City of Las Vegas

Agenda Item No. 85

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
WAIVER OF TITLE 18 - PUBLIC HEARING - **WVR-3397 - ROBERT DAVIS HOMES ON BEHALF OF ROBERT AND CATHERINE DAVIS** - Request for a Waiver of Title 18.12.160 TO ALLOW A 188-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS, WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, for a proposed subdivision adjacent to the southeast corner of Leon Avenue and Whispering Sands Drive (APN; 125-13-203-008), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

DAVID MORAN, Southwest Engineering, 3610 North Rancho Drive, appeared on behalf of the applicant and concurred with the conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:53 – 1:54)

2-1633

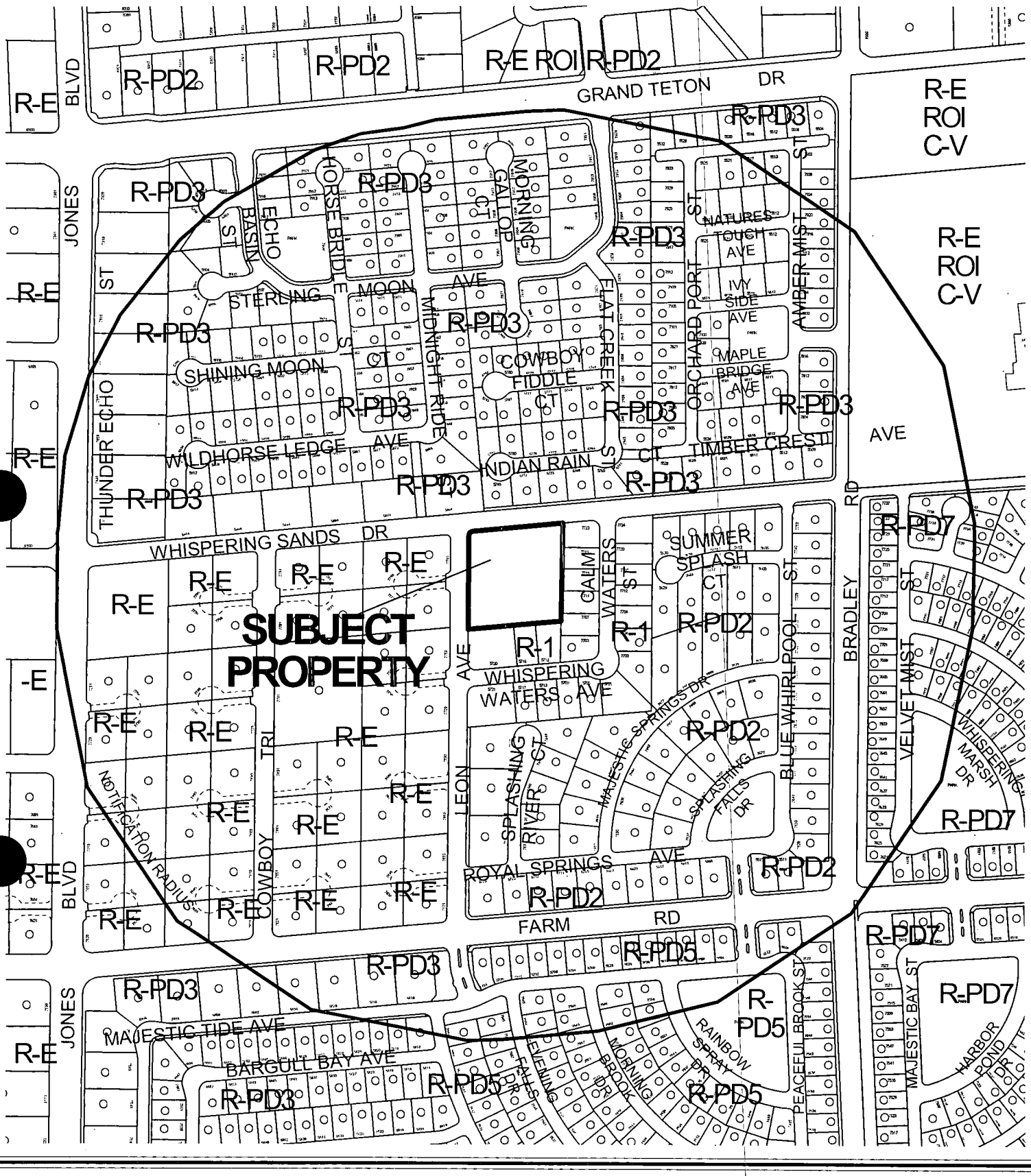
CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 85 – WVR-3397

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2411), Variance (VAR-2413) and Special Use Permit (SUP-2414).

