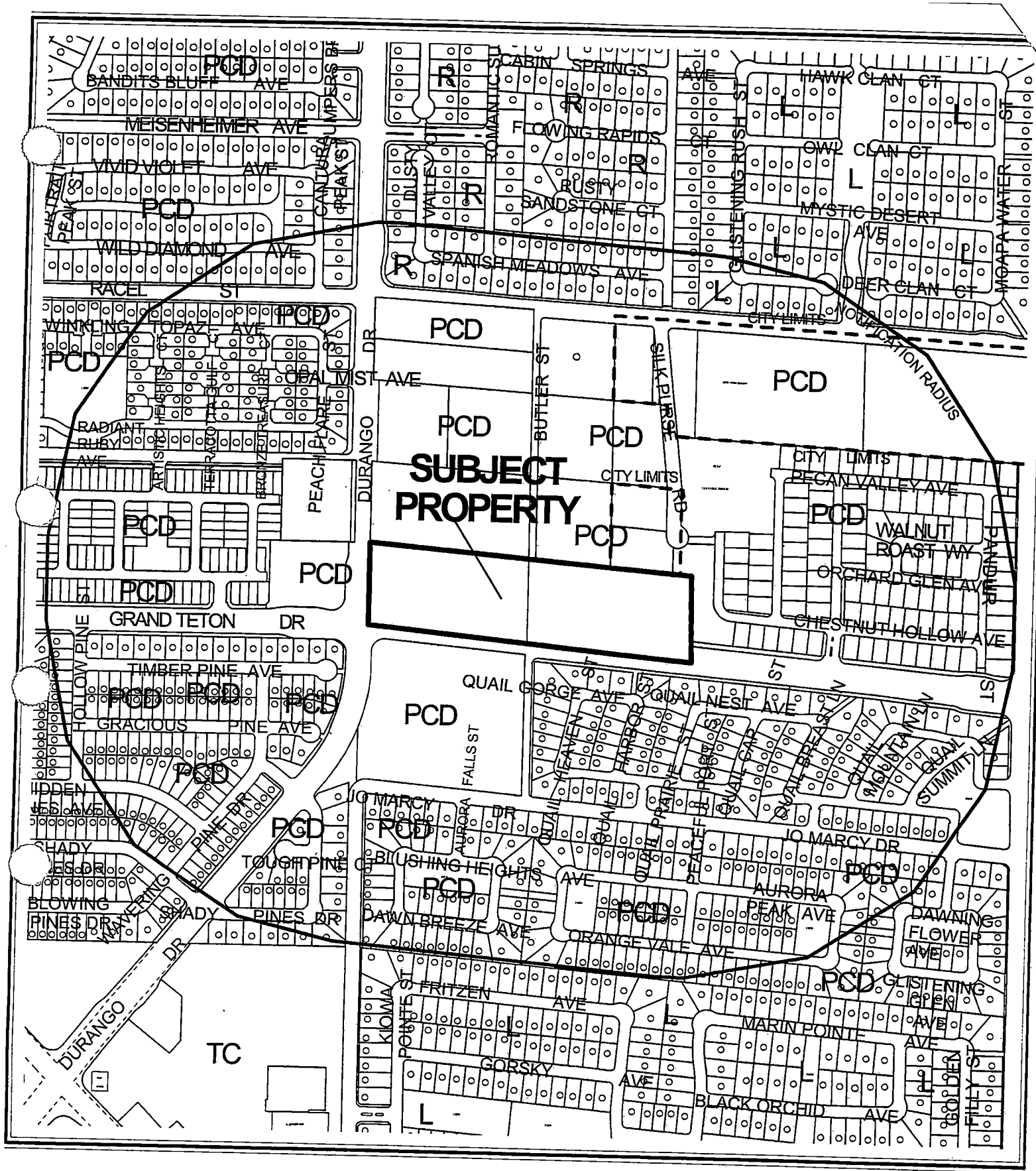
PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 49 – GPA-3483

**MINUTES:**

NOTE: See Item 48 [ROC-2671] for related discussion.

(7:38 – 8:56)

**2-1964/3-1**




**CASE:** **GPA-3483**

**RADIUS:** 1320 FT

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

PCD (PLANNED COMMUNITY DEVELOPMENT) LAND USE DESIGNATION

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

SC (SERVICE COMMERCIAL) LAND USE DESIGNATION




**CASE:** **GPA-3483**

**RADIUS:** 1320 FT

0 400 800 Feet

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

PCD (PLANNED COMMUNITY DEVELOPMENT) LAND USE DESIGNATION

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

SC (SERVICE COMMERCIAL) LAND USE DESIGNATION

N

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: GPA-3483 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY**

## ** CONDITIONS **

**STAFF RECOMMENDATION: APPROVAL**

KW

# ** STAFF REPORT **

## APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at the northeast corner of Grand Teton Drive and Durango Road from PCD (Planned community Development) to SC (Service Commercial). A rezoning (ZON-3509), a special use permit (SUP-3515), and a site development plan review (SDR-3511) applications were filed with this 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 GC (General Commercial).

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.

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

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for PCD (Planned Community Development) land uses.

## DETAILS OF APPLICATION REQUEST

Site Area: 7.84 Gross Acres

KW

EXISTING LAND USE

| | |
|---|---|
| Subject Property | Vacant |
| North | Vacant, stables |
| South | Vacant, Single-family homes |
| East | Vacant |
| West | Vacant |

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) |

EXISTING ZONING

| | |
|---|---|
| Subject Property | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] |
| North | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre) and Clark County |
| South | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-PD4 (Residential Planned Development - 4 Units Per Acre) |
| East | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under resolution of intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) |
| West | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) |

***E) General Plan Compliance***

This site is located in north- central portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan and designated as PCD (Planned Community Development). The Planned Community category allows for a mix of residential uses, maintaining an overall density of 2- 8 dwelling units per acre depending upon compatibility with adjacent uses. In addition, some public facilities and office projects may be used as buffers between areas of low density residential

and areas of neighborhood commercial. Projects less than 80 acres in size are not allowed in PCD (Planned Community Development). Because of the 80 acre plan area requirement the proposed amendment of the plan to SC can be supported because of commercial being permitted in PCD (Planned Community Development).

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

Trails:
An Equestrian Trail shall be included within the development of this site as stipulated by the Trails element of the 2020 Master Plan.

**INTERAGENCY ISSUES**

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

1) A Special Use Permit application for a use within 500 of the corporate boundary of the County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) Metro: No enforcement impact
2) LVVWD: No significant impact on the water system.

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

KW

## DEFINITIONS

***PCD (Planned Community Development)***(2 to 8 dwelling units/gross acre.) The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from 2 to 8 dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. a density of 2 units per acre will be required when adjacent to DR designated property). In addition, commercial, public facilities and office projects may be used as buffers (depending upon compatibility issues) within the PCD (Planned Community Development).

Projects in undeveloped areas that are greater than 80 acres in size require a master plan PD (Planned Development) zoning. Projects less than 80 acres in size are not allowed within the PCD (Planned Community Development); however, infill projects may receive a waiver from this requirement.

***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 subject site is located at the northeast corner of Durango Drive, a 100 foot Primary Arterial, and Grand Teton Drive, a 120 foot Parkway Arterial; both shown on the Master Plan of Streets and Highways.

The parcels are surrounded by land designated as PCD (Planned Community Development) land use. In theory PCD (Planned Community Development) allows a mix of residential with a density maximum of 8 dwelling units per acre and neighborhood supportive limited commercial. In the case of this request near the intersection of Durango and Grand Teton there have been proposals that incorporated more commercial than residential but have been scaled back to medium low density residential. With the proximity of the concentration of commercial growing around the intersection of Farm and Durango to the south the perceived pressure to build more commercial at the location of this application has lessened over time. With the close proximity of the Service Commercial District of Town Center around the Durango/ US95 Interchange it is appropriate to expect less commercial in the area in question.

KW

Because of the evolution of more residential and less commercial in the area of this proposal and the proximity of Town Center with the concentration of commercial a short distance south of Durango and Grand Teton it is felt the development of both of the parcel into commercial can not be supported. The eastern most parcel should remain as residential as it can be combined with other adjacent vacant parcels to develop as residential. The eastern half of the parcel with the approved Tavern can become the requested SC. This will enable the whole parcel to become a neighborhood supportive commercial development.

In summary, the current application should be revised to remove the eastern parcel from this application and change the land use of the whole parcel adjacent to the northeast corner of Durango and Grand Teton to SC.

**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.**

   The proposal can be compatible if the amount of the proposed SC be scaled back so only the parcel adjacent to the northeast corner of Durango and Grand Teton be the limit of this proposal to change the land use to SC (Service Commercial). The areas in this neighborhood that were originally considered as candidates for commercial use have become residential instead. The eastern parcel of this application can be combined with adjacent vacant land to be developed as residential.

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

   Proper use of landscaping and strict adherence to the Commercial development standards of the Title19 will result in a small-scale commercial development, such as may be found in NS (Neighborhood Support) zoning, that will be compatible with neighboring uses.

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

   With the neighborhood being developed as it is there are sufficient amenities, utilities and resources to support the proposed development.

KW

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

The proposal with the revision to use only the western most parcel as SC supports the following:

- Program B1.4 of the Centennial Hills Sector Plan that encourages the development of infill parcels in substantially developed, single-family neighborhoods at densities similar to existing development,
- Policy B4 that calls for the provision of a balance in the amount and location of commercial and office uses to serve the local population, and
- Program B5.6 that calls for the development of small-scale neighborhood commercial centers at the intersections of major roadways adjacent to residential areas.

**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 12/22/03 a neighborhood the applicant held meeting. There were seven persons who attended and had questions about the following:

1) Hours of operation and type of use for the tavern
2) Uses of the retail building along Durango, drug store or shops
3) Hours of operation and look of the mini-storage component
4) Landscaping along the perimeter of the site
5) One person made a comment about commercial uses outside of Town Center

**NOTICES MAILED:** 601 [Mailed with ROC-2671, ZON-3509, SUP-3513 & SDR-3511]

**APPROVALS:** 0

**PROTESTS:** 0

KW

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3483 APN: 125-09-401-006/017

Name of Property Owner: ~~Stuart Apollo-ALM Corp~~/Grand Teton Lodge

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: _____

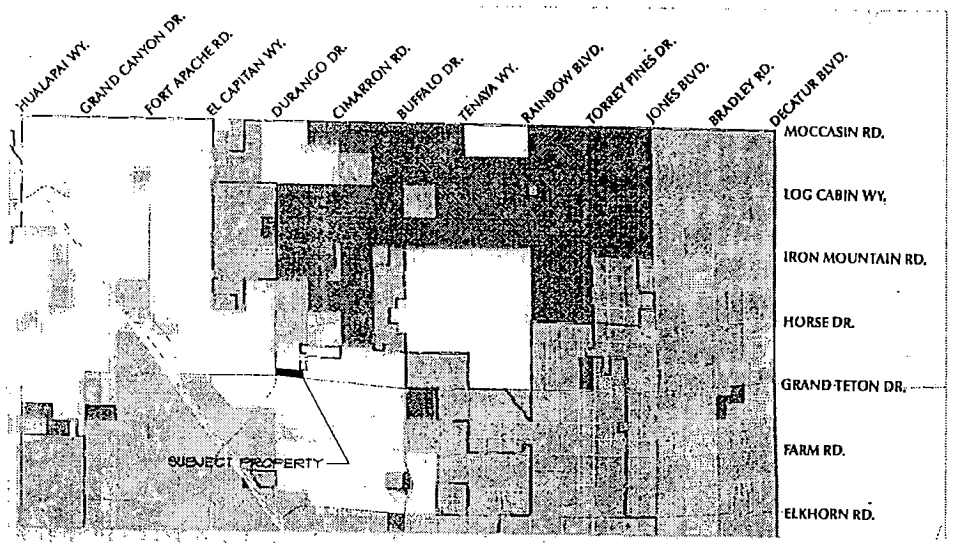
Print Name: STUART APOLLO

Subscribed and sworn before me

This 5th day of December, 2003

_____
Notary Public in and for said County and State

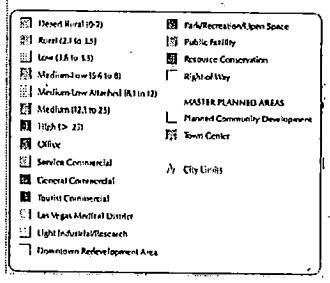
Notary Public - State of Nevada
County of Clark
D'ANN L. HEADFORD
My Appointment Expires
No: 02-77482-1 August 21, 2006




## 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:

APPLICATIONS: 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 & 125-09-401-017

SITE AREA: 341,429 SF. (7.84 ACRES)

CURRENT ZONING: C1 / U

PROPOSED ZONING: C1 / C2

SETBACKS:

| | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT: | 20'-0" | 100'-0"/61'-0"/20'-0" |
| SIDES: | 10'-0" | 20'-0" |
| REAR: | 20'-0" | 20'-0" |
| CORNER: | 15'-0" | 10'-0" |

BUILDING AREA: 71,570 SF

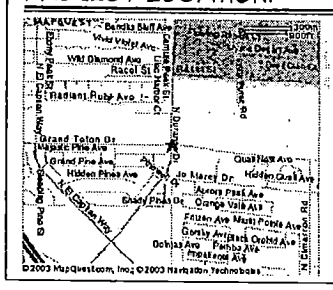
| | |
|---|---|
| PAD 'A': | 11,910 SF |
| TAVERN: | 6,100 SF |
| PAD 'B', 'C', 'D': | 13,500 SF |
| MINI STORAGE: | 38,000 SF |

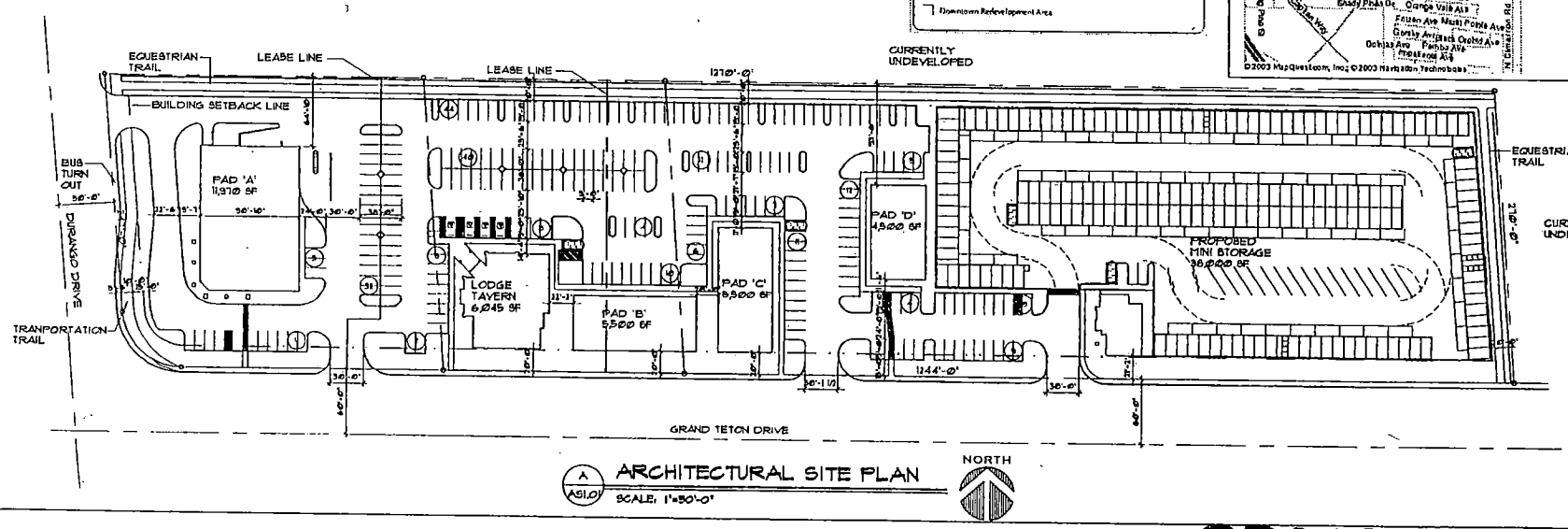
LOT COVERAGE: 20.9%

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"

STAFF
GPA-3483
01-22-04 PC

ARCHITECT
GERALD GADARICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-3662 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: GG
project no: 02-171
revisions:

sheet no. AS1.01
of sheets

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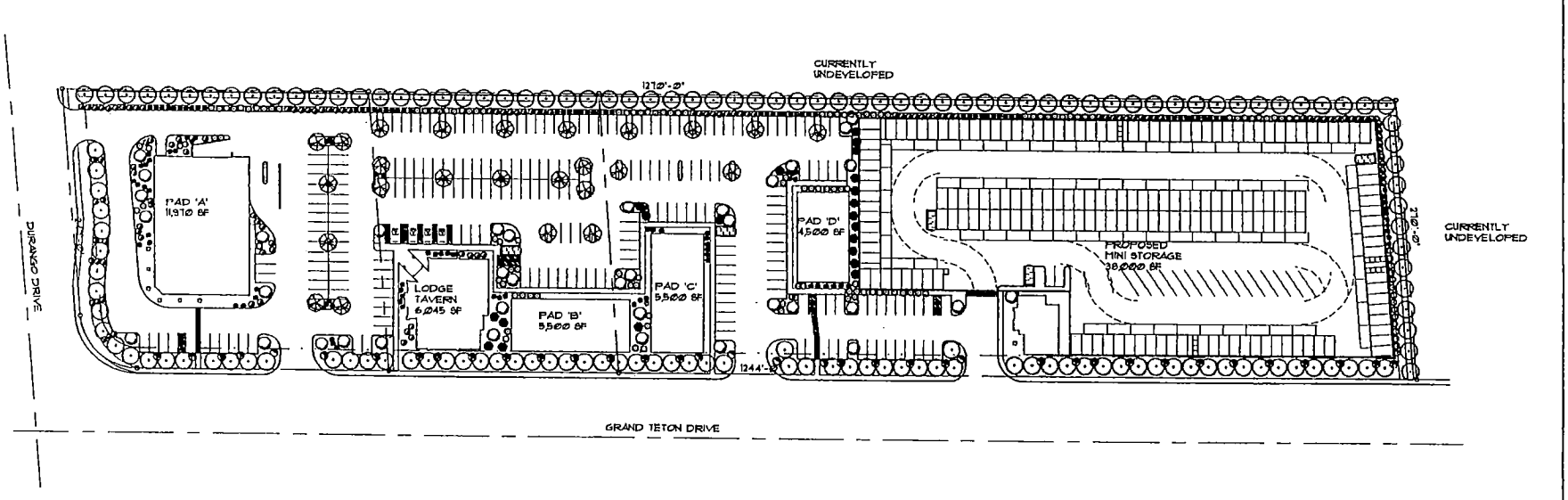
P:\02-171\Design Review\171sa01.dwg Mon, 08 Dec 2003 - 6:19pm

## 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 MAT'L. 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


ARCHITECT
GERALD GADARICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-8842 FAX (702) 454-7642


project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
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LAS VEGAS, NEVADA

PRELIMINARY
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12-8-03

sheet title:
ARCHITECTURAL
LANDSCAPE PLAN

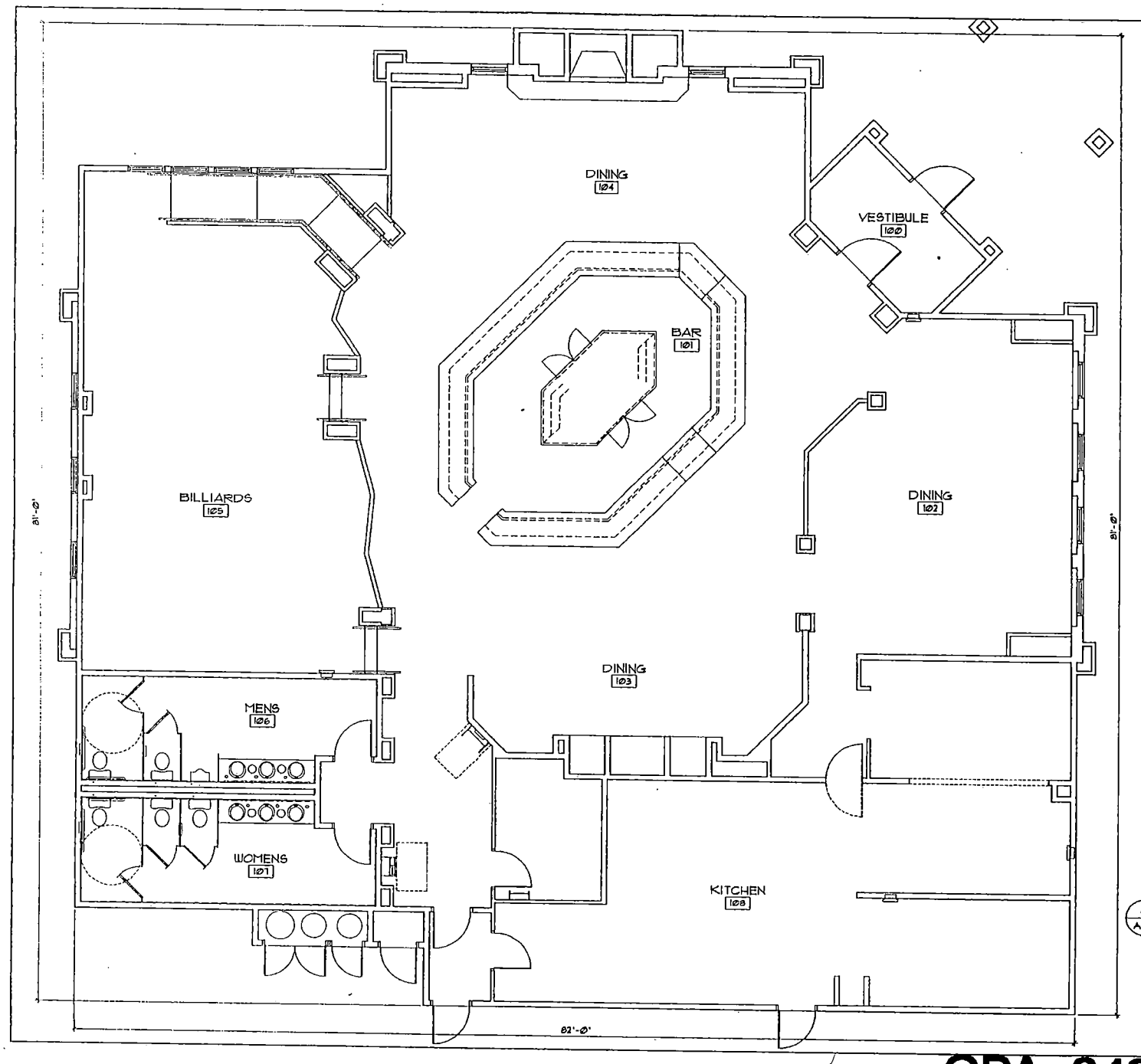
issue dates:
drawn by: KKG
checked by: GG
project no.: 02-111
revisions:
sheet no. L1.01
of sheets


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STAFF

GPA-3483
1-22-04 PC




A1.01 FLOOR PLAN

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

GROSS FLOOR AREA: 6,045 SF.

NORTH

ARCHITECT
GERALD GADARICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5842 FAX (702) 454-7842

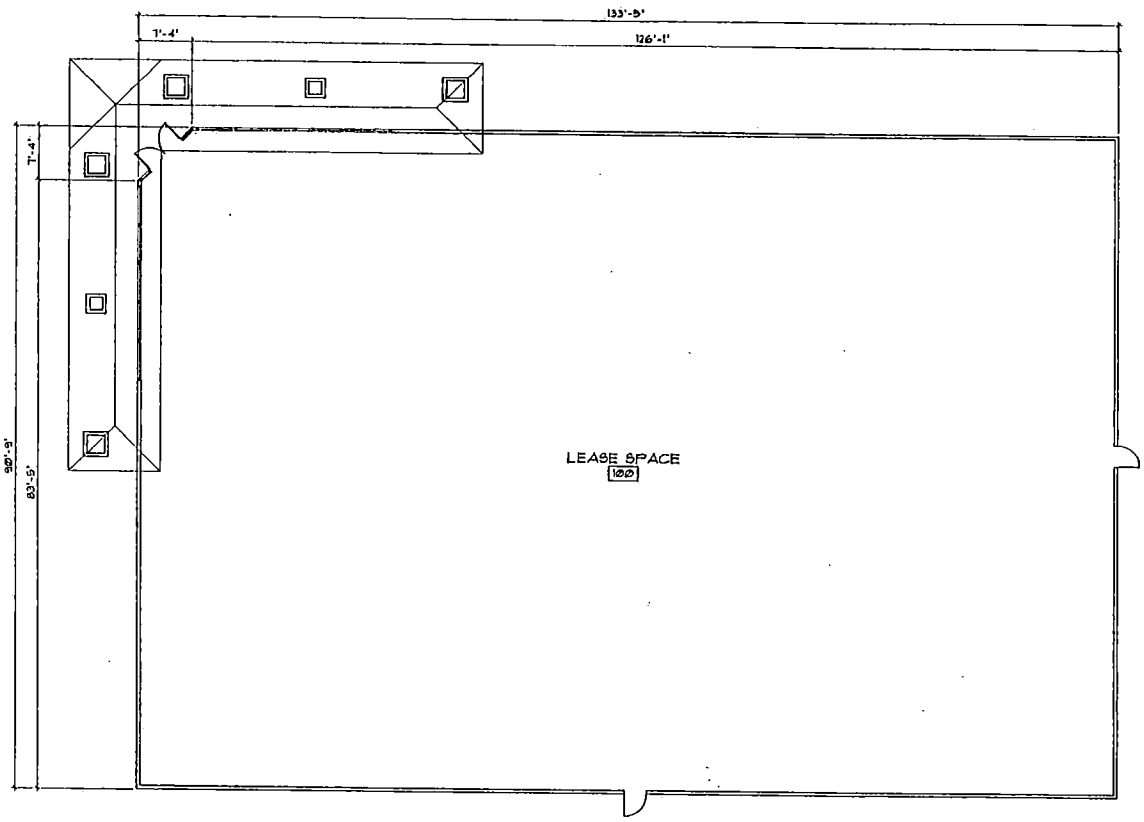
project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

sheet title:
TAVERN FLOOR PLAN

issue dates:
drawn by: MSB
checked by: GG
project no.: 02-171
revisions:

sheet no.
A1.01
of sheets

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A1.02 PAD A FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

PAD-17\Design Reviews\plots\17PAD02.dwg Mon, 08 Dec 2003 - 8:53am

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PRELIMINARY
NOT FOR CONSTRUCTION
12-8-03

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COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

ARCHITECT
GRAND CADAVICH • AIA • LLC
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HENDERSON, NEVADA 89014
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sheet title:
PAD A
FLOOR PLAN

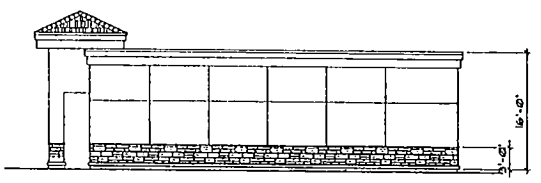
issue dates:

drawn by: KMB
checked by: GG
project no.: 03-11
revisions:

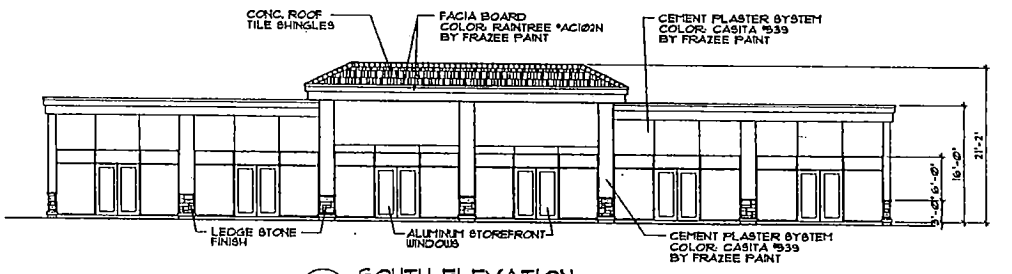
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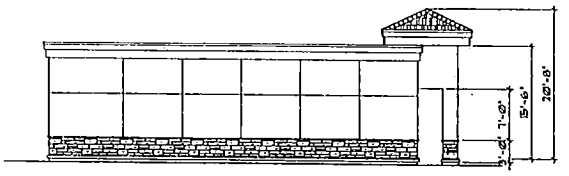
GPA-3483
1-22-04 PC



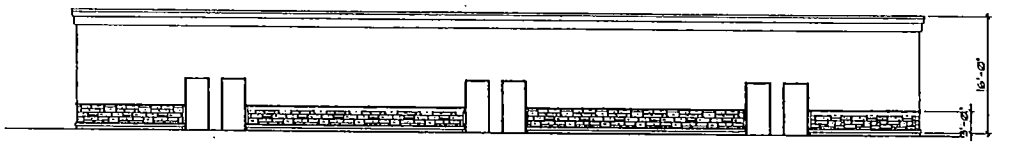

1 / A1.03 WEST ELEVATION
SCALE: 1/8"= 1'-0"



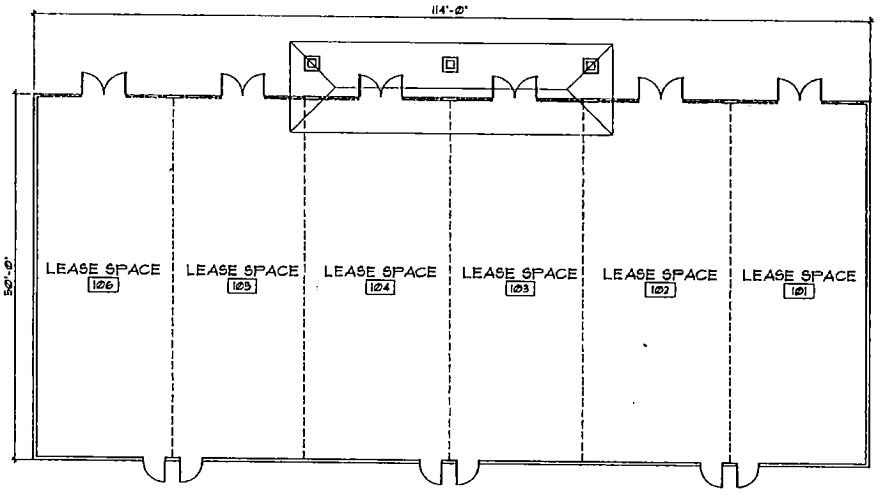

1 / A1.03 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"




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

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GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

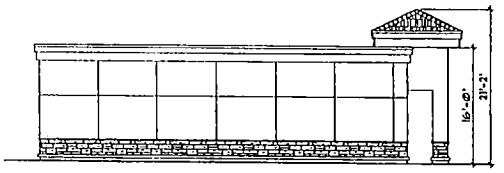
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NOT FOR CONSTRUCTION
12-08-03

sheet title:
PAD B AND PAD C
FLOOR PLAN AND
EXTERIOR ELEVATIONS

issue dates:
drawn by: mas
checked by: GG
project no.: gta-111
revisions:

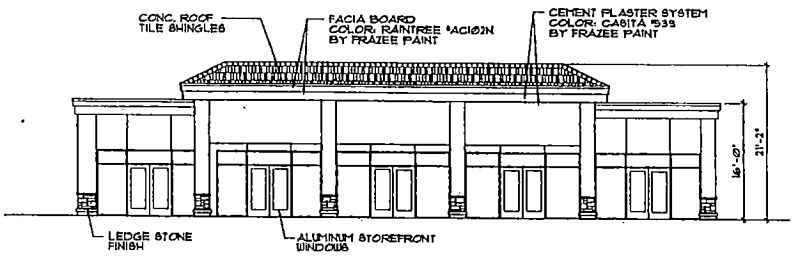
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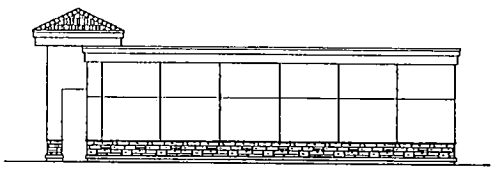

1 A1.04 NORTH ELEVATION

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



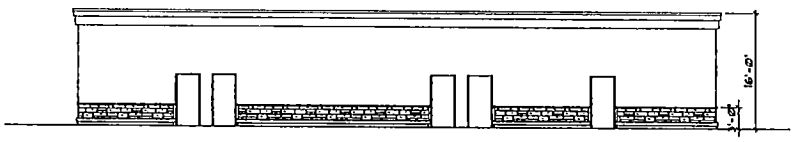

2 A1.04 WEST ELEVATION

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



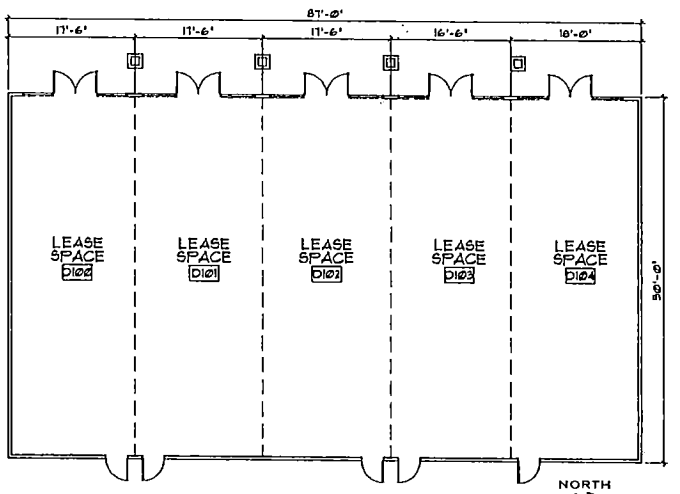
3 A1.04 SOUTH ELEVATION

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




4 A1.04 EAST ELEVATION

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




A A1.04 PAD D FLOOR PLAN

SCALE: 1/8"=1'-0" GROSS SQUARE FOOTAGE: 4300 SF.

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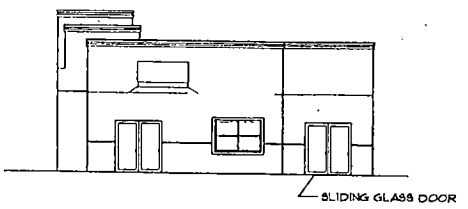
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12-8-03

sheet title:
PAD D
FLOOR PLAN

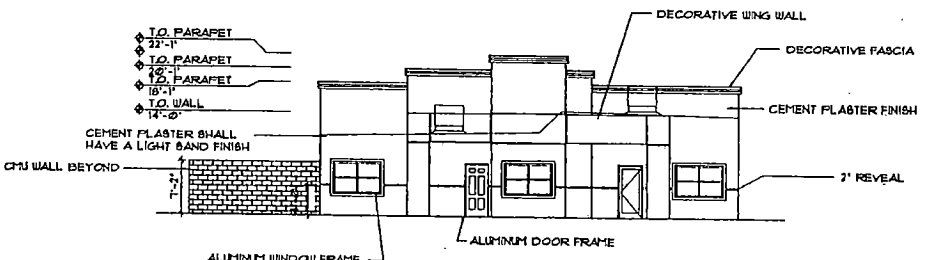
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drawn by: KKA
checked by: GLG
project no.: 02-171
revisions:
sheet no.: A1.04
of sheets

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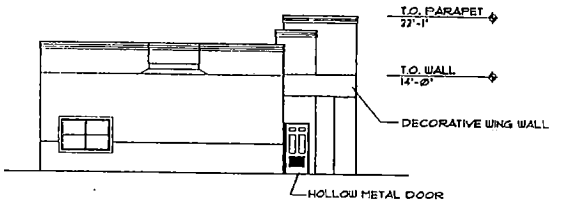
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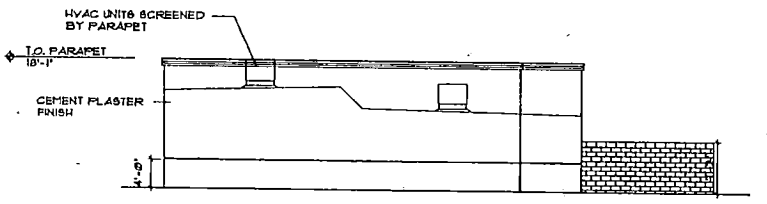

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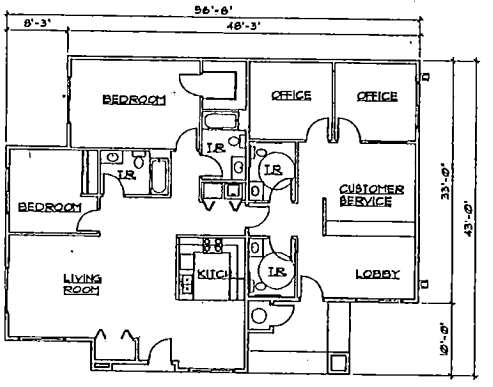

2 A1.05 WEST ELEVATION
SCALE: 1/8"=1'-0"




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"

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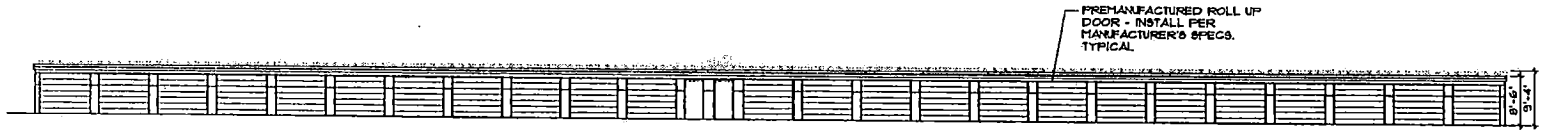
sheet title:
MINI STORAGE
OFFICE FLOOR PLAN
AND ELEVATIONS

issue dates:
drawn by: SDGS
checked by: GG
project no.: 02-118
revisions:

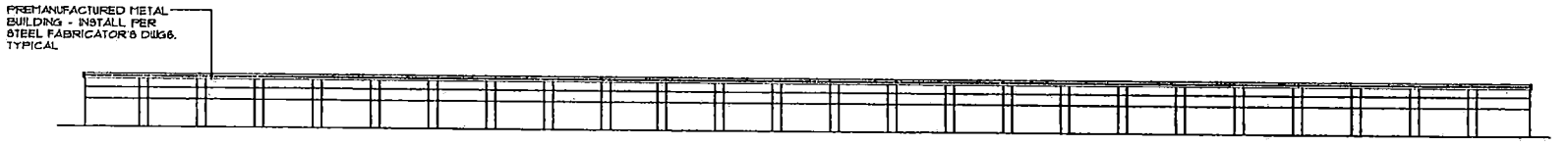
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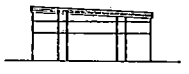
STAFF GPA-3483 01-22-04 PC



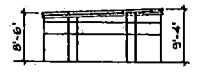

1 A1.06 NORTH ELEVATION
SCALE: 1"=10'-0"



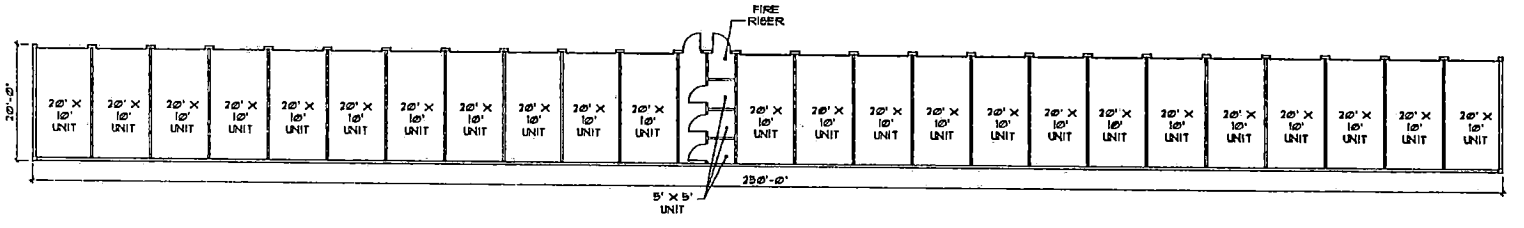

2 A1.06 SOUTH ELEVATION
SCALE: 1"=10'-0"



3 A1.06 EAST ELEVATION
SCALE: 1"=10'-0"




4 A1.06 WEST ELEVATION
SCALE: 1"=10'-0"




A A1.06 BUILDING A FLOOR PLAN
SCALE: 1"=10'-0"

NORTH

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GPA-3483

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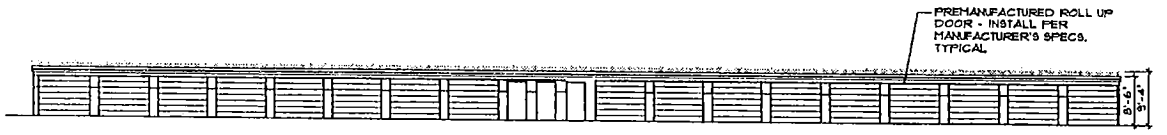
project title:
GRAND TETON AND DURANGO
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GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

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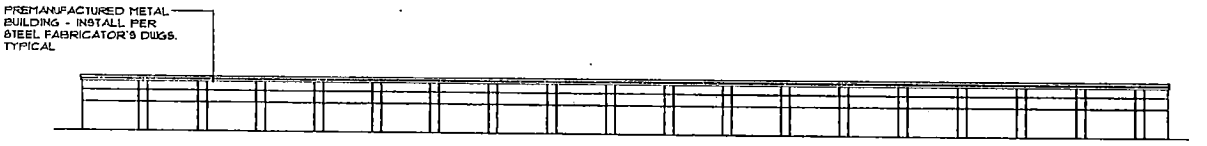
sheet title:
MINI STORAGE
BUILDING A
PLANS AND ELEVATIONS

issue dates:
drawn by: KMA
checked by: GG
project no.: 02-171
revisions:

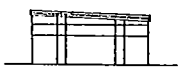
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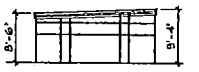

1 A1.07 WEST ELEVATION
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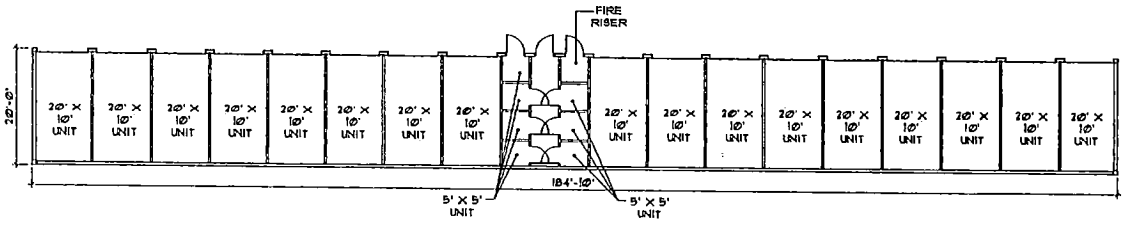

2 A1.07 EAST ELEVATION
SCALE: 1"=10'-0"



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

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1-22-04 PC

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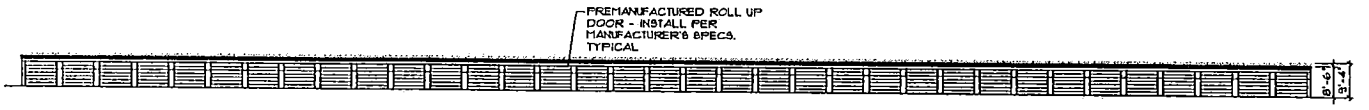
sheet title:
MINI STORAGE
BUILDING B
PLANS AND ELEVATIONS

issue dates:
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checked by: GG
project no.: 02-111
revisions:

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of sheets

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1 A1.08 NORTH ELEVATION

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




2 A1.08 SOUTH ELEVATION

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



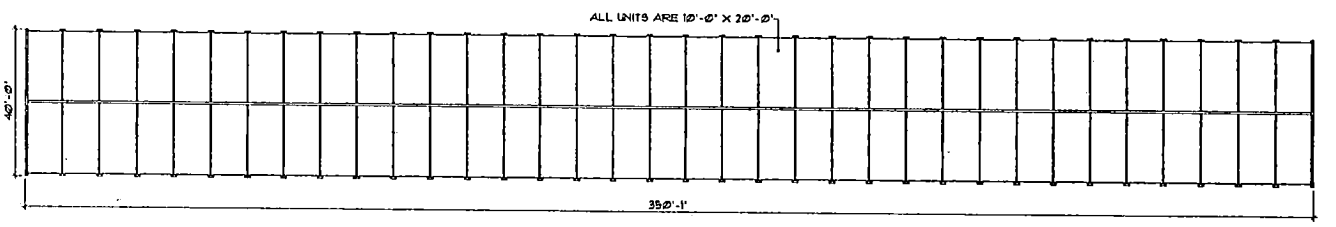
3 A1.08 EAST ELEVATION

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

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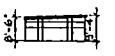
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SCALE: 1"=20'-0"



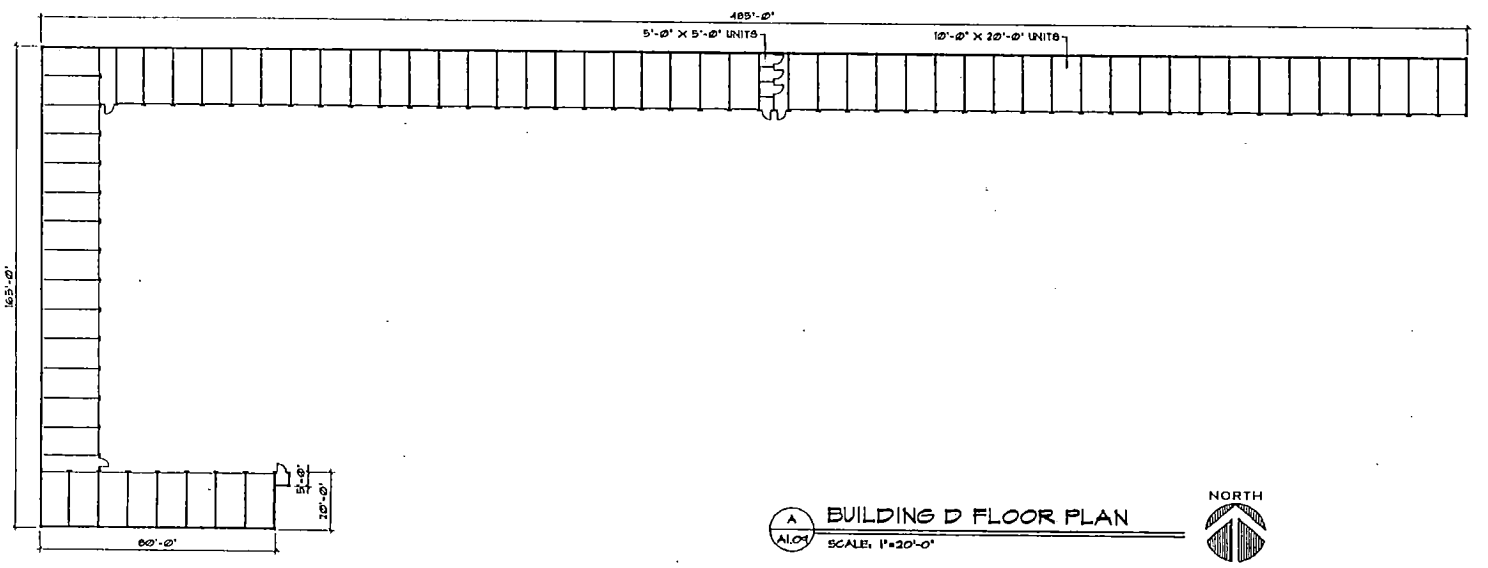
2 A1.09 NORTH ELEVATION
SCALE: 1"=20'-0"



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"

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12-9-03

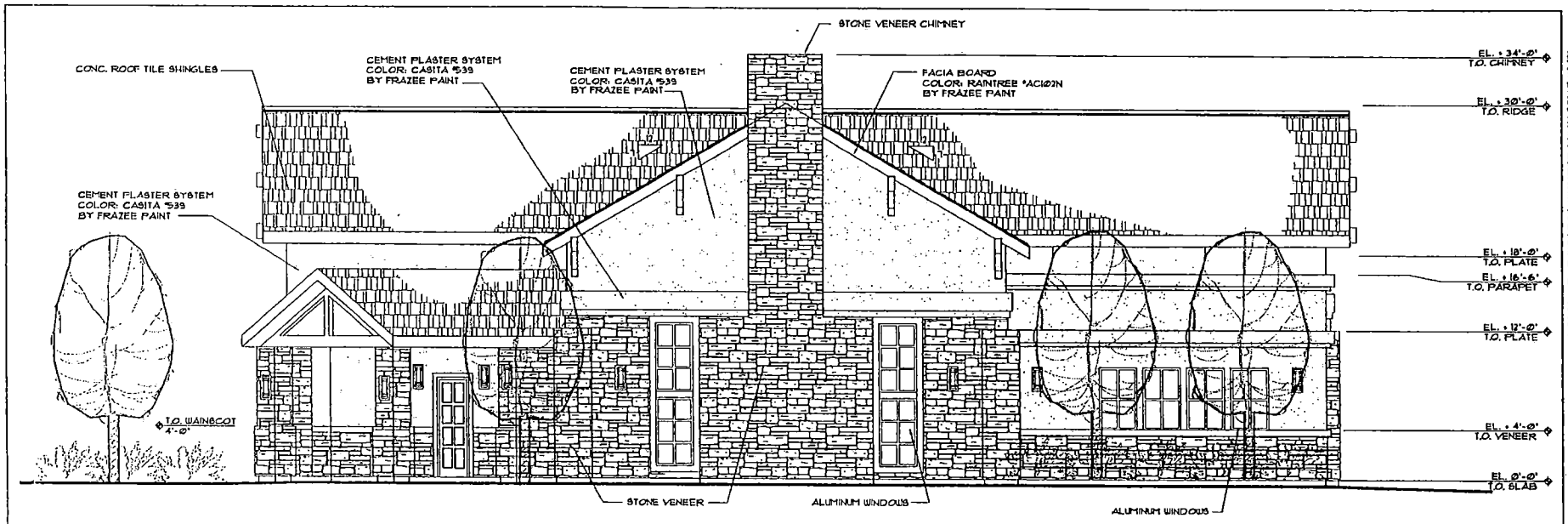
sheet title:
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BUILDING D
PLANS AND ELEVATIONS

issue dates:
drawn by: KKG
checked by: GA
project no.: 02-111
revisions:

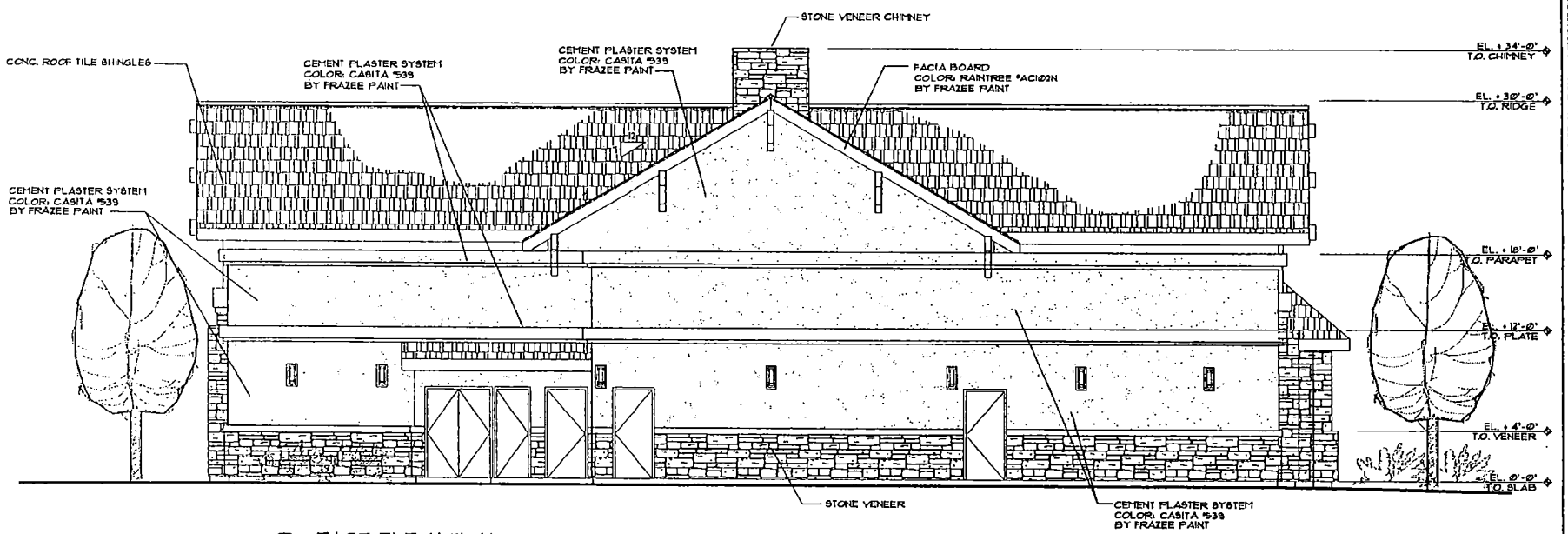
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1 A6.01 WEST ELEVATION
SCALE: 1/4"=1'-0"




2 A6.01 EAST ELEVATION
SCALE: 1/4"=1'-0"

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GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

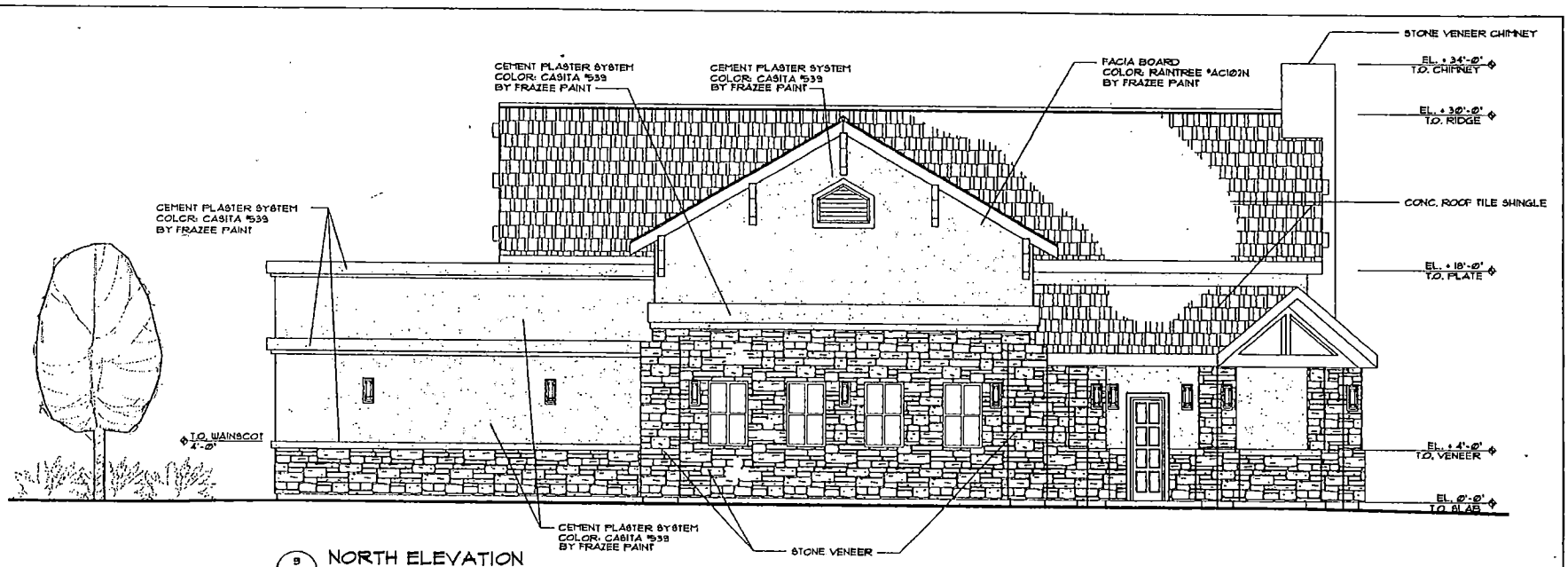
sheet title:
TAVERN EXTERIOR
ELEVATIONS

issue dates:
drawn by: MSD
checked by: GG
project no.: 02-111
revisions:
sheet no.: A6.01
of sheets

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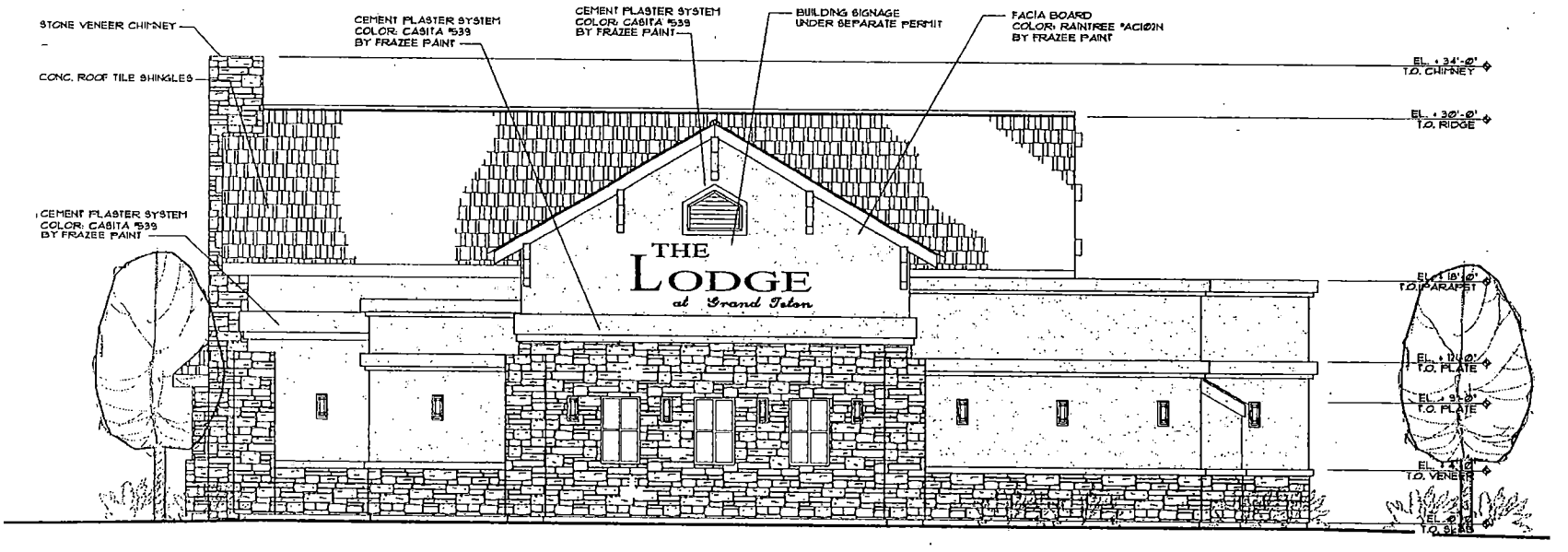
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GPA-3483
STAFF 1-22-04 PC




9 A6.02 NORTH ELEVATION

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




4 A6.02 SOUTH ELEVATION

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

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(702) 456-5862 FAX (702) 456-7862

project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
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sheet title:
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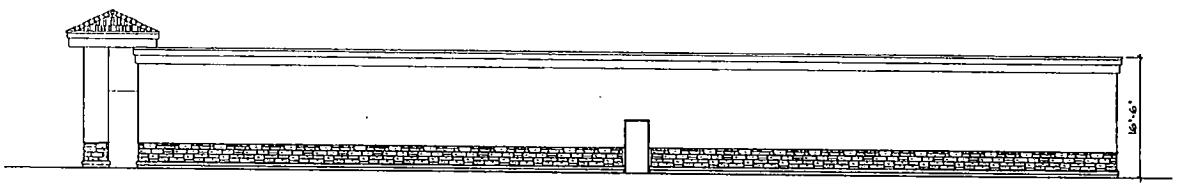
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checked by: GG
project no.: 03-131
revisions:

sheet no.
A6.02
of sheets

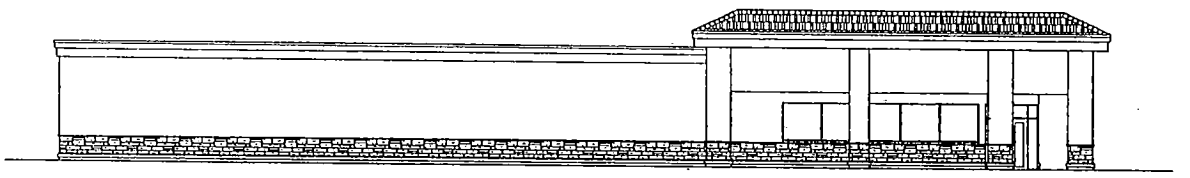
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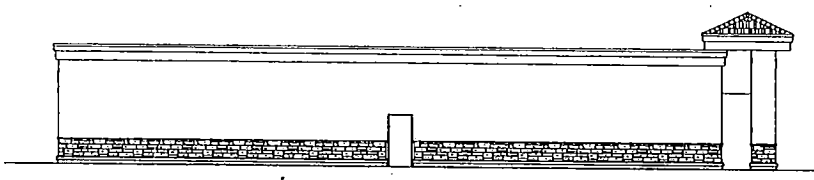
GPA-3483
STAFF 1-22-04 PC



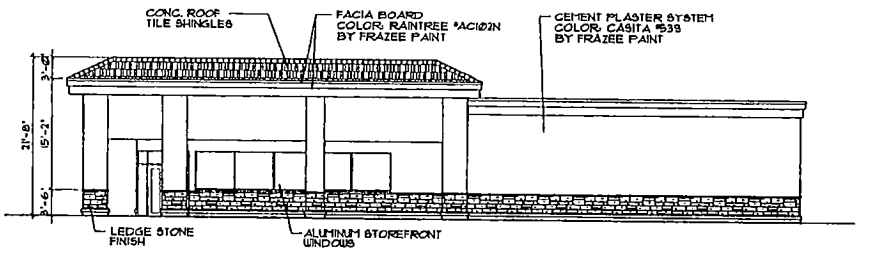

1 A6.03 EAST ELEVATION
SCALE: 1/8"=1'-0"



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"

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project title:
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PRELIMINARY
NOT FOR CONSTRUCTION
12-19-03

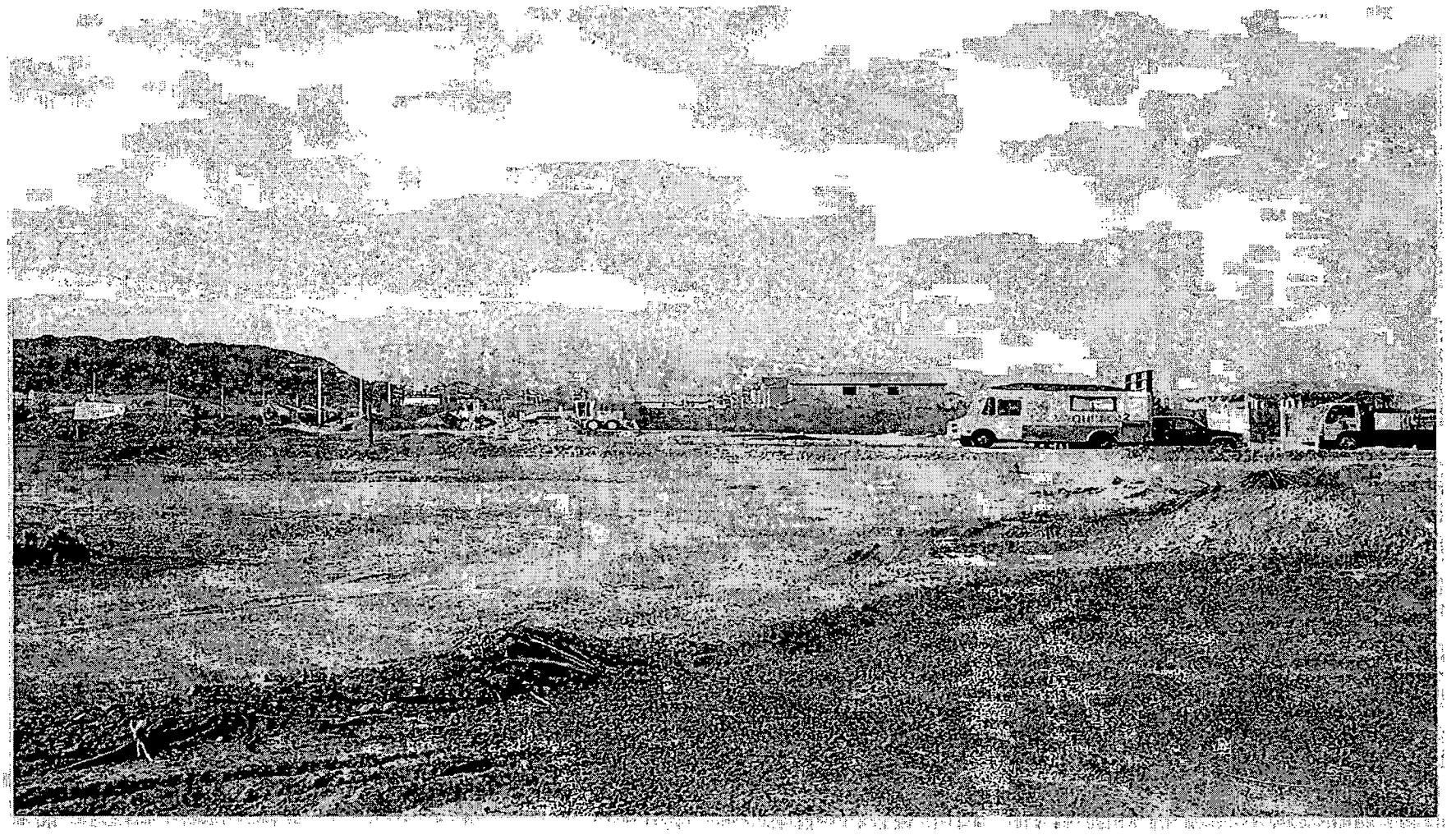
sheet title:
PAD A
EXTERIOR ELEVATIONS

issue dates:
drawn by: KKA
checked by: GG
project no.: 02-171
revisions:

sheet no.
A6.03
of sheets

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GPA-3483
STAFF 1-22-04 PC



GPA-3483 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3483 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 50

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 288 | 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 McSWAIN 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 50 – ZON-3509

**MINUTES:**

NOTE: See Item 48 [ROC-2671] for related discussion.

(7:38 – 8:56)
**2-1964/3-1**

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-3483) 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 Special Use permit (SUP-3513), and a Site Development Plan Review (SDR-3511) 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.

4. This rezoning only applies to the east half of APN 125-04-401-006.

Public Works

5. Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton, an additional 20 feet for a total half-street width of 50 feet on Durango Drive, and a 54-foot radius at the northeast corner of Durango Drive and Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works. Additional dedications in accordance with Standard Drawing #201.1 and dedication for a bus turn out shall also be provided unless specifically not required in the approved Traffic Impact Analysis.

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

7. Construct half-street improvements including appropriate overpaving on Durango Drive and Grand Teton Drive, including the widened median island on Grand Teton Drive, adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

**CONDITIONS – Continued:**

8. Landscape and maintain all unimproved right-of-way on Durango Drive and Grand Teton Drive adjacent to this site concurrent with development of this site.

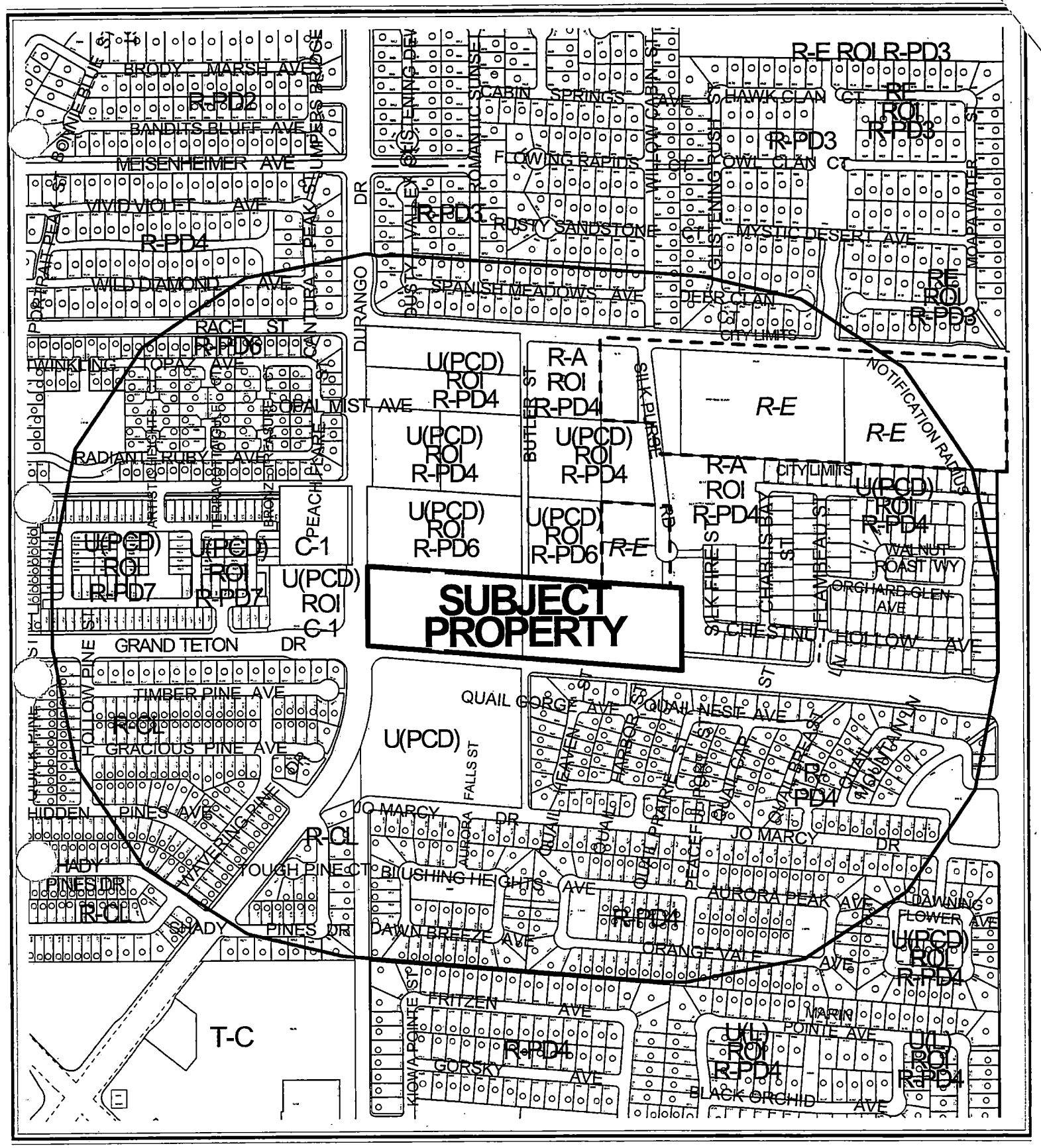
9. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Durango Drive and Grand Teton Drive public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

10. Grant pedestrian access easements for all public sidewalks not located within public right-of-way prior to occupancy of this site as required by the Department of Public Works.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, 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, whichever may occur first, if allowed by the City Engineer.

**CONDITIONS – Continued:**

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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, 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.




**CASE:** **ZON-3509**

**RADIUS:** 1320 FT

**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]

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

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: ZON-3509 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY**

## ** CONDITIONS **

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

***Planning and Development***

1. A General Plan Amendment (GPA-3483) 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 Special Use permit (SUP-3513), and a Site Development Plan Review (SDR-3511) 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.

4. This rezoning only applies to the east half of APN 125-04-401-006.

***Public Works***

5. Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton, an additional 20 feet for a total half-street width of 50 feet on Durango Drive, and a 54-foot radius at the northeast corner of Durango Drive and Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works. Additional dedications in accordance with Standard Drawing #201.1 and dedication for a bus turn out shall also be provided unless specifically not required in the approved Traffic Impact Analysis.

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

7. Construct half-street improvements including appropriate overpaving on Durango Drive and Grand Teton Drive, including the widened median island on Grand Teton Drive, adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

8. Landscape and maintain all unimproved right-of-way on Durango Drive and Grand Teton Drive adjacent to this site concurrent with development of this site.

9. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Durango Drive and Grand Teton Drive public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

10. Grant pedestrian access easements for all public sidewalks not located within public right-of-way prior to occupancy of this site as required by the Department of Public Works.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, 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, whichever may occur first, if allowed by the City Engineer.

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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, 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.

KW

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This request is to rezone a 7.84-acre site located at the northeast corner of Durango Drive and Grand Teton Drive, from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]. A companion Review of Condition (ROC-2671), General Plan Amendment application (GPA-3483), a Special use Permit (SUP-3513) and a Site Development Plan Review application (SDR-3511) were filed with this Rezoning application.

### *B) Applicant's Justification*

This additional commercial land will provide a buffer from the Tavern and the residences east of the site. The proposal will provide a sound and visual buffer from the busy street for the residents to the rear.

## BACKGROUND INFORMATION

### *A) Previous Actions*

| | |
|---|---|
| 03/17/99 | The Board of County Commissioners approved the rezoning (ZC-1702-98) of the northeast corner of Durango Drive and Grand Teton drive. |
| 06/08/99 | The City Council approved the annexation [A-28-99(A)] of the subject site. The effective date of the annexation was September 24, 1999. |
| 06/21/00 | The City Council approved a Special use Permit (U-0011-00) for a tavern at the subject site. The Planning Commission and Staff recommended approval. |
| 07/17/02 | The City Council approved an Extension of Time [U-0011-00(1)] for the approved Tavern. The Planning Commission and Staff recommended approval. |

### *B) Pre-Application Meeting*

| | |
|---|---|
| 11/21/03 | The elements of a complete application were discussed. |

KW

*C) Neighborhood Meetings*

12/22/03 A neighborhood meeting was held by the applicant to present to the neighbors the proposed general plan Amendment proposal that is a companion item to this application. There were seven persons who attended and had questions about the following:

1) Hours of operation and type of use for the tavern.
2) Uses of the retail building along Durango, drug store or shops.
3) Hours of operation and look of the mini-storage component.
4) Landscaping along the perimeter of the site.
5) One person made a comment about commercial uses outside of Town Center.

**DETAILS OF APPLICATION REQUEST**

*A) Site Area*

Gross Acres: 7.84 acres

*B) Existing Land Use*

| | |
|---|---|
| Subject Property | Vacant |
| North | Vacant, stables |
| South | Vacant, Single-family homes |
| East | Vacant |
| West | Vacant |

*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) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] |
| North | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre) and Clark County |

KW

| | |
|---|---|
| South | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-PD4 (Residential Planned Development - 4 Units Per Acre) |
| East | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under resolution of intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) |
| West | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) |

***E) General Plan Compliance***

This site is located in north- central portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan and designated as PCD (Planned Community Development). The Planned Community category allows for a mix of residential uses, maintaining an overall density of 2- 8 dwelling units per acre depending upon compatibility with adjacent uses. In addition, some public facilities and office projects may be used as buffers between areas of low density residential and areas of neighborhood commercial. Projects less than 80 acres in size are not allowed in PCD. Because of the 80 acre plan area requirement the proposed amendment of the plan to SC can be supported because of commercial being permitted in PCD (Planned Community Development).

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

Trails:
An Equestrian Trail shall be included within the development of this site as stipulated by the Trails element of the 2020 Master Plan.

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

1) A Special Use Permit application for a use within 500 of the corporate boundary of the County.

KW

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) Metro: No enforcement impact
2) LVVWD: No significant impact on the water system.

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

ANALYSIS

***A) General Analysis and Discussion***

The subject site is located at the northeast corner of Durango Drive, a 100 foot Primary Arterial, and Grand Teton Drive, a 120 foot Parkway Arterial; both shown on the Master Plan of Streets and Highways.

The parcels are surrounded by land designated as PCD (Planned Community Development) land use. In theory PCD (Planned Community Development) allows a mix of residential with a density maximum of 8 units per acre and neighborhood supportive limited commercial. In the case of this request near the intersection of Durango and Grand Teton there have been proposals that incorporated more commercial than residential but have been scaled back to medium low density residential. With the proximity of the concentration of commercial growing around the intersection of Farm and Durango to the south the perceived pressure to build more commercial at the location of this application has lessened over time. With the close proximity of the Service Commercial District of Town Center around the Durango/ US95 Interchange it is appropriate to expect less commercial in the area in question.

Because of the evolution of more residential and less commercial in the area of this proposal and the proximity of Town Center with the concentration of commercial a short distance south of Durango and Grand Teton it is felt the development of both of the parcel into commercial can not be supported. The eastern most parcel should remain as residential as it can be combined with other adjacent vacant parcels to develop as residential. The eastern half of the parcel with the approved Tavern can become the requested SC (Service Commercial). This will enable the whole parcel to become a neighborhood supportive commercial development.

In summary, the current application should be revised to remove the eastern parcel from this application and change the land use of the whole parcel adjacent to the northeast corner of Durango and Grand Teton to SC.

KW

## 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 proposal with the recommended revision to use only the western most parcel as SC supports the following:

   - Program B1.4 of the Centennial Hills Sector Plan that encourages the development of infill parcels in substantially developed, single-family neighborhoods at densities similar to existing development,
   - Policy B4 that calls for the provision of a balance in the amount and location of commercial and office uses to serve the local population, and
   - Program B5.6 that calls for the development of small-scale neighborhood commercial centers at the intersections of major roadways adjacent to residential areas.

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."**

   Proper use of landscaping and strict adherence to the Commercial development standards of the Title19 will result in a small-scale commercial development, such as may be found in C-1 (Limited Commercial) zoning, that will be compatible with neighboring uses

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

   Inspite of the continued growth in the immediate area there has been little pressure to develop the land as commercial. In fact the area that was planned originally as commercial has been converted or developed as the residential that is allowed under the PCD. For example, the amount of commercial on the northwest corner of the intersection has been scaled back.

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 planned capacity of Grand Teton and Durango will be more than sufficient for the traffic needs of the proposed development.

KW

**NOTICES MAILED** 601 [Mailed with ROC-2671, GPA-3483, SUP-3513 & SDR-3511]

**APPROVALS** 0

**PROTESTS** 0

KW

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3509 APN: 125-09-401-006/017

Name of Property Owner: STUART APOLLO ALM Corp ~~-Grand Teton Lodge LLC~~

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 ✓ 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: Stuart Apollo

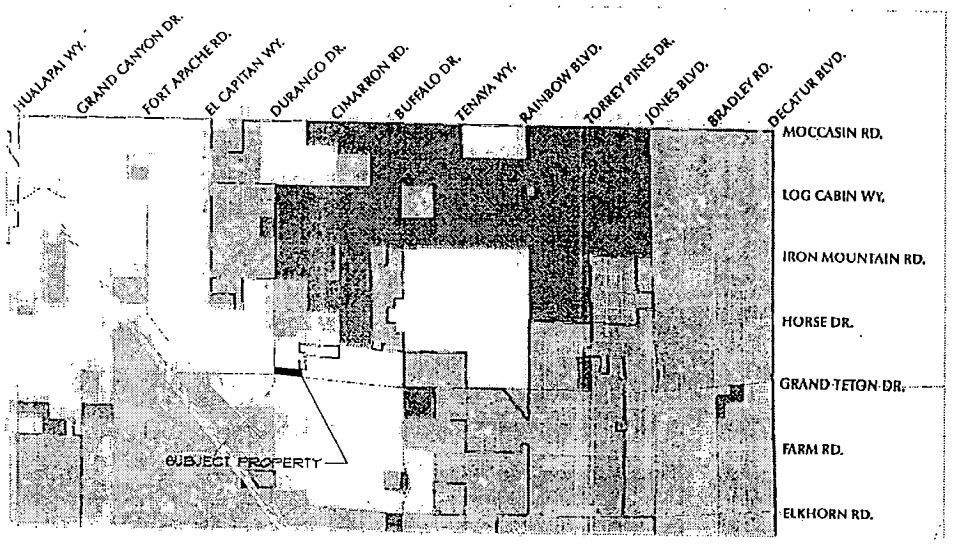
Subscribed and sworn before me

This 31 day of October 2003

Heather M. Monahan

Notary Public in and for said County and State

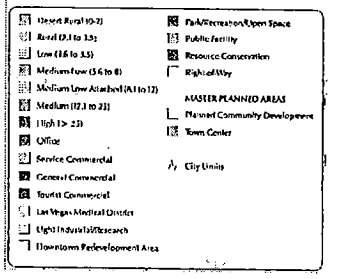
OFFICIAL SEAL
Heather M. Monahan
NOTARY PUBLIC-NEVADA
PRINCIPAL OFFICE IN
CLARK COUNTY
My Commission Expires November 20, 2004




## 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:

APPLICATIONS: 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 & 125-09-401-017

SITE AREA: 341,423 SF. (7.84 ACRES)

CURRENT ZONING: C1 / U

PROPOSED ZONING: C1 / C2

SETBACKS:

| | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT: | 20'-0" | 100'-0"/67'-0"/20'-0" |
| SIDES: | 10'-0" | 20'-0" |
| REAR: | 20'-0" | 20'-0" |
| CORNER: | 15'-0" | 10'-0" |

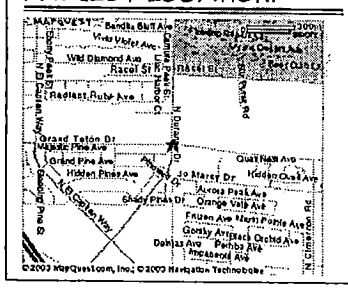
BUILDING AREA: 11,510 SF

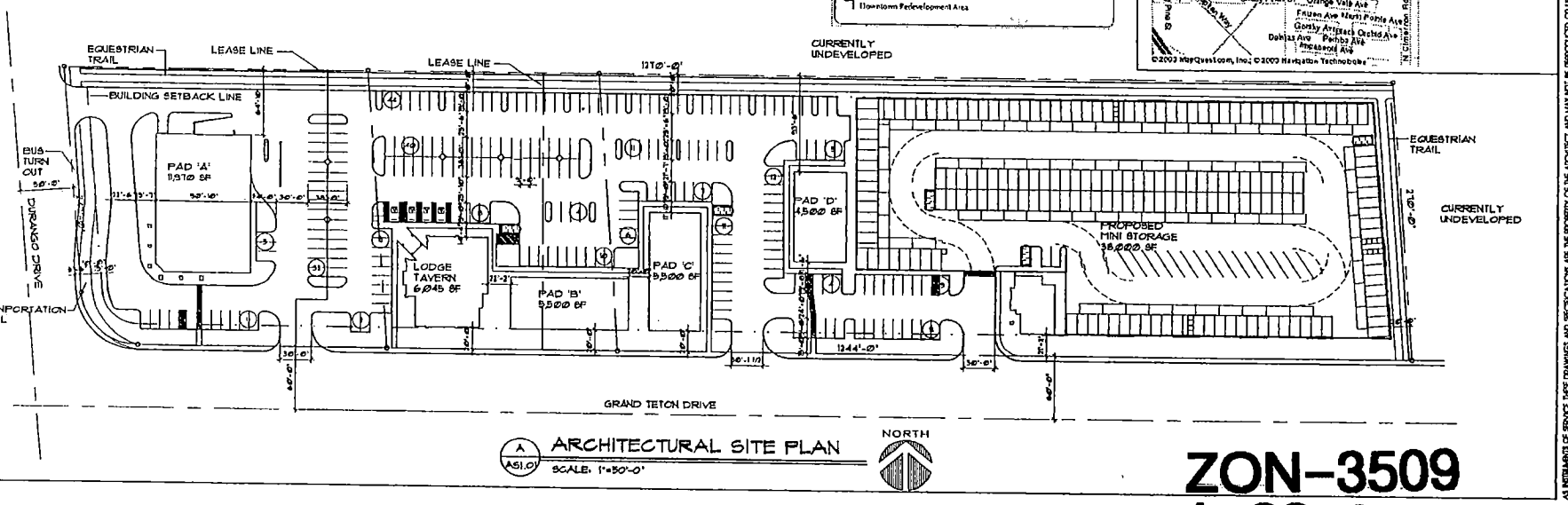
| | |
|---|---|
| PAD 'A': | 11,910 SF |
| TAVERN: | 6,100 SF |
| PAD 'B', 'C', 'D': | 15,500 SF |
| MINI STORAGE: | 38,000 SF |

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"

ZON-3509
1-22-04 PC

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COMMERCIAL DEVELOPMENT
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LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
12-5-03

sheet title:
ARCHITECTURAL SITE PLAN

issue dates:
drawn by: KKG
checked by: dbb
project no.: 03-171
revisions:

sheet no.
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of sheets

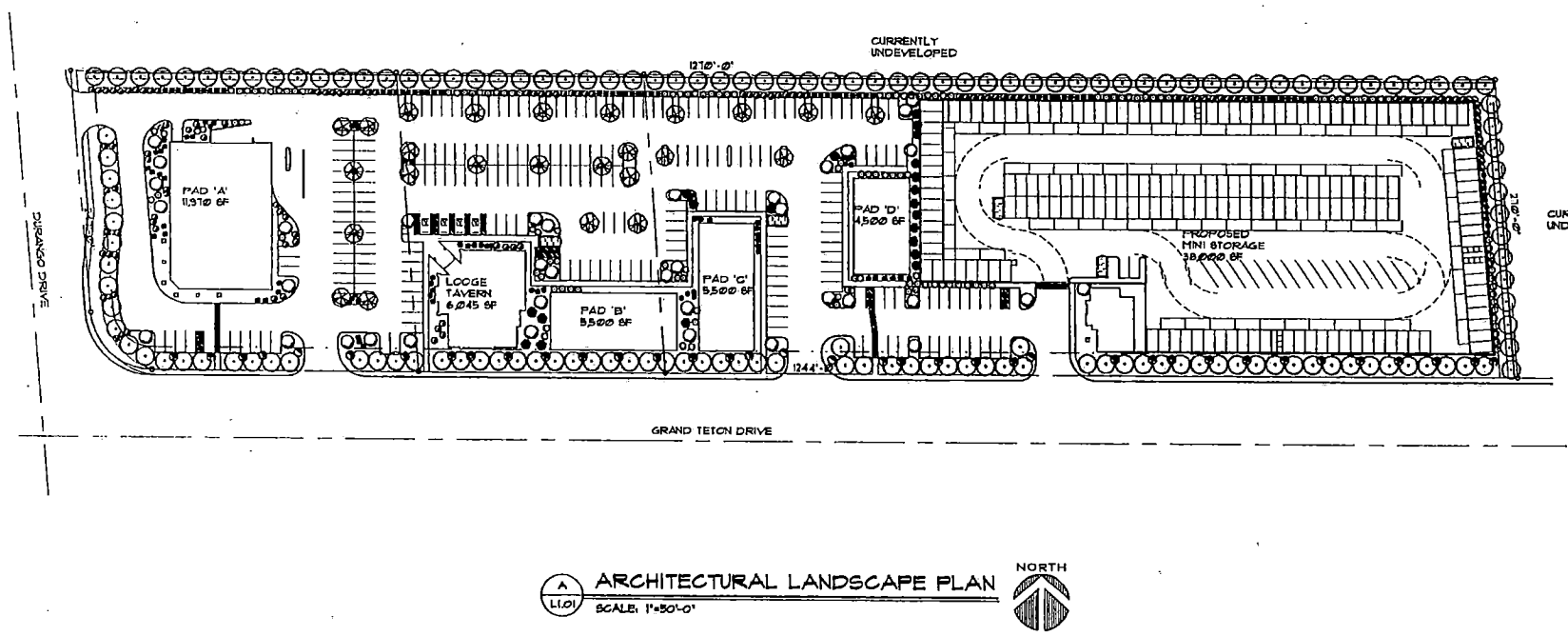
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## Landscape Legend

| 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** | | |
| DASYLIRION 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 MAT'L 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"=50'-0"

NORTH

ZON-3509
1-22-04 PC


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LAS VEGAS, NEVADA

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12-8-03

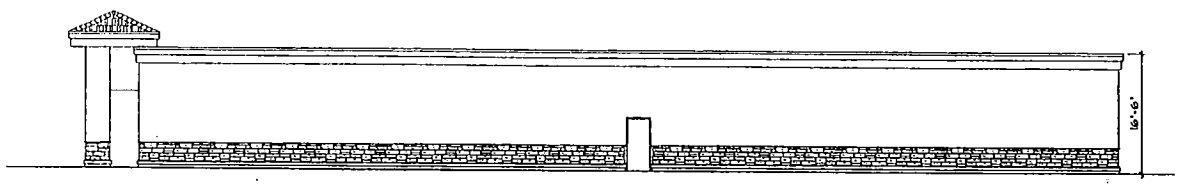
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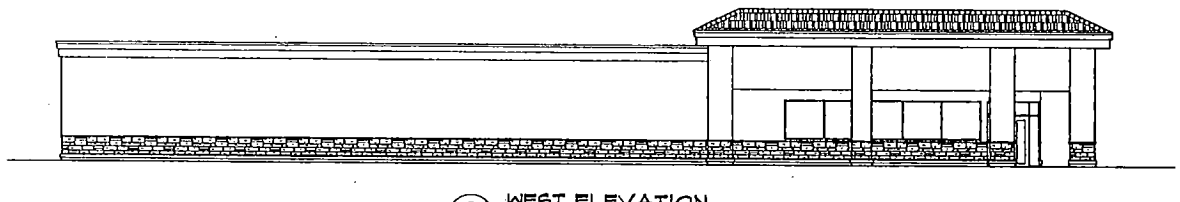
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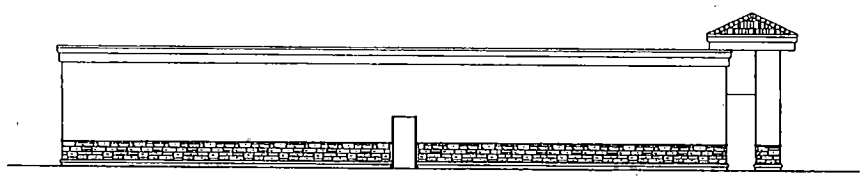

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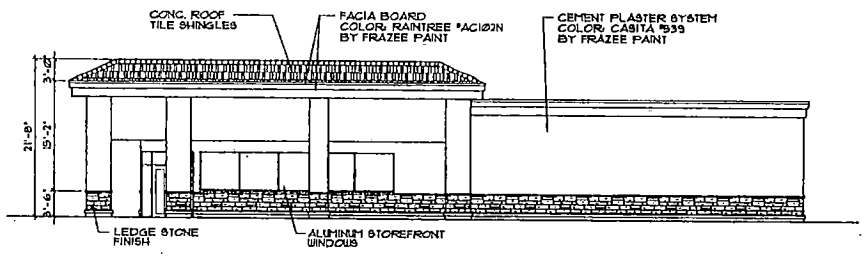

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2 A6.03 WEST ELEVATION
SCALE: 1/8"=1'-0"



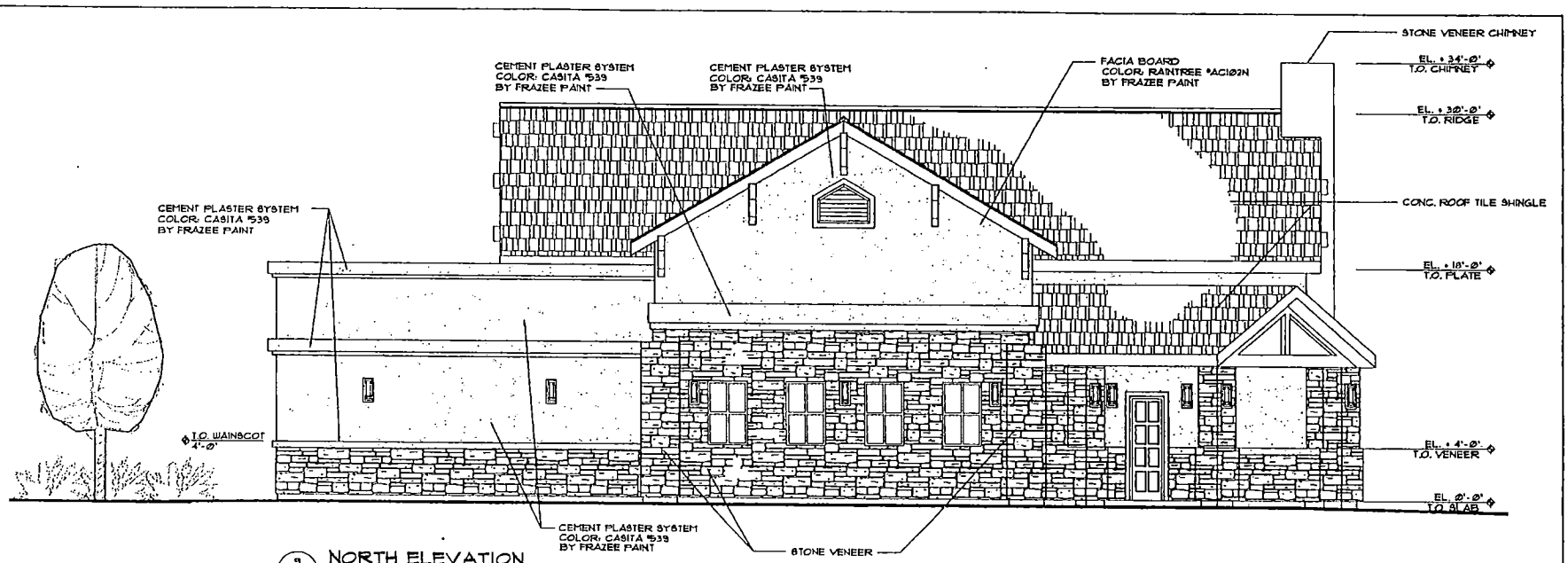
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4 A6.03 SOUTH ELEVATION
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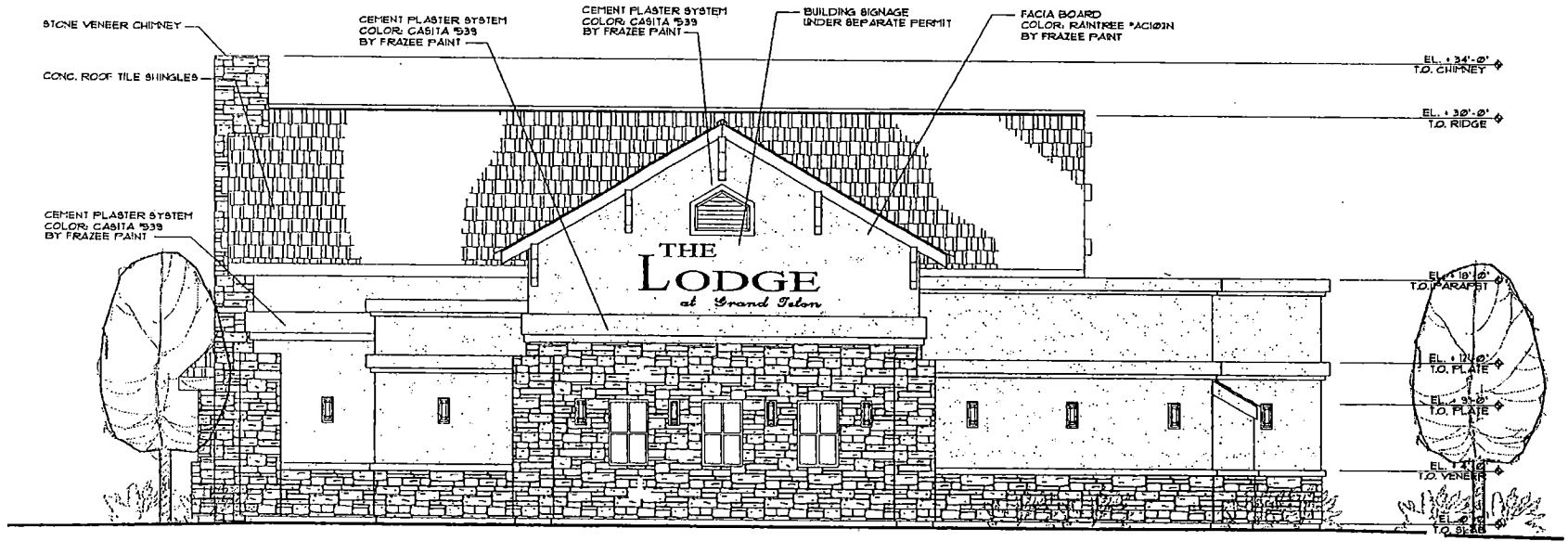
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**1-22-04 PC**

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9 A6.03 NORTH ELEVATION

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




4 A6.03 SOUTH ELEVATION

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

**ZON-3509**

**1-22-04 PC**

ARCHITECT
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COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

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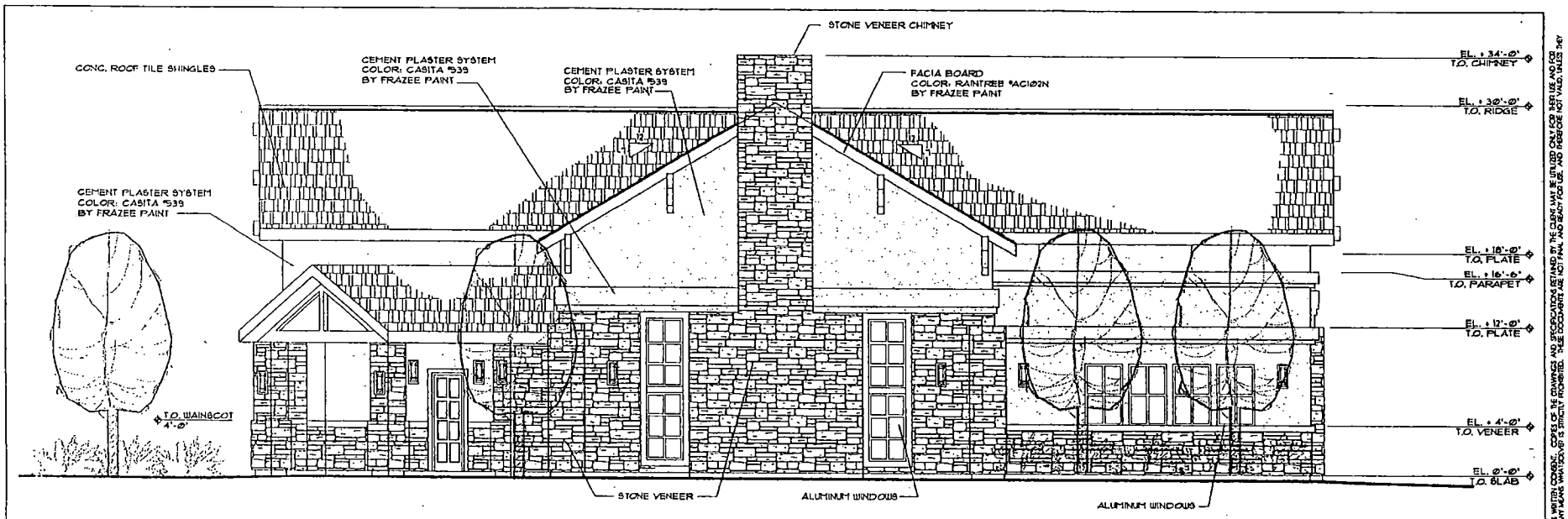
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checked by: GA
project no.: ert-111
revisions:

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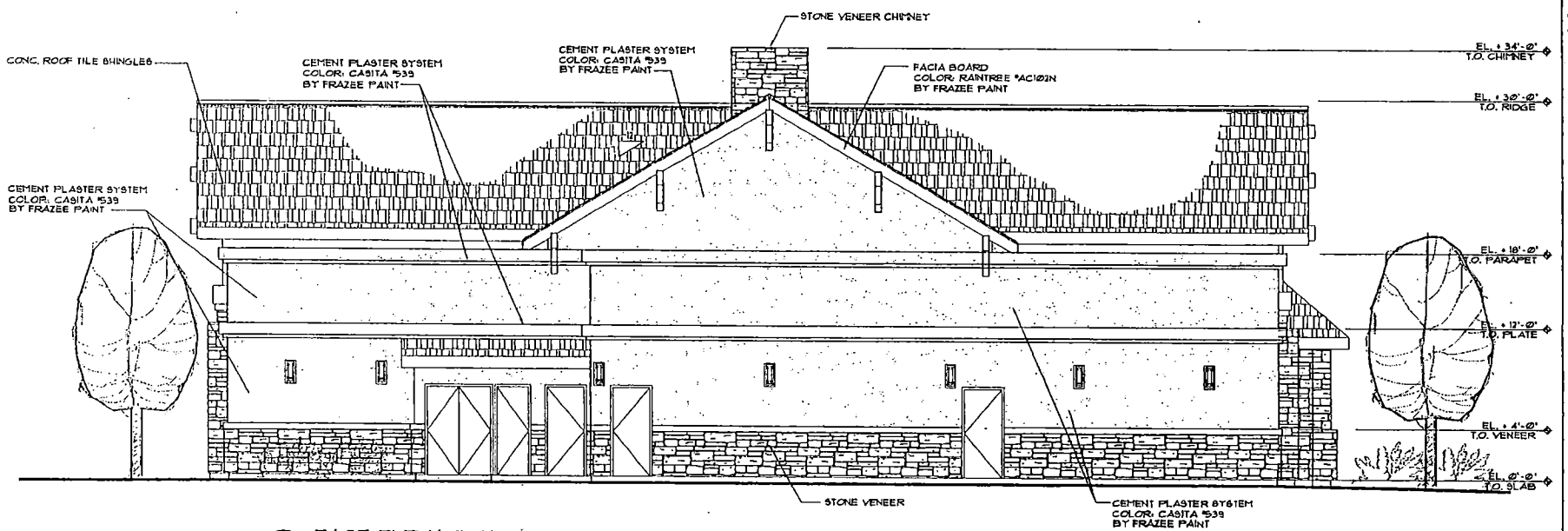
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1 / A6.01 WEST ELEVATION
SCALE: 1/4"=1'-0"




2 / A6.01 EAST ELEVATION
SCALE: 1/4"=1'-0"

ZON-3509
1-22-04 PC

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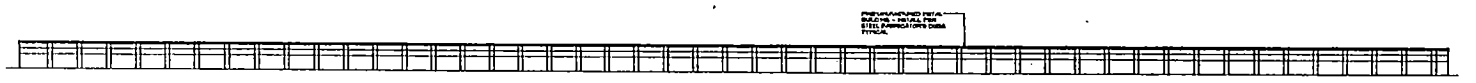
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checked by: GG
project no.: 02-111
revisions:
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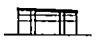
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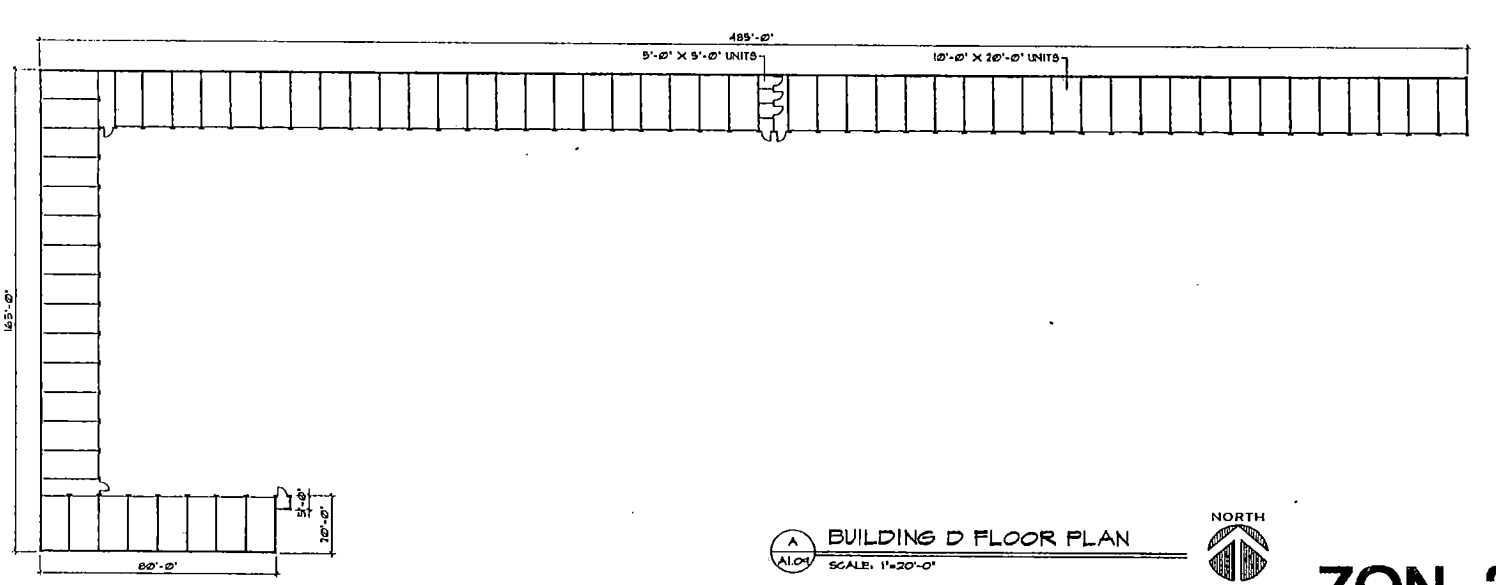
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3 A1.09 WEST ELEVATION
SCALE: 1"=20'-0"