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



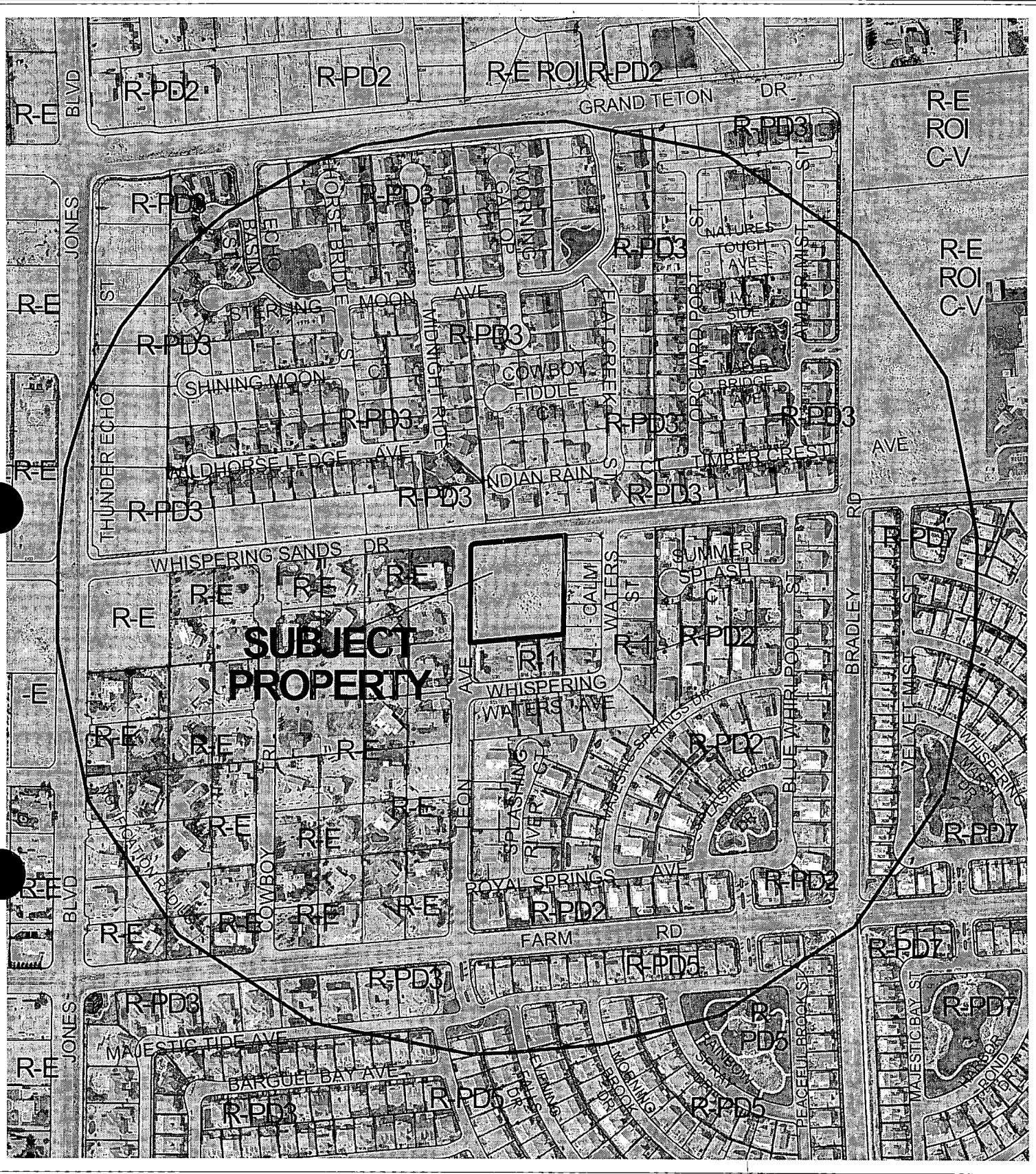
0 300 600 Feet

CASE: **WVR-3397**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-1 (SINGLE FAMILY RESIDENTIAL)



0 300 600 Feet

CASE: **WVR-3397**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-3397 - ROBERT DAVIS HOMES ON BEHALF OF ROBERT AND CATHERINE DAVIS

** CONDITIONS **

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-2411), Variance (VAR-2413) and Special Use Permit (SUP-2414).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow a 185-foot separation between intersections, where a minimum of 220 feet is required when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more, on 2.17 acres located adjacent to the southeast corner of Leon Avenue and Whispering Sands Drive.

B) Applicant's Justification

The applicant has justified this request by stating that the circumstances presented on the site layout and in the concept of the development necessitate the requested Waiver.

BACKGROUND INFORMATION

A) Previous Actions

11/03/99 The City Council voted to approve a Rezoning (Z-0047-99) to R-1 (Single Family Residential) on a parcel adjacent to the south and east of the subject site. The Planning Commission recommended approval on 08/26/99. Staff had recommended approval of this application.

08/06/03 The City Council voted to approve requests for a Rezoning (ZON-2411) from R-E (Residence Estates) to R-1 (Single Family Residential), a Variance (VAR-2413) to allow an 18-foot front yard setback for front loading garages and a 14-foot front setback for side loading garages where 20 feet is the minimum front yard setback required, and a Special Use Permit (SUP-2414) for private streets within a proposed single-family residential development on 2.17 acres adjacent to the southeast corner of Whispering Sands Drive and Leon Avenue. The Planning Commission recommended approval on 06/26/03. Staff had recommended approval of these applications.

09/11/03 The Planning Commission approved, as a Final Action, a request for a Tentative Map (TMP-2843) for a six-lot single-family development on the subject site. A condition of approval for this project requires that either the project be redesigned to comply with Title 18 or that a Waiver be processed and approved, to allow the development to proceed. Staff had recommended approval of this application.

01/08/04 The Planning Commission voted 5-0-1 to recommend APPROVAL (PC Agenda Item #32/gl).

B) Pre-Application Meeting

As this Waiver was required as a condition of approval of the approved Tentative Map, no pre-application meeting was held.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Title 18 Waiver request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.17

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre)
South:	R-1 (Single Family Residential)
East:	R-1 (Single Family Residential)
West:	R-E (Residence Estates)

E) General Plan Compliance

The site is designated as L (Low Density Residential) on the Centennial Hills Sector Plan Map of the General Plan. There are no General Plan policies that are directly relevant to the requested Waiver of Title 18 standards.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		**X**
Special Overlay District		**X**
Trails		**X**

Study Area		**X**
Rural Preservation Neighborhood	**X**	
Development Impact Notification Assessment		**X**
Project of Regional Significance		**X**
Special Notification		**X**

Rural Preservation Neighborhood

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within the City of Las Vegas. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The development's proposed density of 2.76 dwelling units per acre is within the parameters of the rural preservation neighborhood legislation.

PROJECT DESCRIPTION

The project is a proposed six-lot single-family development. The proposed lot sizes conform to the existing R-1 (Single Family Residential) zoning on the site. The proposed cul-de-sac serving these lots has been designed to connect to Whispering Sands Drive, a 60-foot local street, at a location which does not allow conformance of the project with Title 18 standards, that ensure a minimum distance separation between intersections as a matter of public safety.

ANALYSIS

This request seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement, found in Title 18.12.160, prescribes this minimum distance as 220 feet.

Specifically, Title 18.12.160 states:

> "Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

The applicant has held that, due to the large size and small number of lots on the site, it is not possible to reconfigure the access to the site without substantially compromising the concept and design of the project. The requested reduction represents a 16% reduction in the minimum standard.

FINDINGS

The proposed design does not appear to present left turn traffic conflicts, nor is it expected to hinder traffic. The hardship generating the request for the Waiver is real, given the size and scale of the project; therefore, approval of the Waiver is recommended.

NOTICES MAILED 433 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-3397 APN: 125-13-203-008

Name of Property Owner: Robert Davis & Catherine M. Davis

Name of Applicant: Robert Davis 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: Robert Davis - Catherine Davis

Print Name: Robert DAVIS / Catherine M. DAVIS

Subscribed and sworn before me

This 13th day of November, 2003

Susan Marie Husted

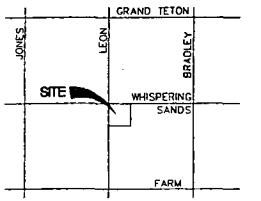
Notary Public in and for said County and State

Orange County, California

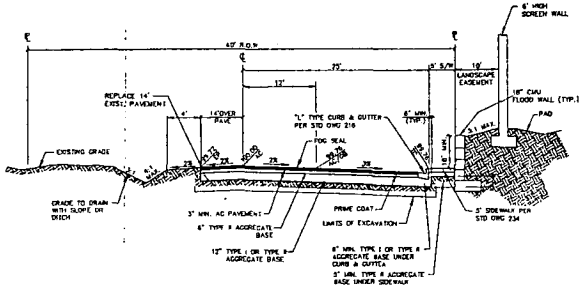
BCT3 SUSAN MARIE HUSTED COMM...1248478 NOTARY PUBLIC-CALIFORNIA ORANGE COUNTY My Term Exp. Jan. 6, 2004 BCT3

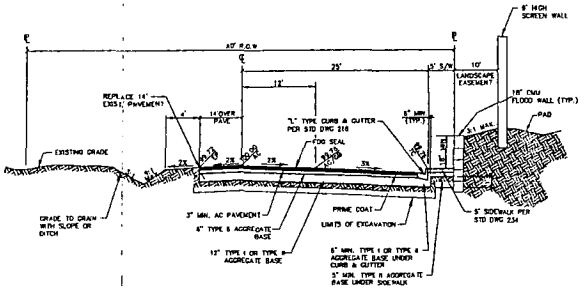
11/12/2003 11:03 6459379 ROBERTDAVISHOMES PAGE 05

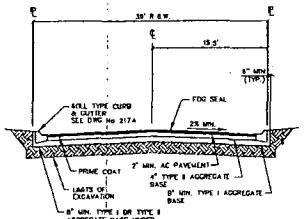
TENTATIVE MAP
FOR
REFLECTIONS II
IN THE
CITY OF LAS VEGAS
STATE OF NEVADA



VICINITY MAP
N.T.S.







GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE "UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA."
2. UTILITY SERVICES PROVIDED AS FOLLOWS:

WATER	LAS VEGAS VALLEY WATER DISTRICT
SEWER	CITY OF LAS VEGAS
TELEPHONE	SPRINT CENTRAL TELEPHONE OF NEVADA
POWER	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
SOLID WASTE	REPUBLIC SILVER STATE DISPOSAL