4 A1.09 EAST ELEVATION
SCALE: 1"=20'-0"




A A1.04 BUILDING D FLOOR PLAN
SCALE: 1"=20'-0"

NORTH

ZON-3509
1-22-04 PC

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GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION
12-6-03

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MINI STORAGE
BUILDING D
PLANS AND ELEVATIONS

issue dates:

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checked by: GG
project no.: 03-111
revisions:

sheet no.
A1.09

of sheets

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PREMANUFACTURED ROLL UP DOOR - INSTALL PER MANUFACTURER'S SPECS. TYPICAL




1 A1.08 NORTH ELEVATION
SCALE: 1/16"=1'-0"

PREMANUFACTURED METAL BUILDING - INSTALL PER STEEL FABRICATOR'S DWGS. TYPICAL



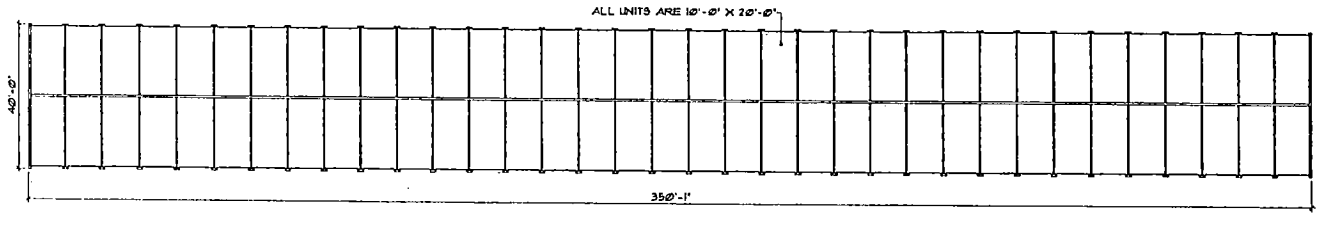

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5 A1.08 EAST ELEVATION
SCALE: 1/16"=1'-0"




4 A1.08 WEST ELEVATION
SCALE: 1/16"=1'-0"




A A1.08 BUILDING C FLOOR PLAN
SCALE: 1/16"=1'-0"

NORTH

ZON-3509
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COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

PRELIMINARY
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12-8-03

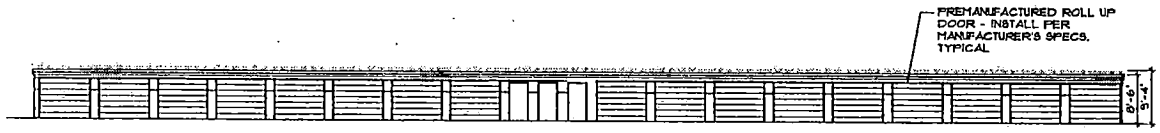
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BUILDING C
PLANS AND ELEVATIONS

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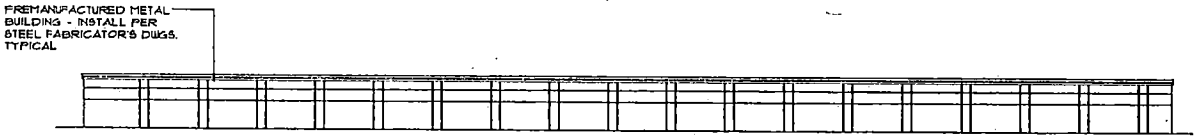
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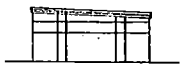
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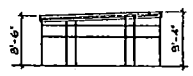

1 A1.07 WEST ELEVATION
SCALE: 1"=10'-0"



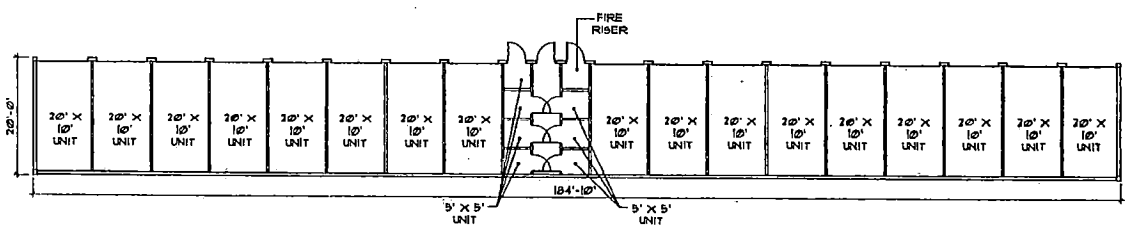

2 A1.07 EAST ELEVATION
SCALE: 1"=10'-0"



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

**ZON-3509**
**1-22-04 PC**

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COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

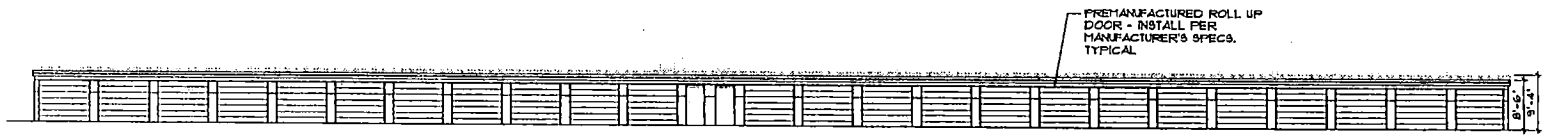
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NOT FOR CONSTRUCTION
12-8-03

sheet title:
MINI STORAGE
BUILDING B
PLANS AND ELEVATIONS

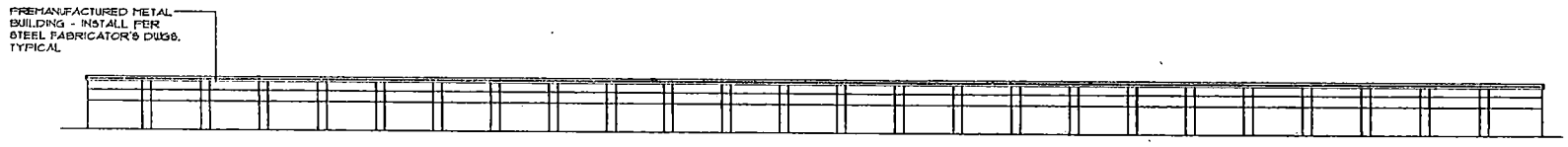
issue dates:
drawn by: jdcs
checked by: dcb
project no.: #03-111
revisions:

sheet no.
A1.07
of sheets

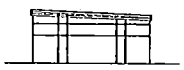
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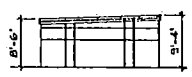

1 A1.06 NORTH ELEVATION
SCALE: 1"=10'-0"



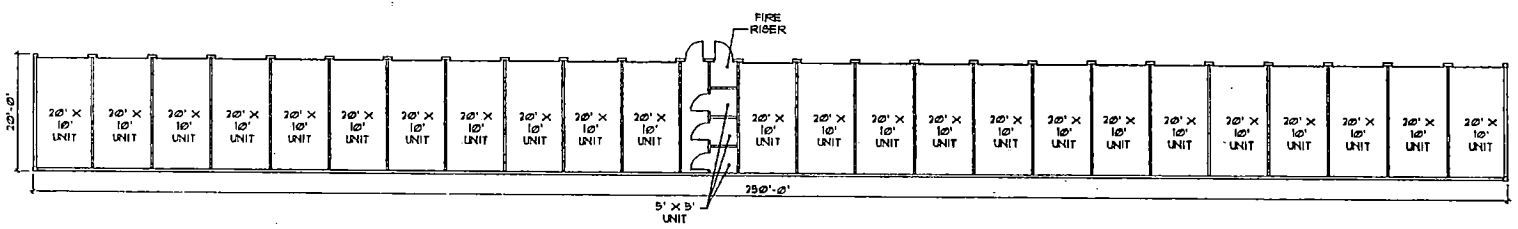

2 A1.06 SOUTH ELEVATION
SCALE: 1"=10'-0"



3 A1.06 EAST ELEVATION
SCALE: 1"=10'-0"




4 A1.06 WEST ELEVATION
SCALE: 1"=10'-0"




A A1.06 BUILDING A FLOOR PLAN
SCALE: 1"=10'-0"

NORTH

ZON-3509
1-22-04 PC

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LAS VEGAS, NEVADA

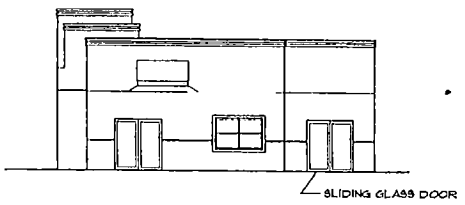
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NOT FOR CONSTRUCTION
12-9-03

sheet title:
MINI STORAGE
BUILDING A
PLANS AND ELEVATIONS

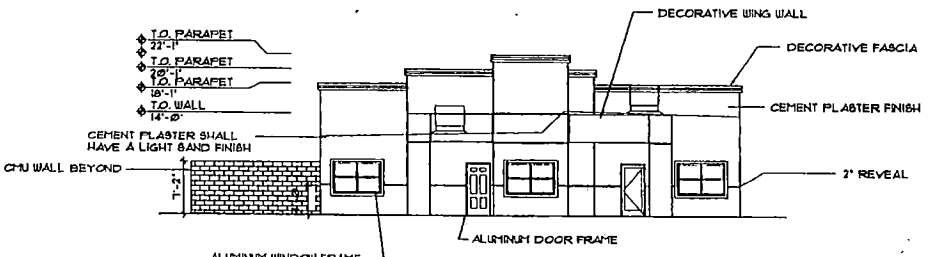
issue dates:
drawn by: KKS
checked by: GG
project no.: 03-111
revisions:

sheet no.
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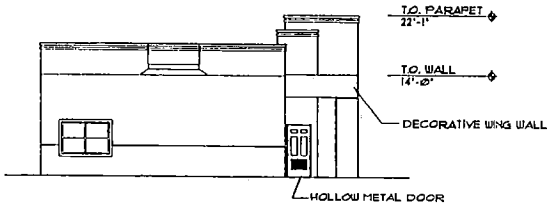
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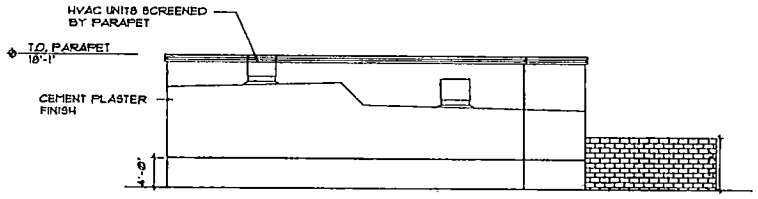

1 A1.05 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



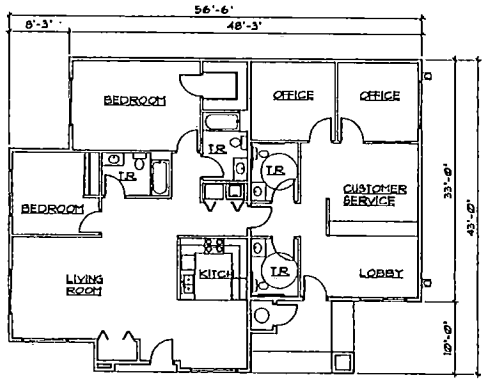

2 A1.05 WEST ELEVATION
SCALE: 1/8"=1'-0"




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

ZON-3509
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COMMERCIAL DEVELOPMENT
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LAS VEGAS, NEVADA

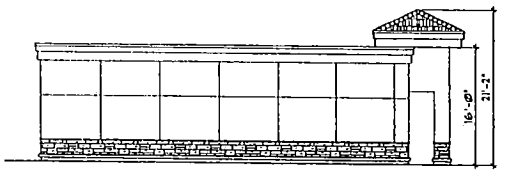
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12-8-03

sheet title:
MINI STORAGE
OFFICE FLOOR PLAN
AND ELEVATIONS

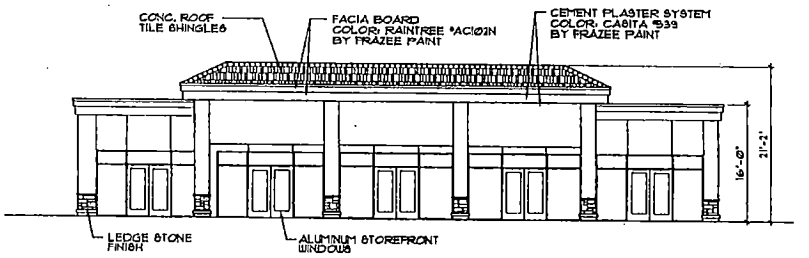
issue dates:
drawn by: KKA
checked by: GG
project no: 02-111
revisions:

sheet no.
A1.05
of sheets

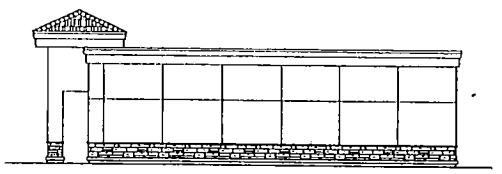
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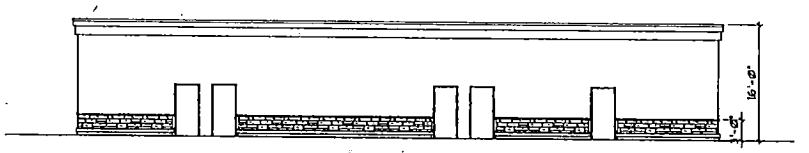

1 A1.04 NORTH ELEVATION
SCALE: 1/8"=1'-0"



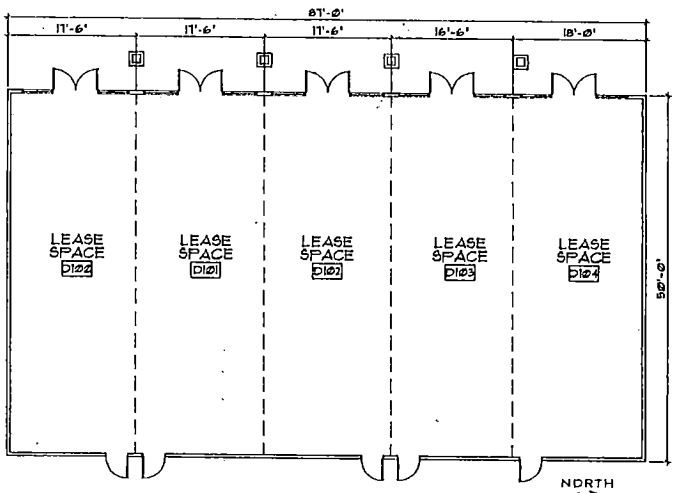

2 A1.04 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 A1.04 SOUTH ELEVATION
SCALE: 1/8"=1'-0"




4 A1.04 EAST ELEVATION
SCALE: 1/8"=1'-0"




A A1.04 PAD D FLOOR PLAN
SCALE: 1/8"=1'-0" GROSS SQUARE FOOTAGE: 4500 SF.

ZON-3509

1-22-04 PC

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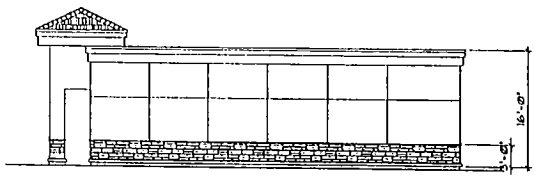
project title:
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COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

sheet title:
PAD D
FLOOR PLAN

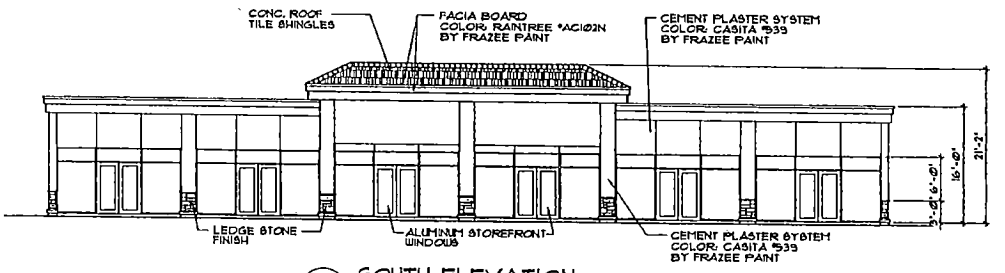
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drawn by: KKA
checked by: dd
project no.: 02-111
revisions:

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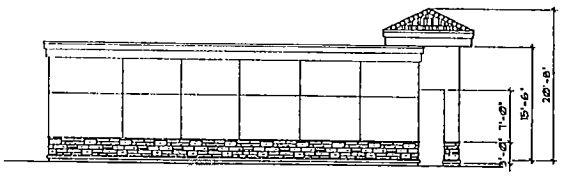
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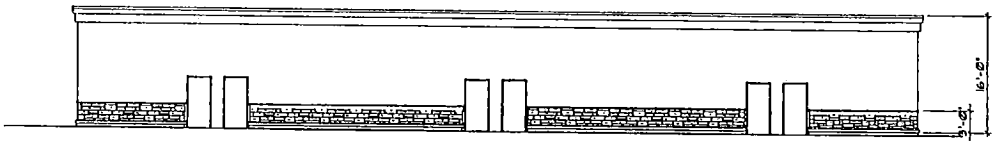

1 A1.03 WEST ELEVATION
SCALE: 1/8"= 1'-0"



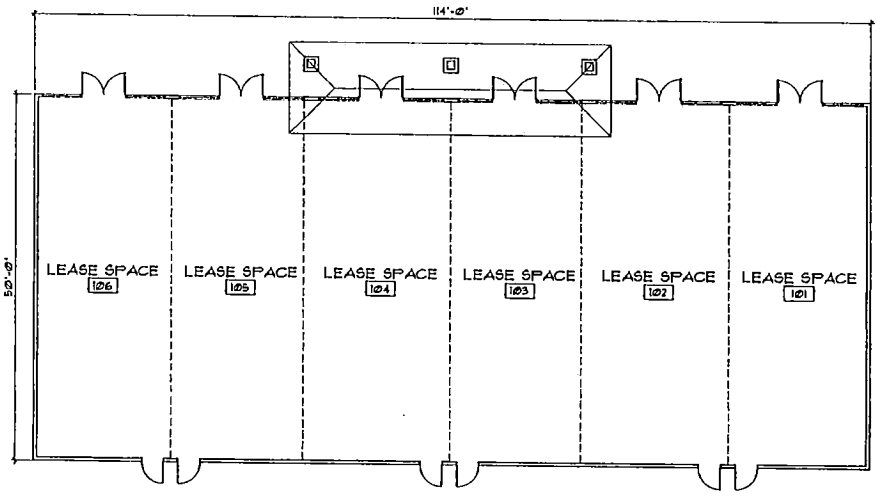

1 A1.03 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"




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

**ZON-3509**
**1-22-04 PC**

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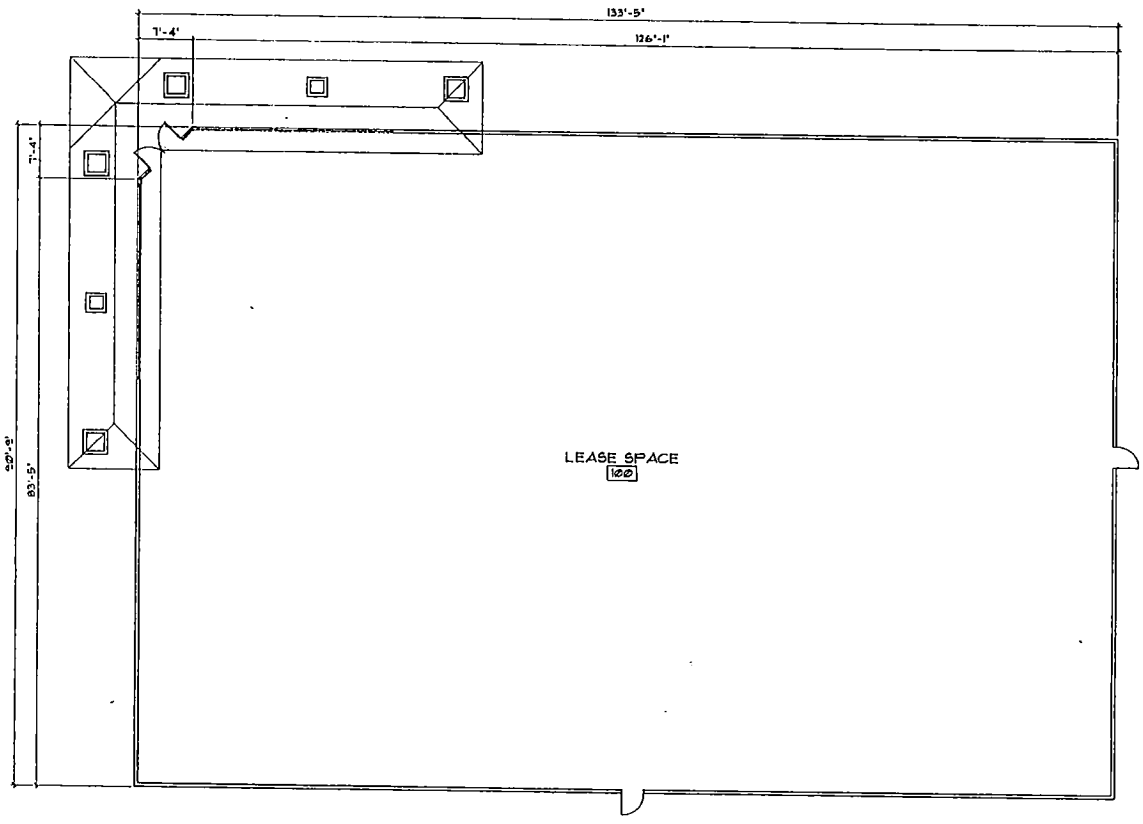
sheet title:
PAD B AND PAD C
FLOOR PLAN AND
EXTERIOR ELEVATIONS

issue dates:
drawn by: TGB
checked by: GG
project no.: 02-111
revisions:

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A A1.02 PAD A FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

ZON-3509
1-22-04 PC

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12-8-03

sheet title:
PAD A
FLOOR PLAN

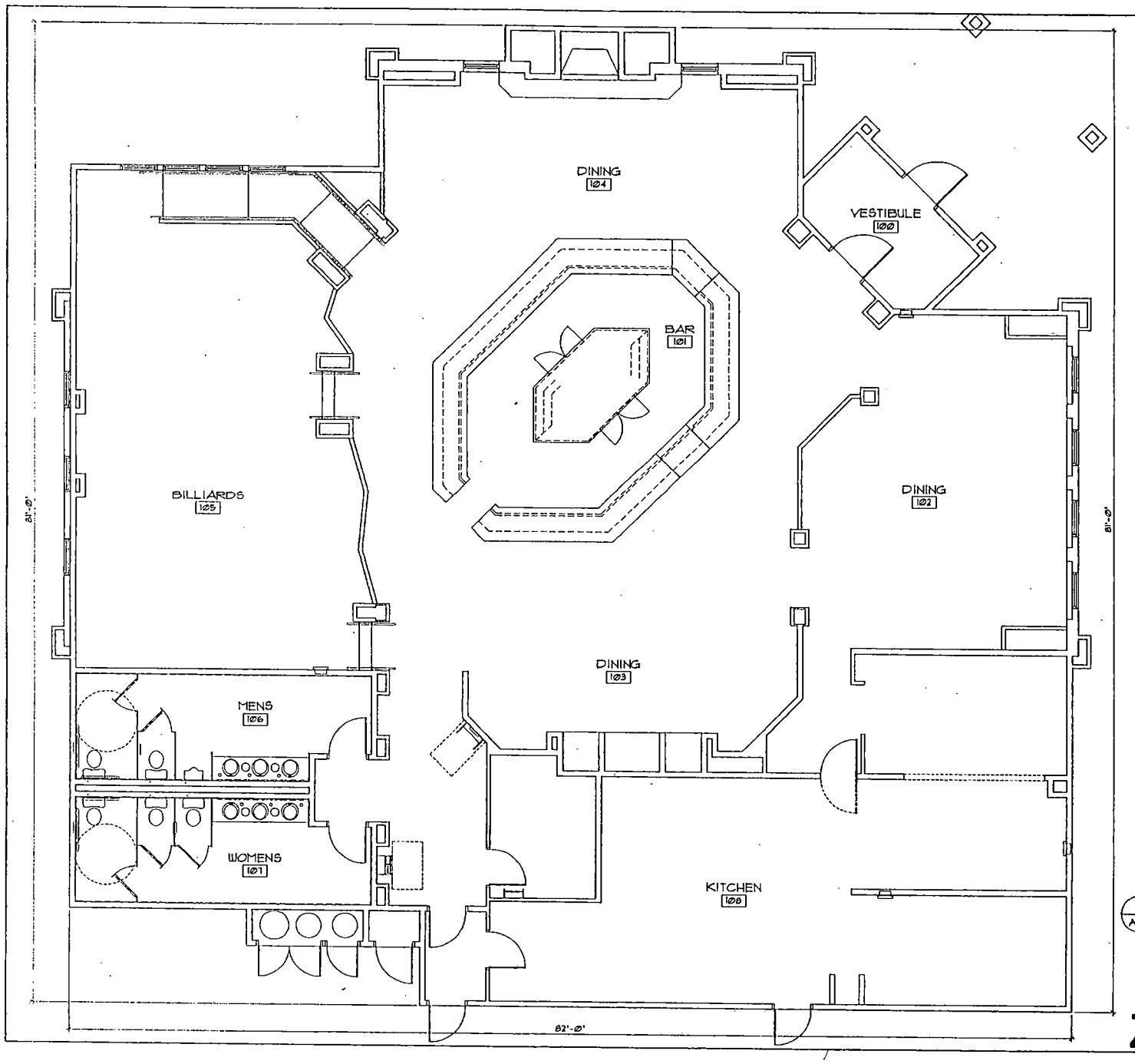
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drawn by:
JDG
checked by:
GG
project no.:
03-111
revisions:

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A1.02
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A1.01 FLOOR PLAN

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

GROSS FLOOR AREA: 6,045 SF.

NORTH

ZON-3509
1-22-04 PC

ALL DRAWINGS OF SERVICE, AND WORK AND PROJECTIONS ARE THE PROPERTY OF THE ARCHITECT, AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS ARE RESERVED BY THE ARCHITECT. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF THE ARCHITECT IS PROHIBITED. ALL DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT, REGARDLESS OF THE STATUS OF THE PROJECT FOR WHICH THEY WERE PREPARED. THE DRAWINGS ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ARCHITECT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT. OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND HIS CONSULTANTS AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THESE DRAWINGS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE ARCHITECT WILL RENDER THE PERSON RESPONSIBLE FOR THE MODIFICATION LIABLE FOR ANY LOSSES OR DAMAGES RESULTING FROM ANY SUCH MODIFICATIONS, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES. THE ARCHITECT WILL CONSIDER REQUESTS FOR PERMISSION TO USE THESE DRAWINGS ON OTHER PROJECTS. ANY REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF THE ARCHITECT IS PROHIBITED. ALL DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT, REGARDLESS OF THE STATUS OF THE PROJECT FOR WHICH THEY WERE PREPARED. THE DRAWINGS ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECTS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ARCHITECT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT. OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND HIS CONSULTANTS AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THESE DRAWINGS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE ARCHITECT WILL RENDER THE PERSON RESPONSIBLE FOR THE MODIFICATION LIABLE FOR ANY LOSSES OR DAMAGES RESULTING FROM ANY SUCH MODIFICATIONS, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES. THE ARCHITECT WILL CONSIDER REQUESTS FOR PERMISSION TO USE THESE DRAWINGS ON OTHER PROJECTS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ARCHITECT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT. OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND HIS CONSULTANTS AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THESE DRAWINGS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE ARCHITECT WILL RENDER THE PERSON RESPONSIBLE FOR THE MODIFICATION LIABLE FOR ANY LOSSES OR DAMAGES RESULTING FROM ANY SUCH MODIFICATIONS, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES. THE ARCHITECT WILL CONSIDER REQUESTS FOR PERMISSION TO USE THESE DRAWINGS ON OTHER PROJECTS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ARCHITECT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ARCHITECT. OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND HIS CONSULTANTS AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THESE DRAWINGS WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE ARCHITECT WILL RENDER THE PERSON RESPONSIBLE FOR THE MODIFICATION LIABLE FOR ANY LOSSES OR DAMAGES RESULTING FROM ANY SUCH MODIFICATIONS, INCLUDING BUT NOT LIMITED TO, CONSEQUENTIAL DAMAGES.

ARCHITECT
GERALD GADAPATH • AIA • LLC
10 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

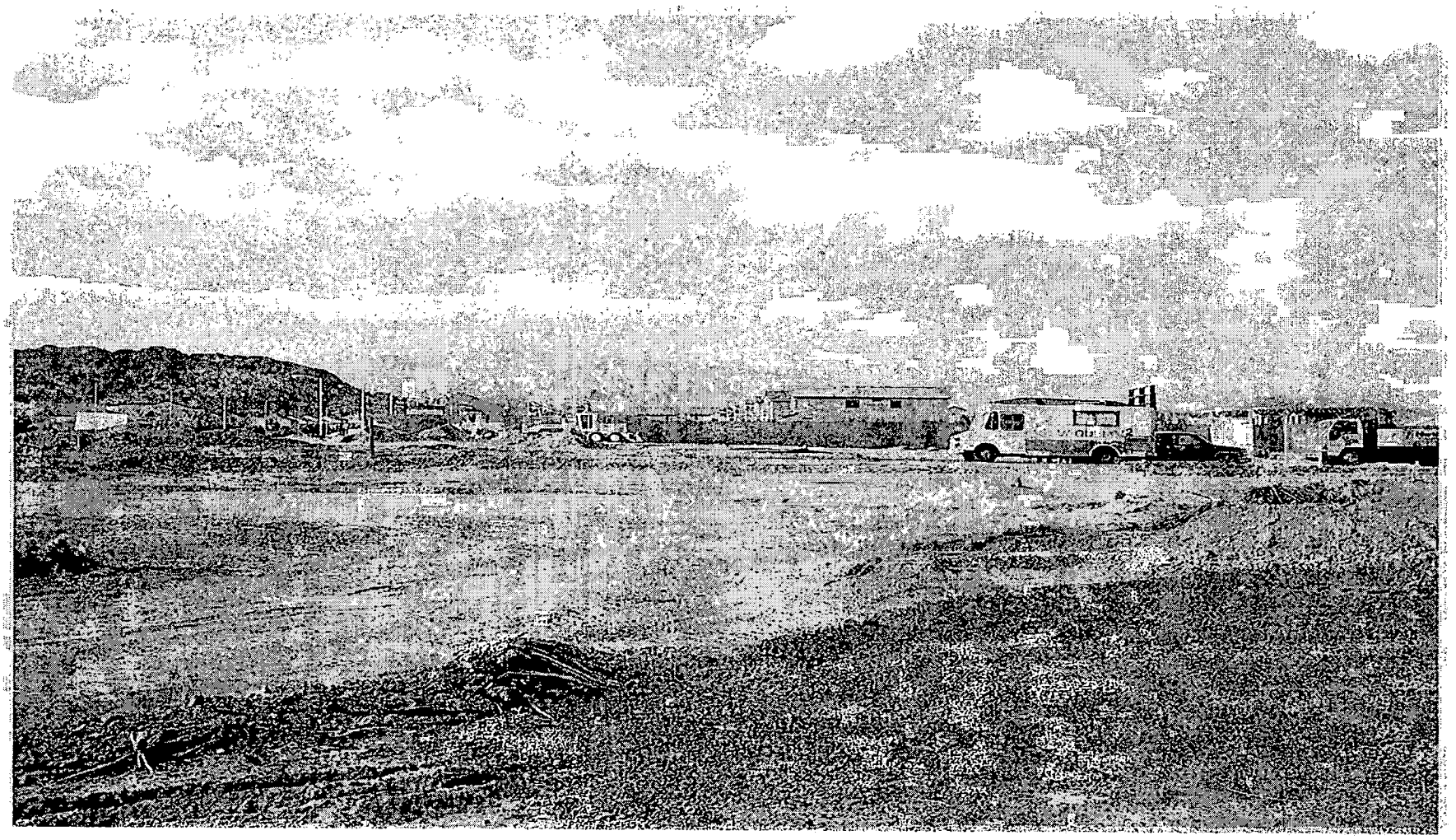
sheet title:
TAVERN FLOOR PLAN

issue dates:

drawn by: MAS
checked by: GG
project no.: 02-171
revisions:

sheet no.
A1.01
of sheets

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ZON-3509 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3509 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 51

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**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. | 286 | Planning Commission Mtg. | 0 |
| City Council Meeting | | City Council Meeting | |

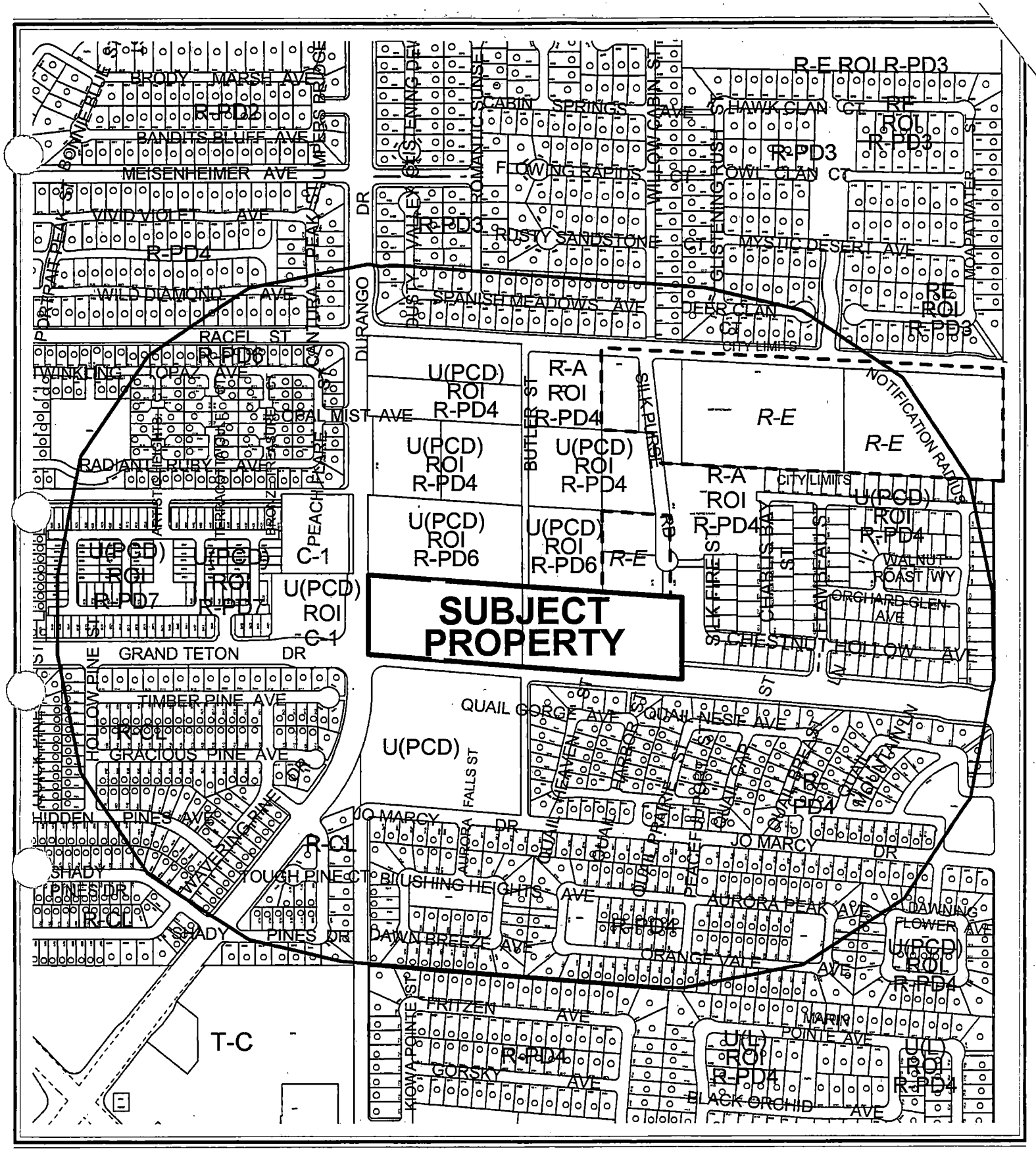
**RECOMMENDATION:**
Staff recommends APPROVAL.

**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:**
**DAVENPORT – TABLED – UNANIMOUS with NIGRO excused**

**MINUTES:**
NOTE: See Item 48 [ROC-2671] for related discussion.
(7:38 – 8:56)
**2-1964/3-1**




**CASE:** **SUP-3513**

**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]

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: SUP-3513 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY**

## ** CONDITIONS **

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

***Planning and Development***

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3509), Review of Condition (ROC-2671) and Site Development Plan Review (SDR-3511).

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

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

4. No more than one manager's security residence shall be permitted.

5. All storage shall be within an enclosed building except for the storage of recreational vehicles and boats, which shall be completely screened from view from surrounding properties and abutting streets.

6. No business shall be conducted from or within a mini-storage facility.

7. Retail sale of stored items on the premises is prohibited.

8. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

9. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

10. The production, fabrication or assembly of products shall be prohibited.

11. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage use, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on site shall not exceed a ratio of two trucks or trailers for each one hundred storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-storage complex.

12. Truck and trailer storage shall be screened from the street and adjacent property.

13. When adjacent to a residential use, the exterior wall of the mini-warehouse shall be constructed of decorative block.

DC

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This request is for a Special Use Permit a proposed mini-warehouse facility on property located adjacent to northeast corner of Durango Road and Grand Teton Road. A companion Review of Condition (ROC-2671), General Plan Amendment application (GPA-3483), a Rezoning (ZON-3509) and a Site Development Plan Review application (SDR-3511) were filed with this Rezoning application.

### *B) Applicant's Justification*

The proposal will provide a sound and visual buffer from the busy street and the Tavern for the residents to the rear.

## BACKGROUND INFORMATION

### *A) Previous Actions*

| | |
|---|---|
| 3/17/99 | The Board of County Commissioners approved the rezoning (ZC-1702-98) of the northeast corner of Durango Drive and Grand Teton drive. |
| 6/08/99 | The City Council approved the annexation [A-28-99 (A)] of the subject site. The effective date of the annexation was 9/24/99. |
| 6/21/00 | The City Council approved a Special use Permit (U-0011-00) for a tavern at the subject site. The Planning Commission and Staff recommended approval. |
| 7/17/02 | The City Council approved of an Extension of Time [U-0011-00 (1)] for the approved Tavern. The Planning Commission and Staff recommended approval. |

### *B) Pre-Application Meeting*

| | |
|---|---|
| 11/21/03 | The elements of a complete application were discussed. |

*C) Neighborhood Meetings*

12/22/03 A neighborhood meeting was held by the applicant to present to the neighbors the proposed general plan Amendment proposal that is a companion item to this application. There were seven persons who attended and had questions about the following:

1) Hours of operation and type of use for the tavern.
2) Uses of the retail building along Durango, drug store or shops.
3) Hours of operation and look of the mini-storage component.
4) Landscaping along the perimeter of the site.
5) One person made a comment about commercial uses outside of Town Center.

**DETAILS OF APPLICATION REQUEST**

*A) Site Area*
Gross Acres: 7.84 acres

*B) Existing Land Use*

| | |
|---|---|
| Subject Property | Vacant |
| North | Vacant, stables |
| South | Vacant, Single-family homes |
| East | Vacant |
| West | Vacant |

*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) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] |
| North | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre) and Clark County |

| | |
|---|---|
| South | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-PD4 (Residential Planned Development - 4 Units Per Acre) |
| East | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under resolution of intent to R-PD4 (Residential Planned Development – 4 Units Per Acre) |
| West | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) |

***E) General Plan Compliance***

This site is located in north- central portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan and designated as PCD (Planned Community Development). The Planned Community category allows for a mix of residential uses, maintaining an overall density of 2- 8 dwelling units per acre depending upon compatibility with adjacent uses. In addition, some public facilities and office projects may be used as buffers between areas of low density residential and areas of neighborhood commercial. Projects less than 80 acres in size are not allowed in PCD. Because of the 80 acre plan area requirement the proposed amendment of the plan to SC can be supported because of commercial being permitted in PCD (Planned Community Development).

The SC (Service Commercial) category of the Centennial Hills General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

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

Trails:
An Equestrian Trail shall be included within the development of this site as stipulated by the Trails element of the 2020 Master Plan.

DC

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

1) A Special Use Permit application for a use within 500 of the corporate boundary of the County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) Metro: No enforcement impact
2) LVVWD: No significant impact on the water system.

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

**ANALYSIS**

***A) Zoning Code Compliance***

A1) Parking and Traffic Standards

Pursuant to Las Vegas Zoning Code Section 19.10, the following Parking Standards apply to the subject proposal:

| Uses | GFA | Ratio | Required Parking | | Provided Parking | |
|---|---|---|---|---|---|---|
| | | | Regular | Handicap | Regular | Handicap |
| Mini-warehouse | 38,000 SF<br><br>194 Units | 1/50 storage units, spread throughout the developmen t. An additional 5 spaces shall be provided on the exterior side of the security fence for customers | 4 | See below | 19 | See below |
| Handicap Breakdown | | | 8 | 1 | 18 | 1 |

The proposal exceeds the requirement for parking for the mini-storage.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed mini-storage use.

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

| Standards | Code Requirement | Provided |
|---|---|---|
| Trash Enclosure | Y | Y |

The proposal meets the requirement for trash enclosures.

***B) General Analysis and Discussion***

- Zoning

The Special use Permit will allow a mini-storage in the C-1 (Limited Commercial) zoning district.

- Use

A mini-storage is a permitted use in the C-1 (Limited Commercial) zone with approval of a General Plan Amendment and a rezoning (in this case) and Special Use Permit.

As defined in Title 19, a mini-warehouse is a facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.

- Conditions

The following base conditions exist for this Special Use Permit:

1. No more than one manger's security residence shall be permitted.

2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.

3. No business shall be conducted from or within a mini-storage facility.

4. Retail sale of stored items on the premises is prohibited.

5. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

6. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

7. The production, fabrication or assembly of products shall be prohibited.

8. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage use, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on site shall not exceed a ratio of two trucks or trailers for each one hundred storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-storage complex.

9. Truck and trailer storage shall be screened from the street and adjacent property.

10. When adjacent to a residential use, the exterior wall of the mini-warehouse shall be constructed of decorative block.

## 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 mini-storage facility can be operated in a manner that is harmonious or compatible with the surrounding residential land uses with the approval of C-1 (Limited Commercial) zoning for the site.

   The appropriateness of the proposal, though, is dependant on the proximity of the use to existing and proposed residential development. The mini-warehouse would be better located if it were on the parcel closest to the intersection of Durango and Grand Teton. At this time, the accepted commercial has been closest to that intersection. As stated before, only the parcel half zoned as C-1 (Limited Commercial) should be commercial because of the incompatibility potential of the range of uses possible in C-1 (Limited Commercial).

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

   The parcel closest to Durango and Grand Teton is suitable for the intensity potential of C-1 uses. The parcel further down the street from the intersection is best left as residential.

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

   The subject site is located at the northeast corner of Durango Drive, a 100 foot Primary Arterial, and Grand Teton Drive, a 120 foot Parkway Arterial; both shown on the Master Plan of Streets and Highways. These streets have the capacity or potential to manage the traffic from the uses on the site of this proposal.

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 mini-storage facility will be consistent with the overall objectives of the General if located on the parcel in this proposal closest to Durango and Grand Teton.

**NOTICES MAILED** 601 [Mailed with ROC-2671, GPA-3483, ZON-3509, & SDR-3511]

**APPROVALS** 0

**PROTESTS** 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3513** APN: 125-09-401-006/017

Name of Property Owner: STUART APOLLO Grand Teton LodgLLC -ALM Corporation

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 __✓__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

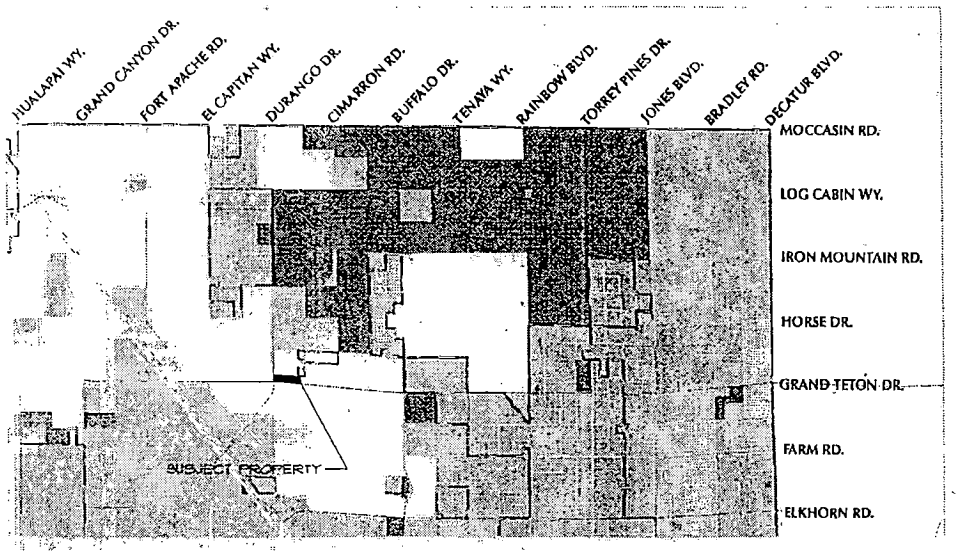
Subscribed and sworn before me

This 31 day of October, 2003

Heather M Monahan

Notary Public in and for said County and State

OFFICIAL SEAL
Heather M. Monahan
NOTARY PUBLIC-NEVADA
PRINCIPAL OFFICE IN
CLARK COUNTY
My Commission Expires November 20, 2004




## 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.

## PROJECT DATA:

APPLICATIONS: 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.

ASSESSOR'S PARCEL NUMBER: 125-09-401-006 & 125-09-401-017

SITE AREA: 341,423 SF. (7.84 ACRES)

CURRENT ZONING: C1 / U

PROPOSED ZONING: C1 / C2

SETBACKS:

| | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT: | 20'-0" | 100'-0"/87'-0"/20'-0" |
| SIDES: | 10'-0" | 20'-0" |
| REAR: | 20'-0" | 20'-0" |
| CORNER: | 15'-0" | 10'-0" |

BUILDING AREA: 71,570 SF

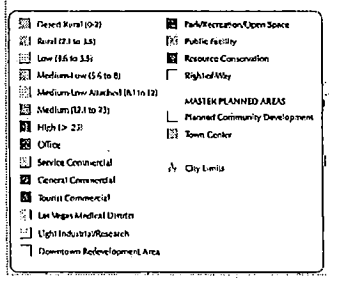
| | |
|---|---|
| PAD 'A': | 11,970 SF |
| TAVERN: | 6,200 SF |
| PAD 'B', 'C', 'D': | 15,500 SF |
| MINI STORAGE: | 38,000 SF |

LOT COVERAGE: 20.9%

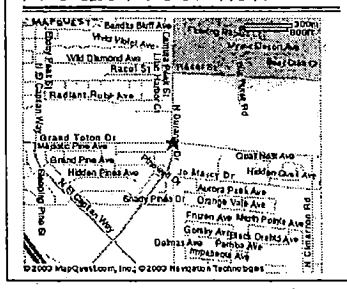
PARKING CALCULATIONS:
REQUIRED: 200 SPACES
RETAIL: 1 PER 250 GFA.
TAVERN: 1: 50 PUBLIC SEATING AND 1: 200 SF FOR REMAINING
OFFICE: 1:300 SF.
MINI STORAGE: 1: 50 UNITS AND 5 OUTSIDE SECURITY FENCE

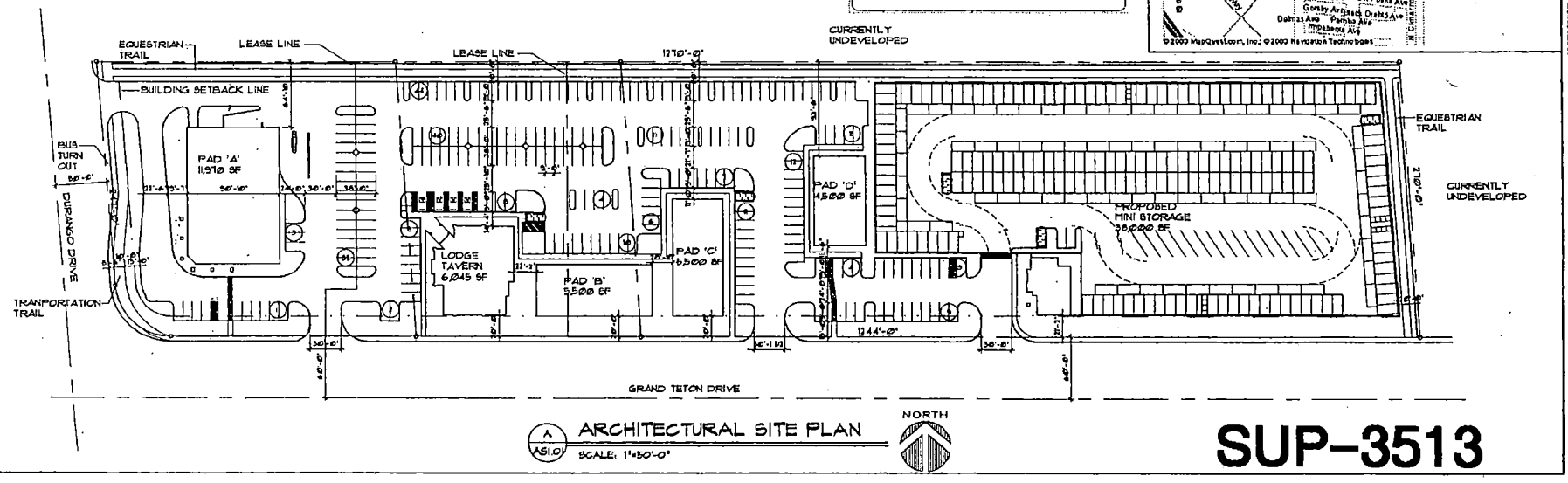
PROVIDED: 310 SPACES
INCLUDING 12 HANDICAP SPACES

## FUTURE LAND USE




## PROJECT LOCATION:




A AS1.01 ARCHITECTURAL SITE PLAN
SCALE: 1"=50'-0"

NORTH

**SUP-3513**

**1-22-04 PC**

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-3512 FAX (702) 454-7842

project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

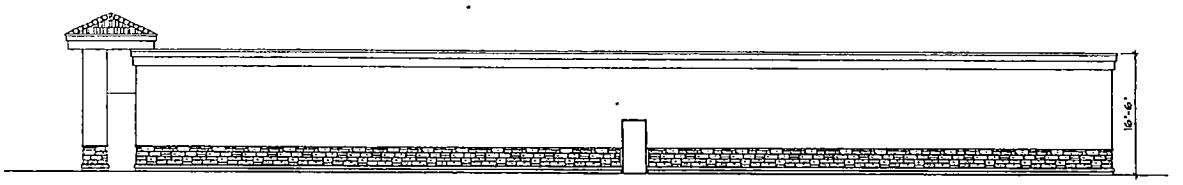
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NOT FOR CONSTRUCTION
12-8-03

sheet title:
ARCHITECTURAL SITE PLAN

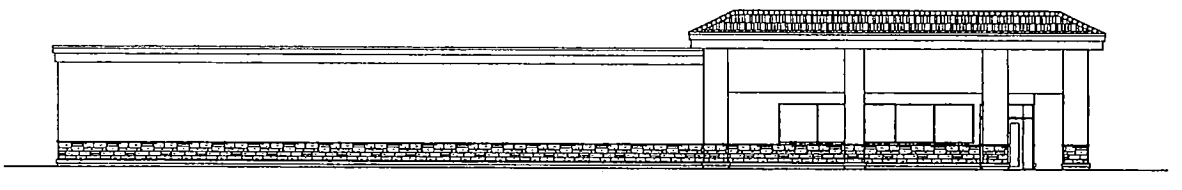
issue dates:
drawn by: KKS
checked by: GG
project no.: 02-171
revisions:
sheet no.: AS1.01
of sheets

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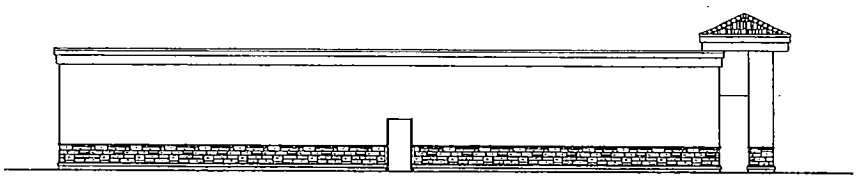
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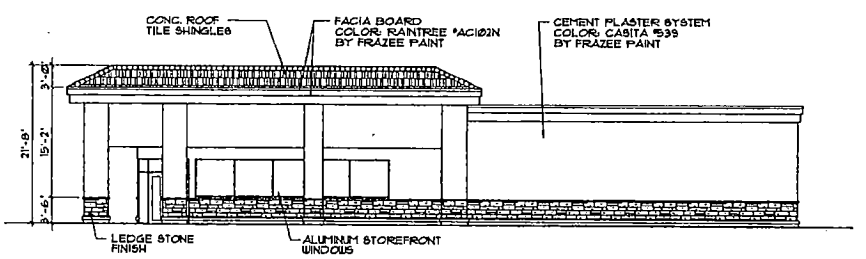

1 A6.03 EAST ELEVATION
SCALE: 1/8"=1'-0"



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"

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**1-22-04 PC**

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COMMERCIAL DEVELOPMENT
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LAS VEGAS, NEVADA

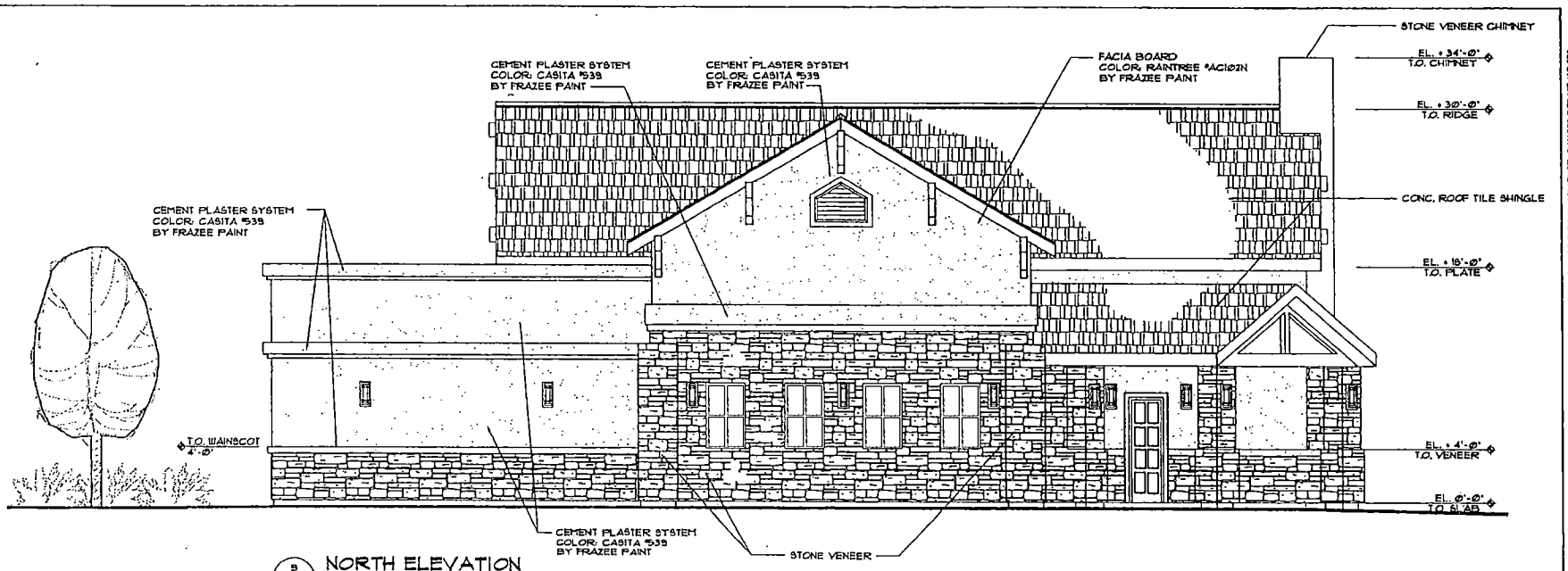
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checked by: GG
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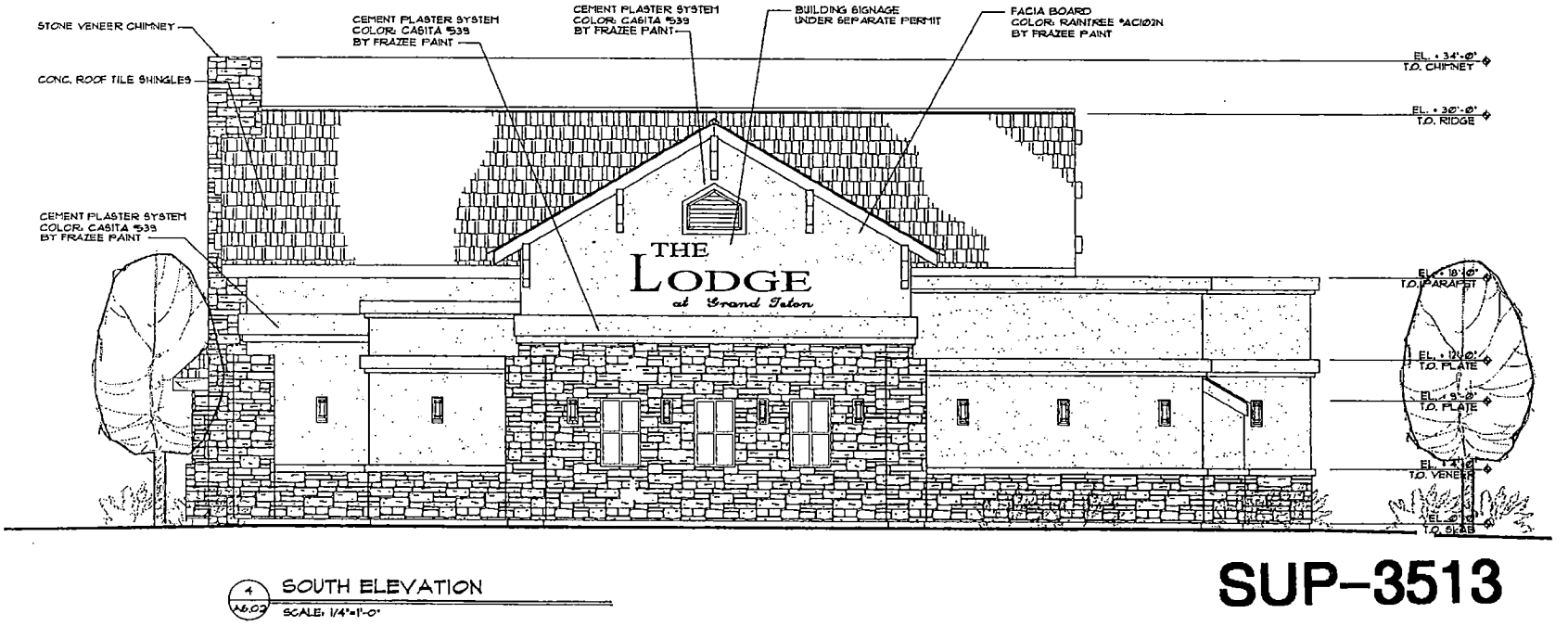
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B A6.02 NORTH ELEVATION

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




4 A6.02 SOUTH ELEVATION

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

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**1-22-04 PC**

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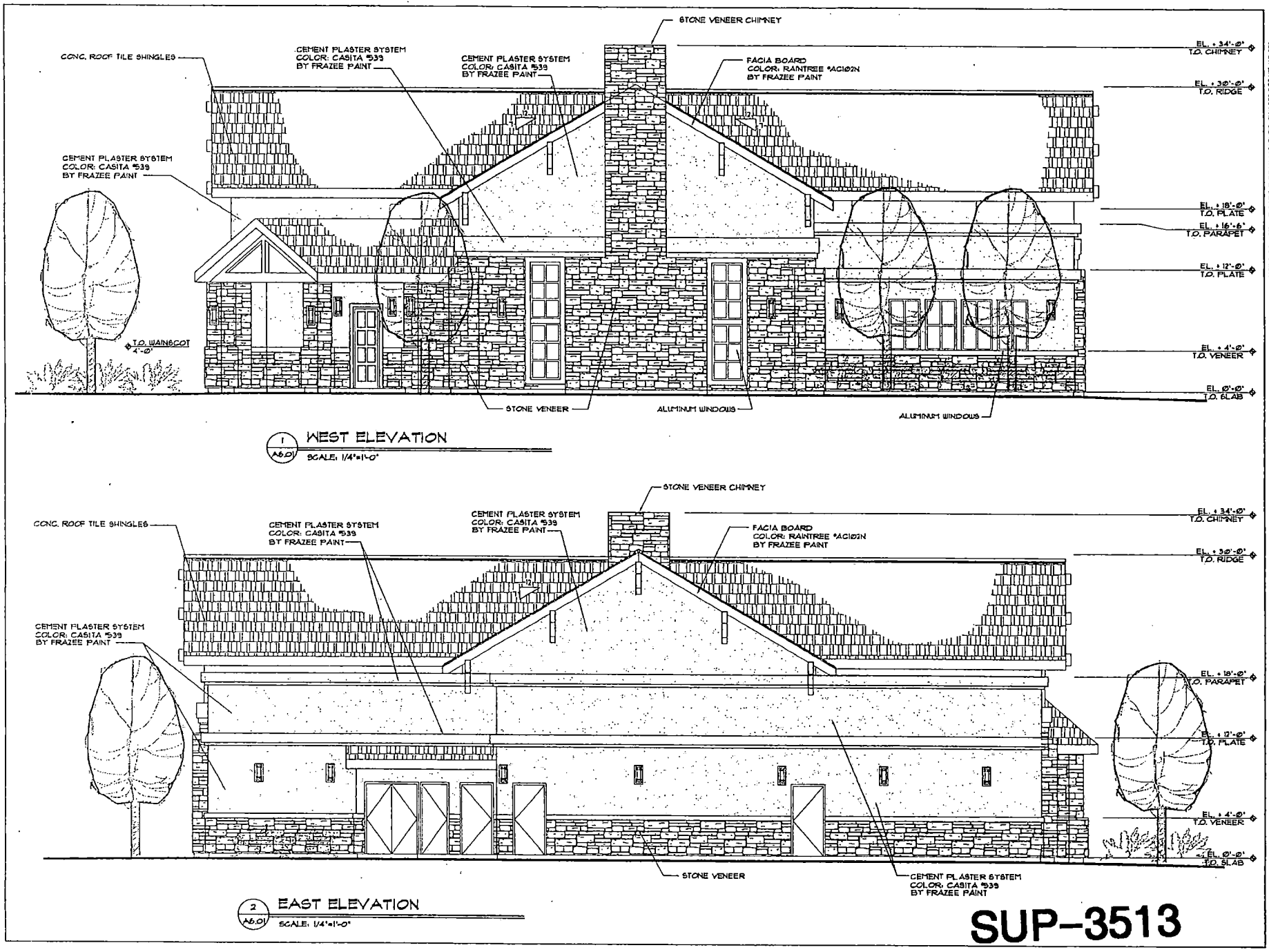
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ELEVATIONS

issue dates:
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checked by: GG
project no.: 03-111
revisions:

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1 A1.09 SOUTH ELEVATION
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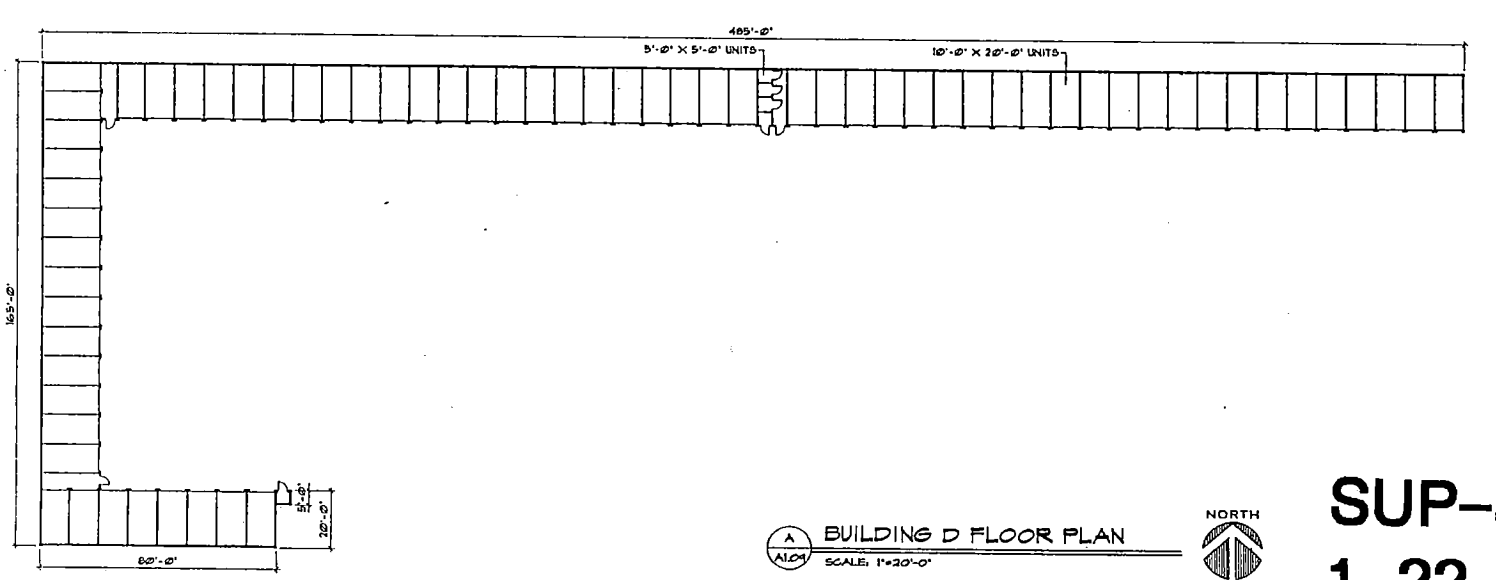
2 A1.09 NORTH ELEVATION
SCALE: 1"=20'-0"



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

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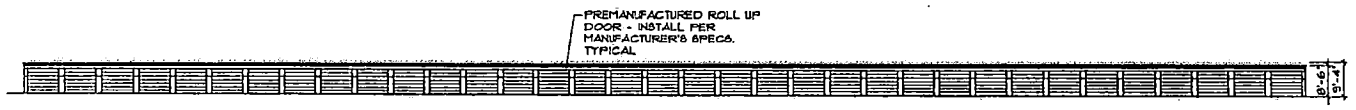
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sheet title:
MINI STORAGE
BUILDING D
PLANS AND ELEVATIONS

issue dates:
drawn by: MKA
checked by: GG
project no.: 03-11
revisions:
sheet no.: A1.09
of sheets

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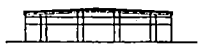

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2 / A1.08 SOUTH ELEVATION

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



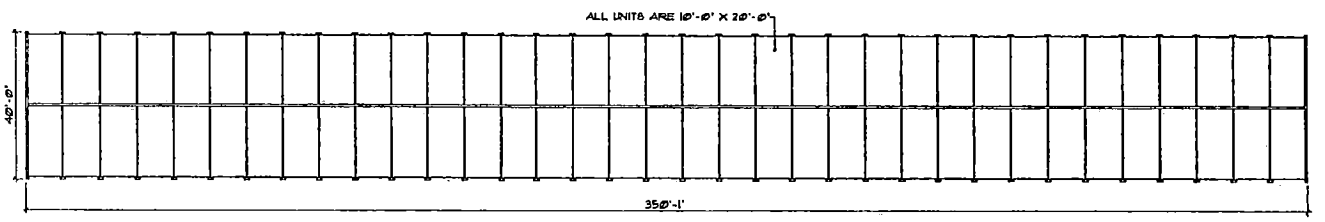
3 / A1.08 EAST ELEVATION

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

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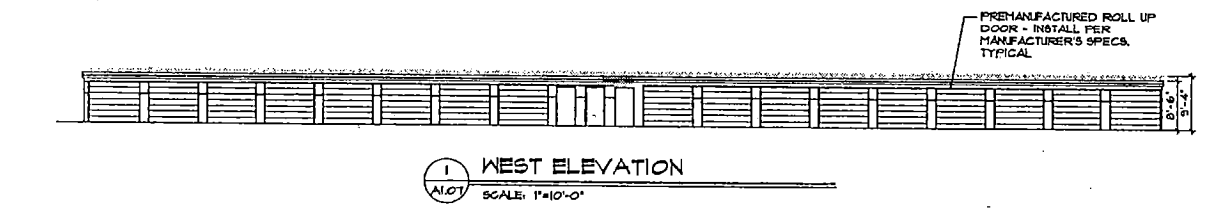
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BUILDING C
PLANS AND ELEVATIONS

file name:
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checked by: GGA
project no.: 01-01
revisions:

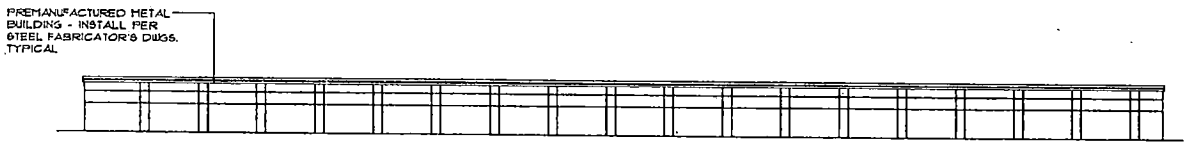
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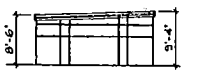

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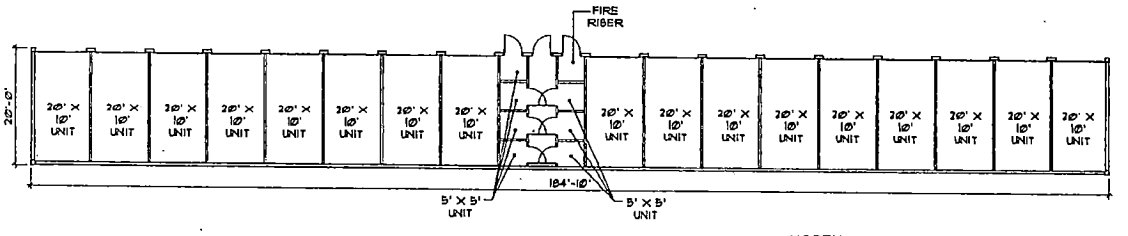

2 A1.07 EAST ELEVATION
SCALE: 1"=10'-0"



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

SUP-3513

1-22-04 PC

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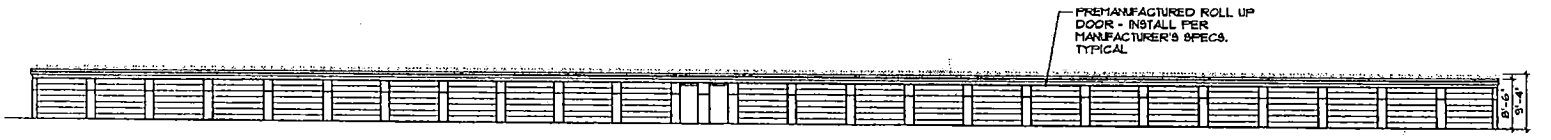
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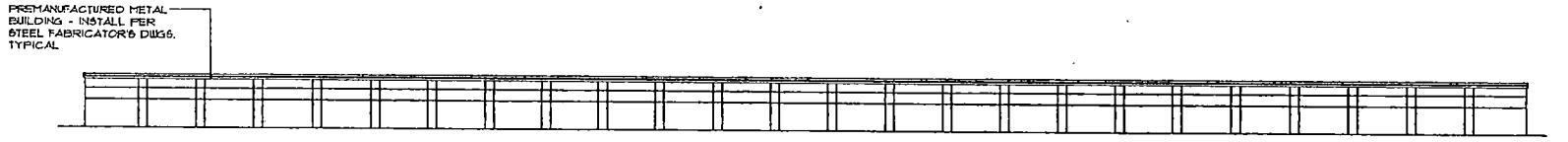
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MINI STORAGE
BUILDING B
PLANS AND ELEVATIONS

issue dates:
drawn by: JDG
checked by: GG
project no.: 02-171
revisions:

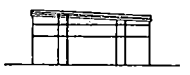
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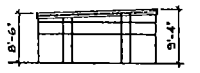

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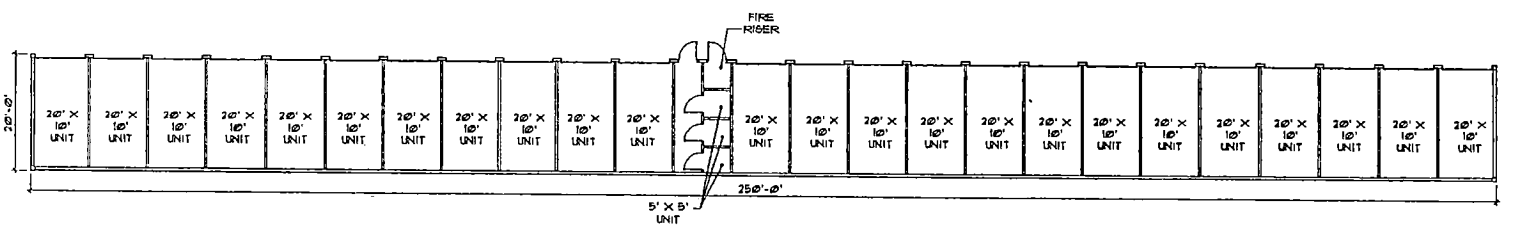

2 A1.06 SOUTH ELEVATION
SCALE: 1"=10'-0"



3 A1.06 EAST ELEVATION
SCALE: 1"=10'-0"




4 A1.06 WEST ELEVATION
SCALE: 1"=10'-0"




A A1.06 BUILDING A FLOOR PLAN
SCALE: 1"=10'-0"

NORTH

**SUP-3513**

**1-22-04 PC**

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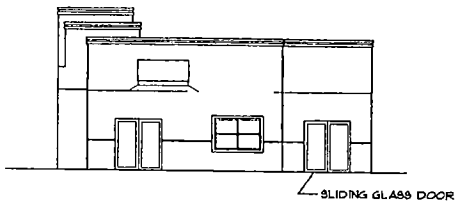
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project no.: 03-111
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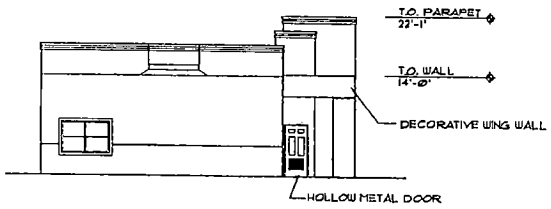
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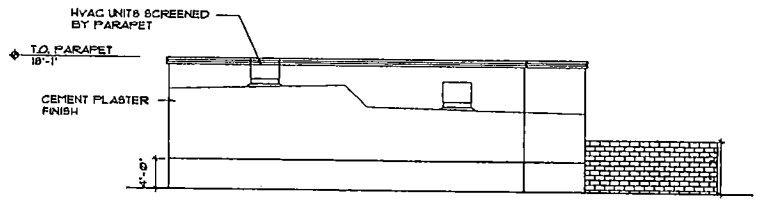

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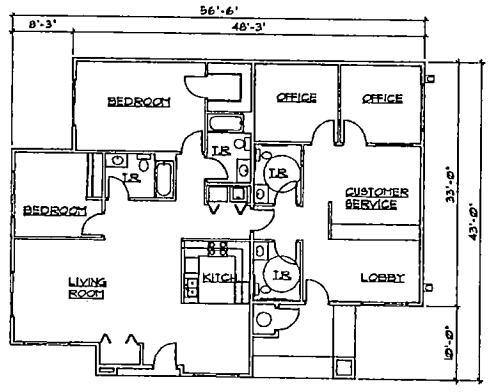

2 A1.05 WEST ELEVATION
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3 A1.05 NORTH ELEVATION
SCALE: 1/8"=1'-0"




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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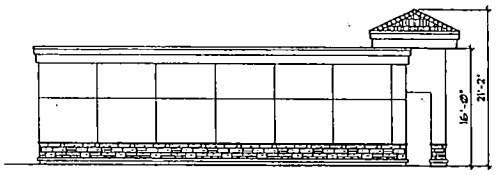
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AND ELEVATIONS

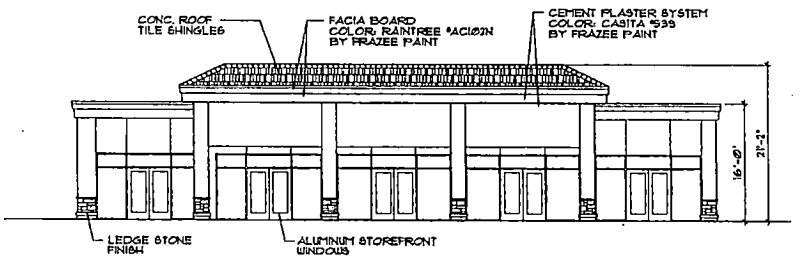
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checked by: GA
project no.: 01-11
revisions:

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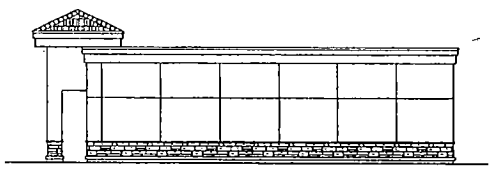
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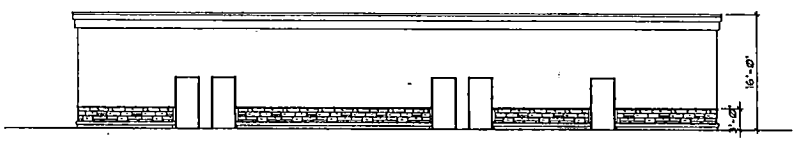

1 A1.04 NORTH ELEVATION
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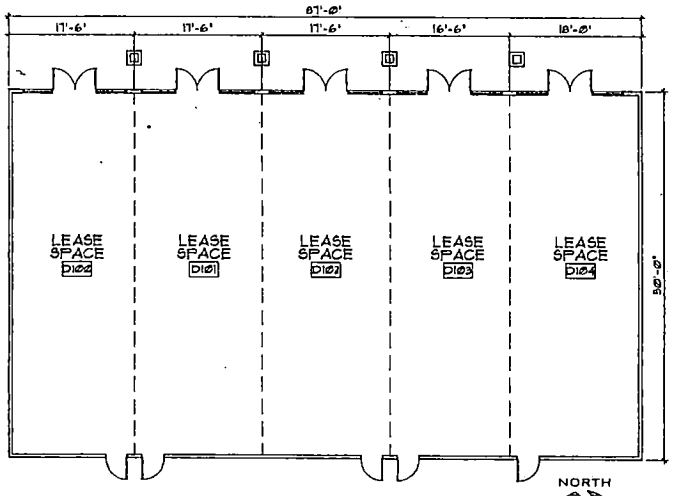

2 A1.04 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 A1.04 SOUTH ELEVATION
SCALE: 1/8"=1'-0"




4 A1.04 EAST ELEVATION
SCALE: 1/8"=1'-0"




A A1.04 PAD D FLOOR PLAN
SCALE: 1/8"=1'-0" GROSS SQUARE FOOTAGE: 4500 SF.

SUP-3513

1-22-04 PC

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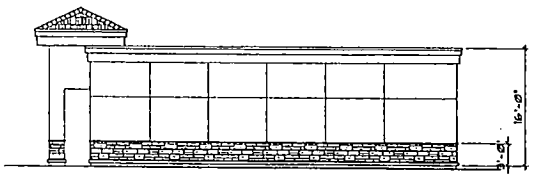
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GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

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12-5-03

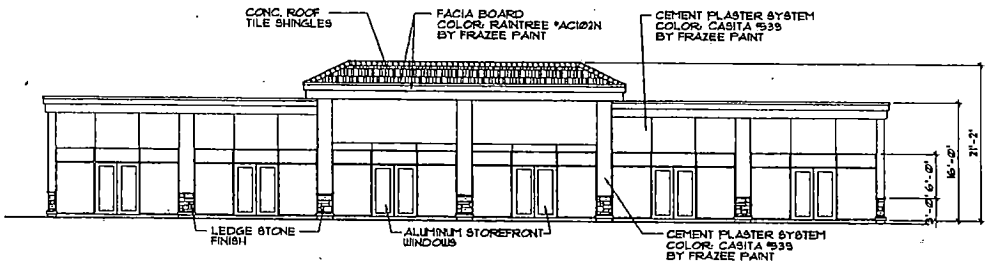
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FLOOR PLAN

issue dates:
drawn by: KKB
checked by: GG
project no.: 02-111
revisions:
sheet no.: A1.04
of sheets

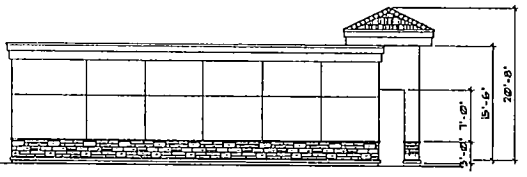
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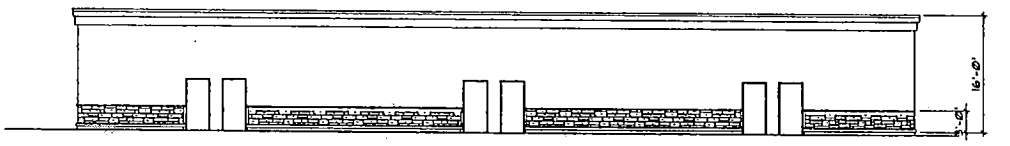

1 / A1.03 WEST ELEVATION
SCALE: 1/8"= 1'-0"



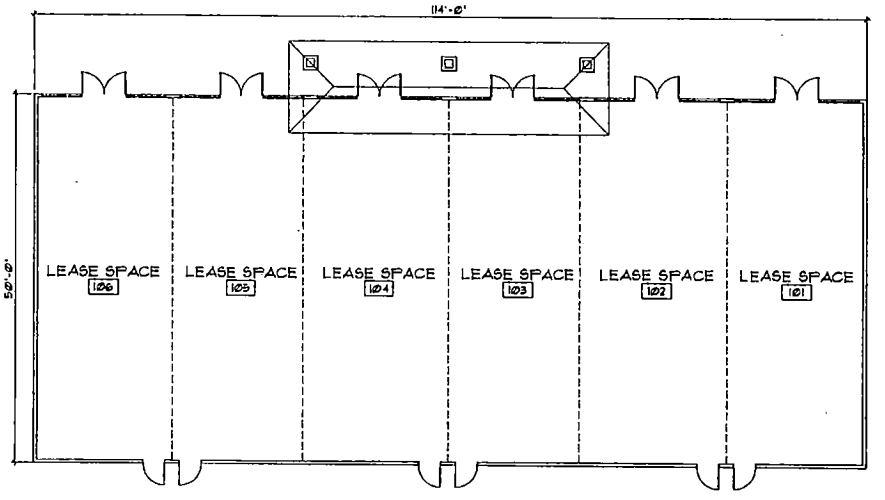

1 / A1.03 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"




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

SUP-3513
1-22-04 PC

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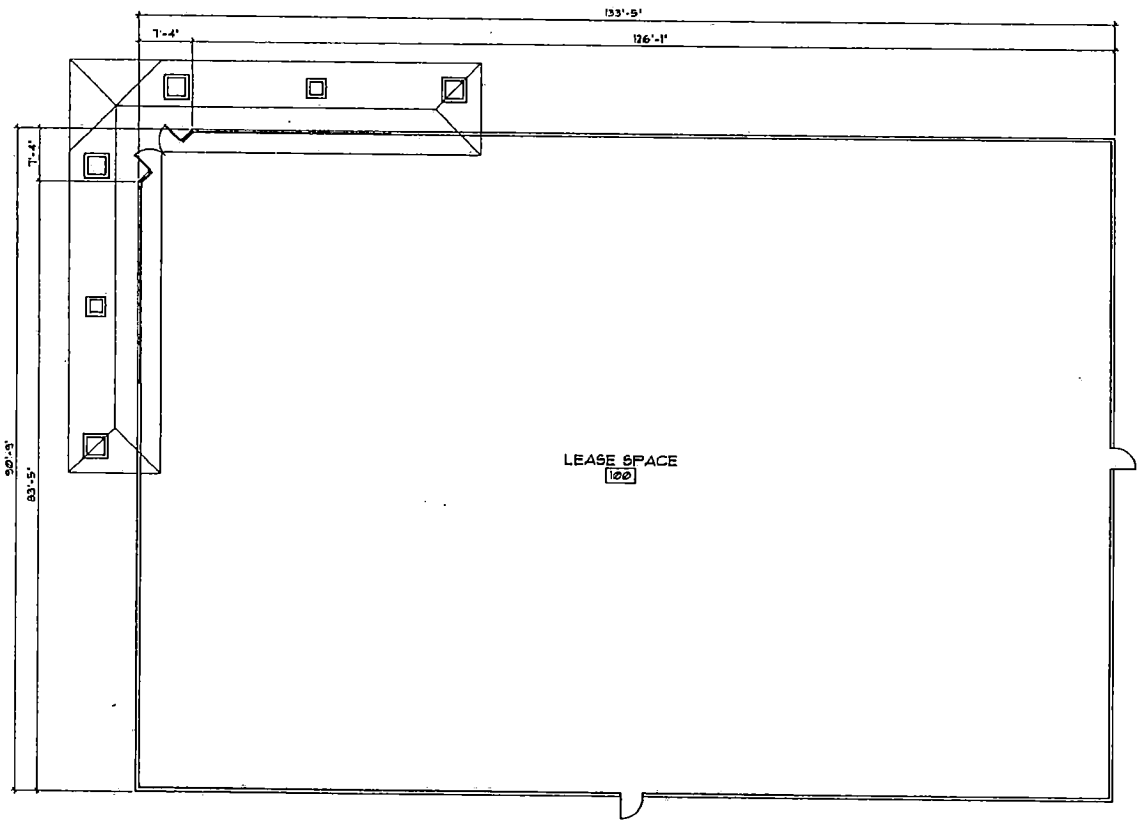
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GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

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12-09-03

sheet title:
PAD B AND PAD C
FLOOR PLAN AND
EXTERIOR ELEVATIONS

issue dates:
drawn by: TMM
checked by: GC
project no.: 03-111
revisions:
sheet no.: A1.03
of sheets

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A1.02 PAD A FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

SUP-3513
1-22-04 PC

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sheet title:
PAD A
FLOOR PLAN

issue dates:
drawn by: MG
checked by: GG
project no.: 03-111
revisions:
sheet no.: A1.02
of sheets

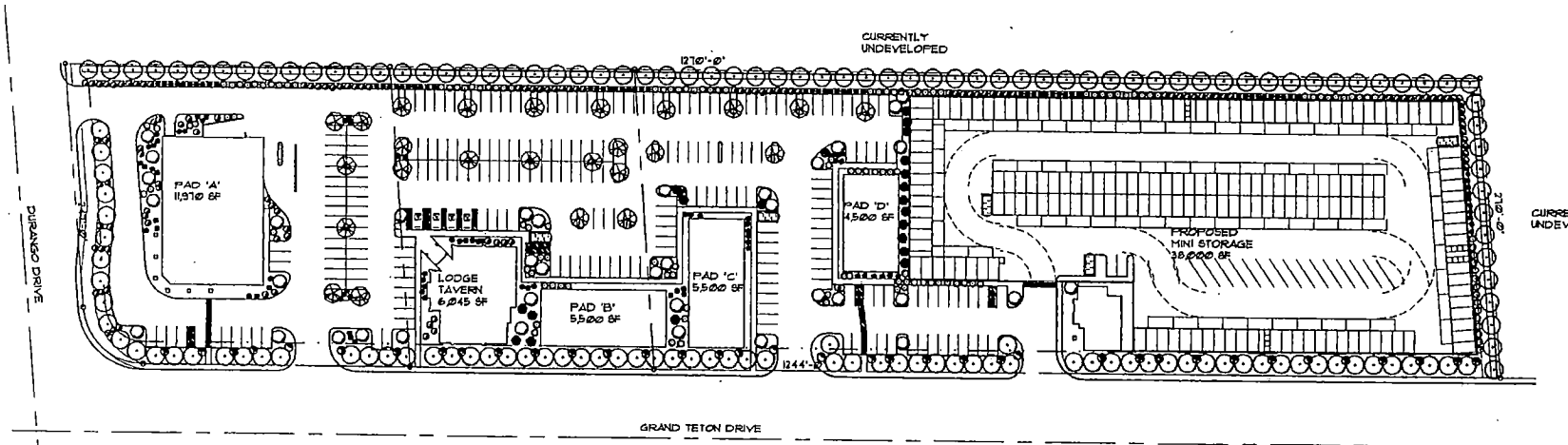
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## Landscape Legend

| 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 MAT'L. 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

**SUP-3513**

**1-22-04 PC**


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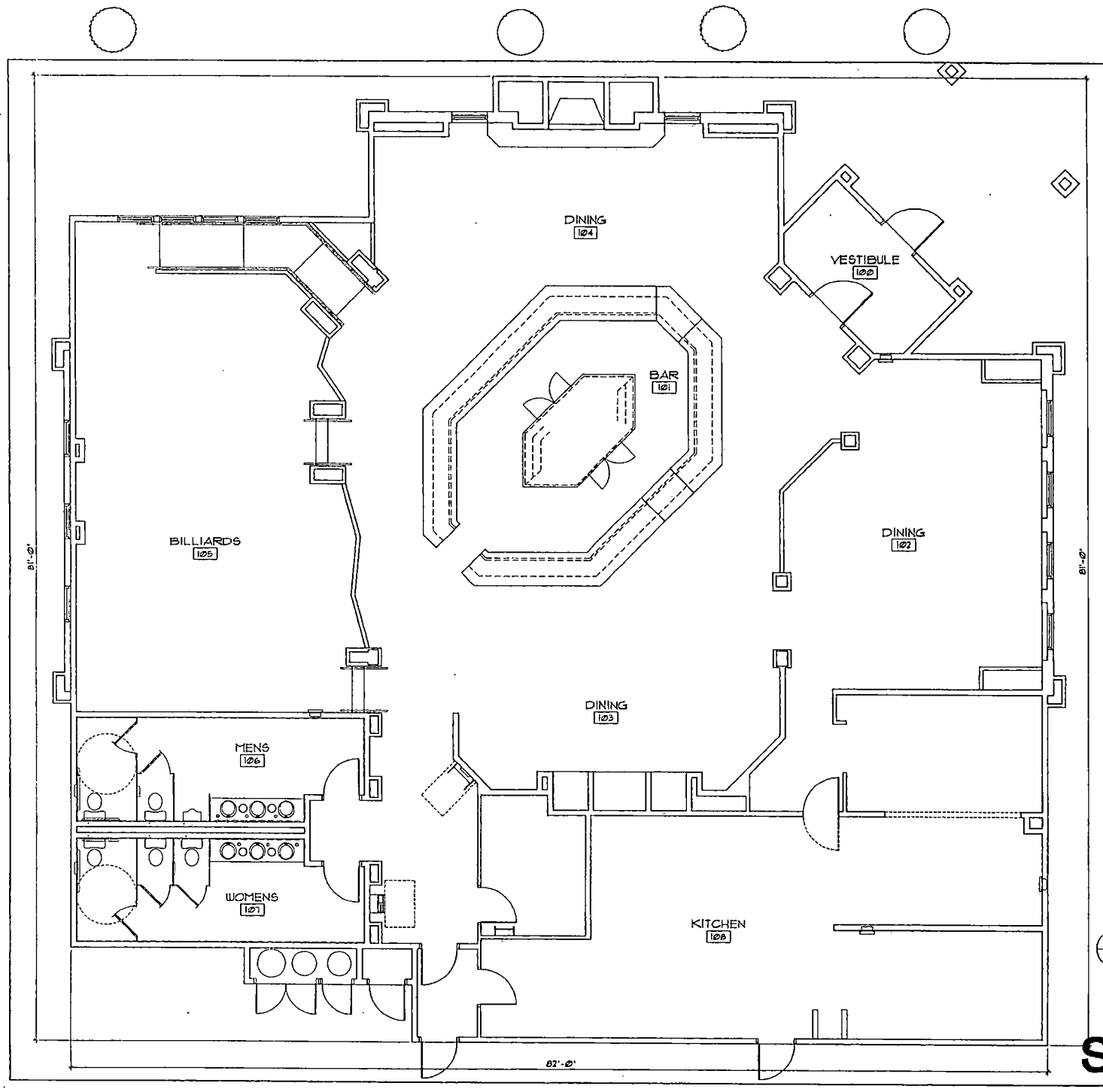
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LANDSCAPE PLAN

issue dates:
drawn by: MG
checked by: GG
project no.: 03-111
revisions:
sheet no.: L1.01
of sheets


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A1.01 FLOOR PLAN
SCALE: 1/4"=1'-0"
GROSS FLOOR AREA: 6045 S.F.

NORTH

SUP-3513
1-22-04 PC

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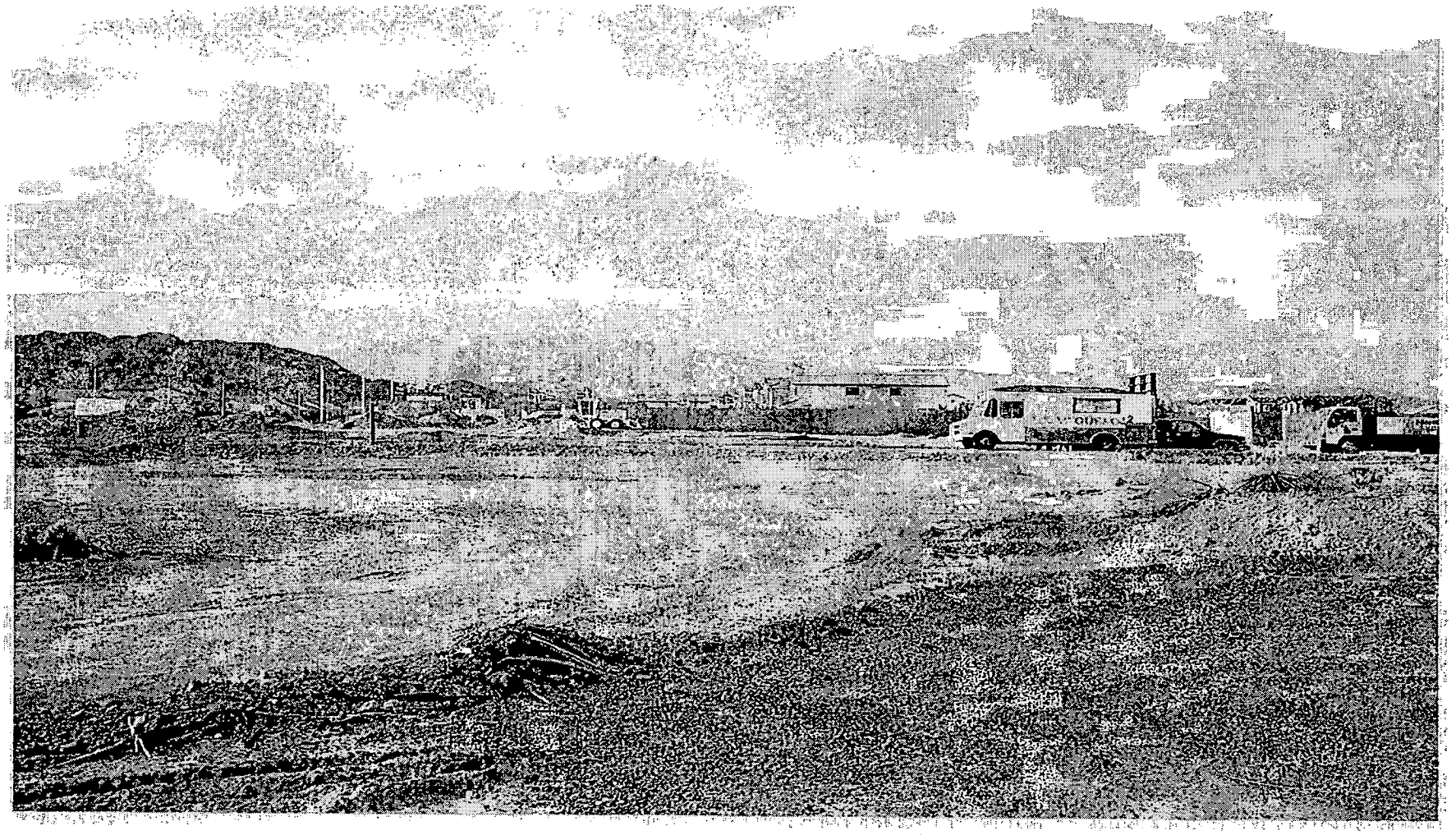
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GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

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issue dates:
drawn by: mab
checked by: dcb
project no.: 02-111
revisions:
sheet no.: A1.01
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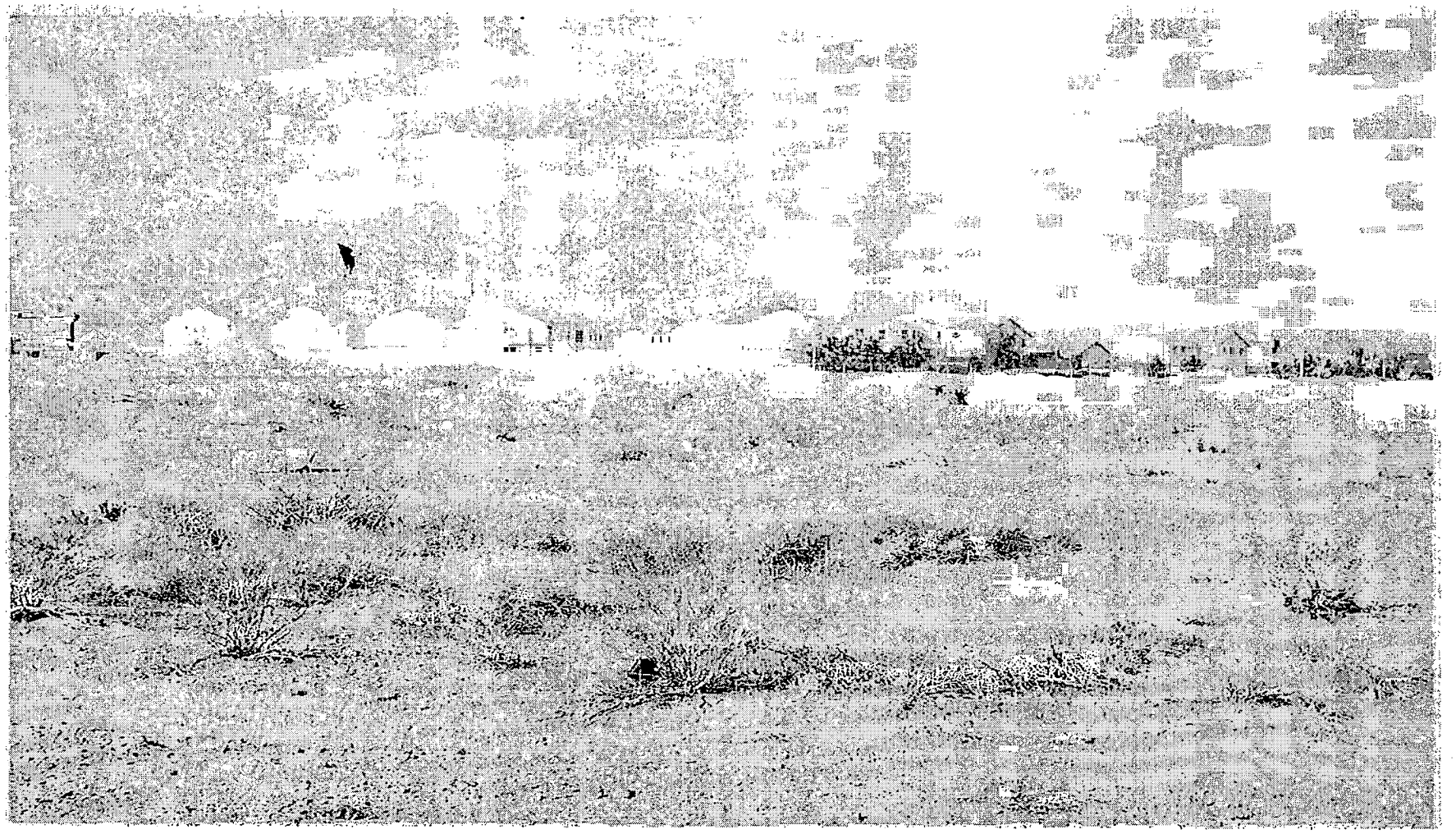
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SUP-3513 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3513 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 52

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**C.C.: 02/18/04**

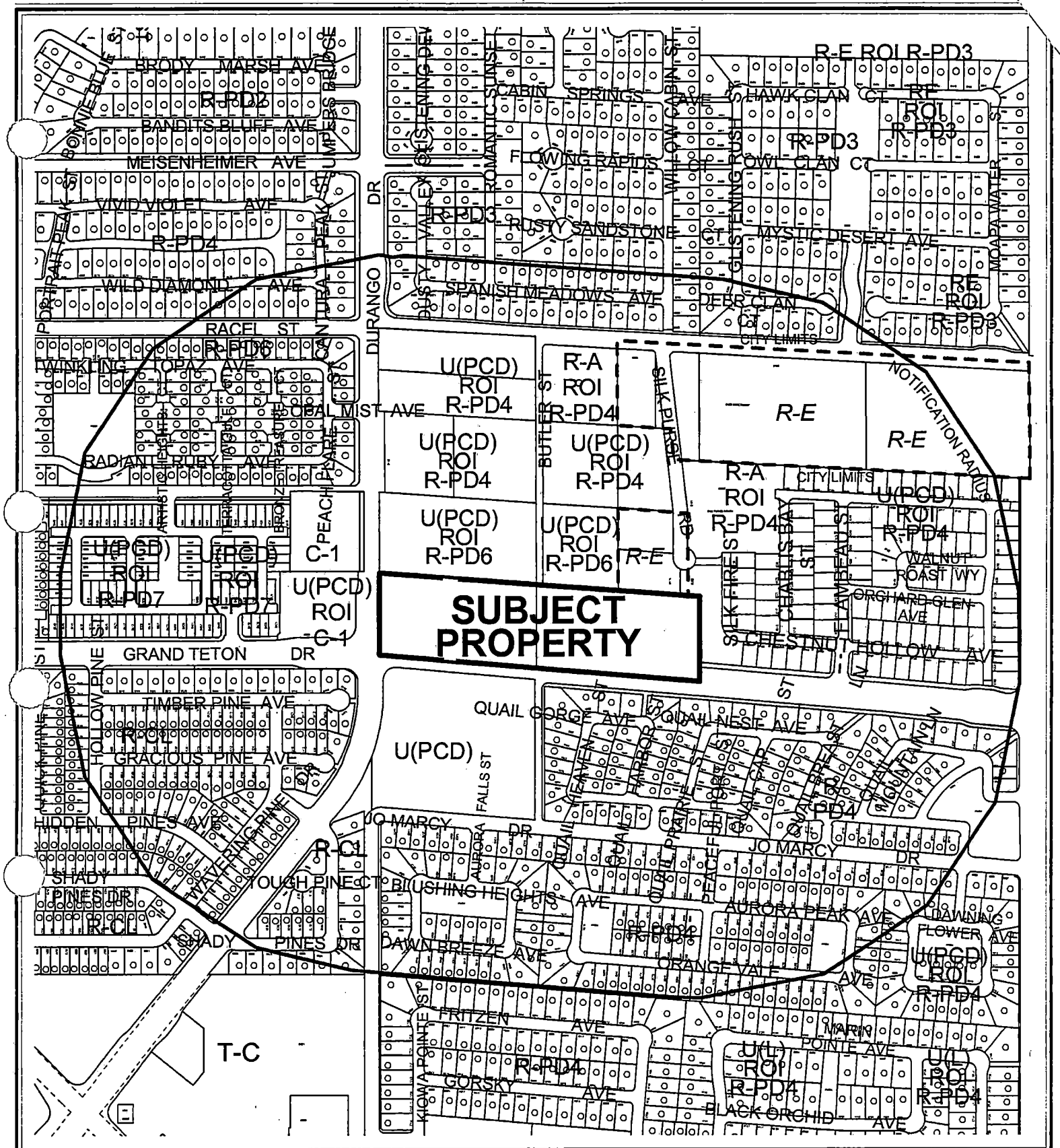
| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 286 | Planning Commission Mtg. | 0 |
| City Council Meeting | | City Council Meeting | |

**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:**
**DAVENPORT – TABLED – UNANIMOUS with NIGRO excused**

**MINUTES:**
NOTE: See Item 48 [ROC-2671] for related discussion.
(7:38 – 8:56)
**2-1964/3-1**




**CASE:** **SDR-3511**

**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: SDR-3511 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY**

## ** CONDITIONS **

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

***Planning and Development***

1. The developer shall construct the trails around the site and privately maintain them in perpetuity. No above ground utilities shall be located within the trail areas.

2. A parking agreement consistent with City policy shall be prepared by the applicant that will detail how the parking will be shared across the lease lines shall be submitted to the Planning and Development Department prior to issue of building permits.

3. The site plan shall be modified to reflect the proper setbacks along the Grand Teton frontage.

4. The site plan should be redesigned to locate the Tavern where it was approved to be by the Special Use Permit application U-0011-00. If the applicant prefers the location of the Tavern to be away from the corner and located in the area of the proposed Plan Amendment/ rezoning then a new Special Use Permit shall be required.

5. The diamond planters shall be replaced with landscaped fingers; landscaped fingers shall be added so that the 1 tree per six spaces standard is satisfied.

6. The handicap parking spaces shall be located to allow the proper distribution according to standard.

7. 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.

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

7. 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.

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.

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

10. Parking lot lighting standards shall be no more than 30 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. The lighting shall be directed away from adjacent property or screened, and shall not create fugitive lighting on adjacent properties.

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

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. 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.

***Public Works***

14. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. This pad site must always allow for the perpetual common access between the various parcels/owners within the proposed commercial subdivision.

15. 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.

16. Site development to comply with all applicable conditions of approval for ZON-3509 and all subsequent site-related actions.

DC

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This request is for a Site Development Plan Review of a proposed 71,570 square foot office, tavern, mini-storage development on 7.84 acres adjacent to the northeast corner of Durango Drive and Grand Teton Drive. A companion Review of Condition (ROC-2671), General Plan Amendment application (GPA-3483), a Rezoning (ZON-3509) and a Special Use permit application (SUP-3513) were filed with this Site development Plan Review application.

### *B) Applicant's Justification*

The proposal will provide a sound and visual buffer from the busy street and the Tavern for the residents to the rear.

## BACKGROUND INFORMATION

### *A) Previous Actions*

| | |
|---|---|
| 3/17/99 | The Board of County Commissioners approved the rezoning (ZC-1702-98) of the northeast corner of Durango Drive and Grand Teton drive. |
| 6/08/99 | The City Council approved the annexation [A-28-99(A)] of the subject site. The effective date of the annexation was September 24, 1999. |
| 6/21/00 | The City Council approved a Special use Permit (U-0011-00) for a tavern at the subject site. The Planning Commission and Staff recommended approval. |
| 7/17/02 | The City Council approved of an Extension of Time [U-0011-00(1)] for the approved Tavern. The Planning Commission and Staff recommended approval. |

### *B) Pre-Application Meeting*

| | |
|---|---|
| 11/21/03 | The elements of a complete application were discussed. |

*C) Neighborhood Meetings*

12/22/03 A neighborhood meeting was held by the applicant to present to the neighbors the proposed general plan Amendment proposal that is a companion item to this application. There were seven persons who attended and had questions about the following:

- Hours of operation and type of use for the tavern.
- Uses of the retail building along Durango, drug store or shops.
- Hours of operation and look of the mini-storage component.
- Landscaping along the perimeter of the site.
- One person made a comment about commercial uses outside of Town Center.

**DETAILS OF APPLICATION REQUEST**

*A) Site Area*
Gross Acres: 7.84 acres

*B) Existing Land Use*

| | |
|---|---|
| Subject Property | Vacant |
| North | Vacant, stables |
| South | Vacant, Single-family homes |
| East | Vacant |
| West | Vacant |

*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) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] |
| North | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development -6 dwelling units per acre) and Clark County |
| South | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-PD4 (Residential Planned Development -4 dwelling units per acre) |
| East | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under resolution of intent to R-PD4 (Residential Planned Development -4 dwelling units per acre) |
| West | U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) |

***E) General Plan Compliance***

This site is located in north- central portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan and designated as PCD (Planned Community Development). The Planned Community category allows for a mix of residential uses, maintaining an overall density of 2-.8 dwelling units per acre depending upon compatibility with adjacent uses. In addition, some public facilities and office projects may be used as buffers between areas of low density residential and areas of neighborhood commercial. Projects less than 80 acres in size are not allowed in PCD. Because of the 80 acre plan area requirement the proposed amendment of the plan to SC can be supported because of commercial being permitted in PCD.

The SC (Service Commercial) category of the Centennial Hills General Plan allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics.

**INTERAGENCY ISSUES**

**Project of Regional Significance**

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

1) A Special Use Permit application for a use within 500 of the corporate boundary of the County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

1) Metro: No enforcement impact
2) LVVWD: No significant impact on the water system.

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

**PROJECT DESCRIPTION**

The subject site is located at the northeast corner of Durango Drive, a 100 foot Primary Arterial, and Grand Teton Drive, a 120 foot Parkway Arterial; both shown on the Master Plan of Streets and Highways. The site will have access to Durango close to the site's north property line. Three driveways will access Grand Teton.

It is proposed that an 11,970 sq. ft. retail pad be located near the corner of Durango and Grand Teton. A tavern, previously approved for the corner location, will be positioned against the Grand Teton street frontage, with a drive way cut separating the Tavern from the retail pad. Three office/ retail pads will be just east of the tavern, with two of them up against Grand Teton. Lastly, the proposed mini-storage that will be addressed by a separate Special use permit application (SUP-3513) will occupy the remaining area of the site.

The buildings will all be single story with stucco exteriors and stone wainscoting typical of current design.

**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 |
| Min. Lot Width | 100 Feet | 1270 | Y |
| Min. Setbacks | | | |
| • Front | 20 Feet | 20/ 15 | N |
| • Side | 10 Feet | 20 | Y |
| • Corner | 15 Feet | 40.5 | Y |
| • Rear | 20 Feet | 20 | Y |
| Max. Lot Coverage | 20 % | 20.9 | |
| Max. Building Height | None | 1 Stories | Y |
| Trash Enclosure | Yes | Yes | Yes |
| Loading Zone | Yes | Yes | Yes |
| Mech. Equipment | Not Shown | | Not shown |
| Other … | | | |

The site plan does not show the proper front setback for a portion of the plan area. A condition has been added that will require the site plan to be modified so the proper set back will be shown. A condition has also been added that will require that above ground mechanical equipment shall not be located in the trail that will be around the side and rear of the site.

A2) Residential Adjacency Standards

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

a) Proximity slope. The proposal meets the requirement.
b) Building setback. The proposal meets the requirement.

A3) Parking and Traffic Standards

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

| Uses | GFA | Required Parking Ratio | Required Parking Regular | Required Parking Handicap | Provided Parking Regular | Provided Parking Handicap |
|---|---|---|---|---|---|---|
| Mini-warehouse | 38,000 SF. 194 Units | 1/50 storage units, spread throughout the development. An additional 5 spaces shall be provided on the exterior side of the security fence for customers | 9 | | | |
| General Retail | 27,470 | 1 space/250 sq ft | 110 | | | |
| Tavern | 6,045 | 1 space/50 sq ft public seating; 1 space/ 200 sq ft for remaining | 95 | | | |
| Totals | | | 207 | 7 | 313 | 7 |

The proposal exceeds the requirement for parking. The location, though, of the handicap spaces is not according to calculated needs. A condition is added to address the proper distribution of the handicap spaces according to standard has been added.

Include statement from Public Works about circulation and traffic issues.

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 | 1Trees/ 6 Spaces | 54Trees | 27 |
| Buffer:<br>• Min. Trees | 1 Trees/ 20 Linear Feet | 156 Trees | 164 |
| • Min. Zone Width | 8 Feet | | 20 |
| • Wall height | 8 Feet | | Not Shown |

DC

The proposal does not meet the standard for trees in the parking lot. The diamond planters shall be replaced with landscaped fingers; landscaped fingers shall be added so that the 1 tree per six spaces standard is satisfied. A condition has been added to address this issue.

A5) Sign Standards

No information was supplied to allow the analysis of the onsite signage. Signage will be evaluated under a separate application.

***B) General Analysis and Discussion***

- Zoning

The requested zoning is appropriate for the requested and proposed use uses. The location the uses though should be only on the western most parcel. The eastern parcel should be restricted to residential use.

- Site Plan

The site plan should be redesigned to locate the Tavern where it was approved to be by the Special Use Permit application U-0011-00. If the applicant prefers the location of the Tavern to be away from the corner and located in the area of the proposed Plan Amendment/ rezoning then a new Special Use permit shall be required.

The plan shall also be also be redesigned so that the eastern parcel is not planned as a commercial use. The eastern parcel should remain residential.

- Waivers

There area no waivers that are requested by the applicant.

- Landscape Plan

The landscape plan shall be redesigned to increase the number of parking lot trees and landscaping as stipulated by standard.

- Elevation

The elevations are similar to existing development.

- Floor Plan

The floor plans are typical for the types of uses proposed.

**FINDINGS**

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

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

   The proposed development is compatible if the development is limited to the western most parcel and the Tavern is located in the location approved previously by Special use Permit U-0011-00.

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 consistent with the Plan and Zoning standards if the development is limited to the western most parcel and the Tavern is located in the location approved previously by Special use Permit U-0011-00.

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

   The subject site is located at the northeast corner of Durango Drive, a 100 foot Primary Arterial, and Grand Teton Drive, a 120 foot Parkway Arterial; both shown on the Master Plan of Streets and Highways. These streets have the capacity or potential to manage the traffic from the uses on the site of this proposal.

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

   The landscape materials are typical drought tolerant materials. The building exterior is similar to the area around the proposed site and therefore appropriate.

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 exterior is harmonious and compatible with the area around the proposed site.

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

   Such measures have been taken.

**NOTICES MAILED** 601 [Mailed with ROC-2671, GPA-3483, ZON-3509, & SUP-3513]

**APPROVALS** 0

**PROTESTS** 0

DC

PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3511 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: _____

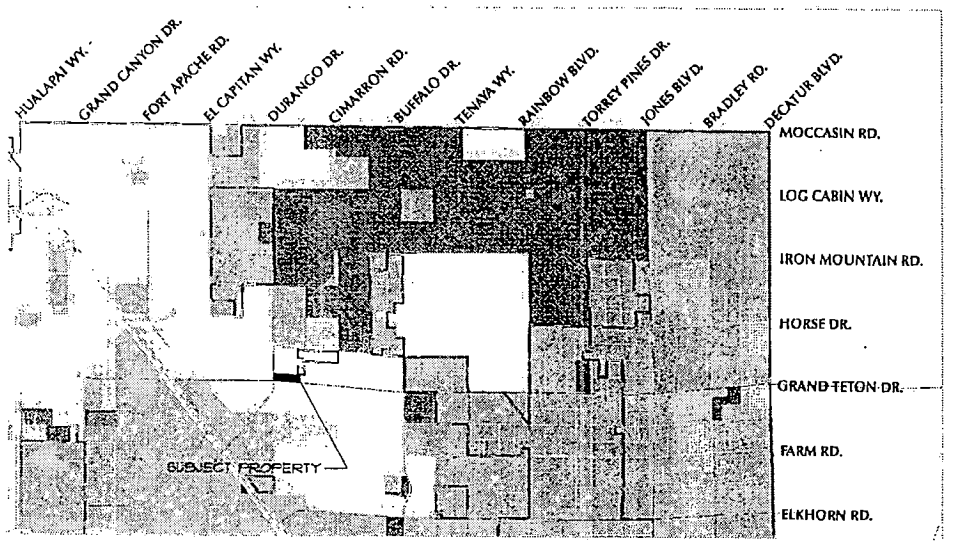
Print Name: STUART APOLLO

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
No: 02-77482-1 st 21, 2006




## 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.

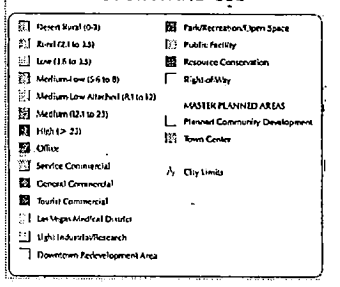
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.

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:

APPLICATIONS: ZC-1102-98

LEGAL DESCRIPTION:
THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST 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 & 125-09-401-017

SITE AREA: 341,429 SF. (7.84 ACRES)

CURRENT ZONING: C1 / U

PROPOSED ZONING: C1 / C2

SETBACKS:

| | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT: | 20'-0" | 100'-0"/81'-0"/10'-0" |
| SIDES: | 10'-0" | 20'-0" |
| REAR: | 20'-0" | 20'-0" |
| CORNER: | 15'-0" | 10'-0" |

BUILDING AREA: 71,910 SF

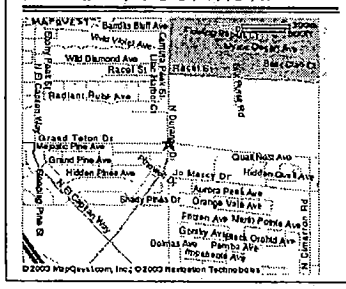
PAD 'A': 11,910 SF
TAVERN: 6,100 SF
PAD 'B', 'C', 'D': 15,500 SF
MINI STORAGE: 38,000 SF

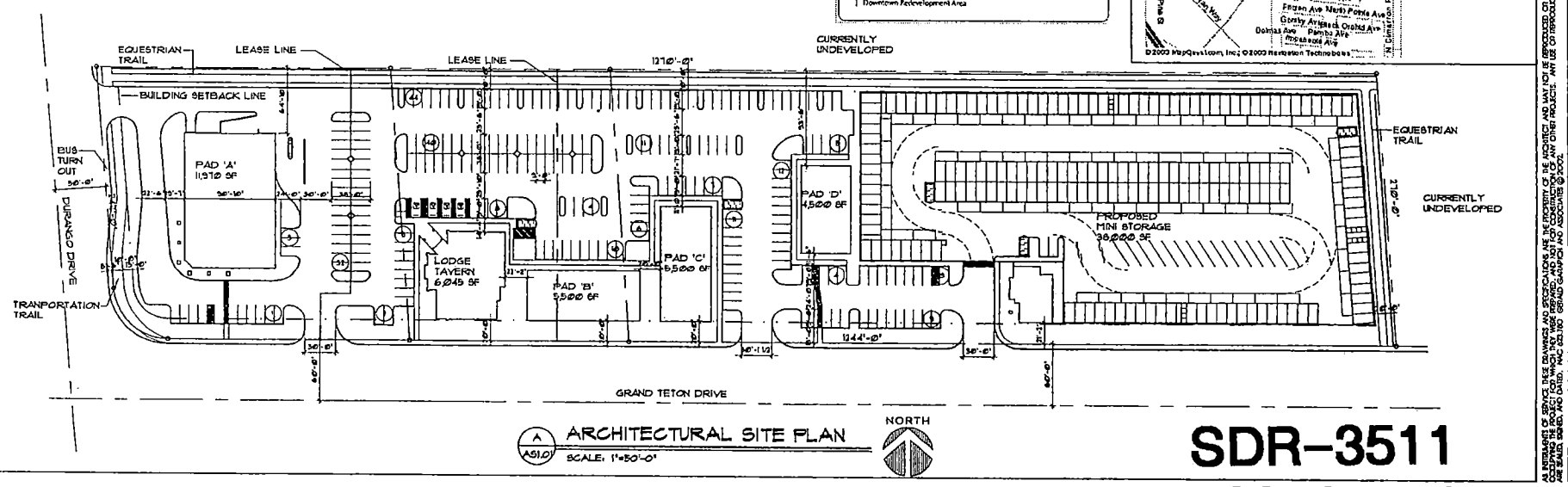
LOT COVERAGE: 20.9%

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"

**SDR-3511**
**1-22-04 PC**

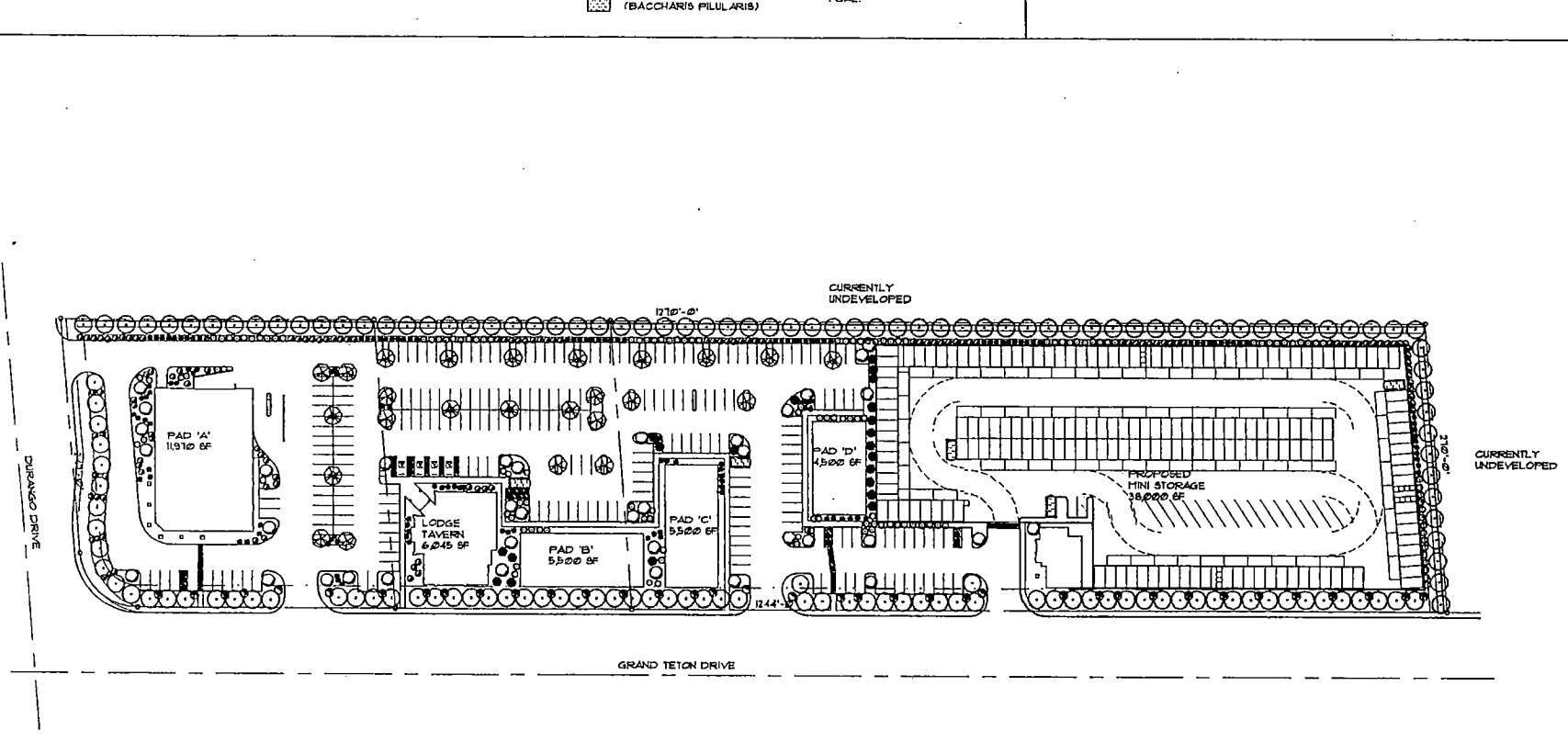
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## Landscape Legend

| 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 MAT'L 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"=50'-0"

NORTH

**SDR-3511**
**1-22-04 PC**


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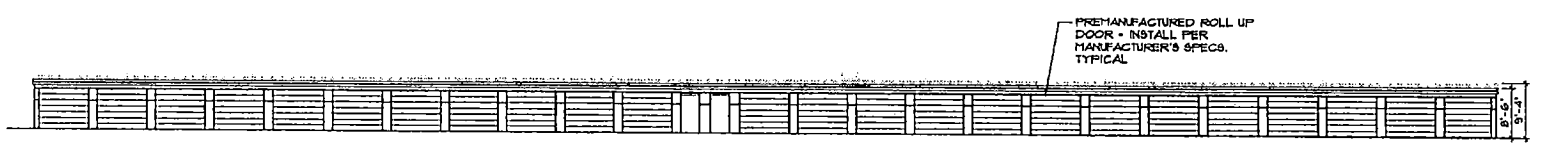
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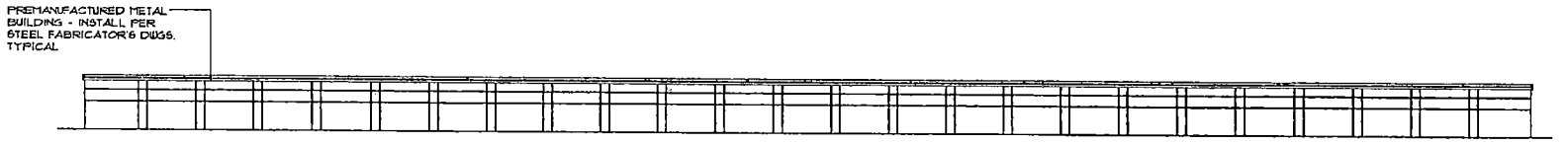
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checked by: GG
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revisions:
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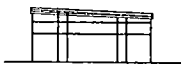

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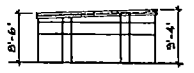

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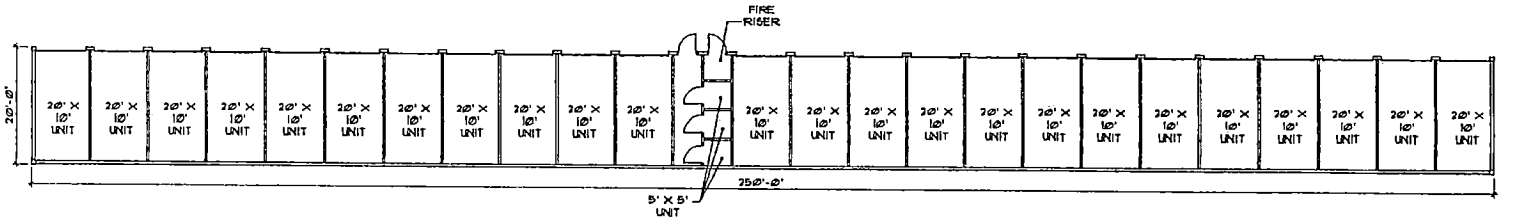

2 / A1.06 SOUTH ELEVATION
SCALE: 1"=10'-0"



3 / A1.06 EAST ELEVATION
SCALE: 1"=10'-0"




4 / A1.06 WEST ELEVATION
SCALE: 1"=10'-0"




A / A1.06 BUILDING A FLOOR PLAN
SCALE: 1"=10'-0"

NORTH

**SDR-3511**
**1-22-04 PC**

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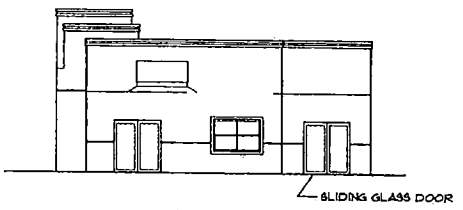
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revisions:
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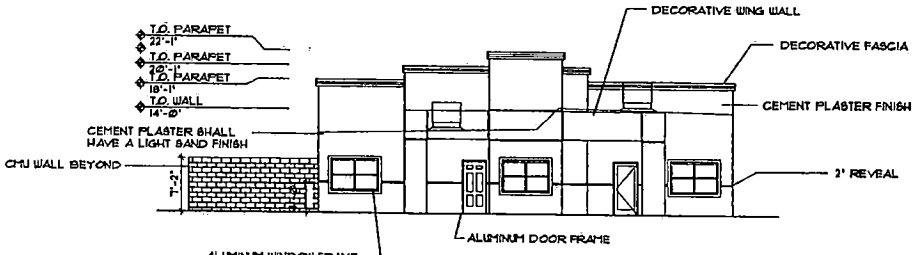
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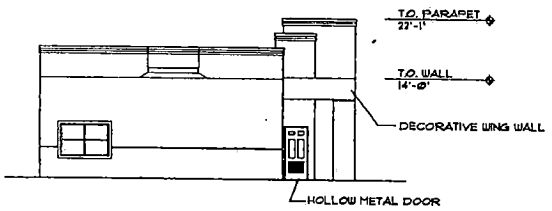
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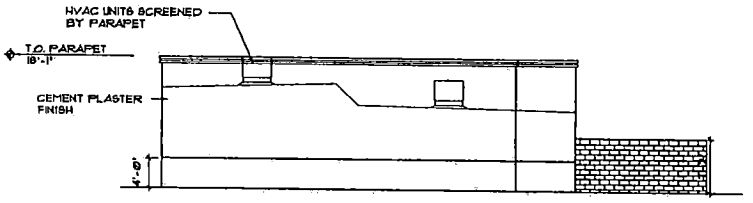

1 A1.05 SOUTH ELEVATION
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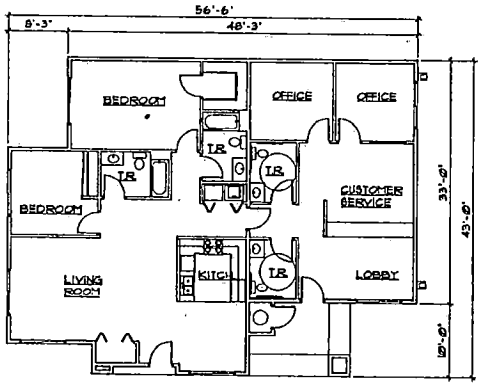

2 A1.05 WEST ELEVATION
SCALE: 1/8"=1'-0"




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

SDR-3511
1-22-04 PC

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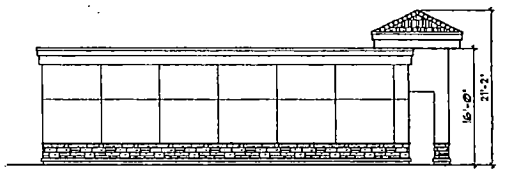
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OFFICE FLOOR PLAN
AND ELEVATIONS

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checked by: GC
project no.: 03-171
revisions:

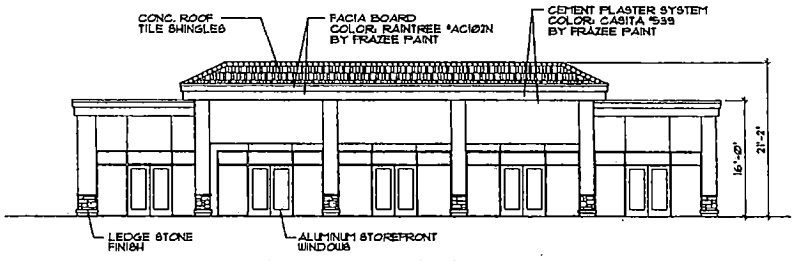
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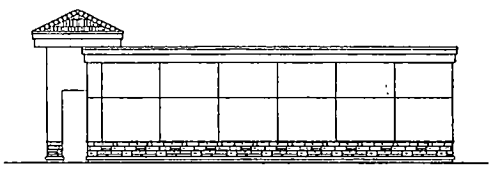

1 A1.04 NORTH ELEVATION

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



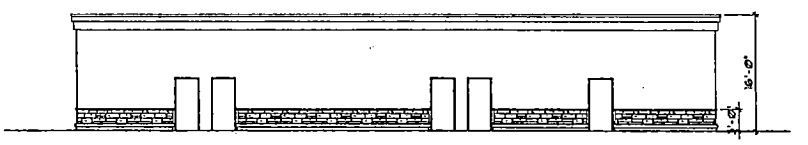

2 A1.04 WEST ELEVATION

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



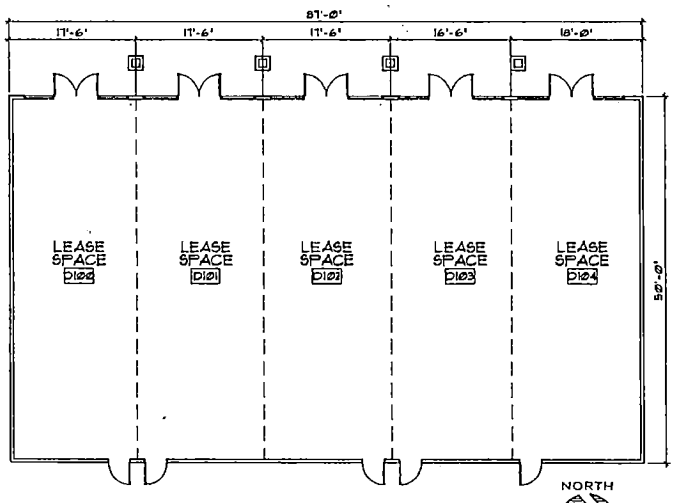
3 A1.04 SOUTH ELEVATION

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




4 A1.04 EAST ELEVATION

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




A A1.04 PAD D FLOOR PLAN

SCALE: 1/8"=1'-0" GROSS SQUARE FOOTAGE: 4,500 SF.

SDR-3511
1-22-04 PC

ARCHITECT
GERALD GARAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
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project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

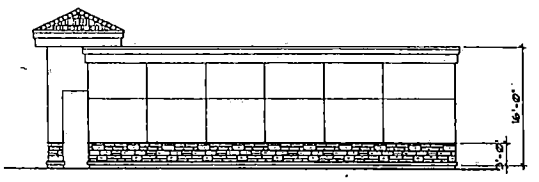
PRELIMINARY
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12-9-03

sheet title:
PAD D
FLOOR PLAN

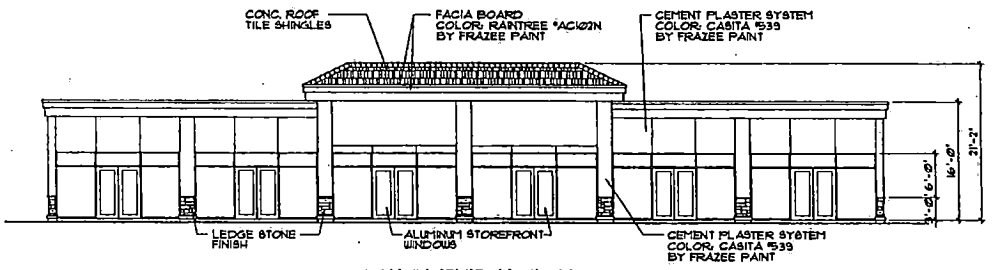
issue dates:
drawn by: KKG
checked by: GG
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revisions:
sheet no.: A1.04
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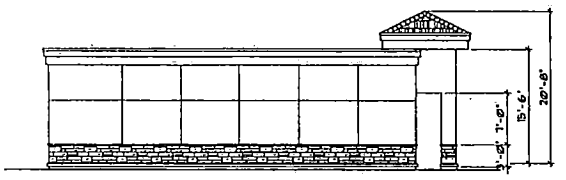
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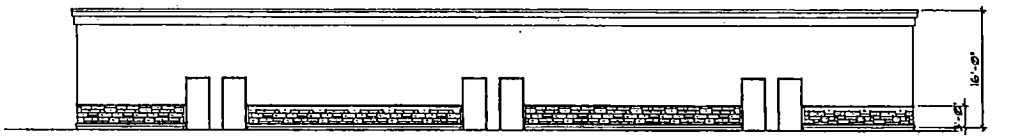

1 A1.03 WEST ELEVATION
SCALE: 1/8"= 1'-0"



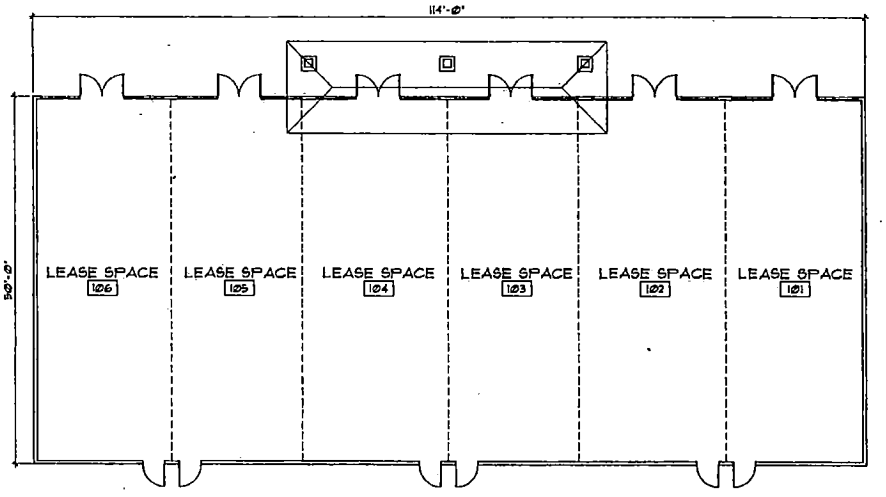

1 A1.03 SOUTH ELEVATION
SCALE: 1/8"= 1'-0"




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

**SDR-3511**

**1-22-04 PC**


ADC ARCHITECT
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LAS VEGAS, NEVADA

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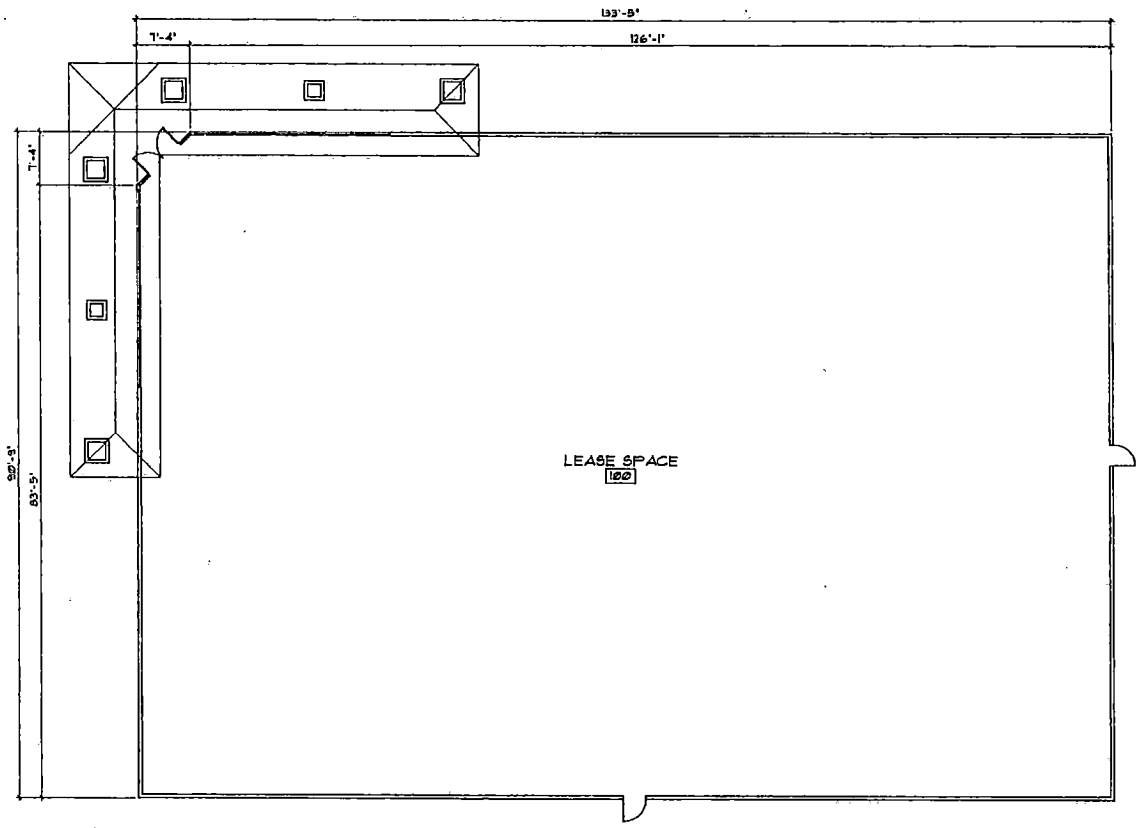
sheet title:
PAD B AND PAD C
FLOOR PLAN AND
EXTERIOR ELEVATIONS

issue dates:
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checked by: dlg
project no.: dc.m
revisions:

sheet no.
A1.03
of sheets


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A A1.02 PAD A FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

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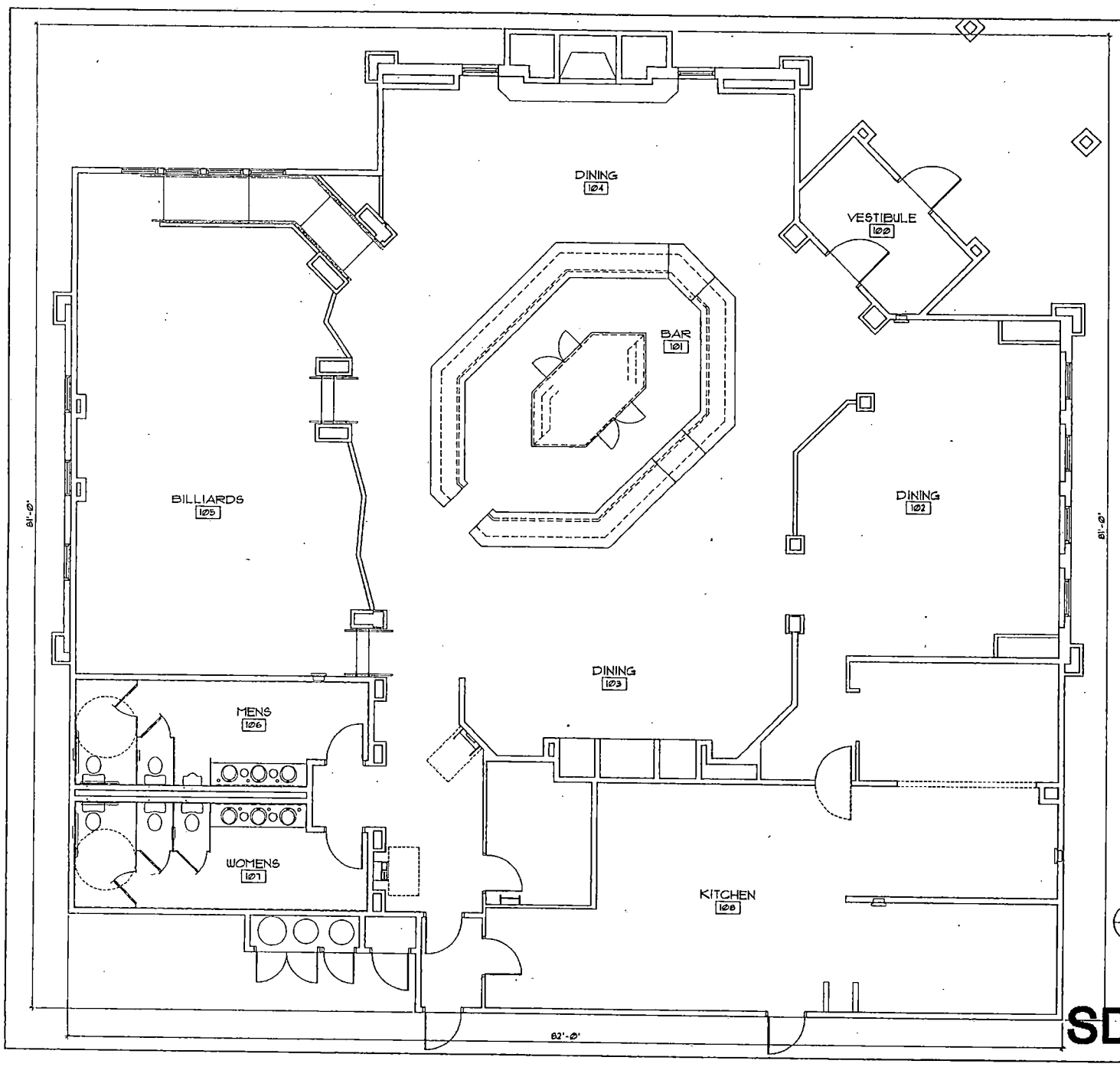
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LAS VEGAS, NEVADA

sheet title:
PAD A
FLOOR PLAN

issue dates:
drawn by: MAG
checked by: GG
project no: 02-171
revisions:
sheet no: A1.02
of sheets

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1-22-04 PC




A A1.01 FLOOR PLAN
SCALE: 1/4"=1'-0"
GROSS FLOOR AREA: 6,045 SF.

NORTH

SDR-3511
1-22-04 PC

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HENDERSON NEVADA 89014
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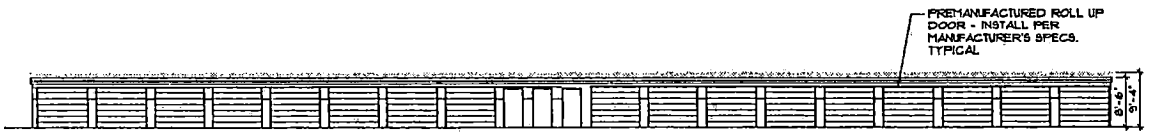
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COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

sheet title:
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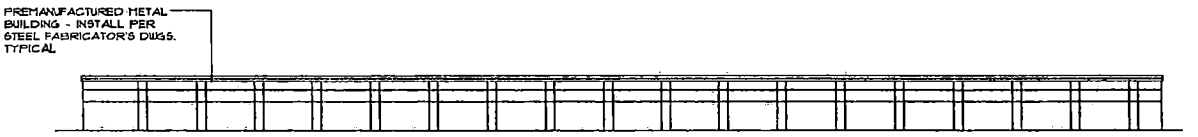
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project no.: 02-171
revisions:
sheet no.: A1.01
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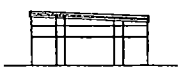
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1 / A1.07 WEST ELEVATION
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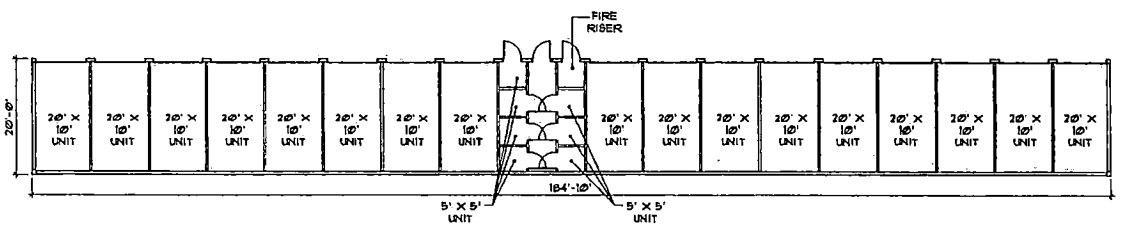

2 / A1.07 EAST ELEVATION
SCALE: 1"=10'-0"



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

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COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

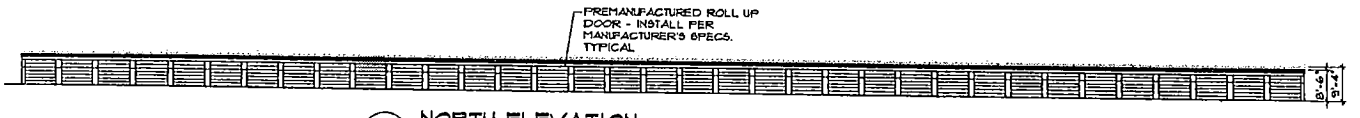
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12-9-03

sheet title:
MINI STORAGE
BUILDING B
PLANS AND ELEVATIONS

issue dates:
drawn by: KKB
checked by: GG
project no.: 02-171
revisions:

sheet no.
A1.07
of sheets

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1 A1.08 NORTH ELEVATION
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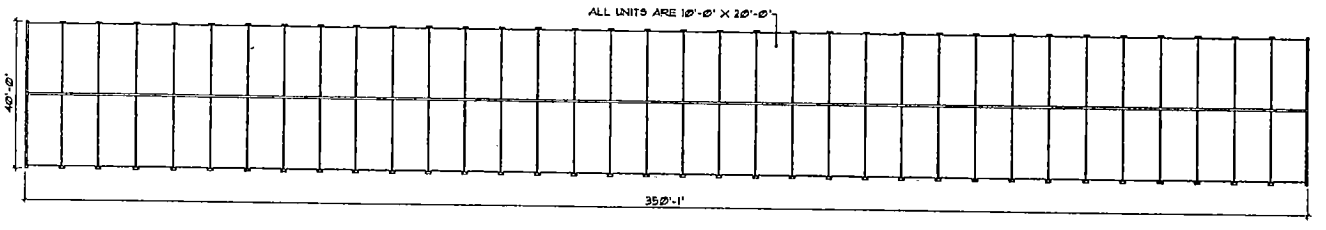

2 A1.08 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



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

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1-22-04 PC

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(702) 451-5842 FAX (702) 451-7842

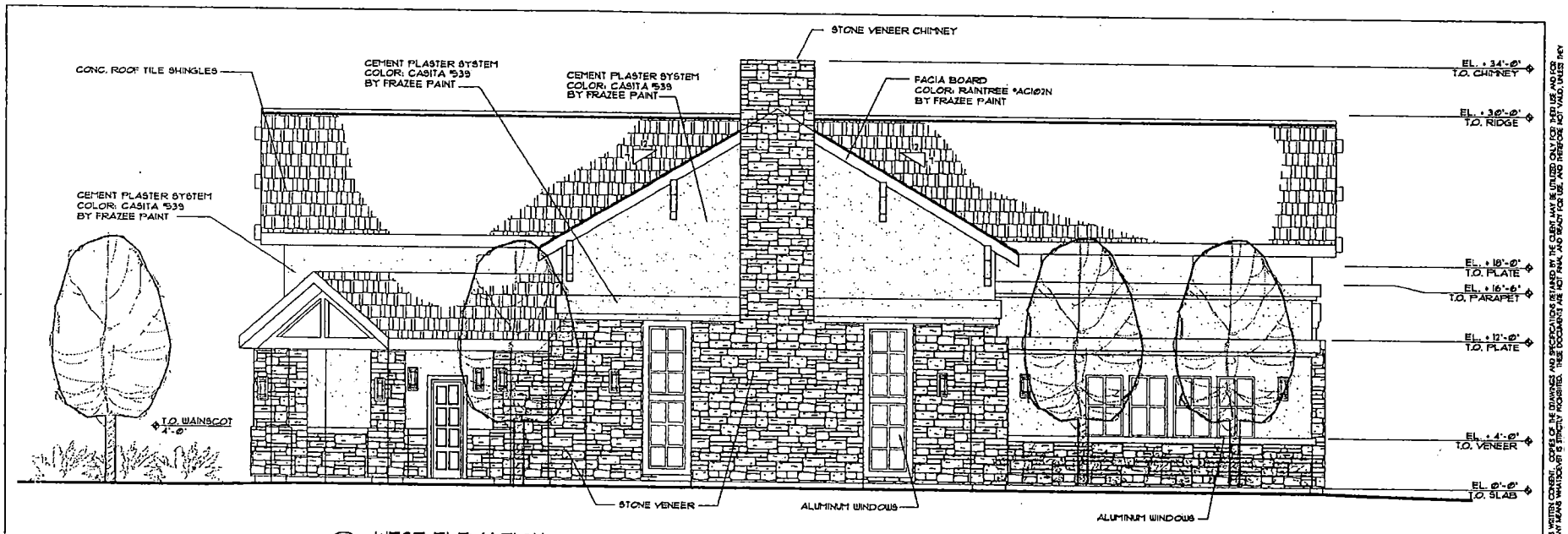
project title:
GRAND TETON AND DURANGO
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GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

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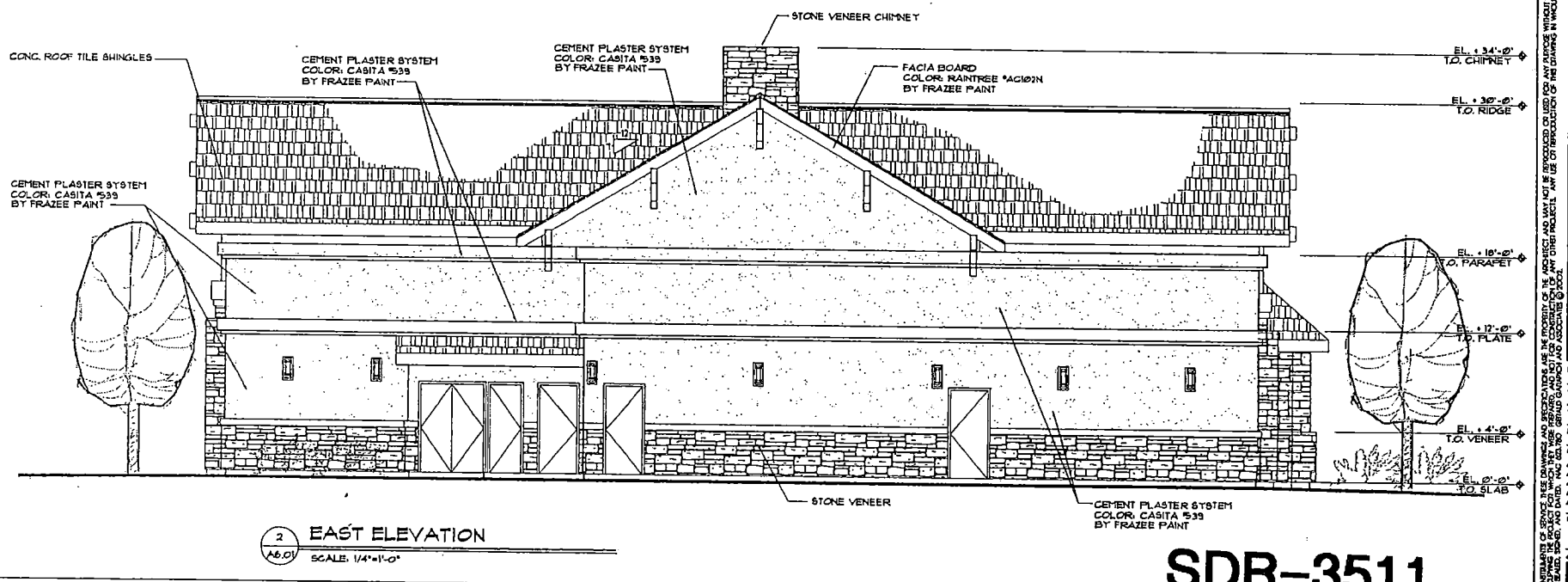
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MINI STORAGE
BUILDING C
PLANS AND ELEVATIONS

issue dates:
drawn by: KMA
checked by: GG
project no.: 03-171
revisions:
sheet no.: A1.08
of sheets

P:\03-171\Design Review\Arch\A171a108.dwg Tue, 09 Dec 2003 - 9:37am




1 A6.01 WEST ELEVATION
SCALE: 1/4"=1'-0"




2 A6.01 EAST ELEVATION
SCALE: 1/4"=1'-0"

SDR-3511
1-22-04 PC

ARCHITECT
GERALD GADARICH • AIA • LLC
18 COMMERCE CENTER DRIVE
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project title:
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COMMERCIAL DEVELOPMENT
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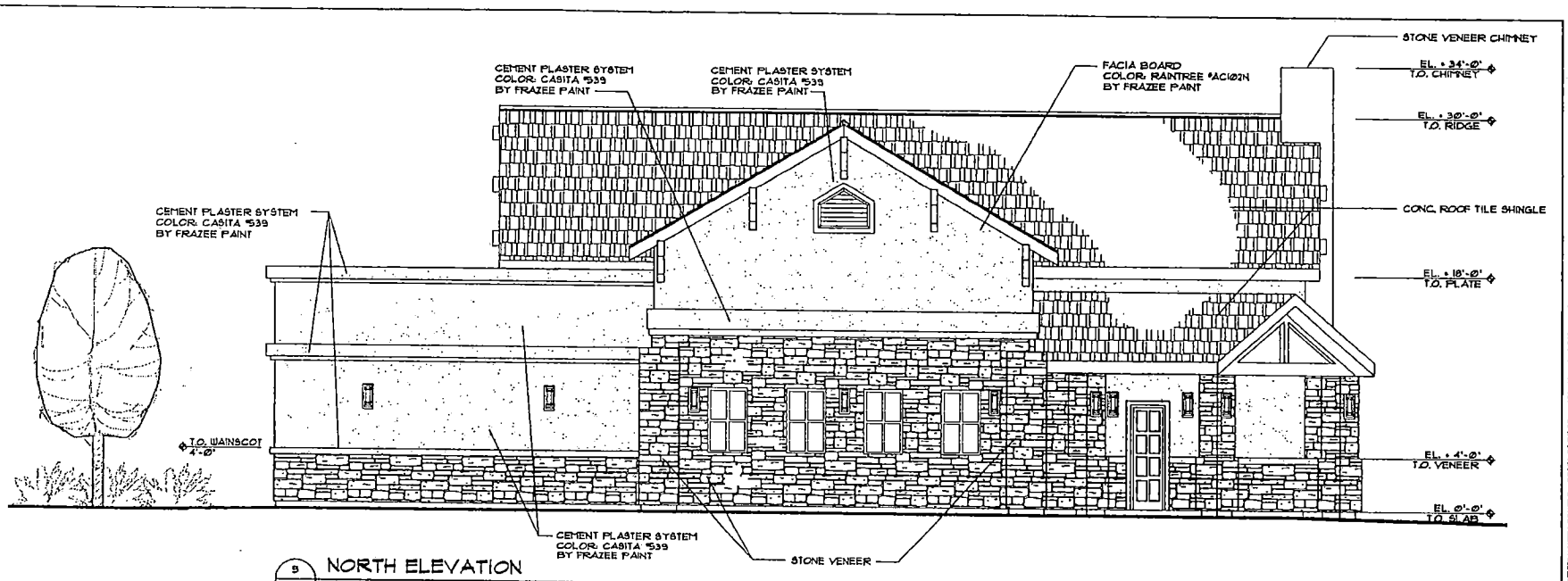
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sheet title:
TAVERN EXTERIOR ELEVATIONS

issue dates:
drawn by: MSB
checked by: GG
project no.: 02-111
revisions:
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of sheets

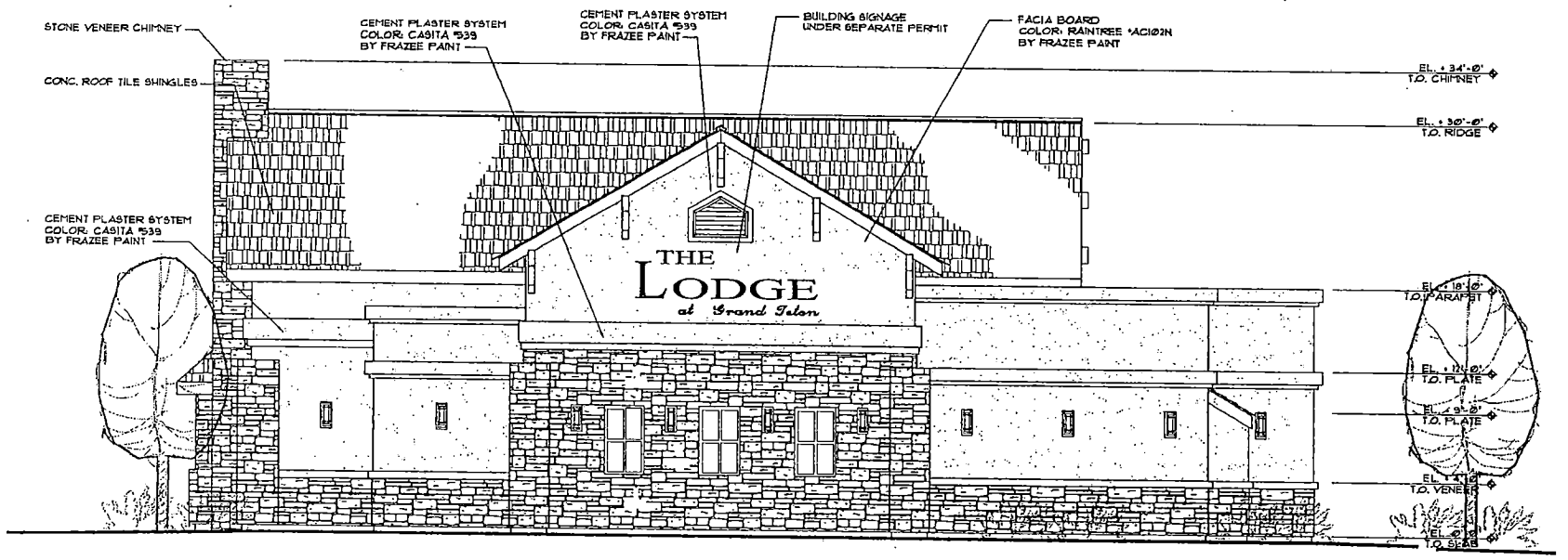
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3 / A6.02 NORTH ELEVATION

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




4 / A6.02 SOUTH ELEVATION

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

**SDR-3511**
**1-22-04 PC**

ARCHITECT
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10 COMMERCE CENTER DRIVE
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(702) 454-5862 FAX (702) 454-7862

project title:
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

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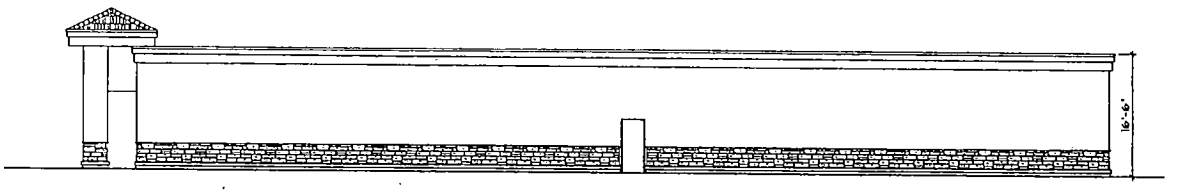
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ELEVATIONS

issue dates:
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checked by: dg
project no.: 03-111
revisions:

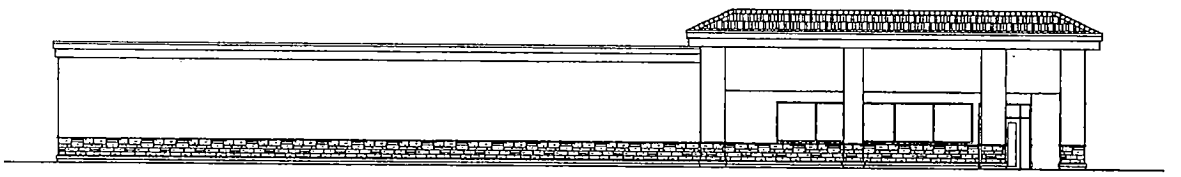
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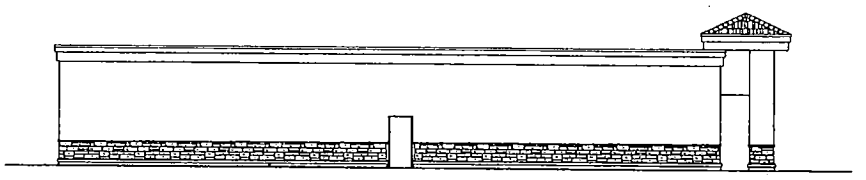
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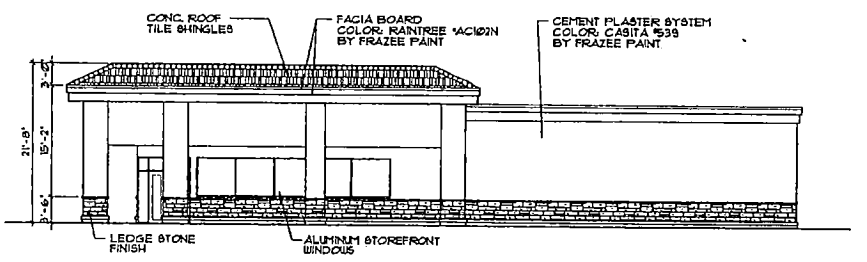

1 A6.03 EAST ELEVATION
SCALE: 1/8"=1'-0"



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"

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LAS VEGAS, NEVADA

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12-9-03

sheet title:
PAD A
EXTERIOR ELEVATIONS

issue dates:
drawn by: KKG
checked by: dck
project no.: 02-171
revisions:

sheet no.
A6.03
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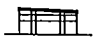
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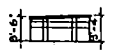
1 A1.09 SOUTH ELEVATION
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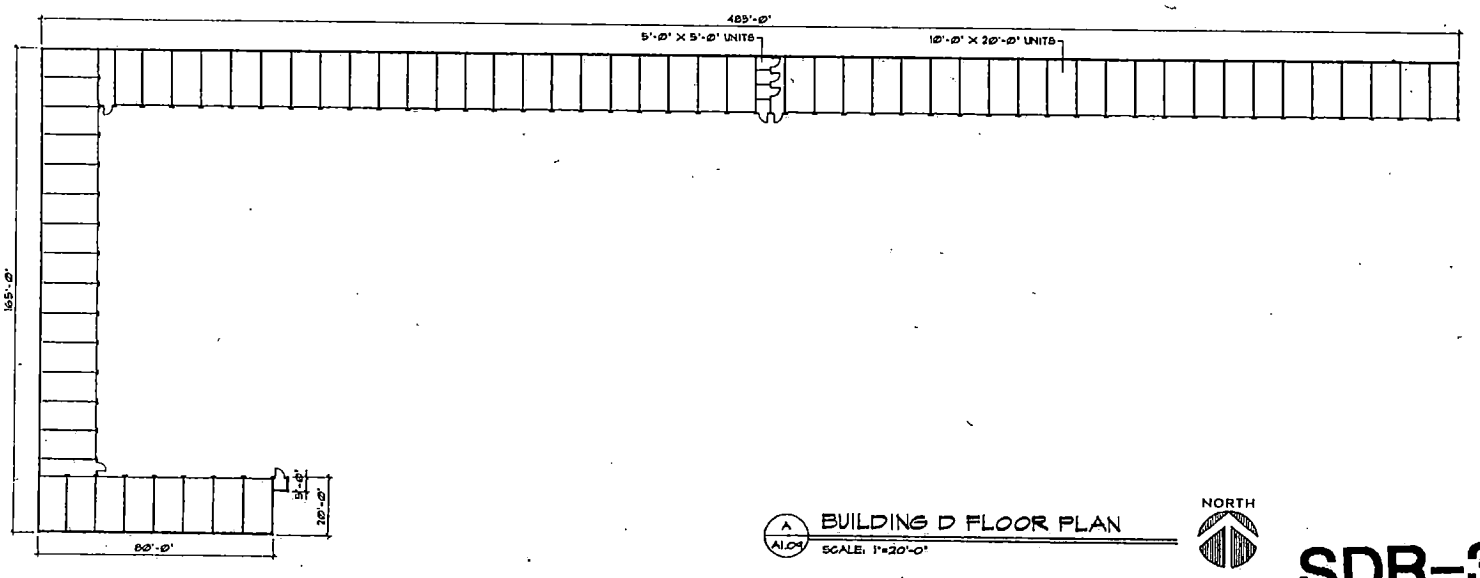
2 A1.09 NORTH ELEVATION
SCALE: 1"=20'-0"



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

SDR-3511

1-22-04 PC

ARCHITECT
GADAIO GADAPATI • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 456-5042 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 D
PLANS AND ELEVATIONS

issue dates:
drawn by: IDKS
checked by: GG
project no.: 03-171
revisions:
sheet no.: A1.09
of sheets

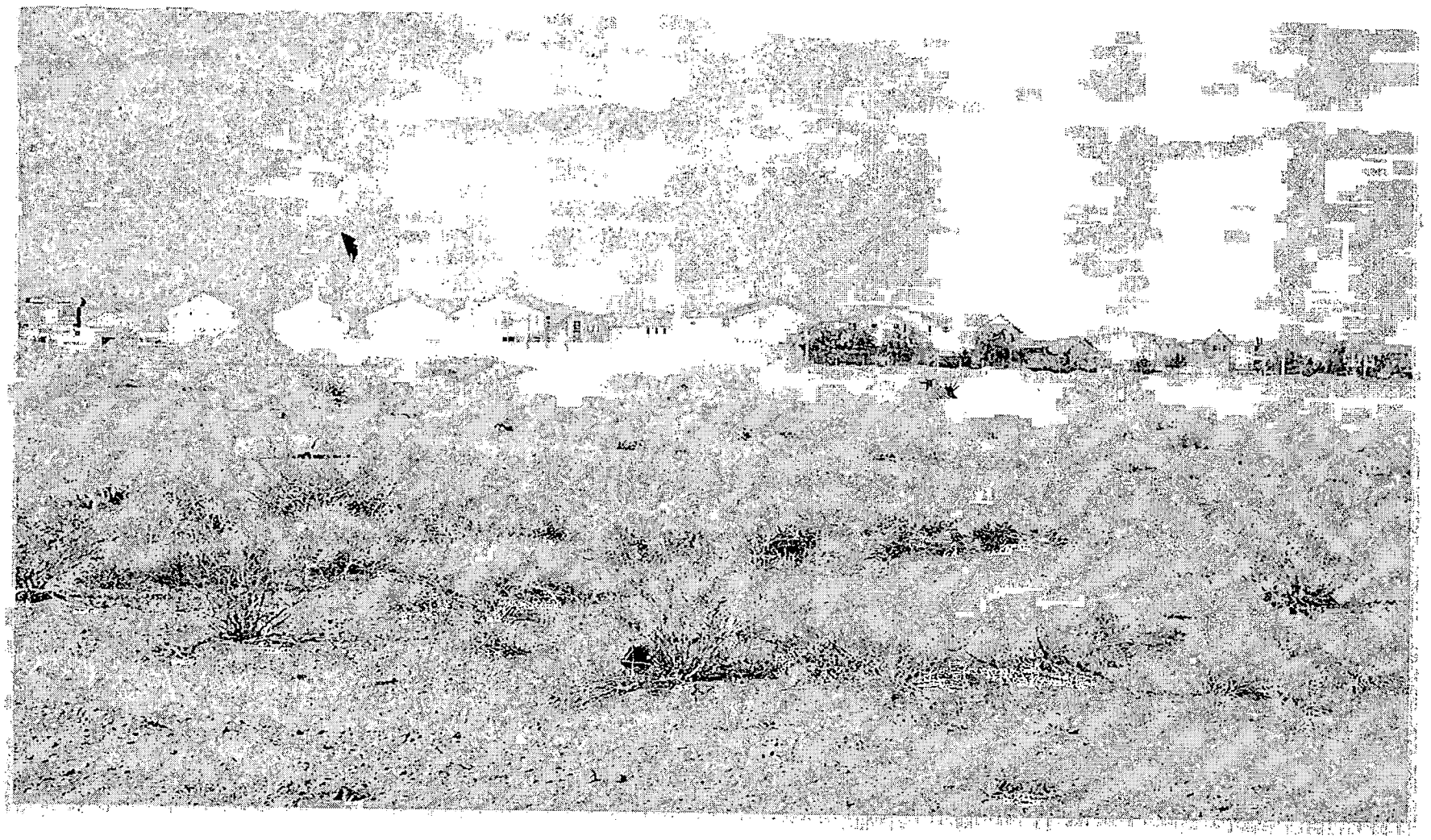
ALL ARTWORK IS SERVICE, AND DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE USED ONLY FOR REVIEW AND CONSTRUCTION OF THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECT, ANY REPRODUCTION OF THESE DRAWINGS IN WHOLE OR PART BY ANY METHOD OR FOR USE ON ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE AND THEREFOR NOT VALID UNLESS THEY ARE SIGNED, SEALED, AND DATED. NAC 623.700 GADAIO GADAPATI AND ASSOCIATES © 2002

P:\03-171\Design Review\arch\2171a109.dwg Tue, 09 Dec 2003 - 10:17am



SDR-3511 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3511 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 53

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 96 | 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:**

**DAVENPORT – Motion for APPROVAL – Motion carried but failed to obtain the required super majority with McSWAIN abstaining as her firm is currently under contract with Ovation Development, TRUESDELL abstaining as a partner in a real estate venture with him owns property within the notice area and NIGRO excused.**

**To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:30 P.M.**

NOTE: With the two noted abstentions and one Commissioner excused, ROBERT GENZER, Director of Planning and Development Department, asked the applicant to acknowledge that regardless on what motion is made, the General Plan Amendment will go forward to the City Council as a Denial.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 53 – GPA-3484

**MINUTES:**

COMMISSIONER GOYNES declared the Public Hearing open on Item 53 [GPA-3484], Item 54 [ZON-3486], and Item 55 [SDR-3490].

DAVID CLAPSADDLE, Planning and Development Department, explained that this property, designated Commercial, has been vacant for over six years. Staff determined that changing the land use designation to M (Medium Density Residential) is appropriate as it will move the commercial use into Town Center. With regard to the zoning request, staff recommended approval on the same basis. Pertaining to the Site Plan, there are 426 units proposed with all access out to Rainbow Boulevard. Staff compared the present design proposal to the former applications that were withdrawn six years ago and noted that this project has more landscaping, is more compact and has many good design aspects. He pointed out that on the southern property line there are eight lots on Painted Desert Drive that directly abut this property. In that regard, MR. CLAPSADDLE suggested adding a condition, contingent upon approval of all applications, that there be enhanced landscaping along that side of the property to provide extra buffering. He noted that there were 83 protests received and zero approvals.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He concurred with staff's presentation and added that the project site is located immediately south of the Santa Fe Station Hotel Casino between Rainbow Boulevard and Rancho Drive. The property is an infill piece that is currently designated as SC (Service Commercial) and has been impacted by the expansion of the Santa Fe Station Hotel Casino. Notably there are a number of vacant properties in close proximity that are designated O (Office) and residential to the south. He agreed with MR. CLAPSADDLE that there has been no demands for commercial development on this property and believes his client's proposal will have a lesser impact on the residential to the south. He repeated the same information provided by staff but emphasized that all parking requirements are met, the project meets the Residential Adjacency Standards and there are no variances associated with these applications.

ATTORNEY AMICK referenced seventeen homes located on the cul-de-sac at Painted Desert. With much consideration, the applicant was especially sensitive to the buffering between the proposed project and those residences. In an effort to alleviate any intrusion of privacy, the buildings were rotated to be perpendicular to the residential properties so that only the end of the building could be seen. ATTORNEY AMICK committed to providing the landscaping required. He added that a neighborhood meeting was held, attended by approximately 33 people.

**MINUTES – Continued:**

The individuals listed spoke against the proposed development and their comments follow: TODD DONNELLY, 6644 Painted Desert Drive, speaking on behalf of eight other residents in attendance; BRAXTON RICH, 6512 Painted Desert Drive; JACKIE REELEY, 4722 Balsam Street; CHRISTOPHER SMITH, 6441 Doby Peak Drive; RALPH HUBNER, 4829 Gentle Pines Court; CYNTHIA SPEER, 6613 Painted Desert Drive; CHRIS NICHOLS, 4452 McBride Drive; M.J. PHILLIPS, 6441 Doby Peak Drive; LARRY LANG, 6633 Wheelbarrow Peak Drive; KAREN DYKA, 6501 Wheelbarrow Peak Drive; ROBERT EAGLE, 4686 Balsam Street; TODD FARLOW, 240 North 19th Street and PAMELA HANDEGARD, 6640 Painted Desert Drive.

For the benefit of the audience and in response to one of the speakers, MR. GENZER clarified that the Commission will vote on each of the items, but because there are not five people voting, no matter what the motion is for, it will go forward technically as a denial. However, on the City Council Agenda, it would read that the motion was for approval but failed because they did not have the super majority.

The first speaker stated that the adjacent neighbors were never approached regarding plans for the vacant property. He stressed that the residents do not want apartments because of the potential for crime and lower values. A poll was taken of apartment complexes in the vicinity that have a considerable amount of vacant units. Another resident stated that along Rancho Drive, there are commercial properties and there has been no opposition to that. He stated that if the subject property remained commercial, he would prefer deliveries versus having someone looking into his home. Several residents reportedly were told that nothing less than half an acre would be built in the vicinity. One resident felt the property would be better suited for medium-priced homes rather than apartments. Another resident stated that the elementary, the middle and the high schools are at a maximum enrollment and she felt the community could not handle any more children in the schools in the area. Several of the residents supported the preservation of their current life style as reflected in their pride of ownership. The majority of objections centered on the influx of vehicles generating increased traffic that would jeopardize the safety of the children living in the neighborhoods and the adverse effects on the quality of life in the existing neighborhoods. One speaker stated that living in the rural communities alleviates the need for CC&R's and gated communities. One gentleman believed the owner of this property probably knew what the zoning was when he made his investment. He also commented on the frequent number of changes to the Master Plan that have occurred. Lastly, he stated that the intersection of Lone Mountain and Rancho is so heavily congested that this project, with all of apartment dwellers, would only add to that nightmare. One speaker, not residing in the immediate area, stated that the 2020 Master Plan stresses owner-occupied homes and he felt this should be imposed even if it meant subsidizing incomes to accomplish this.

**MINUTES – Continued:**

ATTORNEY AMICK briefly addressed the concerns as stated by the neighbors. He felt it unfair for the residents to ask that the property remain vacant. He accentuated the fact that no matter what is developed on this property, whether it be commercial as planned or homes like the neighbors asked for, there is going to be traffic that comes with that and it will go onto Rainbow Boulevard. Relating to the comments regarding the landscaping, ATTORNEY AMICK stated that the developer plans to landscape the project as specified in staff conditions.

COMMISSIONER GOYNES stated that developers purchase property with the intent to eventually develop it. He commented that ultimately, it would be developed and not likely to sit vacant for years to come. Amid taunting from the audience, COMMISSIONER GOYNES went on to explain that the essence of neighborhood meetings is to get the residents to meet with the developers.

COMMISSIONER EVANS questioned the issue of schools and whether they would have adequate facilities to accommodate a sizable number of children once the development has been completed. ATTORNEY AMICK replied that the developer provided statistics gathered from some of the other developments that he owns that indicated that more or less not more than 25% of the people who rent have school-age children. COMMISSIONER EVANS added that he appreciated the fact that the neighbors took the time to attend the meeting; however, he disagreed with some of statements for a number of reasons. He stated that C-2 is an intense zoning and looking at the list of potential uses that could go on part of the site he felt there was no comparison to the applicant's proposal that appears to be a high-end apartment complex and a less intrusive use. COMMISSIONER EVANS further stated that there appears to be a misperception or even prejudice that many people have about apartments and apartment residents. He stated his support of this project as long as the applicant commits to providing everything to make it a quality development.

COMMISSIONER GOYNES agreed with the comments of COMMISSIONER EVANS and felt confident the project would be well maintained and proper for the neighborhood. He asked ATTORNEY AMICK about the security measures. ATTORNEY AMICK replied that the project will have on-site management and believes at least one person will be on-site during the evenings.

With reference to the lighting, MR. CLAPSADDLE stated that is spelled out in the conditions.

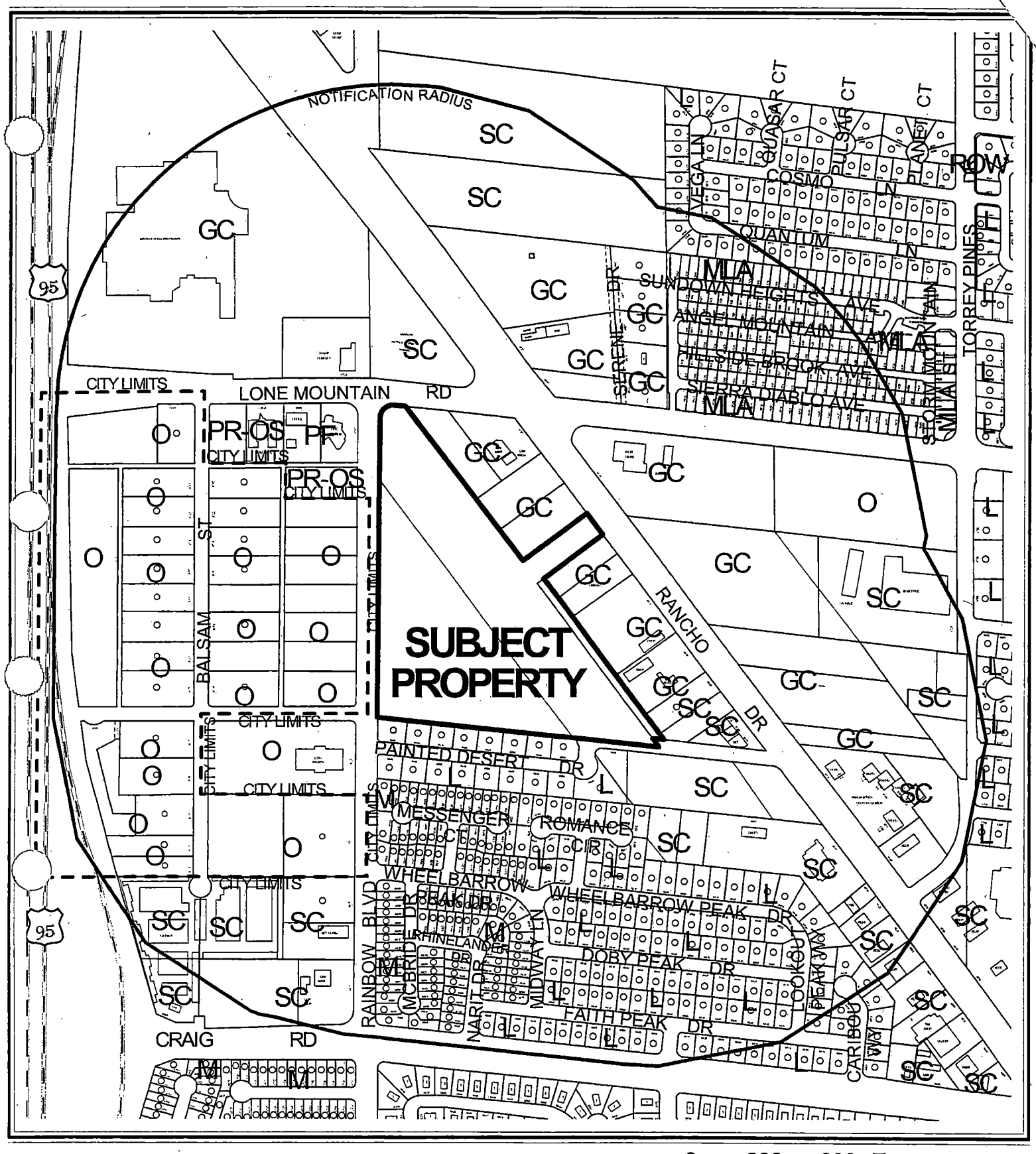
PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 53 – GPA-3484

**MINUTES – Continued:**
There was no further discussion.

COMMISSIONER GOYNES declared the Public Hearing closed on Item 53 [GPA-3484], Item 54 [ZON-3486], and Item 55 [SDR-3490].

NOTE: All discussion for Item 53 [GPA-3484], Item 54 [ZON-3486], and Item 55 [SDR-3490] was held under Item 53 [GPA-3484].

(10:10 – 11:00)
**3-3785/4-1**




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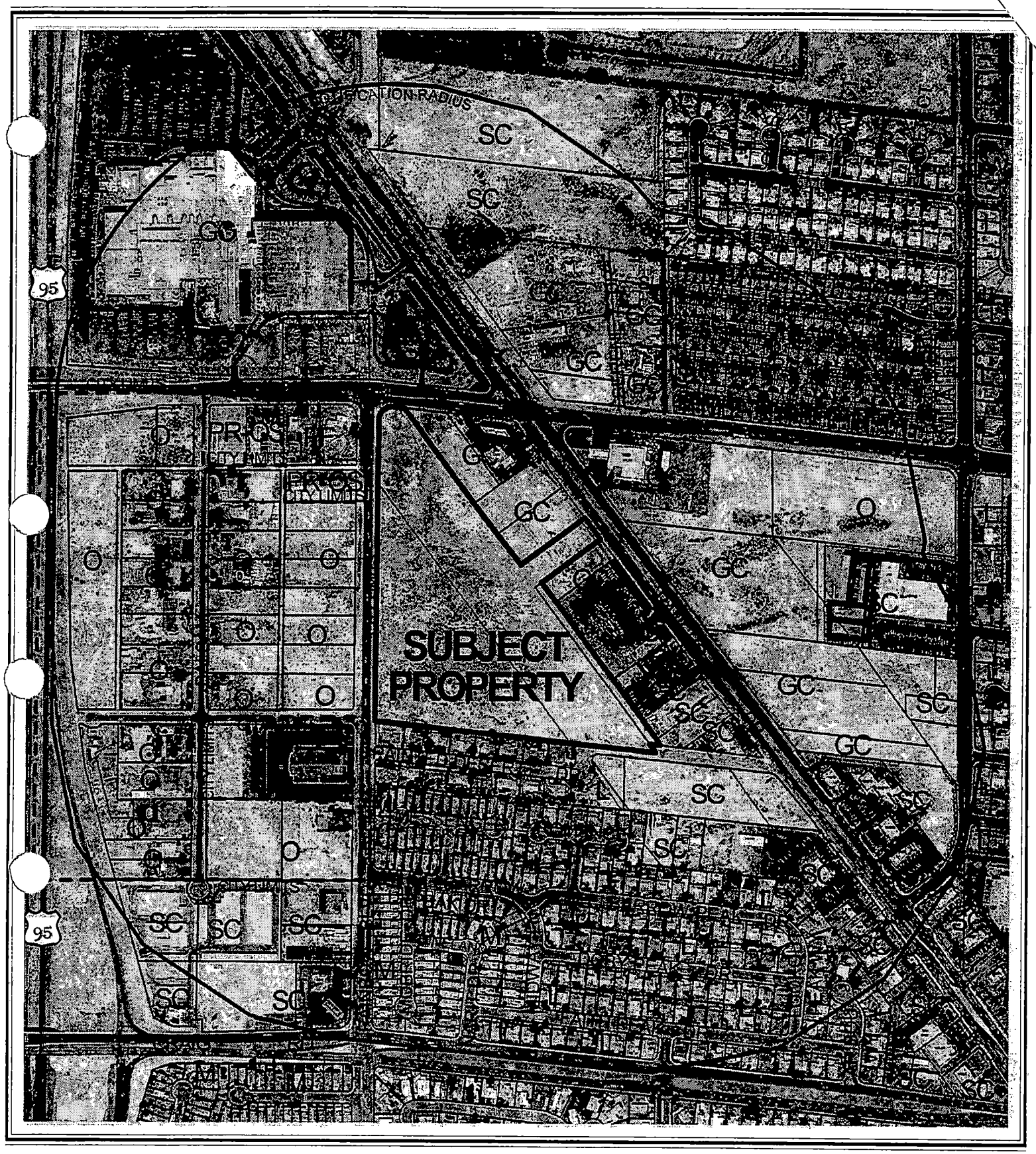
**CASE:** **GPA-3484**

**RADIUS:** 1320 FT

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

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**
M (MEDIUM DENSITY RESIDENTIAL)

N




**CASE:** **GPA-3484**

**RADIUS:** 1320 FT

0 300 600 Feet

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

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**
M (MEDIUM DENSITY RESIDENTIAL)

N

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.**

## ** CONDITIONS **

**STAFF RECOMMENDATION: APPROVAL**

SEAN

# ** STAFF REPORT **

## APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the southeast corner of Lone Mountain Road and Rainbow Boulevard from SC (Service Commercial) to M (Medium Density Residential). Related requests for rezoning (ZON-3486) and Site Development Plan Review (SDR-3490) have also been submitted.

The applicant has justified the request stating that a multi-family project would be more appropriate on this site than a commercial development that would be allowed under the current general plan designation.

## 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 General Commercial and Medium Density Residential land uses with a maximum density of twenty dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Map designated this site as GC (General Commercial) and M (Medium Density Residential). |
| 04/27/98 | The City Council accepted the applicant's request to withdraw GPA-0002-98, a request from SC (Service Commercial) to M (Medium Density Residential). The Planning Commission and Staff recommended denial. |
| 04/27/98 | The City Council accepted the applicant's request to withdraw Z-0009-98, a request from C-2 (General Commercial) to R-3 (Medium Density Residential). The Planning Commission and Staff recommended denial. |
| 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 parcel was designated as SC (Service Commercial). |
| 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. |

SEAN

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for SC (Service Commercial) land uses. The Planning Commission and Staff recommended approval.

## DETAILS OF APPLICATION REQUEST

Site Area: 17.80 Acres

EXISTING LAND USE

| | |
|---|---|
| Subject Property | Undeveloped |
| North | Undeveloped/ Commercial |
| South | Single-family homes |
| East | Commercial |
| West | Undeveloped/ Public Facility |

PLANNED LAND USE

| | |
|---|---|
| Subject Property | SC (Service Commercial) |
| North | SC (Service Commercial) |
| South | L (Low Density Residential) |
| East | GC (General Commercial) |
| West | O (Office); PF (Public Facility); PR-OS (Park, Recreation, and Open Space) |

EXISTING ZONING

| | |
|---|---|
| Subject Property | R-E (Residence Estates); C-2 (General Commercial) |
| North | C-2 (General Commercial) |
| South | R-1 (Single-Family Residential) |
| East | C-2 (General Commercial) |
| West | C-V (Civic); U (Undeveloped) zone [PR (Park and Recreation) General Plan designation]; and R-E (Rural Estates) [Clark County designation] |

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

SEAN

## DEFINITIONS

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

***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.

## ANALYSIS

The subject property is currently undeveloped. Access is from Rainbow Boulevard, an 80-foot right-of-way. Adjacent uses include residential properties to the south and west and commercial development to the east and north.

In 1998, a similar request was brought forward for a multi-family project on this property. At that time, there was concern regarding the depletion of commercial uses in this area. There were also concerns with the proposed design of the site in regard to setbacks and building height. However, there are key differences in the situation as it is today. First, the Centennial Hills Sector Plan encourages the concentration of commercial uses in the Town Center area. Second, this land has been vacant with no requests for development submitted since the request in 1998, implying that there is little or no development pressure to locate a commercial use on this site. And third, staff concurs with the applications opinion that a multi-family development, with appropriate buffering, will have less of an impact on adjacent residential properties.

## 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 M (Medium Density Residential) General Plan designation is an appropriate buffer between the commercial uses along Rancho Drive and the residential properties to the south. It is also appropriate adjacent to the O (Office) designation to the west.

SEAN

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

   The R-3 (Medium Density Residential) zoning designation, which would be permitted under the M (Medium Density Residential) land use designation, supports development that, with adequate buffering, is compatible with single-family homes.

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

   This property is in an area of the city where all utilities, fire and police services are currently in place and available to the site. The site is within the Northwest Area Command of the Las Vegas Metropolitan Police Department with a substation approximately two and a half miles away at Rancho Drive and Decatur Boulevard. Fire Station # 9 is adjacent to the site at the intersection of Lone Mountain Road and Rainbow Boulevard. Children's Memorial Park, located at Gowan Road and Torrey Pines Drive, is the closest city park to the site.

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

   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 16, 2003, the applicant sponsored a neighborhood meeting. There were approximately 33 residents in attendance. The neighbors expressed the following concerns:

- The density is too high;
- There are access problems;
- There will be a negative impact on property values;
- Traffic on Rainbow is already congested.

SEAN

They would like to see commercial development or senior housing. In regard to the design, they would like an eight-foot wall and wider landscape strips than are proposed on the site plan.

**NOTICES MAILED:** 505 [Mailed with ZON-3486 & SDR-2490]

**APPROVALS:** 0

**PROTESTS:** 0

SEAN

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3484 APN: 138-02-101-001, 138-02-101-013

Name of Property Owner: Santa Fe Hotel, Inc.

Name of Applicant: Ovation Development

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Charles W. Sandefur

Print Name: Charles W. Sandefur

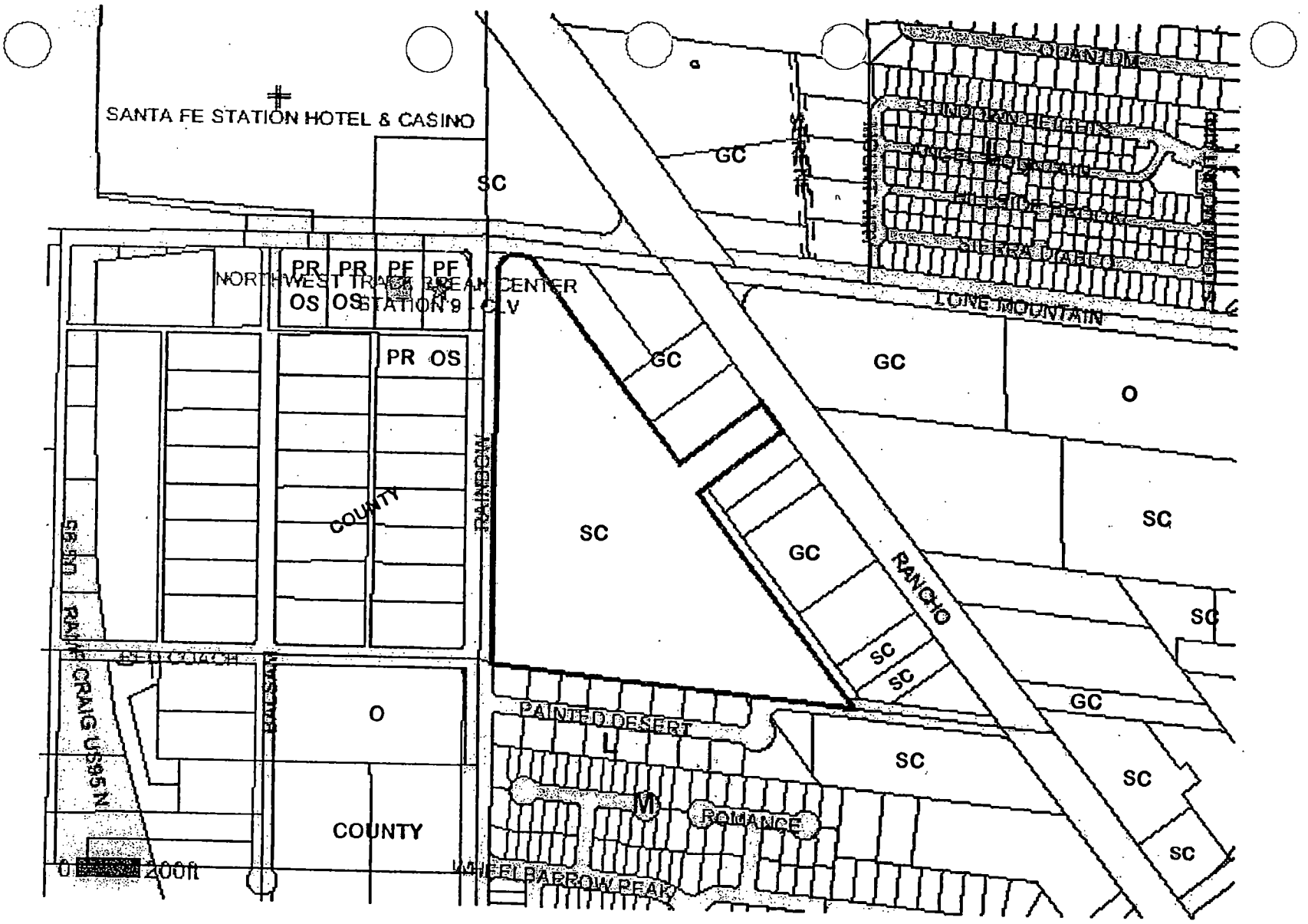
Subscribed and sworn before me

This 14th day of November, 2003

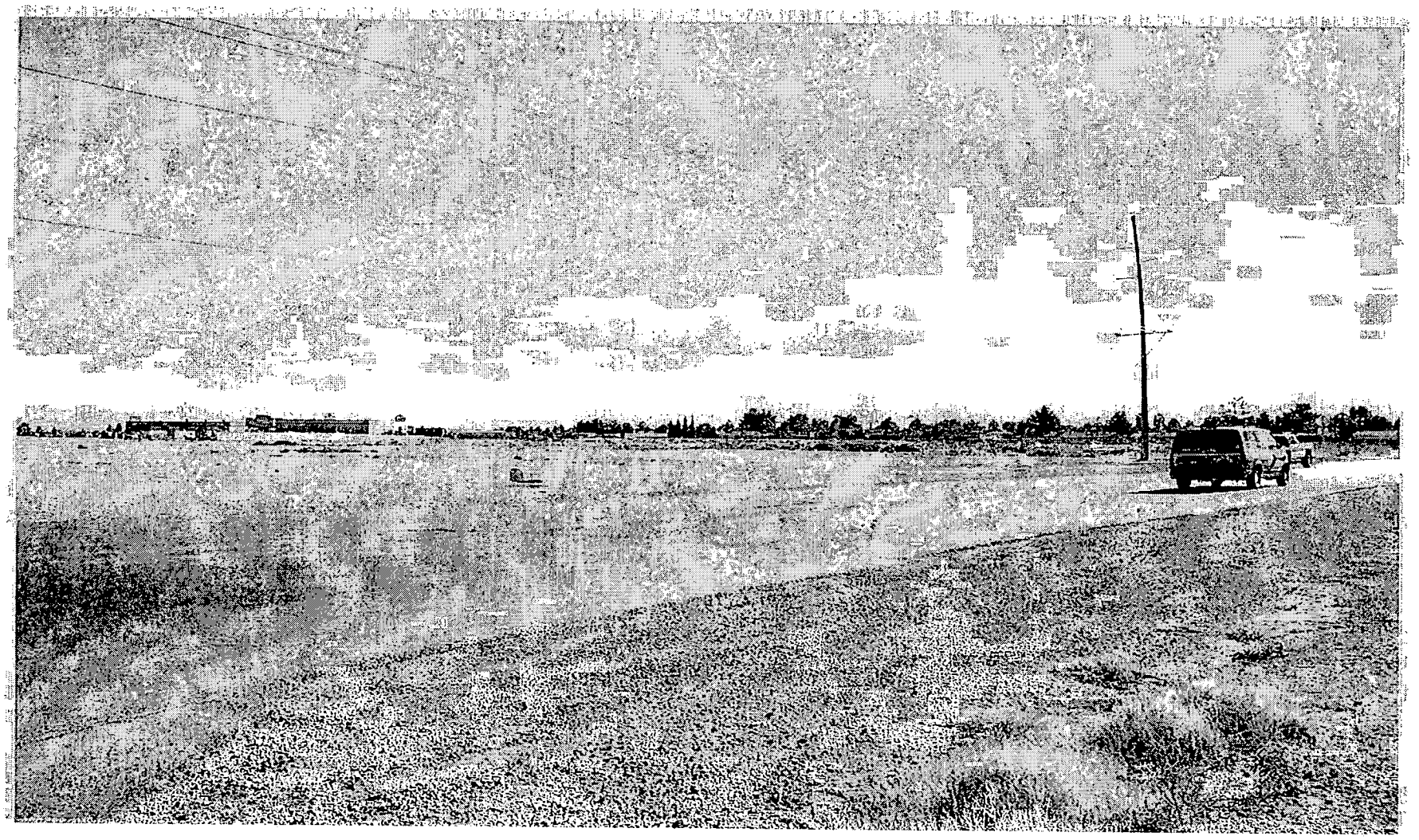
Burnardette L Miller

Notary Public in and for said County and State

BURNARDETTE L. MILLER
Notary Public, State of Nevada
Appointment No. 03-80926-1
My Appt. Expires Feb. 27, 2007

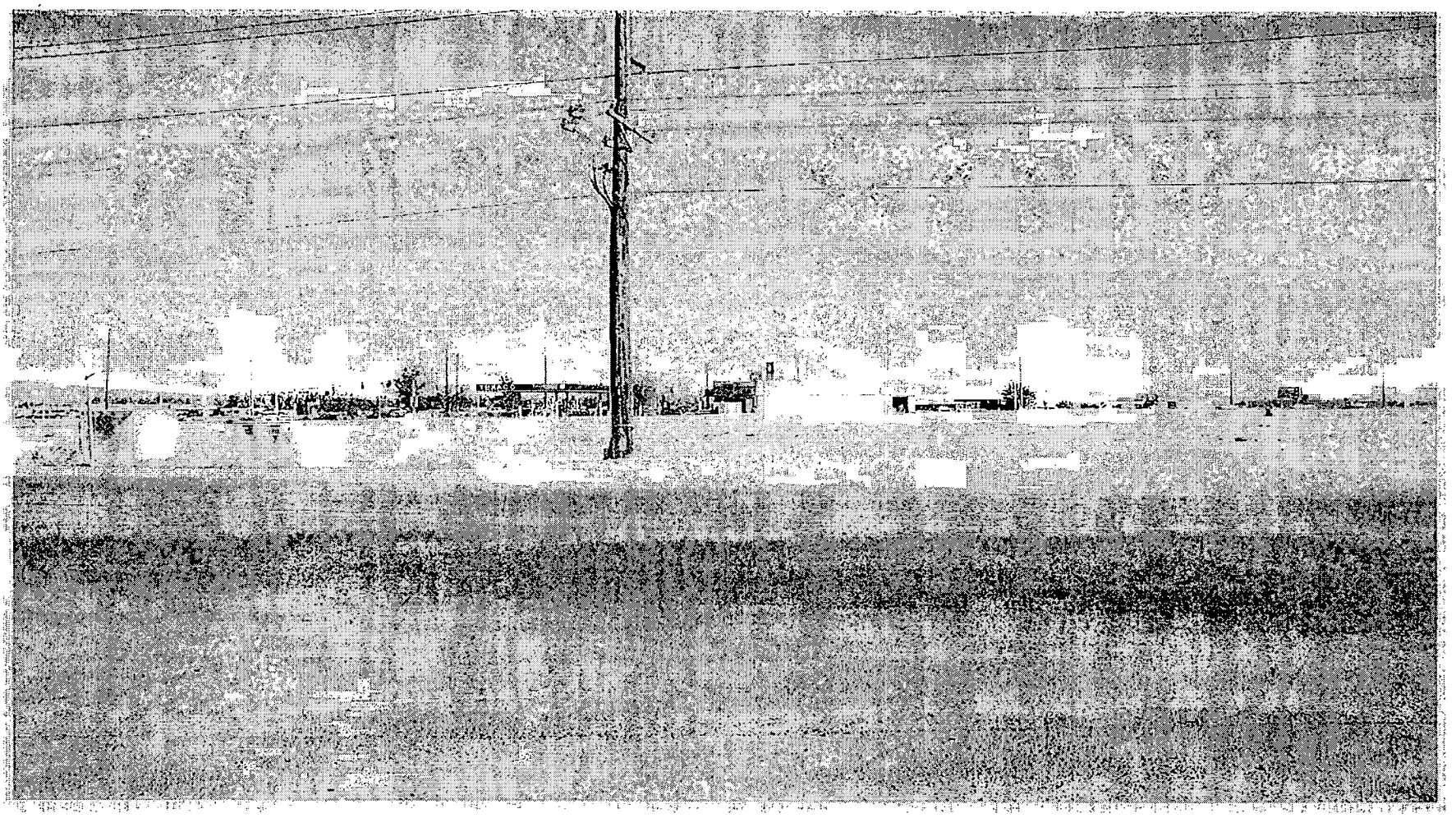



GPA-3484
1-22-04 PC



GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 54

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 96 | Planning Commission Mtg. | 0 |
| City Council Meeting | | City Council Meeting | |

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

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

**MOTION:**

**DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with Ovation Development, TRUESDELL abstaining as a partner in a real estate venture with him owns property within the notice area and NIGRO excused.**

**To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:30 P.M.**

**MINUTES:**

NOTE: See Item 53 [GPA-3484] for related discussion.

(10:10 – 11:00)

**3-3785/4-1**

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 54 – ZON-3486

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.

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

3. A Site Development Plan Review application (SDR-3490) approved by the Planning Commission and City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Red Coach Avenue and the appropriate right-of-way for the associated compound knuckle transition to join Painted Desert Drive with Red Coach Avenue to meet current City standards prior to the issuance of any permits.

5. Construct all incomplete half-street improvements on Rancho Drive and construct all half-street improvements including appropriate overpaving on Lone Mountain Road, Rainbow Boulevard, and on the Red Coach Avenue alignment adjacent to this site including the construction of the Red Coach Avenue/Painted Desert Drive knuckle transition to meet current City standards. Also, construct a minimum of two lanes of pavement from the southeast edge of this parcel easterly to the existing improvements on Red Coach Avenue. All improvements shall be constructed concurrent with the first phase of development anywhere on this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

**CONDITIONS – Continued:**

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Red Coach Avenue/Painted Desert Drive and provide a stub along 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.

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 for 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.