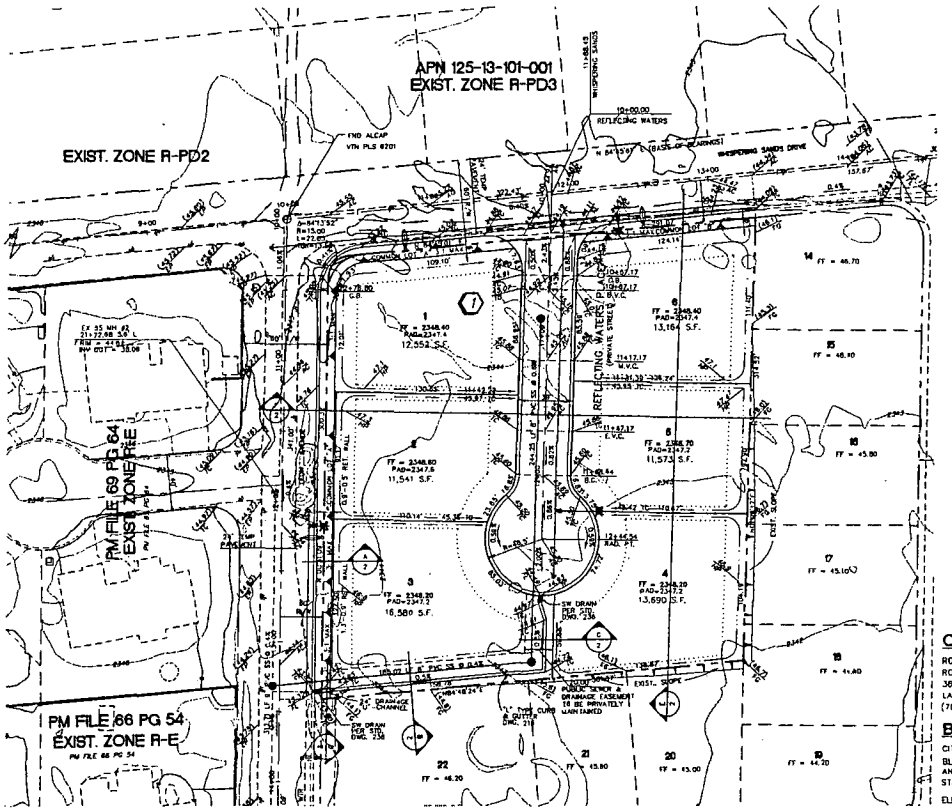
3. THIS PROJECT IS NOT PART OF A MASTER PLANNED COMMUNITY.

ZONING

EXISTING ZONING	R-E
PROPOSED ZONING	R-1
TOTAL ACREAGE (GROSS)	2.82 ACRES
TOTAL NUMBER OF LOTS	8
DENSITY	3.09 DUA
MINIMUM LOT AREA	11,943 S.F.

SEWER FLOW

AVERAGE = 0.0015 mgd
PEAK = 0.00925 mgd



LEGEND

	UNIT/PARCEL LINE
	EXISTING GRADE CONTOUR
EX.	EXISTING
( )	EXISTING
FUT.	PROPOSED BY OTHERS OR FUTURE
( )	PROPOSED BY OTHERS OR FUTURE
1.00%	RATE & DIRECTION OF FLOW
	LOT DRAINAGE SWALE
	SCARP (2' MIN. TO 1' VERT.) UNLESS OTHERWISE NOTED
FF	FINISH FLOOR
GB	GRADE BREAK
TC	TOP OF CURB
FL	FLOWLINE
FG	FINISH GRADE
SW	SIDEWALK
BCR	BEGIN CURVE RADIUS
	SIDEWALK RAMP
10	LOT NUMBER
(2)	BLOCK NUMBER

OWNER/DEVELOPER

ROBERT BAMS AND ASSOCIATES
ROBERT DAMS
3801 N. RAINBOW BLVD.
LAS VEGAS, NEVADA, 89108
(702) 645-9893

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BLM BRASS CAP, GRAND TETON DRIVE AND THOM BLVD
STATION 11,V90 13ANE6
ELEVATION = 713.1961 METERS (NAVD88)
2339.878FEET

LEGAL DESCRIPTION

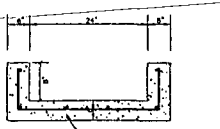
LOT 56 OF FILE 52 OF SURVEYS, PAGE 70
ALSO DESCRIBED AS FOLLOWS:
THAT PORTION OF THE ISE 1/4) OF THE (NW 1/4) OF SECTION 13, TOWNSHIP 19 S, RANGE 60 E, M.D.M., DESCRIBED AS FOLLOWS:
PARCEL 2 AS SHOWN ON FILE 23 OF PARCEL MAPS, PAGE 43.

BASIS OF BEARINGS

THE BASIS OF BEARINGS BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., BEING NORTH 81°45'01"EAST AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA, RECORDER IN FILE 52 OF SURVEYS PAGE 70.

NOTE

NO EXISTING STORM DRAINS PER THIS MAP.
NO EXISTING RESERVATIONS, PARKS, SCHOOLS, OR OTHER PUBLIC USES.



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

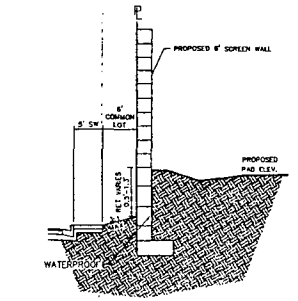
NOTICE TO CONTRACTOR !
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING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

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you DIG
1-800-227-2600
UNDERGROUND SERVICE (USA)

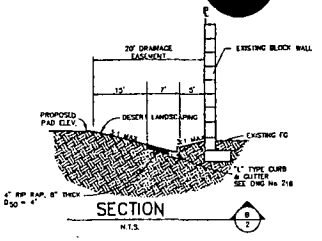
TITLE: TENTATIVE MAP
CITY OF LAS VEGAS
PROJECT: REFLECTIONS II
QC JUL 29 2003
WORK ORDER NO. 030715
DESIGN BY: S.M.
DATE: 07/08/03
SCALE: 1" = 40'
CADFILE: REZ-TM
SHEET: 1 OF 2 SHT

3616 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 646-4343
Fax: (702) 646-4163
ONEREDMOND SOUTHWEST