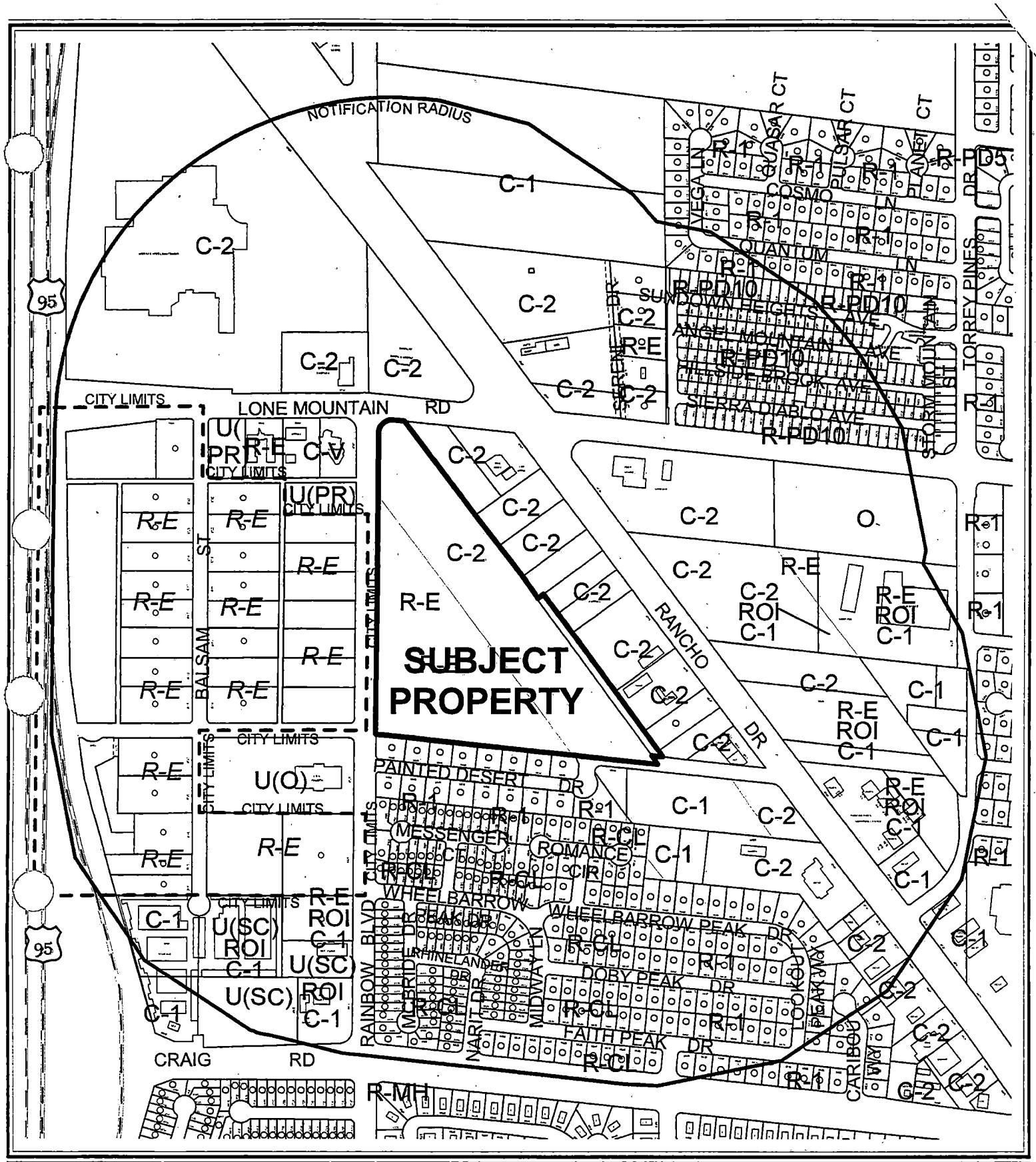
8. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.

9. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 54 – ZON-3486

**CONDITIONS – Continued:**

10. 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.

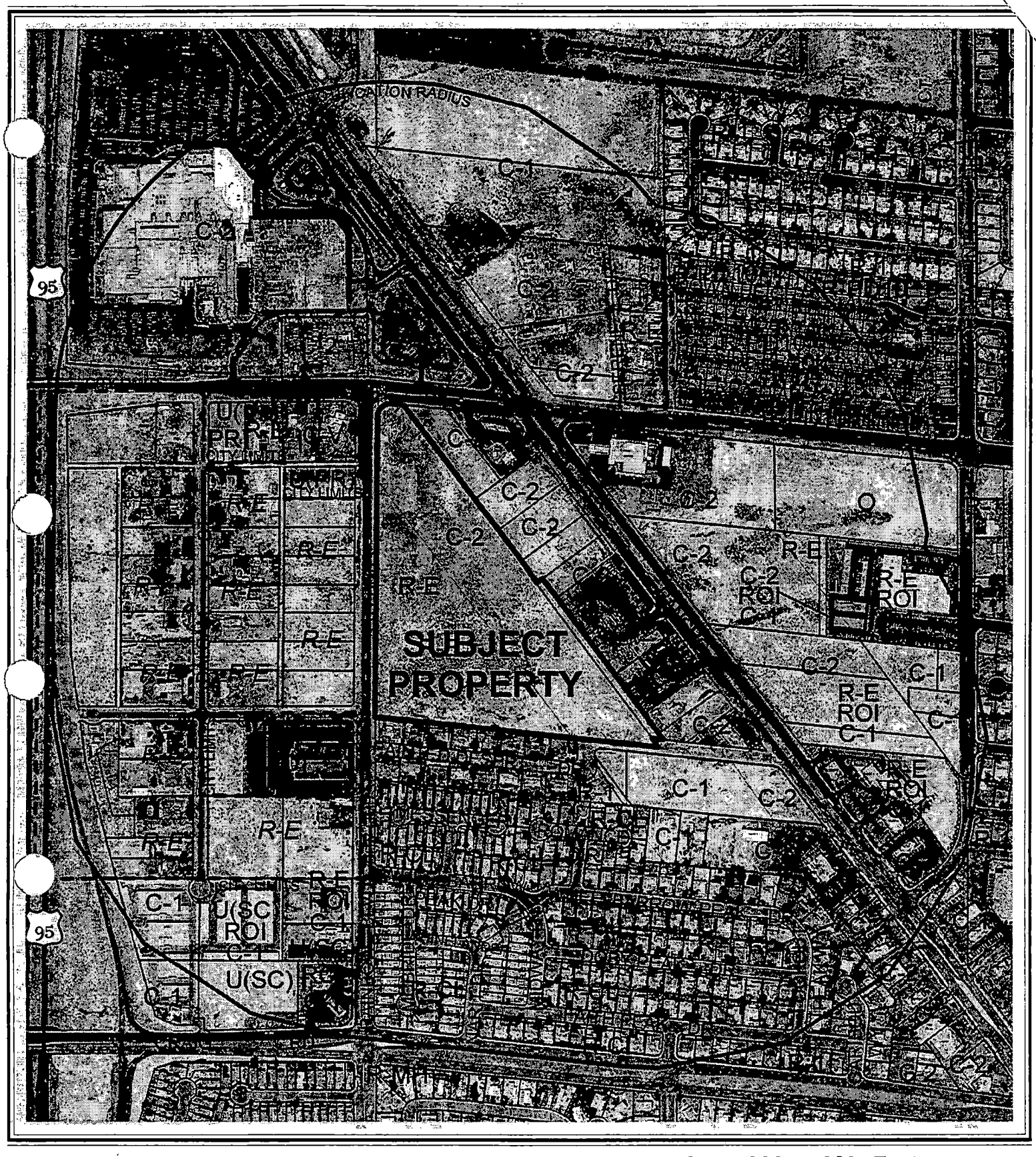



**CASE:** **ZON-3486**

**RADIUS:** 1320 FT

**ZONING OF SUBJECT PROPERTY:**
R-E (RESIDENCE ESTATES) AND C-2 (SERVICE COMMERCIAL)

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




0 300 600 Feet

**CASE:** **ZON-3486**

**RADIUS:** 1320 FT

**ZONING OF SUBJECT PROPERTY:**
R-E (RESIDENCE ESTATES) AND C-2 (SERVICE COMMERCIAL)

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

N

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.**

## ** CONDITIONS **

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

***Planning and Development***

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.

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

3. A Site Development Plan Review application (SDR-3490) approved by the Planning Commission and City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

***Public Works***

4. Dedicate 30 feet of right-of-way adjacent to this site for Red Coach Avenue and the appropriate right-of-way for the associated compound knuckle transition to join Painted Desert Drive with Red Coach Avenue to meet current City standards prior to the issuance of any permits.

5. Construct all incomplete half-street improvements on Rancho Drive and construct all half-street improvements including appropriate overpaving on Lone Mountain Road, Rainbow Boulevard, and on the Red Coach Avenue alignment adjacent to this site including the construction of the Red Coach Avenue/Painted Desert Drive knuckle transition to meet current City standards. Also, construct a minimum of two lanes of pavement from the southeast edge of this parcel easterly to the existing improvements on Red Coach Avenue. All improvements shall be constructed concurrent with the first phase of development anywhere on this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing overpaving 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 Red Coach Avenue/Painted Desert Drive and provide a stub along 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.

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 for 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.

8. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.

9. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

10. 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

SEAN

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.

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# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This request is for a Rezoning from R-E (Residence Estates) and C-2 (General Commercial) to R-3 (Medium Density Residential) on 17.8 acres located on the southeast corner of Lone Mountain Road and Rainbow Boulevard. GPA-3484 and SDR-3490 were filed as companion applications.

### *B) Applicant's Justification*

The applicant has justified the request by stating that a multi-family development would be more appropriate on this site than the commercial development that would be permitted under the current land use designation.

## BACKGROUND INFORMATION

### *A) Previous Actions*

| | |
|---|---|
| 04/27/98 | The City Council accepted the applicant's request to withdraw GPA-0002-98, a request from SC (Service Commercial) to M (Medium Density Residential). The Planning Commission and Staff recommended denial. |
| 04/27/98 | The City Council accepted the applicant's request to withdraw Z-0009-98, a request from C-2 (General Commercial) to R-3 (Medium Density Residential). The Planning Commission and Staff recommended denial. |

### *B) Pre-Application Meeting*

| | |
|---|---|
| 11/19/03 | The applicant was notified that there might be residential adjacency issues with the single-family homes to the south. The need for additional information showing conformance to parking and dimensional requirements was also discussed. |

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*C) Neighborhood Meetings*

12/16/03 The applicant for the companion application GPA-3484 conducted a neighborhood meeting. There were approximately 33 residents in attendance. The neighbors expressed the following concerns:

- The density is too high;
- There are access problems;
- There will be a negative impact on property values;
- Traffic on Rainbow is already congested.

They would like to see commercial development or senior housing. In regard to the design, they would like an eight-foot wall and wider landscape strips than proposed on the site plan.

**DETAILS OF APPLICATION REQUEST**

*A) Site Area*

Gross Acres: 17.80

*B) Existing Land Use*

| | |
|---|---|
| Subject Property | Undeveloped |
| North | Undeveloped/ Commercial |
| South | Single-family homes |
| East | Commercial |
| West | Undeveloped/ Public Facility |

*C) Planned Land Use*

| | |
|---|---|
| Subject Property | SC (Service Commercial) |
| North | SC (Service Commercial) |
| South | L (Low Density Residential) |
| East | GC (General Commercial) |
| West | O (Office); PF (Public Facility); PR-OS (Park, Recreation, and Open Space) |

*D) Existing Zoning*

| | |
|---|---|
| Subject Property | R-E (Residence Estates); C-2 (General Commercial) |
| North | C-2 (General Commercial) |
| South | R-1 (Single-Family Residential) |
| East | C-2 (General Commercial) |
| West | C-V (Civic); U (Undeveloped) zone [PR (Park and Recreation) General Plan designation]; and R-E (Rural Estates) [Clark County designation] |

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*E) General Plan Compliance*

A related request to amend the Centennial Hills Sector Plan to M (Medium Density Residential) [GPA-3484] has been submitted. The proposed land use designation supports this request.

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

These parcels are in the area of the Rancho Corridor study. As a result of that study they were not included in any resulting actions.

Clark County Planning and Development staff was notified of this request because adjacent parcels to the west are within their jurisdiction.

**INTERAGENCY ISSUES**

There are no interagency issues involved with this request.

**ANALYSIS**

The existing C-1 (Limited Commercial) zoning designation, which is supported by the existing General Plan designation, would permit a range of commercial uses with associated noise, traffic, and lighting would have far greater impact on the neighboring properties.

The R-3 (Medium Density Residential) zoning designation permits multi-family developments with a maximum density of 25 units per acre and buildings of two stories in height. This type of development is consistent with the proposed M (Medium Density Residential). The R-3 (Medium Density Residential) would have no negative impacts on the commercial development to the east or the vacant property to the west, which is planned for office uses. With adequate attention to buffering and adherence to setbacks and residential adjacency requirements the single-family homes to the south can be protected as well. Rainbow Boulevard, an 80-foot right-of-way, will provide adequate access to the site.

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## 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."**

   A related request has been submitted to amend the General Plan on this property to M (Medium Density Residential). If approved, this rezoning request would be in conformance with that designation.

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

   The multi-family residential use that would be permitted under the proposed zoning district is compatible with adjacent land uses, both planned and existing.

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

   This parcel, which has been planned for commercial uses, has remained undeveloped. The only request for entitlements to develop the site in the last several years was a similar request for apartments in 1998. With the concentration of commercial uses in Town Center, the need for residential development has increased. For these reasons a multi-family development on this site is appropriate.

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."**

   Rainbow Boulevard, an 80-foot right-of-way, is adequate to service this site.

**NOTICES MAILED** 505 [Mailed with GPA-3484 & SDR-2490]

**APPROVALS** 0

**PROTESTS** 0

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PLANNING & DEVELOPMENT DEPARTMENT

# STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3486 APN: 138-02-101-001, 138-02-101-013

Name of Property Owner: Santa Fe Hotel, Inc.

Name of Applicant: Ovation Development

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Charles W Sanders

Print Name: Charles W. Sanders

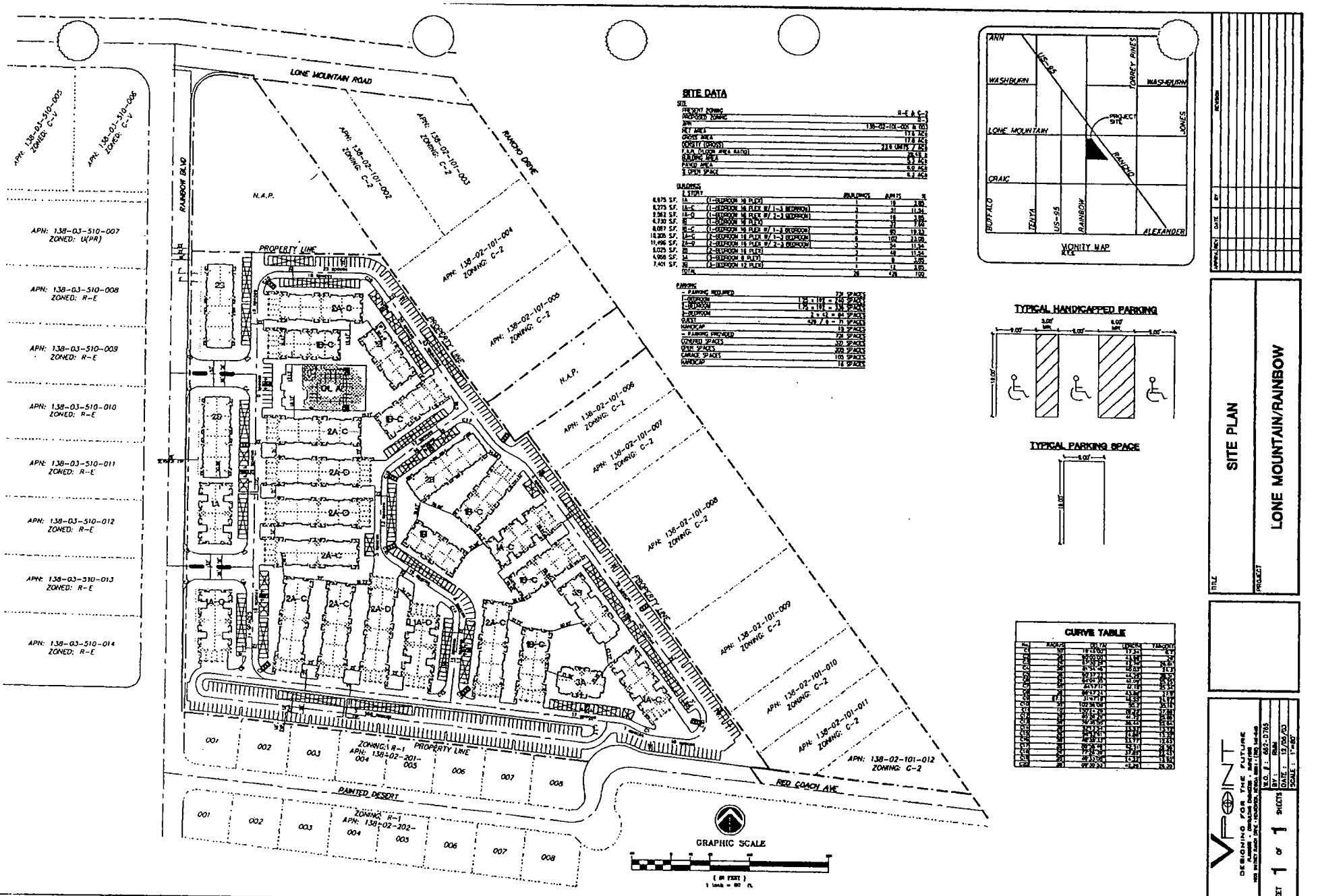
Subscribed and sworn before me

This 14th day of November, 2003

Burnardette L Miller

Notary Public in and for said County and State

BURNARDETTE L. MILLER
Notary Public, State of Nevada
Appointment No. 03-80926-1
My Appt. Expires Feb. 27, 2007




## SITE DATA

| | |
|---|---|
| SITE | |
| PRESENT ZONING | R-E & C-2 |
| PROPOSED ZONING | R-3 |
| APN | 138-02-101-001 & 003 |
| NET AREA | 17.6 AC± |
| GROSS AREA | 17.8 AC± |
| DENSITY (GROSS) | 23.6 UNITS / AC± |
| F.A.R. (FLOOR AREA RATIO) | .45:1 |
| BUILDING AREA | 5.7 AC± |
| PAVED AREA | 6.9 AC± |
| % OPEN SPACE | 6.2 AC± |

| BUILDINGS | | | | |
|---|---|---|---|---|
| 1 STORY | | BUILDINGS | APTS | SF |
| 8,975 S.F. | 1A | (1-BEDROOM 16 PLEX) | 1 | 16 | 3,980 |
| 8,275 S.F. | 1A-C | (1-BEDROOM 16 PLEX W/ 1-3 BEDROOM) | 1 | 17 | 11,340 |
| 8,262 S.F. | 1A-D | (1-BEDROOM 16 PLEX W/ 2-3 BEDROOM) | 1 | 16 | 3,980 |
| 4,730 S.F. | 1B | (1-BEDROOM 16 PLEX) | 2 | 32 | 7,960 |
| 8,087 S.F. | 1B-C | (1-BEDROOM 16 PLEX W/ 1-3 BEDROOM) | 2 | 30 | 19,170 |
| 16,205 S.F. | 1B-D | (1-BEDROOM 16 PLEX W/ 1-3 BEDROOM) | 3 | 102 | 23,910 |
| 11,496 S.F. | 2A-D | (2-BEDROOM 16 PLEX W/ 2-3 BEDROOM) | 3 | 54 | 11,340 |
| 8,975 S.F. | 2B | (2-BEDROOM 16 PLEX) | 2 | 48 | 11,940 |
| 4,988 S.F. | 3A | (3-BEDROOM 8 PLEX) | 1 | 8 | 3,990 |
| 7,401 S.F. | 3B | (3-BEDROOM 12 PLEX) | 1 | 12 | 5,970 |
| | TOTAL | | 26 | 476 | 120 |

| PARKING | | |
|---|---|---|
| - PARKING REQUIRED | | 734 SPACES |
| 1-BEDROOM | 136 x 1.0 = | 136 SPACES |
| 2-BEDROOM | 176 x 1.0 = | 176 SPACES |
| 3-BEDROOM | 164 x 2.0 = | 328 SPACES |
| GUEST | 476 / 6 = | 84 SPACES |
| HANDICAP | | 10 SPACES |
| = PARKING PROVIDED | | 734 SPACES |
| COVERED SPACES | | 322 SPACES |
| OPEN SPACES | | 306 SPACES |
| CARAGE SPACES | | 106 SPACES |
| HANDICAP | | 16 SPACES |




### TYPICAL HANDICAPPED PARKING



### TYPICAL PARKING SPACE



### CURVE TABLE

| NO. | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 50' | 19°29'01" | 17.01' | 8.59' |
| C2 | 50' | 19°29'01" | 17.01' | 8.59' |
| C3 | 50' | 19°29'01" | 17.01' | 8.59' |
| C4 | 50' | 19°29'01" | 17.01' | 8.59' |
| C5 | 50' | 19°29'01" | 17.01' | 8.59' |
| C6 | 50' | 19°29'01" | 17.01' | 8.59' |
| C7 | 50' | 19°29'01" | 17.01' | 8.59' |
| C8 | 50' | 19°29'01" | 17.01' | 8.59' |
| C9 | 50' | 19°29'01" | 17.01' | 8.59' |
| C10 | 50' | 19°29'01" | 17.01' | 8.59' |
| C11 | 50' | 19°29'01" | 17.01' | 8.59' |
| C12 | 50' | 19°29'01" | 17.01' | 8.59' |
| C13 | 50' | 19°29'01" | 17.01' | 8.59' |
| C14 | 50' | 19°29'01" | 17.01' | 8.59' |
| C15 | 50' | 19°29'01" | 17.01' | 8.59' |
| C16 | 50' | 19°29'01" | 17.01' | 8.59' |
| C17 | 50' | 19°29'01" | 17.01' | 8.59' |
| C18 | 50' | 19°29'01" | 17.01' | 8.59' |
| C19 | 50' | 19°29'01" | 17.01' | 8.59' |
| C20 | 50' | 19°29'01" | 17.01' | 8.59' |
| C21 | 50' | 19°29'01" | 17.01' | 8.59' |
| C22 | 50' | 19°29'01" | 17.01' | 8.59' |
| C23 | 50' | 19°29'01" | 17.01' | 8.59' |
| C24 | 50' | 19°29'01" | 17.01' | 8.59' |
| C25 | 50' | 19°29'01" | 17.01' | 8.59' |
| C26 | 50' | 19°29'01" | 17.01' | 8.59' |
| C27 | 50' | 19°29'01" | 17.01' | 8.59' |
| C28 | 50' | 19°29'01" | 17.01' | 8.59' |
| C29 | 50' | 19°29'01" | 17.01' | 8.59' |
| C30 | 50' | 19°29'01" | 17.01' | 8.59' |
| C31 | 50' | 19°29'01" | 17.01' | 8.59' |
| C32 | 50' | 19°29'01" | 17.01' | 8.59' |
| C33 | 50' | 19°29'01" | 17.01' | 8.59' |
| C34 | 50' | 19°29'01" | 17.01' | 8.59' |
| C35 | 50' | 19°29'01" | 17.01' | 8.59' |
| C36 | 50' | 19°29'01" | 17.01' | 8.59' |
| C37 | 50' | 19°29'01" | 17.01' | 8.59' |
| C38 | 50' | 19°29'01" | 17.01' | 8.59' |
| C39 | 50' | 19°29'01" | 17.01' | 8.59' |
| C40 | 50' | 19°29'01" | 17.01' | 8.59' |
| C41 | 50' | 19°29'01" | 17.01' | 8.59' |
| C42 | 50' | 19°29'01" | 17.01' | 8.59' |
| C43 | 50' | 19°29'01" | 17.01' | 8.59' |
| C44 | 50' | 19°29'01" | 17.01' | 8.59' |
| C45 | 50' | 19°29'01" | 17.01' | 8.59' |
| C46 | 50' | 19°29'01" | 17.01' | 8.59' |
| C47 | 50' | 19°29'01" | 17.01' | 8.59' |
| C48 | 50' | 19°29'01" | 17.01' | 8.59' |
| C49 | 50' | 19°29'01" | 17.01' | 8.59' |
| C50 | 50' | 19°29'01" | 17.01' | 8.59' |
| C51 | 50' | 19°29'01" | 17.01' | 8.59' |
| C52 | 50' | 19°29'01" | 17.01' | 8.59' |
| C53 | 50' | 19°29'01" | 17.01' | 8.59' |
| C54 | 50' | 19°29'01" | 17.01' | 8.59' |
| C55 | 50' | 19°29'01" | 17.01' | 8.59' |
| C56 | 50' | 19°29'01" | 17.01' | 8.59' |
| C57 | 50' | 19°29'01" | 17.01' | 8.59' |
| C58 | 50' | 19°29'01" | 17.01' | 8.59' |
| C59 | 50' | 19°29'01" | 17.01' | 8.59' |
| C60 | 50' | 19°29'01" | 17.01' | 8.59' |
| C61 | 50' | 19°29'01" | 17.01' | 8.59' |
| C62 | 50' | 19°29'01" | 17.01' | 8.59' |
| C63 | 50' | 19°29'01" | 17.01' | 8.59' |
| C64 | 50' | 19°29'01" | 17.01' | 8.59' |
| C65 | 50' | 19°29'01" | 17.01' | 8.59' |
| C66 | 50' | 19°29'01" | 17.01' | 8.59' |
| C67 | 50' | 19°29'01" | 17.01' | 8.59' |
| C68 | 50' | 19°29'01" | 17.01' | 8.59' |
| C69 | 50' | 19°29'01" | 17.01' | 8.59' |
| C70 | 50' | 19°29'01" | 17.01' | 8.59' |
| C71 | 50' | 19°29'01" | 17.01' | 8.59' |
| C72 | 50' | 19°29'01" | 17.01' | 8.59' |
| C73 | 50' | 19°29'01" | 17.01' | 8.59' |
| C74 | 50' | 19°29'01" | 17.01' | 8.59' |
| C75 | 50' | 19°29'01" | 17.01' | 8.59' |
| C76 | 50' | 19°29'01" | 17.01' | 8.59' |
| C77 | 50' | 19°29'01" | 17.01' | 8.59' |
| C78 | 50' | 19°29'01" | 17.01' | 8.59' |
| C79 | 50' | 19°29'01" | 17.01' | 8.59' |
| C80 | 50' | 19°29'01" | 17.01' | 8.59' |
| C81 | 50' | 19°29'01" | 17.01' | 8.59' |
| C82 | 50' | 19°29'01" | 17.01' | 8.59' |
| C83 | 50' | 19°29'01" | 17.01' | 8.59' |
| C84 | 50' | 19°29'01" | 17.01' | 8.59' |
| C85 | 50' | 19°29'01" | 17.01' | 8.59' |
| C86 | 50' | 19°29'01" | 17.01' | 8.59' |
| C87 | 50' | 19°29'01" | 17.01' | 8.59' |
| C88 | 50' | 19°29'01" | 17.01' | 8.59' |
| C89 | 50' | 19°29'01" | 17.01' | 8.59' |
| C90 | 50' | 19°29'01" | 17.01' | 8.59' |
| C91 | 50' | 19°29'01" | 17.01' | 8.59' |
| C92 | 50' | 19°29'01" | 17.01' | 8.59' |
| C93 | 50' | 19°29'01" | 17.01' | 8.59' |
| C94 | 50' | 19°29'01" | 17.01' | 8.59' |
| C95 | 50' | 19°29'01" | 17.01' | 8.59' |
| C96 | 50' | 19°29'01" | 17.01' | 8.59' |
| C97 | 50' | 19°29'01" | 17.01' | 8.59' |
| C98 | 50' | 19°29'01" | 17.01' | 8.59' |
| C99 | 50' | 19°29'01" | 17.01' | 8.59' |
| C100 | 50' | 19°29'01" | 17.01' | 8.59' |

| REVISION | BY | DATE | APPROVED |
|---|---|---|---|
| | | | |

TITLE: SITE PLAN

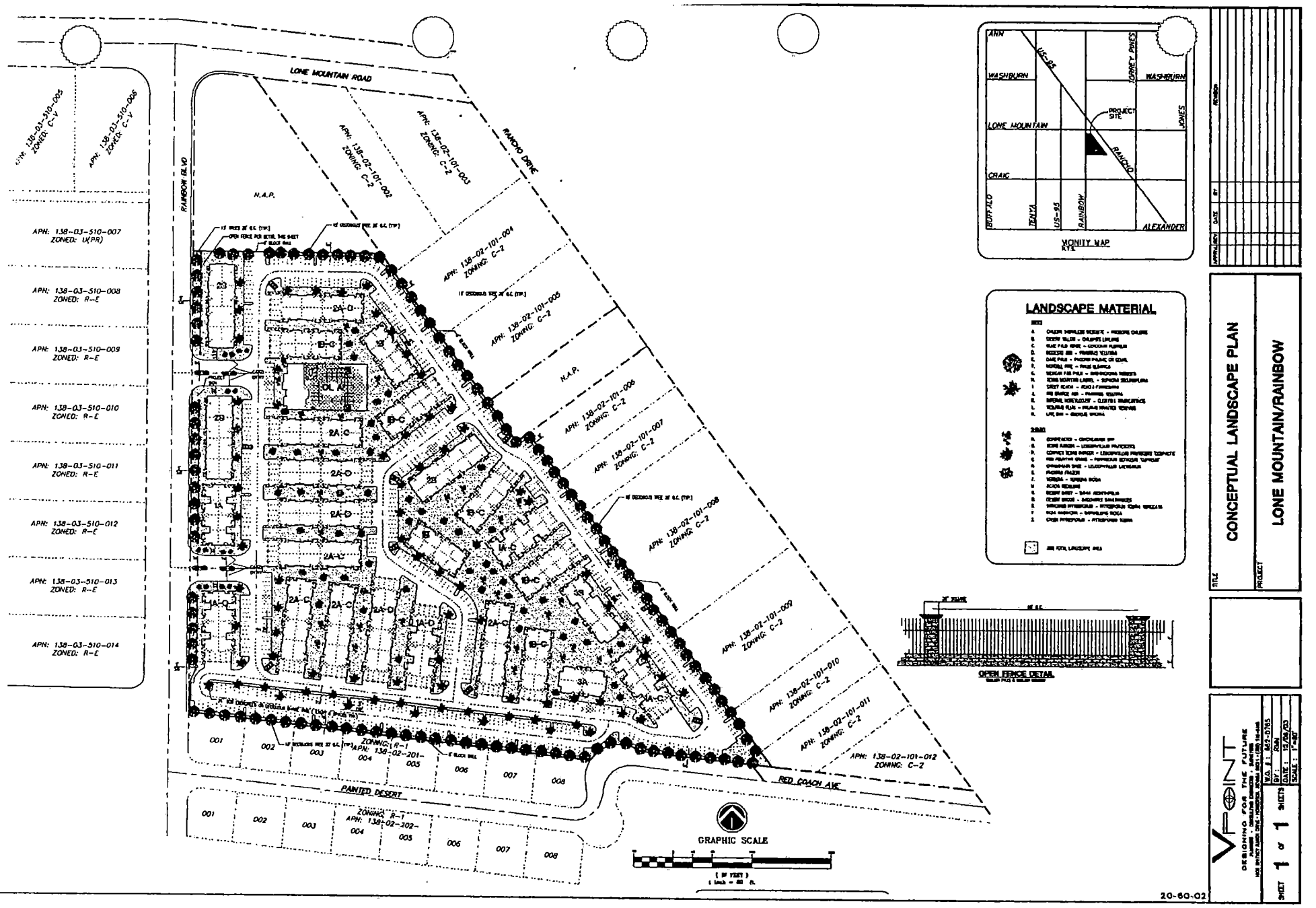
PROJECT: LONE MOUNTAIN/RAINBOW

VPOINT
DESIGNING FOR THE FUTURE
PLANNERS · ENGINEERS · SURVEYORS
W.O. # : 662-0765
BY : RAM
DATE : 12/08/03
SCALE : 1"=60'
SHEETS
SHEET 1 OF 1

20-60-02

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ZON-3486
1-22-04 PC



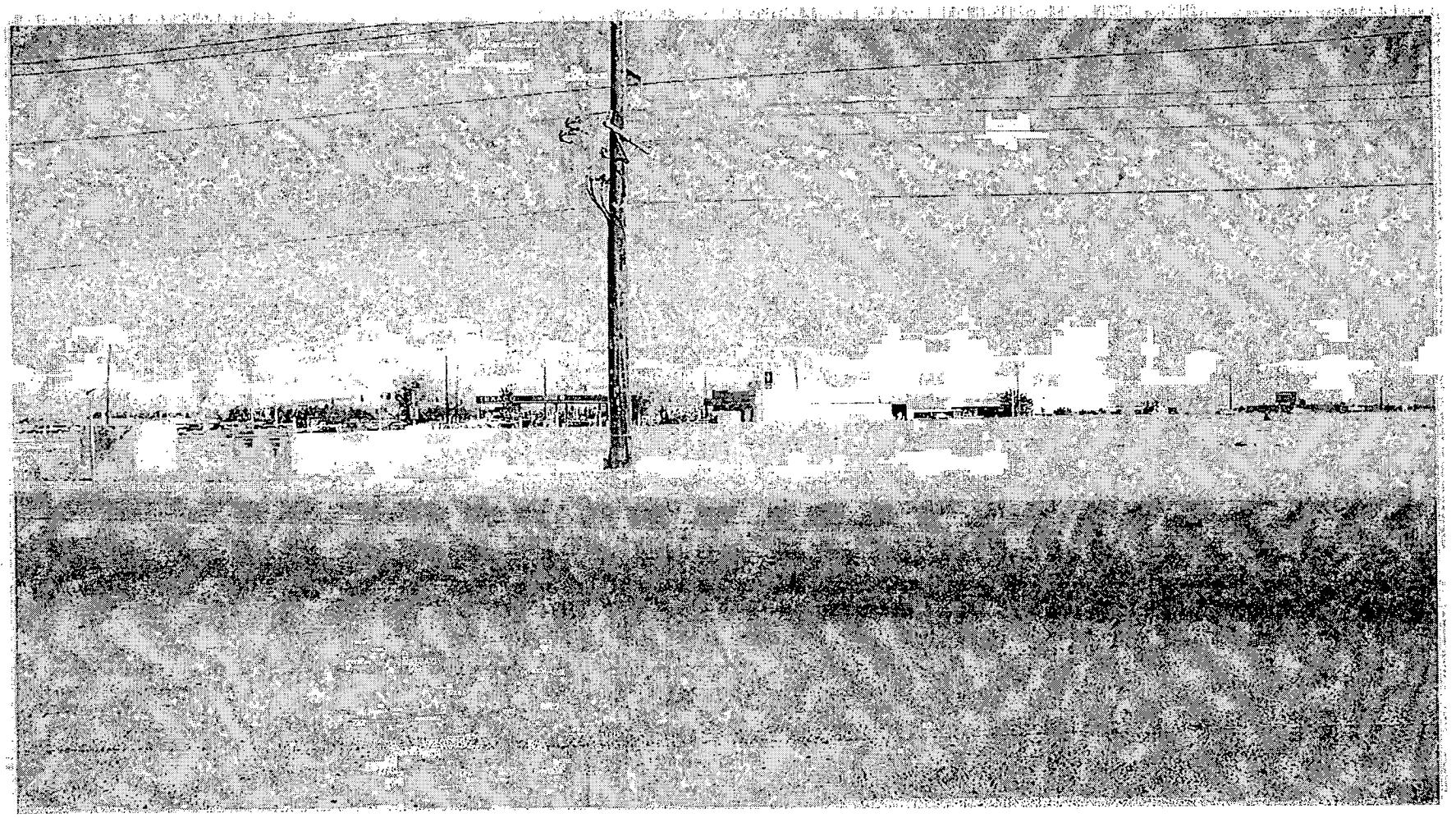

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ZON-3486
1-22-04 PC



ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 55

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 96 | Planning Commission Mtg. | 0 |
| City Council Meeting | | City Council Meeting | |

**RECOMMENDATION:**

Staff recommends APPROVAL.

**BACKUP DOCUMENTATION:**

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

**MOTION:**

**DAVENPORT – APPROVED subject to conditions and amending Condition 10 as follows:**

**10.** 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 ***36 inch box trees 20 feet on center along the south property line and*** a minimum of four five-gallon shrubs for each tree within provided planters.

**– UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with Ovation Development, TRUESDELL abstaining as a partner in a real estate venture with him owns property within the notice area and NIGRO excused.**

**To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:30 P.M.**

**MINUTES:**

NOTE: See Item 53 [GPA-3484] for related discussion.

(10:10 – 11:00)

**3-3785/4-1**

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 55 – SDR-3490

**CONDITIONS:**

Planning and Development

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.

2. A Rezoning (ZON-3486) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.

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

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

5. In accordance with the provisions of the City of Las Vegas Drought Code, turf areas shall not exceed 15% of the required landscaped area. It is recommended that xeriscape be utilized in lieu of any turf, as the open space areas are not designed for recreational use.

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

7. The setbacks for this development shall be a minimum of 20 feet in the front, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.

8. Trash enclosures must be fully enclosed and have the same design theme and building materials as the main structures.

9. 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.

10. The landscape plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect a minimum of four five-gallon shrubs for each tree within provided planters.

**CONDITIONS - Continued:**

11. 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.]

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

13. 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.

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

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

Public Works

16. 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. All landscaping installed with this project 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.

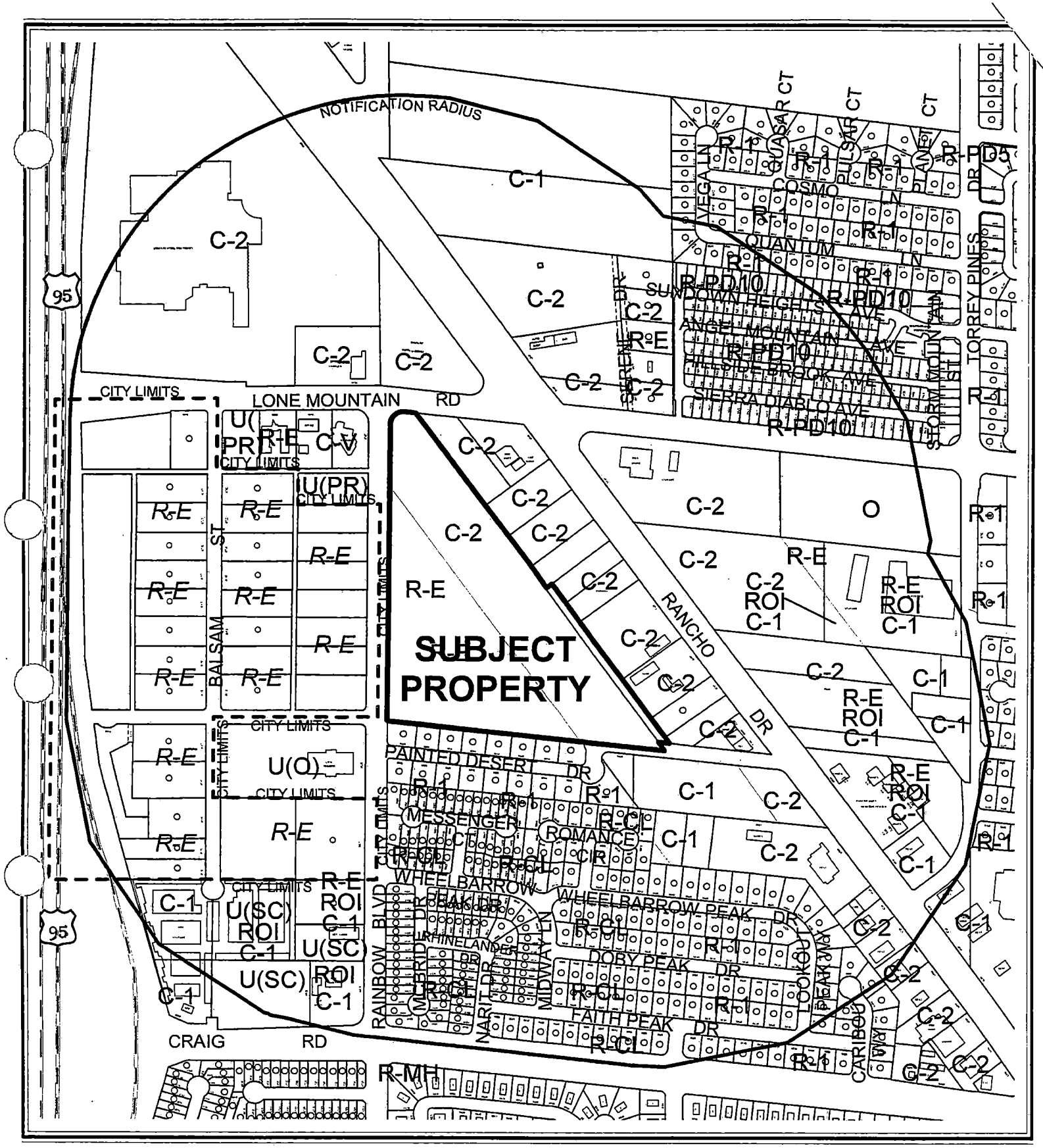
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3486 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 55 – SDR-3490

**CONDITIONS - Continued:**

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




**CASE:** **SDR-3490**

**RADIUS:** 1320 FT

**ZONING OF SUBJECT PROPERTY:**
R-E (RESIDENCE ESTATES) AND C-2 (SERVICE COMMERCIAL)

0 300 600 Feet

N

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: SDR-3490 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.**

## ** CONDITIONS **

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

***Planning and Development***

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.

2. A Rezoning (ZON-3486) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.

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

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

5. In accordance with the provisions of the City of Las Vegas Drought Code, turf areas shall not exceed 15% of the required landscaped area. It is recommended that xeriscape be utilized in lieu of any turf, as the open space areas are not designed for recreational use.

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

7. The setbacks for this development shall be a minimum of 20 feet in the front, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.

8. Trash enclosures must be fully enclosed and have the same design theme and building materials as the main structures.

9. 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.

10. The landscape plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect a minimum of four five-gallon shrubs for each tree within provided planters.

11. 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.]

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

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

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

***Public Works***

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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18. All landscaping installed with this project 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.

19. 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.

SEAN

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3486 and all other subsequent site-related actions.

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SEAN

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This request is for a Site Development Plan Review for a 426 unit multi-family residential development on 17.80 acres of land. The property is located on the east side of Rainbow Boulevard, approximately 360 feet south of Lone Mountain Road.

### *B) Applicant's Justification*

A multi-family residential development would provide a better buffer to the existing residents to the south and west of this site than would a commercial development that is currently permitted.

## BACKGROUND INFORMATION

### *A) Previous Actions*

04/27/98 The City Council accepted the applicant's request to withdraw GPA--98 and ZON-9-98

04/27/98 The City Council accepted the applicant's request to withdraw this item.

### *B) Pre-Application Meeting*

11/19/03 The applicant was informed of residential adjacency issues as well as the need for additional information on the site plan.

### *C) Neighborhood Meetings*

A neighborhood meeting was not required for this application.

## DETAILS OF APPLICATION REQUEST

### *A) Site Area*

Gross Acres: 17.80

SEAN

***B) Existing Land Use***

| | |
|---|---|
| Subject Property | Undeveloped |
| North | Undeveloped/ Commercial |
| South | Single-family homes |
| East | Commercial |
| West | Undeveloped/ Public Facility |

***C) Planned Land Use***

| | |
|---|---|
| Subject Property | SC (Service Commercial) |
| North | SC (Service Commercial) |
| South | L (Low Density Residential) |
| East | GC (General Commercial) |
| West | O (Office); PF (Public Facility); PR-OS (Park, Recreation, and Open Space) |

***D) Existing Zoning***

| | |
|---|---|
| Subject Property | R-E (Residence Estates); C-2 (General Commercial) |
| North | C-2 (General Commercial) |
| South | R-1 (Single-Family Residential) |
| East | C-2 (General Commercial) |
| West | C-V (Civic); U (Undeveloped) zone [PR (Park and Recreation) General Plan designation]; and R-E (Rural Estates) [Clark County designation] |

***E) General Plan Compliance***

The Centennial Hills Sector Plan currently designates this site as SC (Service Commercial). A related request for a General Plan Amendment has submitted to designate the site as M (Medium Density Residential), which would support the proposed use. If that request is not approved this item cannot go forward.

**PROJECT DESCRIPTION**

The site plan depicts a 426 unit multi-family residential development located on the east side of Rainbow Boulevard, approximately 360 feet south of Lone Mountain Road. Access is provided at two gated points of entry off of Rainbow Boulevard. Commercial development is existing to the east and single-family homes are to the west and south. A clubhouse and pool area is located in the northern portion of the site. A six-foot high masonry and wrought iron fence is to be constructed around the perimeter.

SEAN

## ANALYSIS

### *A) Zoning Code Compliance*

A1) Development Standards

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

| Standards | Required | Provided | Compliance |
|---|---|---|---|
| Min. Lot Size | 6,500 S.F. | 17.80 Acres | Y |
| Min. Lot Width | N/A Feet | N/A | Y |
| Min. Setbacks | | | |
| • Front | 20 Feet | 30 Feet | Y |
| • Side | 5 Feet | 65 Feet | Y |
| • Corner | 5 Feet | 90 Feet | Y |
| • Rear | 20 Feet | 50 Feet | Y |
| Max. Lot Coverage | N/A | N/A | N/A |
| Max. Building Height | 2 Stories / 35 Feet | 2 Stories/ 32 Feet | Y |
| Trash Enclosure | 50 feet from residential | 90 feet from residential | Y |
| Loading Zone | N/A | N/A | N/A |
| Mech. Equipment | N/A | N/A | N/A |
| Other … | N/A | N/A | N/A |

The proposed site plan is in substantial conformance to the development standards.

A2) Residential Adjacency Standards

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

a) Proximity slope. The proximity slope from the protected properties to the south reaches a height of approximately 34 feet six inches at the setback line of the proposed buildings. The building elevations depict heights of no more than 31 feet 2 inches
b) Building setback. The proposal meets the requirements for residential adjacency.

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 |
| Multi-family | N/A | N/A | 716 | 15 | 715 | 16 |

The number of parking spaces provided meets the requirements for this development.

The Department of Public Works will require driveways to be designed, located and constructed in accordance with Standard Drawing #222A. 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. Conditions of approval addressing these issues are included in this report.

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 | 122 Trees | 86 |
| Buffer: | | | |
| • Min. Trees | 1 Tree/30 Linear Feet | | 113 Trees |
| • Min. Zone Width | 6 Feet | | 6 Feet |
| • Wall height | 6 Feet | | 6 Feet |

Additional trees will be required in the parking area to achieve the ratio of one tree for every six spaces. There are several landscape fingers in the parking spaces that don't currently have trees shown in them that could be used. Its important to note the additional trees should not be provided at the expense of parking spaces, otherwise a parking variance would be required.

Also, the current state of Drought Alert requires that turf areas be limited to 50% of the normal requirement. Therefore only 15% of the total landscape area may be turf. Since the landscape areas do not appear to be usable recreational spaces, it is recommended that no turf be installed. Conditions of approval are included to address these issues.

***B) General Analysis and Discussion***

- Zoning

The requested R-3 (Medium Density Residential) zoning district is the appropriate designation for this type of development. If the related General Plan Amendment application is approved, the resulting M (Medium Density Residential) land use designation supports this use.

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- Site Plan

The site plan depicts a 426 unit multi-family development. Two gated entries are located on the east side of the site, off of Rainbow Boulevard. Circulation is provided generally around the perimeter of the property with one travel lane cutting through the middle. Parking is provided along the circulation route. Building setbacks are in conformance with the requirements.

Trash receptacles are located throughout the site, adequately spaced from adjacent residential properties. They appear to be screened from view however a condition is included in this report to ensure this.

- Waivers

No waivers have been requested.

- Landscape Plan

The landscape plan is in conformance with the requirements in regard to perimeter trees and zone width. Additional trees will be required in the parking area prior to the approval of any building permits. A condition is included addressing this issue.

- Elevation

The elevations depict two story buildings in multiple earth tones and decorative stone.

- Floor Plan

The floor plans depict typical apartment layouts in one, two, and three bedroom models.

**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;"**

   Multi-family developments serve as good buffers between residential properties and more intense commercial development. This project will also be compatible with office uses that are proposed to the west.

SEAN

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;"**

   Related requests have been submitted for a General Plan Amendment (GPA-3484) and Rezoning (ZON-3486). If these are approved, the designations will support this request. The proposed project, subject to above conditions, is in substantial conformance to development standards.

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

   Access to the site and the internal circulation will have no negative impact on adjacent roadways.

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

   The building and landscape materials are appropriate for this type of development.

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

   The building elevations are typical of multi-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** 505 [Mailed with GPA-3484 & ZON-3486]

**APPROVALS** 0

**PROTESTS** 0

SEAN

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3490 APN: 138-02-101-001, 138-02-101-013

Name of Property Owner: Santa Fe Hotel, Inc.

Name of Applicant: Ovation Development

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Charles W. Sandefur

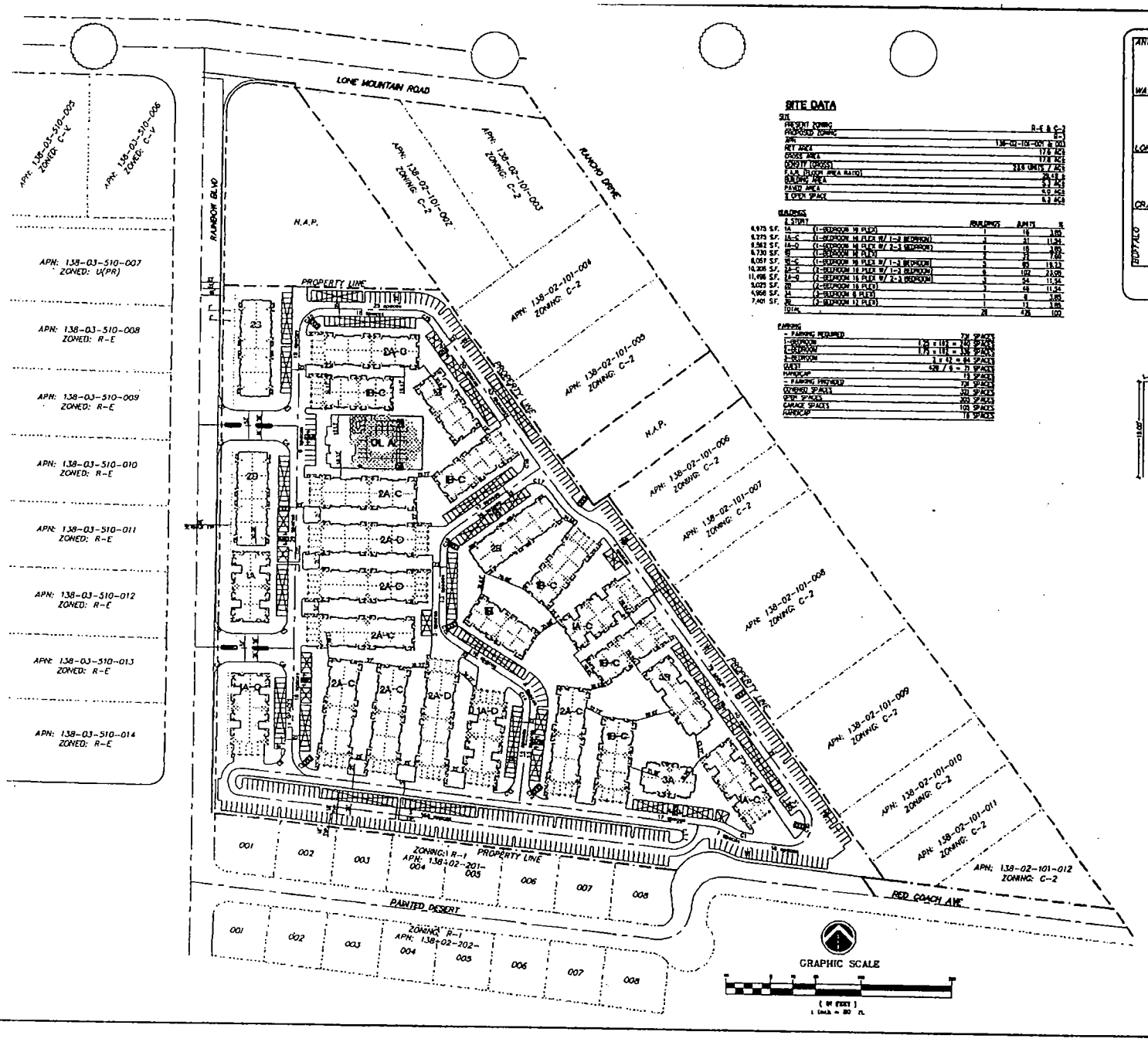
Print Name: Charles W. Sandefur

Subscribed and sworn before me

This 14th day of November, 2003

Burnardette L Miller
Notary Public in and for said County and State

BURNARDETTE L. MILLER
Notary Public, State of Nevada
Appointment No. 03-80924
My Appt. Expires [illegible]




## SITE DATA

SITE

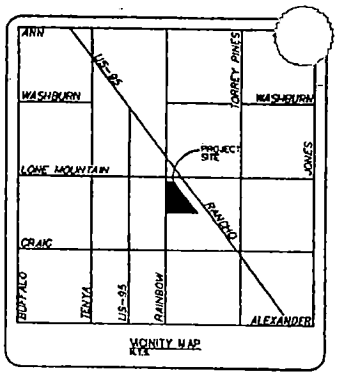
| | |
|---|---|
| PRESENT ZONING | R-E & C-V |
| PROPOSED ZONING | PR |
| APN | 138-02-101-001 & 003 |
| NET AREA | 17.6 ACRES |
| GROSS AREA | 17.7 ACRES |
| DENSITY (GROSS) | 23.8 UNITS / ACRE |
| F.A.R. (FLOOR AREA RATIO) | 28.48 % |
| BUILDING AREA | 5.1 ACRES |
| PAVED AREA | 6.9 ACRES |
| % OPEN SPACE | 6.2 ACRES |

BUILDINGS

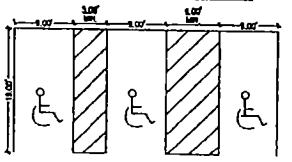
| # | STORY | | BUILDINGS | UNITS | % |
|---|---|---|---|---|---|
| 6,975 S.F. | 1A | (1-BEDROOM 10 PLEX) | 1 | 10 | 3.85 |
| 8,273 S.F. | 1A-C | (1-BEDROOM 10 PLEX W/ 1-3 BEDROOM) | 3 | 31 | 11.94 |
| 6,562 S.F. | 1A-D | (1-BEDROOM 10 PLEX W/ 2-3 BEDROOM) | 1 | 10 | 3.85 |
| 8,730 S.F. | 1B | (1-BEDROOM 10 PLEX) | 1 | 10 | 3.85 |
| 8,057 S.F. | 1B-C | (1-BEDROOM 10 PLEX W/ 1-3 BEDROOM) | 2 | 20 | 7.69 |
| 16,205 S.F. | 2A-C | (2-BEDROOM 10 PLEX W/ 1-3 BEDROOM) | 3 | 30 | 11.53 |
| 11,498 S.F. | 2A-D | (2-BEDROOM 10 PLEX W/ 2-3 BEDROOM) | 6 | 102 | 23.09 |
| 9,023 S.F. | 2B | (2-BEDROOM 10 PLEX) | 3 | 54 | 11.54 |
| 4,958 S.F. | 3A | (3-BEDROOM 8 PLEX) | 1 | 8 | 3.85 |
| 7,401 S.F. | 3B | (3-BEDROOM 12 PLEX) | 1 | 12 | 3.85 |
| | TOTAL | | 26 | 426 | 100 |

PARKING

| | | |
|---|---|---|
| - PARKING REQUIRED | | 734 SPACES |
| 1-BEDROOM | 1.75 x 151 = | 265 SPACES |
| 2-BEDROOM | 1.75 x 191 = | 335 SPACES |
| 3-BEDROOM | 2 x 62 = | 84 SPACES |
| GUEST | 426 / 6 = | 71 SPACES |
| HANDICAP | | 19 SPACES |
| - PARKING PROVIDED | | 734 SPACES |
| COVERED SPACES | | 321 SPACES |
| OPEN SPACES | | 303 SPACES |
| GARAGE SPACES | | 109 SPACES |
| HANDICAP | | 19 SPACES |




### TYPICAL HANDICAPPED PARKING

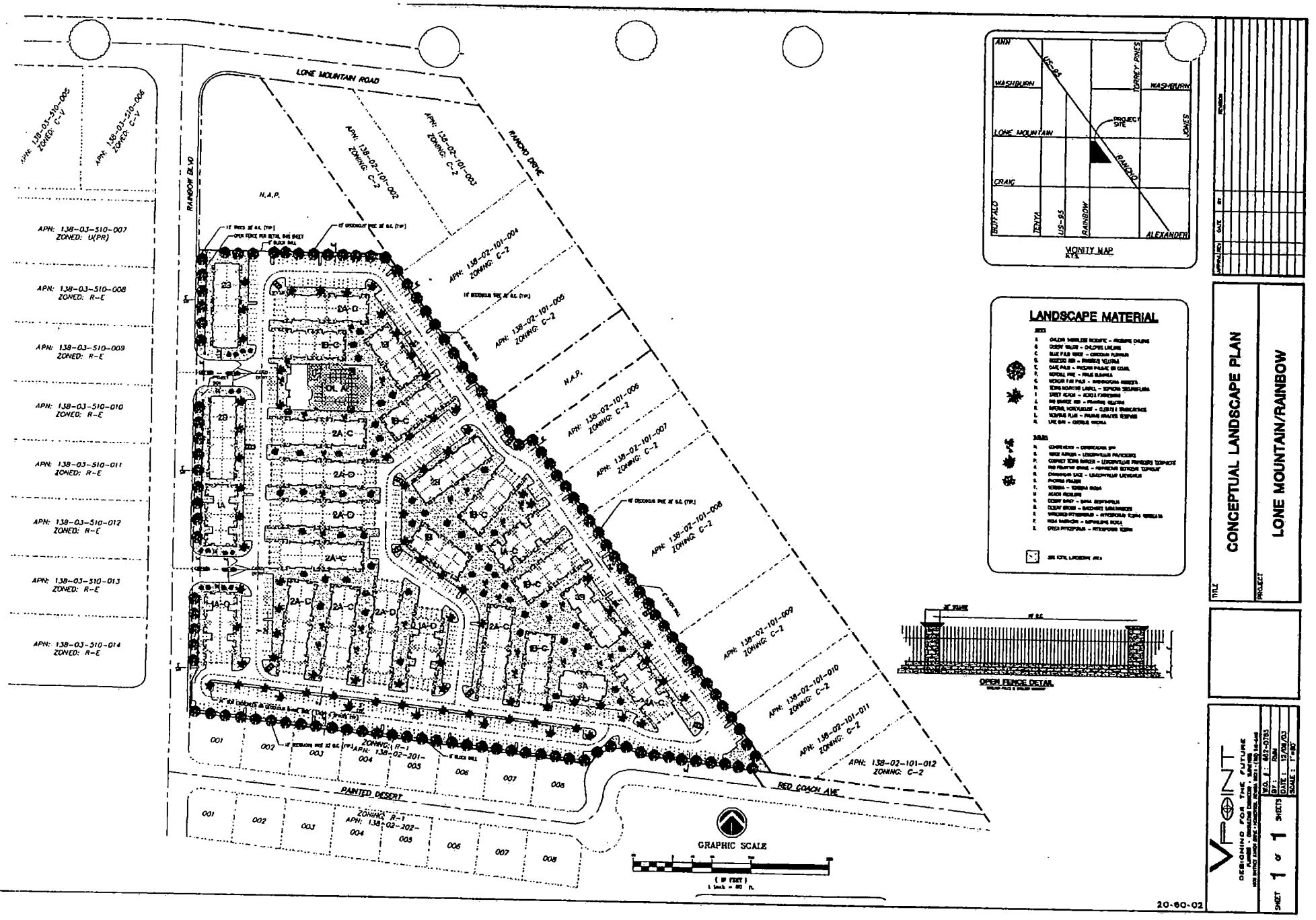



### TYPICAL PARKING SPACE




### CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|---|---|---|---|---|
| C1 | 50' | 19°13'55" | 17.34' | 8.75' |
| C2 | 50' | 39°59'59" | 34.90' | 18.21' |
| C3 | 50' | 39°59'59" | 34.90' | 18.21' |
| C4 | 50' | 39°59'59" | 34.90' | 18.21' |
|







## LANDSCAPE MATERIAL






# CONCEPTUAL LANDSCAPE PLAN

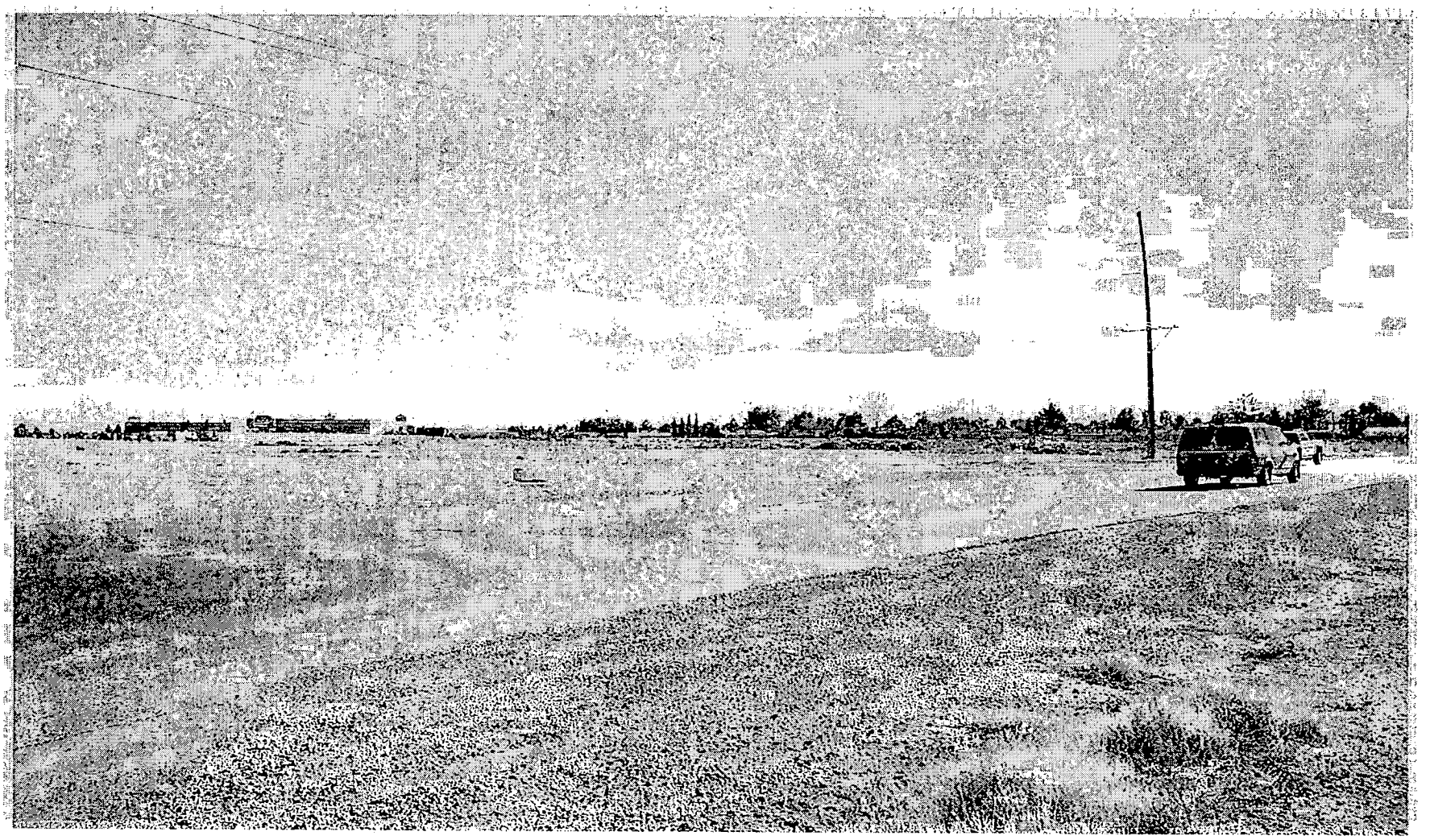
# LONE MOUNTAIN/RAINBOW

VPOINT
DESIGNING FOR THE FUTURE

SHEET 1 of 1 SHEETS

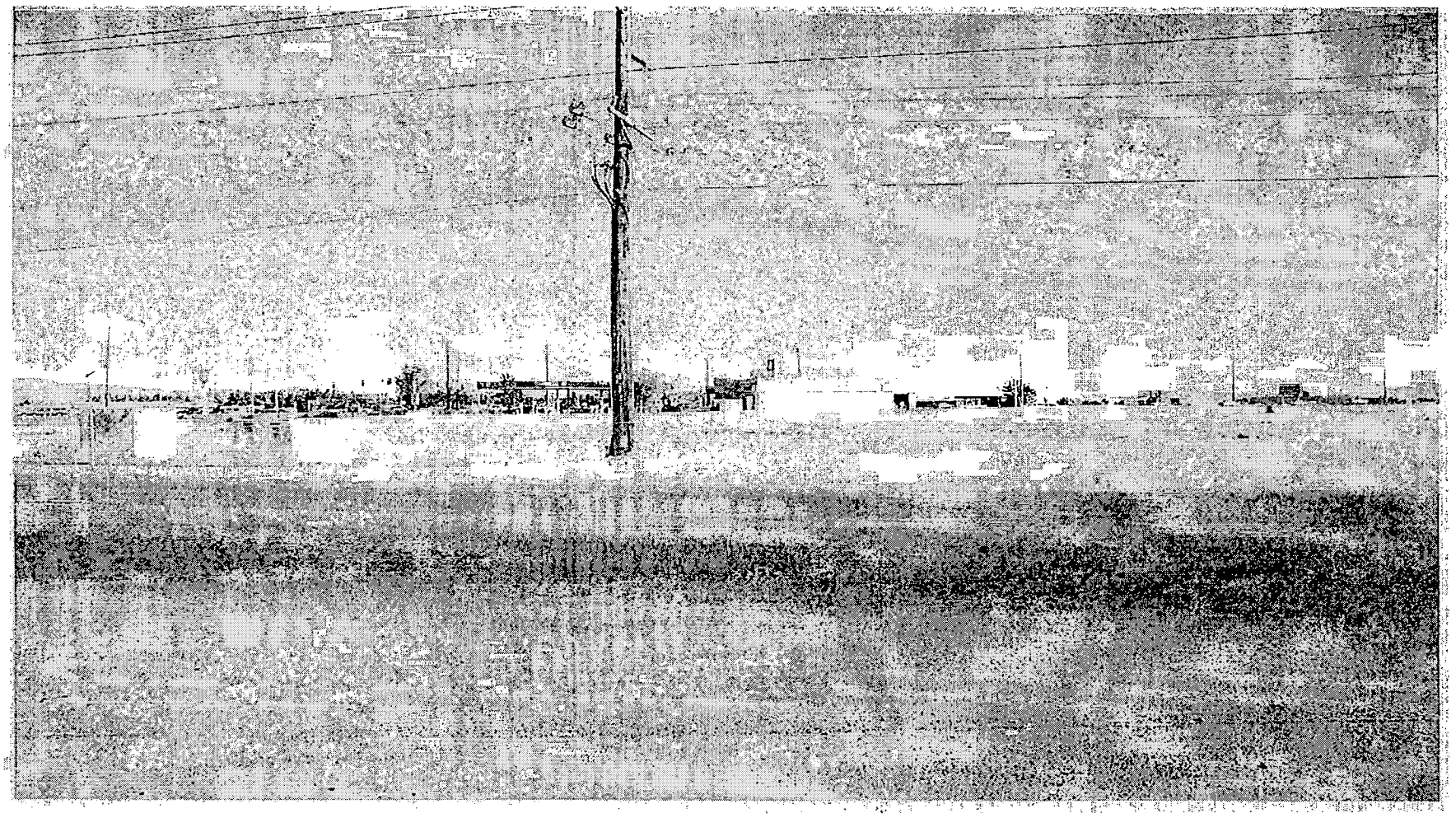
1-22-04 PC
SDR-3490

\\as-fs-01\groups\Engineering\DWGS\662\D765\LAYOUTS\LS.dwg, 12/08/2003 02:17:53 PM, randym



SDR-3490 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3490 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC.
EAST SIDE OF RAINBOW BOULEVARD, APPROXIMATELY 350 FEET SOUTH OF LONE MOUNTAIN ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 56

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**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:**
**GOYNES – Motion for DENIAL – Motion carried with McSWAIN voting No and NIGRO excused**

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

**MINUTES:**
COMMISSIONER GOYNES declared the Public Hearing open on Item 56 [GPA-3495] and Item 57 [ZON-3498].

KYLE WALTON, Planning and Development Department, stated that the applicant's request to amend the General Plan to allow the office uses is not appropriate. He stated that the Plan should remain residential. Staff recommended denial of both applications.

TIM BLISH, Architect, 2375 East Tropicana Avenue, and ROBERT JANKOVICS, the applicant, 1700 South Main Street, represented the applications.

**MINUTES – Continued:**

MR. BLISH indicated on the overhead the location of the subject site in proximity to the adjacent properties. He addressed the traffic from the commercial area as moving down Donnie Avenue. MR. JANKOVICS added that the parcel is comprised of two lots and is located in the flight path to the main runway of the North Las Vegas Airport. He understood the parcel is zoned for residential; however, as close as it is to the airport, he challenged that an office use would be more compatible to the area.

TODD FARLOW, 240 North 19th Street, expressed his opposition to the proposal. He also noted that Donnie Avenue serves as a buffer between the commercial and the residential.

COMMISSIONER McSWAIN considered the property as an infill piece and seeing as the surrounding area is already developed she stated that the applicant is justified in his request to change the land use designation.

COMMISSIONER GOYNES challenged that the Red Feather across the street has never had more than five tenants at one given time and he questioned MR. JANKOVICS as to whether he already had a list of prospective tenants. MR. JANKOVICS did not respond but added that small business offices are not that difficult to rent. He alleged that the proposal is to provide a structure that will have a residential appearance and will be enhanced with dense landscaping to provide adequate buffering between it and the adjacent residential.

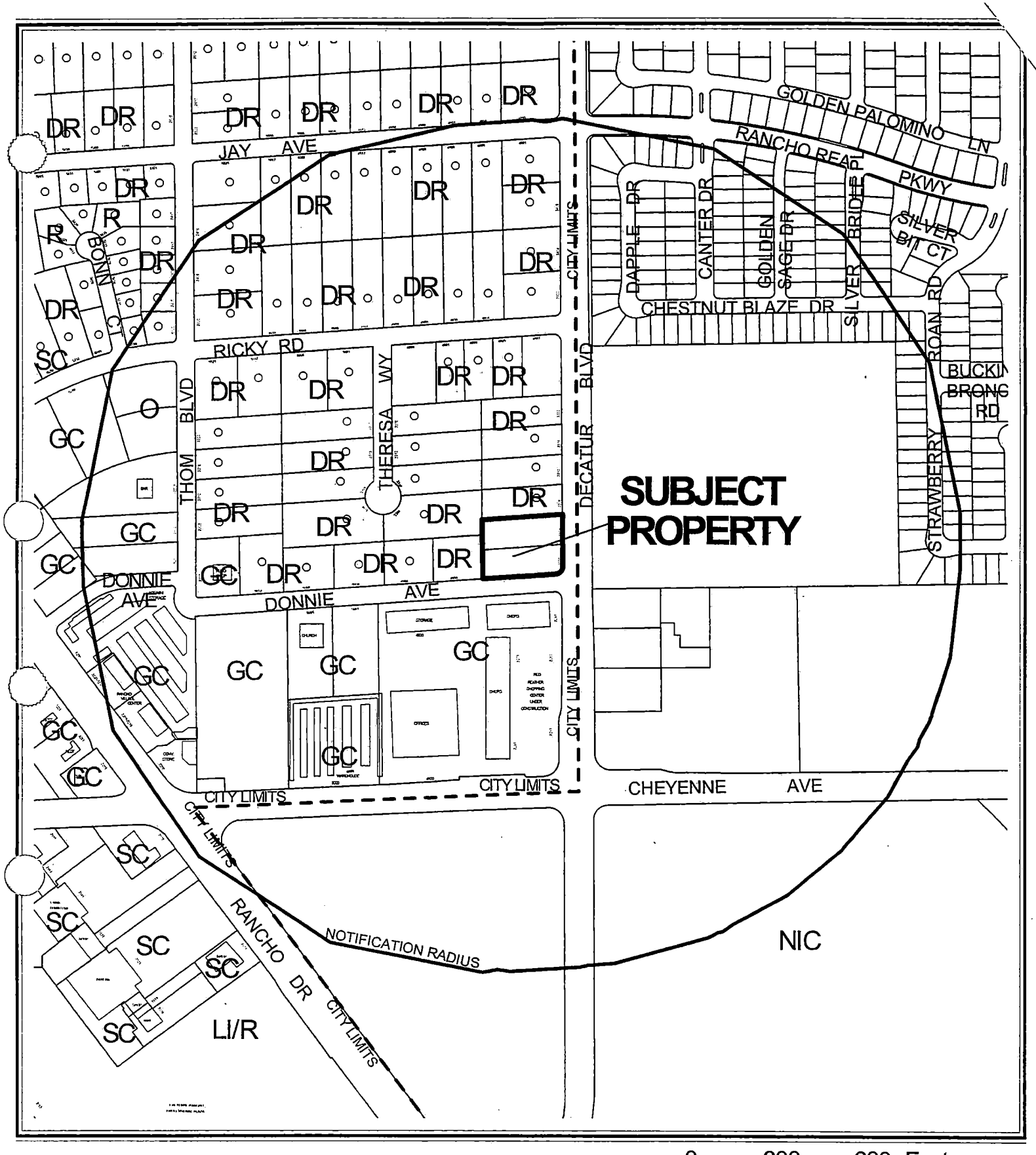
With regard to COMMISSIONER EVANS' query as to why no site plan was submitted, CHAIRMAN TRUESDELLL reiterated that foremost the General Plan Amendment needs to be reviewed and a determination made; however, beyond that, the Commission needs to see exactly what is planned for the property therefore necessitating submittal of a site plan. CHAIRMAN TRUESDELL remarked that this entire area is a housing site and although he appreciated the applicant's effort to maintain the same appearance, he stated that most houses are not set up with forty-plus parking spaces on site.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 56 [GPA-3495] and Item 57 [ZON-3498].

NOTE: All discussion for Item 56 [GPA-3495] and Item 57 [ZON-3498] was held under Item 56 [GPA-3495].

(11:00 – 11:15)



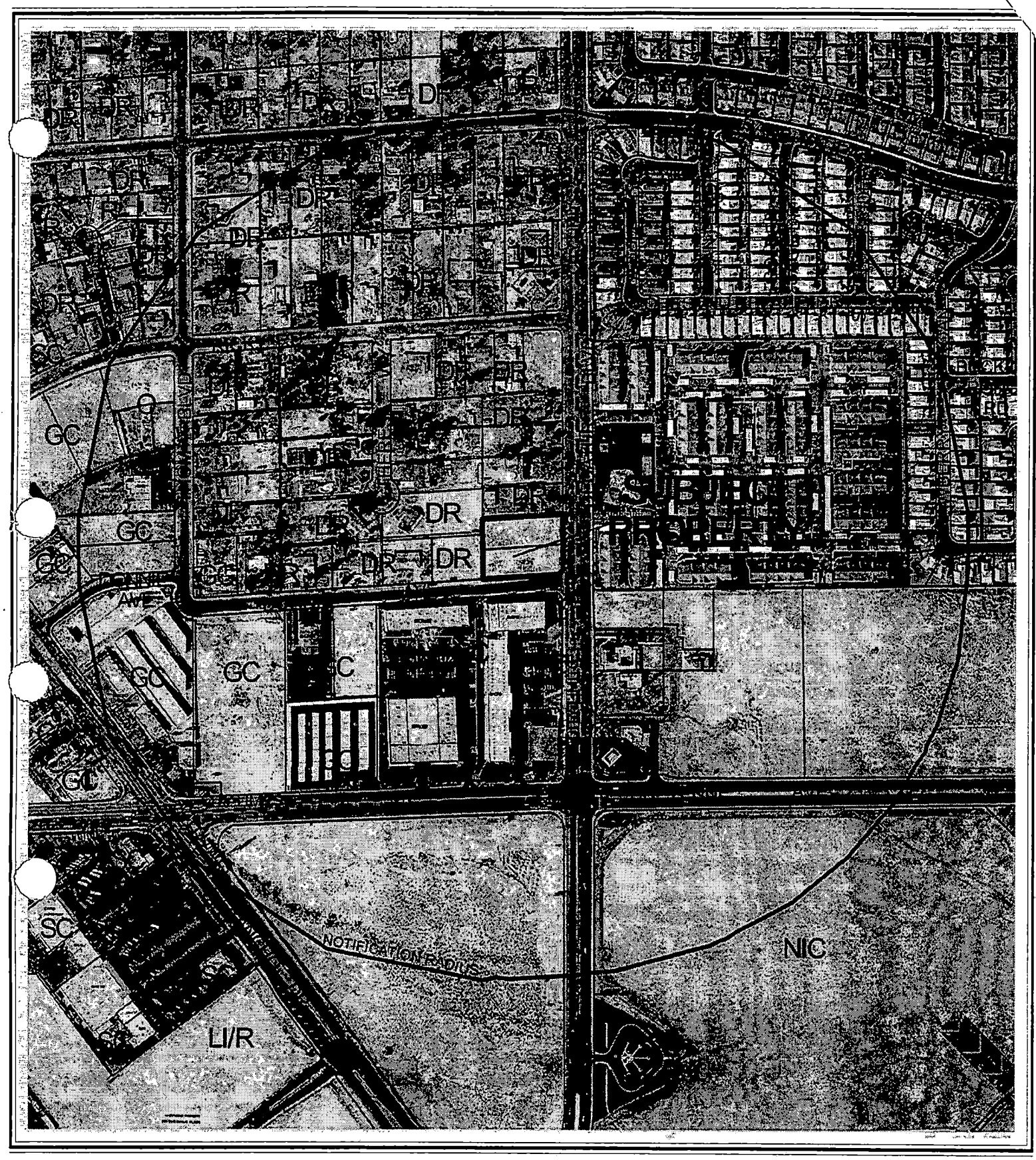

**CASE:** **GPA-3495**

**RADIUS:** 1320 FT

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

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

N




0 300 600 Feet

**CASE:** **GPA-3495**

**RADIUS:** 1320 FT

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**
DR (DESERT RURAL 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-3495 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS**

---

# ** CONDITIONS **

**STAFF RECOMMENDATION: DENIAL**

SEAN

# ** 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 Decatur Boulevard and Donnie Avenue from DR (Desert Rural) to O (Office). A related request to rezone the property from R-E (Residence Estates) to O (Office) [ZON-3498] has also been submitted for this agenda.

## BACKGROUND DATA:

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

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Map designated this property as R (Rural) with a maximum density of 3.96 dwelling units per acre.

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan the subject parcels were designated as DR (Desert Rural) with a maximum density of two dwelling 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.

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) land uses, with a maximum density of two dwelling units per acre. The Planning Commission and Staff recommended approval.

## DETAILS OF APPLICATION REQUEST

Site Area: 1.21 Acres

SEAN

EXISTING LAND USE

| | |
|---|---|
| Subject Property | Undeveloped |
| North | Single-family homes |
| South | Commercial/ Warehousing |
| East | Apartments/ Commercial |
| West | Single-family homes |

PLANNED LAND USE

| | |
|---|---|
| Subject Property | DR (Desert Rural) |
| North | DR (Desert Rural) |
| South | GC (General Commercial) |
| East | High Density Residential (North Las Vegas designation) |
| West | DR (Desert Rural) |

EXISTING ZONING

| | |
|---|---|
| Subject Property | R-E (Residence Estates) |
| North | R-E (Residence Estates) |
| South | R-E (Residence Estates) under resolution of intent to C-2 (General Commercial) |
| East | PUD (Planned Unit Development) [North Las Vegas designation] |
| West | R-E (Residence Estates) |

| 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 |

**DEFINITIONS**

***DR (Desert Rural Density Residential)*** (2.1 to 2.49 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre.

SEAN

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.

***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

***RURAL PRESERVATION NEIGHBORHOOD BUFFER***
This site is within an area identified as a buffer for a Rural Preservation Neighborhood. However it is also within the street buffer area as it is within 330 feet of a right-of-way of at least 99 feet. Therefore it is exempt from Rural Preservation Neighborhood Restrictions.

## ANALYSIS

The subject parcels are currently undeveloped. Access is provided by Decatur Boulevard to the east and Donnie Avenue to the south.

Although commercial development exists to the south, these parcels are on the edge of a residential neighborhood and separated from the commercial uses by Donnie Avenue. Streets can serve as logical buffers and boundary lines between land use designations and that is the case in this situation. It would be inappropriate to extend the noise, light, and traffic associated with non-residential uses north of Donnie Avenue and into the residential development.

The applicant has indicated that the intensity of development in this area is such that it is necessary to rezone these parcels, as they are no longer suitable for residential development. While it is agreed that commercial developments are not ideally suited to be adjacent to properties developed as DR (Desert Rural), the impact of further increases in intensity must be considered. Allowing non-residential uses on this site would create further justifications for non-residential development further north along Decatur and west along Donnie Avenue, thus exacerbating the situation.

## FINDINGS

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

SEAN

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

   The proposed O (Office) land use designation is often used as a buffer between residential development and more intense commercial uses. In this context, however, the O (Office) designation would not be buffering the homes but rather drawing the negative impacts associated with non-residential uses further into the neighborhood.

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

   The O (Office) zoning district that would be supported by this request would not be compatible with the adjacent R-E (Residence Estates) 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.**

   This property is in an area of the city where all utilities, fire and police services are currently in place and available to the site. The site is serviced by the Northwest Area Command of the Las Vegas Metropolitan Police Department with a substation approximately a half-mile south at Rancho Drive and Decatur Boulevard. Fire Station #42, approximately two miles to the west at Rainbow Boulevard and Cheyenne Avenue, 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.**

   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 is appropriate.

**GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING**

12/02/03 There were two neighbors in attendance; both were in favor of the project.

SEAN

**NOTICES MAILED:** 205 [Mailed with ZON-3498]

**APPROVALS:** 0

**PROTESTS:** 0

SEAN

PLANNING & DEVELOPMENT
DEVELOPMENT SERVICES CENTER

[redacted]

# STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3495 APN: 138128 10024
138128 10025

Name of Property Owner: SUZANNE M. GALANOS

Name of Applicant: Nevada Telephone, Inc.

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

_____ Yes  X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Suzanne Galanos

Print Name: SUZANNE M. GALANOS

Subscribed and sworn before me

This 7th day of November, 2003

Anita Hartofilis
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANITA M. HARTOFILIS
Appt. No. 96-5826-1
My Appt. Expires Dec. 19, 2004

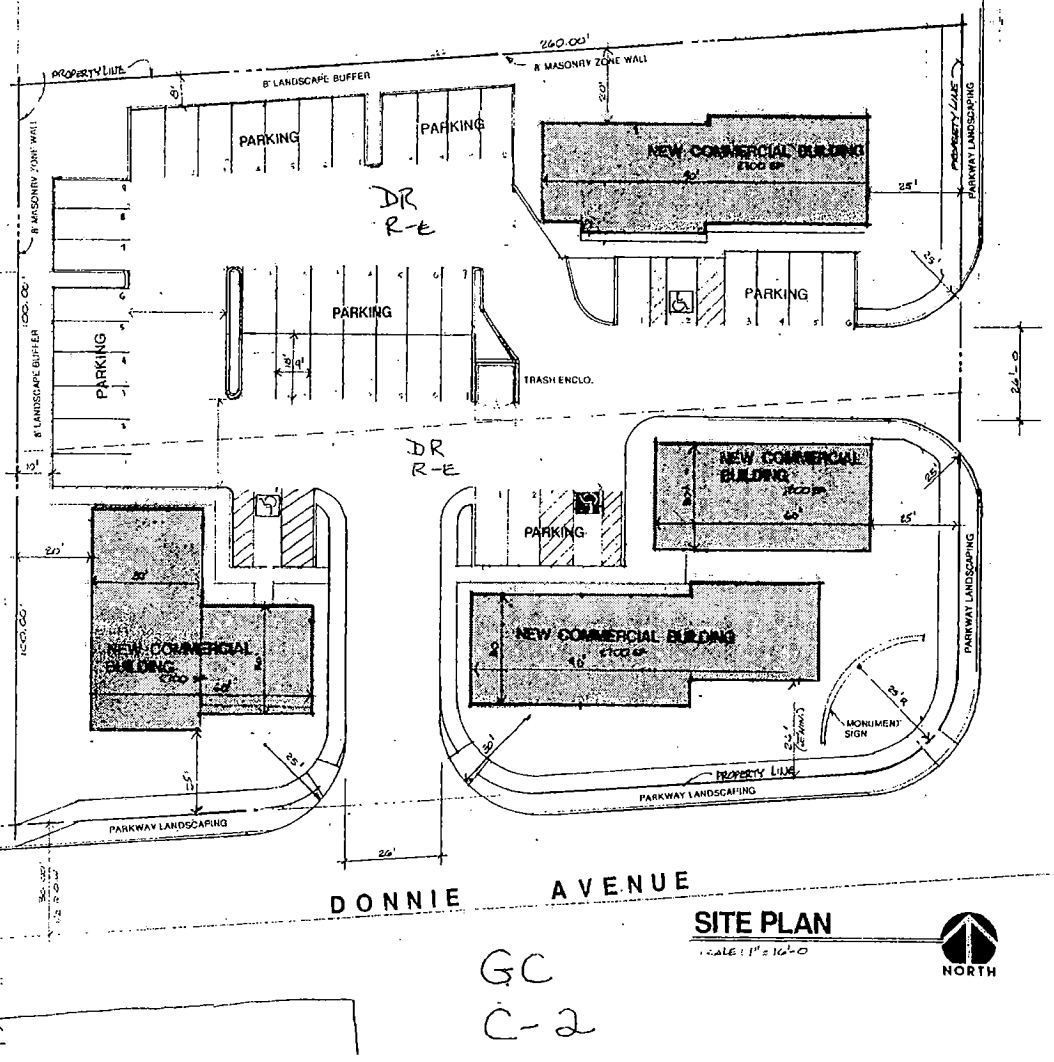
DR
R-E

DR
R-E

DR
R-E

DR
R-E

DR
R-E




## SITE PLAN

SCALE: 1" = 10'-0"

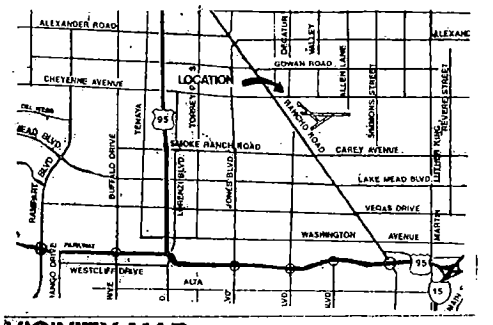
NORTH

DR
R-E

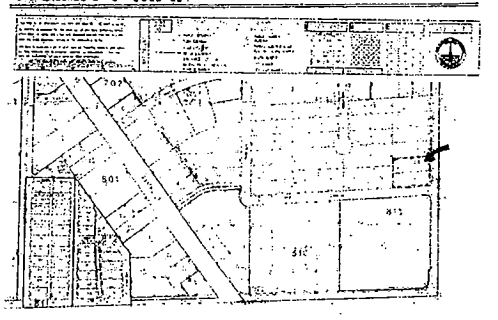
DR
R-E

GC
C-2

GC




## VICINITY MAP



## ASSESSOR'S MAP

APN= 138-12-810-024
APN= 138-12-810-025

**PROJECT SUMMARY**

LAND USE:

ZONING: RM-U TO "O" (OFFICE)

JURISDICTION: CITY OF LAS VEGAS

GROSS SITE AREA:
NET SITE AREA:
MINIMUM LOT AREA

BUILDING LOT COVERAGE PROVIDED:
BUILDING LOT COVERAGE ALLOWED:

FLOOR AREA RATIO

APN:
LEGAL DESCRIPTION:

**BUILDING SUMMARY**

TOTAL BUILDING AREA
BUILDING HEIGHT:
ALLOWED
PROVIDED: 17'

**PARKING SUMMARY**

TOTAL PARKING

**SETBACKS**

FRONT
REAR
INTERIOR EAST
WEST

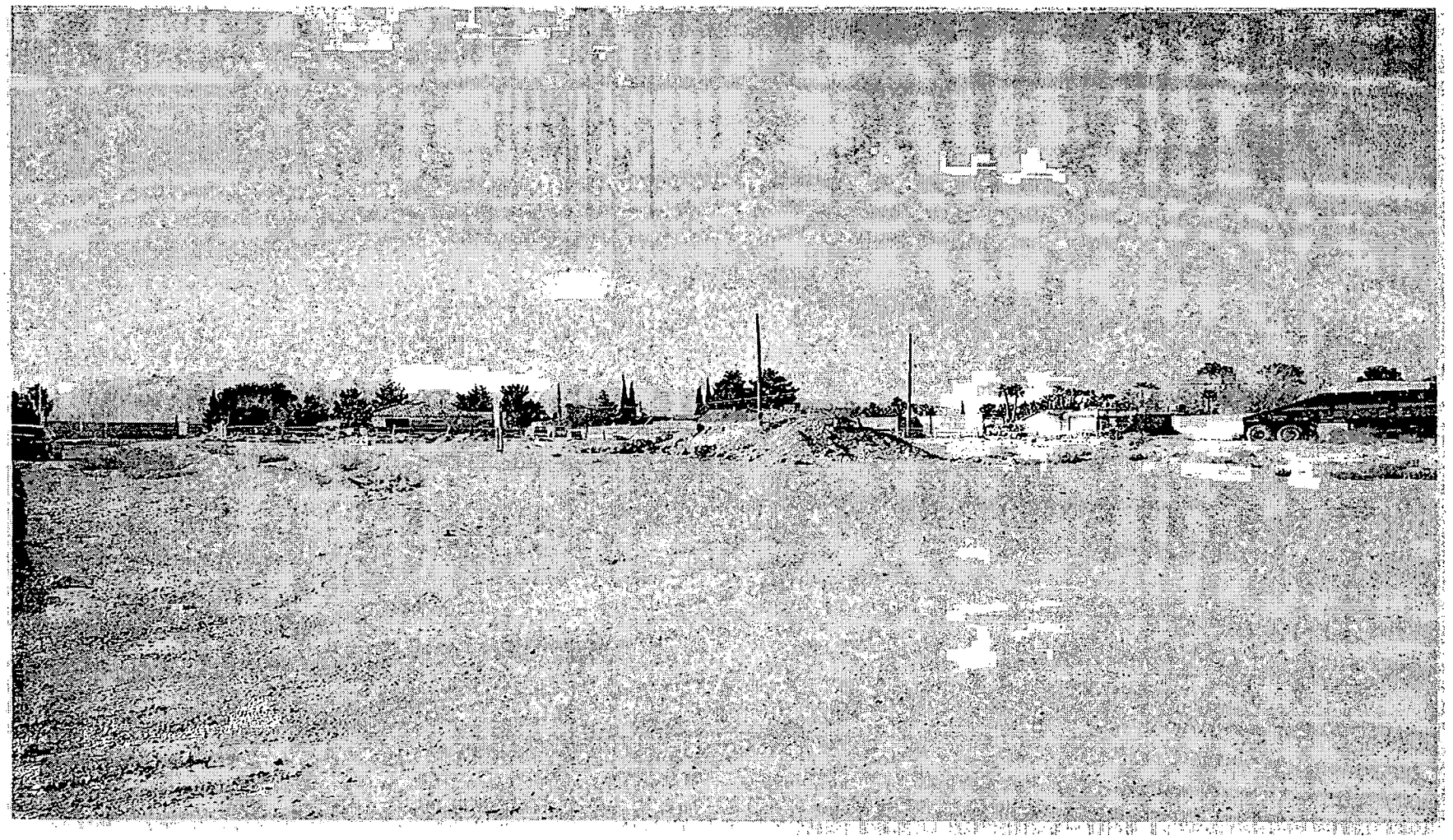
SITE LANDSCAPING

# GPA-3495
# 01-22-04 PC

NEW OFFICE CENTER
NW COR. DONNIE AVE. & DECATUR BLVD. LAS VEGAS, NV

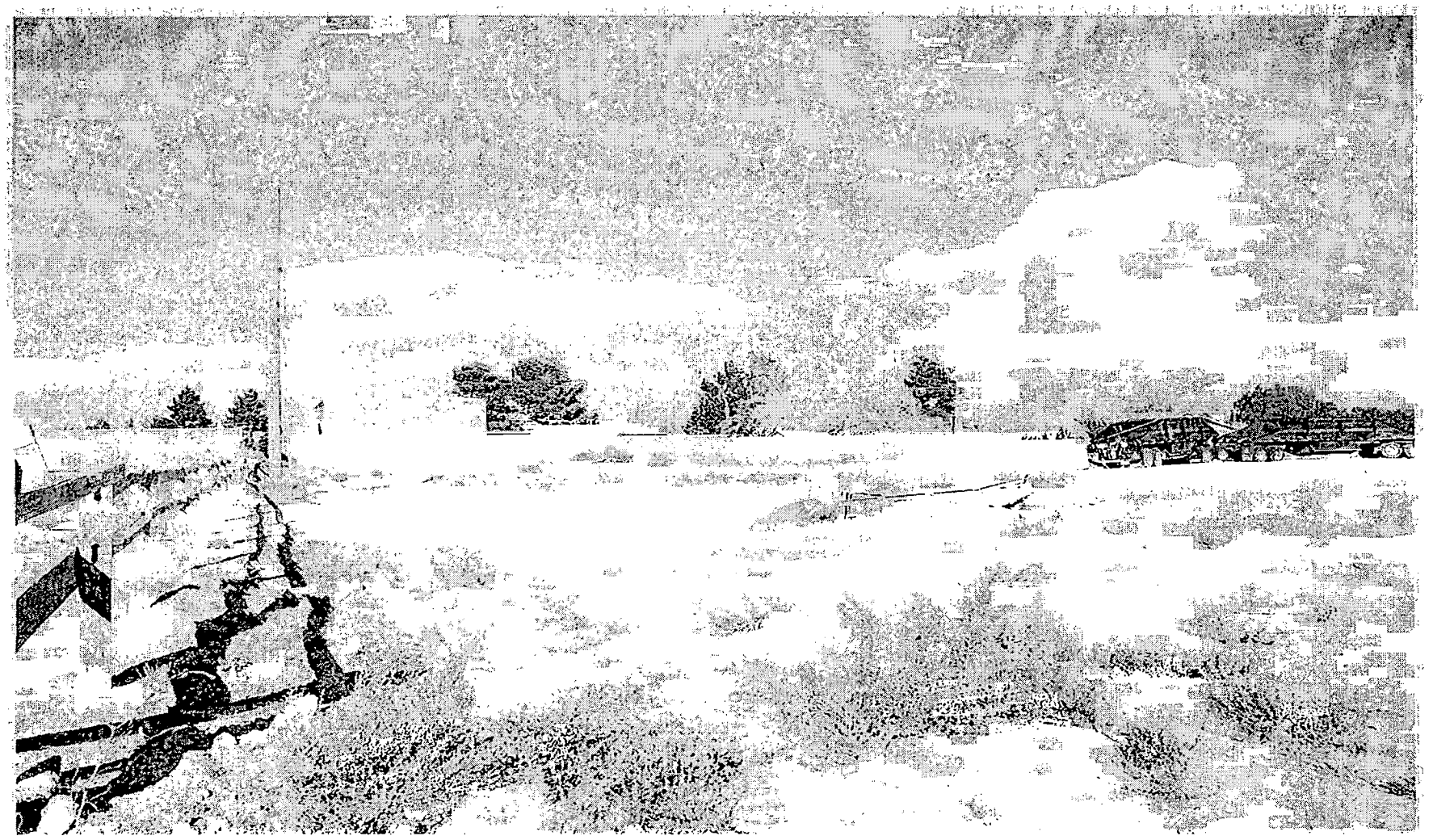
TIM BLISH
LICENSED ARCHITECT
731-3987 2375 EAST TROPICANA #4
AVENUE LAS VEGAS, NEVADA 89119

T.1



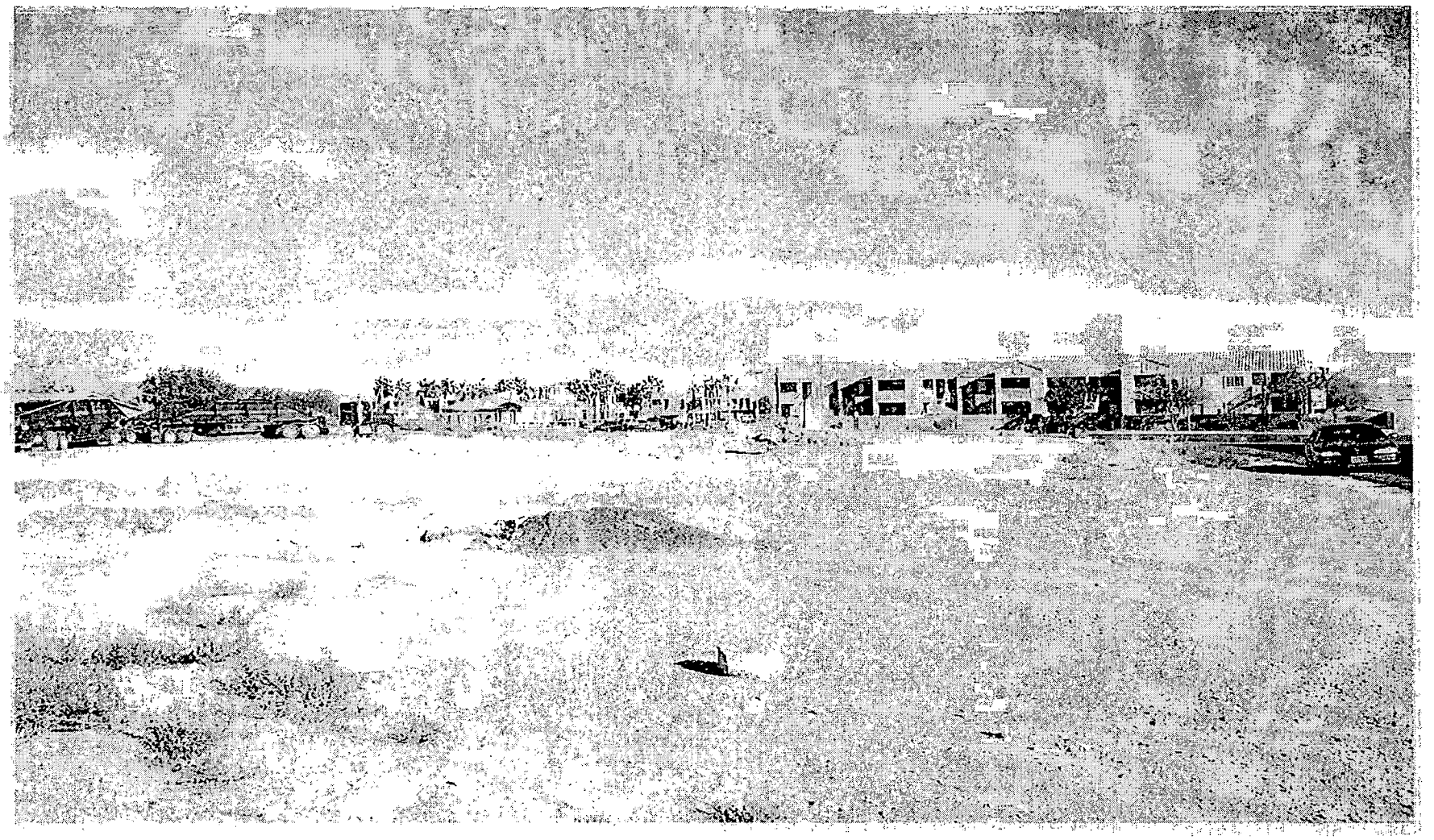
GPA-3495 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS
NORTHWEST CORNER OF DECATUR BOULEVARD AND DONNIE AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3495 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS
NORTHWEST CORNER OF DECATUR BOULEVARD AND DONNIE AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3495 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS
NORTHWEST CORNER OF DECATUR BOULEVARD AND DONNIE AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 57

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**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

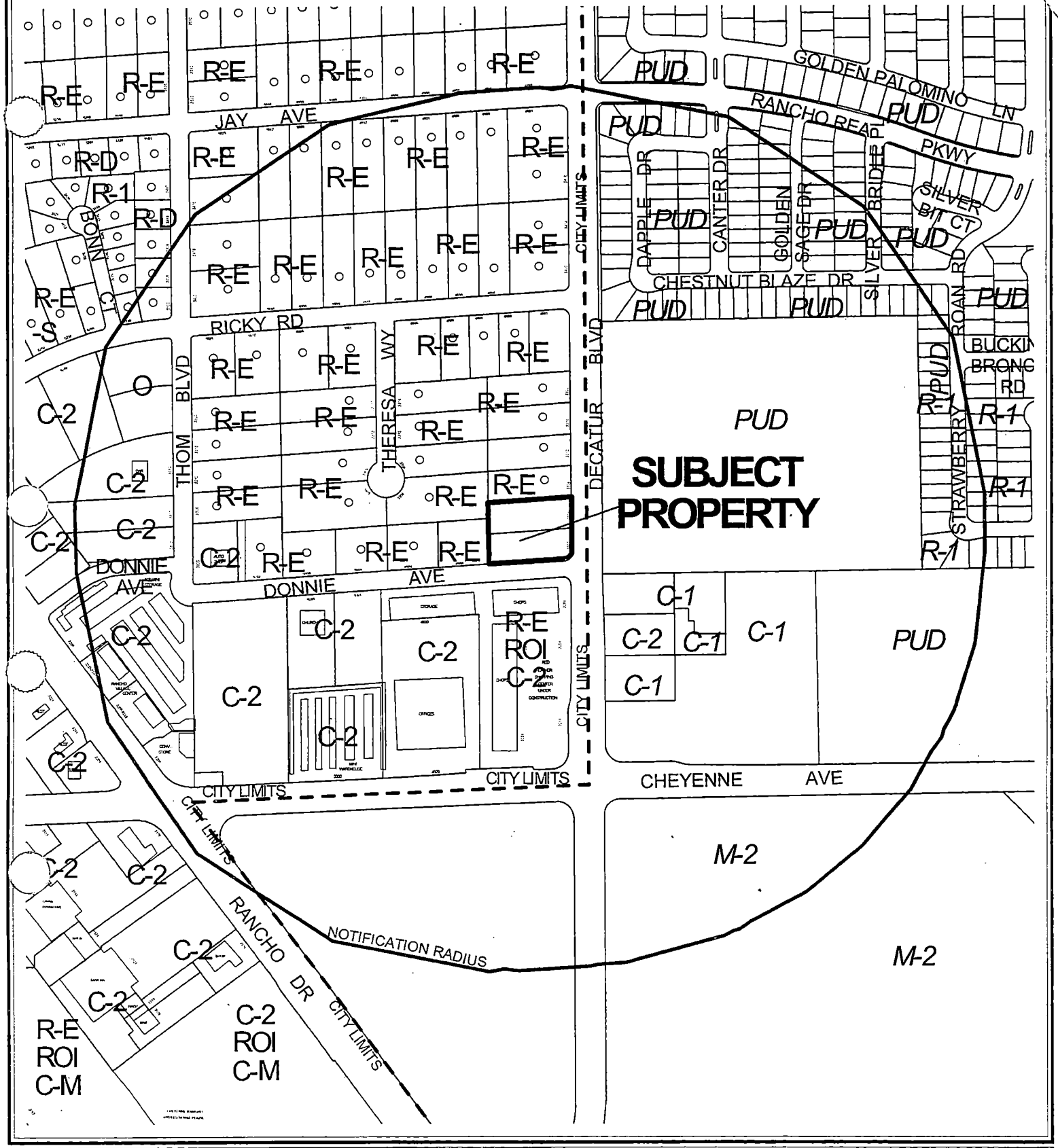
**MOTION:**
**GOYNES – Motion for DENIAL – Motion carried with McSWAIN voting No and NIGRO excused**

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

**MINUTES:**
NOTE: See Item 56 [GPA-3495] for related discussion.

(11:00 – 11:15)

**4-1829**




0 300 600 Feet

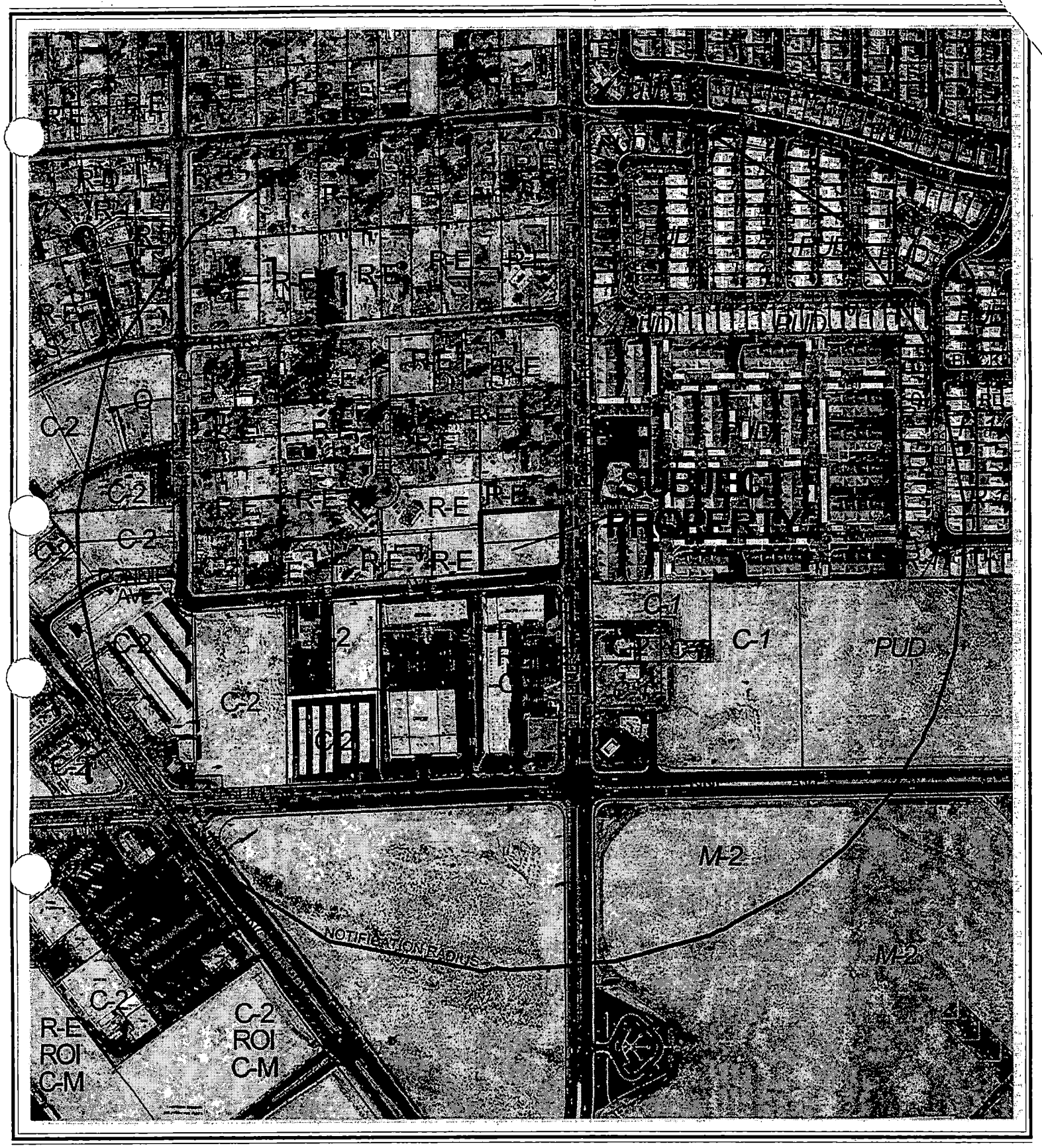
**CASE:** **ZON-3498**

**RADIUS:** 1320 FT

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

**PROPOSED ZONING OF SUBJECT PROPERTY:** O (OFFICE)

N




0 300 600 Feet

**CASE:** **ZON-3498**

**RADIUS:** 1320 FT

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

**PROPOSED ZONING 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: ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS**

## ** CONDITIONS **

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

***Planning and Development***

1. A General Plan Amendment (GPA-3495) 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. Construct half-street improvements on Donnie Avenue 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 west boundary of this site prior to construction of hard surfacing (asphalt or concrete).