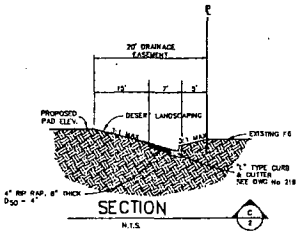
WVR-3397
01-08-04 PC



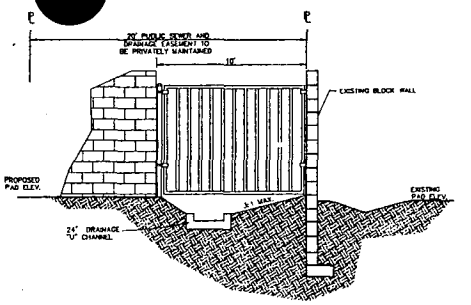
SECTION
N.T.S.
A/2



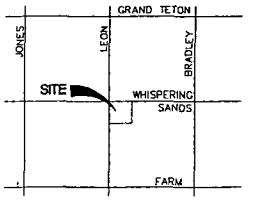
SECTION
N.T.S.
B/2



SECTION
N.T.S.
C/2



SECTION
N.T.S.
D/2



VICINITY MAP
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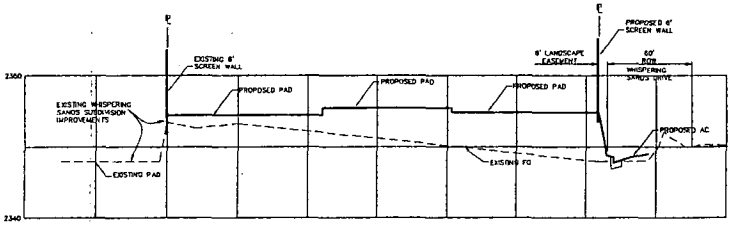
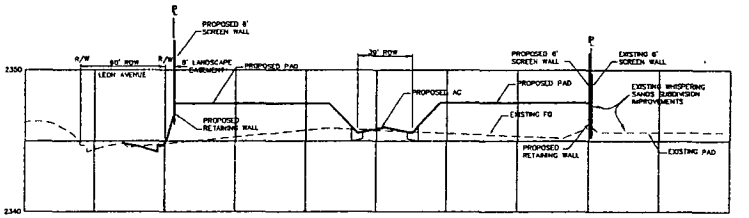


SECTION
1"=40'
VERTICAL SCALE 1"=4'
C/2



SECTION
1"=40'
VERTICAL SCALE 1"=4'
F/2

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1-800-227-2600
UNDERGROUND SERVICE (USA)

NO.	DATE	BY	REVISION DESCRIPTION

ENGINEER: GRANT TOLLEY
STAMP DATE: 7/25/03

3315 North Rancho Drive
Las Vegas, Nevada 89130
Telephone: (702) 648-7700
Fax: (702) 648-9143

DWG NO.