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

6. The proposed driveways accessing Decatur Boulevard and Donnie Avenue shall be designed, located and constructed in accordance with Standard Drawing #222A.

7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Donnie Avenue 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.

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings 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.

9. 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.

SEAN

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This request is for a Rezoning from R-E (Residence Estates) to O (Office) on 1.2 acres located adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue. An amendment to the General Plan, (GPA-3495), was filed as a companion application.

### *B) Applicant's Justification*

The applicant's justification letter states that conditions in the area, including the development of a shopping center and traffic from the nearby North Las Vegas airport, make commercial uses appropriate on this property. Additionally, the proposed office development will serve to buffer existing single-family dwellings to the north from new commercial developments to the south of the subject site.

## BACKGROUND INFORMATION

### *A) Previous Actions*

There is no relevant recent case activity on the subject site.

### *B) Pre-Application Meeting*

11/13/03 No outstanding issues were identified at the pre-application meeting.

### *C) Neighborhood Meetings*

12/02/03 There were two neighbors in attendance; both were in favor of the project.

## DETAILS OF APPLICATION REQUEST

### *A) Site Area*

Net Acres: 1.2

SEAN

***B) Existing Land Use***

| | |
|---|---|
| Subject Property: | Undeveloped |
| North: | Single Family Dwelling |
| South: | Commercial Center |
| East: | Multi-Family Development |
| West: | Undeveloped |

***C) Planned Land Use***

| | |
|---|---|
| Subject Property: | DR (Desert Rural Density) |
| North: | DR (Desert Rural Density) |
| South: | GC (General Commercial) |
| East: | North Las Vegas |
| West: | DR (Desert Rural Density) |

***D) Existing Zoning***

| | |
|---|---|
| Subject Property: | R-E (Residence Estates) |
| North: | R-E (Residence Estates) |
| South: | R-E (Residence Estates) under Resolution of Intent to C-2 (General Commercial) |
| East: | North Las Vegas |
| West: | R-E (Residence Estates) |

***E) General Plan Compliance***

The DR (Desert Rural Density Residential) category of the Centennial Hills General Plan allows a maximum of two dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots.

| *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 |

North Las Vegas Notification

Property located within the notification radius falls within sections of North Las Vegas. The North Las Vegas Planning Department has been notified of the land use application.

SEAN

Rural Preservation Neighborhood

The subject site is within 330 feet of a Decatur Boulevard, a 120-foot arterial, and is therefore exempt from the standards contained in the Rural Preservation Neighborhood legislation.

## ANALYSIS

### *A) Zoning Code Compliance*

A1) Development Standards

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

| Standards | Required | Provided | Compliance |
|---|---|---|---|
| Min. Lot Size | N/A | 51,400 SF | Y |
| Min. Lot Width | 100 Feet | Approx. 200 Feet | Y |
| Min. Setbacks | | | |
| • Front | 25 Feet | 25 Feet | Y |
| • Side | 10 Feet | 20 Feet | Y |
| • Corner | 15 Feet | 25 Feet | Y |
| • Rear | 15 Feet | 20 Feet | Y |
| Max. Lot Coverage | 30 % | 19.2% | Y |
| Max. Building Height | 2 Stories /35 Feet | One story | Y |

The conceptual site plan demonstrates compliance with the development standards for the O (Office) zone.

### *B) General Analysis and Discussion*

The subject parcels are currently undeveloped. The property is accessed by Decatur Boulevard, a 100-foot right-of-way, and Donnie Avenue, a 60-foot right-of-way. Adjacent land uses include single-family homes to the north and west, commercial development to the south, and apartments to the east.

The requested O (Office) zoning designation is often used as a buffer between single-family homes and more intense commercial development. These parcels, however, immediately abut and are part of the residential neighborhood. They are not situated as to provide a buffer but rather would draw the noise, light, and traffic associated with non-residential uses into the residential development. Donnie Avenue currently serves as the boundary line between commercial and residential development

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."**

   This proposal does not conform to the existing General Plan designation of DR (Desert Rural). Nor does it conform to the policies of the Master Plan 2020 which encourage development on vacant or underutilized lots within exiting residential neighborhoods be sensitive in use and design to surrounding development. A related request has been submitted to amend the General Plan designation to O (Office), which would support this rezoning. If that is not approved, this request cannot be supported.

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."**

   Office uses on the subject parcels would not be compatible with the adjacent residential properties. Further, if these properties are converted, the result will be development pressure providing a justification for non-residential uses to intrude further west on Donnie Avenue or north on Decatur Boulevard. Although it is a 100-foot right-of-way, there is no commercial development on this portion of Decatur Boulevard north of Donnie Avenue.

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

   Although these parcels face Decatur Boulevard and have commercial development to the south, the need to protect the adjacent residential properties out weighs any justification that may be derived from that.

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 adequately accessed by Decatur Boulevard.

**NOTICES MAILED** 205 [Mailed with GPA-3495]

**APPROVALS** 0

**PROTESTS** 0

SEAN

[redacted]

## STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3498** APN: 13812810024 138128 10025

Name of Property Owner: Suzanne M. Galanos

Name of Applicant: Nevada Telephone, Inc.

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

_____Yes ___X___No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Suzanne Galanos

Print Name: Suzanne M. Galanos

Subscribed and sworn before me

This 7th day of November, 2003

Anita Hartofilis

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ANITA M. HARTOFILIS
Appt. No. 96-5826-1
My Appt. Expires Dec. 19, 2004

DR
R-E

DR
R-E

DR
R-E

DR
R-E

DR
R-E

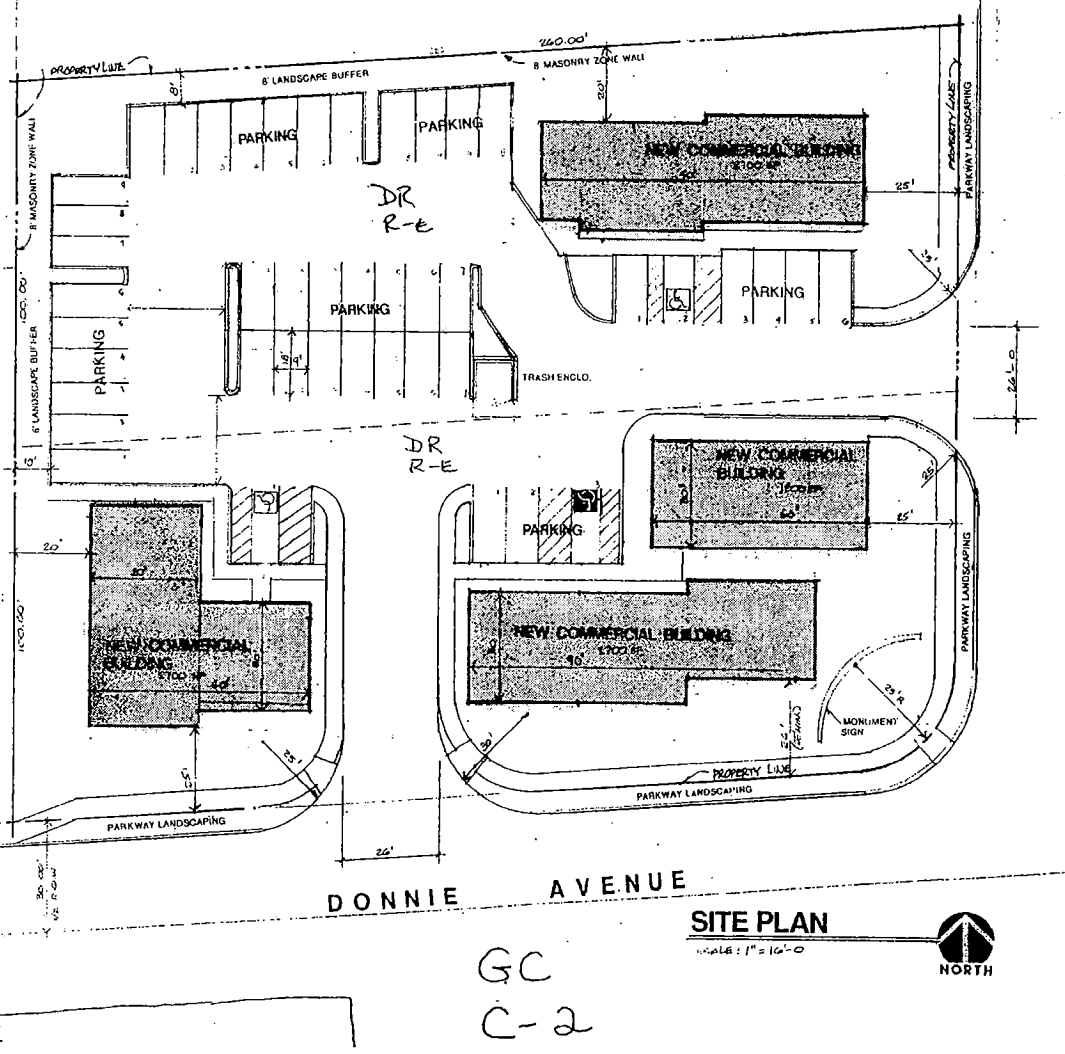
DR
R-E

DR
R-E

GC
C-2

GC

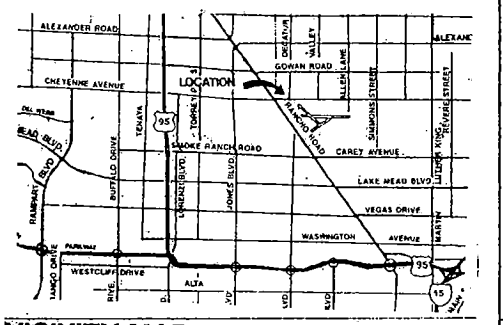
DECATUR BLVD



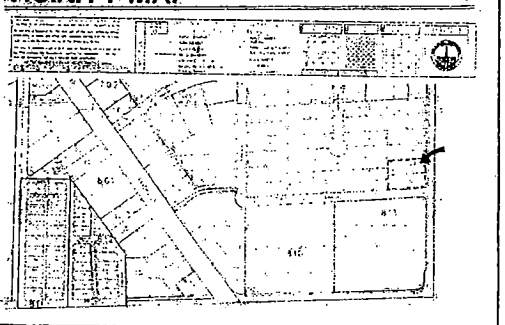

## SITE PLAN

SCALE: 1" = 16'-0

NORTH




## VICINITY MAP



## ASSESSOR'S MAP

**PROJECT SUMMARY**

APN= 138-12-810-024
APN= 138-12-810-025

LAND USE:

ZONING: DR-E TO "C-2" (OFFICE)

JURISDICTION: CITY OF LAS VEGAS

GROSS SITE AREA:
NET SITE AREA:
MINIMUM LOT AREA

BUILDING LOT COVERAGE PROVIDED:
BUILDING LOT COVERAGE ALLOWED:

FLOOR AREA RATIO

APN
LEGAL DESCRIPTION

**BUILDING SUMMARY**

TOTAL BUILDING AREA
BUILDING HEIGHT:
ALLOWED:
PROVIDED: 17'

**PARKING SUMMARY**

TOTAL PARKING

SETBACKS

FRONT
REAR
INTERIOR EAST
WEST

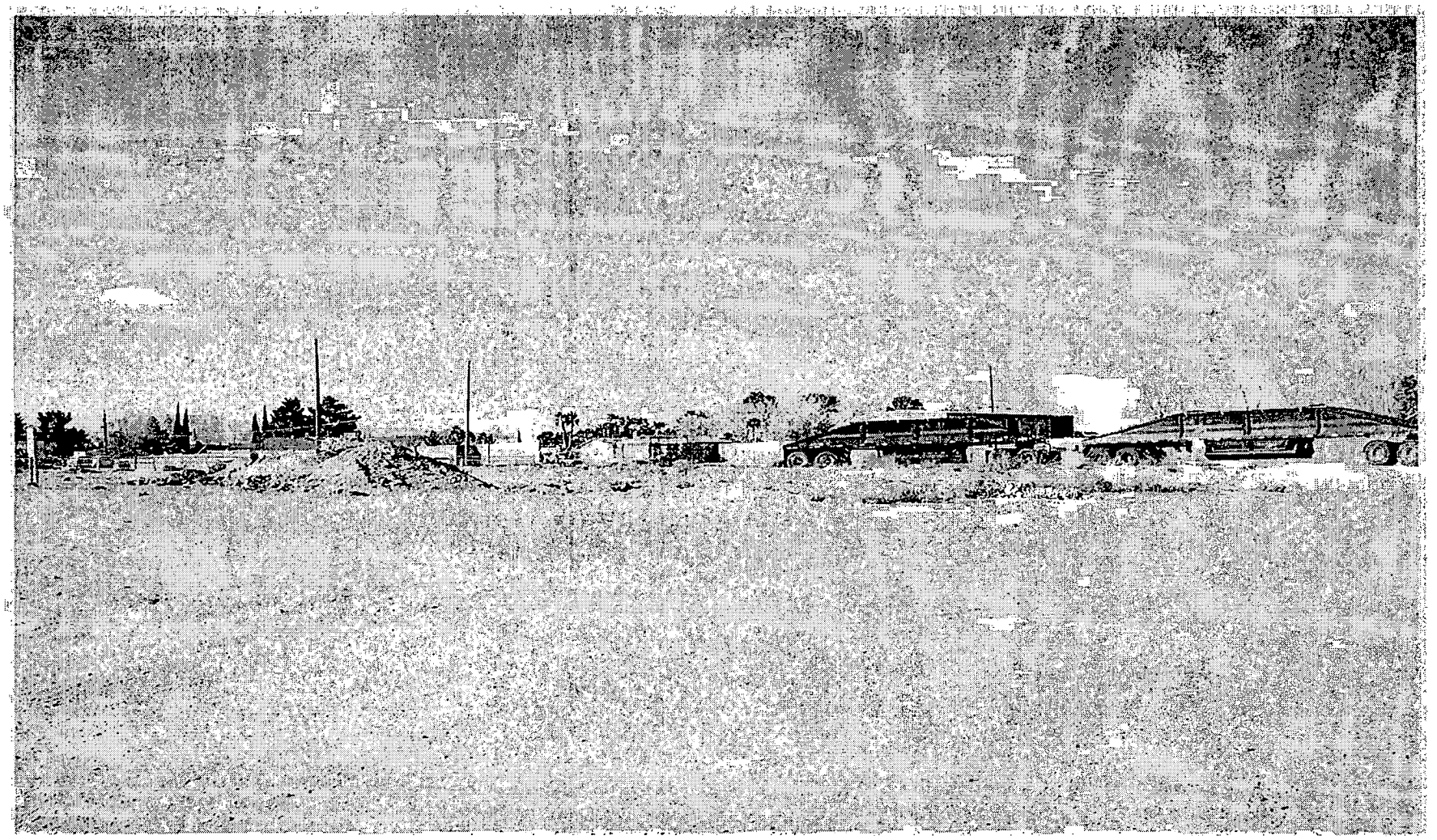
SITE LANDSCAPING

# ZON-3498
# 1-22-04 PC

NEW OFFICE CENTER
NW COR. DONNIE AVE & DECATUR BLVD., LAS VEGAS, NV

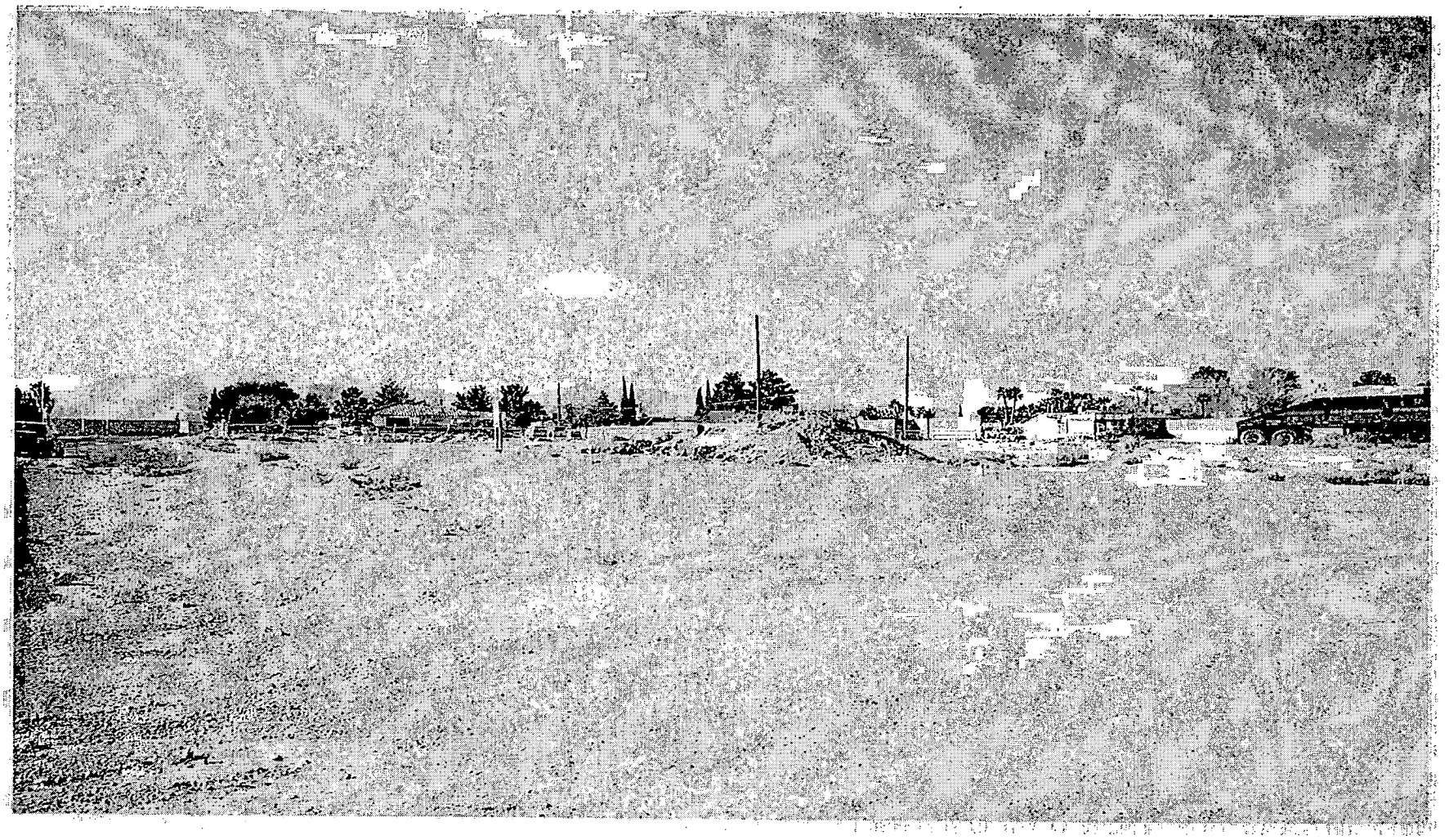

TIM BLISS
ARCHITECTURE & PLANNING
730-9967 2379 EAST TROPICANA #8
730-9968 LAS VEGAS, NEVADA 89119


T.1



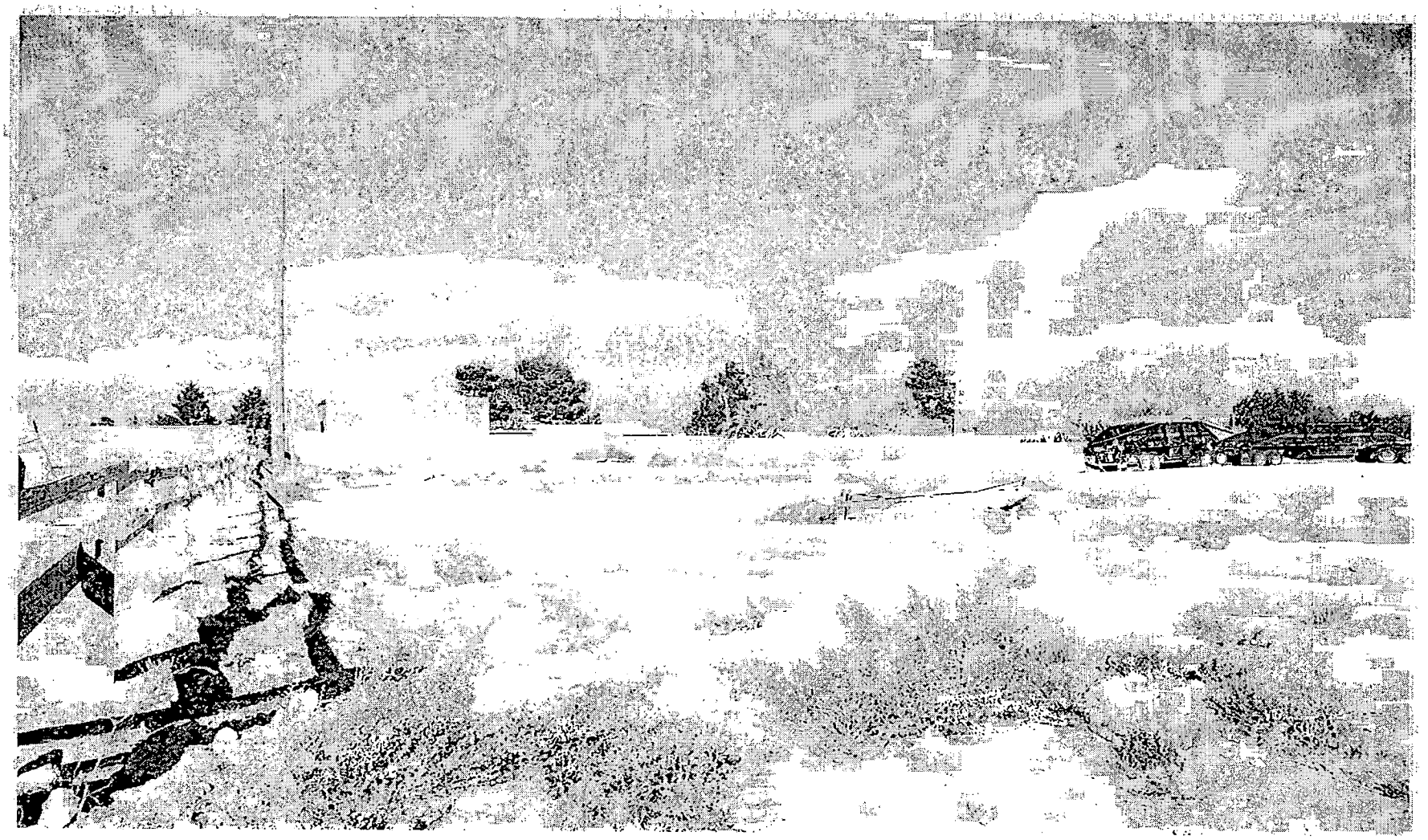
ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS
NORTHWEST CORNER OF DECATUR BOULEVARD AND DONNIE AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



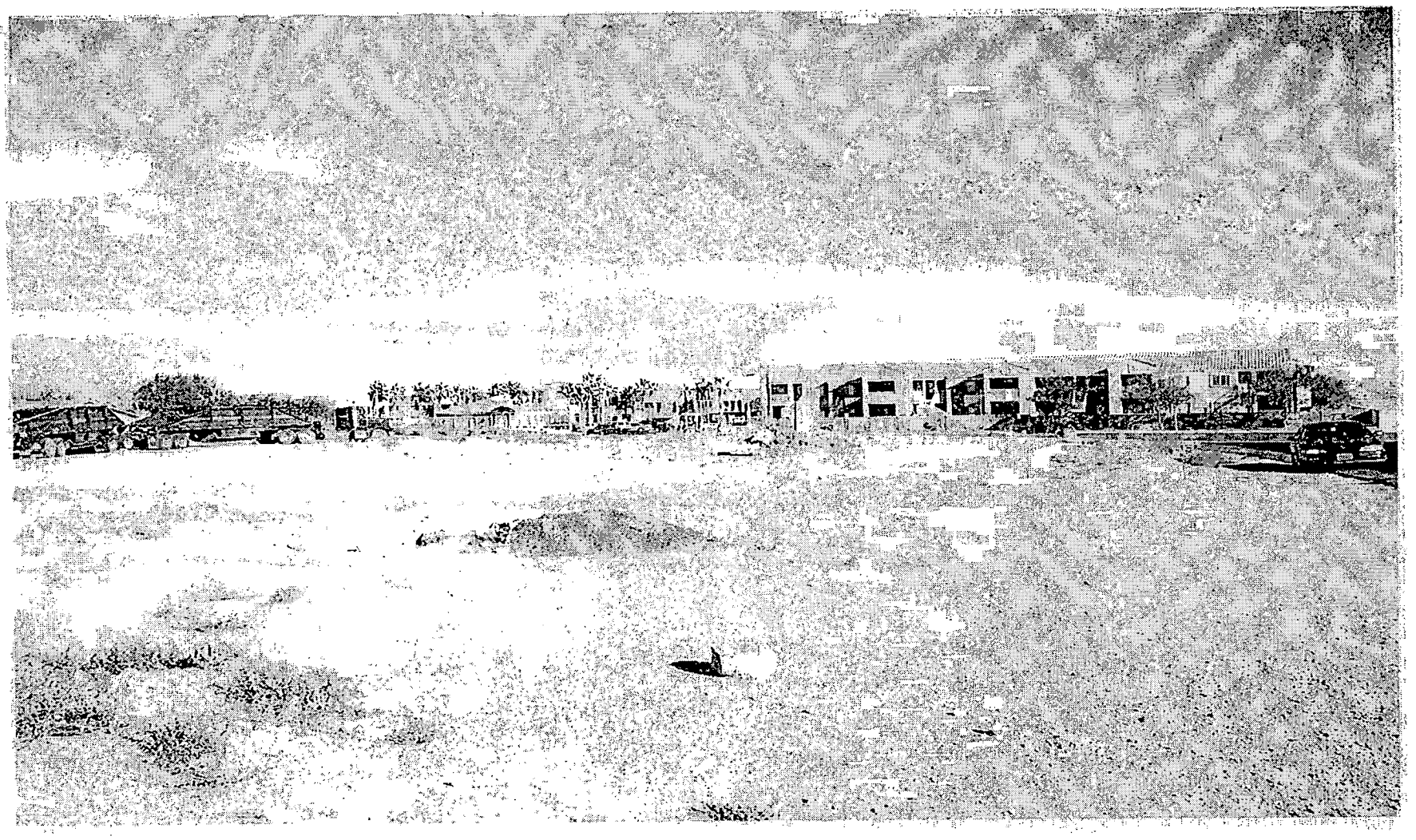
ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS
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1/2/04



ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS
NORTHWEST CORNER OF DECATUR BOULEVARD AND DONNIE AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS
NORTHWEST CORNER OF DECATUR BOULEVARD AND DONNIE AVENUE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 58

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 71 | Planning Commission Mtg. | 1 |
| 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 – APPROVED subject to conditions – UNANIMOUS with NIGRO excused**

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

**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the difference between SC-TC (Service Commercial-Town Center) and SX-TC (Suburban Mixed Use-Town Center) is that SX-TC allows residential components. He stated that the main concern pertains to a significant loss of Service Commercial in Town Center and substantiated that with statistics that show a loss of 221 acres and have gained 99 acres of SX-TC. MR. CLAPSADDLE added that 71 protests were received against the Plan Amendment. Staff recommended denial.

**MINUTES – Continued:**

MARK GOTTHEID, President of Carina Corporation, believed the proposed amendment to the General Plan is appropriate and briefly described the details of the project. With regard to the loss of commercially-zoned uses, he remarked that over the years, there has been significant residential development east of I-95. The neighbors have requested neighborhood commercial services and every indication points to their disapproval of intense service commercial projects. He justified the requested change pointing out that the existing site with it current designation has sat vacant waiting for a service commercial use. MR. GOTTHEID remarked that the applicant has made great effort to recognize the needs and desires of the existing residents in the neighborhood as well as focused in on the market conditions in an effort to exceed the standards of Town Center. MR. GOTTHEID presented a conceptual plan for the proposed Centennial Springs Village that showed designated areas for single-family residential, a separate section of multi-family residential and a blend of mixed commercial and residential.

TODD FARLOW, 240 North 19th Street, expressed his approval and stated that finally a developer has come forward to produce a quality product that is entirely in keeping with the concept of the Town Center Plan.

COMMISSIONER GOYNES expressed his approval and applauded the applicant's effort to produce a quality community. COMMISSIONER EVANS concurred but questioned whether the area is the appropriate site for this development. MR. CLAPSADDLE, once again referenced the Town Center map that indicated the losses and gains in each commercial category.

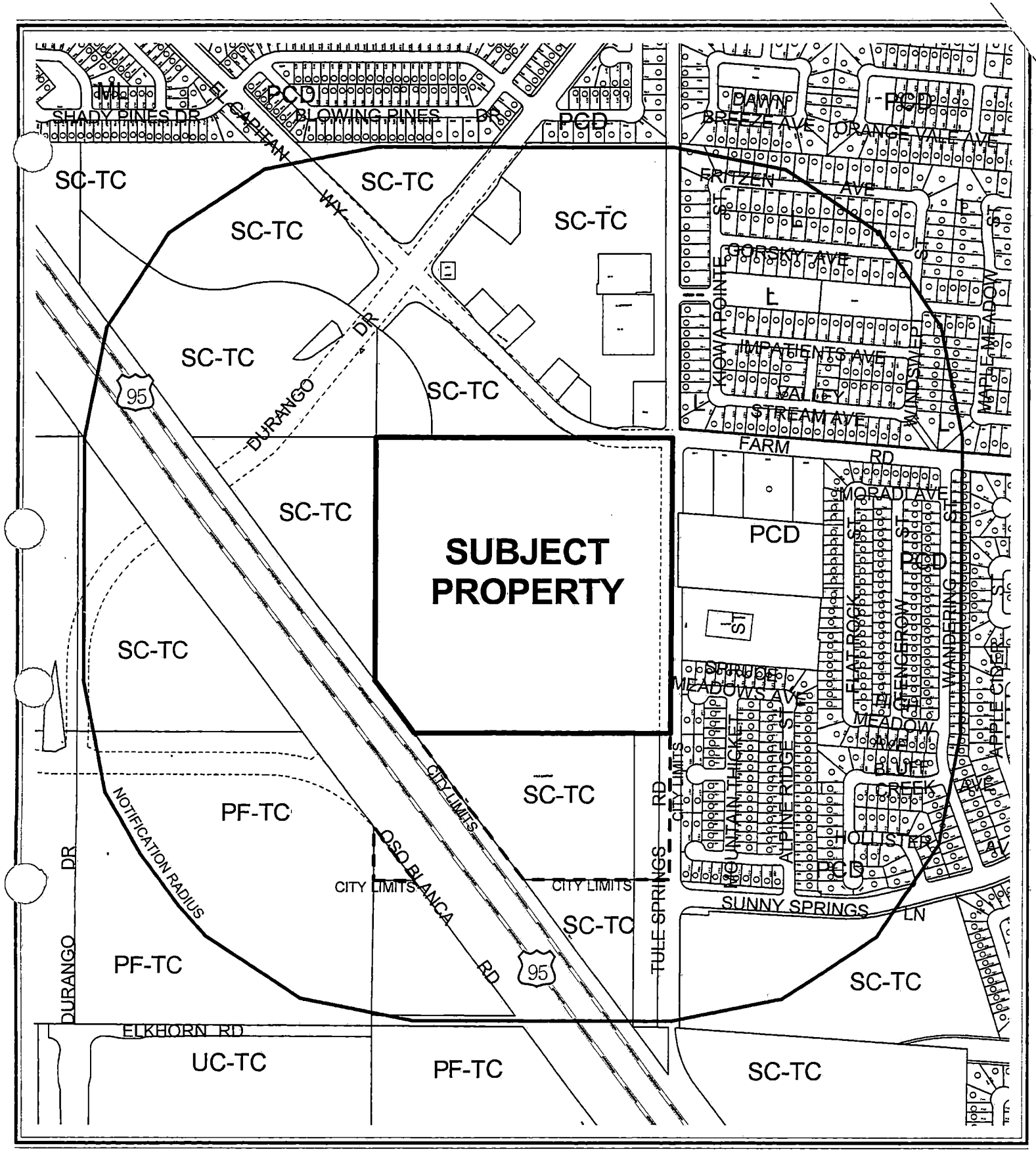
CHAIRMAN TRUESDELL addressed sections of SC-TC parcels to abut the proposed development and remarked that some are landlocked and others cannot be developed. He realized that to provide a proper balance would take numerous hours of work. With regard to the proposed development, he remarked that it comes very close to meeting the Town Center Master Plan and felt comfortable supporting despite his concern that the location is not the most feasible site. CHAIRMAN TRUESDELL, addressing the applicant, pointed out that he looks forward to seeing the site plan layout that reflects every minute detail of the project as addressed in his presentation.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:15 – 11:41)




**CASE:** **GPA-3497**

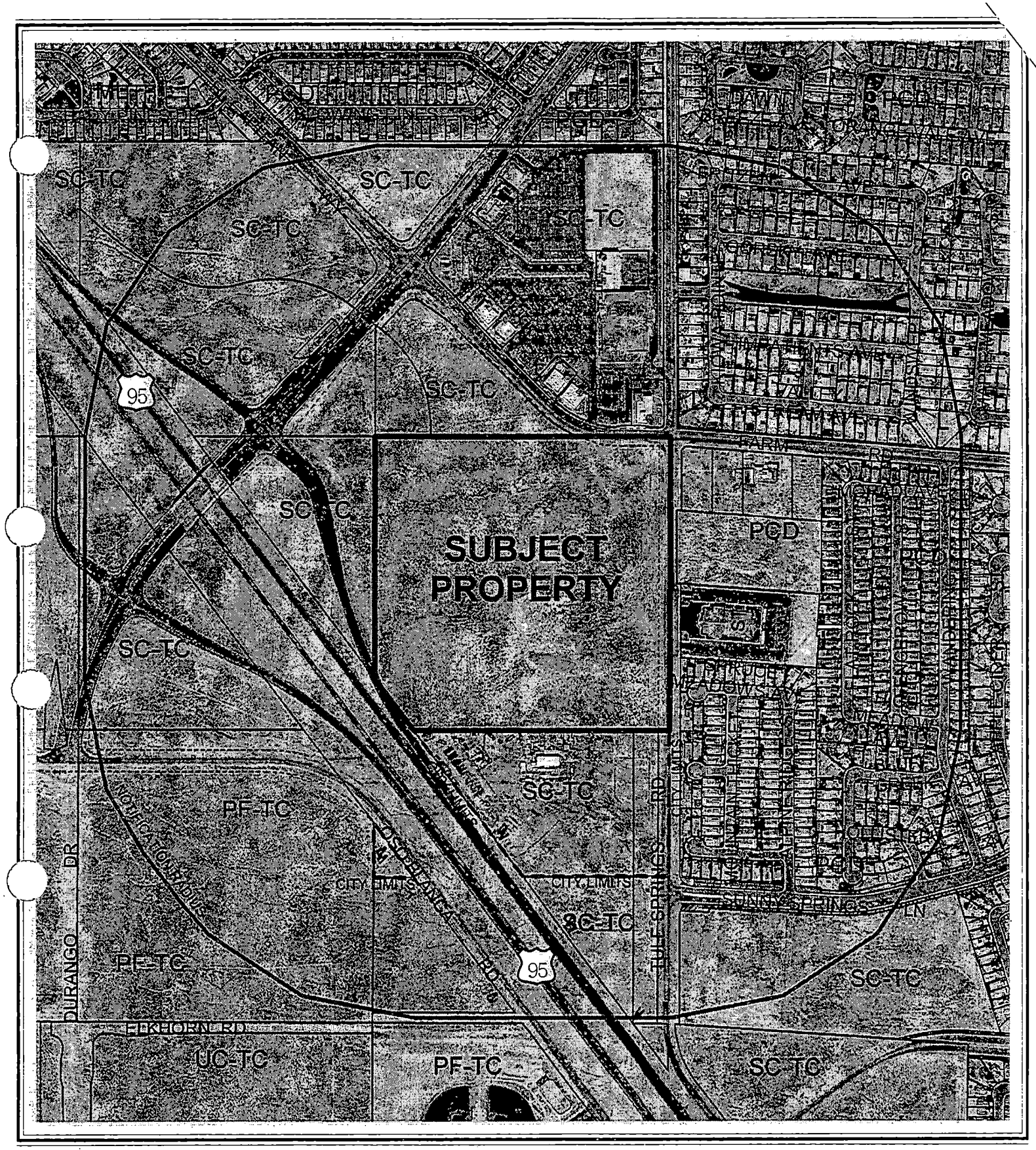
**RADIUS:** 1320 FT

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)




**CASE:** **GPA-3497**

**RADIUS:** 1320 FT

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)

City of Las Vegas

*AGENDA MEMO*

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY**

## ** CONDITIONS **

**STAFF RECOMMENDATION: DENIAL**

ANDY

# ** STAFF REPORT **

## APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the southwest corner of Farm Road and Tule Springs Road from SC-TC (Service Commercial - Town Center) to SX-TC (Suburban Mixed Use - Town Center).

## BACKGROUND DATA:

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

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Plan designated these parcels as R (Rural) and L (Low Density Residential).

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as SC-TC (Service Commercial - Town Center).

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

11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for SC-TC (Service Commercial - Town Center)

## DETAILS OF APPLICATION REQUEST

Site Area: 40.9 Acres

ANDY

EXISTING LAND USE

| | |
|---|---|
| Subject Property | Undeveloped |
| North | Shopping Center |
| South | Shed Fabrication Business |
| East | Church/Single Family Dwellings |
| West | Undeveloped |

PLANNED LAND USE

| | |
|---|---|
| Subject Property | Town Center Service Commercial |
| North | Town Center Service Commercial |
| South | Town Center Service Commercial |
| East | Planned Community Development |
| West | Town Center Service Commercial |

EXISTING ZONING

| | |
|---|---|
| Subject Property | TC (Town Center) |
| North | TC (Town Center) |
| South | Clark County |
| East | R-E (Residence Estates) and U (Undeveloped) |
| West | TC (Town Center) |

**DEFINITIONS**

***TC (Town Center)*** The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

**INTERAGENCY ISSUES**

***SPECIAL PLAN AREA***

The subject site is located within the Town Center area. This Special Plan Area strongly discourages amendments that would reduce the amount of commercially designated land in Town

ANDY

Center. The Centennial Hills Sector Plan is based on the premise of concentrating commercial uses in Town Center so that residential areas will be preserved. Converting commercially planned land to residential will lead to development of commercial uses at other locations thus degrading the Town Center concept.

***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 would not meet the definition of a Project of Regional Significance as defined in the ordinance.

**ANALYSIS**

Maintaining an adequate amount of land for commercial uses in Town Center is crucial to the goals of the Centennial Hills Sector Plan. As continued development in the northwest generates an increased demand for services, the city would be forced to locate them elsewhere if land in Town Center is no longer available. Because locations for more intensive uses are often difficult to find, they could be either at inconvenient distances or inappropriately close to neighborhoods. The result would be a loss of the intended buffering and preservation of residential developments and the need for increased travel to obtain desired services.

One of the goals of the 2020 Master Plan is to achieve development densities sufficient to support mass transit. Using a portion of the subject site for single-family homes rather than commercial uses will greatly detract from Town Center's ability to achieve that density. It will also make it difficult to require Service Commercial type development in the future. Further, it is inequitable to those who have already invested in residential development in anticipation of areas designated as commercial being developed as such.

For these reasons, staff recommends denial of this request.

**FINDINGS**

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

ANDY

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

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

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

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

In regard to "1": The proposed General Plan Amendment could result in development that is compatible with surrounding designations in terms of the direct impact of its adjacency. On a larger scale, however, development of the site at a significantly lower intensity than planned will have a negative impact on the immediate area. Town Center must maintain an adequate amount of land for each of the specified land use areas if it is to support the commercial needs of the northwest. It would be inappropriate and premature to assume that the subject parcels are not needed for that at this time.

In regard to "2": The zoning of T-C (Town Center) is applied to all of the parcels within the boundaries of Town Center. Uses that are possible in Town Center are associated with the land use districts described in the Town Center Development Standards Manual and the Centennial Hills Sector Plan.

In regard to "3": Access to this parcel will be provided by Farm Road to the north and Tule Springs to the east. Construction of these rights-of-way will be required upon development. The Northwest Area Command Substation of the Las Vegas Metropolitan Police Department is approximately six miles away from the subject parcel near the intersection of Cheyenne Avenue and Grand Canyon Drive. Fire station #41, located at Elkhorn Road and Buffalo Drive is the closest city facility to the site.

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

**GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING**

12/16/03 The applicant is requested to hold this meeting within

ANDY

A neighborhood meeting was held at the Lamplight Village at Centennial Springs Community Center. Seven people attended and had concerns regarding the viability of a main street type commercial area, and what would happen if the commercial sites were not leased or sold. There were questions about the multi-family and whether it would be sold to investors, owner occupied or renter occupied. There was also discussion about the types of restaurants/taverns that would be allowed.

**NOTICES MAILED:** 464

**APPROVALS:** 0

**PROTESTS:** 0

ANDY

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

[redacted]

# STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3497 APN: 125-17-702-002

Name of Property Owner: Tule Springs Plaza LLC

Name of Applicant: Carina Corporation

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: 125-17-702-002

Signature of Property Owner/Authorized Agent: [signature]

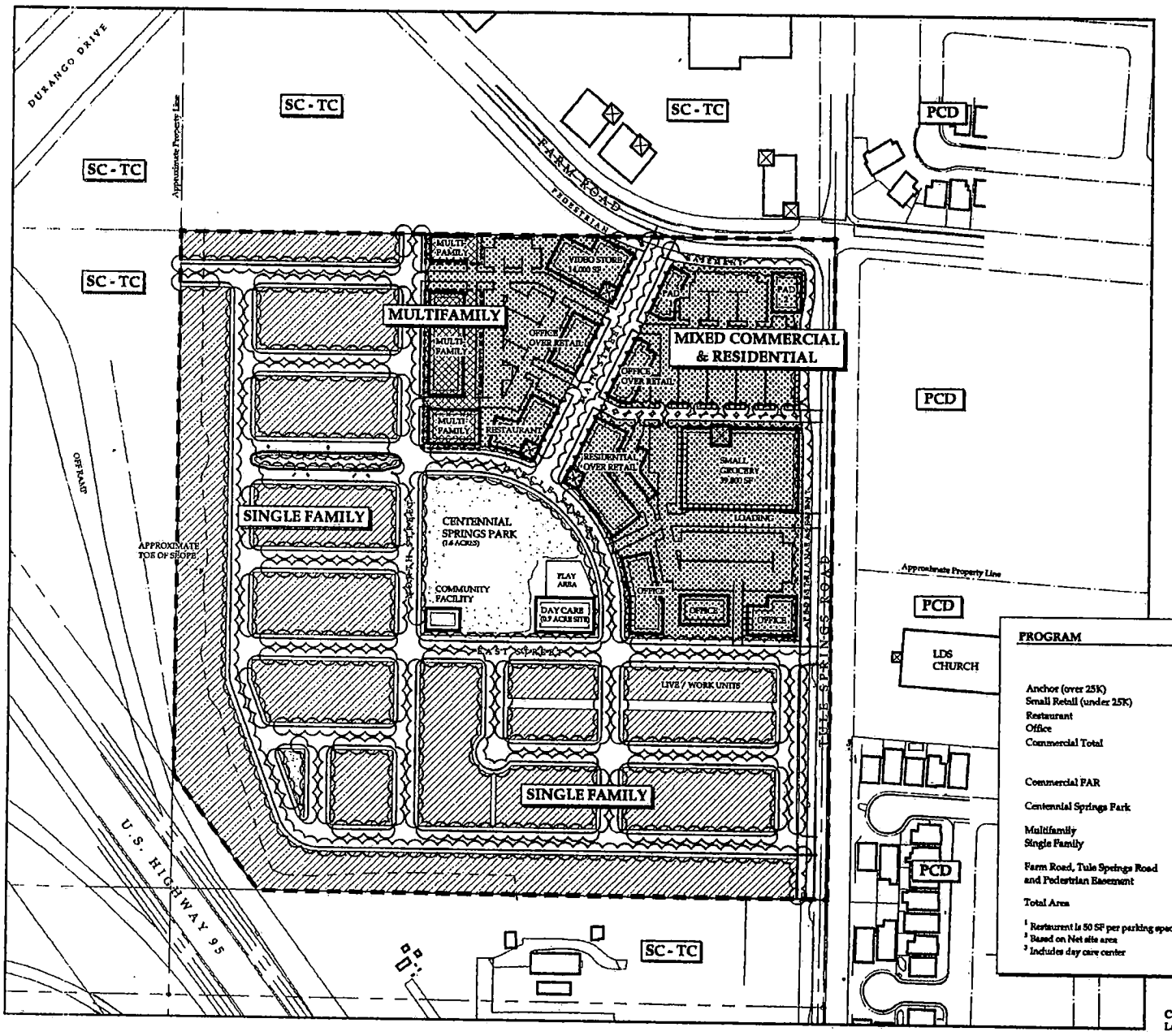
Print Name: Daniel Kramer Kiyoumars Rooyhani

Subscribed and sworn before me

This 1st day of December 2003

Dorothy Grace Green

Notary Public in and for said County and State




# CENTENNIAL SPRINGS VILLAGE

## CONCEPT PLAN

Las Vegas, Nevada

**LEGEND**

SX - TC: *Suburban Mixed-Use*

- Mixed Commercial & Residential
- Multifamily
- Single Family

*Note: Road rights-of-way are traced from aerial*

0 100' 200' 300'

December 9, 2003

**PROGRAM**

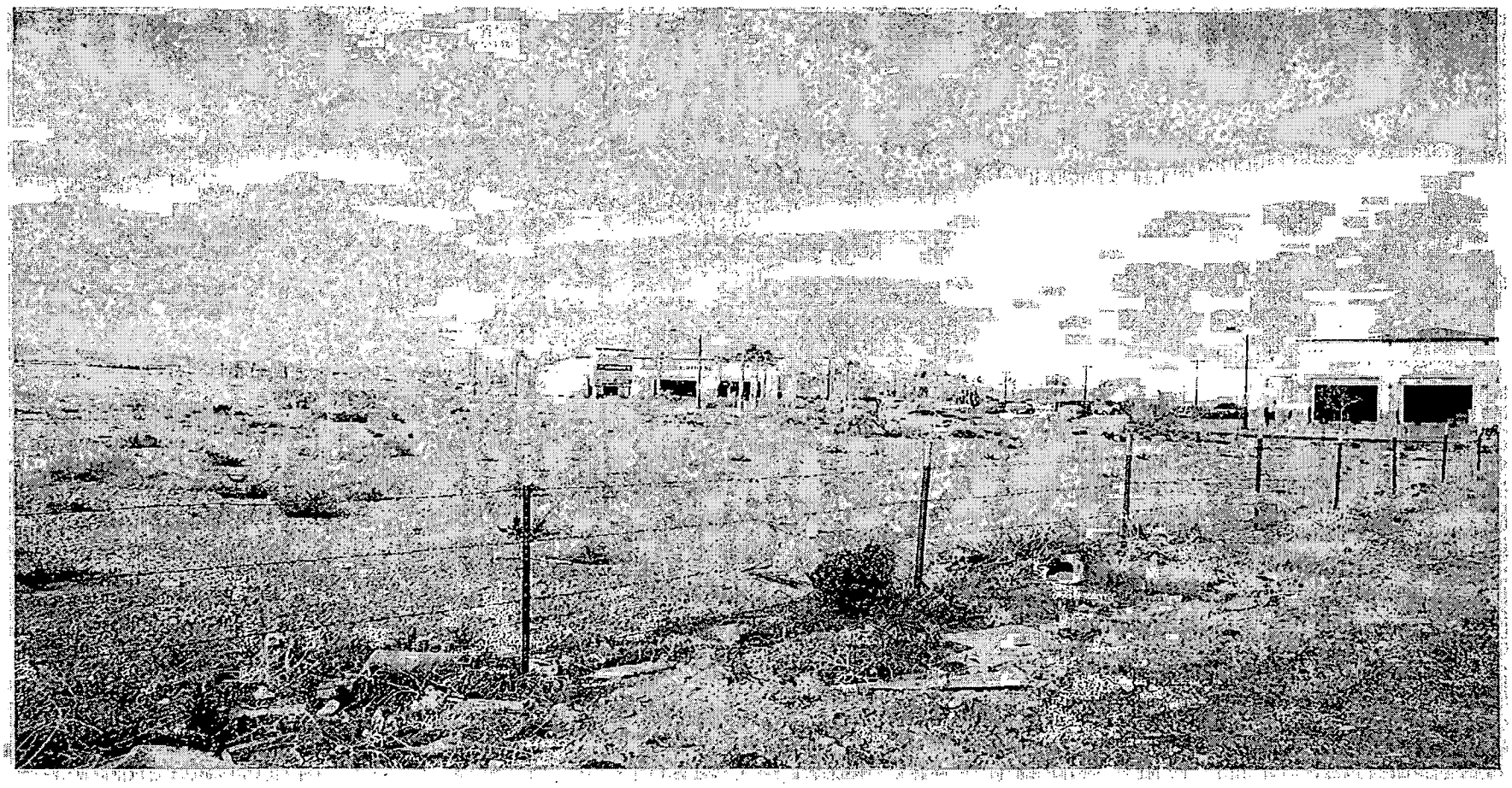
| | Acres (gross) | Square Feet Commercial | Square Feet per Parking Space | Spaces Required |
|---|---|---|---|---|
| Anchor (over 25K) | | 39,800 | 250 | 159 |
| Small Retail (under 25K) | | 53,340 | 175 | 305 |
| Restaurant | | 5,000 | 50 [1] | 81 |
| Office | | 36,650 | 300 | 122 |
| Commercial Total | 10.7 | 134,790 | | 667 |
| | | | *Parking Spaces Provided on-site:* | 532 |
| | | | *Highest Parking Demand:* | 517 |
| Commercial FAR | | 0.34 [2] | | |
| Centennial Springs Park | 3.2 [3] | 1.6 Acres Net | | |
| Multifamily | 1.3 | 75 Units | | |
| Single Family | 23.4 | 240 Lots | | |
| Farm Road, Tule Springs Road and Pedestrian Easement | 2.5 | | | |
| Total Area | 41.1 | | | |

[1] Restaurant is 50 SF per parking space for seating areas, 200 SF per space for other areas; assumed 75% seating for this calculation
[2] Based on Net site area
[3] Includes day care center

Corina Homes
Las Vegas, Nevada

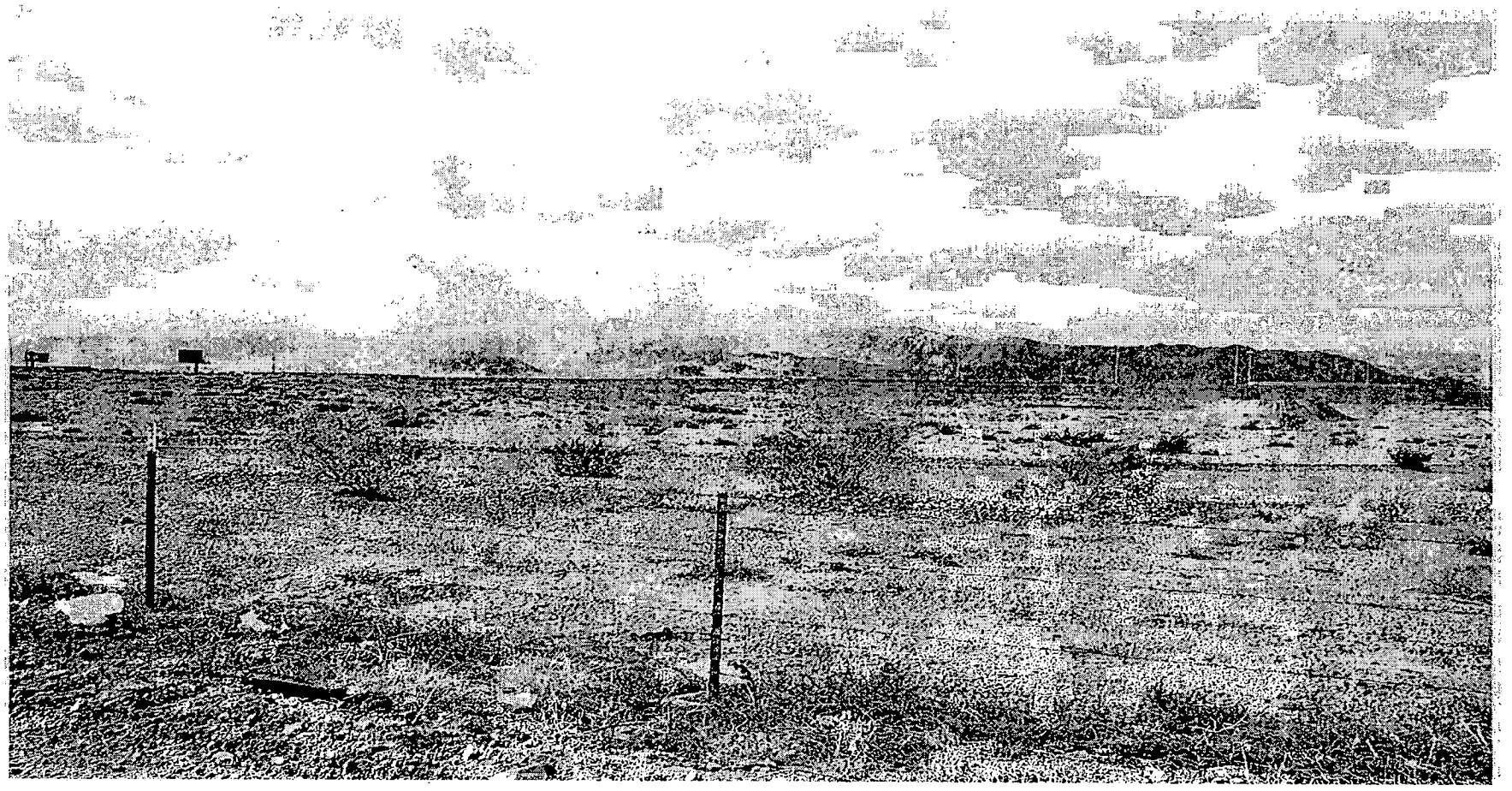
Calthorpe Associates
Berkeley, California

**GPA-3497**
**1-22-04 PC**



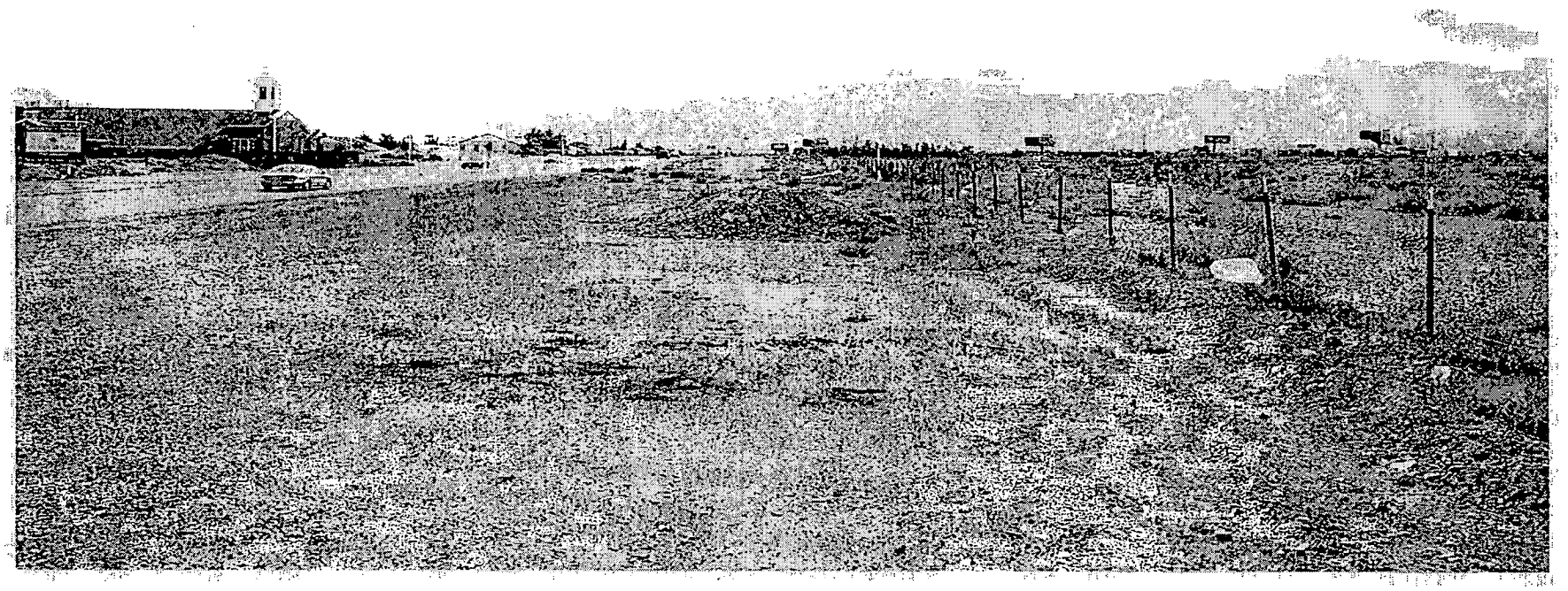
GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



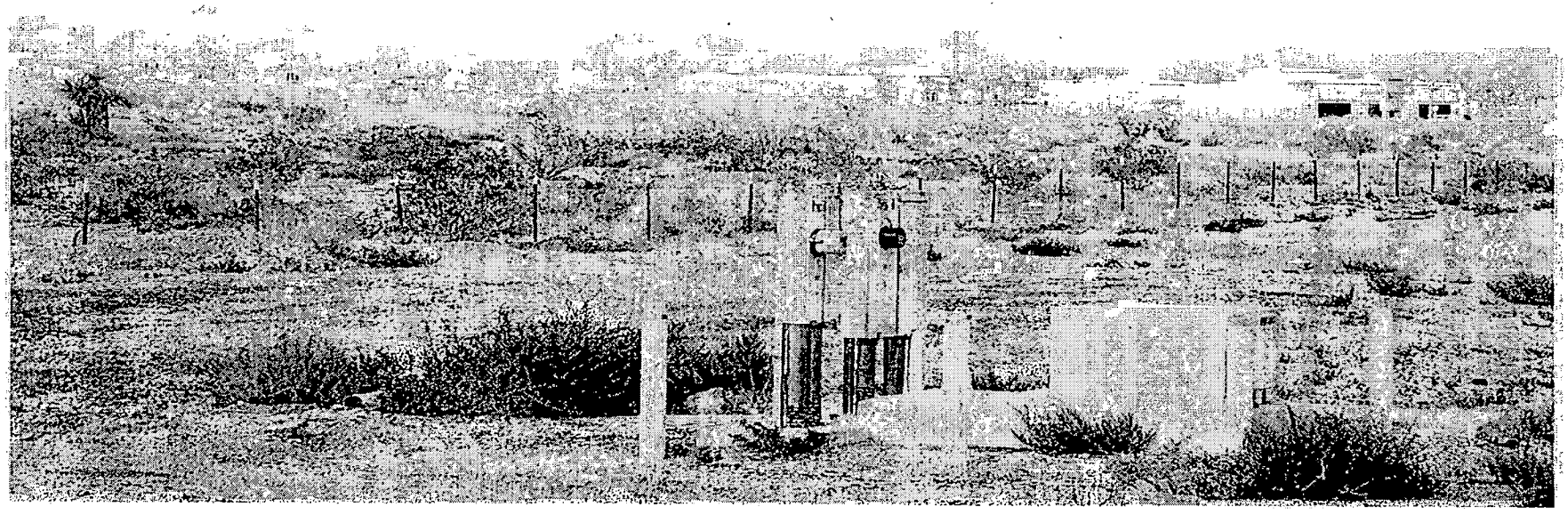
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JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF FARM ROAD AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 59

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**C.C.: 02/18/04**

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

**RECOMMENDATION:**

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

**BACKUP DOCUMENTATION:**

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

**MOTION:**

**GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused**

NOTE: CHAIRMAN TRUESDELL disclosed that the subject property is located adjacent to a property that he represents. He will vote on the withdrawal but will abstain when the item comes back for consideration.

City of Las Vegas

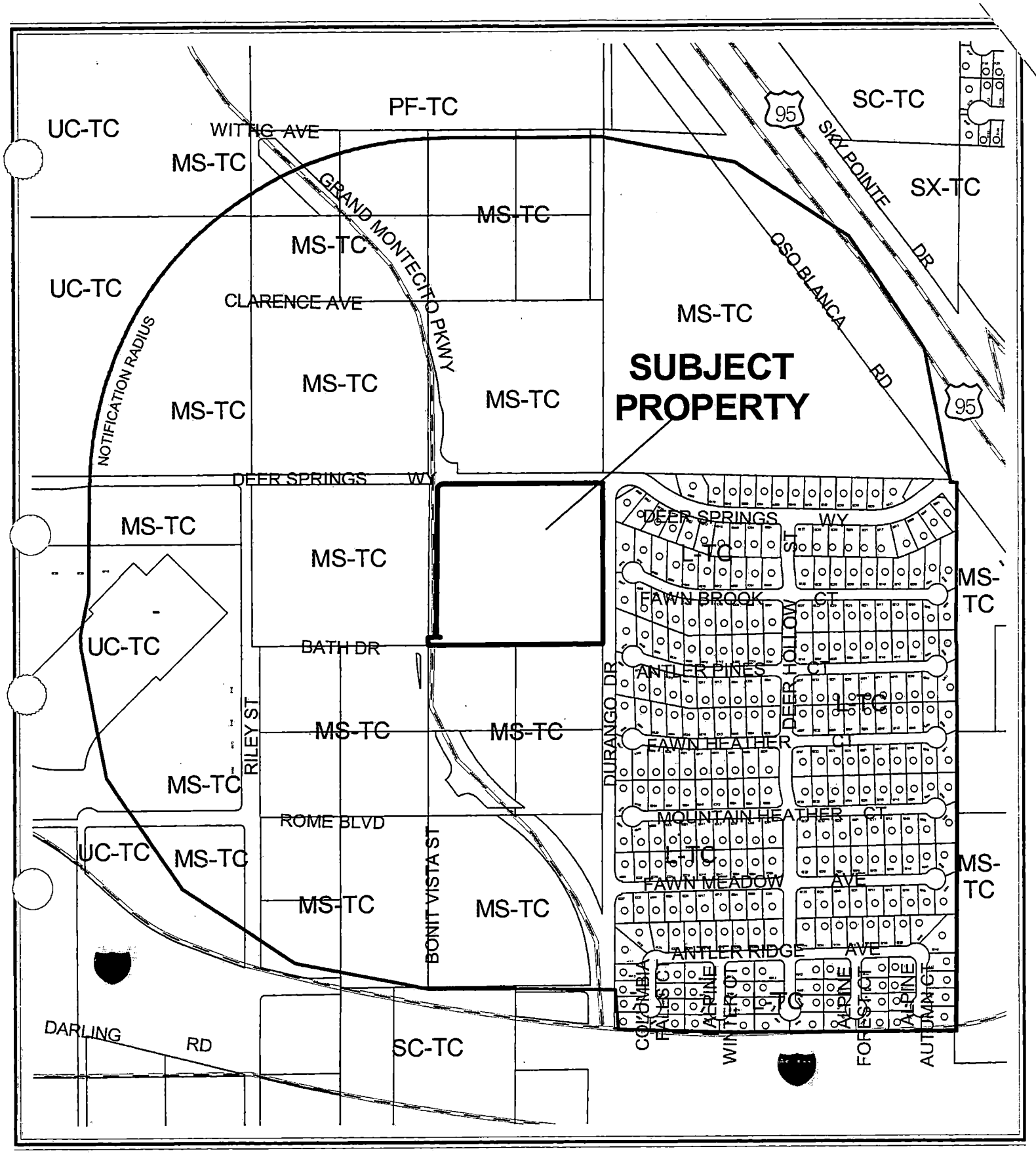
**Agenda Item No.: 59**

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 59 – GPA-3500

**MINUTES:**

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)




**CASE:** **GPA-3500**

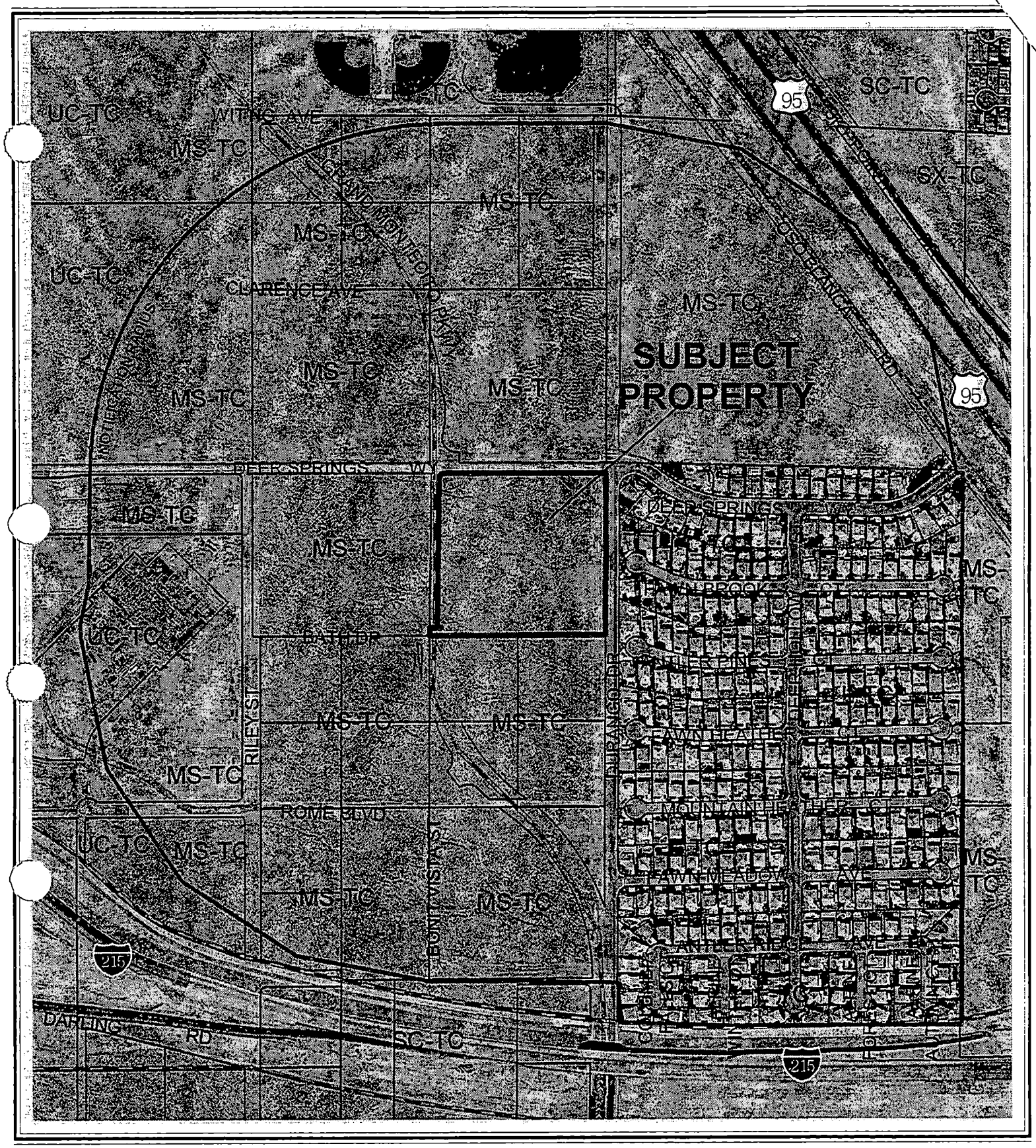
**RADIUS:** 1320 & SPECIAL

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

MS-TC (MAIN STREET MIXED USE - TOWN CENTER)

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

MLA-TC (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL - TOWN CENTER)




0 300 600 Feet

**CASE:** **GPA-3500**

**RADIUS:** 1320 & SPECIAL

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

MS-TC (MAIN STREET MIXED USE - TOWN CENTER)

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

MLA-TC (MEDIUM-LOW ATTACHED 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-3500 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST**

***ON JANUARY 16, 2004 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.***

AL

**TETRA TECH, INC.**
Infrastructure Services Group

January 15, 2004

P02243-0024-00

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

Attention: Adrienne Lowe & Kyle Walton

**Reference:** **Deer Springs/Durango**
**GPA-3500**
**VAR-3504**

On behalf of Richmond American Homes, we respectfully request that the above-listed items be withdrawn without prejudice. These items are currently scheduled to be heard at Planning Commission on January 22, 2004.

The applicant has chosen to become a part of the Montecito Development Agreement and is in the process of submitting a request for a Minor Modification to the Montecito agreement. This will negate the need for a General Plan Amendment and a variance for a reduction in open space.

If you have any questions, please feel free to contact me at 242-4200.

Sincerely,

Terri Pastorelli
Project Coordinator

TP:st
cc: Manny Pattni, Richmond American Homes (240-5698)
Robert Gronauer, KKBR (796-7181)
Russell Skuse, Tetra Tech

401 North Buffalo Drive, Suite 100, Las Vegas, NV 89145
Tel 702.242.4200 Fax 702.242.2100
www.tetratech.com

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3500 APN: 125-20-702-001

Name of Property Owner: James R. Tucker Family Trust and James Tucker TRS.

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: James R. Tucker

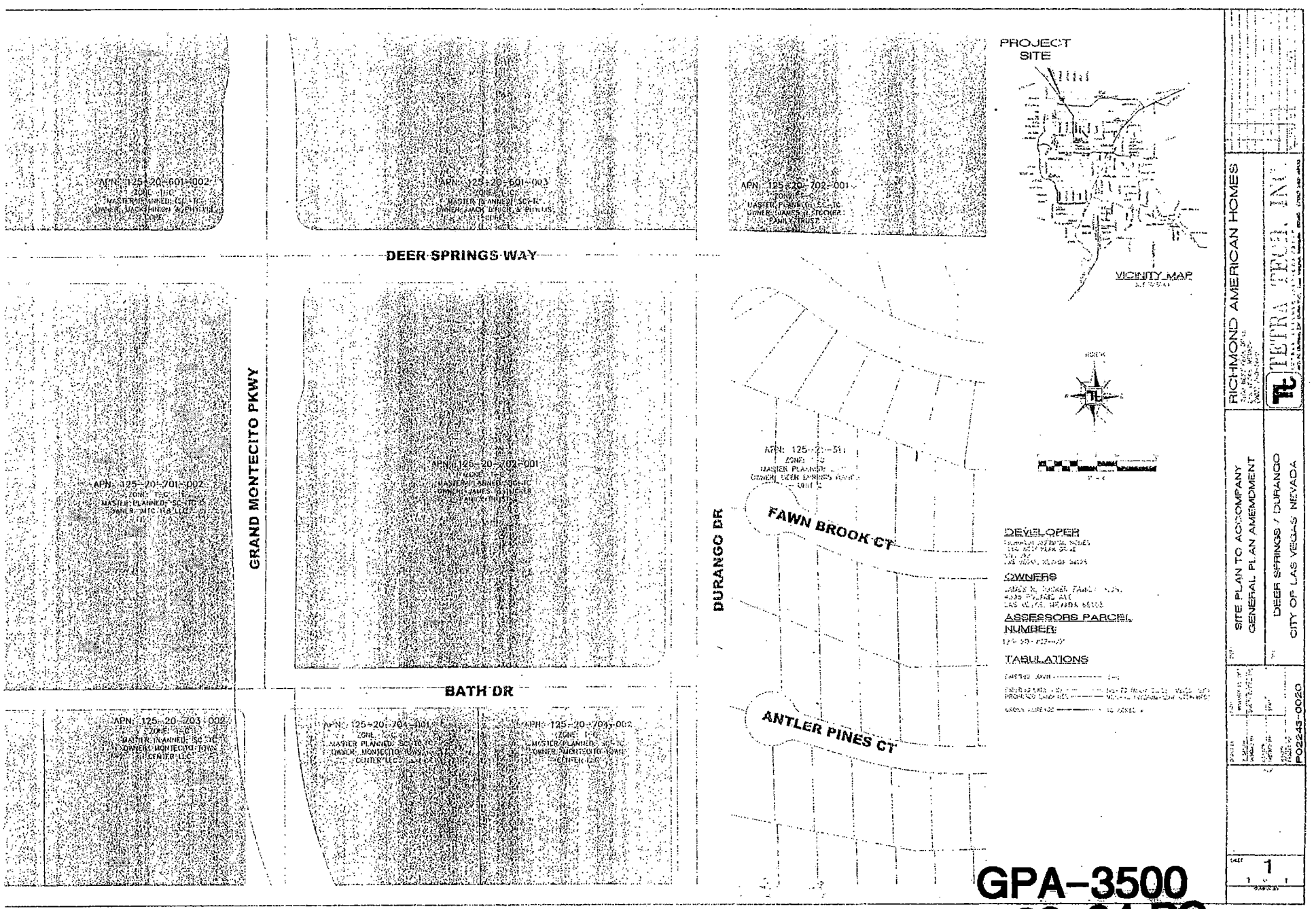
Print Name: JAMES R. TUCKER

Subscribed and sworn before me

This 10th day of November, 2003

Notary Public in and for said County and State

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




GPA-3500
1-22-04 PC



GPA-3500 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND MONTECITO PARKWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

City of Las Vegas

Agenda Item No.: 60

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**C.C.: 02/18/04**

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

**RECOMMENDATION:**
Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

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

**MOTION:**
**GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused**

NOTE: CHAIRMAN TRUESDELL disclosed that the subject property is located adjacent to a property that he represents. He will vote on the withdrawal but will abstain when the item comes back for consideration.

City of Las Vegas

**Agenda Item No.: 60**

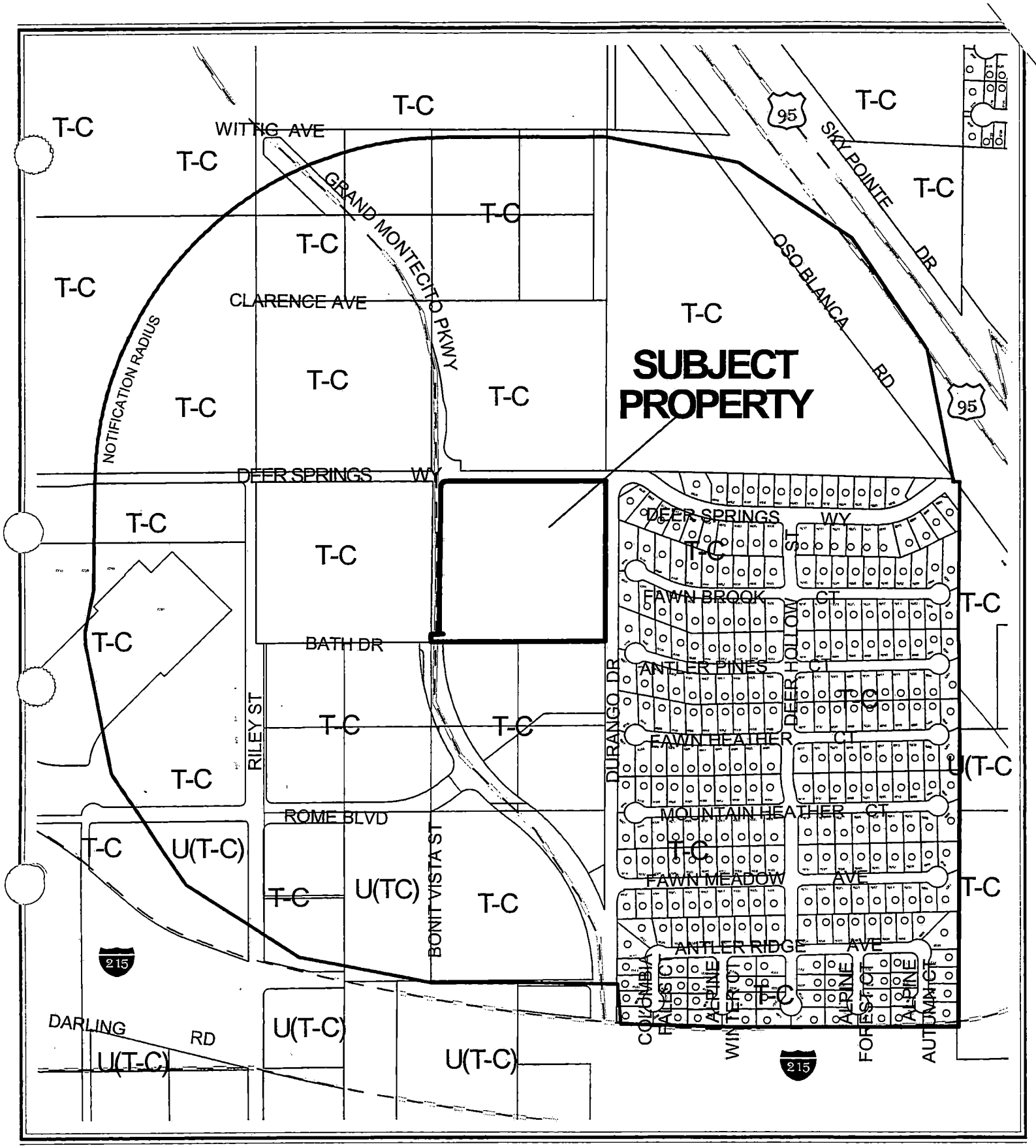
PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 60 – VAR-3504

**MINUTES:**

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)

**1-179**




**CASE:** **VAR-3504**

**RADIUS:** 1320 & SPECIAL

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER)

City of Las Vegas

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: VAR-3504 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST**

***ON JANUARY 16, 2004 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE.***

**TETRA TECH, INC.**
Infrastructure Services Group

January 15, 2004 P02243-0024-00

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

Attention: Adrienne Lowe & Kyle Walton

**Reference:** **Deer Springs/Durango**
**GPA-3500**
**VAR-3504**

On behalf of Richmond American Homes, we respectfully request that the above-listed items be withdrawn without prejudice. These items are currently scheduled to be heard at Planning Commission on January 22, 2004.

The applicant has chosen to become a part of the Montecito Development Agreement and is in the process of submitting a request for a Minor Modification to the Montecito agreement. This will negate the need for a General Plan Amendment and a variance for a reduction in open space.

If you have any questions, please feel free to contact me at 242-4200.

Sincerely,

Terri Pastorelli
Project Coordinator

TP:st
cc: Manny Pattni, Richmond American Homes (240-5698)
Robert Gronauer, KKBR (796-7181)
Russell Skuse, Tetra Tech

401 North Buffalo Drive, Suite 100, Las Vegas, NV 89145
Tel 702.242.4200 Fax 702.242.2100
www.tetratech.com

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-3504 APN: 125-20-702-001

Name of Property Owner: James R. Tucker Family Trust and James Tucker TRS

Name of Applicant: Richmond American Homes

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Alan R. Schlintz

Subscribed and sworn before me

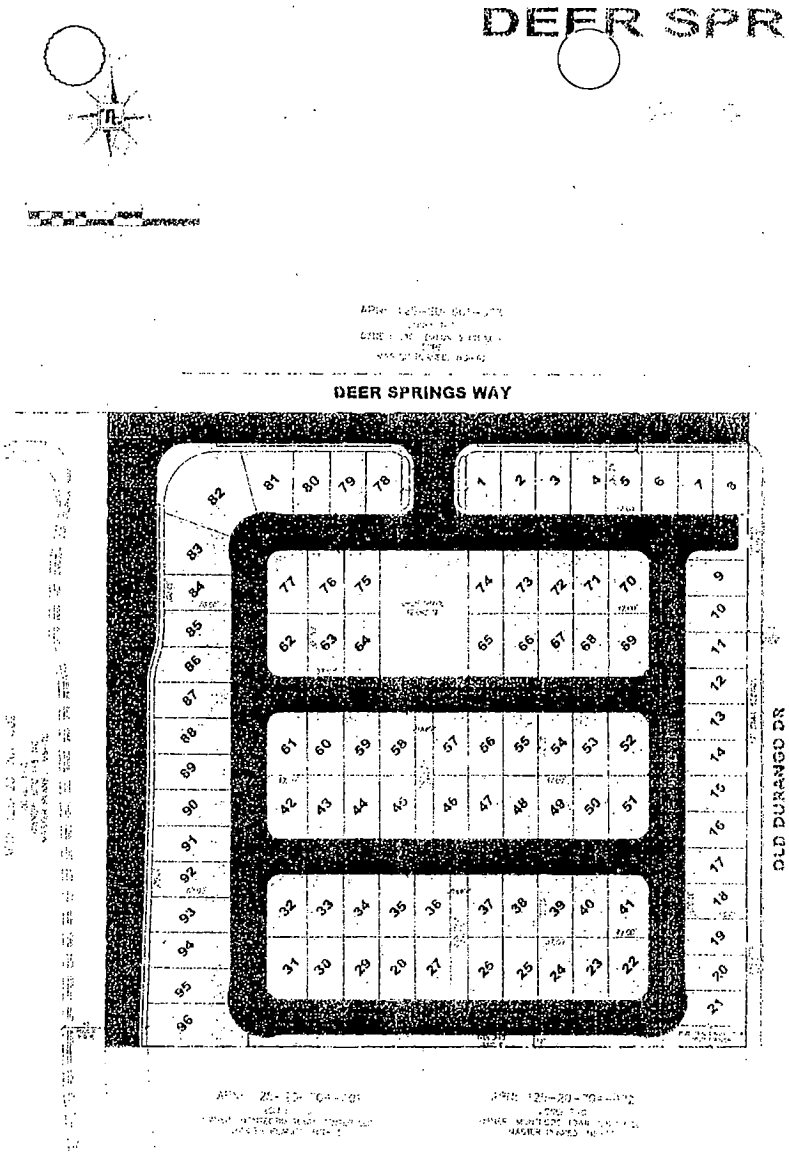
This 10 day of November, 2003

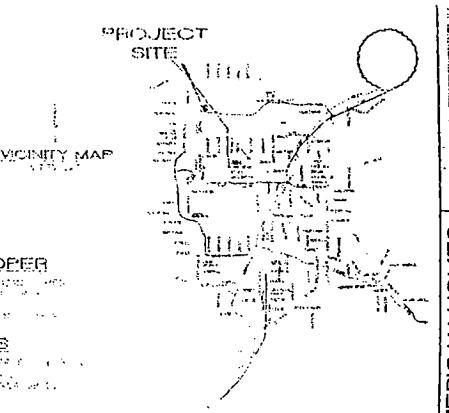
Athena R. Allen

Notary Public in and for said County and State

ATHENA R. ALLEN
Notary Public Nevada
No. 00-63341-1
My appt. exp. May 17, 2004

# DEER SPRINGS / DURANGO




DEVELOPER

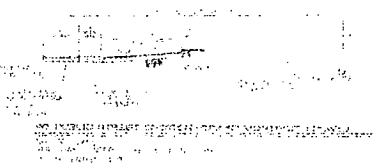
OWNERS

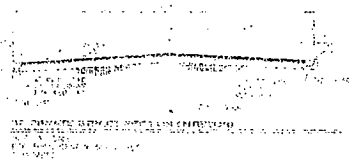
ASSESSOR'S PARCEL NUMBER

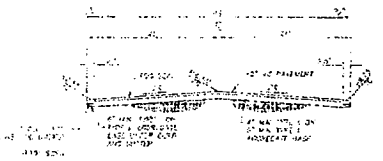
TABULATIONS

OPEN SPACE TABULATION

NOTES







42' PRIVATE ENTRANCE SECTION

RICHMOND AMERICAN HOMES

TETRA TECH, INC.

SITE PLAN TO ACCOMPANY
ZC + SDPR + SUP + VAC

DEER SPRINGS / DURANGO
CITY OF LAS VEGAS, NEVADA

SHEET 1 OF 1

VAR-3504
1-22-04 PC



VAR-3504 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND MONTECITO PARKWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

City of Las Vegas

Agenda Item No.: 61

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**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 this item be HELD IN ABEYANCE to the February 26, 2004 Planning Commission meeting.

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

**MOTION:**
**GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused**

NOTE: CHAIRMAN TRUESDELL disclosed that the subject property is located adjacent to a property that he represents. He will vote on the abeyance but will abstain when the item comes back for consideration.

City of Las Vegas

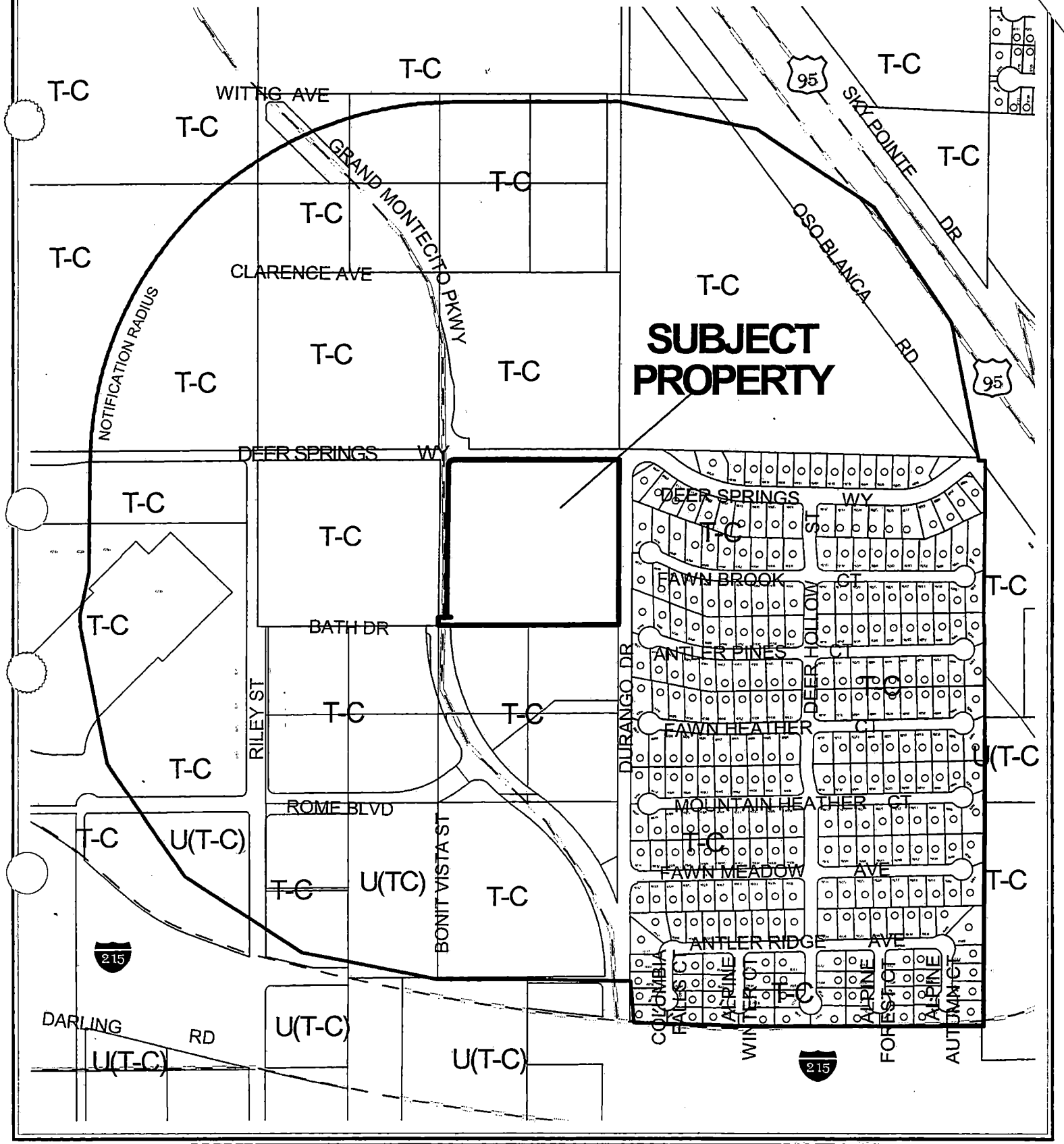
**Agenda Item No.: 61**

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 61 – SUP-3503

**MINUTES:**

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)




**CASE:** **SUP-3503**

**RADIUS:** 1320 & SPECIAL

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER)

City of Las Vegas

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: SUP-3503 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST**

***ON JANUARY 19, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 26, 2004 PLANNING COMMISSION MEETING.***

TETRA TECH, INC.
Infrastructure Services Group

January 19, 2004

P02243-0024-99 9999

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Adrienne Lowe/Kyle Walton
**Via Fax: 385-7268**

**Reference: Deer Springs/Durango**
**SDR-3505 and SUP-3503**

On behalf of Richmond American Homes we respectfully request that the subject entitlement applications be held in abeyance to the February 26, 2004 meeting of the Planning Commission. These items are currently listed as items 61 and 62 on the January 22, 2004 Planning Commission Agenda. Items 59 (GPA-3500) and 60 (VAR-3504) have been withdrawn without prejudice and replaced with a request for a Minor Modification to the Montecito Development Agreement. This Minor Modification should be heard by the Planning Commission on February 26, and, we believe that the Site Development Plan Review and Special Use Permit should be companion items to the Minor Modification.

Again, we are requesting that SDR-3505 and SUP-3503 be held in abeyance from the January 22, 2004 Planning Commission and placed on the February 26, 2004 Planning Commission agenda.

If you require additional information or have any questions, please feel free to contact me at 242-4200 (office) or 334-6687 (cell).

Sincerely,

Terri Pastorelli
Project Coordinator

TP:st
cc: Manny Patni, Richmond (via Fax @ 240-5698)
Bob Gronauer, KKBR (via Fax @ 796-7181)
Russell Skuse, Tetra Tech



401 North Buffalo Drive, Suite 100, Las Vegas, NV 89145
Tel 702.242.4200 Fax 702.242.2100
www.tetratech.com

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3503 APN: 125-20-702-001

Name of Property Owner: James R. Tucker Family Trust and James Tucker TRS.

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____Yes  X  No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: James R. Tucker

Print Name: James R. Tucker

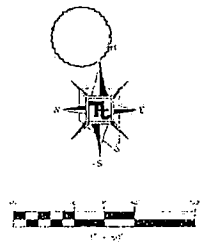
Subscribed and sworn before me

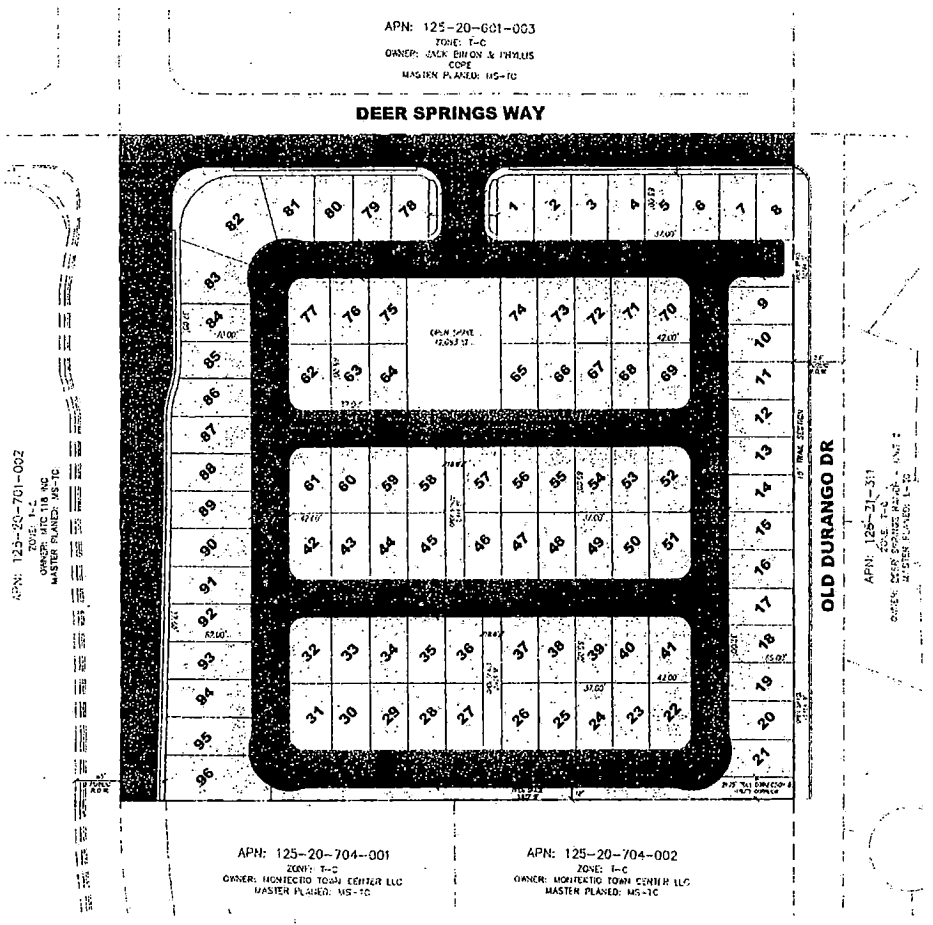
This 10th day of November, 2003

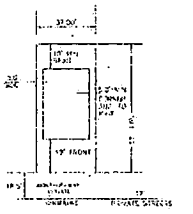
Notary Public in and for said County and State

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

# DEER SPRINGS / DURANGO

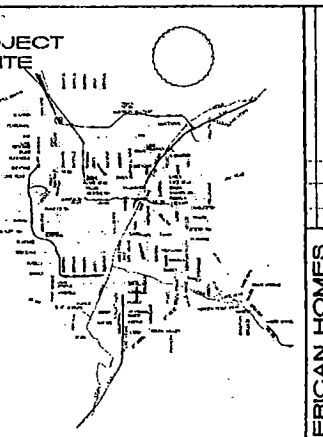




LOT DETAIL (TYPICAL)
1"=10' SCALE
(MINIMUM LOT SIZE 2,625 SQ. FT. +/-)

VICINITY MAP
NOT TO SCALE




## DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

## OWNERS

JAMES R. TUCKER FAMILY TRUST
4395 POLARIS AVE.
LAS VEGAS, NEVADA 89103

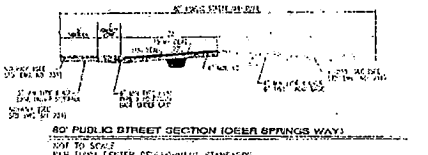
## ASSESSORS PARCEL NUMBER

125-20 702 001

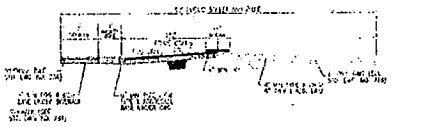
## TABULATIONS

EXISTING ZONING ——— T-C
EXISTING LAND USE ——— MS-TC (MAIN STREET MIXED USE)
PROPOSED LAND USE ——— MLA-TC (MEDIUM-LOW ATTACHED)

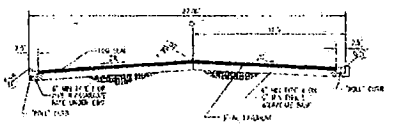
GROSS ACREAGE ——— 10 ACRES ±
LOT COUNT ——— 96
OVERALL DENSITY ——— 9.6 ± DUA
OPEN SPACE REQUIRED ——— 1.58 ACRES +/- (66,999)
OPEN SPACE PROVIDED ——— 1.78 ACRES +/- (34,093)



80' PUBLIC STREET SECTION (DEER SPRINGS WAY)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER ARTERIAL)



90' PUBLIC STREET SECTION (GRAND MONTECITO PKWY.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER LOCAL ROAD)



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS

## OPEN SPACE TABULATION

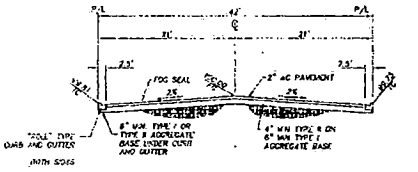
OPEN SPACE PROVIDED ——— 34,092 SF (0.78 AC.)
0.08ac x 0.0 D.U.A. x ACREAGE = OPEN SPACE ACRES±

OPEN SPACE REQUIRED ——— 66,998 SF (1.53 AC.)
0.08ac x 9.7 x 15.4 = 1.0 ACRES±

OPEN SPACE VARIANCE FOR ——— 32,906 SF (0.75 AC.)

## NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL ROWS ARE 37' & 42' PRIVATELY MAINTAINED RIGHTS-OF-WAY.
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS WILL BE MET BY 2WD CAR GARAGES AND AVAILABLE ON-STREET PARKING.




42' PRIVATE ENTRANCE SECTION
NOT TO SCALE

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5600

TETRA TECH, INC.

SITE PLAN TO ACCOMPANY ZC + SDPR + SUP + VAC

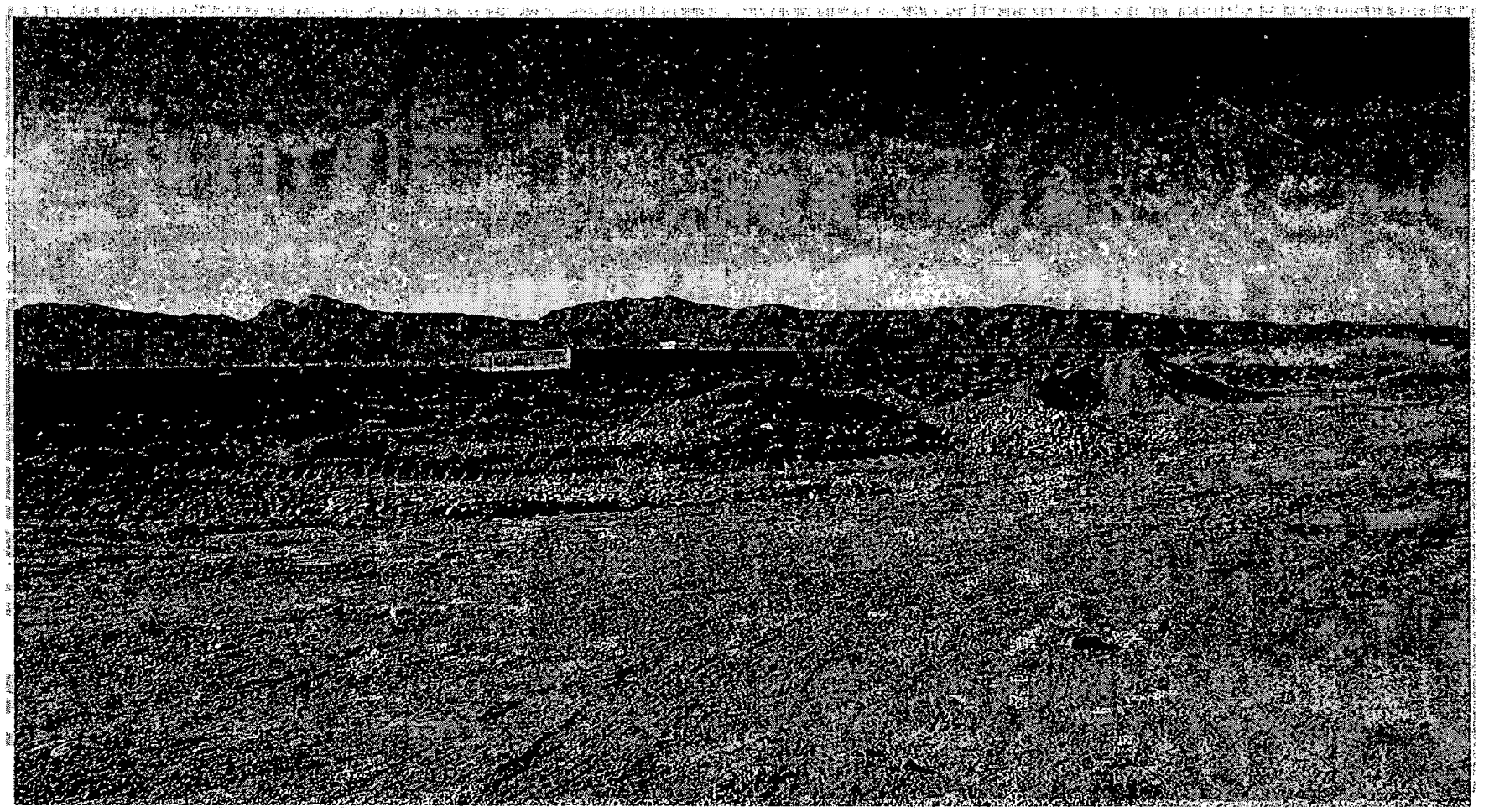
DEER SPRINGS / DURANGO

DATE 11/12/2003 - 2ND SUBMITTAL

SCALE 1"=60'

SHEET 1 OF 1

SUP-3503
1-22-04 PC



SUP-3503 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND MONTECITO PARKWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

City of Las Vegas

Agenda Item No.: 62

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**C.C.: 02/18/04**

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

**RECOMMENDATION:**
Staff recommends this item be HELD IN ABEYANCE to the February 26, 2004 Planning Commission meeting.

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

**MOTION:**
**GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused**

NOTE: CHAIRMAN TRUESDELL disclosed that the subject property is located adjacent to a property that he represents. He will vote on the abeyance but will abstain when the item comes back for consideration.

City of Las Vegas

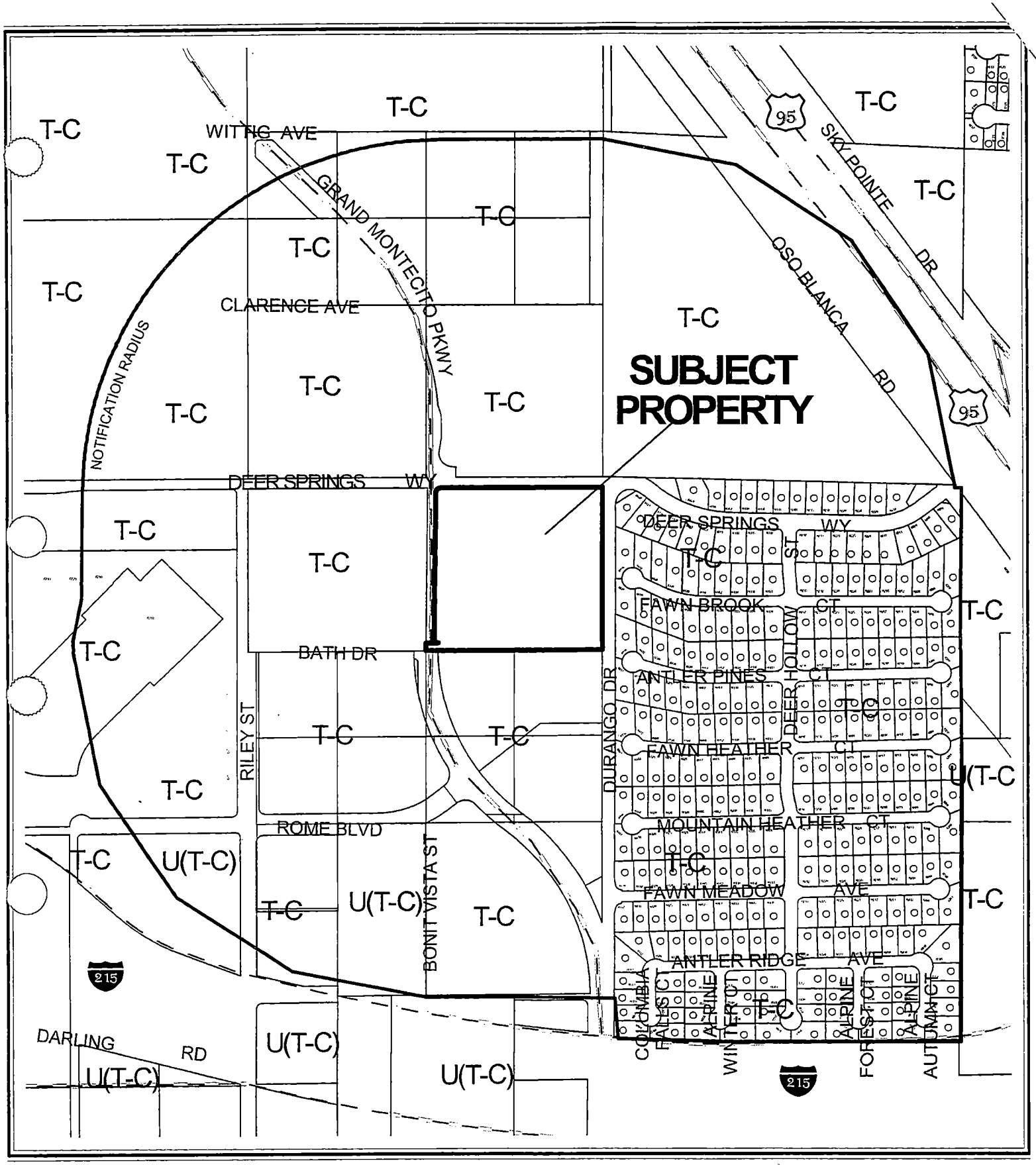
**Agenda Item No.: 62**

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 62 – SDR-3505

**MINUTES:**

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

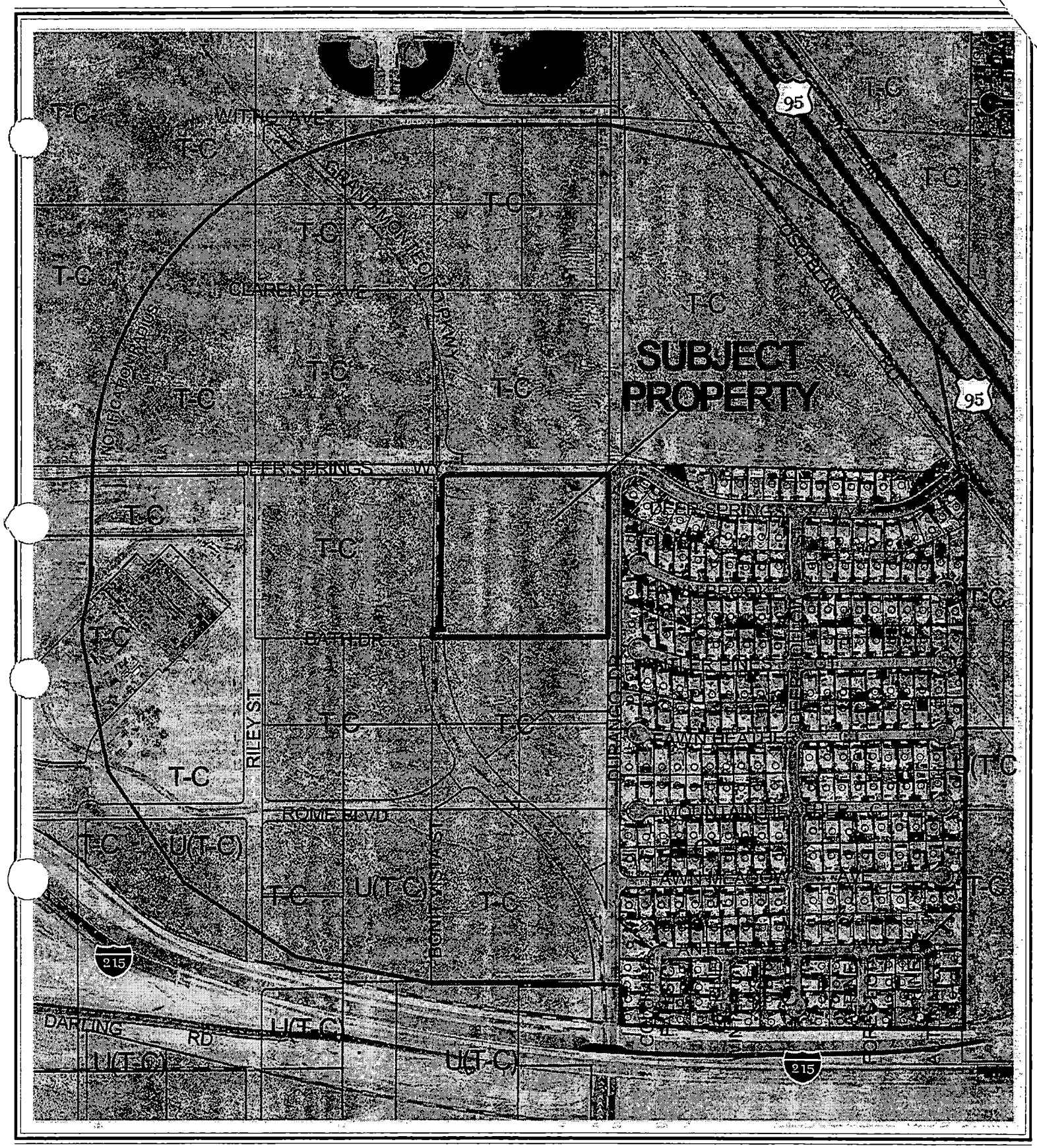
(5:15 – 5:21)




**CASE:** **SDR-3505**

**RADIUS:** 1320 & SPECIAL

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER)




0 300 600 Feet

**CASE:** **SDR-3505**

**RADIUS:** 1320 & SPECIAL

**ZONING OF SUBJECT PROPERTY:** T-C (TOWN CENTER)

N

City of Las Vegas

**AGENDA MEMO**

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: SDR-3505 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST**

***ON JANUARY 19, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE FEBRUARY 26, 2004 PLANNING COMMISSION MEETING.***

TETRA TECH, INC.
Infrastructure Services Group

January 19, 2004

P02243-0024-99 9999

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, NV 89101

Attention: Adrienne Lowe/Kyle Walton
**Via Fax: 385-7268**

**Reference: Deer Springs/Durango**
**SDR-3505 and SUP-3503**

On behalf of Richmond American Homes we respectfully request that the subject entitlement applications be held in abeyance to the February 26, 2004 meeting of the Planning Commission. These items are currently listed as items 61 and 62 on the January 22, 2004 Planning Commission Agenda. Items 59 (GPA-3500) and 60 (VAR-3504) have been withdrawn without prejudice and replaced with a request for a Minor Modification to the Montecito Development Agreement. This Minor Modification should be heard by the Planning Commission on February 26, and, we believe that the Site Development Plan Review and Special Use Permit should be companion items to the Minor Modification.

Again, we are requesting that SDR-3505 and SUP-3503 be held in abeyance from the January 22, 2004 Planning Commission and placed on the February 26, 2004 Planning Commission agenda.

If you require additional information or have any questions, please feel free to contact me at 242-4200 (office) or 334-6687 (cell).

Sincerely,

Terri Pastorelli
Project Coordinator

TP:st
cc: Manny Pattni, Richmond (via Fax @ 240-5698)
Bob Gronauer, KKBR (via Fax @ 796-7181)
Russell Skuse, Tetra Tech



401 North Buffalo Drive, Suite 100, Las Vegas, NV 89145
Tel 702.242.4200 Fax 702.242.2100
www.tetratech.com

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3505 APN: 125-20-702-001

Name of Property Owner: James R. Tucker Family Trust and James Tucker TRS.

Name of Applicant: RICHMOND AMERICAN HOMES

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

_____Yes __✓_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: James R. Tucker

Print Name: JAMES R TUCKER

Subscribed and sworn before me

This 10th day of November 2003

Notary Public in and for said County and State

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

# DEER SPRINGS / DURANGO

NORTH

1" = 60'

APN: 125-20-601-003
ZONE: T-C
OWNER: JACK BINION & PHYLLIS COPE
MASTER PLANED: MS-TC

DEER SPRINGS WAY

OPEN SPACE 12,093 SF

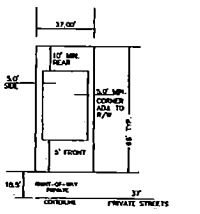
OLD DURANGO DR

APN: 125-20-701-002
ZONE: T-C
OWNER: MTD 118 INC
MASTER PLANED: MS-TC

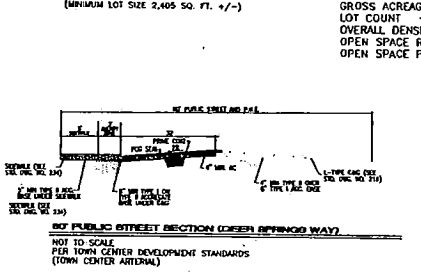
APN: 125-20-704-001
ZONE: T-C
OWNER: MONTECITO TOWN CENTER LLC
MASTER PLANED: MS-TC

APN: 125-20-704-002
ZONE: T-C
OWNER: MONTECITO TOWN CENTER LLC
MASTER PLANED: MS-TC

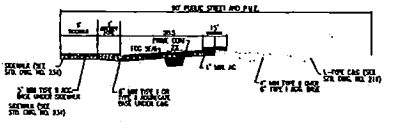
APN: 125-21-311
ZONE: T-C
OWNER: DEER SPRINGS RANCH - UNIT 2
MASTER PLANED: L-TC



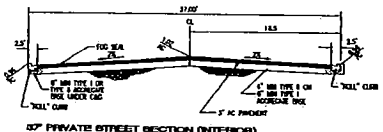

LOT DETAIL (TYPICAL)
NOT TO SCALE
(MINIMUM LOT SIZE 2,405 SQ. FT. +/-)



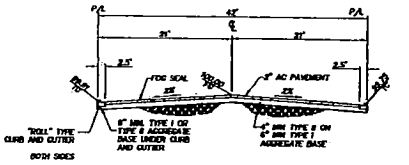

80' PUBLIC STREET SECTION (DEER SPRINGS WAY)
NOT TO SCALE
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(TOWN CENTER ARTERIAL)




90' PUBLIC STREET SECTION (GRAND MONTECITO PKWY.)
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(TOWN CENTER LOOP ROAD)

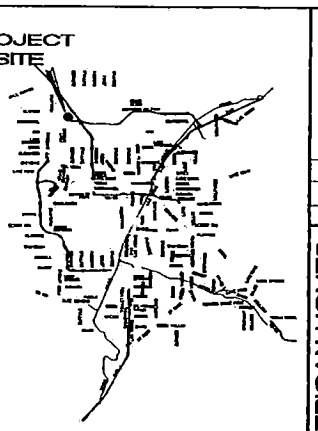



50' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS




42' PRIVATE ENTRANCE SECTION
NOT TO SCALE

PROJECT SITE



VICINITY MAP
NOT TO SCALE

## DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

## OWNERS

JAMES R. TUCKER FAMILY TRUST
4395 POLARIS AVE.
LAS VEGAS, NEVADA 89103

## ASSESSORS PARCEL NUMBER

125-20-702-001

## TABULATIONS

| | |
|---|---|
| EXISTING ZONING | T-C |
| EXISTING LAND USE | MS-TC (MAIN STREET MIXED USE) |
| PROPOSED LAND USE | MLA-TC (MEDIUM-LOW ATTACHED) |
| GROSS ACREAGE | 10 ACRES ± |
| LOT COUNT | 96 |
| OVERALL DENSITY | 9.6 ± DUA |
| OPEN SPACE REQUIRED | 1.58 ACRES +/- (66,999) |
| OPEN SPACE PROVIDED | 0.78 ACRE +/- (34,093) |

## OPEN SPACE TABULATION

OPEN SPACE PROVIDED ——— 34,093 SF (0.78 AC.)
0.0165 x D.U.A. x ACREAGE = OPEN SPACE ACRES±

OPEN SPACE REQUIRED ——— 66,999 SF (1.53 AC.)
0.0165 x 3.7 x 15.4 = 1.0 ACRES±

OPEN SPACE VARIANCE FOR ——— 32,906 SF (0.75 AC.)

## NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL ROWS ARE 37' & 42' PRIVATELY MAINTAINED RIGHTS-OF-WAY
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
5. THE PARKING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING.

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

REVISED
12.24.03

SDR-3505
1-22-04 PC

REVISIONS | DATE | BY

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 242-8500

TETRA TECH, INC.
INFRASTRUCTURE SERVICES GROUP
401 N. Buffalo Dr. Suite 105, Las Vegas, Nevada 89145 (702) 242-8500

SHEET: SITE PLAN TO ACCOMPANY ZC + SDPR + SUP + VAC

TITLE: DEER SPRINGS / DURANGO
CITY OF LAS VEGAS, NEVADA

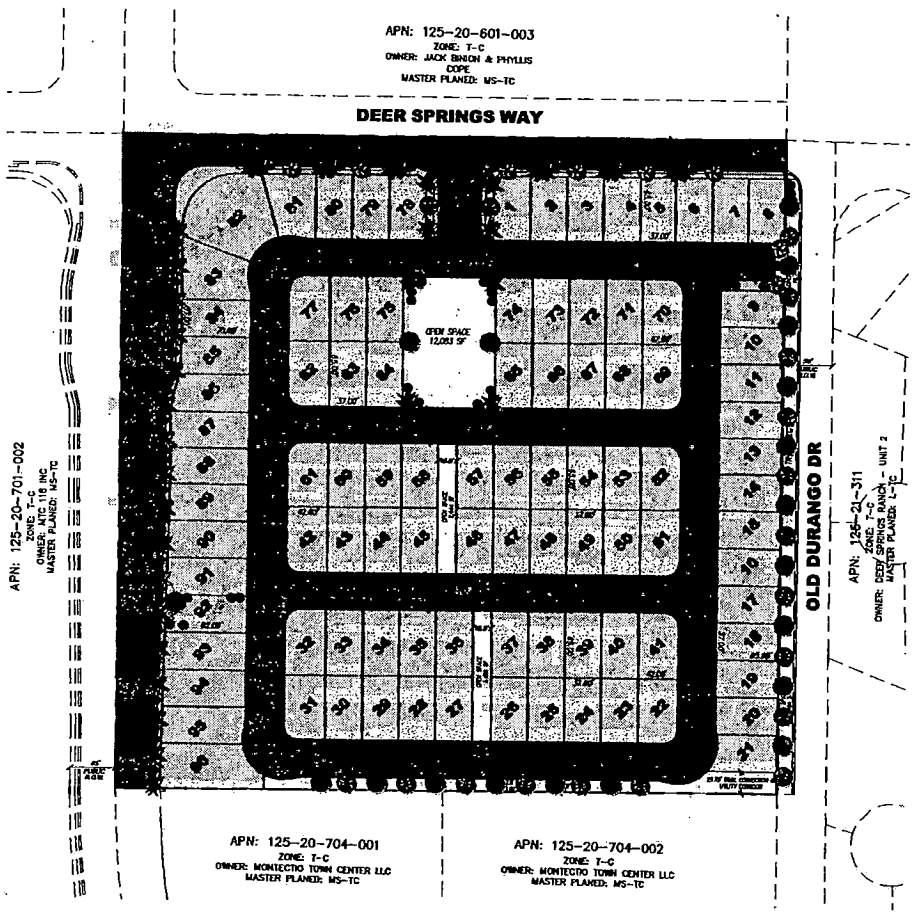
DATE: 11/12/2003 | QUALITY CONTROL BY:
SCALE:
DESIGNED BY: S. SAYLOR
DRAWN BY: S. SAYLOR
CHECKED BY: L. BOYCE
PROJECT NO. P02243-0024

SEAL

SHEET 1 OF 1

DRAWING NO.

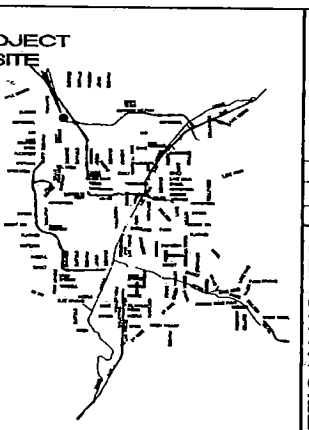
# DEER SPRINGS / DURANGO




NORTH

1" = 60'

VICINITY MAP
NOT TO SCALE




## DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

## OWNERS

JAMES R. TUCKER FAMILY TRUST
4395 POLARIS AVE.
LAS VEGAS, NEVADA 89103

## ASSESSORS PARCEL NUMBER

125-20-702-001

## TABULATIONS

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OPEN SPACE REQUIRED ——— 66,999 SF (1.53 AC.)
0.0165 x 3.7 x 15.4 = 1.0 ACRES±

OPEN SPACE VARIANCE FOR ——— 32,906 SF (0.75 AC.)

## TREE LEGEND

| SYMBOL | BOTANICAL/COMMON NAME | SIZE | QTY. |
|---|---|---|---|
| | CHITALPA TASHKENTENSIS CHITALPA | 24" BOX | TT |
| | PROSOPIS GLANDULOSA 'MAVERICK' THORNLESS TEXAS HONEY MESQUITE | 15" BOX | TT |
| | QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK | 15" BOX | TT |
| | WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM | 25' HIGH | TT |

## SUGGESTED SHRUB LIST

| BOTANICAL/COMMON NAME | SIZE |
|---|---|
| ACACIA REDOLENS – CREEPING ACACIA | 1 GALLON |
| CASSIA ARTEMISIOIDES – FEATHERY CASSIA | 5 GALLON |
| CALLIANDRA ERIOPHYLLA – FAIRY DUSTER | 5 GALLON |
| CONVOLVULUS CNEORUM – BUSH MORNING GLORY | 5 GALLON |
| DALEA GREGGII – INDIGO BUSH | 5 GALLON |
| ENCELIA FARINOSA – BRITTLEBUSH | 5 GALLON |
| HESPERALOE PARVIFLORA – RED YUCCA | 5 GALLON |
| LANTANA MONTEVIDENSIS – TRAILING LANTANA | 1 GALLON |
| LEUCOPHYLLUM LAEVIGATUM – CHIHUAHUAN SAGE | 5 GALLON |
| MUHLENBERGIA CAPILLARIS 'REGAL MIST' – REGAL MIST DEER GRASS | 5 GALLON |
| ROSMARINUS OFFICINALIS – ROSEMARY | 5 GALLON |
| SALVIA CLEVELANDII – CHAPARRAL SAGE | 5 GALLON |
| SALVIA GREGGII – AUTUMN SAGE | 5 GALLON |
| TEUCRIUM CHAMAEDRYS | 5 GALLON |
| VERBENA RIGIDA – RIGID VERBENA | 1 GALLON |

BOTANICAL/COMMON NAME

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5500

TETRA TECH, INC.
INFRASTRUCTURE SERVICES GROUP
6671 W. Charleston Blvd., Las Vegas, Nevada 89146 (702) 804-4800

| REV. | DATE | BY |
|---|---|---|

SHEET: SITE PLAN TO ACCOMPANY ZC + SDPR + SUP + VAC

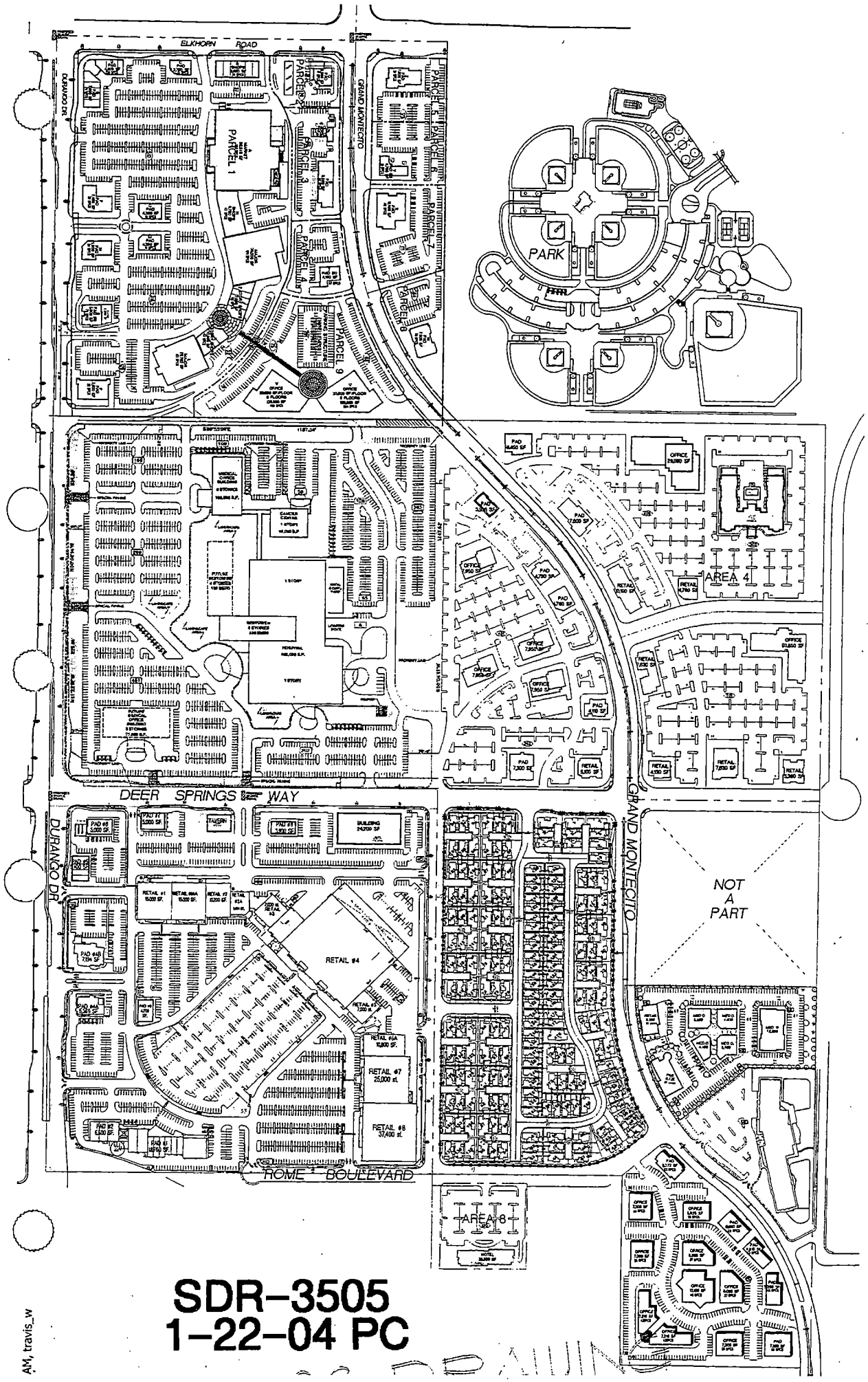
TITLE: DEER SPRINGS / DURANGO
CITY OF LAS VEGAS, NEVADA

| | |
|---|---|
| DRAWN BY: | L. SAYLOR |
| DESIGNED BY: | L. SAYLOR |
| CHECKED BY: | L. SAYLOR |
| PROJECT NO. | P02243-0022 |
| DATE: | 11/12/2003 |
| QUALITY CONTROL BY: | |
| SCALE: | |

SHEET 1 OF 1
DRAWING NO.

REVISED
12.24.03

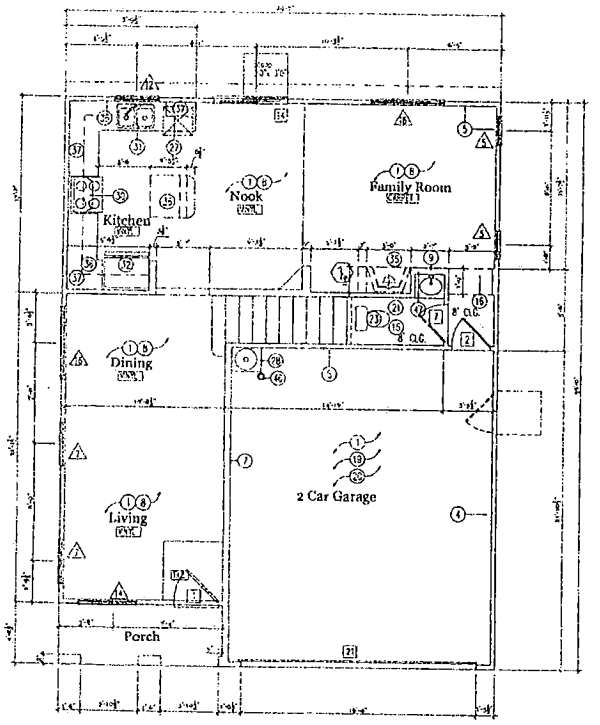
SDR-3505
1-22-04 PC



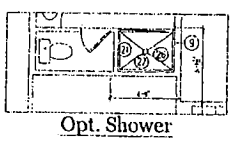

SDR-3505
1-22-04 PC

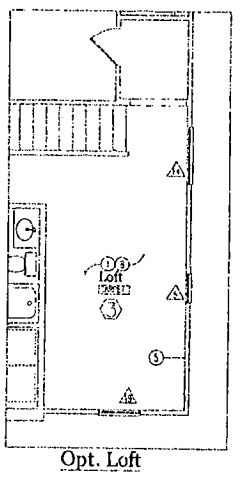
AM, travis_w

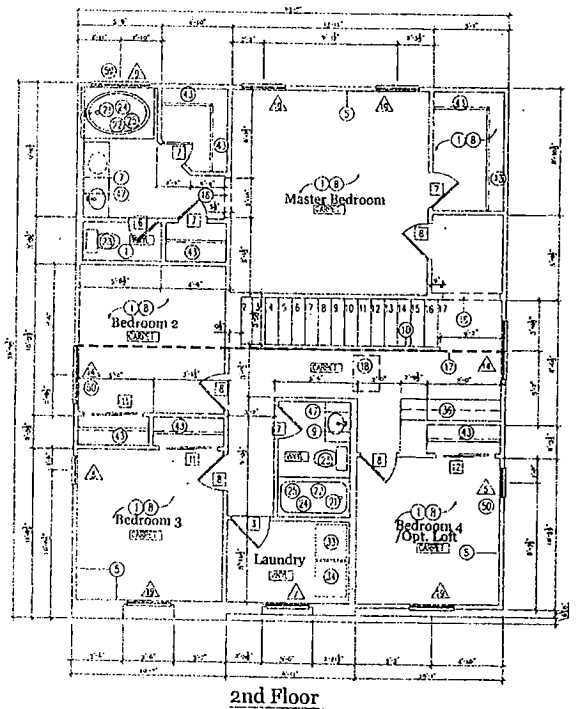
# SDR-3505
# 1-22-04 PC



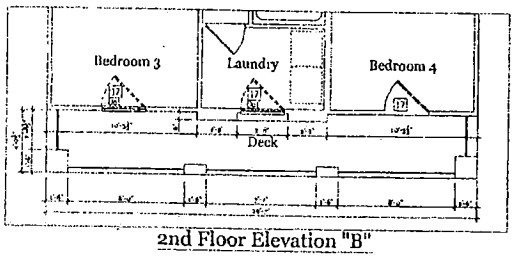

1st Floor



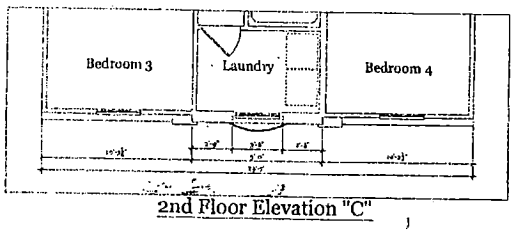



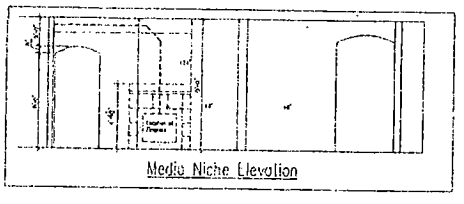

2nd Floor




2nd Floor Elevation "B"




2nd Floor Elevation "C"




## KEYNOTES

1. LUMSON SHALL BEAR APPROVED STAMP AND MEET ALL 1995 NDS STANDARDS.

Framing – Drywall

Plumbing Fixtures

Appliances

Cabinets – Shelves

Foundations – Finishes – Misc.

## DOOR SCHED.

EXTERIOR DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE, WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE

B = SOLID CORE

C = HOLLOW CORE

D = TEMPERED GLASS

E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR

F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

| No. | QTY. | TYPE | SIZE | FUNCTION |
|---|---|---|---|---|
| 1 | 1 | B | 3'-0" x 6'-8" | SWING |
| 2 | 0 | A | 3'-0" x 6'-8" | SWING |
| 3 | 0 | B | 3'-0" x 6'-8" | SWING |
| 4 | 0 | C | 3'-0" x 6'-8" | SWING |
| 5 | 0 | C | 2'-6" x 6'-8" | SWING |
| 6 | 0 | C | 2'-4" x 6'-8" | SWING |
| 7 | 0 | C | 2'-4" x 6'-8" | SWING |
| 8 | 0 | C | 2'-6" x 6'-8" | SWING |
| 9 | 0 | C | PAIR 2'-6" x 6'-8" | SWING |
| 10 | 0 | C | PAIR 2'-6" x 6'-8" | SWING |
| 11 | 0 | C | 6'-0" x 6'-8" | BI-PASS |
| 12 | 0 | C | 5'-0" x 6'-8" | BI-PASS |
| 13 | 0 | C | 4'-0" x 6'-8" | BI-PASS |
| 14 | 0 | D | 6'-0" x 6'-8" | SLIDING |
| 15 | 0 | D | 5'-0" x 6'-8" | SLIDING |
| 16 | 8 | E | 2'-8" x 6'-8" | SWING-FRENCH |
| 17 | 0 | E | 2'-4" x 6'-8" | SWING-FRENCH |
| 18 | 0 | C | 6'-0" x 6'-8" | BI-FOLD |
| 19 | 0 | C | 5'-0" x 6'-8" | BI-FOLD |
| 20 | 0 | F | 5'-0" x 6'-8" | ROLL – UP |
| 21 | 0 | F | 16'-0" x 7'-0" | ROLL – UP |
| 22 | 3 | C | 2'-0" x 6'-8" | POCKET |
| 23 | | | | |
| 24 | | | | |
| 25 | | | | |
| total | 0 | | | |

## △ WDW. SCHED.

EXTERIOR WINDOW TYPES

A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.

B = SAME AS "A" - TEMPERED GLASS.

C = SAME AS "A" - TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "•" LOCATED IN HAZARDOUS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH 97 U.B.C.

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 97 U.B.C.

| NO. | QTY. | TYPE | SIZE | FUNCTION | HDR. |
|---|---|---|---|---|---|
| 1 | 0 | A | 1'-0" x 5'-0" | FIX. | +80" |
| 2 | 0 | B | 2'-0" x 6'-0" | FIX. | +96" |
| 3 | 3 | A | 6'-0" x 3'-0" | FIX. | +84" |
| 4 | 0 | A | 3'-0" x 5'-0" | FIX. | +96" |
| 5 | 0 | A | 3'-0" x 4'-0" | FIX. | +80" |
| 6 | 3 | A | 3'-0" x 1'-0" | FIX. | +84" |
| 7 | 0 | B | 3'-0" x 5'-0" | FIX. | +80" |
| 8 | 0 | A | 1'-0" x 1'-0" | FIX. | +84" |
| 9 | 0 | A | 4'-0" x 3'-0" | FIX. | +84" |
| 10 | 0 | A | 4'-0" x 1'-0" | FIX. | +84" |
| 11 | 0 | A | 5'-0" x 1'-0" | FIX. | +84" |
| 12 | 0 | A | 3'-0" x 5'-0" | FIX. | +80" |
| 13 | C | A | 4'-0" x 5'-0" | FIX. | +80" |
| 14 | 0 | A | 5'-0" x 5'-0" | FIX. | +80" |
| 15 | 0 | A | 5'-0" x 6'-0" | FIX. | +80" |
| 16 | 0 | A | 3'-0" x 5'-0" | FIX. | +80" |
| 17 | 0 | A | 5'-0" x 4'-0" | FIX. | +80" |
| 18 | 0 | A | 5'-0" x 6'-0" | FIX. | +80" |
| 19 | 0 | A | 3'-0" x 6'-0" | FIX. | +80" |
| 20 | 0 | C | 6'-0" x 6'-0" | FIX. | +80" |
| 21 | 0 | | | | |
| 22 | 0 | | | | |
| 23 | 0 | | | | |
| 24 | 0 | | | | |
| 25 | 0 | | | | |
| total | 0 | | | | |


RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY - HENDERSON, LAS VEGAS, & NORTH LAS VEGAS


FLOOR PLAN (1ST & 2ND FLOOR)

DRAWN BY: E.D.H.
DATE: 03/31/03

| REV. No. | DATE |
|---|---|
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| 3 | |
| 4 | |
| 5 | |
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PLAN #: 1751

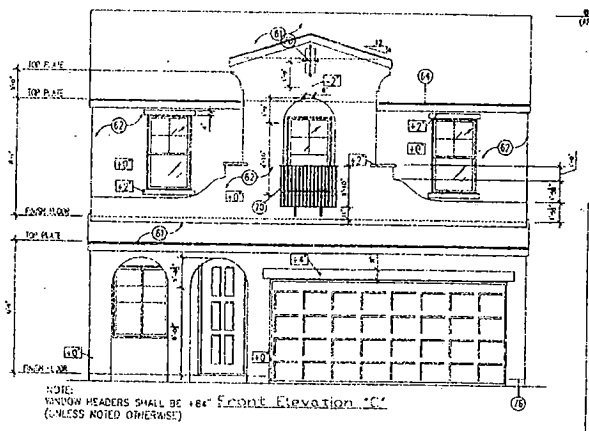
ELEVATION: Balcrest-B

TSTAT

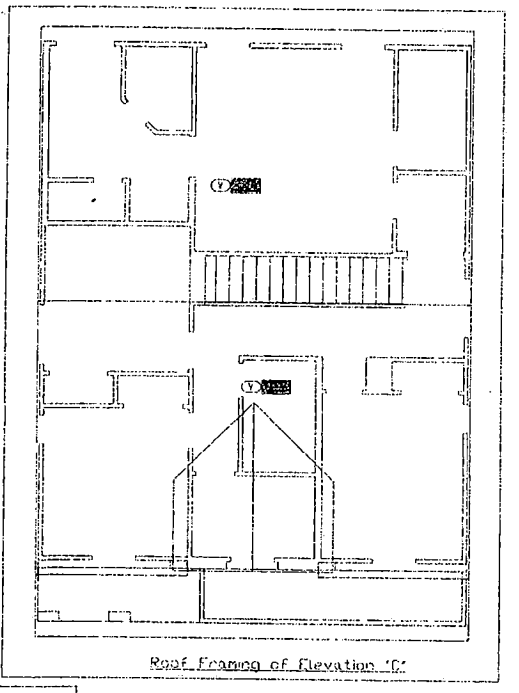
SHEET NO.: A1.0

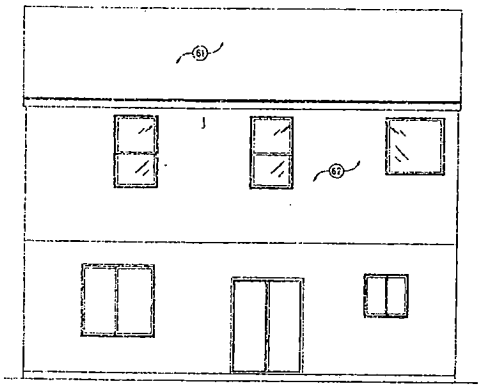

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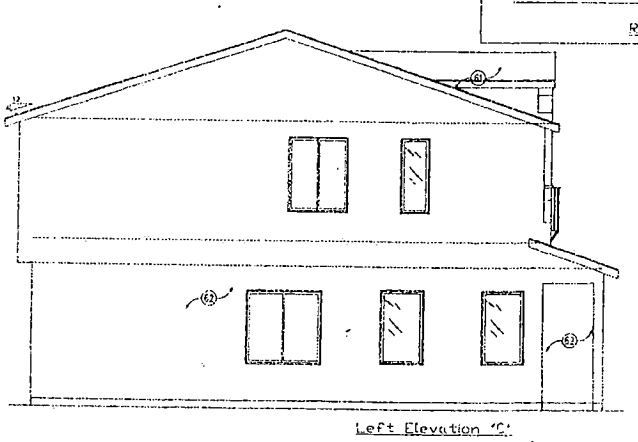
SDR-3505
1-22-04 PC

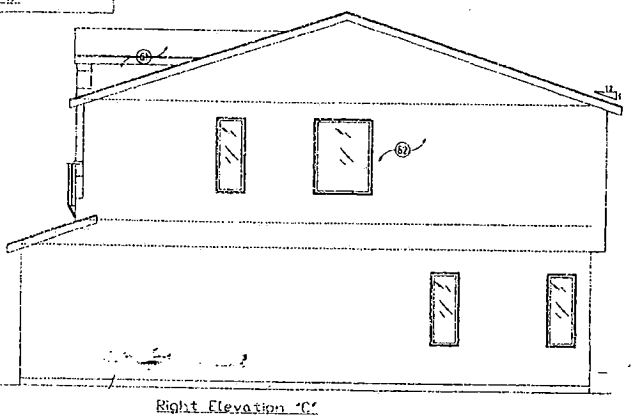


Front Elevation 'C'


Roof Framing of Elevation 'C'


Rear Elevation


Left Elevation 'C'


Right Elevation 'C'

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

SHEET: ROOF FRAMING LAYOUT, FRONT, REAR, & SIDE OF 'C' ELEVATION

DRAWN BY: E.D.M.
DATE: 03/31/03

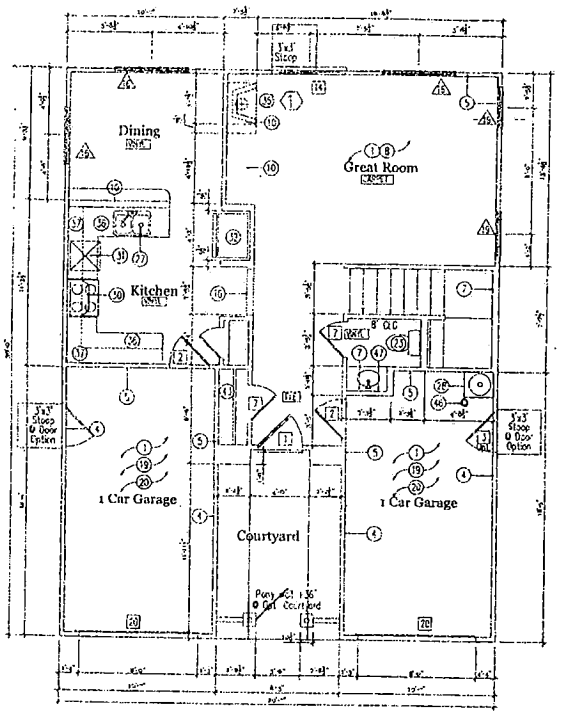
PLAN #: 1751

SUBDIVISION: Balcrest-B

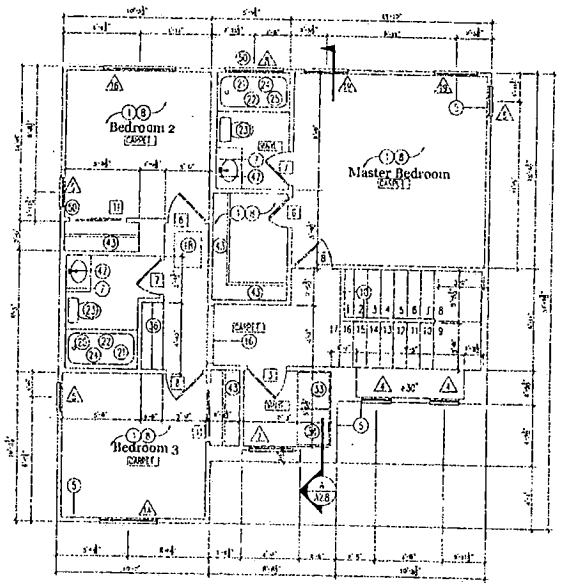
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SHEET No.: A2.0

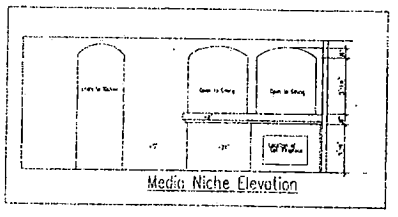
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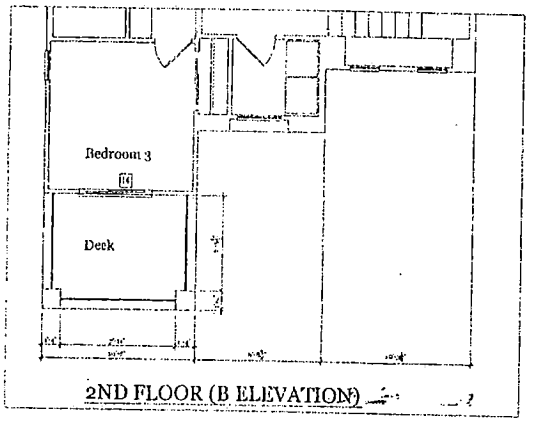



1ST FLOOR




2ND FLOOR(A & C ELEVATION)




2ND FLOOR (B ELEVATION)

## KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.D.S. STANDARDS.

Framing – Drywall

Plumbing Fixtures

Appliances

Cabinets – Shelves

Foundations – Finishes – Misc.

## DOOR SCHED.

GENERAL DOOR NOTES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE

B = SOLID CORE –
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

| No. | QTY. | TYPE | SIZE | FUNCTION |
|---|---|---|---|---|
| 1 | 1 | B | 3'-0" x 8'-0" | SWING |
| 2 | 1 | A | 3'-0" x 8'-0" | SWING |
| 3 | 1 | B | 2'-6" x 8'-0" | SWING |
| 4 | 1 | C | 1'-0" x 8'-0" | SWING |
| 5 | 1 | C | 1'-0" x 8'-0" | SWING |
| 6 | 1 | C | 2'-6" x 6'-8" | SWING |
| 7 | 1 | C | 2'-6" x 6'-8" | SWING |
| 8 | 1 | C | 2'-6" x 6'-8" | SWING |
| 9 | 1 | C | PAIR 2'-6" x 6'-8" | SWING |
| 10 | 1 | C | PAIR 1'-6" x 6'-8" | SWING |
| 11 | 1 | C | 6'-0" x 6'-8" | BI-PASS |
| 12 | 1 | C | 6'-0" x 6'-8" | BI-PASS |
| 13 | 1 | C | 6'-0" x 6'-8" | BI-PASS |
| 14 | 1 | D | 5'-0" x 6'-8" | SLIDING |
| 15 | 1 | D | 6'-0" x 6'-8" | SLIDING |
| 16 | 1 | E | 2'-6" x 6'-8" | SWING-FRENCH |
| 17 | 1 | E | 2'-6" x 6'-8" | SWING-FRENCH |
| 18 | 1 | C | 2'-6" x 6'-8" | BI-FOLD |
| 19 | 1 | C | 2'-6" x 6'-8" | BI-FOLD |
| 20 | 1 | F | 6'-0" x 2'-6" | ROLL – UP |
| 21 | 1 | F | 16'-0" x 7'-0" | ROLL – UP |
| 22 | 1 | E | 2'-6" x 6'-8" | POCKET |
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## △ WDW. SCHED.

GENERAL WINDOW NOTES

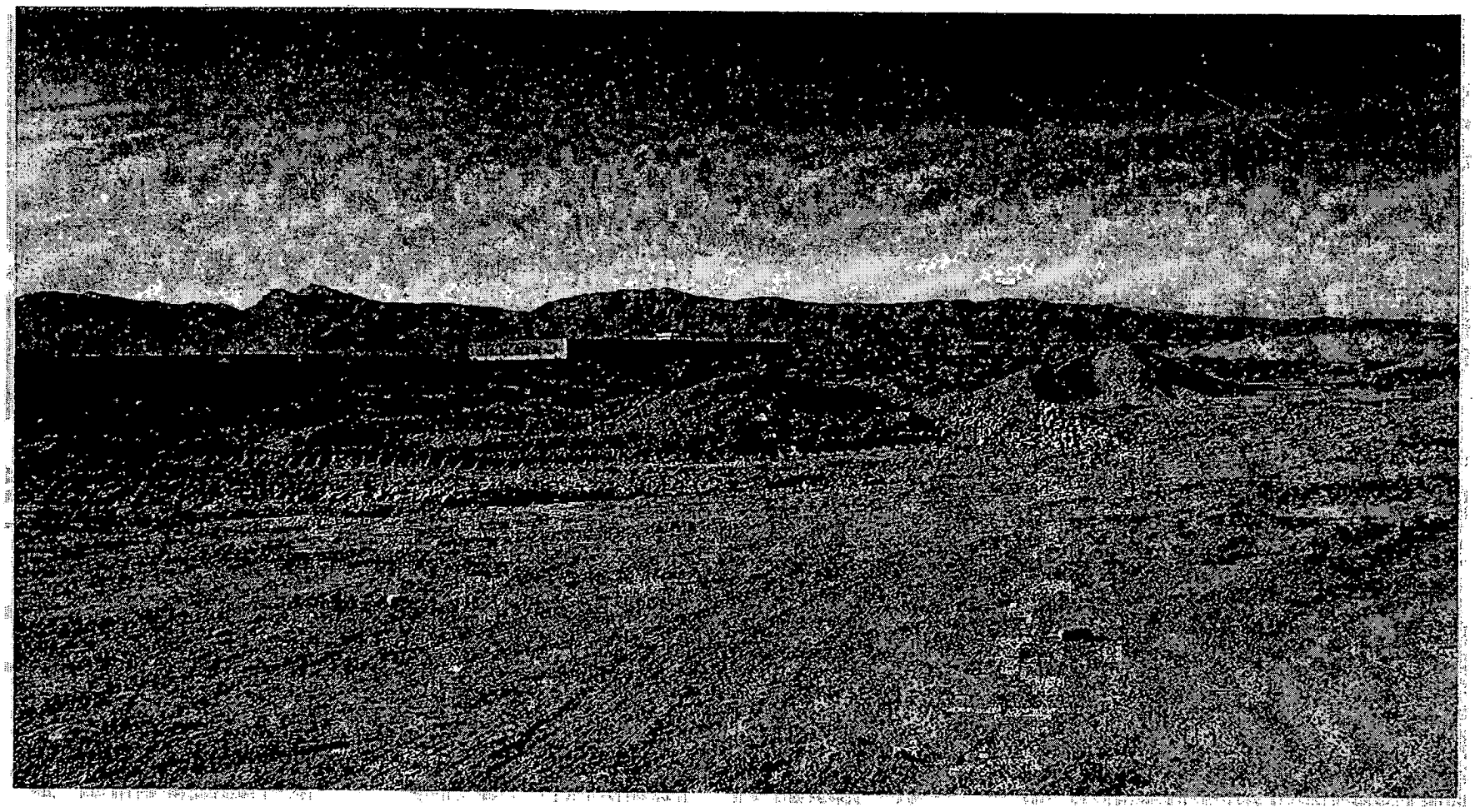
A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A" TEMPERED GLASS.
C = SAME AS "A", TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE OPERABLE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. ACCEPTABLE CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR.

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH 97 U.B.C.

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 97 U.B.C.

| NO. | QTY. | TYPE | SIZE | FUNCTION | NOTE |
|---|---|---|---|---|---|
| 1 | 0 | A | 1'-0" x 5'-0" | FIXED | |
| 2 | 0 | A | 1'-6" x 5'-0" | FIXED | |
| 3 | 1 | C | 2'-0" x 3'-0" | FIXED | |
| 4 | 0 | A | 2'-0" x 4'-0" | FIXED | |
| 5 | 0 | B | 2'-0" x 4'-0" | FIXED | |
| 6 | 0 | A | 2'-0" x 5'-0" | FIXED | |
| 7 | 0 | A | 2'-6" x 4'-0" | FIXED | |
| 8 | 0 | A | 2'-6" x 5'-0" | FIXED | |
| 9 | 0 | A | 3'-0" x 3'-0" | FIXED | |
| 10 | 0 | A | 3'-0" x 4'-0" | FIXED | |
| 11 | 0 | A | 3'-0" x 5'-0" | FIXED | |
| 12 | 0 | A | 4'-0" x 3'-0" | FIXED | |
| 13 | 0 | A | 4'-0" x 4'-0" | FIXED | |
| 14 | 0 | A | 4'-0" x 5'-0" | FIXED | |
| 15 | 0 | A | 5'-0" x 4'-0" | FIXED | |
| 16 | 0 | A | 5'-0" x 5'-0" | FIXED | |
| 17 | 0 | A | 6'-0" x 4'-0" | FIXED | |
| 18 | 0 | A | 6'-0" x 5'-0" | FIXED | |
| 19 | 0 | A | 6'-0" x 6'-0" | FIXED | |
| 20 | 0 | A | 8'-0" x 4'-0" | FIXED | |
| 21 | 0 | A | 8'-0" x 5'-0" | FIXED | |
| 22 | 0 | A | 8'-0" x 6'-0" | FIXED | |
| 23 | 0 | A | 10'-0" x 5'-0" | FIXED | |
| 24 | 0 | A | 10'-0" x 6'-0" | FIXED | |
| 25 | 0 | A | 12'-0" x 5'-0" | FIXED | |
| 26 | 0 | A | 12'-0" x 6'-0" | FIXED | |
| 27 | 0 | A | 14'-0" x 5'-0" | FIXED | |
| 28 | 0 | A | 14'-0" x 6'-0" | FIXED | |
| 29 | 0 | A | 16'-0" x 5'-0" | FIXED | |
| 30 | 0 | A | 16'-0" x 6'-0" | FIXED | |
| 31 | 0 | A | 18'-0" x 5'-0" | FIXED | |
| 32 | 0 | A | 18'-0" x 6'-0" | FIXED | |
| 33 | 0 | A | 20'-0" x 5'-0" | FIXED | |
| 34 | 0 | A | 20'-0" x 6'-0" | FIXED | |
| 35 | 0 | A | 22'-0" x 5'-0" | FIXED | |
| 36 | 0 | A | 22'-0" x 6'-0" | FIXED | |
| 37 | 0 | A | 24'-0" x 5'-0" | FIXED | |
| 38 | 0 | A | 24'-0" x 6'-0" | FIXED | |
| 39 | 0 | A | 26'-0" x 5'-0" | FIXED | |
| 40 | 0 | A | 26'-0" x 6'-0" | FIXED | |
| 41 | 0 | A | 28'-0" x 5'-0" | FIXED | |
| 42 | 0 | A | 28'-0" x 6'-0" | FIXED | |
| 43 | 0 | A | 30'-0" x 5'-0" | FIXED | |
| 44 | 0 | A | 30'-0" x 6'-0" | FIXED | |
| 45 | 0 | A | 32'-0" x 5'-0" | FIXED | |
| 46 | 0 | A | 32'-0" x 6'-0" | FIXED | |
| 47 | 0 | A | 34'-0" x 5'-0" | FIXED | |
| 48 | 0 | A | 34'-0" x 6'-0" | FIXED | |
| 49 | 0 | A | 36'-0" x 5'-0" | FIXED | |
| 50 | 0 | A | 36'-0" x 6'-0" | FIXED | |
| 51 | 0 | A | 38'-0" x 5'-0" | FIXED | |
| 52 | 0 | A | 38'-0" x 6'-0" | FIXED | |
| 53 | 0 | A | 40'-0" x 5'-0" | FIXED | |
| 54 | 0 | A | 40'-0" x 6'-0" | FIXED | |
| 55 | 0 | A | 42'-0" x 5'-0" | FIXED | |
| 56 | 0 | A | 42'-0" x 6'-0" | FIXED | |
| 57 | 0 | A | 44'-0" x 5'-0" | FIXED | |
| 58 | 0 | A | 44'-0" x 6'-0" | FIXED | |
| 59 | 0 | A | 46'-0" x 5'-0" | FIXED | |
| 60 | 0 | A | 46'-0" x 6'-0" | FIXED | |
| 61 | 0 | A | 48'-0" x 5'-0" | FIXED | |
| 62 | 0 | A | 48'-0" x 6'-0" | FIXED | |
| 63 | 0 | A | 50'-0" x 5'-0" | FIXED | |
| 64 | 0 | A | 50'-0" x 6'-0" | FIXED | |
| 65 | 0 | A | 52'-0" x 5'-0" | FIXED | |
| 66 | 0 | A | 52'-0" x 6'-0" | FIXED | |
| 67 | 0 | A | 54'-0" x 5'-0" | FIXED | |
| 68 | 0 | A | 54'-0" x 6'-0" | FIXED | |
| 69 | 0 | A | 56'-0" x 5'-0" | FIXED | |
| 70 | 0 | A | 56'-0" x 6'-0" | FIXED | |
| 71 | 0 | A | 58'-0" x 5'-0" | FIXED | |
| 72 | 0 | A | 58'-0" x 6'-0" | FIXED | |
| 73 | 0 | A | 60'-0" x 5'-0" | FIXED | |
| 74 | 0 | A | 60'-0" x 6'-0" | FIXED | |
| 75 | 0 | A | 62'-0" x 5'-0" | FIXED | |
| 76 | 0 | A | 62'-0" x 6'-0" | FIXED | |
| 77 | 0 | A | 64'-0" x 5'-0" | FIXED | |
| 78 | 0 | A | 64'-0" x 6'-0" | FIXED | |
| 79 | 0 | A | 66'-0" x 5'-0" | FIXED | |
| 80 | 0 | A | 66'-0" x 6'-0" | FIXED | |
| 81 | 0 | A | 68'-0" x 5'-0" | FIXED | |
| 82 | 0 | A | 68'-0" x 6'-0" | FIXED | |
| 83 | 0 | A | 70'-0" x 5'-0" | FIXED | |
| 84 | 0 | A | 70'-0" x 6'-0" | FIXED | |
| 85 | 0 | A | 72'-0" x 5'-0" | FIXED | |
| 86 | 0 | A | 72'-0" x 6'-0" | FIXED | |
| 87 | 0 | A | 74'-0" x 5'-0" | FIXED | |
| 88 | 0 | A | 74'-0" x 6'-0" | FIXED | |
| 89 | 0 | A | 76'-0" x 5'-0" | FIXED | |
| 90 | 0 | A | 76'-0" x 6'-0" | FIXED | |
| 91 | 0 | A | 78'-0" x 5'-0" | FIXED | |
| 92 | 0 | A | 78'-0" x 6'-0" | FIXED | |
| 93 | 0 | A | 80'-0" x 5'-0" | FIXED | |
| 94 | 0 | A | 80'-0" x 6'-0" | FIXED | |
| 95 | 0 | A | 82'-0" x 5'-0" | FIXED | |
| 96 | 0 | A | 82'-0" x 6'-0" | FIXED | |
| 97 | 0 | A | 84'-0" x 5'-0" | FIXED | |
| 98 | 0 | A | 84'-0" x 6'-0" | FIXED | |
| 99 | 0 | A | 86'-0" x 5'-0" | FIXED | |
| 100 | 0 | A | 86'-0" x 6'-0" | FIXED | |
| 101 | 0 | A | 88'-0" x 5'-0" | FIXED | |
| 102 | 0 | A | 88'-0" x 6'-0" | FIXED | |
| 103 | 0 | A | 90'-0" x 5'-0" | FIXED | |
| 104 | 0 | A | 90'-0" x 6'-0" | FIXED | |
| 105 | 0 | A | 92'-0" x 5'-0" | FIXED | |
| 106 | 0 | A | 92'-0" x 6'-0" | FIXED | |
| 107 | 0 | A | 94'-0" x 5'-0" | FIXED | |
| 108 | 0 | A | 94'-0" x 6'-0" | FIXED | |
| 109 | 0 | A | 96'-0" x 5'-0" | FIXED | |
| 110 | 0 | A | 96'-0" x 6'-0" | FIXED | |
| 111 | 0 | A | 98'-0" x 5'-0" | FIXED | |
| 112 | 0 | A | 98'-0" x 6'-0" | FIXED | |
| 113 | 0 | A | 100'-0" x 5'-0" | FIXED | |
| 114 | 0 | A | 100'-0" x 6'-0" | FIXED | |
| 115 | 0 | A | 102'-0" x 5'-0" | FIXED | |
| 116 | 0 | A | 102'-0" x 6'-0" | FIXED | |
| 117 | 0 | A | 104'-0" x 5'-0" | FIXED | |
| 118 | 0 | A | 104'-0" x 6'-0" | FIXED | |
| 119 | 0 | A | 106'-0" x 5'-0" | FIXED | |
| 120 | 0 | A | 106'-0" x 6'-0" | FIXED | |
| 121 | 0 | A | 108'-0" x 5'-0" | FIXED | |
| 122 | 0 | A | 108'-0" x 6'-0" | FIXED | |
| 123 | 0 | A | 110'-0" x 5'-0" | FIXED | |
| 124 | 0 | A | 110'-0" x 6'-0" | FIXED | |
| 125 | 0 | A | 112'-0" x 5'-0" | FIXED | |
| 126 | 0 | A | 112'-0" x 6'-0" | FIXED | |
| 127 | 0 | A | 114'-0" x 5'-0" | FIXED | |
| 128 | 0 | A | 114'-0" x 6'-0" | FIXED | |
| 129 | 0 | A | 116'-0" x 5'-0" | FIXED | |
| 130 | 0 | A | 116'-0" x 6'-0" | FIXED | |
| 131 | 0 | A | 118



SDR-3505 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST
SOUTHEAST CORNER OF DEER SPRINGS WAY AND GRAND MONTECITO PARKWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/8/04

City of Las Vegas

Agenda Item No.: 63

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**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 – Motion for APPROVAL – Motion carried but failed to obtain the required super majority with DAVENPORT abstaining as he is a member of the Lutheran Church 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 63 [GPA-3507], Item 64 [ZON-3415] and Item 65 [SDR-3398].

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant is requesting a change to the General Plan from R (Rural Density Residential) to PF (Public Facility) throughout the entire site as well as request to change the rezoning from R-E (Residence Estates) to C-V (Civic).

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 63 – GPA-3507

**MINUTES – Continued:**

JAMES GRINDSTAFF, 2230 Corporate Circle, appeared on behalf of the applicant. He agreed with staff's presentation that this is a housekeeping action in order to get the zoning and the land use designations in order. He noted that a meeting was held with the neighbors and concerns were addressed.

Prior to the motion on the Site Development Plan Review, MR. CLAPSADDLE stated that staff was unaware that the ball field was not included in the application. With the Commission's concurrence, he stated this action could be processed administratively.

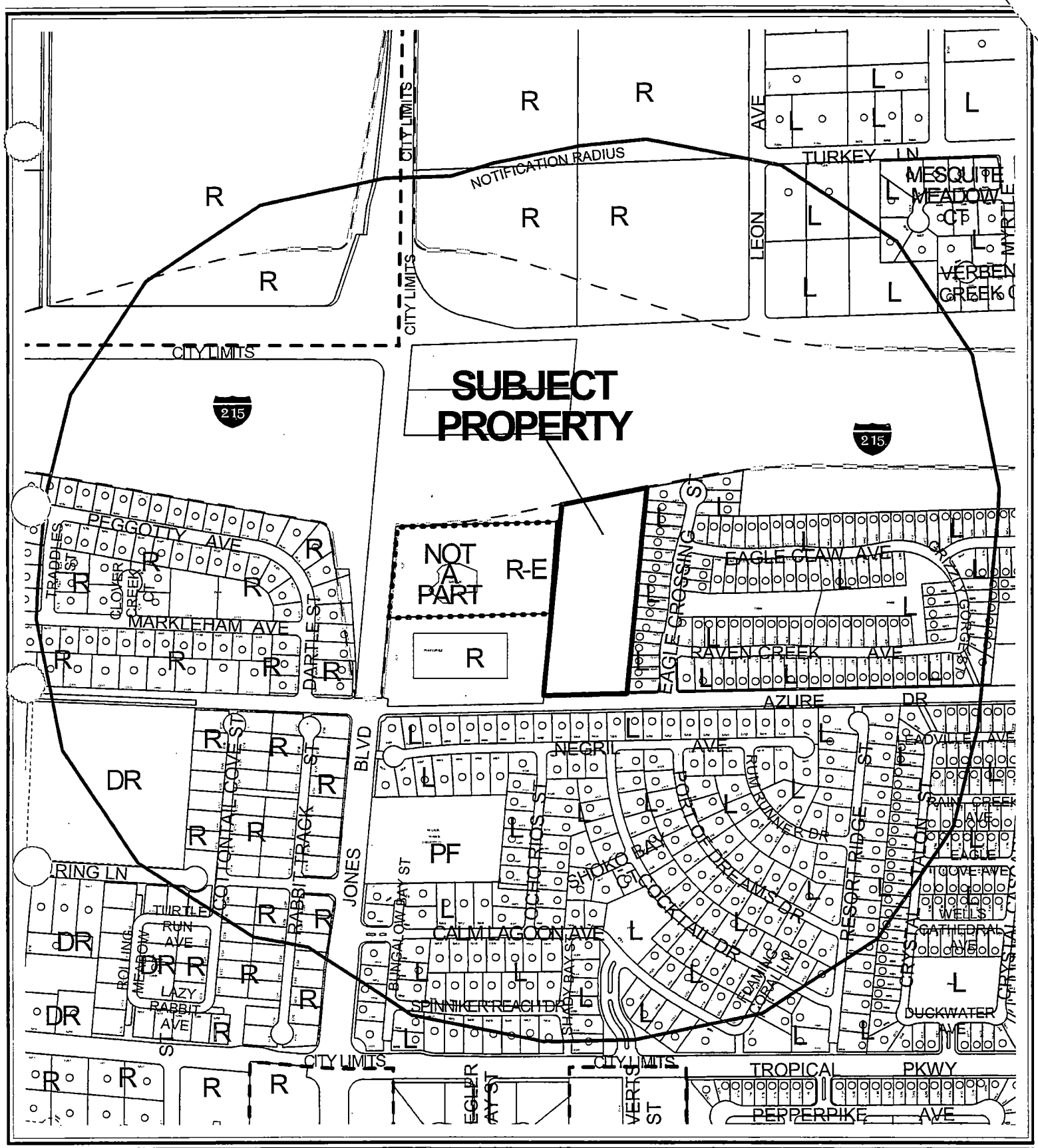
No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 63 [GPA-3507], Item 64 [ZON-3415] and Item 65 [SDR-3398].

NOTE: All discussion for Item 63 [GPA-3507], Item 64 [ZON-3415] and Item 65 [SDR-3398] was held under Item 63 [GPA-3507].

(11:41 – 11:47)
**4-3886/5-1**




0 300 600 Feet

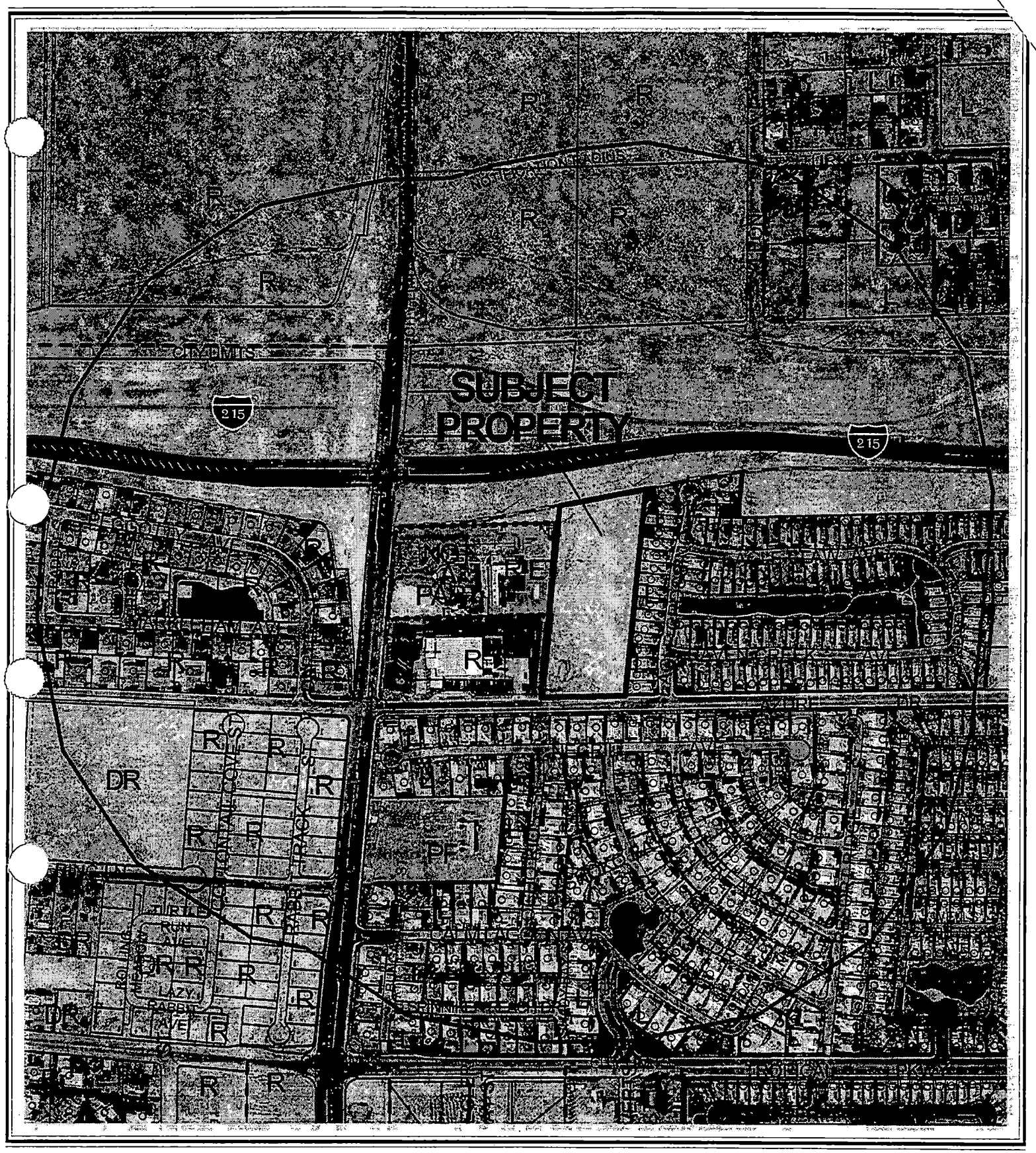
**CASE:** **GPA-3507**

**RADIUS:** 1320 FT

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

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

N




**CASE:** **GPA-3507**

**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 FACILITY)

N

City of Las Vegas

## *AGENDA MEMO*

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: GPA-3507 - LAMB OF GOD LUTHERN CHURCH**

# ** CONDITIONS **

**STAFF RECOMMENDATION: APPROVAL.**

DC

# ** STAFF REPORT **

## APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located on 5.51 acres located on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard from R (Rural Density Residential) to PF (Public Facility). A rezoning to C-V (Civic) (ZON-3415) and site development plan review (SDR-3398) will also be heard on this agenda.

## BACKGROUND DATA:

| | |
|---|---|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Residential Density) which allows a maximum of three dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 01/26/93 | The Board of zoning Adjustment approved a Special Use Permit to allow development of the existing church. (U-310-92). |
| 01/26/98 | The City Council approved a rezoning to C-V (Civic) on a portion of the property owned by the Church for a 75 foot high wireless communications tower (Z-106-97). |
| 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. |
| 06/06/01 | Planning and Development Staff approved a 6,342 square foot school in conjunction with the church [Z-106-97(1)]. |
| 08/03/01 | Planning and Development Staff approved two modular trailers for use by the private school [Z-106-97(2)]. |
| 11/07/01 | The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100. |

02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural Density Residential) land uses.

## DETAILS OF APPLICATION REQUEST

Site Area: 5.51 Acres

EXISTING LAND USE

| | |
|---|---|
| Subject Property | Vacant |
| North | I-215 |
| South | Single Family Residential |
| East | Single Family Residential |
| West | Lamb of God Church |

PLANNED LAND USE

| | |
|---|---|
| Subject Property | R (Rural Density Residential) |
| North | Beltway |
| South | L (Low Density Residential) |
| East | L (Low Density Residential) |
| West | R (Rural Density Residential) |

EXISTING ZONING

| | |
|---|---|
| Subject Property | R-E (Residence Estates) |
| North | Beltway |
| South | R-PD3 (Residential Planned Development-3 units per acre) |
| East | R-PD5 (Residential Planned Development-5 units per acre) |
| West | R-PD3 (Residential Planned Development-3 units per acre) and C-V (Civic |

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

DC

## 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.

## ANALYSIS

The proposed PF (Public Facility) land use category is the correct designation for church developed properties. This site will be developed as an expansion to the existing Lamb of God Lutheran Church to the west.

## 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.

In regard to "1": The designation is compatible with adjacent land use designations since it will accurately reflect the development of the parcel.

DC

In regard to "2": The C-V (Civic) zoning district is consistent with the PF (Public Facility) land use category. The property to the southwest of the site is zoned C-V and developed as a post office. This designation, therefore, is clearly compatible with the surrounding area.

In regard to "3":

The site has direct access to Jones Boulevard and is in close proximity to I-215. The church provides recreational opportunities for children attending the school and church. Therefore, transportation and recreational facilities are adequate for this use.

In regard to "4":

The proposal conforms to all adopted plans for allowing expansion of a church and private school.

**GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING**

01/06/04 The required neighborhood meeting was held with eight people in attendance. There were no major objections raised; questions arose pertaining to landscaping, lighting, use of the remaining undeveloped property and the number of children expected to attend classes.

**NOTICES MAILED:** 446 [Mailed with ZON-3415 & SDR-3398]

**APPROVALS:** 0

**PROTESTS:** 0

DC

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3507 APN: 125-25-101-030

Name of Property Owner: Lamb of God Lutheran Church

Name of Applicant: Lamb of God Lutheran Church

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: Mike Duran

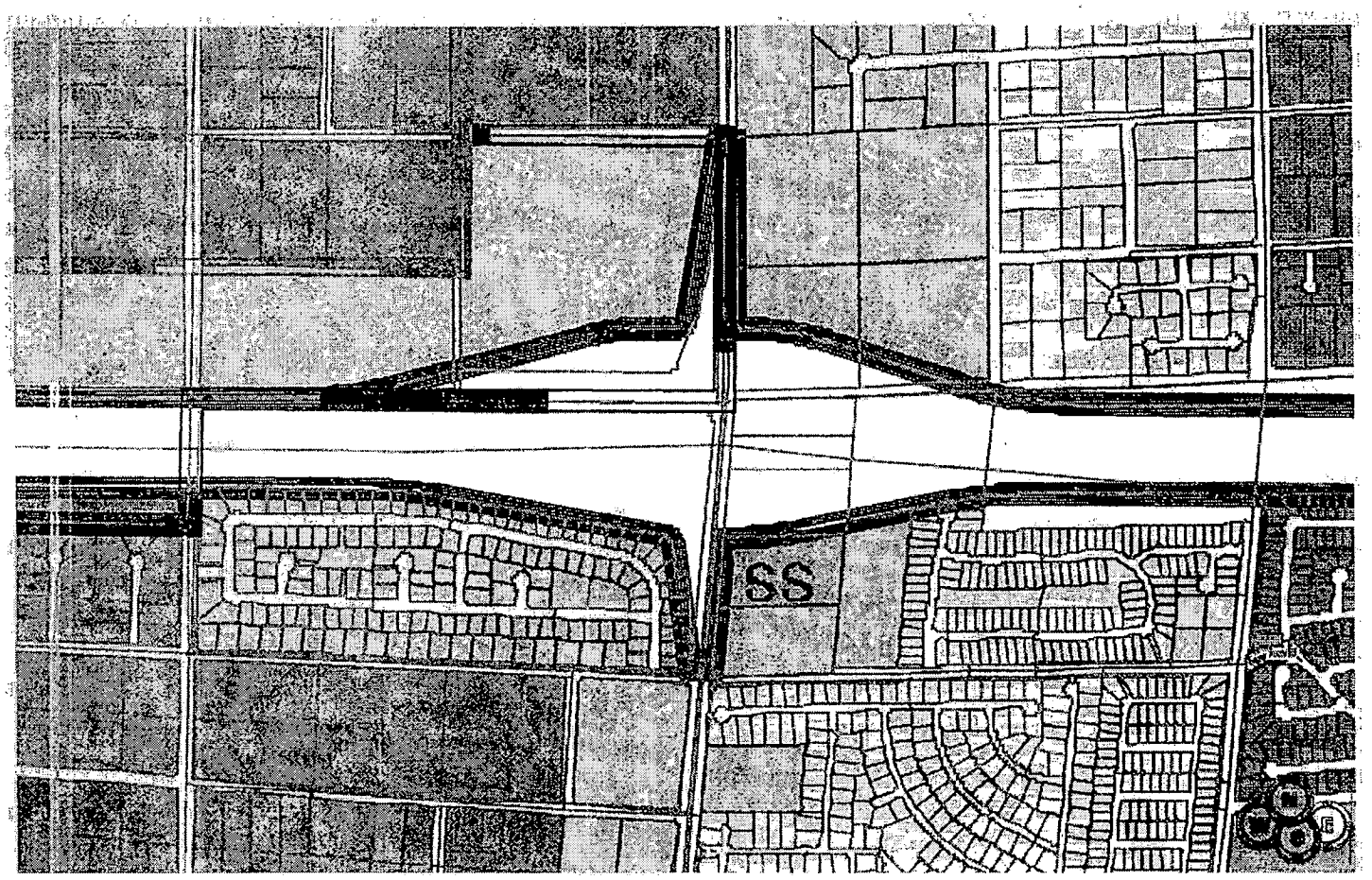
Print Name: Mike Duran

Subscribed and sworn before me

This 17 day of Nov, 2003

Notary Public in and for said County and State

RONIGA BOLIN
Notary Public - Nevada
CLARK COUNTY
My Appt. Exp. Feb. 27, 2006
No. 01-68848-1




## MAP THREE

*City of Las Vegas*

# CENTENNIAL HILLS
## Interlocal Land Use Plan
### City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac (0-2 du/ac)
- Desert Rural - up to 2.49 du/ac (2.1-2.49 du/ac)
- Rural - up to 3.59 du/ac (2.5-3.59 du/ac)
- Low - 3.6 to 5.5 du/ac
- Medium-Low - 5.6 to 8 du/ac
- Medium-Low Attached - 8.1 to 12 du/ac
- Medium - 12.1 to 25 du/ac
- High - 25+ du/ac
- Office
- Service Commercial
- General Commercial
- Parks/Recreation/Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial/Research
- Planned Community Development
- Town Center

- Corporate Limits
- BLM Disposal Boundary
- Red Rock Canyon National Conservation Area

### County Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Rural Estate - up to 2.5 du/ac
- Rural Density Residential - up to 3.5 du/ac
- Public Facilities
- Public Lands Management Area
- Planned Community Development

- E Elementary School
- M Middle School
- H High School
- P Park
- F Fire Station
- SS Electric Power Sub Station

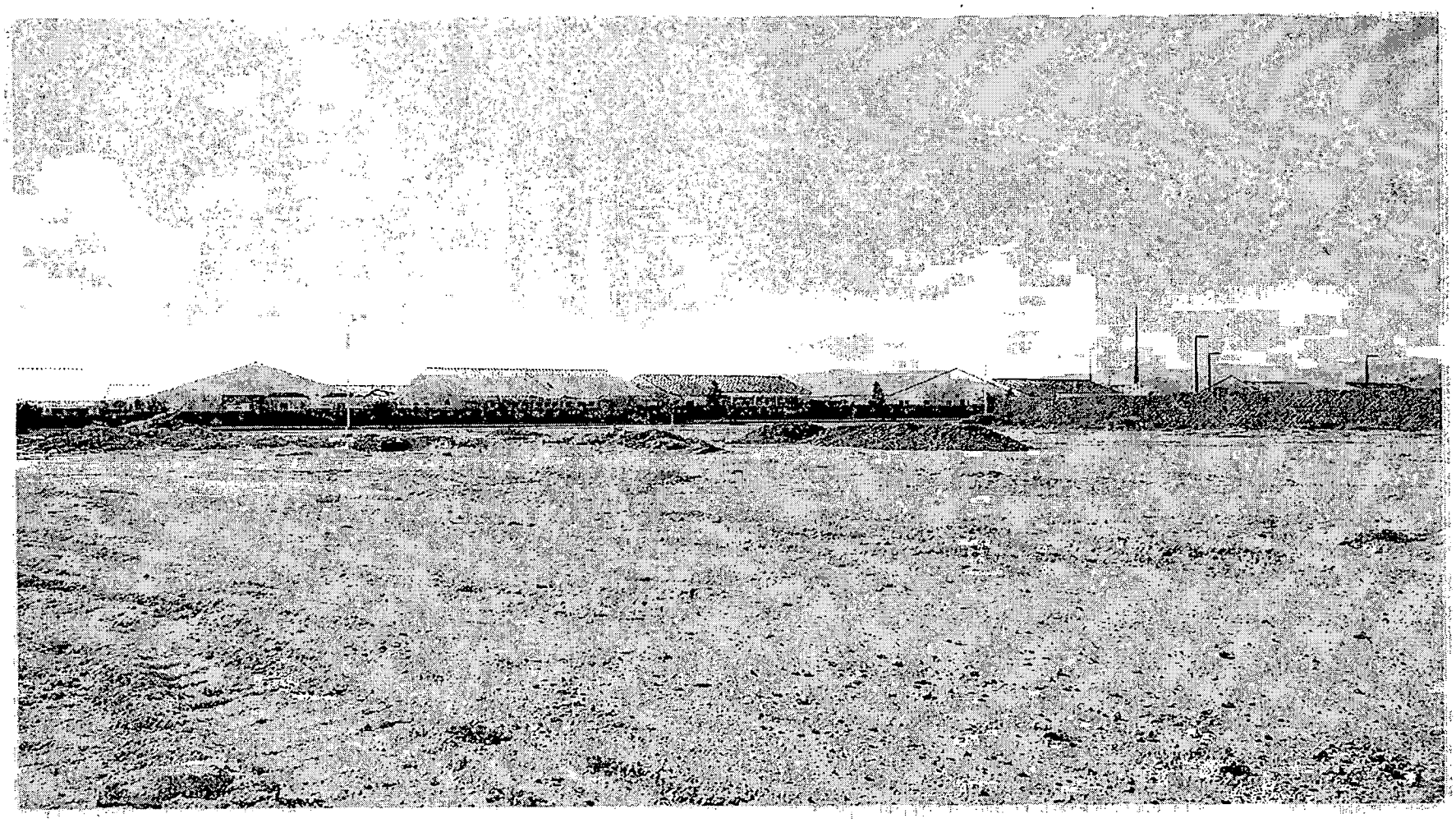
SOURCE: City of Las Vegas, Department of Comprehensive Planning

Plotted: March 04, 2003

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
Development Services Center

CITY OF LAS VEGAS NEVADA

**GPA-3507**
**1-22-04 PC**



GPA-3507 - LAMB OF GOD LUTHERN CHURCH
SOUTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 64

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**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 DAVENPORT abstaining as he is a member of the Lutheran Church and NIGRO excused**

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

**MINUTES:**
NOTE: See Item 63 [GPA-3507] for related discussion.
(11:41 – 11:47)
**4-3886/5-1**

**CONDITIONS:**
Planning and Development
1. Resolution of Intent with a Two Year Time limit.

**CONDITIONS – Continued:**

Public Works

2. Construct half-street improvements on Azure Drive adjacent to this site concurrent with development of this site.

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

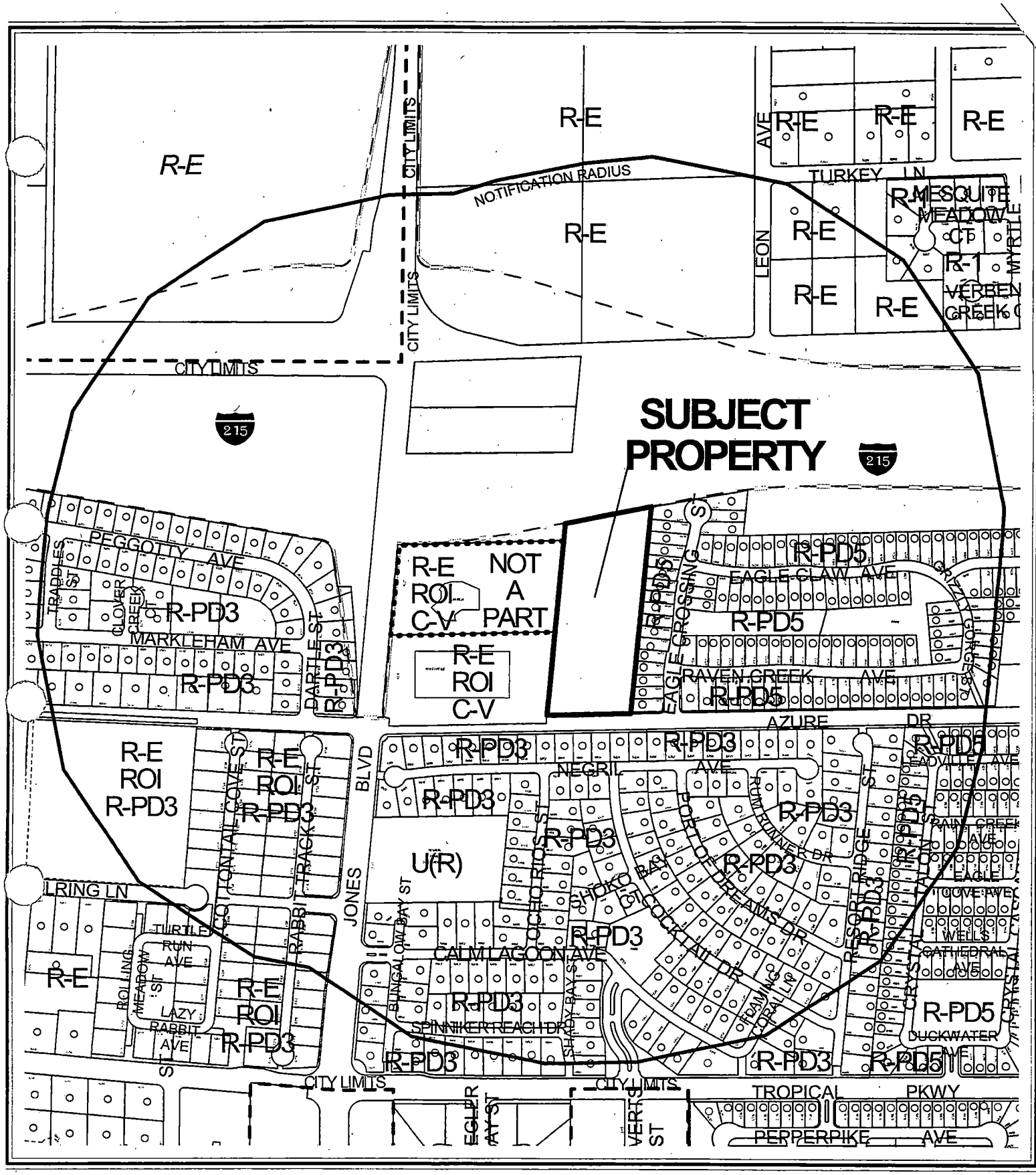
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 64 – ZON-3415

**CONDITIONS – Continued:**

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, 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, whichever may occur first, if allowed by the City Engineer.


SUBJECT PROPERTY
NOTIFICATION RADIUS
CITY LIMITS
CITY LIMITS
CITY LIMITS
CITY LIMITS
CITY LIMITS
R-E
R-E
R-E


SUBJECT
PROPERTY
215
215
CITY LIMITS
R-E
R-E
R-E

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: ZON-3415 - LAMB OF GOD LUTHERAN CHURCH**

## ** CONDITIONS **

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

***Planning and Development***

1. Resolution of Intent with a Two Year Time limit.

***Public Works***

2. Construct half-street improvements on Azure Drive adjacent to this site concurrent with development of this site.

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, 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, whichever may occur first, if allowed by the City Engineer.

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This is a request for rezoning from R-E (Residence Estates) to C-V (Civic) for the purpose of accommodating an expansion of the existing Lamb of God church.

### *B) Applicant's Justification*

The applicant states the existing portion of the project consists of approximately 11,500 square feet for the church and school. This expansion is approximately 27,600 square feet in size, which will result in approximately 46,600 total square feet. The expansion will include art, science, computer labs, athletic fields and other accessory uses. There are no waivers requested and the proposal is adequately parked.

## BACKGROUND INFORMATION

### *A) Previous Actions*

| | |
|---|---|
| 01/26/93 | The Board of zoning Adjustment approved a Special Use Permit for development of the existing church (U-0310-92). |
| 01/26/98 | The City Council approved a rezoning to C-V (Civic) on a portion of the property owned by the Church for a 75 foot high wireless communications tower (Z-106-97). |
| 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. |
| 06/06/01 | Planning and Development Staff approved a 6,342 square foot school in conjunction with the church [Z-0106-97(1)]. |
| 08/03/01 | Planning and Development Staff approved two modular trailers for use by the private school [Z-0106-97(2)]. |

DC

***B) Pre-Application Meeting***

11/07/03: Issues discussed included rezoning the parcel to C-V (Civic), the site may need to be re-mapped to in the parcels administratively through the Clark county Assessor's office, add the height of the buildings to the elevations and landscaping on the perimeter of the site.

***C) Neighborhood Meetings***

01/06/04 Eight people attended the meeting. There were no major objections raised, however concerns stated regarding landscaping, lighting and the number of children that would be attending the school.

**DETAILS OF APPLICATION REQUEST**

***A) Site Area***

Gross Acres: 5.51

EXISTING LAND USE

| | |
|---|---|
| Subject Property | Vacant |
| North | I-215 |
| South | Single Family Residential |
| East | Single Family Residential |
| West | Lamb of God Church |

PLANNED LAND USE

| | |
|---|---|
| Subject Property | R (Rural Density Residential) |
| North | Beltway |
| South | L (Low Density Residential) |
| East | L (Low Density Residential) |
| West | R (Rural Density Residential) |

EXISTING ZONING

| | |
|---|---|
| Subject Property | R-E (Residence Estates) |
| North | Beltway |
| South | R-PD3 (Residential Planned Development - 3 Units Per Acre) |
| East | R-PD5 (Residential Planned Development - 5 Units Per Acre) |
| West | R-PD3 (Residential Planned Development - 3 Units Per Acre) and C-V (Civic) |

*A) General Plan Compliance*

This site is designated R (Rural Density Residential) on the Centennial Hills Sector Plan. A companion request to amend the designation to PF (Public Facility) will be heard as part of this agenda. The proposed PF (Public Facility) designation is appropriate.

*B) General Analysis and Discussion*

Approval of this request will result in one zoning district C-V (Civic) for the entire property owned by the Lamb of God Lutheran Church. It will result in an appropriate expansion for the church.

**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 request is consistent with the proposed PF (Public Facility) General Plan Amendment It also conforms to all Plan objectives and policies related to the siting of churches and other public facilities.

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 has demonstrated, over a ten year period, that it can operate in a manner that is harmonious and compatible with the surrounding area.

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

   Approval of this request will result in one consistent zoning designation for the entire property owned by the Lamb of God Lutheran Church.

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 has direct access to Jones Boulevard and is in close proximity to I-215, both adequate to accommodate this request.

DC

**NOTICES MAILED** 446 [Mailed with GPA-3507 & SDR-3398]

**APPROVALS** 0

**PROTESTS** 0

DC

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3415 APN: 125-25-101-030

Name of Property Owner: Lamb of God Lutheran Church

Name of Applicant: Lamb of God Lutheran Church

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: Mike Durant

Subscribed and sworn before me

This 17 day of Nov, 2003

[signature]

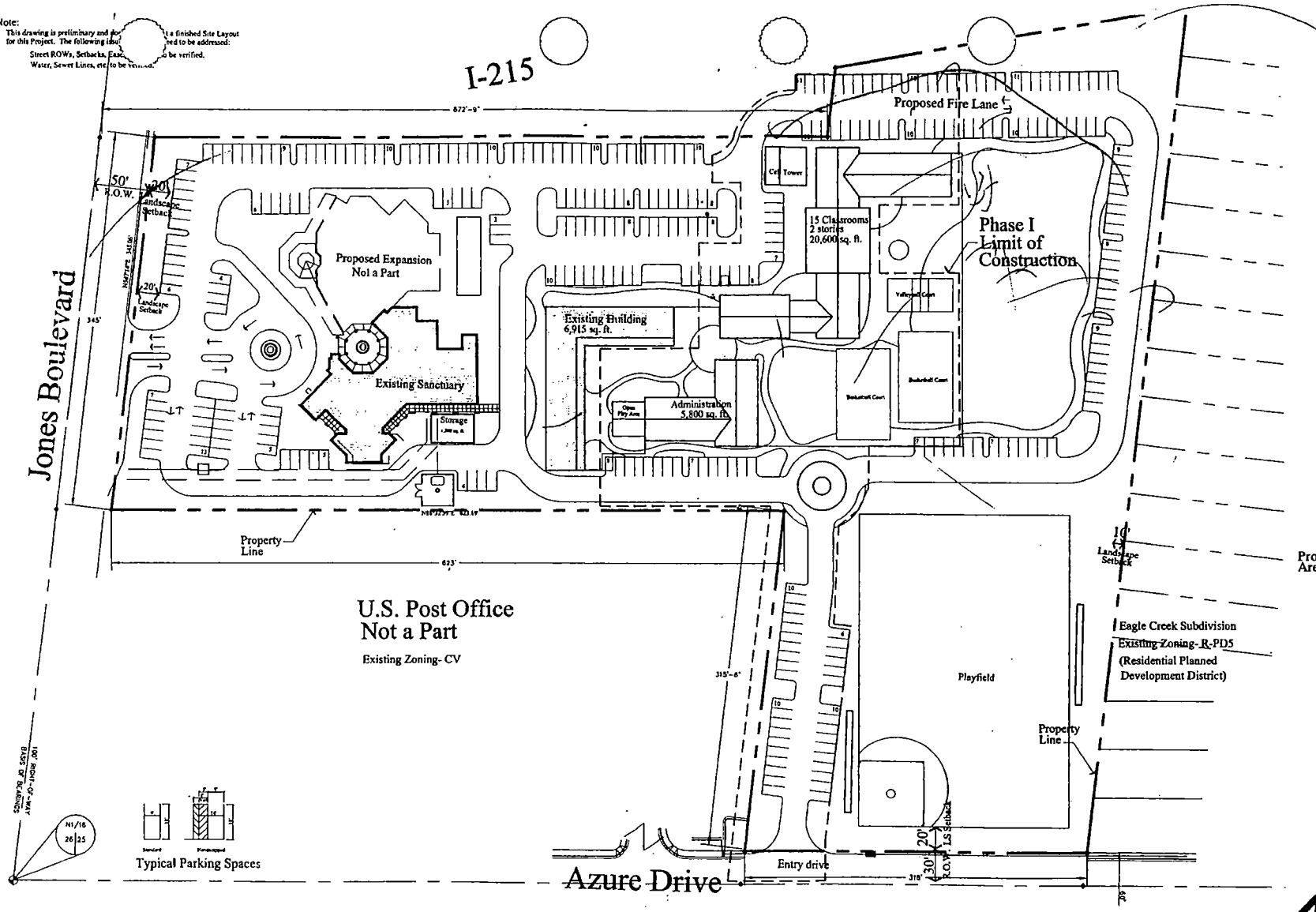
Notary Public in and for said County and State

MONIGA BOLIN
Notary Public - Nevada
CLARK COUNTY
My Appt. Exp. Feb. 27, 2006
No. 01-

Revised 2/12/02

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

Note:
This drawing is preliminary and for ... a finished Site Layout for this Project. The following issues need to be addressed:
Street ROWs, Setbacks, Easements to be verified.
Water, Sewer Lines, etc. to be verified.




## SITE INFORMATION

ZONING - City of Las V... (Civic)
APN - 125-33-101-030
AREA
Net Area: 454,766 sf 10.44 acres

BUILDINGS
Church Building
Existing Bldg. (Altered) 11,300 sf
TOTALS 11,300 sf

EXISTING SCHOOL BUILDING
Existing School Building 6,915 sf
TOTALS 6,915 sf

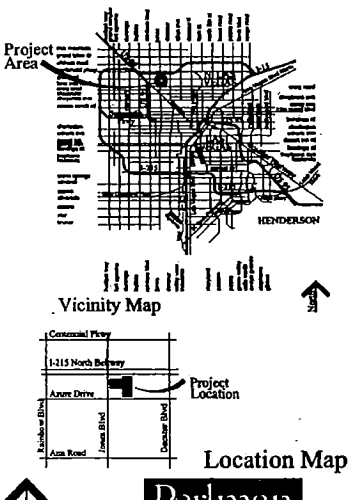
FUTURE PHASE I - SCHOOL EXPANSION
School Administration / Grades 1-5/ Resource Center Segment

| | | |
|---|---|---|
| BLDG. 1 1 STORY | Administration | 3,200 sf |
| | Resource Center Segment | 2,600 sf |
| BLDG. 2 2 STORY | Classrooms - (15) Grades 1-5 | 11,250 sf |
| | Art/Science/Computer Labs | 2,500 sf |
| | Storage/ Resource Room/Restrooms/ | 2,170 sf |
| | Elevator Facilities/ Circulation | 1,480 sf |
| Maintenance Bldg./Storage | | 1,200 sf |
| | TOTALS | 27,600 sf |

FAR (46,015 sf / 454,766 sf) 0.10

| | |
|---|---|
| Existing Church Facilities: | 11,300 sf |
| Existing School Facilities: | 6,915 sf |
| Total Facilities: - New Construction Phase I | 27,600 sf |

PARKING REQUIREMENTS
CHURCH BUILDINGS
Sanctuary 1/4 fixed seats = 457/4 = 115
Office 1/300 sq. ft. - 2,000 sf. = 7 spaces
Multi-Purpose Area 1/100 sf. assembly area = 4,700 sf - 47 spaces
SCHOOL BUILDINGS
Elementary 2/ classroom = 42 spaces
Administrative Staff 20 spaces
TOTAL PARKING REQUIRED: 231 spaces (Full Occupancy - All Facilities)
PARKING PROVIDED: 247 spaces




# Lamb of God Lutheran School

Lamb of God Lutheran Church
Las Vegas, Nevada 702-645-4998

Jones Blvd and Azure Dr at I-215 North Beltway, Las Vegas, Nevada

Master Site Plan

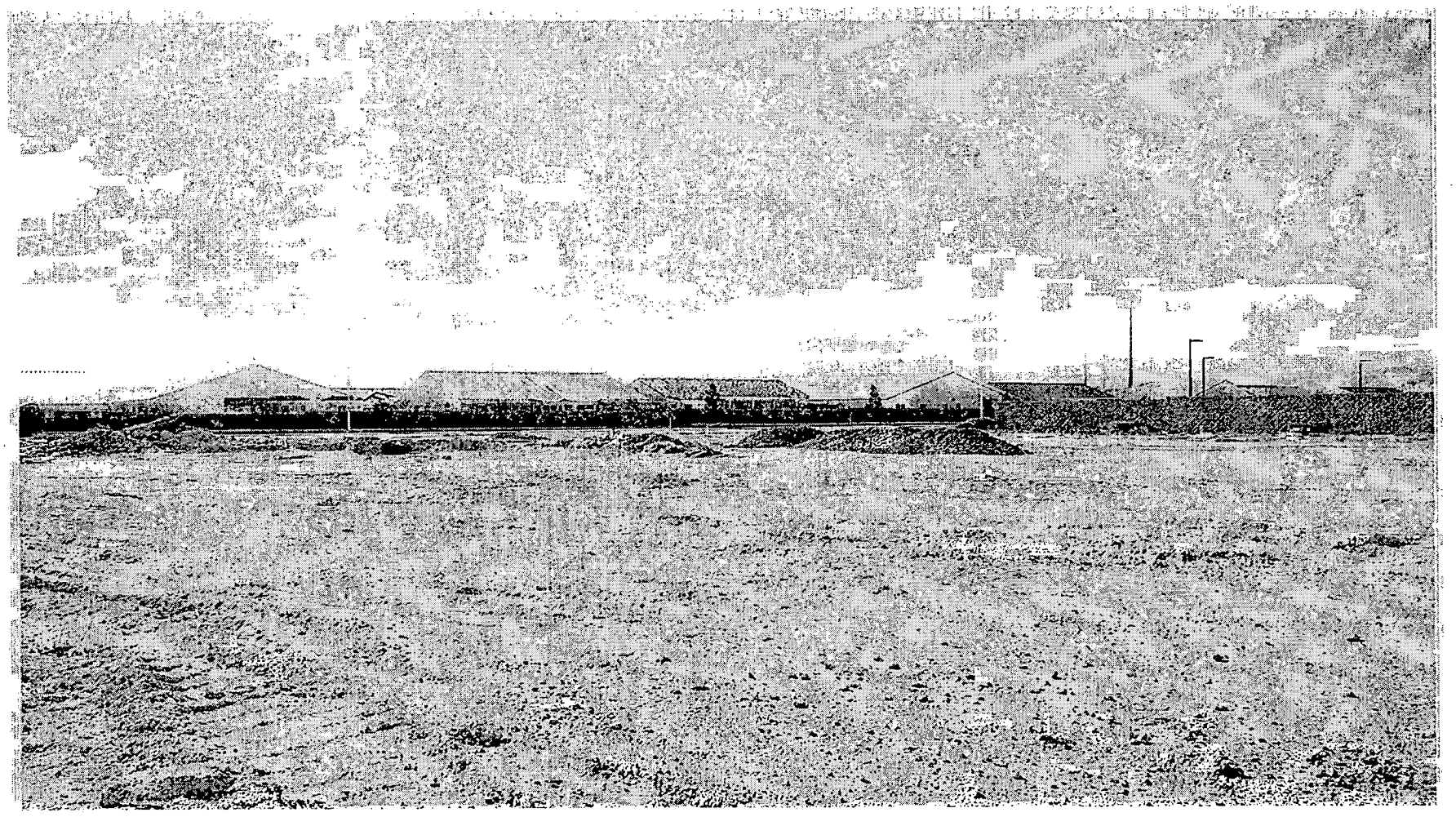
Scale: 1" = 90'
0 90 180

Date: June 18, 2003
Project Number: 102052

Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702 990 9900 702 932 3222 fax

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ZON-3415
SDR-3398
1-22-04 PC



ZON-3415 - LAMB OF GOD LUTHERN CHURCH
SOUTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/02/04

City of Las Vegas

Agenda Item No.: 65

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**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 and adding the following condition:**

- ***Proposed ball fields on the eastern portion of the site to be reviewed administratively.***

**– UNANIMOUS with DAVENPORT abstaining as he is a member of the Lutheran Church and NIGRO excused**

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

**MINUTES:**

NOTE: See Item 63 [GPA-3507] for related discussion.

(11:41 – 11:47)

**4-3886/5-1**

**CONDITIONS:**

Planning and Development

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

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 65 – SDR-3398

**CONDITIONS – Continued:**

2. All development shall be in conformance with the site plan and building elevations expect as amended by other conditions.

3. All buildings shall maintain a minimum setback of 70 feet from the north property line, 150 feet from the east property line and 50 feet from the south property line.

4. Submit a revised landscape plan showing conformance to parking and perimeter landscaping standards for approval by the Department of Planning and Development prior to the issuance of building permits.

5. The maximum height permitted for any structure is 35 feet

6. All lighting standards shall be no taller than 30 feet and utilize "shoe-box" fixtures and downward directed lighting. Lighting of athletic and playfields shall be directed away from residentially zoned properties.

7. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained. Failure to property maintain required landscaping and the sprinkler system shall be cause for revocation of a business license.