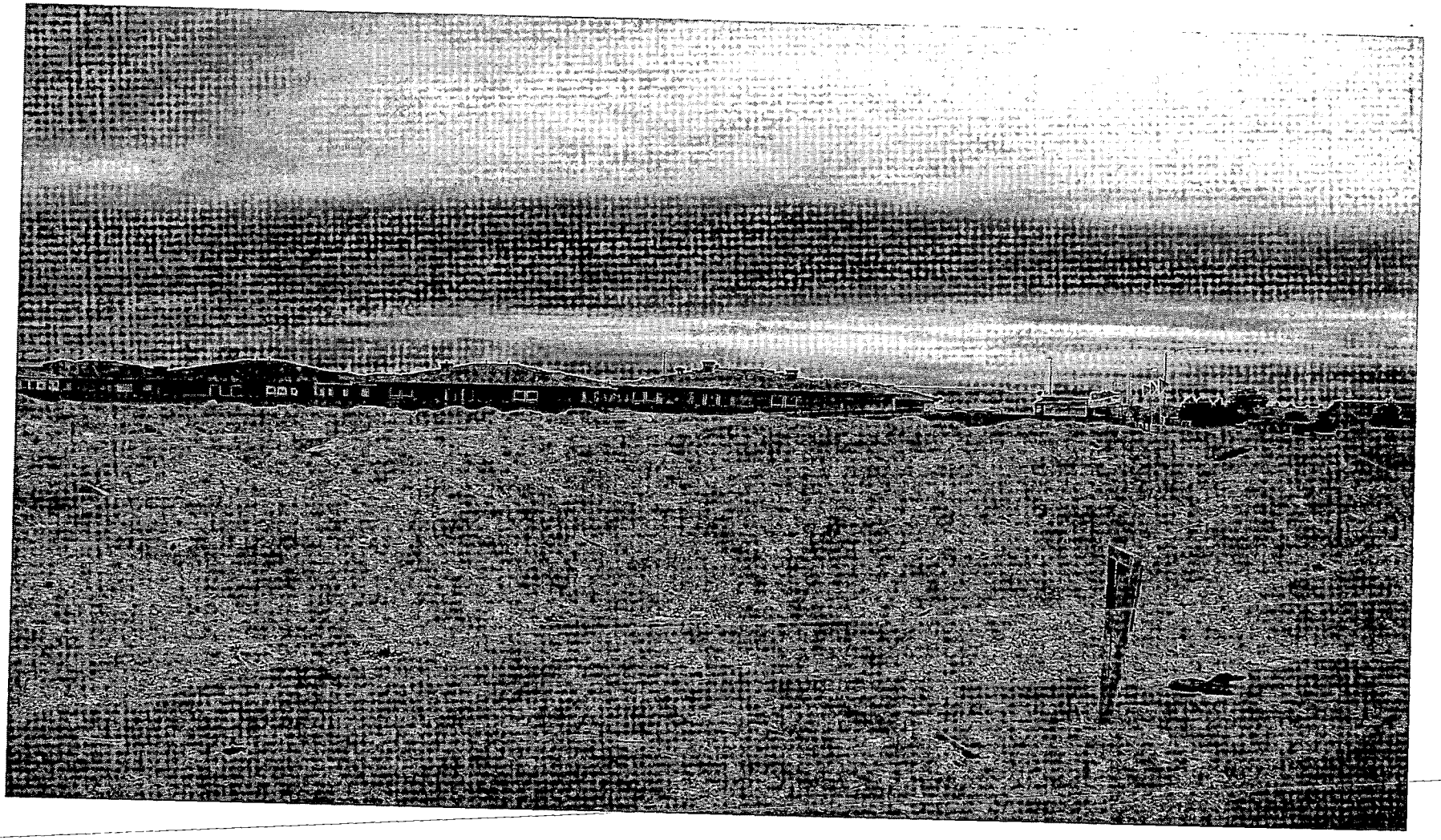
TITLE: TENTATIVE MAP
CITY OF LAS VEGAS

PROJECT: REFLECTIONS II

QC JUL 29 2003

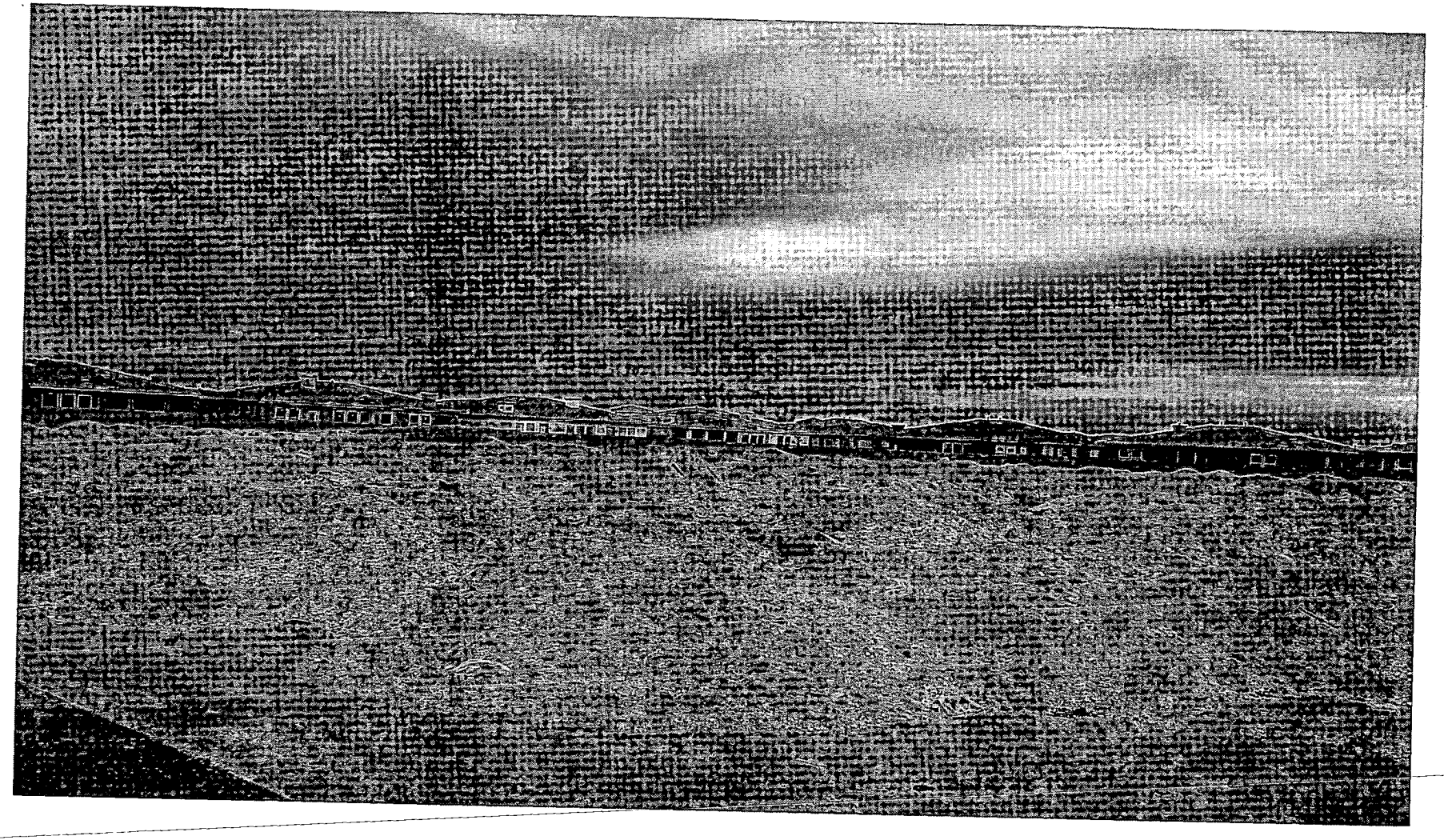
WORK ORDER NO. 030715
DESIGN BY: S.M.
DATE: 07/08/03
SCALE: 1"=40'
CADFILE: RE2-TM
SHEET 2 OF 2

WVR-3397
01-08-04 PC



WVR-3397 - ROBERT DAVIS HOMES ON BEHALF OF ROBERT AND CATHERINE DAVIS
SOUTHEST CORNER OF LEON AVENUE AND WHISPERING SANDS DRIVE
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