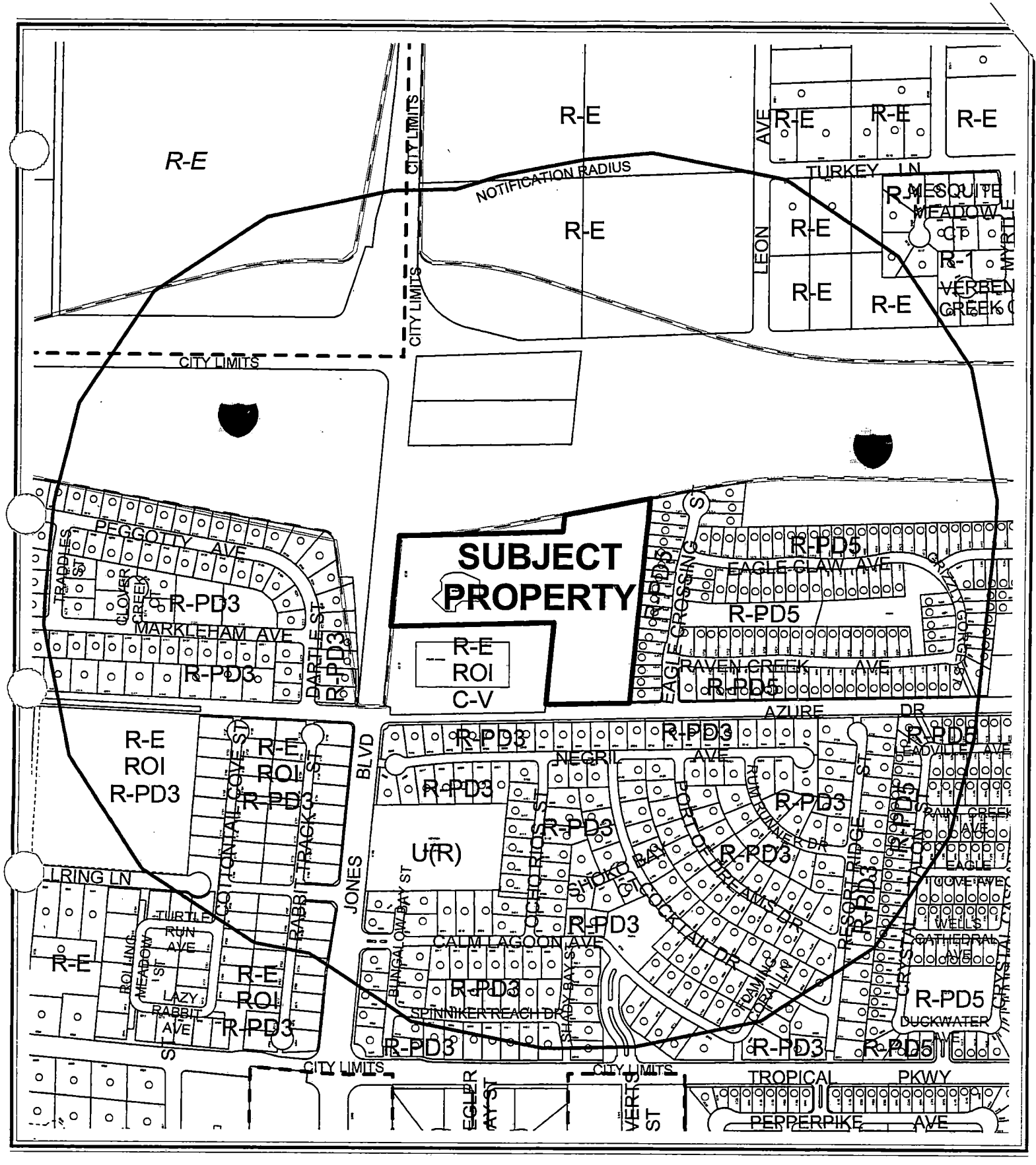
8. Handicapped parking facilities shall comply with Title 19 standards.

9. The expansion shall be architecturally consistent with the existing church.

Public Works

10. Provide proof from Clark County that this site is allowed to construct an access through the Beltway Right-of-Way on the northern side of this site as shown on the submitted site plan. If such proof cannot be provided this site plan shall be revised to exclude those portions of Beltway Right-of-Way as shown.

11. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3415 and all other subsequent site-related actions.

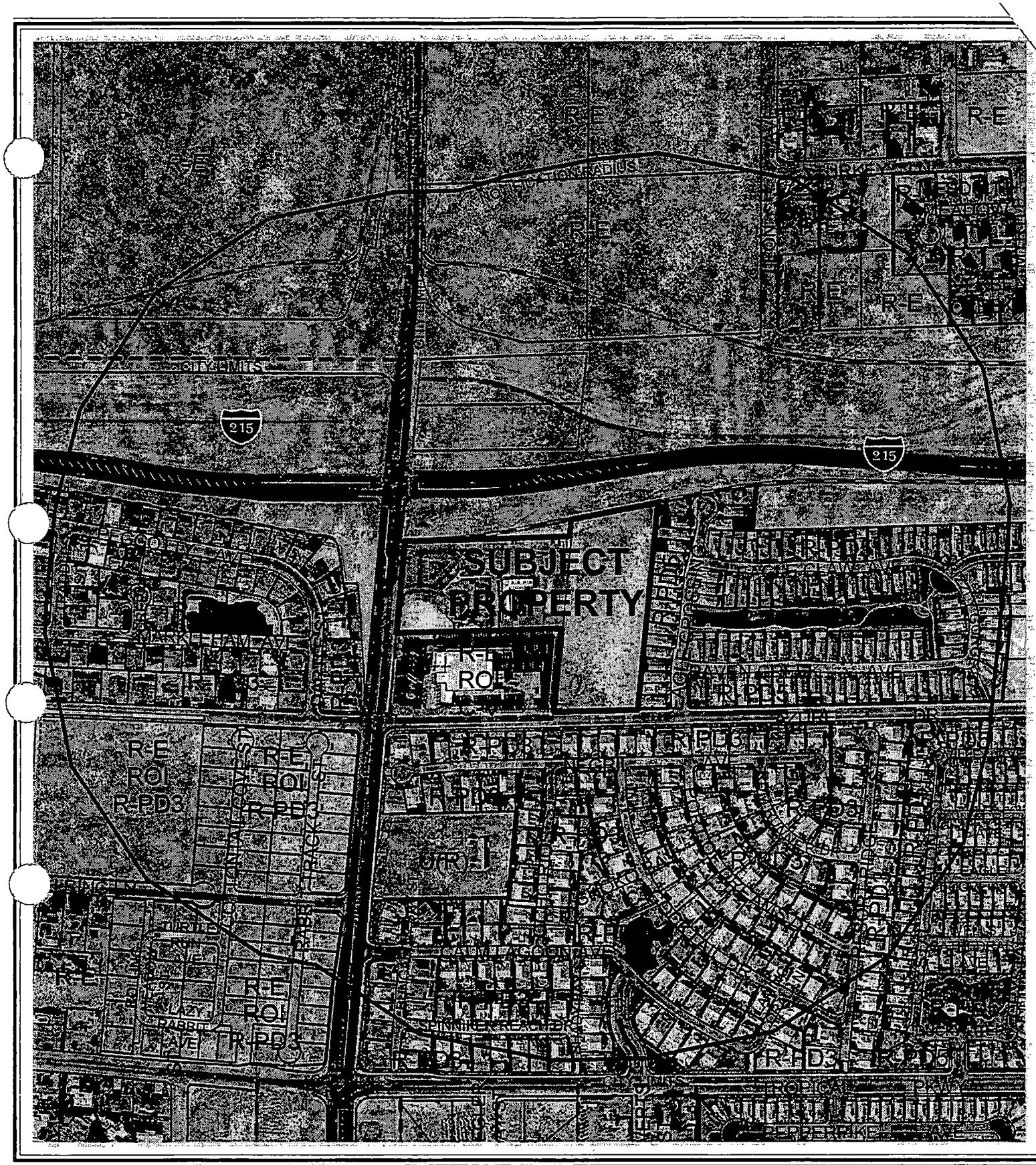



**CASE:** **SDR-3398**

**RADIUS:** 1320 FT

**ZONING OF SUBJECT PROPERTY:**

R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-V (CIVIC)




0 300 600 Feet

**CASE:** **SDR-3398**

**RADIUS:** 1320 FT

**ZONING OF SUBJECT PROPERTY:**

R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

N

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: SDR-3398 - LAMB OF GOD LUTHERAN CHURCH**

## ** CONDITIONS **

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

***Planning and Development***

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

2. All development shall be in conformance with the site plan and building elevations expect as amended by other conditions.

3. All buildings shall maintain a minimum setback of 70 feet from the north property line, 150 feet from the east property line and 50 feet from the south property line.

4. Submit a revised landscape plan showing conformance to parking and perimeter landscaping standards for approval by the Department of Planning and Development prior to the issuance of building permits.

5. The maximum height permitted for any structure is 35 feet

6. All lighting standards shall be no taller than 30 feet and utilize "shoe-box" fixtures and downward directed lighting. Lighting of athletic and playfields shall be directed away from residentially zoned properties.

7. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained. Failure to property maintain required landscaping and the sprinkler system shall be cause for revocation of a business license.

8. Handicapped parking facilities shall comply with Title 19 standards.

9. The expansion shall be architecturally consistent with the existing church.

***Public Works***

10. Provide proof from Clark County that this site is allowed to construct an access through the Beltway Right-of-Way on the northern side of this site as shown on the submitted site plan. If such proof cannot be provided this site plan shall be revised to exclude those portions of Beltway Right-of-Way as shown.

11. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3415 and all other subsequent site-related actions.

DC

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This request is for approval of a 27,600 square foot expansion of the existing Lamb of God Lutheran Church located a 6220 North Jones Boulevard. The expansion will consist of a 5,800 square foot administrative building, 15 additional classrooms in a two story, 20,600 square foot building and accessory recreational fields.

### *B) Applicant's Justification*

The applicant states the existing portion of the project consists of approximately 11,500 square feet for the church and school. This expansion will add approximately 27,600 square feet, which will result in a development of approximately 46,600 square feet. The expansion will include art, science, and computer labs, athletic fields and other accessory uses. There are no waivers requested and the proposal is adequately parked.

## BACKGROUND INFORMATION

| | |
|---|---|
| 01/26/93 | The Board of zoning Adjustment approved a Special Use Permit to allow development of the existing church (U-310-92). |
| 01/26/98 | The City Council approved a rezoning to C-V (Civic) on a portion of the property owned by the Church for a 75 foot high wireless communications tower (Z-106-97). |
| 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. |
| 06/06/01 | Planning and Development Staff approved a 6,342 square foot school in conjunction with the church [Z-106-97(1)]. |
| 08/03/01 | Planning and Development Staff approved two modular trailers for use by the private school [Z-106-97(2)]. |

DC

***B) Pre-Application Meeting***

11/07/03: Issues discussed included rezoning the parcel to C-V, the site may need to be re-mapped to in the parcels administratively through the Clark county Assessor's office, add the height of the buildings to the elevations and landscaping on the perimeter of the site.

***C) Neighborhood Meetings***

01/06/04 Eight people attended the meeting. There were no major objections raised, however concerns stated regarding landscaping, lighting and the number of children that would be attending the school.

**DETAILS OF APPLICATION REQUEST**

***A) Site Area***

Gross Acres: 10.44 (for the entire site, existing and expanded area)

EXISTING LAND USE

| | |
|---|---|
| Subject Property | Vacant |
| North | I-215 |
| South | Single Family Residential |
| East | Single Family Residential |
| West | Lamb of God Church |

PLANNED LAND USE

| | |
|---|---|
| Subject Property | R (Rural Density Residential) |
| North | Beltway |
| South | L (Low Density Residential) |
| East | L (Low Density Residential) |
| West | R (Rural Density Residential) |

EXISTING ZONING

| | |
|---|---|
| Subject Property | R-E (Residence Estates) |
| North | Beltway |
| South | R-PD3 (Residential Planned Development - 3 Units Per Acre) |
| East | R-PD5 (Residential Planned Development - 5 Units Per Acre) |
| West (Civic) | R-PD3 (Residential Planned Development - 3 Units Per Acre) and C-V |

*E) General Plan Compliance*

- Centennial Hills General Plan

This site is currently designated R (Rural Density Residential) on the Centennial Hills Section of the General Plan. A request to amend the designation to PF (Public Facility) has been requested as a companion item and is appropriate for this area of the City.

## PROJECT DESCRIPTION

The current church, originally approved in 1992, consists of an 11,500 square foot church and a 6,915 square foot school building. The expansion has a two story, 20,600 square foot building with 15 classrooms for grades 1 through 5 and a 5,800 square foot administration building. Access is via the existing entrance to Jones Boulevard and a proposed connection to Azure Drive. A ten foot landscape planter is provided along the east side of the site, with a 20 foot planter along Azure Drive. The landscape plan shows a total of 126 trees will be installed with 65 ornamental shrubs. The building elevations show a consistent theme for the existing and proposed buildings.

## 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 | None | 10.44 Acre | Y |
| Min. Lot Width | None | 345 Feet | Y |
| Min. Setbacks | | NA | Y |
| • Front | None | | |
| • Side | None | 60 Feet | |
| • Corner | None | NA | |
| • Rear | None | 150 Feet | |
| Max. Lot Coverage | None | 0.10 FAR | Y |
| Max. Building Height | None | 35 Feet | Y |
| Trash Enclosure | None | Not shown | N |
| Loading Zone | None | NA | Y |
| Mech. Equipment | None | Not shown | N |

DC

There are no minimum standards provided in the C-V (Civic) zoning district. Standards are set at the time of rezoning and site development plan review. The setbacks depicted on the site plan are appropriate for the area.

A2) Residential Adjacency Standards

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

a) Proximity slope. The maximum building height shown on the building elevations is 33 feet, six inches. All buildings of this height must maintain a setback of 100 feet, six inches from all residentially zoned property. The eastern most building shows a setback of 195 feet, which conforms to Code standards.
b) Building setback. The project conforms to building setbacks from residential property.

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 |
| Church/School | 46,015 | Multiple per use | 224 | 7 | 240 | 7 |

The proposal meets the parking standards of the Code. Handicapped parking will need to be identified on the site development plan.

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 | 1Trees/6 Space | 38 | |
| Buffer:<br>• Min. Trees | 1Trees/30 Linear Feet | 45 Trees | 126 Total |
| • Min. Zone Width | 15 Feet<br>8Feet | | 20<br>10 |

DC

The site development and landscaping plans depict landscaping which meets the standards of the Code. A revised landscaping plan will be required at the time of building permit to demonstrate adequate buffering is provided between the parking areas and playfields adjacent to the single family residences to the east of the property.

***B) General Analysis and Discussion***

- Zoning

The proposed C-V (Civic) zoning is appropriate for the site and will result in a consistent zoning and land use designation for entire parcel.

- Site Plan

The site plan depicts a reasonable expansion for this church, which can be harmonious and compatible with the surrounding properties.

- Waivers

There are no waivers associated with this request

- Landscape Plan

The landscape plan meets the standards of the Code in terms of the number of trees and ground cover provided. More detail is needed to confirm that adequate buffering is provided for the existing single family dwellings to the east of the site.

- Elevation

The building elevations show a consistent theme and architecture throughout the site.

**FINDINGS**

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

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

   The existing church has demonstrated it operates in a manner that is compatible with the surrounding area. The proposed expansion is a reasonable request.

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 advances pertinent goals, objectives and policies of the General Plan and all other applicable development ordinances.

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

   Access is adequate for the site and should have no effect on the residential neighborhood to the east.

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

   The building and landscaping are of a scale that is 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 proposed expansion is consistent with the existing development on this site. It is harmonious and compatible with other development in the area and should not result in future land use conflicts.

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

   A church and school should not negatively impact the public health, safety and general welfare of persons living in this area of the City.

**NOTICES MAILED** 446 [Mailed with GPA-3507 & ZON-3415]

**APPROVALS** 0

**PROTESTS** 0

DC

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3398 APN: 125-25-101-030

Name of Property Owner: Lamb of God Lutheran Church

Name of Applicant: Lamb of God Lutheran Church

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: Mike Bowman

Print Name: Mike Bowman

Subscribed and sworn before me

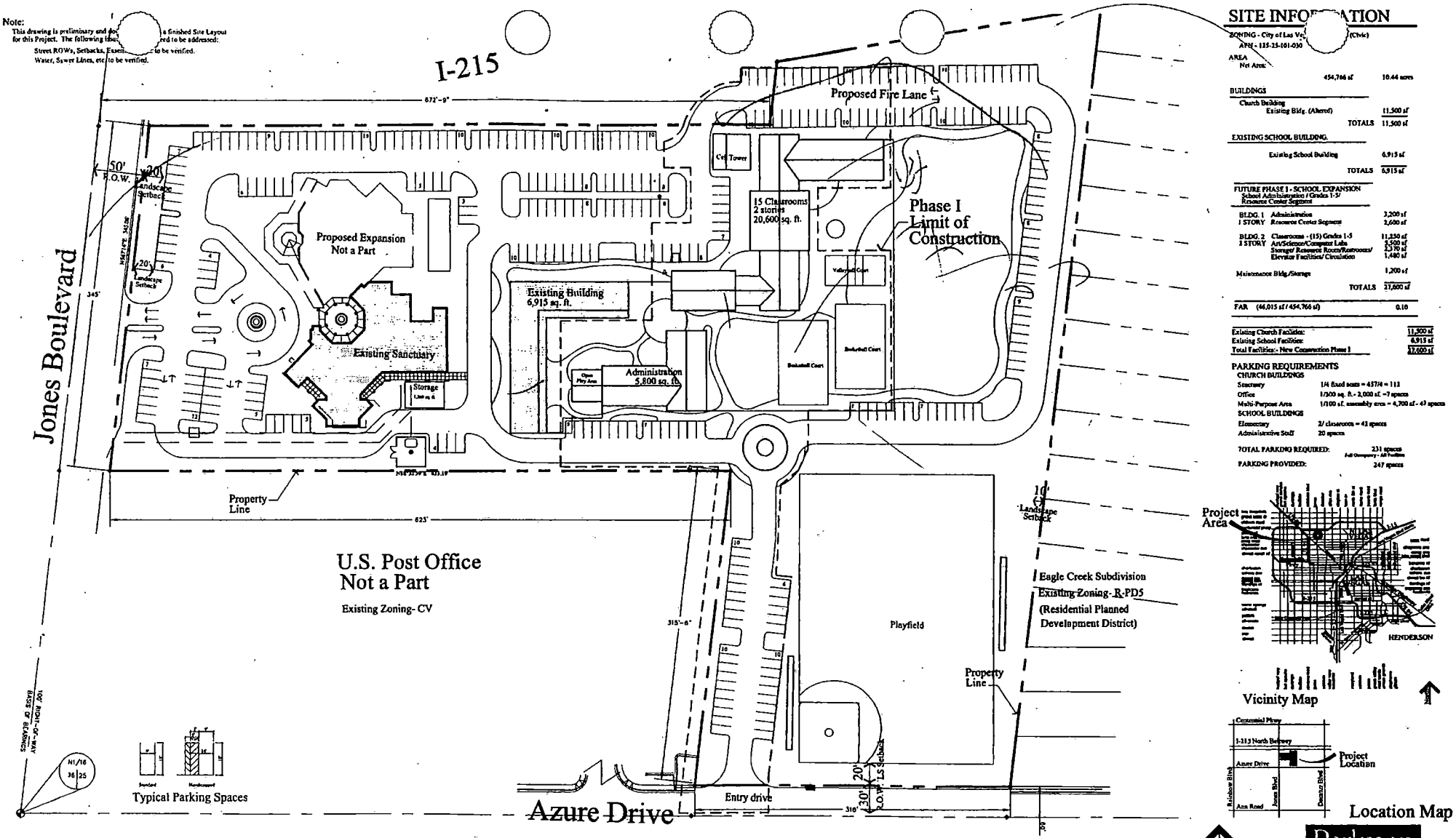
This 17 day of NOV, 2003

Notary Public in and for said County and State

MONIKA BOLAN
Notary Public - Nevada
CLARK COUNTY
My Appt. Exp. Feb. 27, 2006
No. 01-

Revised 2/12/02

Note:
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Water, Sewer Lines, etc to be verified.




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FAR (46,015 sf / 454,766 sf) 0.10

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CHURCH BUILDINGS

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| PARKING PROVIDED: | 247 spaces |




# Lamb of God Lutheran School

Jones Blvd and Azure Dr at I-215 North Beltway, Las Vegas, Nevada

Lamb of God Lutheran Church
Las Vegas, Nevada 702-645-4998

Master Site Plan

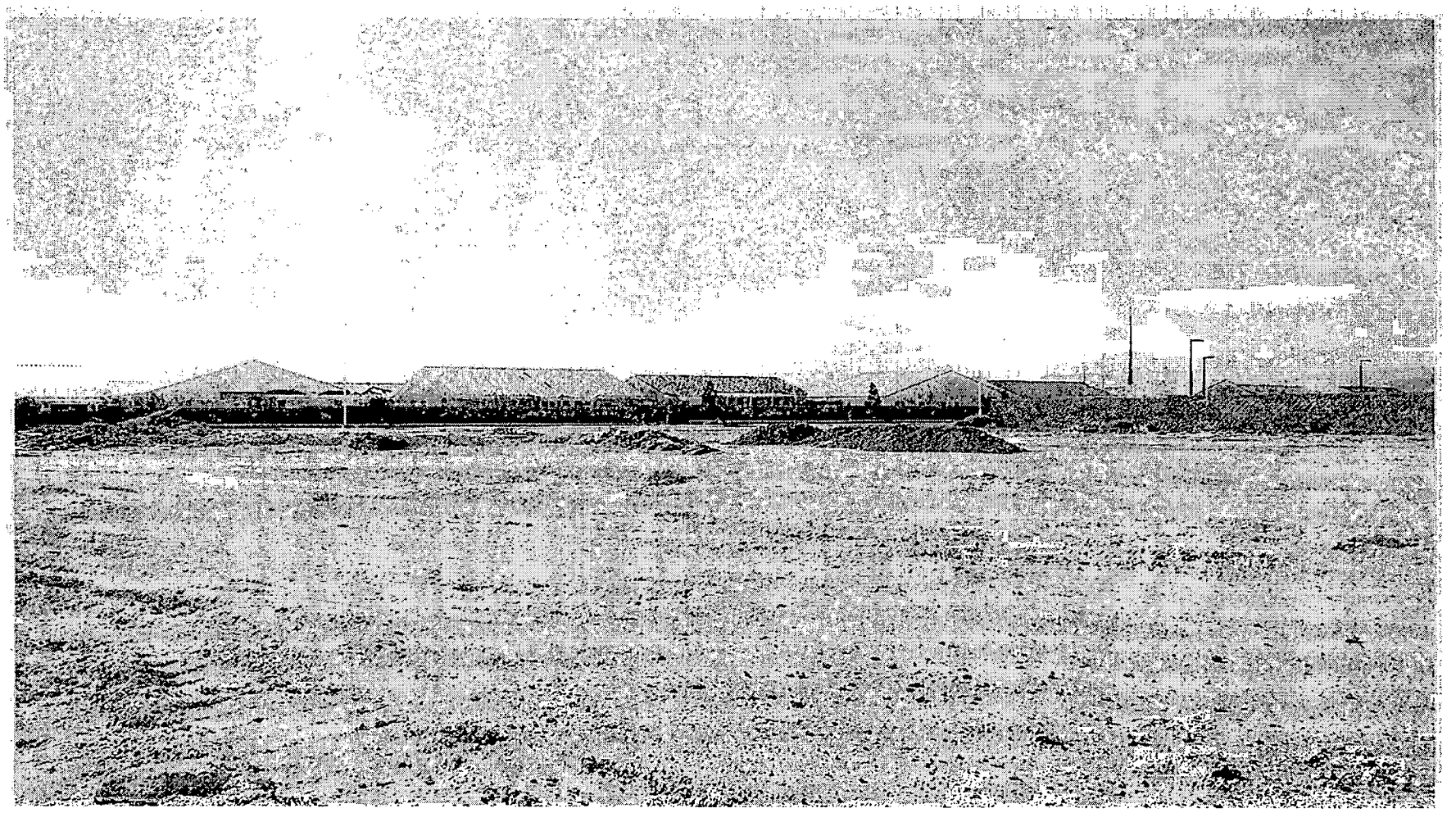
Date: June 18, 2003
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North
Scale: 1" = 90'
0 90 180

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PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702 990 9900 702 932 3222 fax

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ZON-3415
SDR-3398
1-22-04 PC



SDR-3398 - LAMB OF GOD LUTHERN CHURCH
SOUTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

City of Las Vegas

Agenda Item No.: 66

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 4 | 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 66 [GPA-3512], Item 67 [ZON-3472], and Item 68 [SDR-3477].

DAVID CLAPSADDLE, Planning and Development Department, explained that the plan amendment and zoning are perfunctory. It will provide a single land use designation and zoning for the entire site. Normally a 5,000 classroom addition would be handled administratively and not come forward. However, since the general plan amendment and rezoning were required, staff brought forward the site plan as well. The 20-foot wide trail along Bright Angel Way will need to be constructed along with the addition. The new development will match the style of the existing church and landscaping for a consistent look and appeal. Staff recommended approval of all three applications.

**MINUTES – Continued:**

DARYL DRISCOLL, 8600 Bowland Court, concurred with all conditions and requested a covenant with the City regarding the 20-foot wide trail since the trail does not exist on either adjoining parcel. He would agree to build the trail at the time the other portions are constructed.

MR. CLAPSADDLE questioned how the construction would be triggered. ROBERT GENZER, Director of Planning and Development Department, indicated that a bond was imposed on another development for the trail and his staff would be willing to research and work with the applicant prior to the Council hearing of these items. MR. DRISCOLL accepted that suggestion. CHAIRMAN TRUESDELL discussed with MR. CLAPSADDLE that staff understood the suggestion and that the suggestion would not need to be formalized as a condition.

JIM McCLAINE, 5980 Bonita Vista, objected to the church given the lack of access except via Bonita Vista and Riley Boulevard. People in the area assumed that access would be developed from Bright Angel Way to Durango and Centennial. Since then the S-curve was built and entrances and exits prohibited. Also, Durango up to Bonita Vista is desert and not a road. This is a rural, low-density area and the residents oppose the increased traffic through the neighborhood.

CHAIRMAN TRUESDELL confirmed with DAVID GUERRA, Public Works, that no access would be permitted through the S-curve. MR. GUERRA added that the site plan would have to be amended because Riley will not be extended to the north to this property. The land to the north along Bright Angel is all PF zoned land owned by the Bureau of Land Management. Bright Angel will elbow and go to the south as well. CHAIRMAN TRUESDELL pointed out that the existing church is a victim of the S-curve. MR. CLAPSADDLE advised that the revised site plan was provided.

SCOTT HOOPER, Moran & Associates, 630 South Fourth Street, appeared on behalf of MARY BARTSAS Living Trust. They oppose the applications which would prevent maximized use of the property owned by the Trust at Centennial and Durango. In fact approval would hurt several properties in that vicinity given a 1500 foot distance separation from the tavern for which they are seeking entitlement.

CHAIRMAN TRUESDELL reviewed the existing designations within the vicinity and the S-curve location. It would appear that this church would not impact the entitlement issue. The measurement is property line to property line, so the addition would not increase the separation. With that understanding, MR. HOOPER withdrew his objection.

**MINUTES – Continued:**

CHAIRMAN TRUESDELL expressed concern with access. MR. DRISCOLL pointed out that an increase of four classrooms will not significantly increase neighborhood traffic. The congregation is frequently reminded to minimize their speed through what is a residential community. While they would prefer a northern access, the S-curve did create a problem with that. It is important to understand that the addition will not bring additional bodies to the church.

COMMISSIONER McSWAIN stated that her home is near a huge Catholic Church, down the street from a Lutheran Church and an elementary school is across the street from both these churches. This is relatively great access.

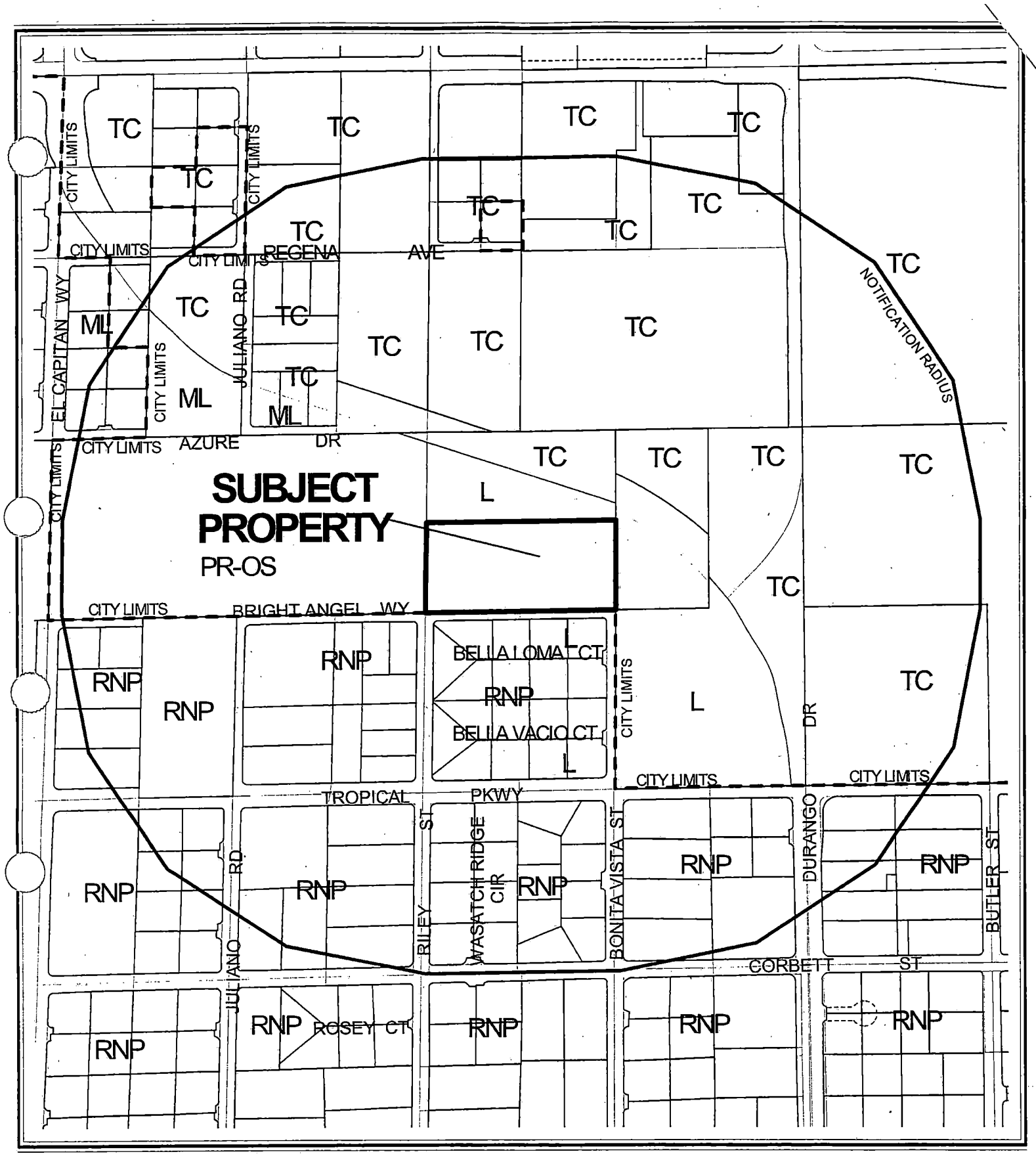
COMMISSIONER GOYNES verified with MR. CLAPSADDLE that the BARTSAS property was outside the 1500-foot separation.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 66 [GPA-3512], Item 67 [ZON-3472], and Item 68 [SDR-3477].

NOTE: All discussion for Item 66 [GPA-3512], Item 67 [ZON-3472], and Item 68 [SDR-3477] was held under Item 66 [GPA-3512].

(11:47 – 12:02)




0 300 600 Feet

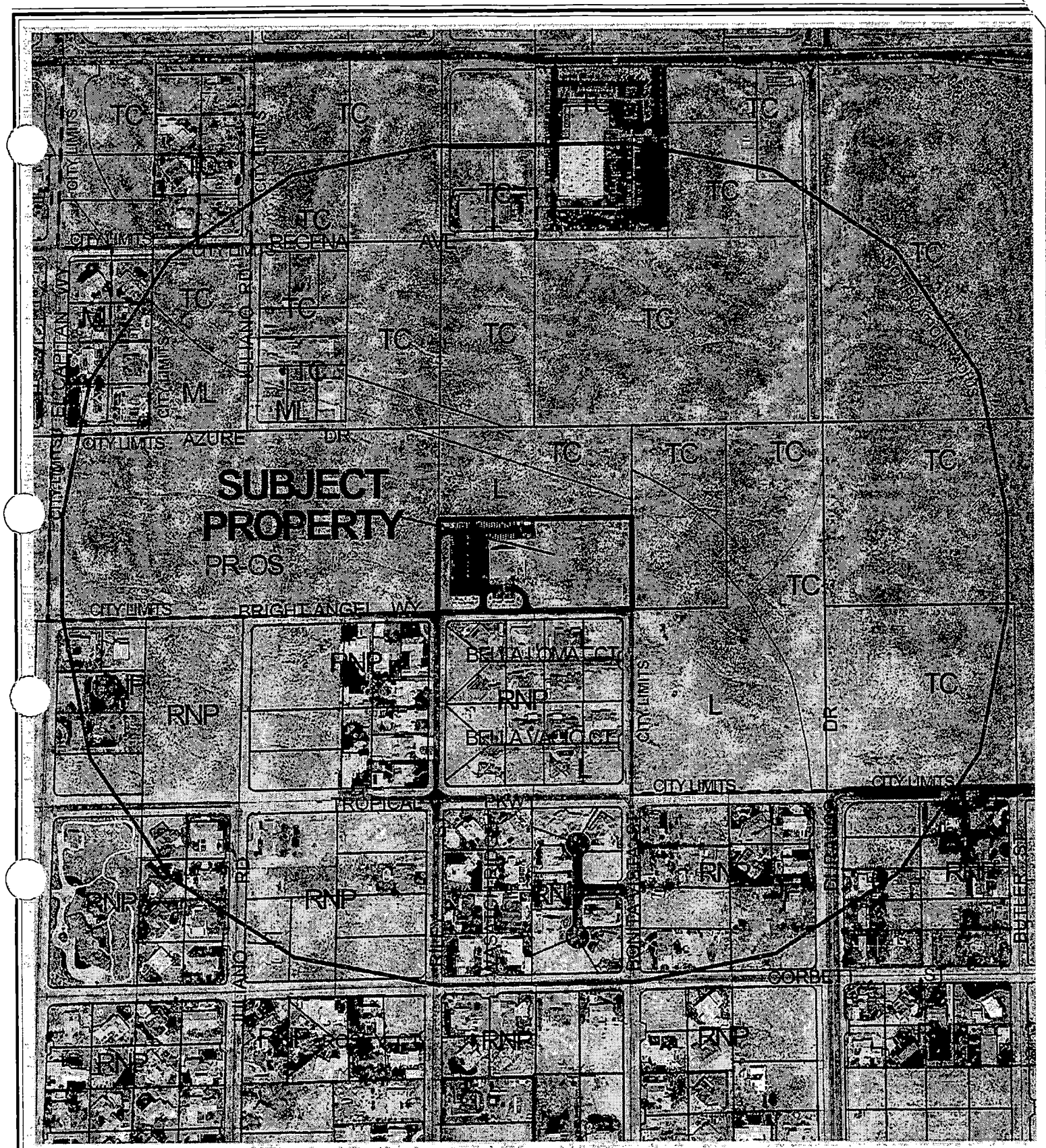
**CASE:** **GPA-3512**

**RADIUS:** 1320 FT

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:** L (LOW DENSITY RESIDENTIAL)

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

N




0 300 600 Feet

**CASE:** **GPA-3512**

**RADIUS:** 1320 FT

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:** L (LOW DENSITY RESIDENTIAL)

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

N

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST**

# ** CONDITIONS **

**STAFF RECOMMENDATION: APPROVAL**

MP

# ** 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 Bright Angel Way and Bonita Vista Street from L (Low Density Residential) to PF (Public Facility). A request for a Rezoning to C-V (Civic) and a Site Development Plan Review for a classroom addition will also be considered on this agenda.

## BACKGROUND DATA:

| | |
|---|---|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural) Residential land use with a maximum density of 3 dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 04/26/99 | The City Council approved an Annexation [A-0031-98 (A)] to bring this property into the City limits as part of a larger request. The effective date of the annexation was May 7, 1999. The Planning Commission and staff recommended approval on January 28, 1999. |
| 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. |
| 02/19/03 | The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for L (Low Density Residential) land uses, (if residential - with a maximum density of 5.5 dwelling units per acre). |

MP

01/22/04 The Planning Commission will consider a Rezoning (ZON-3472) to C-V (Civic) and a Site Development Plan Review (SDR-3477) for a classroom addition on this site.

## DETAILS OF APPLICATION REQUEST

Site Area: 5.0 Acres

EXISTING LAND USE

| | |
|---|---|
| Subject Property | Church |
| North | Undeveloped |
| South | Undeveloped and Single Family Residences |
| East | Undeveloped |
| West | Undeveloped |

PLANNED LAND USE

| | |
|---|---|
| Subject Property | L (Low Density Residential) |
| North | L (Low Density Residential) |
| South | RNP (Rural Neighborhood Preservation) and L (Low Density Residential) |
| East | L (Low Density Residential) |
| West | PR-OS (Park/Recreation/Open Space) |

EXISTING ZONING

| | |
|---|---|
| Subject Property | U (Undeveloped) [L (Low Density Residential) General Plan Designation] |
| North | U (Undeveloped) [L (Low Density Residential) General Plan Designation] |
| South | Unincorporated Clark County |
| East | Unincorporated Clark County |
| West | U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] |

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

MP

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The statute also requires that non-residential developments be designed to help preserve the rural character of the neighborhood. In this case, the existing church was approved and constructed prior to the adoption of the Rural Neighborhood Preservation Buffer and remains appropriate at this location.

## 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.

***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.

## INTERAGENCY ISSUES

### *PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT*

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

## ANALYSIS

The subject parcel is currently developed with a church that was approved and constructed while this property was in Clark County. The site is located on the north side of Bright Angel Way, between the Riley Street and Bonita Vista Street alignments. This site is also located to the southwest of the Durango Drive "S" Curve alignment. Adjacent to the site is undeveloped property to the north, east and west, with single-family residential to the south. The existing church development is located on a portion of the 5-acre with a proposed new building to be used as a classroom. Access to the site will be solely from Bright Angel Way, which borders the south edge of the site. Bright Angel Street intersects with Riley Street that provides access to Tropical Parkway approximately 660 feet to the south of the site.

MP

**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 proposed PF (Public Facility) General Plan designation is appropriate for the subject parcel as the site is currently developed with a church. This land use is appropriate as there is an existing use on the site and property to the west has been designated as PR-OS (Park/Recreation/Open Space).

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

   The proposed PF (Public Facility) land use designation supports the request C-V (Civic) zoning on this site, which is appropriate for the church development.

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

   The proposed General Plan Amendment includes the use of a partially developed parcel that is a logical location for the church development. There are adequate transportation, utility, and other facilities to accommodate the church and related uses.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans. It advances the following Plan policies:**

   Policy 3.2.1 of the Plan states "'rural preservation neighborhoods', as defined by the State of Nevada, be afforded the required transitional buffer where such portions of the required buffer area fall within the City of Las Vegas and are lands that are vacant". While this site is partially developed, the PF (Public Facility) land use designation and church use will provide a buffer between the existing single family residences to the south and the Durango Drive "S" Curve to the northeast.

   Policy 3.6.8 of the Plan states that "the City coordinate the planning, development and construction of a Valley-wide trail system with other Las Vegas valley entities." Development of this site will allow for construction of the required 20-foot wide multi-use transportation trail along the north side of Bright Angel Way.

MP

**GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING**

12/23/03 Six neighbors attended the meeting and voiced no objections.

**NOTICES MAILED:** 100 [Mailed with ZON-3472 & SDR-3477]

**APPROVALS:** 0

**PROTESTS:** 1

MP

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3512 APN: 125-29-601-019

Name of Property Owner: Bright Angel Church of Christ

Name of Applicant: Daryl Driscoll

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: Jim Hannah

Print Name: Jim Hannah, Trustee

Subscribed and sworn before me

This 9th day of December, 2003

Janet R. Lemelin

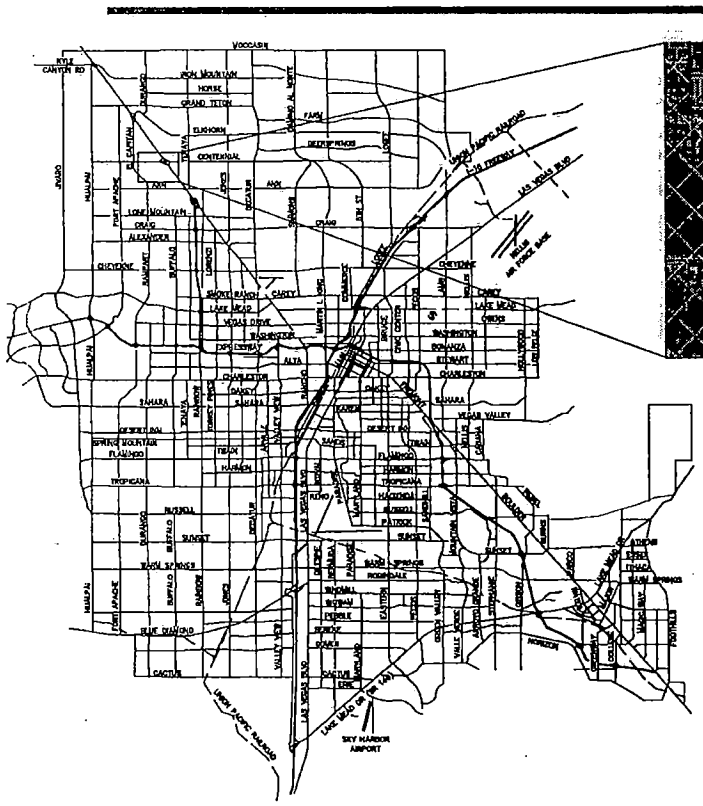
Notary Public in and for said County and State

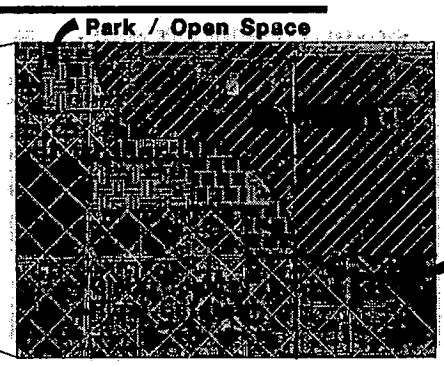
JANET R. LEMELIN
Notary Public State of Nevada
No. 97-1709-1
My appt. exp. May 8, 2005

# BRIGHTANGEL CHURCH OF CHRIST

## SCHEMATIC DESIGN

## VICINITY MAP




NORTH

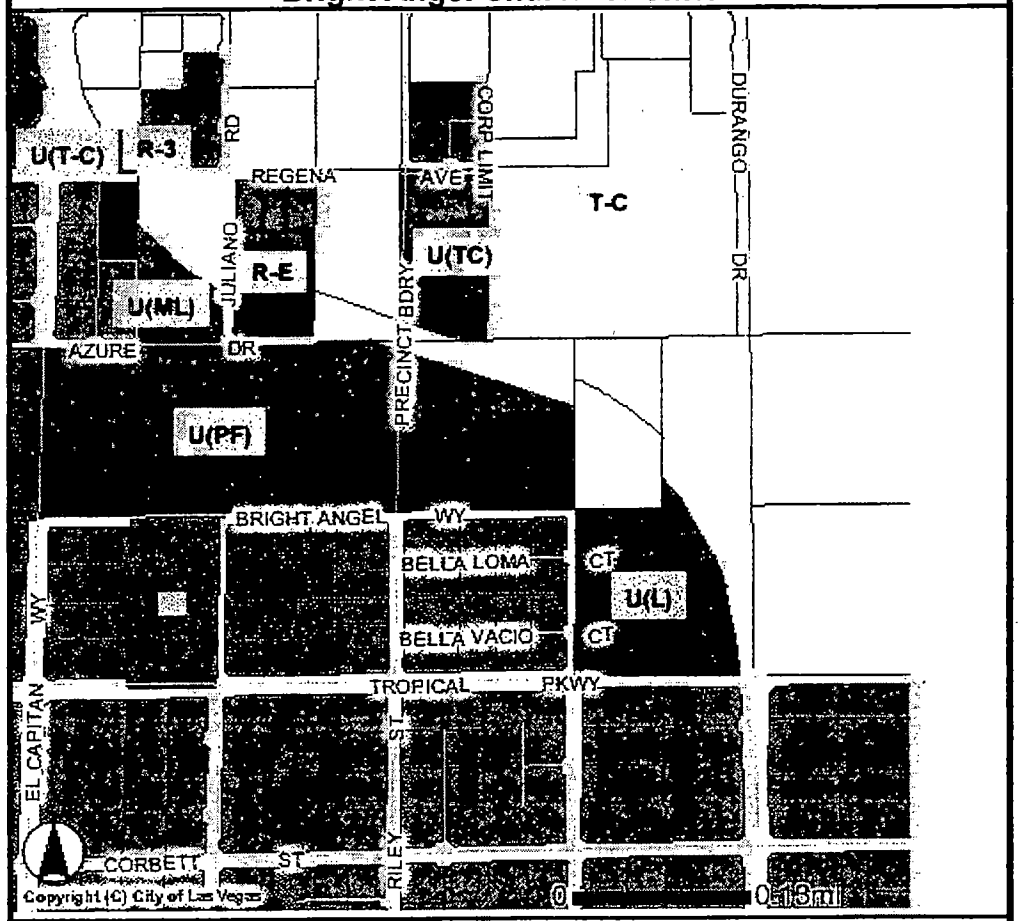

**SWISHER & HALL** AIA, LIMITED

ARCHITECTURE AND PLANNING
7373 PEAK DRIVE, SUITE 250
LAS VEGAS, NEVADA 89128
702.363.2222 702.363.6060 (FAX)
WWW.SWISHERHALL.COM


**GPA-3512**
**1-22-04 PC**

12/9/2003 2:14:38 PM, dinouye

# Bright Angel Church of Christ




Legend

Street Centerline

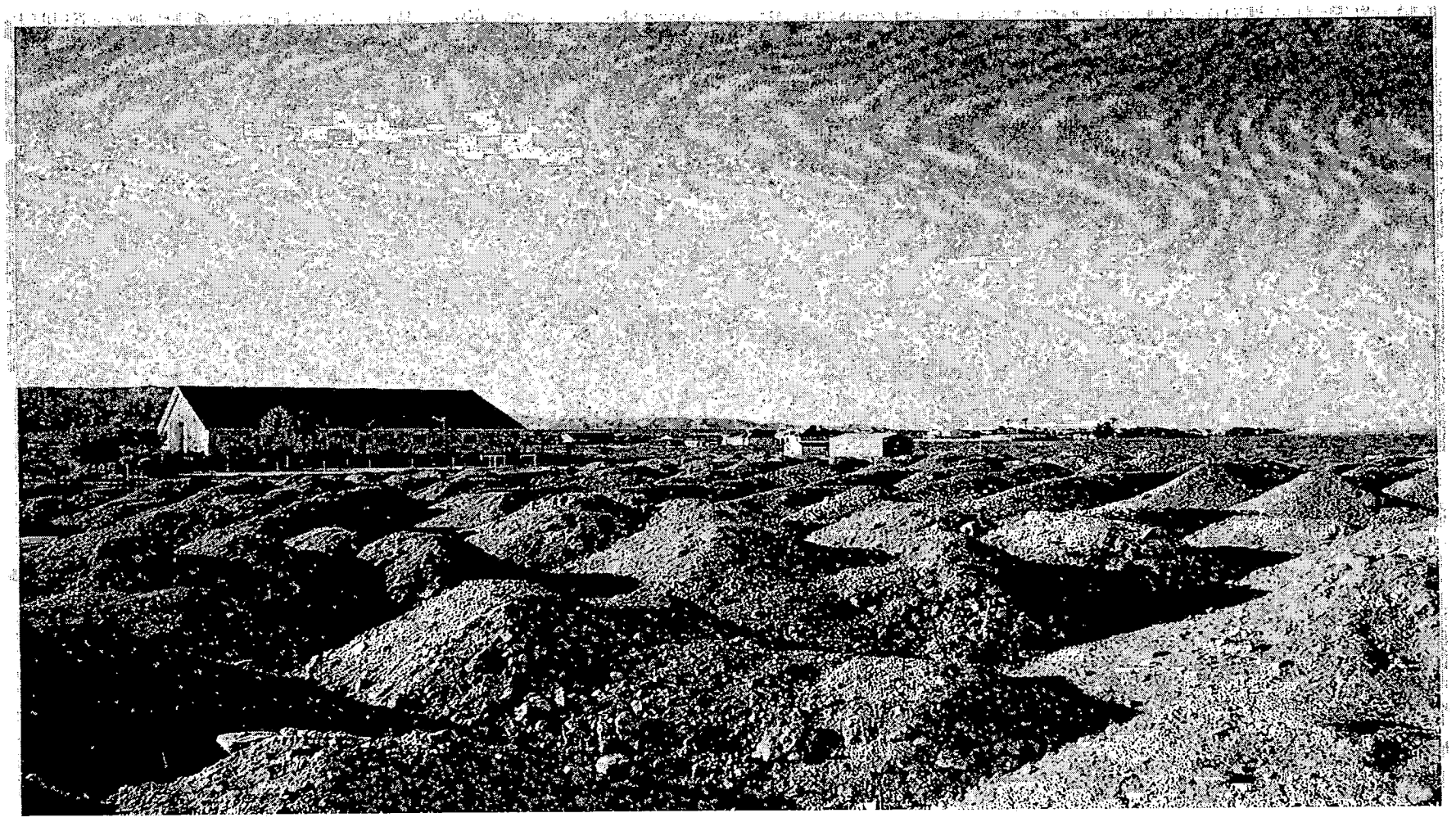
Lake

Parcels

Zoning

| | |
|---|---|
| R-A | R-5 |
| R-D | R-4 |
| N-S | R-MH |
| M | R-MHP |
| C-M | R-3 |
| C-V | C-2 |
| P-C | C-1 |
| U | P-R |
| R-E | PD |
| R-CL | O |
| TC | C-D |
| R-1 | C-PB |
| R-2 | H |
| R-PD | Other |

GPA-3512
1-22-04 PC



GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

# Telephone Protest/ Approval Log

GPA 3512

**Meeting Date:** 1-22-04 **Case Number:** ZON-3472
SDP-3477

**Date:** 1-16-04
**Name:** Judy mclain
**Address:** 5980 N Bonita Vista Ct
**Phone:** 1655-4344
☑ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

City of Las Vegas

Agenda Item No.: 67

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 4 | 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 66 [GPA-3512] for related discussion.
(11:47 – 12:02)
**5-305**

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

2. A General Plan Amendment (GPA-3512) to PF (Public Facility) approved by the Planning Commission and City Council.

**CONDITIONS – Continued:**

3. A Site Development Plan Review application (SDR-3477) 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 30-feet of right-of-way for Bright Angel Way and the necessary right-of-way for a knuckle meeting current City standards at the intersection of Bright Angel Way and Bonita Vista Street adjacent to this site prior to the issuance of any permits.

5. Construct half-street improvements on Bright Angel Way adjacent to this site concurrent with development, including appropriate overpaving (if legally able). Extend all required underground utilities, such as public sewer, electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

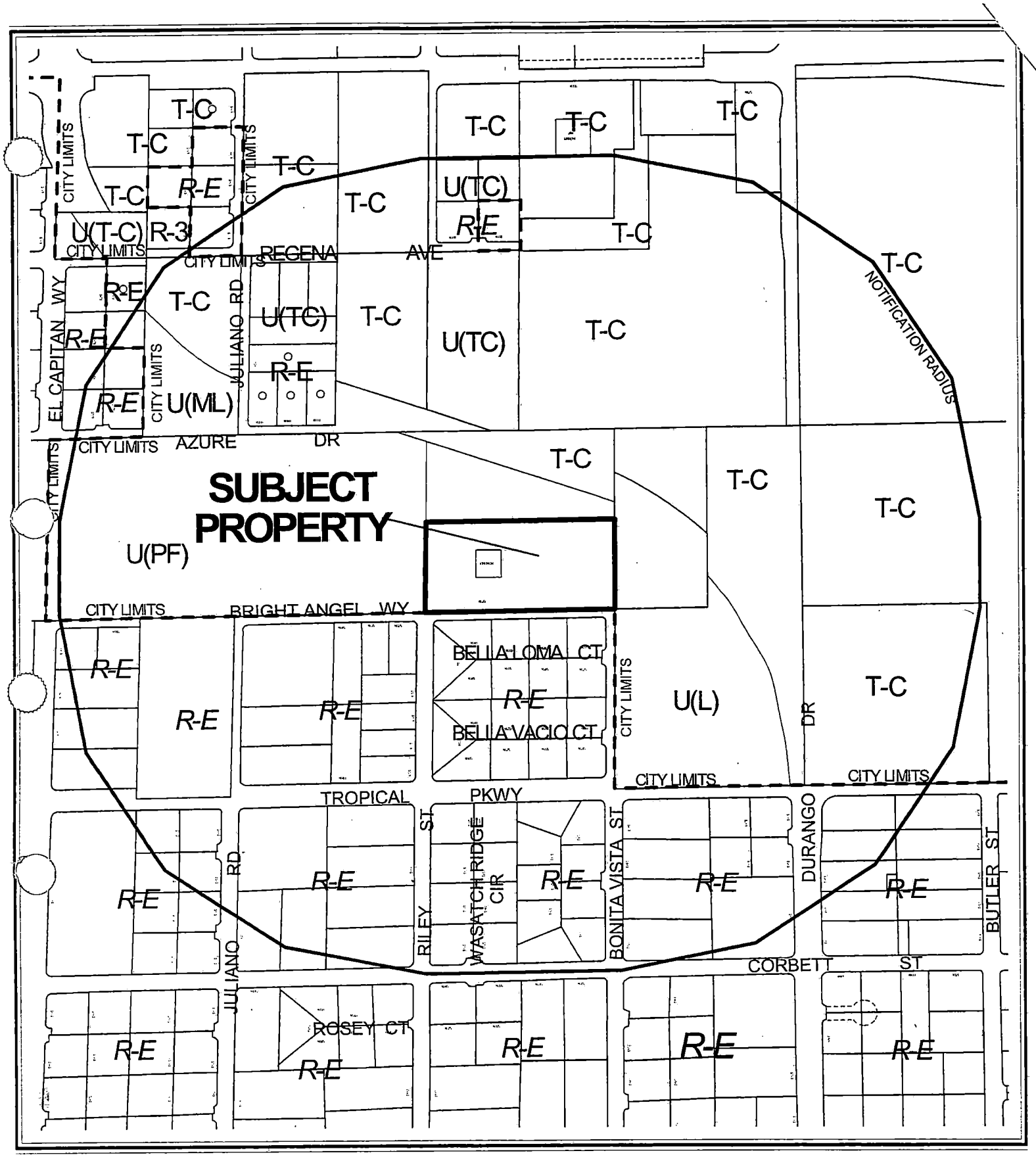
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways 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

**CONDITIONS – Continued:**

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.

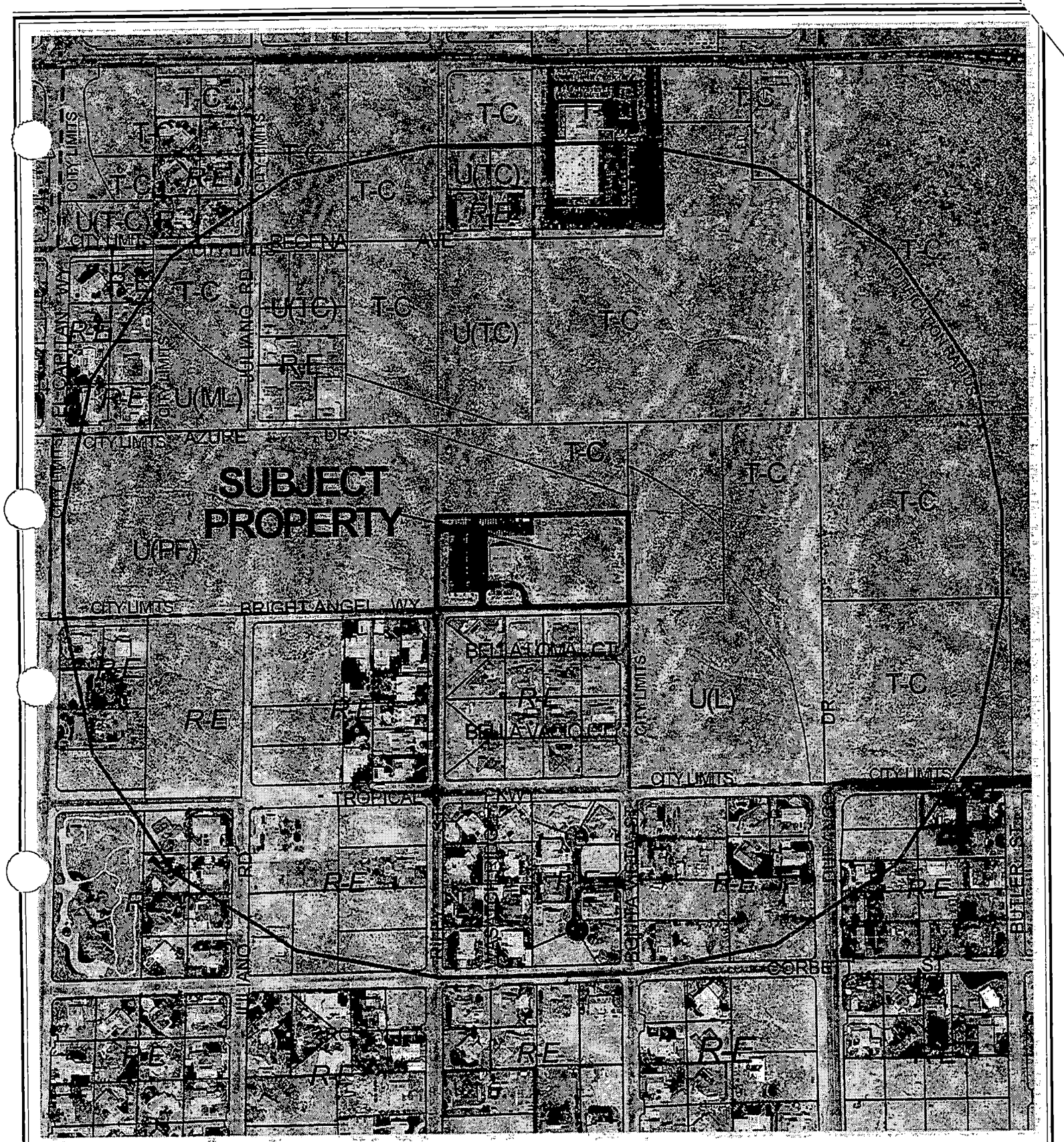



**CASE:** **ZON-3472**

**RADIUS:** 1320 FT

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

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




0 300 600 Feet

**CASE:** **ZON-3472**

**RADIUS:** 1320 FT

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

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

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST**

## ** CONDITIONS **

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

***Planning and Development***

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

2. A General Plan Amendment (GPA-3512) to PF (Public Facility) approved by the Planning Commission and City Council.

3. A Site Development Plan Review application (SDR-3477) 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 30-feet of right-of-way for Bright Angel Way and the necessary right-of-way for a knuckle meeting current City standards at the intersection of Bright Angel Way and Bonita Vista Street adjacent to this site prior to the issuance of any permits.

5. Construct half-street improvements on Bright Angel Way adjacent to this site concurrent with development, including appropriate overpaving (if legally able). Extend all required underground utilities, such as public sewer, electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

6. 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 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, 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.

MP

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This request is for a Rezoning from U (Undeveloped) [L (Low Density) General Plan Designation] to C-V (Civic) on 5.0 acres adjacent to the northwest corner of Bright Angel Way and Bonita Vista Street. A General Plan Amendment (GPA-3512) to PF (Public Facility) and a Site Development Plan Review (SDR-3477), for a classroom addition on this site, applications were filed as companion items.

### *B) Applicant's Justification*

The applicant's justification letter indicates the rezoning to C-V (Civic) is required to provide support for the development of a future classroom and administration building.

## BACKGROUND INFORMATION

### *A) Previous Actions*

04/26/99 The City Council approved an Annexation [A-0031-98 (A)] to bring this property into the City limits as part of a larger request. The effective date of the annexation was May 7, 1999. The Planning Commission recommended approval on January 28, 1999. The Planning and Development Department recommendation was for approval.

### *B) Pre-Application Meeting*

10/14/03 The applicant was advised the C-V (Civic) zoning would not be in compliance with the L (Low Density Residential) designation and that a General Plan Amendment to PF (Public Facility) would be required. Other issues regarding the design of the overall site were discussed and will be reviewed with the related Site Development Plan Review.

*C) Neighborhood Meetings*

12/23/03 The applicant held a neighborhood meeting with the surrounding property owners as part of the General Plan Amendment process. Six persons attended and had no opposition.

**DETAILS OF APPLICATION REQUEST**

*A) Site Area*

Gross Acres: 5.0

*B) Existing Land Use*

| | |
|---|---|
| Subject Property: | Church |
| North: | Undeveloped |
| South: | Undeveloped and Single Family Residences |
| East: | Undeveloped |
| West: | Undeveloped |

*C) Planned Land Use*

| | |
|---|---|
| Subject Property: | L (Low Density Residential) |
| North: | L (Low Density Residential) |
| South: | RNP (Rural Neighborhood Preservation and L (Low Density Residential) |
| East: | L (Low Density Residential) |
| West: | PR-OS (Park/Recreation/Open Space) |

*D) Existing Zoning*

| | |
|---|---|
| Subject Property: | U (Undeveloped) [L (Low Density Residential) General Plan Designation] |
| North: | U (Undeveloped) [L (Low Density Residential) General Plan Designation] |
| South: | Unincorporated Clark County |
| East: | Unincorporated Clark County |
| West: | U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] |

*E) General Plan Compliance*

The site is designated L (Low Density Residential) on the Centennial Hills Sector Land Use Plan Map of the General Plan. The proposed C-V (Civic) Zoning designation is not in conformance with the General Plan. The applicant has submitted a request to amend the plan from L (Low Density Residential) to PF (Public Facility), which would make the proposed C-V (Civic) zoning compatible on this site.

MP

| *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 |

A 20-foot wide multi-use transportation trail is required along the north side of Bright Angel Way. The ultimate location of the trail will be reviewed and established with the companion Site Development Plan Review.

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The statute also requires that non-residential developments be designed to help preserve the rural character of the neighborhood. In this case, the existing church was approved and constructed prior to the adoption of the Rural Neighborhood Preservation Buffer and remains appropriate at this location.

***A) Zoning Code Compliance***

A1) Development Standards

The design of the proposed classroom addition, including setbacks, parking and building elevations, will addressed with the companion Site Development Plan Review application.

***B) General Analysis and Discussion***

The applicant is proposing the C-V (Civic) zoning in order to construct a classroom addition to the existing church development on this site.

**FINDINGS**

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

MP

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

   The site is currently designated L (Low Density Residential) on the Centennial Hills Sector Land Use Plan Map of the General Plan. The proposed C-V (Civic) zoning designation at is not in conformance with the existing General Plan designation. The applicant has submitted a request to amend the General Plan to PF (Public Facility), which would support the C-V (Civic) zoning. The recommendation for the amendment is for approval; therefore the C-V (Civic) zoning is appropriate for this site.

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

   The existing church and proposed classroom building on this site will provide a buffer between the existing single family residences and the Durango Drive "S" curve alignment to the northeast. The proposed C-V (Civic) zoning will be compatible with surrounding land uses and zoning districts

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

   The C-V (Civic) zoning on the subject site is an appropriate transition from the half acre single family lots in Clark County to the south and the more intense uses that may occur along Durango Drive "S" curve alignment to the northeast.

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

   Access to this site is provided from Bright Angel Way, a 60-foot wide residential collector, which ultimately connects to Tropical Parkway, an 80-foot wide secondary arterial. The proposed development of the site will be sufficiently served by existing roadway facilities.

**NOTICES MAILED** 100 [Mailed with GPA-3512 & SDR-3477]

**APPROVALS** 0

**PROTESTS** 1

MP

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3472 APN: 125-29-601-019

Name of Property Owner: Bright Angel Church of Christ

Name of Applicant: Daryl Driscoll

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: Jim Hannah

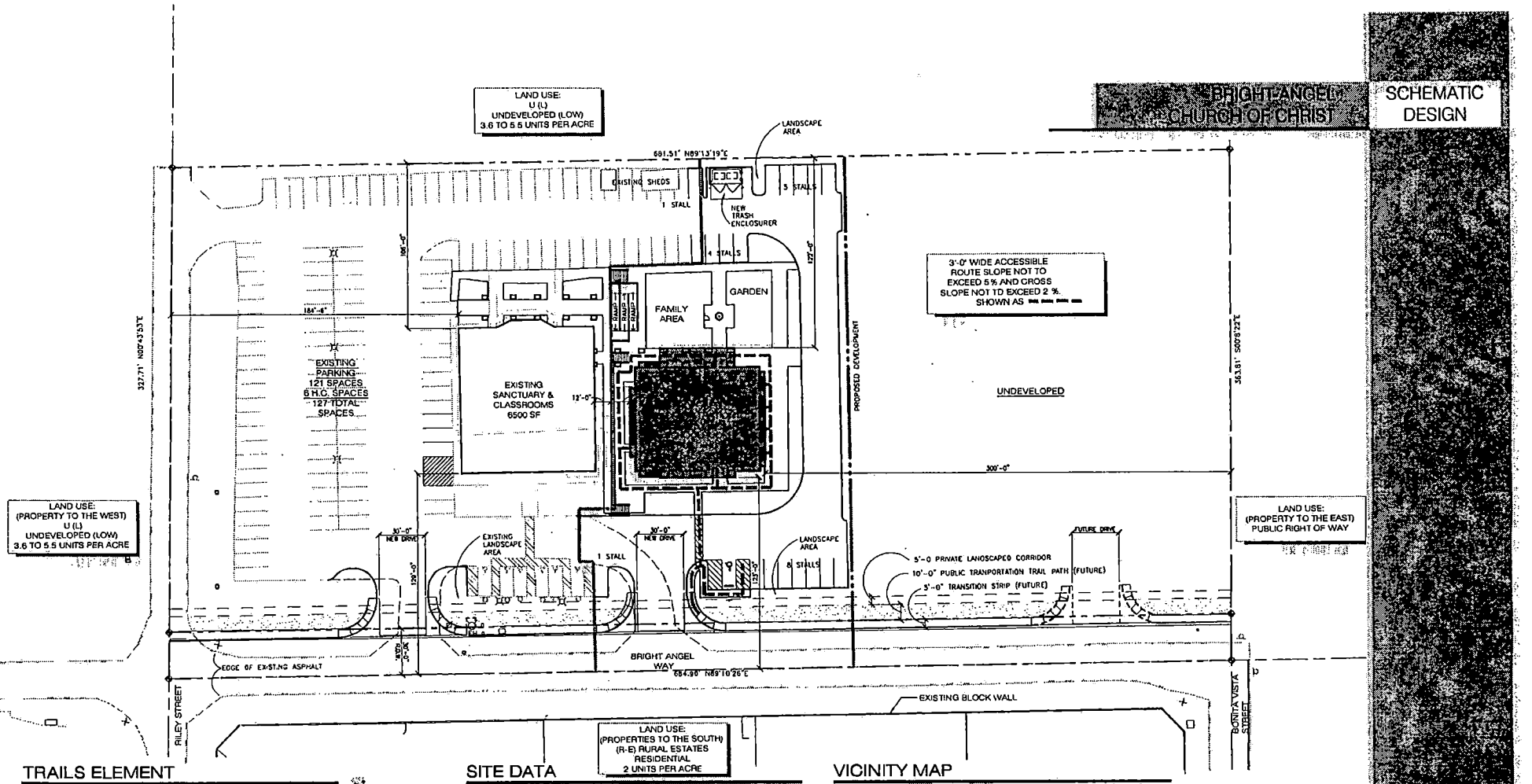
Print Name: Jim Hannah, Trustee

Subscribed and sworn before me

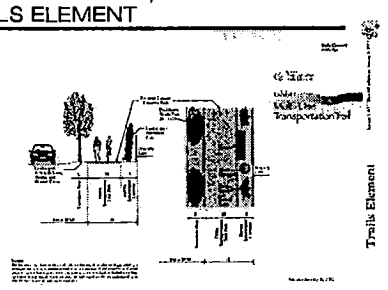
This 9 day of December, 2003

Mary B. Sheffield/CLARK/NEVADA
Notary Public in and for said County and State

MARY B. SHEFFIELD
Notary Public State of Nevada
No. 99-53968-1
My appt. exp. Mar. 8, 2007




## TRAILS ELEMENT




## SITE PLAN

0' 30' 60' 120'

JOB NO. 020011 DECEMBER 4, 2003 NORTH

## SITE DATA

SITE INFORMATION
ASSESSOR'S PARCEL NUMBER: 125-29-601-019
ZONING - EXISTING: (U (L)) UDEVELOPED/LOW
ZONING - PROPOSED: (C-V) CIVIC DISTRICT

SITE TABULATION
SITE AREA (S.F.): 217,800 S.F.
SITE AREA (ACRES): 5.00 ACRES

BUILDING(S)

| | |
|---|---|
| EXISTING SANCTUARY & CLASSROOMS | 6,500 GROSS S.F. |
| PROPOSED ADMIN. & CLASSROOM | 5,450 GROSS S.F. |
| TOTAL SQUARE FOOTAGE | 11,950 GROSS S.F. |
| TOTAL SQAURE FOOTAGE | 11,950 GROSS S.F. |

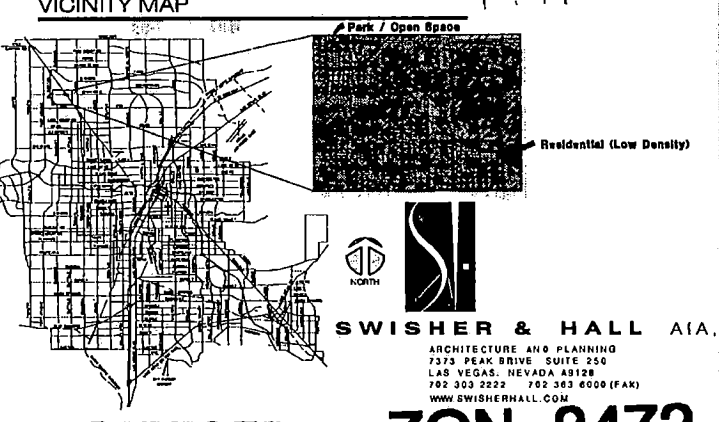
PARKING TABULATION

| | |
|---|---|
| PARKING REQUIRED | 111 STALLS |
| ACCESSIBLE PARKING REQUIRED | 5 STALLS |
| PARKING PROVIDED | 146 STALLS |
| ACCESSIBLE PARKING | 7 STALLS |
| TOTAL PARKING PROVIDED | 146 STALLS |
| PARKING RATIO PER NET S.F. | 13/1,000 S.F |

NOTE:
ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.

ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.

## VICINITY MAP

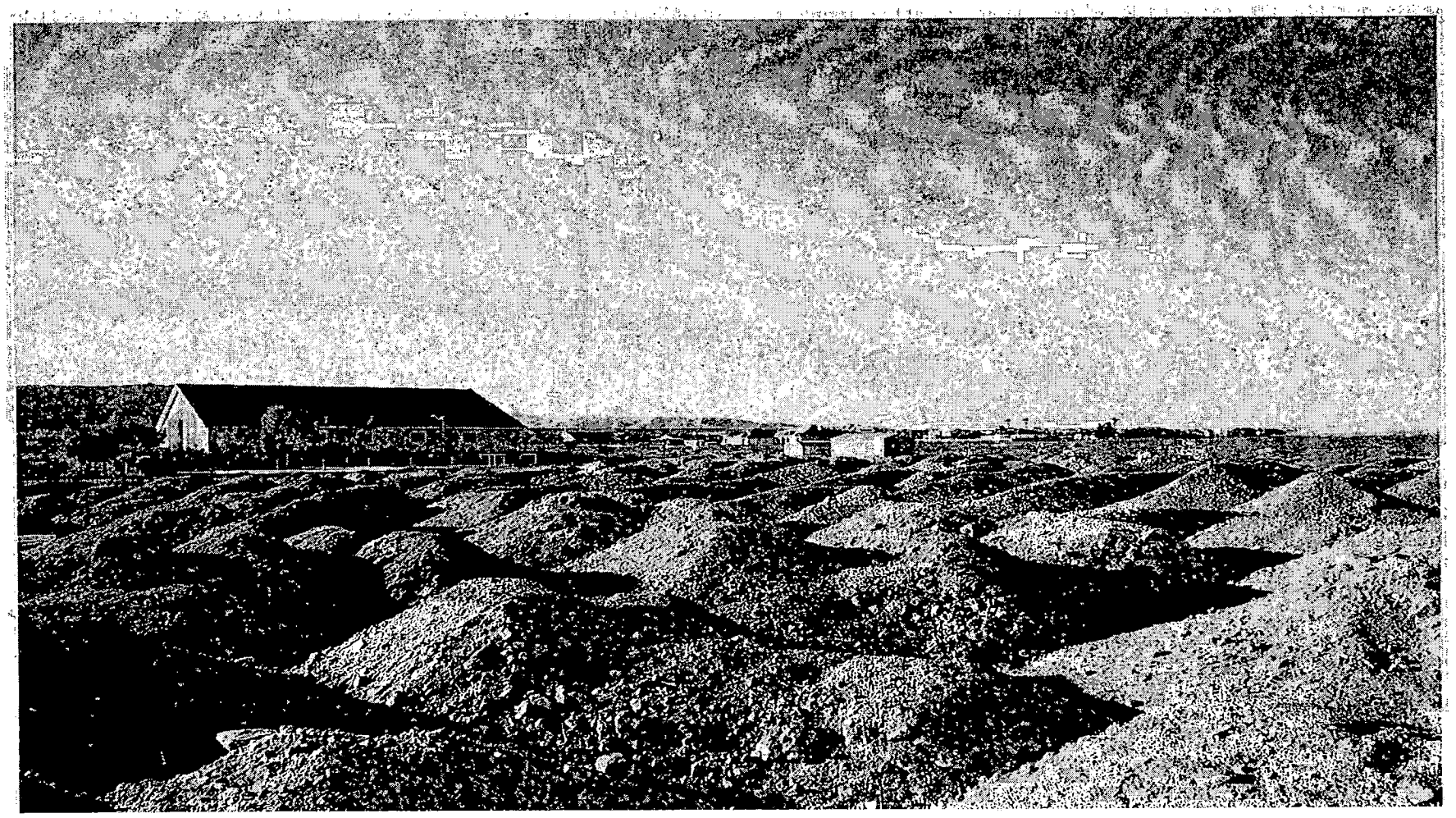



SWISHER & HALL AIA, LIMITED
ARCHITECTURE AND PLANNING
7373 PEAK DRIVE SUITE 250
LAS VEGAS, NEVADA 89128
702 303 2222 702 363 6000 (FAX)
WWW.SWISHERHALL.COM

REVISED 12.23.03

ZON-3472
1-22-04 PC

12/22/2003 12:41:22 PM, Dincuye



ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

# Telephone Protest/ Approval Log

GPA 3512

**Meeting Date:** 1-22-04 **Case Number:** ZON-3472
SDR-3477

**Date:** 1-16-04
**Name:** Judy Mclain
**Address:** 5980 N Bonita Vista Ct
**Phone:** 655-4344
☑ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

City of Las Vegas

Agenda Item No.: 68

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**C.C.: 02/18/04**

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

**RECOMMENDATION:**
Staff recommends APPROVAL.

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

**MOTION:**
**NIGRO – APPROVED subject to conditions – UNANIMOUS**

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

**MINUTES:**
NOTE: See Item 66 [GPA-3512] for related discussion.

(11:47 – 12:02)

**5-305**

**CONDITIONS:**
Planning and Development

1. A General Plan Amendment (GPA-3512) and a Rezoning (ZON-3472) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

**CONDITIONS – Continued:**

3. The required 20 foot wide multi-use transportation trail shall be constructed along the full length of the site concurrent with the development of the new classroom building.

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

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

6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.

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

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

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

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

11. The applicant shall meet with the staff of the Planning and Development Department to develop an address plan prior to issue of permits.

Public Works

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

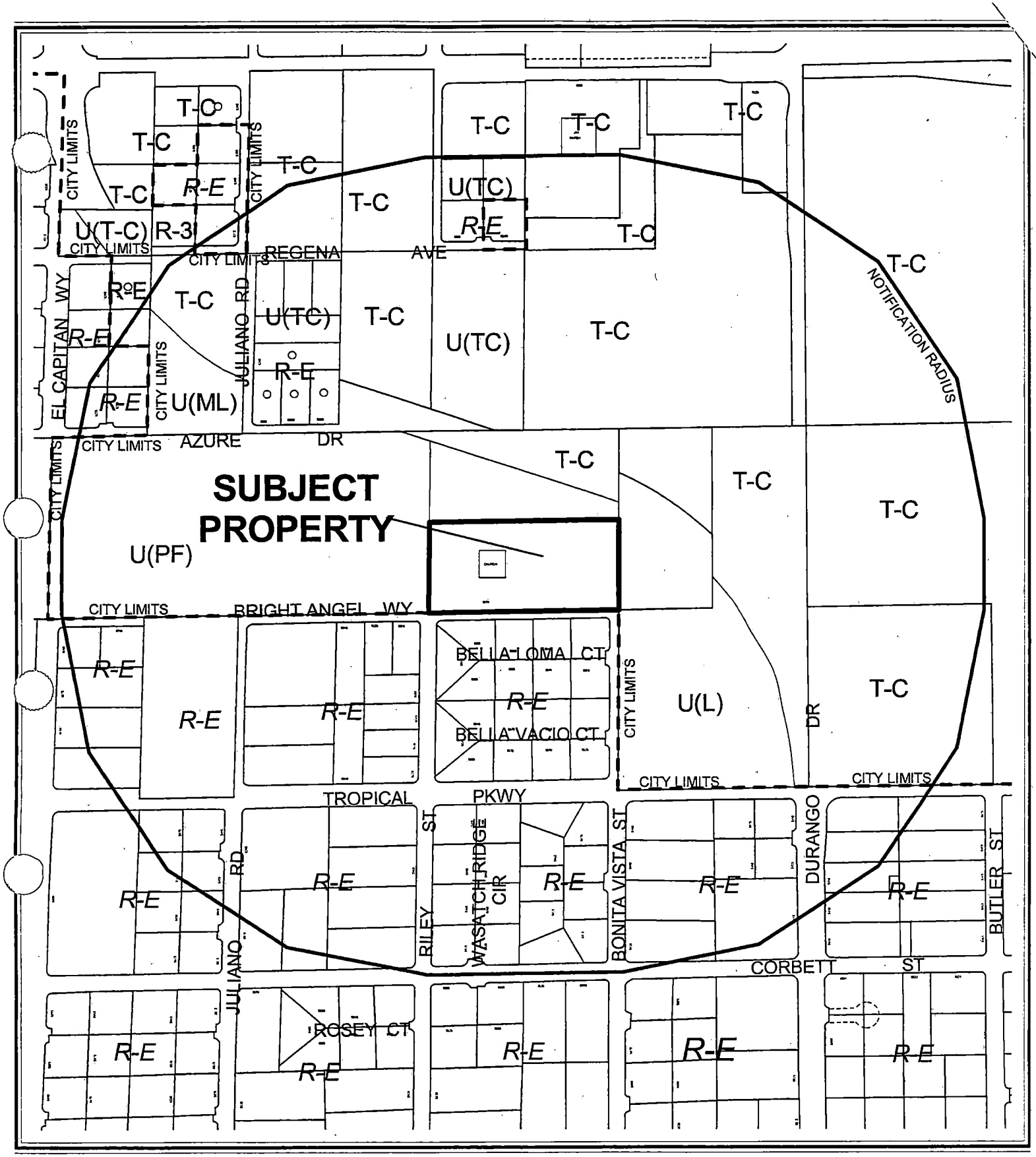
**CONDITIONS – Continued:**

13. Landscape and maintain all unimproved right-of-way adjacent to this site.

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

15. Grant pedestrian access easements for all public sidewalks not located within public right-of-way prior to occupancy of this site as required by the Department of Public Works.

16. Site development to comply with all applicable conditions of approval for ZON-3472 and all subsequent site-related actions.

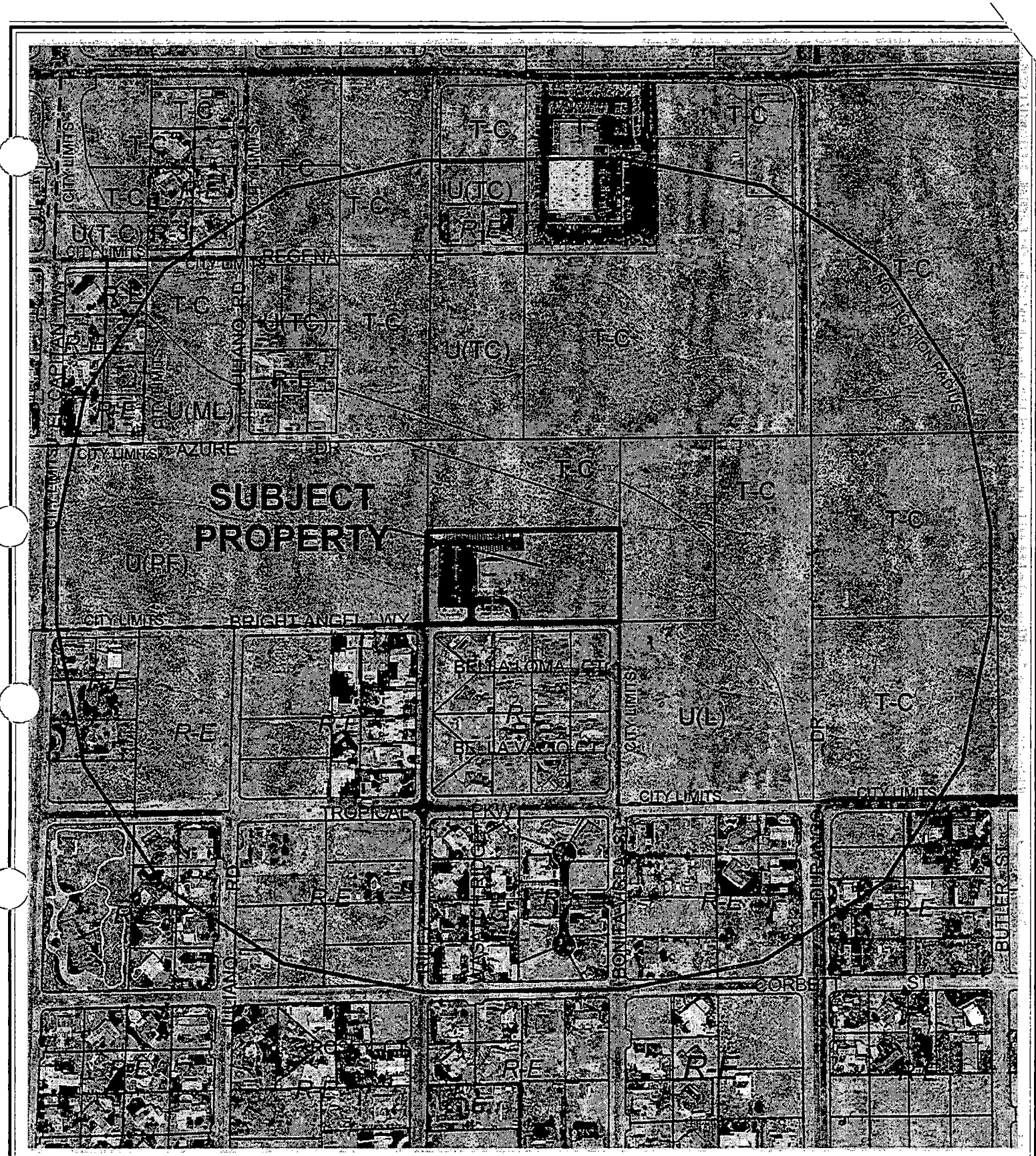



0 300 600 Feet

**CASE:** **SDR-3477**

**RADIUS:** 1320 FT

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




0 300 600 Feet

**CASE:** **SDR-3477**

**RADIUS:** 1320 FT

**ZONING OF SUBJECT PROPERTY:**

U (UNDEVELOPED) ZONE [L (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-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST**

## ** CONDITIONS **

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

***Planning and Development***

1. A General Plan Amendment (GPA-3512) and a Rezoning (ZON-3472) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

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

3. The required 20 foot wide multi-use transportation trail shall be constructed along the full length of the site concurrent with the development of the new classroom building.

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

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

6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.

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

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

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

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

11. The applicant shall meet with the staff of the Planning and Development Department to develop an address plan prior to issue of permits.

***Public Works***

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

13. Landscape and maintain all unimproved right-of-way adjacent to this site.

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

15. Grant pedestrian access easements for all public sidewalks not located within public right-of-way prior to occupancy of this site as required by the Department of Public Works.

16. Site development to comply with all applicable conditions of approval for ZON-3472 and all subsequent site-related actions.

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This request is for a Site Development Plan Review for a classroom addition on property adjacent to the northwest corner of Bright Angel Way and Bonita Vista Street. On January 22, 2004 a General Plan Amendment (GPA-3512) to PF (Public Facility) and a Rezoning (ZON-3472) to C-V (Civic) applications were filed as companion items.

### *B) Applicant's Justification*

The applicant's justification letter indicates the new building will include instructional classrooms and necessary administrative support spaces. The applicant has also requested that construction of the trail be deferred until the development of the eastern portion of the site occurs.

## BACKGROUND INFORMATION

### *A) Previous Actions*

04/26/99 The City Council approved an Annexation [A-0031-98(A)] to bring this property into the City limits as part of a larger request. The effective date of the annexation was May 7, 1999. The Planning Commission and staff recommended approval on January 28, 1999.

### *B) Pre-Application Meeting*

10/14/03 The applicant was advised the C-V (Civic) zoning would not be in compliance with the L (Low Density Residential) designation and that a General Plan Amendment to PF (Public Facility) would be required. The applicant was also advised of the requirements for a Site Development Plan Review.

### *C) Neighborhood Meetings*

12/23/03 A neighborhood meeting was held by the applicant with the surrounding property owners as part of the General Plan Amendment process. Six persons attended and had no opposition.

## DETAILS OF APPLICATION REQUEST

*A) Site Area*

Gross Acres: 5.0

*B) Existing Land Use*

| | |
|---|---|
| Subject Property: | Church |
| North: | Undeveloped |
| South: | Undeveloped and Single Family Residences |
| East: | Undeveloped |
| West: | Undeveloped |

*C) Planned Land Use*

| | |
|---|---|
| Subject Property: | L (Low Density Residential) |
| North: | L (Low Density Residential) |
| South: | RNP (Rural Neighborhood Preservation and L (Low Density Residential) |
| East: | L (Low Density Residential) |
| West: | PR-OS (Park/Recreation/Open Space) |

*D) Existing Zoning*

| | |
|---|---|
| Subject Property: | U (Undeveloped) [L (Low Density Residential) General Plan Designation] |
| North: | U (Undeveloped) [L (Low Density Residential) General Plan Designation] |
| South: | Unincorporated Clark County |
| East: | Unincorporated Clark County |
| West: | U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation] |

*E) General Plan Compliance*

The site is designated L (Low Density Residential) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The proposed C-V (Civic) Zoning designation is not in conformance with the General Plan. The applicant has submitted a request to amend the plan from L (Low Density Residential) to PF (Public Facility), which would make the proposed C-V (Civic) zoning compatible on this site.

MP

| 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 |

A 20 foot wide multi-use transportation trail is required along the north side of Bright Angel Way. The submitted site plan shows an area reserved for the required 20 foot wide multi-use transportation trail along the south side of the site adjacent to Bright Angel Way.

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The statute also requires that non-residential developments be designed to help preserve the rural character of the neighborhood. In this case, the existing church was approved and constructed prior to the adoption of the Rural Neighborhood Preservation Buffer and remains appropriate at this location.

## PROJECT DESCRIPTION

The site plan depicts a new 5,450 square foot classroom building located east of the existing church building on the site. Access is provided via two driveways from Bright Angel Way with existing parking provided on the western portion of the site and to the north and south of the buildings. The eastern portion of the site, approximately 2 acres, is labeled as future development. The plan depicts a 20-foot wide multi-use transportation trail, labeled as future, along the north side of Bright Angel Way. Landscaping is shown along the street frontage, around the building and along the north and east portion for the new development. The floor plans show four classrooms and other administrative offices to support the church use. The building elevations depict a single story building a stucco exterior, a predominantly flat roof, with column and trellis accents on the facade.

## ANALYSIS

### *A) Zoning Code Compliance*

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for projects in the C-V (Civic) zoning district are established on a case-by-case basis.

MP

A2) Residential Adjacency Standards

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

a) Proximity slope. The height of the proposed classroom building is 24 feet. At this height, the building must be located a minimum of 72 feet from the existing single-family residences to the south. The site plan indicates the classroom building approximately 153 feet from these properties and is in conformance with these standards.

A3) Parking and Traffic Standards

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

| **Uses** | GFA | **Required** Ratio | **Required** Parking | | **Provided** Parking | |
|---|---|---|---|---|---|---|
| | | | Regular | Handicap | Regular | Handicap |
| Public or Private School | 5,450 SF. | 2 spaces for each classroom, plus 20 spaces for administrative staff | 28 | 2 | 146 | 7 |

The proposed classroom and administrative building requires a total of 28 spaces based on the classroom/school use. A total of 146 spaces, including 7 handicap accessible, are shown on the site plan for the current overall development. The plan indicates 16 new spaces will be provided as a result of the new development. Since the new building provides a support use to the existing church, the 146 parking spaces shown on the site plan will be adequate for the overall development. Any future uses will be required to provide appropriate parking at the time they are proposed for development.

The Department of Public Works recommends the following access and parking condition:

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

MP

***B) General Analysis and Discussion***

- Zoning

The existing church and proposed classroom building are allowed uses in the C-V (Civic) zoning district.

- Site Plan

The proposed site plan meets the minimum requirements with regards to parking and other applicable standards. A 20-foot wide multi-use transportation trail is required along the north side of Bright Angel Way and is shown on the plan. However, the applicant has requested the construction of the trail be deferred to occur with development of the eastern portion of the site. A condition has been added requiring construction of the trail along the full length of the site with the development of the new classroom building.

- Landscape Plan

There is an existing landscape planter along a portion of Bright Angel Way that is approximately 20 feet wide that was installed with development of the existing church. The landscape plan indicates the new development will match the existing improvements on the site.

- Elevation

The building elevations depict a single story structure with a stucco exterior and a combination pitched and flat roof, which is compatible with other development in this area.

- Floor Plan

The submitted floor plan depicts a total of 4 classrooms, a conference room room, offices and area for storage.

**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 classroom and administrative building will provide support uses for the existing church and is appropriate on this site and is compatible with adjacent development in the area.

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

   The proposed project is consistent with the General Plan and Title 19 in that the C-V (Civic) zoning district allows for the establishment of standards on a case by case basis.

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

   The site has existing access from Bright Angel Way, a 60-foot wide residential collector, which ultimately connects to Tropical Parkway, an 80-foot wide secondary arterial. The proposed development of the site will be sufficiently served by existing roadway facilities.

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

   The submitted building elevations and landscaping plan will demonstrate visual consistency with the surrounding developments in this 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 submitted building elevations and landscaping will demonstrate visual consistency with the surrounding developments, in that the submitted materials depict appropriate façade design. The development will be harmonious and compatible with development in the area.

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

   The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

**NOTICES MAILED** 100 [Mailed with GPA-3512 & ZON-3472]

**APPROVALS** 0

**PROTESTS** 1

MP

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3477 APN: 125-29-601-019

Name of Property Owner: Bright Angel Church of Christ

Name of Applicant: Daryl Driscoll

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: Jim Hannah

Print Name: Jim Hannah, Trustee

Subscribed and sworn before me

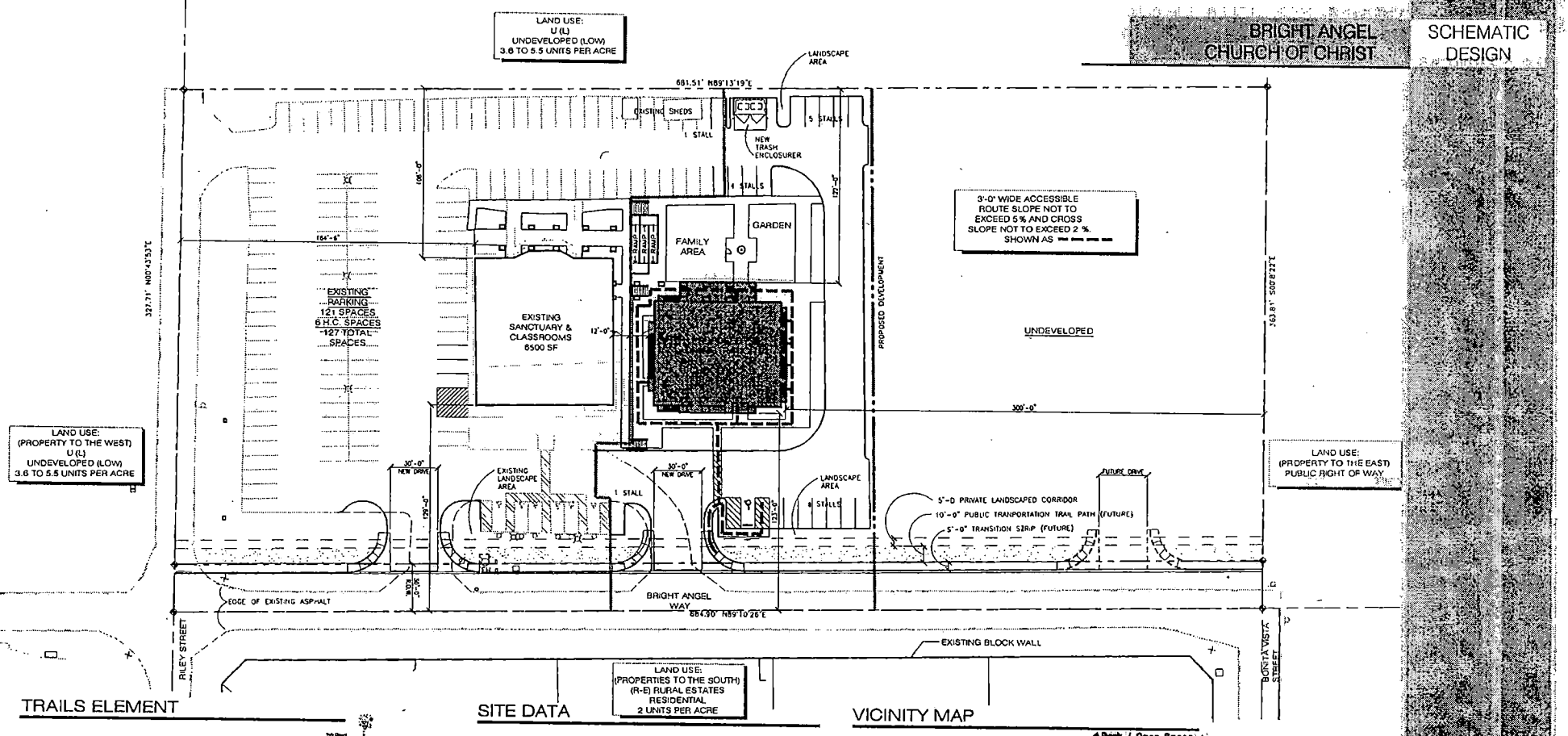
This 9 day of December, 20 03

Mary B Sheffield / CLARK / NEVADA
Notary Public in and for said County and State

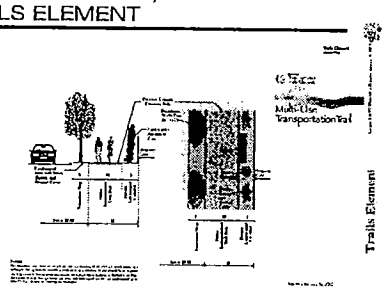
MARY B. SHEFFIELD
Notary Public State of Nevada
No. 99-53968-1
My appt. exp. Mar. 8, 2007

# BRIGHT ANGEL CHURCH OF CHRIST

SCHEMATIC DESIGN




## TRAILS ELEMENT




## SITE PLAN

0' 30' 60' 120'

JOB NO 020011 DECEMBER 4, 2003

NORTH

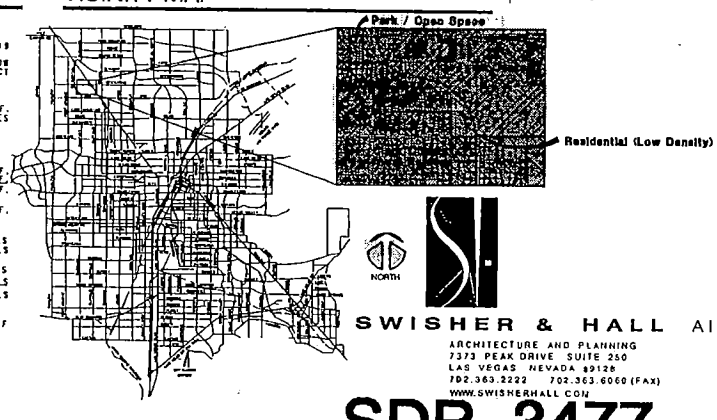
## SITE DATA

| | |
|---|---|
| **SITE INFORMATION** | |
| ASSESSOR'S PARCEL NUMBER | 125-28-801-019 |
| ZONING - EXISTING | (U (L)) UDEVELOPED/LOW |
| ZONING - PROPOSED | (C-V) CIVIC DISTRICT |
| **SITE TABULATION** | |
| SITE AREA (S.F.) | 217,800 S.F. |
| SITE AREA (ACRES) | 5.00 ACRES |
| **BUILDING(S)** | |
| EXISTING SANCTUARY & CLASSROOMS | 6,500 GROSS S.F. |
| PROPOSED ADMIN. & CLASSROOM | 4,450 GROSS S.F. |
| TOTAL SQUARE FOOTAGE | 11,950 GROSS S.F. |
| TOTAL SQUARE FOOTAGE | 11,950 GROSS S.F. |
| **PARKING TABULATION** | |
| PARKING REQUIRED | 111 STALLS |
| ACCESSIBLE PARKING REQUIRED | 5 STALLS |
| PARKING PROVIDED | 146 STALLS |
| ACCESSIBLE PARKING | 7 STALLS |
| TOTAL PARKING PROVIDED | 146 STALLS |
| PARKING RATIO PER NET S.F. | 13/1,000 S.F. |

NOTE:
ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.

ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.

## VICINITY MAP




SWISHER & HALL AIA, LIMITED
ARCHITECTURE AND PLANNING
7373 PEAK DRIVE SUITE 250
LAS VEGAS NEVADA 89128
702.363.2222 702.363.6060 (FAX)
WWW.SWISHERHALL.COM

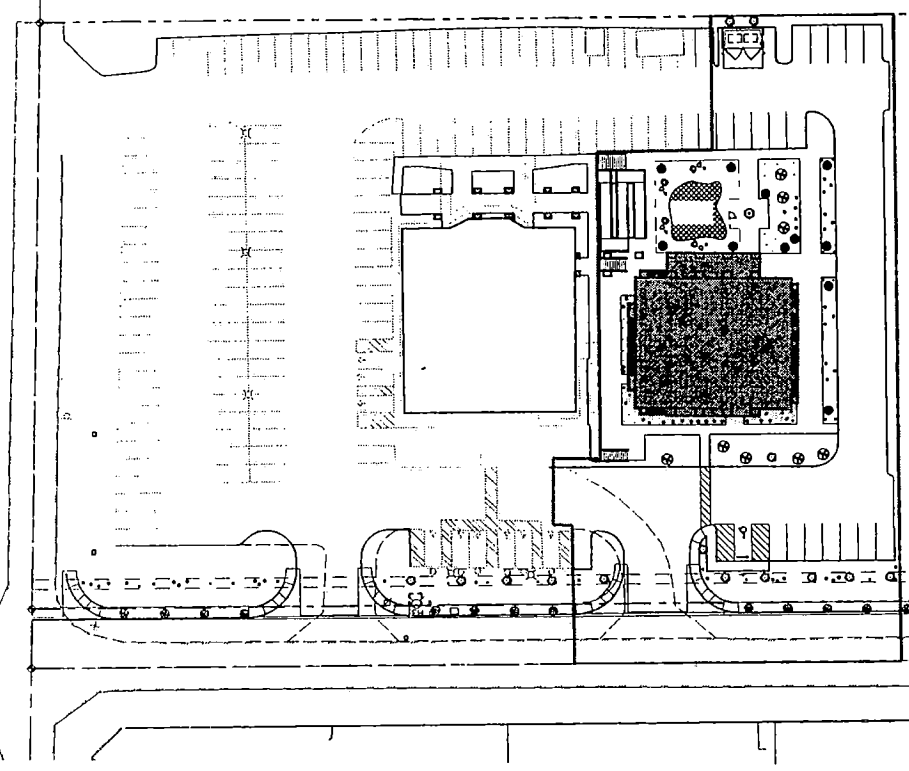
REVISED 12.23.03

SDR-3477
1-22-04 PC

12/22/2003 12:41:27 PM, Dinoyve

# BRIGHT ANGEL CHURCH OF CHRIST

SCHEMATIC DESIGN



NOTES:

DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE FOR CLARIFICATION BEFORE STARTING WORK.
CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ROCK MATERIAL NOT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
SEE SPECIFICATIONS FOR PLANTING BACKFILL MIX.
QUANTITIES INDICATED ARE FOR CONVENIENCE ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
ALL PLANTING AREAS SHALL RECEIVE ROCK MULCH. ROCK MULCH SHALL BE 1/2" MOJAVE GOLD DECORATIVE ROCK, 3/4" SCREENED AT A DEPTH OF 2". SUBMIT SAMPLES TO OWNERS REPRESENTATIVE.
(SOURCE SHALL BE SUBJECT TO THE APPROVAL OF THE OWNERS REPRESENTATIVE)

PLANT LEGEND

| SYMBOL | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|
| | ASH TREE | 24" BOX | |
| | MEDITERRANEAN OLIVE TREE | 24" BOX | |
| | CALIFORNIA PEPPER TREE | 24" BOX | |
| | CHILEAN MESQUITE TREE | 24" BOX | |
| | GREEN CLOUD SAGE | 5 GALLON | |
| | FEATHERY CASSIA | 5 GALLON | |
| | BIRD OF PARADISE | 5 GALLON | |
| | AUTUMN SAGE | 1 GALLON | |
| | REGAL MIST GRASS | 1 GALLON | |
| | RED FOUNTAIN GRASS | 1 GALLON | |
| | TRAILING LANTANA | 1 GALLON | |
| | TRAILING ROSEMARY | 1 GALLON | |
| | BOULDER | | |
| | 1/2" MOJAVE GOLD DECORATIVE ROCK | | |
| | ARTIFICIAL TURF | | |

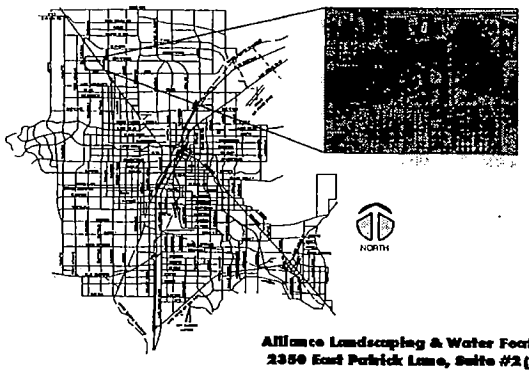
LANDSCAPE PLAN

0' 30' 60' 120'

JOB NO. 030011 DECEMBER 4, 2003

NORTH

VICINITY MAP

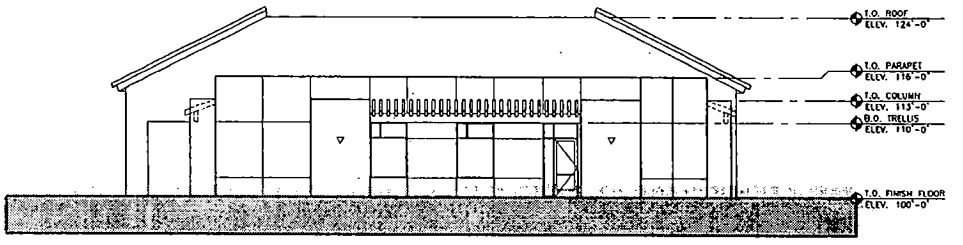



Alliance Landscaping & Water Features Lic.#54450
2350 East Patrick Lane, Suite #2 (702) 263-8225

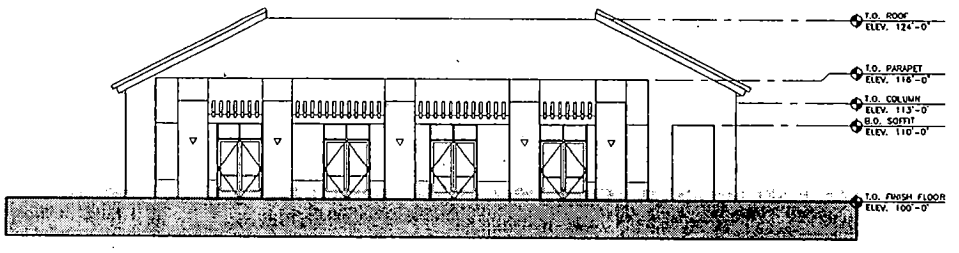
**SDR-3477**
**1-22-04 PC**

BRIGHT ANGEL CHURCH OF CHRIST

SCHEMATIC DESIGN




WEST ELEVATION (C)




EAST ELEVATION (D)

ADMIN BLDG ELEVATIONS

0 8' 16' 32'

JOB NO. 020011 DECEMBER 9, 2003

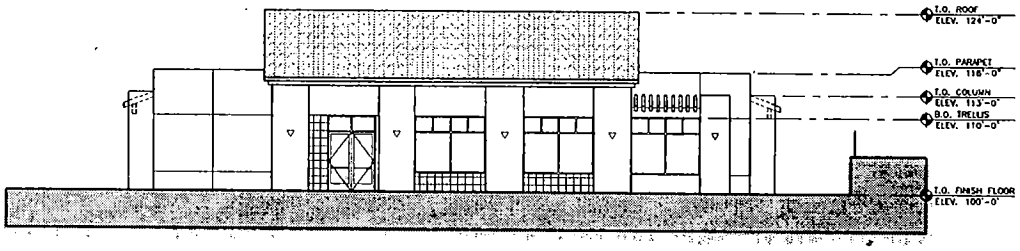
SWISHER & HALL AIA, LIMITED

ARCHITECTURE AND PLANNING
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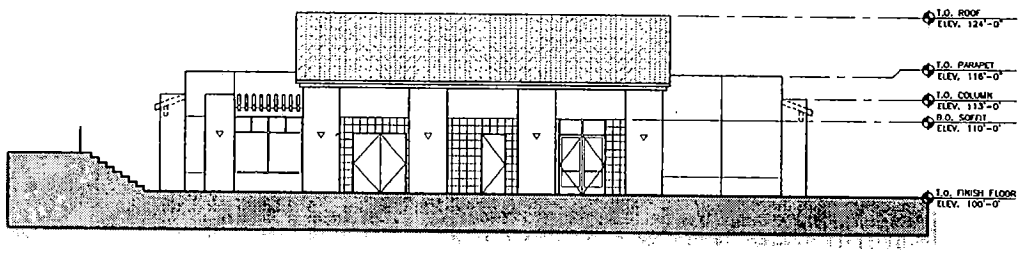
**SDR-3477**
**1-22-04 PC**

BRIGHT ANGEL CHURCH OF CHRIST

SCHEMATIC DESIGN




NORTH ELEVATION (A)




SOUTH ELEVATION (B)

ADMIN BLDG ELEVATIONS

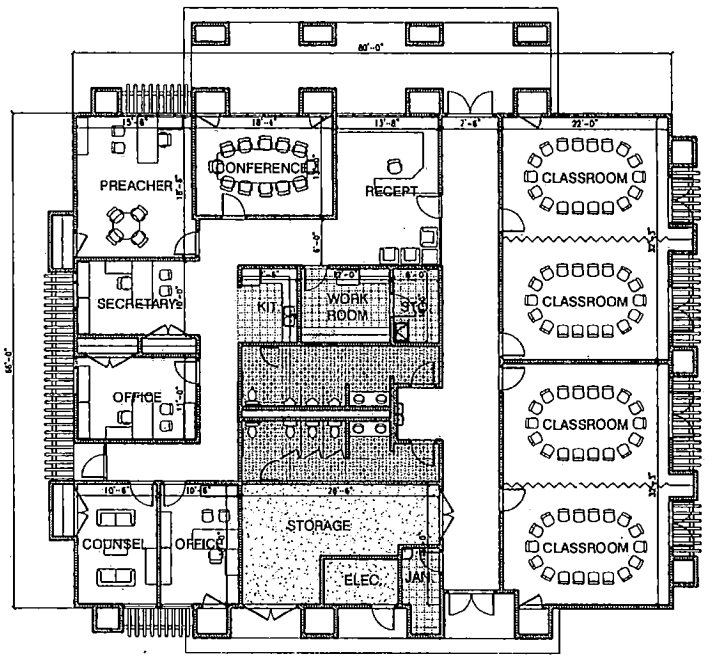
0 8' 16' 32'

SWISHER & HALL AIA, LIMITED
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7373 PEAK DRIVE SUITE 250
LAS VEGAS NEVADA 89128
702 363 2222 702 363 6060 (FAX)
WWW.SWISHERHALL.COM

**SDR-3477**
**1-22-04 PC**

BRIGHT ANGEL CHURCH OF CHRIST

SCHEMATIC DESIGN




ADMIN BLDG FLOOR PLAN

0 8' 16' 32'

JOB NO. 020011 DECEMBER 9, 2003

SWISHER & HALL AIA, LIMITED
ARCHITECTURE AND PLANNING
7373 PEAK DRIVE SUITE 250
LAS VEGAS, NEVADA 89128
702 363 2222 702 363 6060 (FAX)
WWW.SWISHERHALL.COM

**SDR-3477**
**1-22-04 PC**



SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3477- DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

# Telephone Protest/ Approval Log

GPA 3512

**Meeting Date:** 1-22-04 **Case Number:** ZON-3472
SDR-3477

**Date:** 1-16-04
**Name:** Judy Mclain
**Address:** 5980 N Bonita Vista Ct
**Phone:** 655-4344
☑ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Time:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

**Date:**
**Name:**
**Address:**
**Phone:**
☐ PROTEST ☐ APPROVE

City of Las Vegas

Agenda Item No.: 69

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 1 | Planning Commission Mtg. | 3 |
| 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 – 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 69 [GPA-3515], Item 70 [ZON-3520], and Item 71 [SDR-3521].

ADRIENNE LOW, Planning and Development Department, commented on the notification map which reflects an R designation for almost all of the parcels. It is unlikely that the pattern could be changed by a developer subdivides the small parcels into smaller lots. Net density surrounding the subject property is approximately 1.8 units per acre. This project is proposed at 4.4, approximately 2.4 times greater than the surrounding area. The R-1 conventional zoning district has established development standards which include minimum lot sizes and widths. Another concern is that the project is entirely within an R-PN buffer. State legislation limits that density to 3.0 units per acre unless good cause is shown. The applicant has not demonstrated such just cause. Staff recommended denial of all three applications.

**MINUTES – Continued:**

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the application. The subject property is bounded by Peak Drive, Jones Boulevard and Madre Mesa as well as a combination of single-family R-E and vacant lots. Three months ago the same developer was approved for a very similar project by both the Planning Commission and City Council. That other project also abutted R-E parcels. Concentrated efforts to work with the neighbors eventually resulted in an acceptable rural-type design. Even though R-1 projects do not require a site development plan review, they have brought forward one in order to demonstrate the specially designed, single-story R-1 lots that will be made more appealing to the surrounding neighborhood. A two-story condominium project was previously proposed for this site. At the neighborhood meeting held, there were many questions but no objections to the single-story homes. ATTORNEY LAZOVICH pointed out other similar zoning blendings which are in the vicinity, although they are outside the notification area.

LILLY BURNS, 2880 Mustang, commented on the frequency that she has had to attend meetings at the City. She commended the Planning Commissioners for the job they do and the difficult decisions they have to make. Her 26,000 square foot lot is within the development previously approved. It is time to develop this land in order to preserve her beautiful neighborhood. Traffic is a side effect of a growing community. This developer has worked very hard to work out an acceptable design.

GEORGE MUNS, 5916 Paseo del Mar, also commended the developer for working with the community. Although the density is slightly higher, he would recommend the project. This shows that homes can be built on Jones and closely follow the General Plan, unlike the 246-unit apartment complex approved half a mile away on Jones and surrounded by similar R-E homes. He urged the Planning Commission and staff represent the residents and demand closer adherence to the General Plan in the future.

JOHN HUNT, 5948 Madre Mesa, generally supported the project. There are unanswered questions that remain from the two neighborhood meetings. These included traffic issues, development of Peak Drive and unresolved problems with flooding at Madre Mesa and Peak Drive. He would prefer lower density, especially given other vacant parcels in the vicinity. This type of an increase in density calls for the neighbors to give up quite a bit.

ALICE KUKEC, 2860 Mustang Street, indicated her strong support of the project that would abut her 26,000 square foot property. The lot sizes are very good. She would like to see Peak vacated, but that will not be determined for some time. The School District incorrectly identified Peak as a bus route, but the true route is Torrey Pines.

**MINUTES – Continued:**

ATTORNEY LAZOVICH thanked the neighbors for waiting so long to speak for the development. COMMISSIONER DAVENPORT explained that the density was calculated based on the R-1 designation. MS. LOW added that the proposed density is actually 4.4 or 16 lots on 3.5 acres.

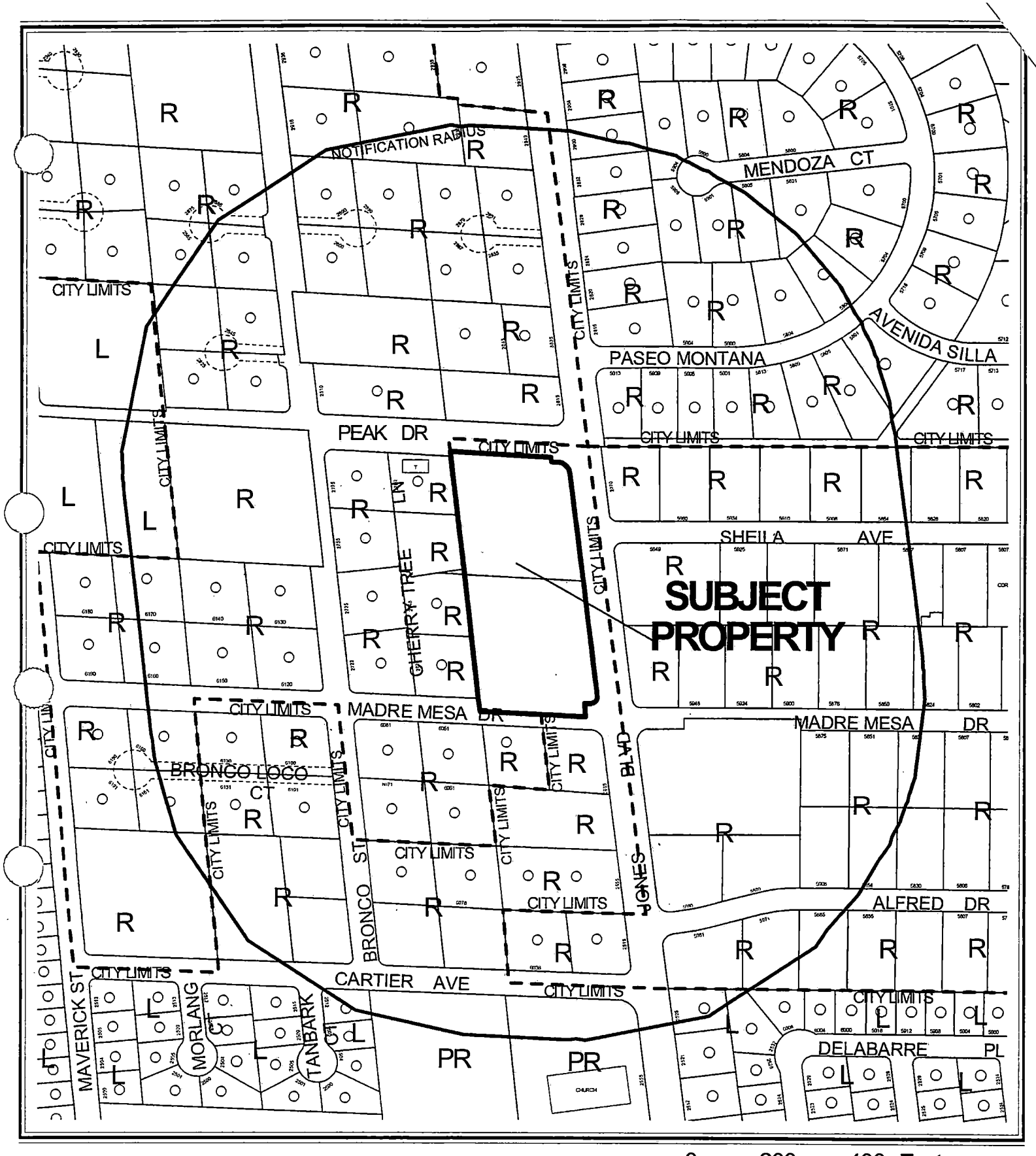
COMMISSIONER EVANS stressed that he would not normally support the request, but the intent of the State Statute and legislative buffer was to create harmony in the neighborhood. This project appears to achieve that harmony. COMMISSIONER McSWAIN advised ATTORNEY LAZOVICH that the neighbors' position impacted her decision.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 69 [GPA-3515], Item 70 [ZON-3520], and Item 71 [SDR-3521].

NOTE: All discussion for Item 69 [GPA-3515], Item 70 [ZON-3520], and Item 71 [SDR-3521] was held under Item 69 [GPA-3515].

(12:02 – 12:20)




**CASE:** **GPA-3515**

**RADIUS:** 750 FT

0 200 400 Feet

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

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**
L (LOW DENSITY RESIDENTIAL)

N




0 200 400 Feet

**CASE:** **GPA-3515**

**RADIUS:** 750 FT

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

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**
L (LOW DENSITY RESIDENTIAL)

N

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: GPA-3515 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST**

# ** CONDITIONS **

**STAFF RECOMMENDATION: DENIAL**

DDS

# ** STAFF REPORT **

## APPLICATION REQUEST

This application seeks to change the General Plan land use designation of a 3.63-acre tract of land located at the southwest corner of Peak Drive and Jones Boulevard from R (Rural Density Residential) to L (Low Density Residential). Accompanying this application is an application for rezoning, ZON-3520, and for site development review, SDR-3521.

## BACKGROUND DATA:

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

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

08/18/99 The City Council approved GPA-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. The Planning Commission and Staff recommended approval.

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.

09/03/03 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 Rural Residential land uses, with a maximum density of 3.5 dwelling units per acre.

09/06/00 The City Council approved the *Las Vegas 2020 Master Plan*. This site is within an area designated "Other City of Las Vegas Lands" as described in the Plan. The Planning Commission and Staff recommended approval.

DDS

## DETAILS OF APPLICATION REQUEST

Site Area: 3.63 Acres

EXISTING LAND USE

| | |
|---|---|
| Subject Property | Undeveloped |
| North | Across Peak Drive – single family residential |
| South | Across Middle Mesa Drive – undeveloped and single family residential |
| East | Across Jones Boulevard – undeveloped and single family residential |
| West | Undeveloped and single family residential |

PLANNED LAND USE

| | |
|---|---|
| Subject Property | R (Rural Density Residential) |
| North | Across Peak Drive – R (Rural Density Residential) |
| South | Across Middle Mesa Drive – R (Rural Density Residential) |
| East | Across Jones Boulevard – R (Rural Density Residential) |
| West | R (Rural Density Residential) |

EXISTING ZONING

| | |
|---|---|
| Subject Property | U (Undeveloped) |
| North | Across Peak Drive – Unincorporated R-E (Rural Estates Residential) |
| South | Across Middle Mesa Drive – Unincorporated R (Rural Density Residential) and Unincorporated R-E (Rural Estates Residential) |
| East | Across Jones Boulevard – Unincorporated R-E (Rural Estates Residential) |
| West | Unincorporated R-E (Rural Estates Residential) |

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

DDS

## 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.

***R (Rural Density Residential)*** (2.5 to 3.5 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.

***RPN (Rural Preservation Neighborhood)*** An area defined in the "Nevada Revised Statutes" (NRS) that is subdivided or developed:

1. Which consists of 10 or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre;
4. Which allows residents to raise or keep animals noncommercially; and
5. Which is not closer than 330 feet to a road greater than 99 feet in width.

***RPN (Rural Preservation Neighborhood) Buffer*** An area within 330 feet of a Rural Preservation Neighborhood. Within the buffer of a Rural Preservation Neighborhood, residential density is limited to three dwelling units per acre, unless "good cause" is shown to permit a higher density.

## INTERAGENCY ISSUES

### *RURAL PRESERVATION NEIGHBORHOOD BUFFER*

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.

## ANALYSIS

The applicant presents the argument, that had the right-of-way not already been dedicated for Peak Street and Jones Boulevard, the density of the proposed development i.e., number of dwelling units per gross acre, would be within the density permitted for the present Rural Density Residential land use classification. There are 10 single-family lots that surround the property. The average lot size is 23, 952 square feet, with the smallest lot being 19,732 square feet and the largest lot being 44,412 square feet. The net density of the development surrounding the subject property is 1.8 dwelling units per acre. The net density of the proposed development or 4.4 dwelling units per acre is 2.4 times the density of the existing development surrounding the property.

The property is within the buffer of a Rural Preservation Neighborhood where the density of development is permitted to be no more than three dwelling units per acre, unless there are compelling reasons to increase the density. With the present density of development adjacent to the property at a density of development less than two dwelling units per acre and an existing land use classification that permits a density of development of up to 3.5 dwelling units per acre, any further increase in density would seemingly be contrary to the intent of the state enabling legislation governing a Rural Preservation Neighborhood. Staff, therefore, recommends that the application be denied.

## FINDINGS

Title19.18.030.I requires that the following conditions be met in order to justify a General Plan Amendment:

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

   The density of the proposed General Plan Amendment is not compatible with the existing adjacent land use designations. As explained in the Analysis section above, the proposed density is 2.4 times the density of adjacent development.

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

   The zoning designation allowed by the proposed amendment will be incompatible with the existing adjacent zoning districts that permit no more than 3.5 dwelling units per acre. As discussed in the Analysis section above, a density of development of more than double the existing surrounding density is inconsistent with that development.

DDS

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 uses and densities permitted by the proposed General Plan Amendment. The property has vehicular access to Jones Boulevard; a future police station is to be located approximately two miles away at Lake Mead Boulevard and Tenaya Way; the property is within the 1.5 mile radius of an existing fire station at 2645 West Washington Avenue; and a neighborhood park exists north of Smoke Ranch Road and west of Jones Boulevard.

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

   Objectives and policies applicable to the subject area are addressed in the *City of Las Vegas Master Plan 2020*. Objective 3.2 (page 49) specifically addresses rural preservation areas. Accordingly, the objective states: "To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes." Policy 3.2.1 under this objective states: "That 'rural preservation neighborhoods,' as defined by the State of Nevada, be afforded the required transitional buffer where such portions of the required buffer area fall within the City of Las Vegas and are lands that are currently vacant." An increase in density greater than that is allowed by the Nevada Revised Statutes is contrary to the objectives and policies of the City's *Master Plan 2020*.

**GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING**

12/22/03 Twenty-five residents were in attendance at the meeting. There were a number of questions raised, but there was no objection to the proposal. These questions will be addressed in the accompanying applications to this proposal.

**NOTICES MAILED:** 119 [Mailed with ZON-3520 & SDR-3521]

**APPROVALS:** 0

**PROTESTS:** 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3515 APN: 138-14-702-003 & 009

Name of Property Owner: SCHNIDER ROBERT M&P FAMILY TRUST

Name of Applicant: SF INVESTMENTS

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ROBERT SCHNIDER

Subscribed and sworn before me

This 9 day of December, 2023

Diana L Brady

Notary Public in and for said County and State

DIANA L. BRADY
Notary Public, State of Nevada
Appointment No. 9314661
My Appt. Expires Jan. 2, 2005

GRAPHIC SCALE

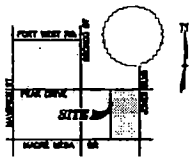
( IN FEET )
1 inch = 40 ft.

## SITE DATA

| | | | |
|---|---|---|---|
| PROPOSED USE : | LOW DENSITY RESIDENTIAL | MIN LOT WIDTH : | 65.00' |
| AREA : | 6.0 GROSS ACRES | MIN FRONT SETBACK : | 20' |
| CURRENT GEN. PLAN DESIGNATION: | RURAL RESIDENTIAL (3.5 UNITS/ACRE) | MIN SIDE YARD SETBACK : | 5' |
| PROPOSED GEN. PLAN DESIGNATION: | LOW DENSITY RESIDENTIAL (5.5 UNITS/ACRE) | MIN CORNER SIDEYARD SETBACK: | 15' |
| PROPOSED UNITS: | 18 | MIN REAR YARD SETBACK | 15' |
| PROPOSED DENSITY: | 5.5 UNITS/ACRE NET (3.2 UNITS/ACRE GROSS) | MAX BUILDING HEIGHT : | 2 STORIES OR 35' (WHICHEVER IS LESS) |
| MINIMUM LOT AREA: | 6,695 SF | | |
| AVERAGE LOT AREA: | 7,000 SF | | |

## LEGEND

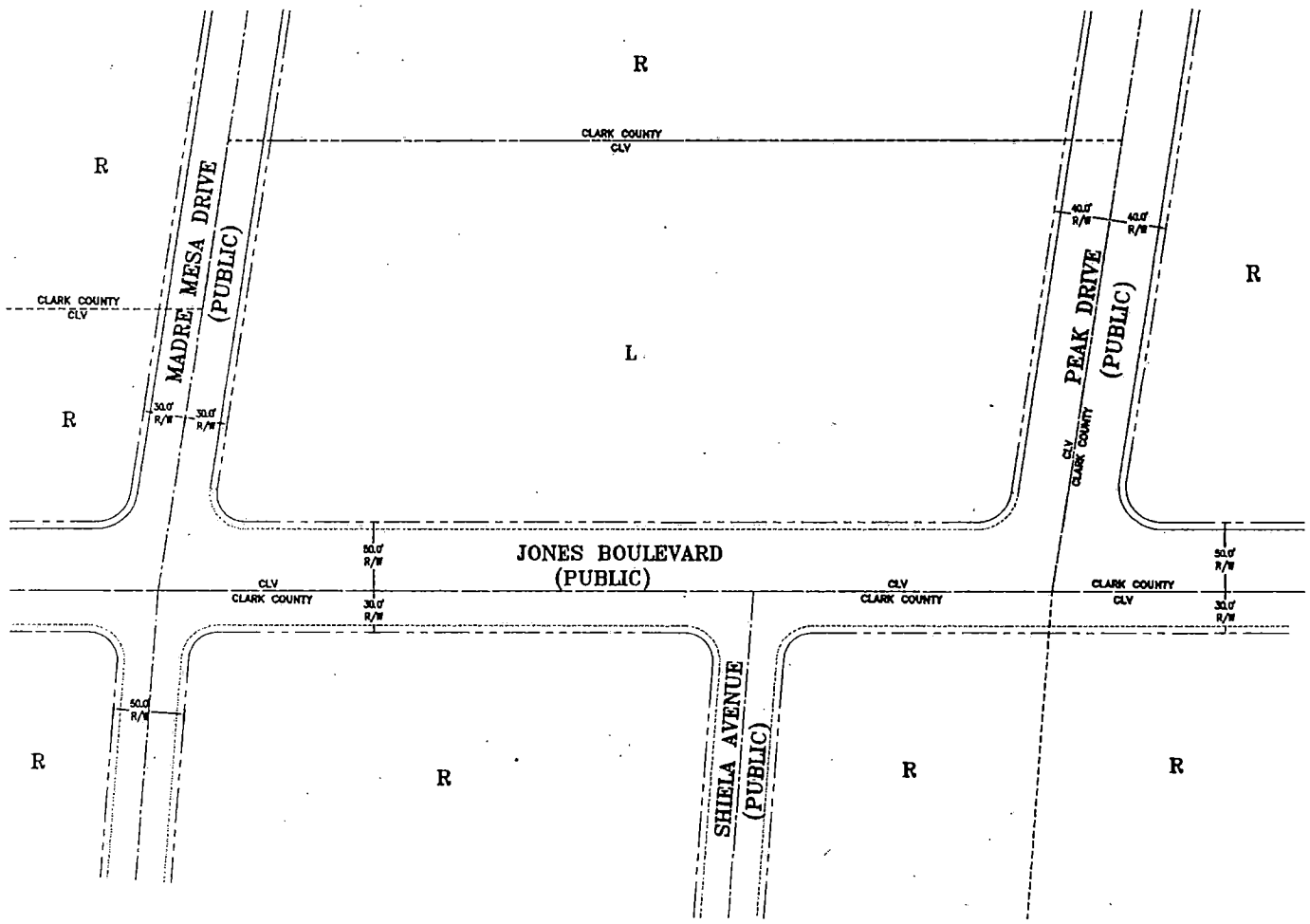
LOW DENSITY RESIDENTIAL (L)
RURAL RESIDENTIAL (R)




VICINITY MAP
N.T.S.

## APN NUMBERS

APN: 138-14-702-003, 008




BUNKER COMMONS II
PEAK DRIVE & JONES BOULEVARD
GPA EXHIBIT

SHEET
GPA

**GPA-3515**
**1-22-04 PC**

City of Las Vegas

Agenda Item No.: 70

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 1 | Planning Commission Mtg. | 3 |
| 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 – APPROVED subject to conditions – UNANIMOUS with NIGRO excused**

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

**MINUTES:**
NOTE: See Item 69 [GPA-3515] for related discussion.

(12:02 – 12:20)

**5-803**

**CONDITIONS:**
Planning and Development
1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council

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

**CONDITIONS – Continued:**

3. A Site Development Plan Review (SDR-3521) 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 30 feet of right-of-way adjacent to this site for Madre Mesa Drive and an additional 10 feet for a total half-street width of 40 feet on Peak Drive adjacent to this site prior to the issuance of any permits.

5. Construct half-street improvements on Peak Drive and Madre Mesa Drive adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Jones Boulevard 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 west boundary of this site prior to construction of hard surfacing (asphalt or concrete).

6. 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.

7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Madre Mesa Drive from Michael Way 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.

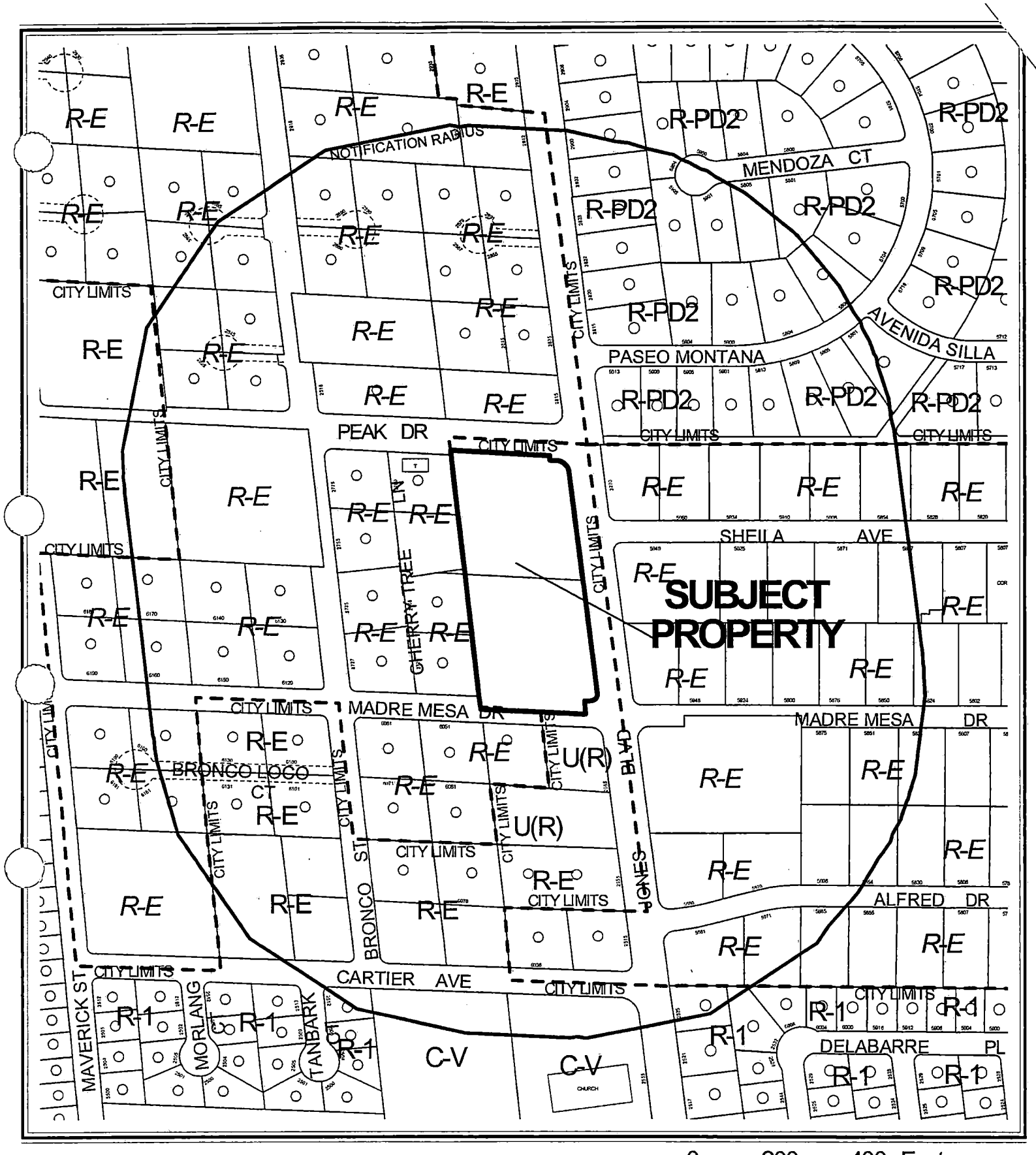
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic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

**CONDITIONS – Continued:**

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.

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




**CASE:** **ZON-3520**

**RADIUS:** 750 FT

**ZONING OF SUBJECT PROPERTY:**
U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

City of Las Vegas

## AGENDA MEMO

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: ZON-3520 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST**

## ** CONDITIONS **

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

***Planning and Development***

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low 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 (SDR-3521) 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 30 feet of right-of-way adjacent to this site for Madre Mesa Drive and an additional 10 feet for a total half-street width of 40 feet on Peak Drive adjacent to this site prior to the issuance of any permits.

5. Construct half-street improvements on Peak Drive and Madre Mesa Drive adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Jones Boulevard 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 west boundary of this site prior to construction of hard surfacing (asphalt or concrete).

6. 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.

7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Madre Mesa Drive from Michael Way 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.

DON

8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings 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.

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

DON

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This request is to rezone a 3.63 acre tract of land at the southwest corner of Peak Drive and Jones Boulevard from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-1 (Single Family Residential).

### *B) Applicant's Justification*

The applicant submitted a request for a General Plan amendment based on the argument that had the right-of-way not already been dedicated for Peak Street and Jones Boulevard, the density of the proposed development i.e., number of dwelling units per gross acre, would be within the density permitted for the present Rural Density Residential land use classification. The applicant's justification for the rezoning request is: "This project is compatible with surrounding uses, as it will provide much needed single-family housing in the area." The applicant goes on to say: "This subdivision will also act as a buffer between the heavy traffic on Jones Boulevard and the R-E (Residence Estates) zoned subdivisions to the west."

## BACKGROUND INFORMATION

### *A) Previous Actions*

04/11/96 The City Council approved the annexation of the subject property by the action A-0001-96.

09/18/02 The City Council denied the request to amend the General Plan (GPA-0026-02) for the subject property from R (Rural Density Residential) to M (Medium Density Residential). The Planning Commission and Staff recommended denial.

09/18/02 A request to rezone the subject property from a U (Undeveloped) district to an R-3 (Medium Density Residential) district (Z-0050-02) was denied by the City Council. The Planning Commission and Staff recommended denial.

07/25/02 A request to vacate a portion of Peak Drive (VAC-0053-02) was abeyed by the Planning Commission.

DON

***B) Pre-Application Meeting***

11/13/03 The application requirements were reviewed, including need for a request to waive the Residential Preservation Neighborhood requirements. There also was a request that the site plan show perimeter landscaping as a common lot. The common lot is shown on the site plan.

***C) Neighborhood Meetings***

12/22/03 There were 25 residents and one representative in attendance. There were no protests; however, the following interests, questions and concerns were raised:

1. One story homes on the west and north sides of the development.
2. Minimum 7,000 square foot lots
3. No open space is provided
4. Construct walls placed on Jones Boulevard to reduce noise
5. Drainage plan crucial
6. Six-foot perimeter landscaping
7. Speed bumps on Madre Mesa
8. School zones marked

**DETAILS OF APPLICATION REQUEST**

***A) Site Area***

Gross Acres: 3.63 Acres

***B) Existing Land Use***

| | |
|---|---|
| Subject Property | Vacant |
| North | Across Peak Drive – single family residential |
| South | Across Middle Mesa Drive – undeveloped and single family residential |
| East | Across Jones Boulevard – undeveloped and single family residential |
| West | Undeveloped and single family residential |

***C) Planned Land Use***

| | |
|---|---|
| Subject Property | R (Rural Density Residential) |
| North | Across Peak Drive – R (Rural Density Residential) |
| South | Across Middle Mesa Drive – R (Rural Density Residential) |
| East | Across Jones Boulevard – R (Rural Density Residential) |
| West | R (Rural Density Residential) |

DON

***D)Existing Zoning***

| | |
|---|---|
| Subject Property | U (Undeveloped) |
| North | Across Peak Drive – Unincorporated R-E (Rural Estates Residential) |
| South | Across Middle Mesa Drive – Unincorporated R (Rural Density Residential) and Unincorporated R-E (Rural Estates Residential) |
| East | Across Jones Boulevard – Unincorporated R-E (Rural Estates Residential) |
| West | Unincorporated R-E (Rural Estates Residential) |

***E) General Plan Compliance***

The existing General Plan designation of the subject site is R (Rural Density Residential). However, the applicant is requesting to amend this land use designation to L (Low Density Residential). The proposed rezoning of R-1 (Single Family Residential) is consistent with this proposed General Plan designation; however, the staff is recommending denial of the proposed general plan amendment.

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

The request is not affiliated with any special district or zone, except that 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.

***F) Interagency Issues***

None

***G) Zoning Code Compliance***

Compliance with the Zoning Code will be addressed with the Site Plan Review.

DON

## GENERAL ANALYSIS AND DISCUSSION

The subject property is located within an area identified as a buffer for a Rural Preservation Neighborhood. The staff cannot identify nor has the applicant given any compelling reason for increasing this density of development.

## 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."**

   Since the existing General Plan designation of the subject site is R (Rural Density Residential), the proposal does not conform to the General Plan. However, the applicant is requesting to amend this land use designation to L (Low Density Residential). The proposed rezoning of R-1 (Single Family Residential) is consistent with this proposed General Plan designation; however, the staff is recommending denial of the proposed general plan amendment, since it does not advance the goals, objectives and policies of the plan and is not compatible with the surrounding area.

   In addition, 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. This request would exceed that density.

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."**

   There are 10 single-family lots that surround the property. The average lot size is 23, 952 square feet, with the smallest lot being 19, 732 square feet and the largest lot being 44, 412 square feet. The net density of the development surrounding the subject property is 1.8 dwelling units per acre. The net density of the proposed development or 4.4 dwelling units per acre is 2.4 times the density of the existing development surrounding the property. Although the density of the existing surrounding development is much higher, the proposed zoning can be made compatible.

DON

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

   Staff knows of no compelling changes in the area or other factors that support rezoning the subject property.

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

   Access to development on the tract is proposed from Madre Mesa Drive, which directly connects with Jones Boulevard. Jones Boulevard is an 80-foot wide secondary collector street. As an arterial street it is sufficient to handle traffic from the development.

**NOTICES MAILED** 119 [Mailed with GPA-3515 and SDR-3521]

**APPROVALS** 0

**PROTESTS** 0

DON

PLANNING & DEVELOPMENT

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3520 APN: 138-14-702-003 & 009

Name of Property Owner: SCHNIDER ROBERT M&P FAMILY TRUST

Name of Applicant: SF INVESTMENTS

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ROBERT SCHNIDER

Subscribed and sworn before me

This 9 day of DECEMBER, 2003

Diana L Brady

Notary Public in and for said County and State

DIANA L. BRADY
Notary Public, State of Nevada
Appointment No. 93146S1
My Appt. Expires Jan. 2, 2005

GRAPHIC SCALE

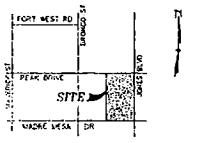
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## SITE DATA

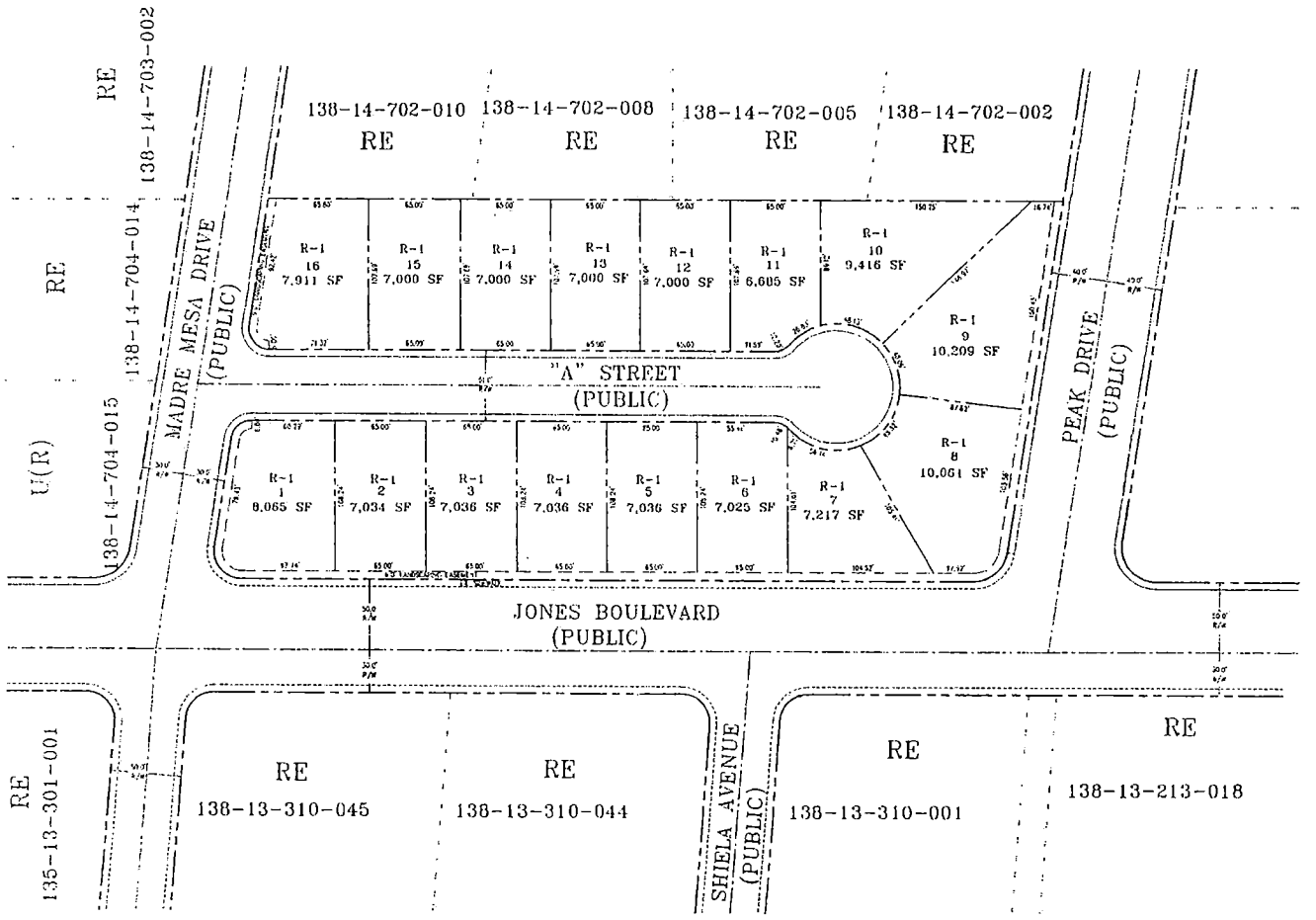
| | | | |
|---|---|---|---|
| PROPOSED USE: | LOW DENSITY RESIDENTIAL | MIN LOT WIDTH : | 65.00' |
| AREA : | 5.0 GROSS ACRES | MIN FRONT SETBACK : | 20' |
| CURRENT GEN. PLAN DESIGNATION: | RURAL RESIDENTIAL (3.5 UNITS/ACRE) | MIN SIDE YARD SETBACK : | 5' |
| PROPOSED GEN. PLAN DESIGNATION: | LOW DENSITY RESIDENTIAL (5.5 UNITS/ACRE) | MIN CORNER SIDEYARD SETBACK: | 15' |
| PROPOSED UNITS: | 16 | MIN REAR YARD SETBACK | 15' |
| PROPOSED DENSITY: | 3.5 UNITS/ACRE NET (3.2 UNITS/ACRE GROSS) | MAX BUILDING HEIGHT : | 2 STORIES OR 35' (WHICHEVER IS LESS) |
| MINIMUM LOT AREA: | 6,605 SF | | |
| AVERAGE LOT AREA: | 7,000 SF | | |

## APN NUMBERS

APN: 138-14-702-003, 009




VICINITY MAP




PROJ NO: 420309
DESIGN: BPB
DATE: 08/21/03
SCALE: AS SHOWN
CAD FILE:

DAVID PATRICK BROWN
EXP. 12/31/04
CIVIL
No. 15687

STAMP DATE:
EXPIR DATE: 12/31/04


3130 N. Dallas Street
Suite 106
Hayden Lake, Idaho 83835-7410
Phone: 208-762-1425
Fax: 208-762-1428
Web address: www.aztec-eng.com


AZTEC ENGINEERING GROUP, INC.

BUNKER COMMONS II
PEAK DRIVE & JONES BOULEVARD
SITE PLAN

SHEET
SP
1 of 4 Sheets

**ZON-3520**

**1-22-04 PC**

City of Las Vegas

Agenda Item No.: 71

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

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

**C.C.: 02/18/04**

| **PROTESTS RECEIVED BEFORE:** | | **APPROVALS RECEIVED BEFORE:** | |
|---|---|---|---|
| **Planning Commission Mtg.** | 1 | **Planning Commission Mtg.** | 3 |
| **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 – APPROVED subject to conditions – UNANIMOUS with NIGRO excused**

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

**MINUTES:**
NOTE: See Item 69 [GPA-3515] for related discussion.

(12:02 – 12:20)

**5-803**

**CONDITIONS:**
Planning and Development

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council

2. A rezoning from U (Undeveloped) (ZON-3520) to R-1 (Single Family Residential).

3. One story homes shall be constructed along the west and north sides of the development.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 71 – SDR-3521

**CONDITIONS – Continued:**

4. A wall of maximum permitted height shall be constructed along all street frontages.

5. Six feet of perimeter landscaping located along all streets abutting the site.

6. School zones marked according to approved standards.

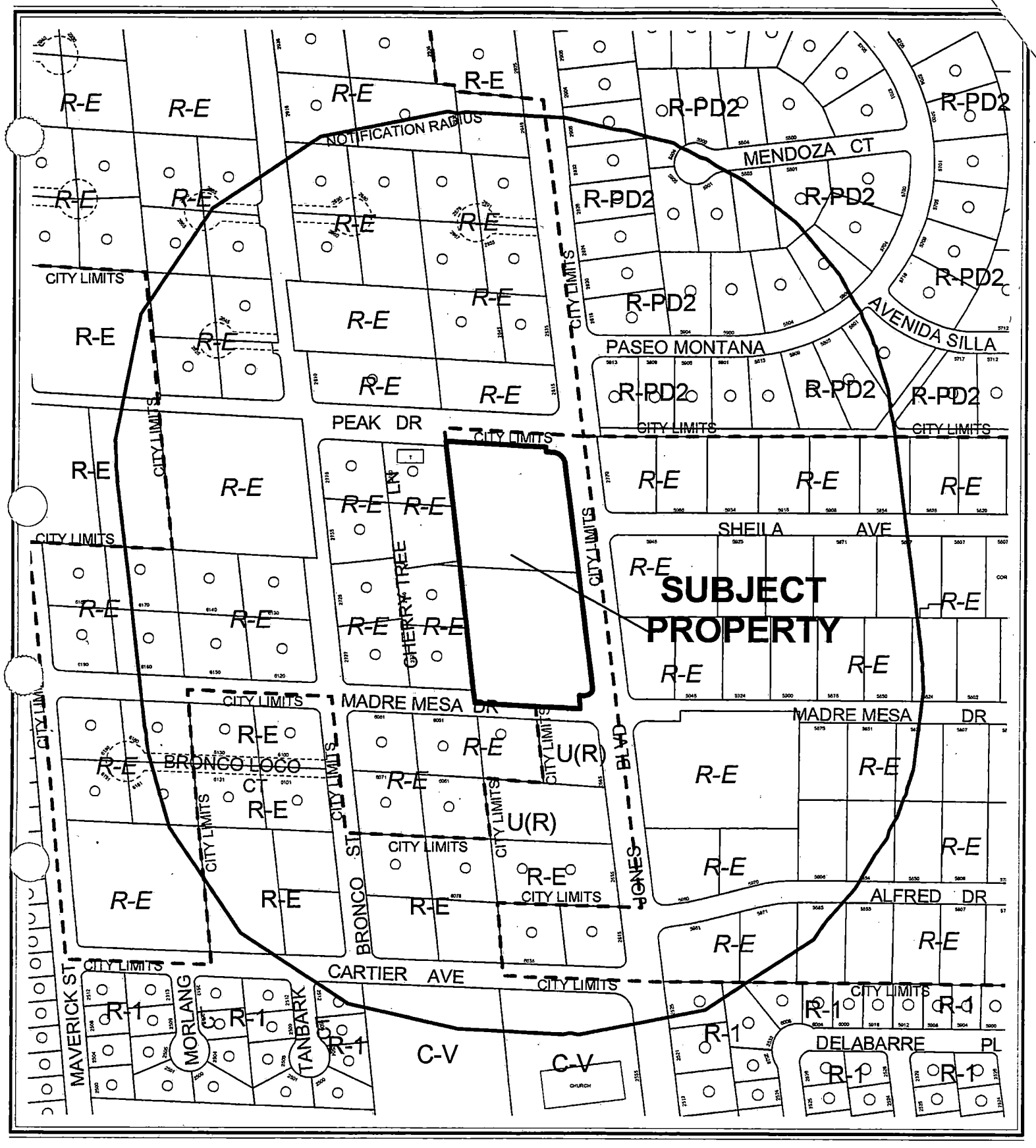
7. A landscape plan that delineates the proposed landscape materials submitted and approved by staff prior to preliminary map approval.

Public Works

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3520 and all other subsequent site-related actions.

9. 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.

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




**CASE:** **SDR-3521**

**RADIUS:** 750 FT

0 200 400 Feet

N

**ZONING OF SUBJECT PROPERTY:**

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




0 200 400 Feet

N

**CASE:** **SDR-3521**

**RADIUS:** 750 FT

**ZONING OF SUBJECT PROPERTY:**

U (UNDEVELOPED) ZONE [R (RURAL 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-3521 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST**

## ** CONDITIONS **

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

***Planning and Development***

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council

2. A rezoning from U (Undeveloped) (ZON-3520) to R-1 (Single Family Residential).

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5. Six feet of perimeter landscaping located along all streets abutting the site.

6.. School zones marked according to approved standards.

7. A landscape plan that delineates the proposed landscape materials submitted and approved by staff prior to preliminary map approval.

***Public Works***

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3520 and all other subsequent site-related actions.

9. 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.

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

DDS

# ** STAFF REPORT **

## APPLICATION REQUEST

### *A) Action Requested*

This is a request for a Site Development Review for a 16 lot single-family residential development on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard.

### *B) Applicant's Justification*

An SDR is not required for this development, but one is being requested to assure surrounding neighbors' that their requests will be met.

## BACKGROUND INFORMATION

### *A) Previous Actions*

04/11/96 The City Council approved the annexation of the subject property by the action A-0001-96.

09/18/02 The City Council denied the request to amend the General Plan (GPA-0026-02) for the subject property from R (Rural Density Residential) to M (Medium Density Residential). The Planning Commission and Staff recommended denial.

09/18/02 A request to rezone the subject property from a U (Undeveloped) district to an R-3 (Medium Density Residential) district (Z-0050-02) was denied by the City Council. The Planning Commission and Staff recommended denial.

07/25/02 A request to vacate a portion of Peak Drive (VAC-0053-02) was abeyed by the Planning Commission.

### *B) Pre-Application Meeting*

11/13/03 The application requirements were reviewed, including need for a request to waive the Residential Preservation Neighborhood requirements. There also was a request that the site plan show perimeter landscaping as a common lot. The common lot is shown on the site plan.

### *C) Neighborhood Meetings*

12/22/03 A neighborhood meeting was held as is required for the General Plan Amendment. There were 25 residents and one representative in attendance. There were no protests; however, the following interests, questions and concerns were raised:

1. One story homes on the west and north sides of the development.
2. Minimum 7,000 square foot lots
3. No open space is provided
4. Wall placed on Jones Boulevard to reduce noise
5. Drainage plan crucial
6. Six-foot perimeter landscaping
7. Speed bumps on Madre Mesa
8. School zones marked

## DETAILS OF APPLICATION REQUEST

### *A) Site Area*

Gross Acres: 3.63 Acres

### *B) Existing Land Use*

| | |
|---|---|
| Subject Property | Undeveloped |
| North | Across Peak Drive – single family residential |
| South | Across Middle Mesa Drive – undeveloped and single family residential |
| East | Across Jones Boulevard – undeveloped and single family residential |
| West | Undeveloped and single family residential |

### *C) Planned Land Use*

| | |
|---|---|
| Subject Property | R (Rural Density Residential) |
| North | Across Peak Drive – R (Rural Density Residential) |
| South | Across Middle Mesa Drive – R (Rural Density Residential) |
| East | Across Jones Boulevard – R (Rural Density Residential) |
| West | R (Rural Density Residential) |

***D) Existing Zoning***

| | |
|---|---|
| Subject Property | U (Undeveloped) |
| North | Across Peak Drive – Unincorporated R-E (Rural Estates Residential) |
| South | Across Middle Mesa Drive – Unincorporated R (Rural Density Residential) and Unincorporated R-E (Rural Estates Residential) |
| East | Across Jones Boulevard – Unincorporated R-E (Rural Estates Residential) |
| West | Unincorporated R-E (Rural Estates Residential) |

***E) General Plan Compliance***

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

**INTERAGENCY ISSUES**

None.

**PROJECT DESCRIPTION**

This project constitutes a conventional single-family residential subdivision with 16 single-family lots. Each lot is no less than 7,000 square feet. Access to the subdivision is proposed to be from Madre Mesa Drive by way of a cul-de-sac that provides access to the individual lots.

**ANALYSIS**

The site plan indicates the project will conform to the Standards of the R-1 (Single Family Residential) zoning district. It is, however, not consistent with the surrounding development.

***B) General Analysis and Discussion***

- Zoning

The development does not conform to the present zoning classification of U (Undeveloped) nor with the proposed General Plan designation of R (Rural Density Residential). The applicant proposes both to amend the General Plan designation and to L (Low Density Residential) and to rezone the subject property to R-1 (Single Family Residential). The proposed development would be consistent with these changes. The staff is recommending against these applications.

- Site Plan

All single-family dwellings are proposed to be either one- or two-story in height and have stucco exteriors with concrete tile roofs.

- Waivers

There are no waiver requests associated with this application.

- Landscape Plan

A landscape plan has not been submitted with this application. If this application is approved, a landscape plan for six-foot perimeter landscaping will need to be submitted for approval by staff prior to preliminary map approval.

- Elevation

One- and two-story single family homes

- Floor Plan

Variations of three floor plans are proposed. The homes would vary in size from 1747 square feet to 2532 square feet in either one or two stories in height. Each is depicted with three-car garages.

**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;"**

   There are 10 single-family lots that surround the property. The average lot size is 23, 952 square feet, with the smallest lot being 19, 732 square feet and the largest lot being 44, 412 square feet. The net density of the development surrounding the subject property is 1.8 dwelling units per acre. The net density of the proposed development or 4.4 dwelling units per acre is 2.4 times the density of the existing development surrounding the property. The density of development is not consistent with the adjacent development.

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

   The property is within the buffer of a Rural Preservation Neighborhood where the density of development is permitted to be no more than three dwelling units per acre, unless there are compelling reasons to increase the density. With the present density of development adjacent to the property at a density of development less than two dwelling units per acre and an existing land use classification that permits a density of development of up to 3.5 dwelling units per acre, any further increase in density would seemingly be contrary to the intent of the state enabling legislation governing a Rural Preservation Neighborhood. Therefore, the proposed development does not meet the requirements of the Nevada Revised Statutes.

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

   Site access to the proposed development is from Madre Mesa Drive, which directly connects with Jones Boulevard. Jones Boulevard is an 80-foot wide secondary collector street. As an arterial street it is sufficient to handle traffic from the development without negatively impacting adjacent roadways or neighborhood traffic.

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

   A landscape plan that delineates the proposed landscape materials will need to be submitted and approved by staff prior to preliminary map approval.

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;"**

DDS

Design characteristics will be evaluated prior to issuance of building permits for each lot. The proposed street and lot layout create an orderly and aesthetic environment and will be compatible with other development in the area.

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

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

**NOTICES MAILED** 119 [Mailed with GPA-3515 & ZON-3520]

**APPROVALS** 0

**PROTESTS** 0

DDS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3521 APN: 138-14-702-003 & 009

Name of Property Owner: SCHNIDER ROBERT M&P FAMILY TRUST

Name of Applicant: SF INVESTMENTS

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

_____Yes _____X_____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ROBERT SCHNIDER

Subscribed and sworn before me

This 9 day of December, 2003

Diana L Brady

Notary Public in and for said County and State

DIANA L. BRADY
Notary Public, State of Nevada
Appointment No. 93146B1
My Appt. Expires Jan. 2, 2005

## SITE DATA

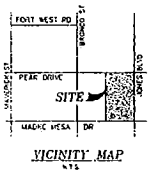
| | | | |
|---|---|---|---|
| PROPOSED USE | LOW DENSITY RESIDENTIAL | MIN LOT WIDTH : | 65.00' |
| AREA : | 5.0 GROSS ACRES | MIN FRONT SETBACK : | 20' |
| CURRENT GEN. PLAN DESIGNATION: | RURAL RESIDENTIAL (3.5 UNITS/ACRE) | MIN SIDE YARD SETBACK | 5' |
| PROPOSED GEN. PLAN DESIGNATION: | LOW DENSITY RESIDENTIAL (5.5 UNITS/ACRE) | MIN CORNER SIDEYARD SETBACK: | 15' |
| PROPOSED UNITS: | 16 | MIN REAR YARD SETBACK | 15' |
| PROPOSED DENSITY: | 5.5 UNITS/ACRE NET (3.2 UNITS/ACRE GROSS) | MAX BUILDING HEIGHT : | 2 STORIES OR 35' (WHICHEVER IS LESS) |
| MINIMUM LOT AREA: | 6,865 SF | | |
| AVERAGE LOT AREA: | 7,000 SF | | |

GRAPHIC SCALE

( IN FEET )

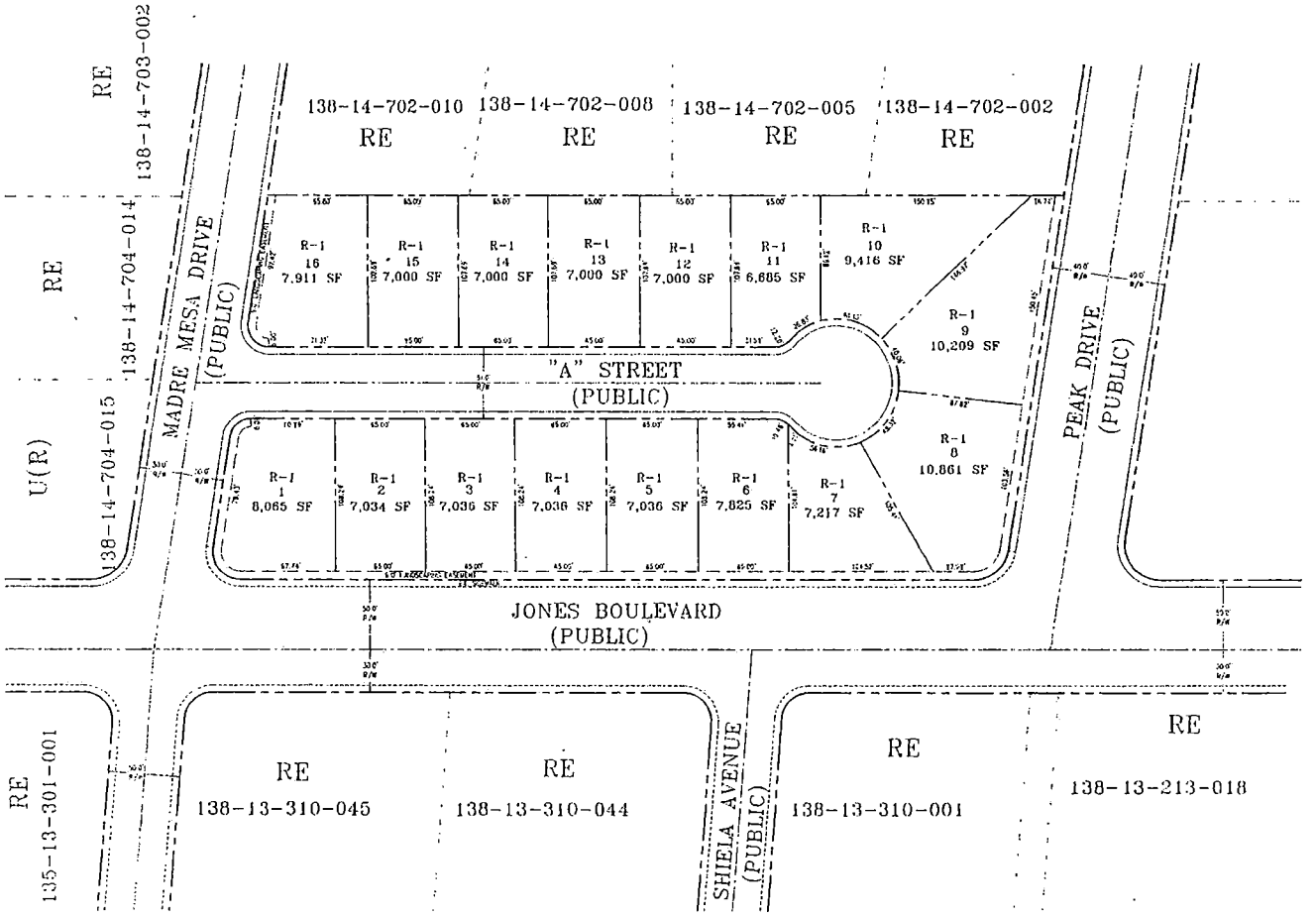
**APN NUMBERS**

APN: 138-14-702-003, 009




VICINITY MAP

N.T.S.




PROJ NO A703083
DESIGN DPD
DATE 08/21/03
SCALE AS SHOWN
CAD FILE
TRACING
DRAWING DATE 12/31/03

DAVID PATRICK BROWN EXP. 12/31/04 CIVIL No. 15687

AZTEC

3330 N. Buffalo Drive
Suite 105
Las Vegas, Nv 89129-7419
Tel: 702-255-5424
Fax: 702-304-3758
Web: aztecnet.com

BUNKER COMMONS II
PEAK DRIVE & JONES BOULEVARD
SITE PLAN

SHEET
SP
1 of 1 Sheets

**SDR-3521**
**1-22-04 PC**

City of Las Vegas

Agenda Item No.: 72

## AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

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

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

**SUBJECT:**

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

**C.C.: 02/18/04**

| PROTESTS RECEIVED BEFORE: | | APPROVALS RECEIVED BEFORE: | |
|---|---|---|---|
| Planning Commission Mtg. | 10 | 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:**
**DAVENPORT – Motion for APPROVAL – Motion carried but failed to obtain the required super majority with EVANS voting No, McSWAIN abstaining due to a pending contract with Richmond American Homes 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 72 [GPA-3516], Item 73 [SUP-3518], and Item 74 [SDR-3519].

ROBERT GENZER, Director of Planning and Development Department, confirmed with ATTORNEY GRONAUER that the applicant wished to move forward despite the inability to obtain the necessary super majority.

**MINUTES – Continued:**

KYLE WALTON, Planning and Development Department, explained that the proposal would further reduce the service-commercial zoning planned for Town Center. That loss is contrary to the promises made to the residents in the Northwest to concentrate these uses. There is anticipated negative traffic impact as well. Staff recommended denial of all three applications.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of Richmond American Homes. There is a compelling reason to rezone this service-commercial parcel. The 17.5-acre property lies adjacent to the demarcation line. The elevated overpass will bound the southern portion of the property, limiting access to Elkhorn. All but a small 5-acre piece at Farm and Cimarron, everything else east and north of Elkhorn Road is already zoned residential. As a resident of the area himself, his question is why commercial uses at the entrance of a residential community. The consensus at the neighborhood meeting was residential development was more appropriate than isolated service-commercial.

The shape of the long, narrow parcel and access restrictions would force any anchor tenant to face the elevated overpass. A viable commercial center is not possible on this property. The neighbors accepted the rezoning and focused on the design issues. The request to create a larger buffer has been incorporated into the plan by way of a 37-foot wide street. The developer will continue to work with the neighbors, taking input on the landscaping and drainage concerns. This project will result in the full development of Tule Springs Road. The medium-low density acts as a great transition, the design is a good fit and the price of the two-story homes start at $200,000.

TODD FARLOW, 240 N. 19th Street, suggested Richmond American take lessons from Carina Homes. A gated community is an oxymoron. Commercial development does not require an anchor tenant and is not the intent of service-commercial.

CHAIRMAN TRUESDELL verified with MR. WALTON that Tule Springs Road will connect with Sky Pointe underneath the overpass. The concern is again with the loss of service-commercial. However, the placement of the project against the right-of-way is positive. Retail uses are challenged by roadway decisions that have been made. Despite his concern, he would support the project.

COMMISSIONER EVANS questioned the difference between CHAIRMAN TRUESDELL'S feeling that this is an appropriate project and staff's position that the site is a prime location for commercial. MR. WALTON responded that service-commercial designation runs the entire length of Tule Springs Road to where it becomes Sky Pointe. The only exceptions are the mixed use areas. MR. CLAPSADDLE added that the 221 acres previously lost to residential uses was a substantial percentage of the original Town Center 412.5 acres for service-commercial.

**MINUTES – Continued:**

COMMISSIONER EVANS asked how this 17.5 acres could be replaced. MR. CLAPSADDLE answered that the only apparent option would be to approve commercial zoning where it is not anticipated to be at this time. That would conflict with the goal of concentrating commercial uses within Town Center. COMMISSIONER EVANS supported the compelling argument made by CHAIRMAN TRUESDELL for the other rezoning application, but every change cumulatively eliminates the efforts put into the Master Plan. Given that effort, the plan should only be changed based on a compelling argument.

ATTORNEY GRONAUER summarized the hardship with this isolated property as well as the inability to access Sunny Springs and limited access to Elkhorn. The land looks good, but things change once all the other aspects are factored. He pointed to the Durango exit adjacent to the Albertson's shopping center with related uses. That site has another anchor spot vacant even after two years. Everything to the north of Elkhorn and east of Tule Springs should remain residential. The Albertson's center vacancy has proven that point. The residents accepted the residential use at the neighborhood meeting subject to design compromises. COMMISSIONER EVANS rebutted that the intent is for pedestrian-friendly commercial, compatible with residential uses. ATTORNEY GRONAUER answered that the lot shape would restrict any anchor tenant.

CHAIRMAN TRUESDELL stated that the issues have simply evolved with the parcel. The pedestrian character will be impacted by the overpasses. Putting a major traffic element on the other side of an overpass, the grade issues and curb cut access all make typical retail unlikely. There is another 22-acre parcel north of the Albertson's site and west of Farm Road or El Capitain. Again, there is no access off the ramp and no access through the island. This has evolved into a problem for several parcels on this side of the freeway, even for small commercial development of a convenience store. He shares staff concern with carving up Town Center, but some sites do not lend themselves to even marginally successful commercial development to meet Town Center needs. Therefore he would prefer a quality residential project. COMMISSIONER EVANS expressed concern that the process is frequently inverted, changing the zoning to fit the project. CHAIRMAN TRUESDELL indicated that retailers are not coming forward for the commercial sites. The market is the driving factor in the process.

MR. GENZER stressed that the traffic impact of rights-of-way on individual properties may not have been included in the Town Center design. He would not agree or disagree with the comments regarding viability of this particular parcel, but staff needs to evaluate projects based on access and not allow rezoning of viable parcels. CHAIRMAN TRUESDELL pointed out that the easy decisions were made earlier and now the determination is more difficult. COMMISSIONER EVANS protested that he would not want commercial rezoning granted elsewhere simply because the commercial designations were eliminated.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 72 – GPA-3516

**MINUTES – Continued:**

COMMISSIONER DAVENPORT concurred with the comments made by COMMISSIONER EVANS. The prohibition against access to Sunny Springs was very surprising. With the access limitation, commercial would not be viable.

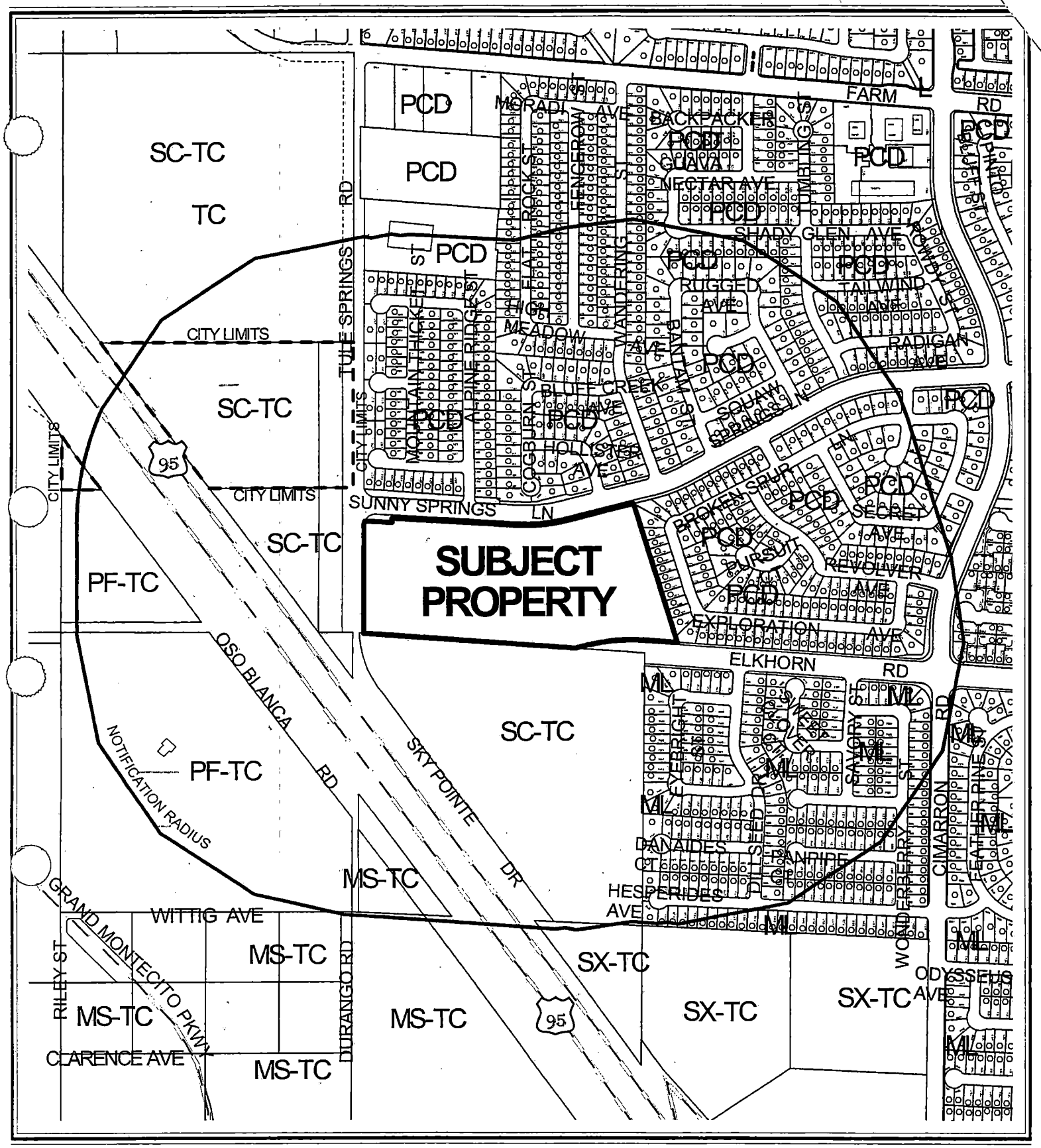
DAVID GUERRA, Public Works, indicated that the last sentence of Condition #25 under SDR-3519 should be removed as a result of a plan revision removing the houses along the east line. ATTORNEY GRONAUER concurred with the amendment to the condition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 72 [GPA-3516], Item 73 [SUP-3518], and Item 74 [SDR-3519].

NOTE: All discussion for Item 72 [GPA-3516], Item 73 [SUP-3518], and Item 74 [SDR-3519] was held under Item 72 [GPA-3516].

(12:20 – 12:51)




**CASE:** **GPA-3516**

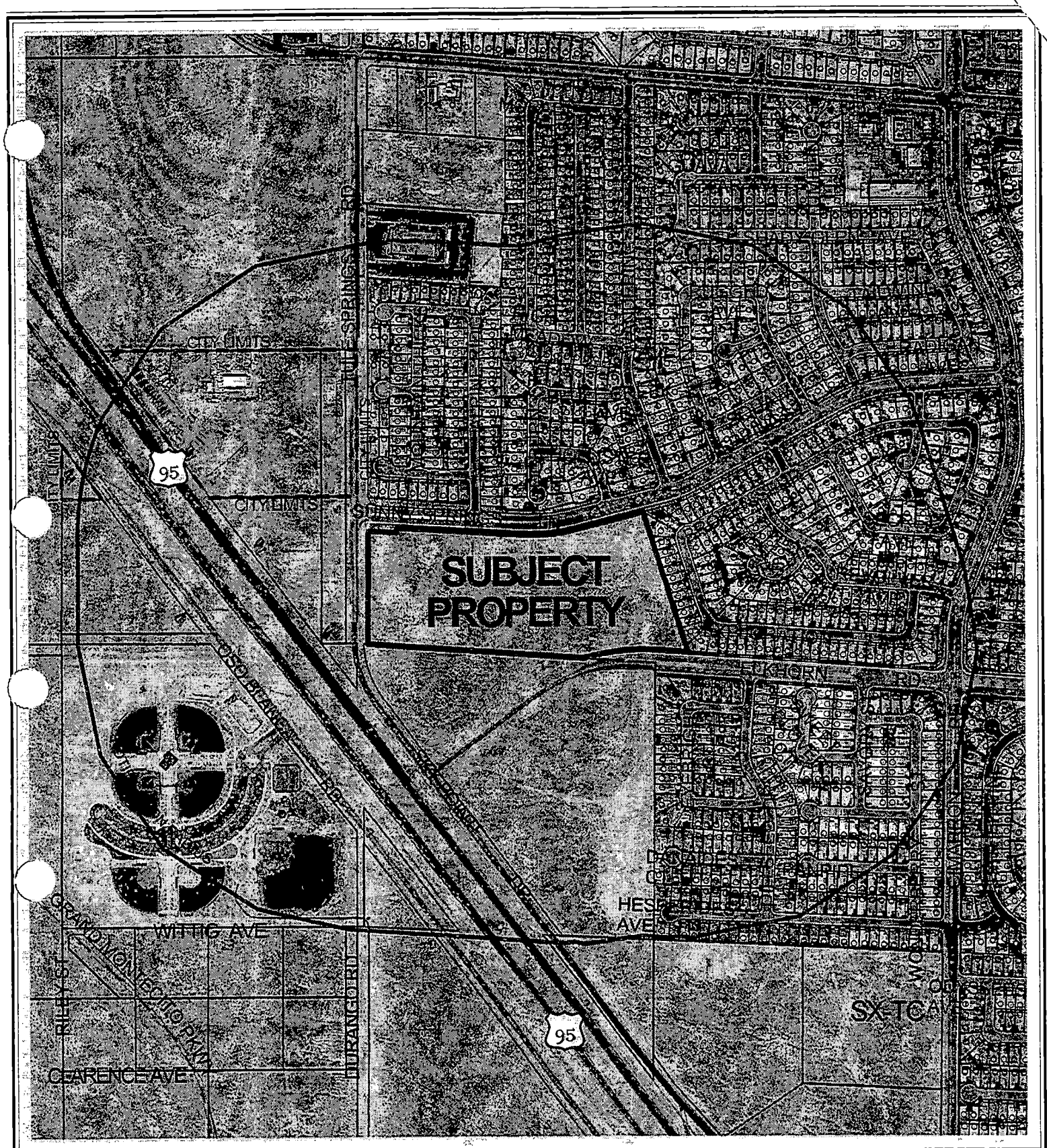
**RADIUS:** 1320 FT

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

MLA-TC (MEDIUM LOW ATTACHED - TOWN CENTER)




**CASE:** **GPA-3516**

**RADIUS:** 1320 FT

**GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

**PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:**

MLA-TC (MEDIUM LOW ATTACHED - TOWN CENTER)

City of Las Vegas

## *AGENDA MEMO*

**PLANNING COMMISSION MEETING DATE: JANUARY 22, 2004**
**DEPARTMENT: PLANNING AND DEVELOPMENT**
**ITEM DESCRIPTION: GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP**

# ** CONDITIONS **

**STAFF RECOMMENDATION: DENIAL**

DDS

# ** STAFF REPORT **

## APPLICATION REQUEST

This application seeks to change the General Plan land use designation of a 17.51-acre tract of land located at the southeast corner of Sunny Springs Lane and Tule Springs Road from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center). Applications for a Special Use Permit (SUP-3518) and Site Development Review (SDR-3519) accompany this 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 Rural Density Residential land uses with a maximum density of three dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the City of Las Vegas General Plan, which replaced the Northwest Sector Map. The Planning Commission and Staff recommended approval. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan. The Planning Commission and Staff recommended approval. |
| 11/07/01 | The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100. The Planning Commission and Staff recommended approval. |
| 02/19/03 | The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for TC (Town Center) land uses. The Planning Commission and Staff recommended approval. |

DDS

## DETAILS OF APPLICATION REQUEST

Site Area: 17.51 Acres

EXISTING LAND USE

| | |
|---|---|
| Subject Property | Undeveloped |
| North | Across Sunny Springs Lane – Single family residential |
| South | Undeveloped |
| East | Single family residential |
| West | Across Tule Springs Road – Undeveloped |

PLANNED LAND USE

| | |
|---|---|
| Subject Property | SC-TC (Service Commercial-Town Center) |
| North | Across Sunny Springs Lane – PCD (Planned Commercial Development) |
| South | SC-TC (Service Commercial-Town Center) |
| East | PCD (Planned Commercial Development) |
| West | Across Tule Springs Road – SC-TC (Service Commercial-Town Center) |

EXISTING ZONING

| | |
|---|---|
| Subject Property | T-C (Town Center) |
| North | Across Sunny Springs Lane – R-CL |
| South | T-C (Town Center) |
| East | R-PD6 |
| West | Across Tule Springs Road |

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

DDS

## DEFINITIONS

***MLA (Medium Low Attached Density Residential)*** 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.

***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.

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

## INTERAGENCY ISSUES

### *SPECIAL PLAN AREA*

The subject site is located within the Town Center area. The effect of this Special Plan area on this application and the area affected by this application is addressed in the Analysis section below.

## ANALYSIS

The applicant's reasons for the amendments are generally expressed in a series of statements as follows: "...the uses to the north, northeast and east of the proposed site currently carry a General Plan designation of MLA." "The rapid-paced growth in this area would be conducive to amending the General Plan to MLA for this parcel as well." The applicant goes on to say, "The request for a General Plan Amendment from SC to MLA, in theory does not promote the objectives of the Town Center General Plan."

DDS

The staff does not agree that the reasons justify a General Plan amendment. The following analysis discusses these reasons and other issues.

The areas to the north, northeast and east of the subject property actually carry a General Plan designation of PCD (Planned Community Development) for existing residential developments of R-CL (Single Family Compact Lot) and R-PD6 (Residential Planned Development – 6 Units Per Acre). These adjacent residential areas developed with full knowledge that the subject site is designated for commercial uses.

The Town Center development standards were designed with the expressed intent of providing for suitable buffers at the edges between opposing land uses. By application of the Town Center standards, commercial development on the subject tract should not be detrimental to the residential area.

The Centennial Hills Sector Plan was carefully conceived with a balance of commercial and residential development. Most of the commercial development was designated for the Town Center area to avoid scattered sites of commercial development throughout the Centennial Hills area. The amount of commercial area set aside is based on the amount of sales dollars derived from the estimated population for the Centennial Hills area to support the commercial development. Since 1999, 270 acres of commercially designated land has been converted to residential development. This equates to an estimated loss of three million square feet of commercial floor space. The result of this action and any further action to reduce the commercial area in Town Center is to increase the pressure for the equivalent amount of area to be scattered about the Centennial Hills area in direct conflict with the intent of the Centennial Hills Sector Plan.

## 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 proposed amendment would be compatible with the existing adjacent land uses designations. Residential development is generally considered to be a less intense use than commercial. The proposed amendment, however, cannot be supported since it is inconsistent with General Plan goals, objectives and policies related to the Town Center area.

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

   The zoning designations of residential that are permitted in a MLA-TC land use classification would be compatible with existing adjacent land uses. Residential land uses are generally less intense than commercial land uses.

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

   There are adequate transportation, recreation, utility, and other facilities to accommodate the uses proposed by the proposed General Plan amendment. Sunny Springs Lane and Tule Springs Road would provide adequate access for the residential development; elementary and middle schools, neighborhood and regional parks, a fire station, and a proposed fire station are located within one mile to the east of the site along Buffalo Drive and Elkhorn Road.

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

   The policies for the development of the Centennial Hills Sector are outlined in the Centennial Hills Sector Plan. Section 1.2.2 (page 2) states:

   > "The concept of locating (non-residential) types of activities in a defined area is seen an acceptable alternative to standard development that usually is widely dispersed. As a result of concentrating intensive commercial in one area (Town Center) the preservation of residential areas will be enhanced. Necessary commercial, service and employment opportunities will be readily available without intruding into northwest residential neighborhoods."

As discussed in the Analysis section above, the proposed amendment would not be consistent with the Centennial Hills Sector Plan.

**GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING**

12/22/03 There were 11 residents in attendance. The residents did not object to the General Plan amendment; however, they had other concerns that will be addressed with the accompanying applications.

DDS

GPA

# PLANNING & DEVELOPMENT DEPARTMENT

## STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3516 APN: 125-16-410-002

Name of Property Owner: UPTOWN L P ✓

Name of Applicant: RICHMOND AMERICAN HOMES

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

____ Yes ✓ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Carolyn Michl

Print Name: CAROLYN MICH'L

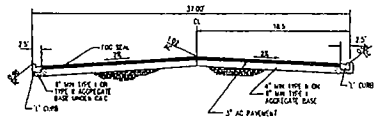
Subscribed and sworn before me

This 10th day of November, 2003

Notary Public in and for said County and State

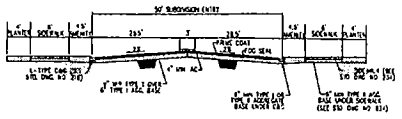
JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

# ELKHORN / TULE SPRINGS



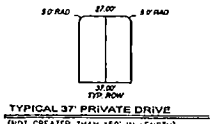
37' PRIVATE STREET SECTION (INTERIOR)

NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS

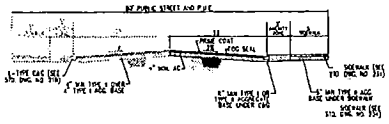


50' PRIVATE ENTRY SECTION

NOT TO SCALE
PER TOWN CENTER & CITY OF LAS VEGAS DEVELOPMENT STANDARDS

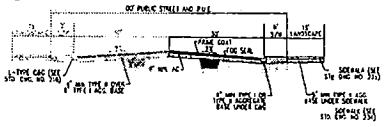


TYPICAL 37' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)



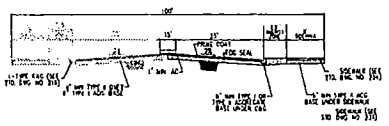
80' PUBLIC STREET SECTION (TULE SPRINGS RD.)

NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER ARTERIAL)



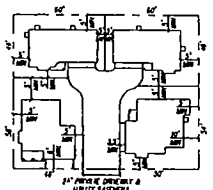
80' STREET SECTION (SUNNY SPRINGS LN.)

NOT TO SCALE (EXISTING, FULLY IMPROVED)



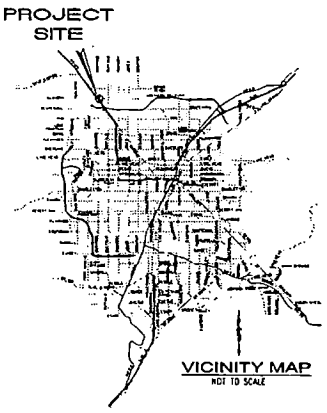
100' PUBLIC STREET SECTION (ELKHORN RD.)

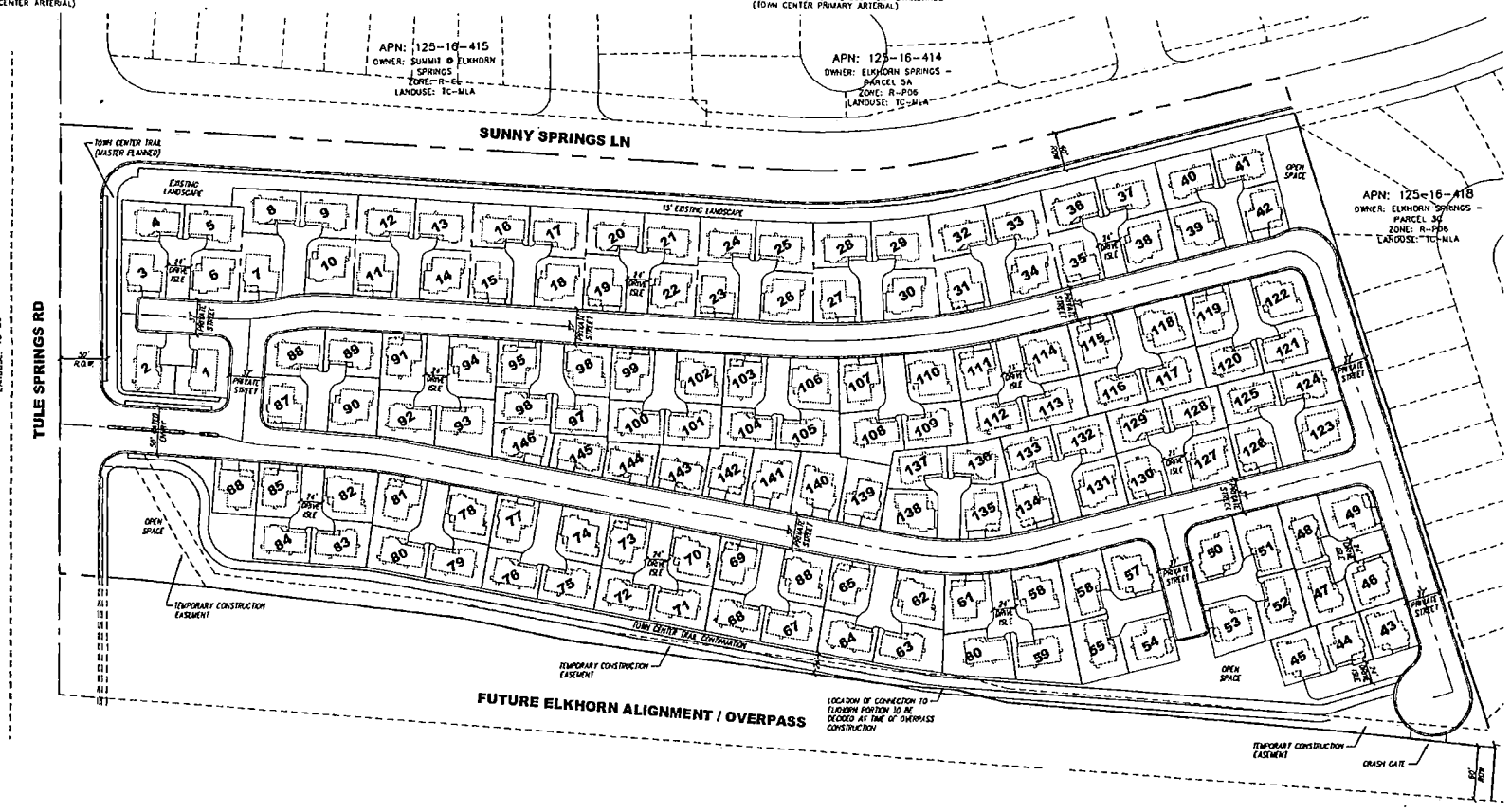
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER PRIMARY ARTERIAL)



COURT DETAIL (TYPICAL)

1" = 40'




## DEVELOPER

RICHMOND AMERICAN HOMES
7350 WEST PEAK DRIVE
STE. 215
LAS VEGAS, NEVADA 89128

## OWNERS

UPTOWN L.P.
7202 TULE SPRINGS RD.
LAS VEGAS, NEVADA 89131

## ASSESSORS PARCEL NUMBER:

125-16-410-002

## OVERALL TABULATIONS

| | |
|---|---|
| EXISTING ZONING | TOWN CENTER |
| EXISTING LAND USE | SERVICE COMMERCIAL |
| PROPOSED LAND USE | MEDIUM-LOW ATTACHED RESIDENTIAL |
| GROSS ACREAGE | 17.51 ACRES +/- |
| LOT COUNT | 146 |
| DENSITY | 8.33 DUA +/- |
| OPEN SPACE REQUIRED | 2.3 ACRES (100,188 SF) |
| OPEN SPACE PROVIDED | 2.37 ACRES +/- (103,135 SF) |

RICHMOND AMERICAN HOMES
7350 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5600

TETRA TECH, INC.
ENGINEERING & SURVEYING
6014 N. Rancho Dr. Suite 100, Las Vegas, Nevada 89130 (702) 240-4900

| NO | DATE | BY |
|---|---|---|

SHEET: SITE PLAN TO ACCOMPANY G.P.A. / S.D.P.R. / S.U.P.

SITE: ELKHORN / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

| DRAWN BY | DATE | QUALITY CONTROL BY |
|---|---|---|
| E. SAYLOR | 11/26/2003 | |
| ESCALE BY | | SCALE: |
| E. SAYLOR | | |
| CHECKED BY | | |
| B. DAVIS | | |

PROJECT NO: P02243-0020

SHEET 1 OF 1

REVISED 1.16.04

GPA-3516

# ELKHORN / TULE SPRINGS

## TREE LEGEND

| SYMBOL | BOTANICAL/COMMON NAME | SIZE | QTY. |
|---|---|---|---|
| | CHITALPA TASHKENTENSIS CHITALPA | 24" BOX | ?? |
| | PROSOPIS GLANDULOSA 'MAVERICK' THORNLESS TEXAS HONEY MESQUITE | 15" BOX | ?? |
| | QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK | 15" BOX | ?? |
| | WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM | 25' HIGH | ?? |

## SUGGESTED SHRUB LIST

| BOTANICAL/COMMON NAME | SIZE |
|---|---|
| ACACIA REDOLENS - CREEPING ACACIA | 1 GALLON |
| CASSIA ARTEMISIOIDES - FEATHERY CASSIA | 5 GALLON |
| CALLIANDRA ERIOPHYLLA - FAIRY DUSTER | 5 GALLON |
| CONVOLVULUS CNEORUM - BUSH MORNING GLORY | 5 GALLON |
| DALEA GREGGII - INDIGO BUSH | 5 GALLON |
| ENCELIA FARINOSA - BRITTLEBUSH | 5 GALLON |
| HESPERALOE PARVIFLORA - RED YUCCA | 5 GALLON |
| LANTANA MONTEVIDENSIS - TRAILING LANTANA | 1 GALLON |
| LEUCOPHYLLUM LAEVIGATUM -CHIHUAHUAN SAGE | 5 GALLON |
| MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS | 5 GALLON |
| ROSMARINUS OFFICINALIS - ROSEMARY | 5 GALLON |
| SALVIA CLEVELANDII - CHAPARRAL SAGE | 5 GALLON |
| SALVIA GREGGII - AUTUMN SAGE | 5 GALLON |
| TEUCRIUM CHAMAEDRYS | 5 GALLON |
| VERBENA RIGIDA - RIGID VERBENA | 1 GALLON |

BOTANICAL/COMMON NAME

NORTH

1" = 60'

## DEVELOPER

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

## OWNERS

UPTOWN L.P.
7202 TULE SPRINGS RD.
LAS VEGAS, NEVADA 89131

## ASSESSORS PARCEL NUMBER:

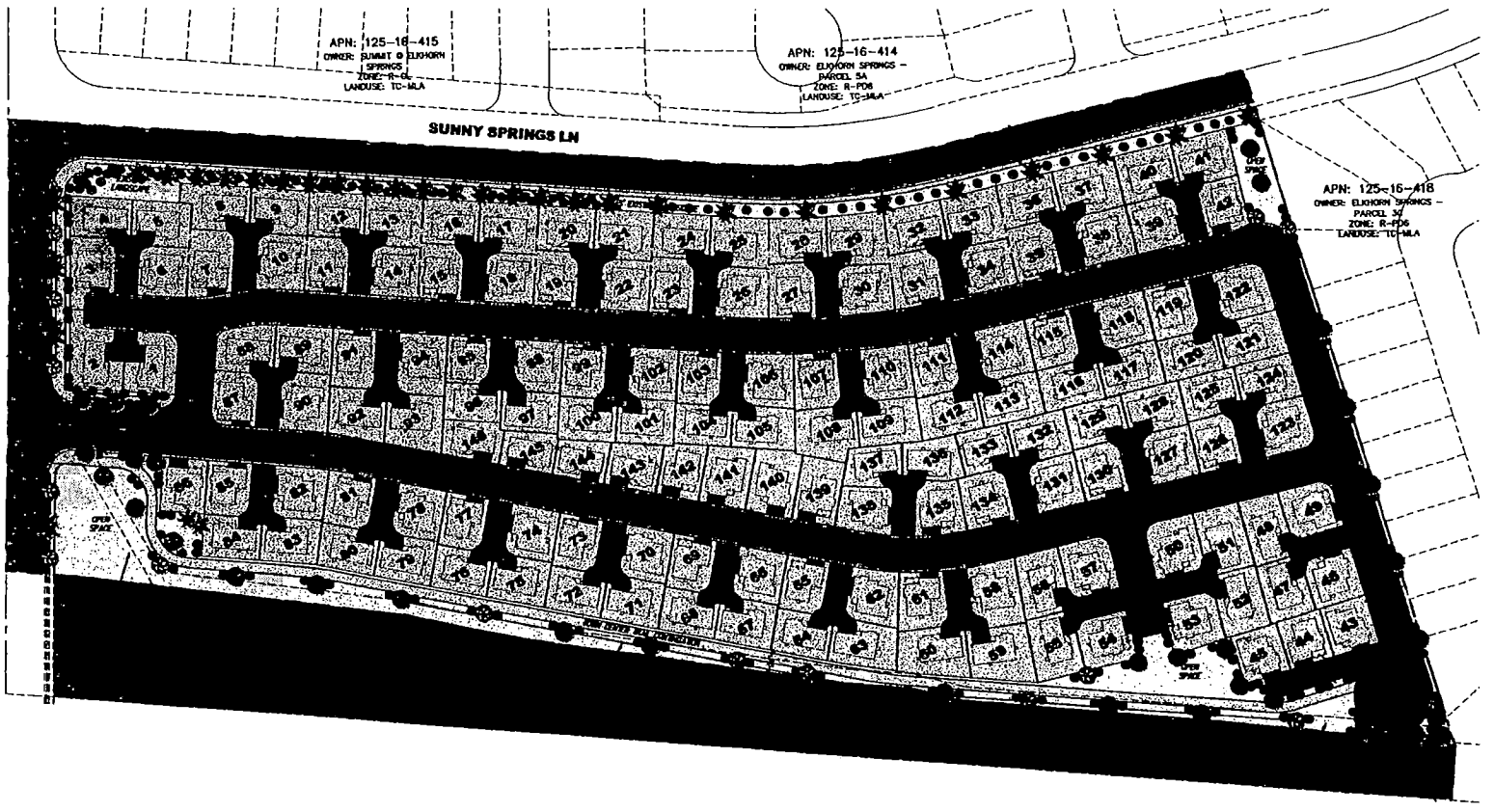
125-16-410-002

## OVERALL TABULATIONS

| | |
|---|---|
| EXISTING ZONING | TOWN CENTER |
| EXISTING LAND USE | SERVICE COMMERCIAL |
| PROPOSED LAND USE | MEDIUM-LOW ATTACHED RESIDENTIAL |
| GROSS ACREAGE | 17.51 ACRES +/- |
| LOT COUNT | 146 |
| DENSITY | 8.33 DUA +/- |
| OPEN SPACE REQUIRED | 1.8 ACRES (78,408 SF) |
| OPEN SPACE PROVIDED | 1.93 ACRES +/- (83,956 SF) |

PROJECT SITE

VICINITY MAP
NOT TO SCALE




RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE 212
LAS VEGAS, NEVADA
(702) 240-5500

TETRA TECH, INC.
ARCHITECTURE PLANNING
4514 Cole Ave., Suite 1600, Dallas, Texas 75205 (214) 559-7300
4530 S. Durango Dr., Suite 100, Las Vegas, Nevada 89147 (702) 243-4200

| NO | DATE | BY |
|---|---|---|

SHEET: SITE PLAN TO ACCOMPANY ZONE CHANGE & SDPR

TITLE: ELKHORN / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

DRAWN BY: B. SAYLOR
DESIGNED BY: B. SAYLOR
CHECKED BY: M. SMITH
DATE: 11/10/2003
COUNTY CONDITIONAL #:
SCALE:
PROJECT NO: P02243-0020

SHEET 1 OF 1
DRAWING NO.

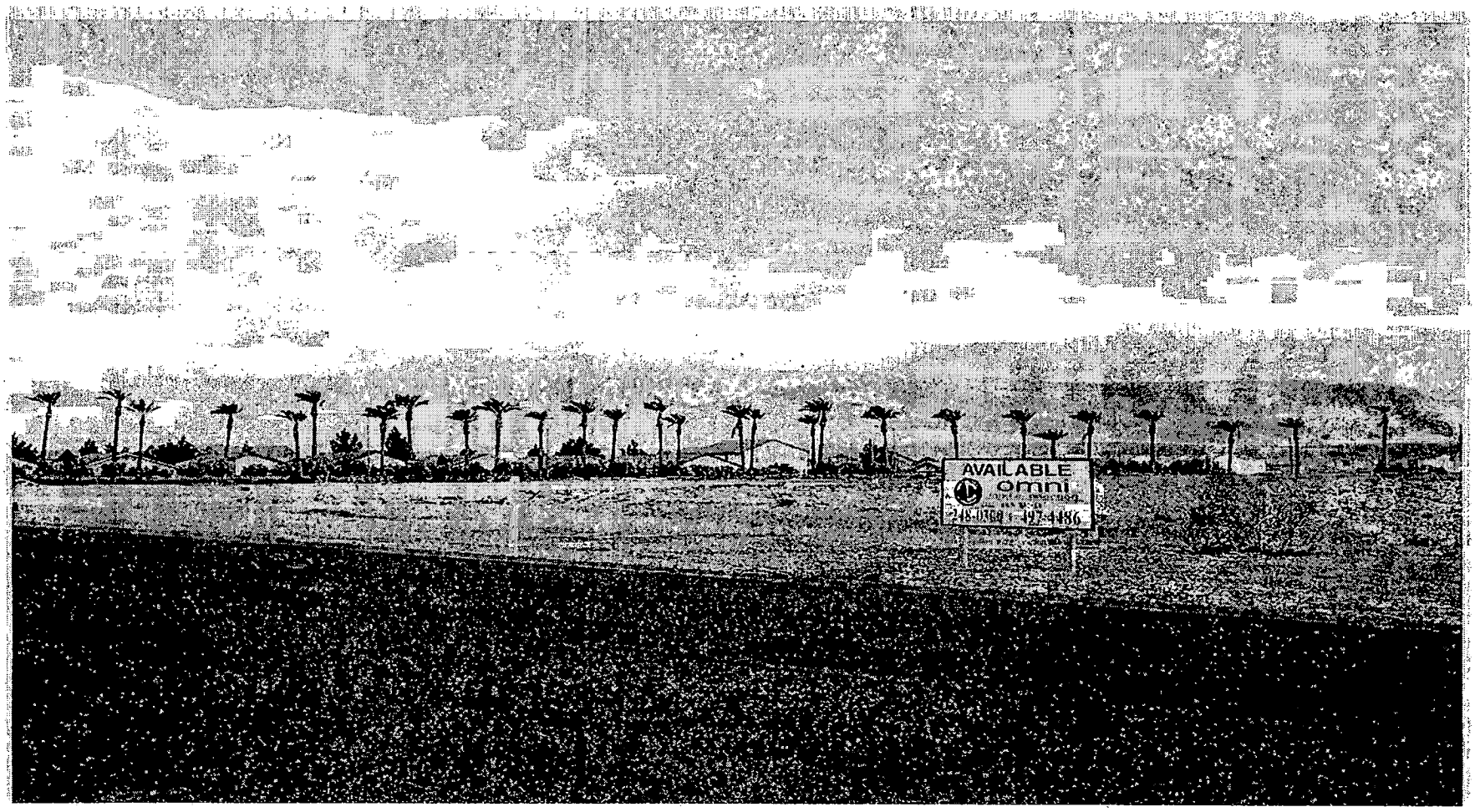
REVISED
1.16.04

GPA-3516




GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04




GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

# 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-3516
12516411004
MANN HARLEY JOHN SR & DIANE K
355 PRINCE GEORGE RD
LAS VEGAS NV 89123-1164

## GPA-3516

**REQUEST BY RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP TO AMEND A PORTION OF MAP 4 OF THE CENTENNIAL HILLS TOWN CENTER LAND USE PLAN OF THE CENTENNIAL HILLS SECTOR PLAN FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED - TOWN CENTER) ON 17.51 ACRES ADJACENT TO THE SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD (APN: 125-16-410-002), WARD 6 (MACK).**

**THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 16, TOWNSHIP 19 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.

Please deny the request.
H Mann
1/12/04

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

SEE LOCATION MAP ON REVERSE SIDE

January 15, 2004

Mr. Kyle C. Walton
Senior Planner
Planning and Development Department
City of Las Vegas Nevada
731 South Fourth Street
Las Vegas, NV 89101

**Re: GPA-3516 Land Use Amendment**
**Comments from Residents of Tame Place/Elkhorn Springs/Wildflower**

Dear Mr. Walton:

Thank you for taking time out of your busy schedule to discuss the upcoming zone change proposal with us. Attached is a listing of those of us who reside on Tame Place that this development directly affects. Below is a list of reasons why the residents of Tame Place would like to **oppose** the proposed Richmond American Home development plan.

1. We have always heard there would be commercial developed behind our houses, this is what we have grown to expect.

2. Richmond's original plan design shows two-story houses to be built directly behind our back wall all along Tame Place. Many of our homes will lose the privacy of their back yard.

3. Traffic has increased significantly on both Tule and Sunny Springs due to additional residential neighborhoods. The addition of yet another 146 homes along Sunny Springs would only add to this traffic nightmare. 146 homes multiplied by at least two cars per household...that's an additional 292 cars in and out of that neighborhood alone. Please consider this item closely.

4. We, on Tame Place, have been communicating direct with Richmond American Homes' architectural firm, Tetra Tech, in developing a plan in such a way that the two-story houses do not directly affect our back yards. Though Richmond American Homes has been more than willing to work with us to put install a supposed buffer between our back wall and neighboring houses, they are not required to change their original plan.

5. We have grave concerns about **drainage**. There is a temporary gully behind our walls now. Where will the water travel and how will any drainage be handled?

6. We have grave concerns about **water pressure**. As residential development in our area continues, our water pressure is decreasing.

7. We are not opposed to commercial building as long as the structures are no taller than two stories tall and are up toward the streets than in our own back yards. We understand also that there will not be a 24-hour bar on this parcel.

Thank you, again, for your consideration. I trust the City will consider our points with the preservation of our neighborhood in mind. There are many of us who plan to attend the meeting on January 22, 2004. Is there an agenda and when might this plan be presented? Please call us at 702-785-9994 as we would like to know.

We have enjoyed the view of the mountainside for seven plus years, before Spring Mountain Ranch was being developed. We are very concerned about the development around our community because we plan to raise our families and retire here.

Sincerely,

Sheila Kynn (spokesperson)

Residents of Tame Place
(see attached list of those opposed to Richmond American Homes' proposal)

PROPOSED DEVELOPMENT

SURVEY OF ***TAME PLACE*** RESIDENTS
Elkhorn Springs/Wildflower Subdivision

| Name | Address | Commercial | Residential |
|---|---|---|---|
| Sheila Lynn | 7233 Tame Place | X | |
| Phillip Lynn | 7233 Tame Place | X | |
| Mark Edward | 7229 Tame Place | X | |
| James Jagodzinski | 7208 Tame Place | X | |
| Andrew Brown | 7245 Tame Place | X | |
| Trina and Mark Fergason | 7225 Tame Place | X | |
| Lois Mattson | 7228 Tame Place | X | |
| Robert Mattson | 7228 Tame Place | X | |
| Josephine Sabestinas | 7209 Tame Place | X | |
| Roy Sabestinas | 7209 Tame Place | X | |
| Paula Jablonski | 7216 Tame Place | X | |
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# PROPOSED DEVELOPMENT

## SURVEY OF *TAME PLACE* RESIDENTS
Elkhorn Springs/Wildflower Subdivision

| Name | Address | Commercial | Residential |
|---|---|---|---|
| Sheila + Phil Lann | 7233 Tame | x | |
| MARK EDWARD | 7229 TAME | X | |
| James Jagodzinski | 7208 Tame | ✓ | |
| Andrew Brown | 7246 Tame | ✓ | |
| Mark + Tina Ferguson | 7225 Tame | ✓ | |
| Robert H Mattson | 7228 " | ✓ | |
| Joseph Salvatore | 7209 " | ✓ | |
| Rose Salvatore | 7209 " | ✓ | |
| Lois Mattson | 7228 Tame | ✓ | |
| Patty Jablonski | 7216 " | ✓ | |
| | | | |
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| | |