WVR-3397 - ROBERT DAVIS HOMES ON BEHALF OF ROBERT AND CATHERINE DAVIS
SOUTHEST CORNER OF LEON AVENUE AND WHISPERING SANDS DRIVE
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 86

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:

WAIVER OF TITLE 18 - PUBLIC HEARING - **WVR-3402 - SF INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Waiver of Title 18.12.160 TO ALLOW A 180-FOOT SEPARATION DISTANCE BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE on 10.00 acres adjacent to the northeast, northwest and southeast corners of Peak Drive and Maverick Street (APN: 138-14-601-029, 030; 138-14-602-021, 138-14-701-001, and 002) R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

DAVE BROWN, 1050 East Flamingo, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:54 – 1:56)

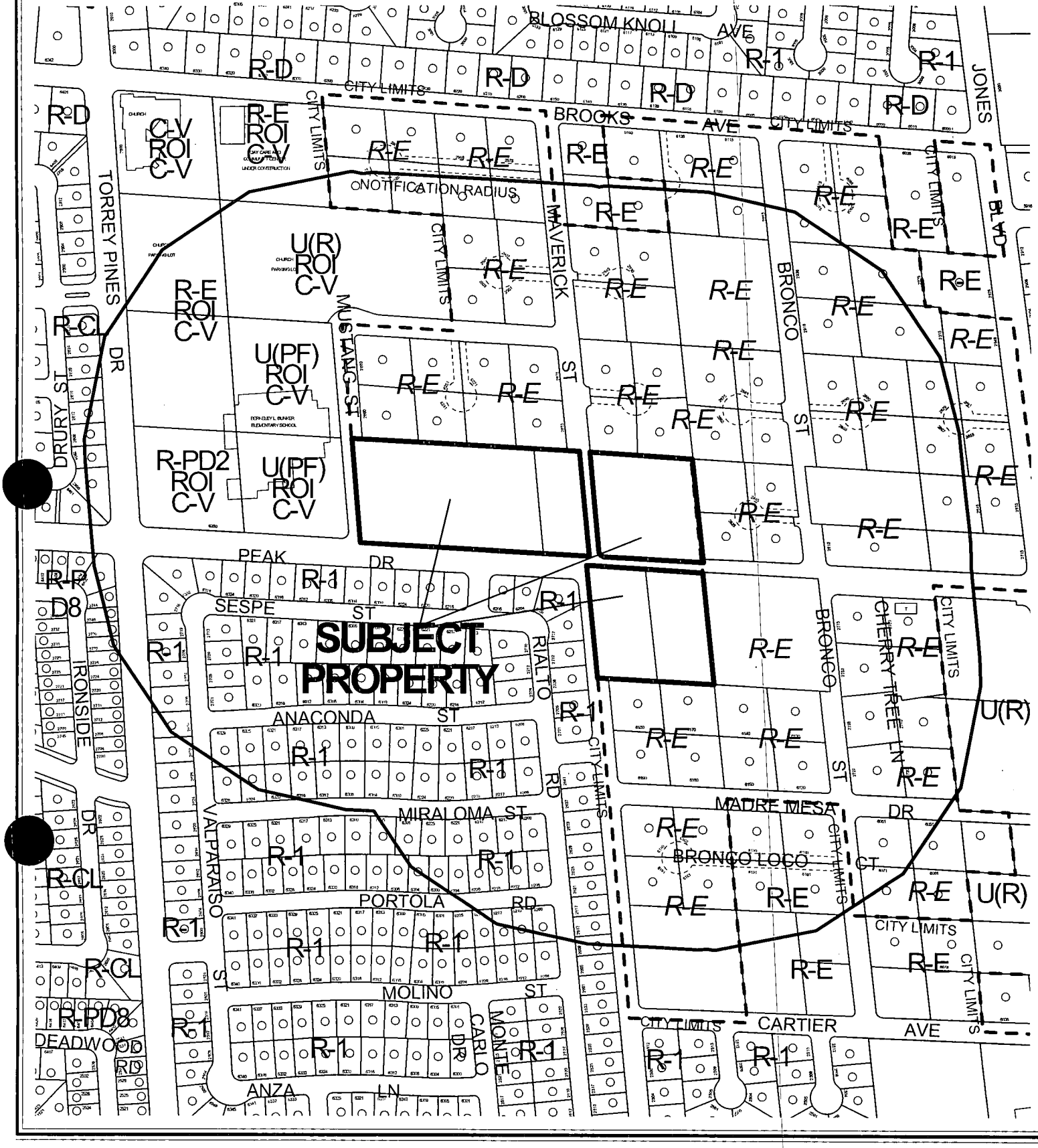
CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 86 – WVR-3402

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3235).

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



0 300 600 Feet

CASE: **WVR-3402**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-1 (SINGLE FAMILY RESIDENTIAL)

0 300 600 Feet

CASE: **WVR-3402**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-1 (SINGLE FAMILY RESIDENTIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-3402 - SF INVESTMENTS

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3235).

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Waiver of Title 18.12.160 to allow a 180-foot separation between intersections, where a minimum of 220 feet is required when providing external access from a subdivision to an existing street having a right-of-way width of 60 feet or more, for three cul-de-sacs on a total of 10 acres located adjacent to the southeast, northeast and northwest corners of Peak Drive and Maverick Street.

B) Applicant's Justification

The applicant has justified this request by stating that the separations as designed will allow for adequate stacking and turning movements between each of the three cul-de-sac entrances and the Peak/Maverick intersection, along Maverick Street. The applicant also indicated that the current design is the result of lengthy negotiations with area residents and government representatives.

BACKGROUND INFORMATION

A) Previous Actions

03/16/88 The City Council denied a Rezoning (Z-0133-87) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on a portion of the subject property. The Planning Commission recommended denial.

05/02/90 The City Council approved a Rezoning (Z-0032-90) from N-U (Non-Urban) to R-E (Residence Estates) on a portion of the subject property. The Planning Commission recommended denial. The Resolution of Intent expired on 05/02/91.

01/19/94 The City Council denied a Rezoning (Z-0123-93) from R-E (Residence Estates) to R-D (Single Family Residence, Restricted), R-1 (Single Family Residence), R-PD2 (Residential Planned Development – 2 Units Per Acre), and N-U (Non-Urban) and R-CL (Single Family Compact Lot) on the subject properties. The Planning Commission recommended denial.

08/03/94 The City Council approved a Rezoning (Z-0065-94) from R-E (Residence Estates) to R-D (Single Family Residence, Restricted) on a portion of the subject property. The Planning Commission recommended approval. The Resolution of Intent expired on 08/03/95.

11/10/97 The City Council denied the appeal of a Planning Commission denial, thereby denying the request for a Special Use Permit (U-00078-97) for a proposed convalescent care facility on a portion of the subject property.

08/20/03 The City Council voted to Table General Plan Amendments (GPA-2570) to amend the General Plan from R (Rural Density Residential) to L (Low Density Residential), and approved the applicant's request to Withdraw without Prejudice a Rezoning (ZON-2573) to amend the zoning designation from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units Per Acre), Site Development Plan Review (SDR-2580) for a proposed 46-lot single-family development and to allow 4.6 dwelling units per acre within a rural preservation neighborhood buffer where 3.0 dwelling units per acre are permitted and a Variance (VAR-2578) to allow zero square feet of open space where 33,062 square feet is required on the subject property. The Planning Commission recommended denial for all applications on 07/24/03.

10/23/03 The Planning Commission approved staff's request to hold in abeyance the requested Rezoning (ZON-3119) from R-E (Residence Estates) to R-1 (Single-Family Residence) and to allow 5.5 dwelling units per acre within a rural preservation neighborhood buffer where 3.0 units per acre is permitted and Site Development Plan Review (SDR-3235) for a 34-lot single-family residential development on the subject property.

12/03/03 The City Council voted to approve requests for a General Plan Amendment (GPA-2570), from R (Rural Density Residential) to L (Low Density Residential), a Rezoning (ZON-3119) from R-E (Residence Estates) to R-1 (Single-Family Residence) and to allow 5.5 dwelling units per acre within a rural preservation neighborhood buffer where 3.0 units per acre is permitted and a Site Development Plan Review (SDR-3235) for a 34-lot single-family residential development on the subject property. The Planning Commission had recommended approval on 11/06/03. After modifications to the original submissions by the applicant, staff had recommended approval of these applications.

01/08/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #33/gl).

B) Pre-Application Meeting

11/05/03 Issues relating to the design of the project were discussed. The applicant was advised that the separation distance is measured from the centerlines of the relevant streets.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Title 18 Waiver request; however, the following meetings were previously held as required for the companion General Plan Amendment GPA-2570:

06/19/03 A Neighborhood Meeting was held with approximately 18 people in attendance.

07/14/03 A second neighborhood meeting was held.

The applicant has stated that a meeting was held with surrounding neighbors and it was agreed that the proposal would be limited to R-1 (Single-Family Residential) Zone standards and a maximum of 34 lots as depicted on the submitted site plan.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.0 Acres

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	R (Rural Density Residential) [proposed: L (Low Density Residential)]
North:	R (Rural Density Residential)
South:	L (Low Density Residential)
East:	R (Rural Density Residential)
West:	PF (Public Facility)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	Unincorporated Clark County
South:	R-1 (Single Family Residential) and Unincorporated Clark County
East:	Unincorporated Clark County
West:	C-V (Civic) and R-1 (Single Family Residential)

E) General Plan Compliance

This site is designated as R- (Rural Density Residential) on the Southwest Sector Map of the General Plan. The Rural Density Residential designation allows between 2.1 and 3.5 units per acre. There are no General Plan policies that are directly relevant to the requested Waiver of Title 18 standards.

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

Rural Preservation Neighborhood

The subject sites fall with 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. Part of the development's Site Development Plan Review included a Waiver of this maximum density, in order to allow 5.5 dwelling units per acre within a rural preservation neighborhood buffer where 3.0 units per acre is permitted maximum density. Neighborhood preservation legislation permits the entity to allow densities greater than 3.0 units per acre in buffer areas for "good cause".

PROJECT DESCRIPTION

The project is a proposed 34-lot single-family development on three parcels adjacent to the Peak/Maverick intersection. The proposed lot sizes conform to the existing R-1 zoning on the site. The three proposed cul-de-sacs serving these lots have been designed to connect to Maverick Street, a 60-foot local street, at locations which do not allow conformance of the project with Title 18 standards, that ensure a minimum distance separation between intersections as a matter of public safety.

ANALYSIS

This report seeks to waive the requirements of the Subdivision Code with regard to the minimum distance required between the intersections of streets providing internal access to subdivisions with other streets of 60 feet or more in width. This requirement, found in Title 18.12.160, prescribes this minimum distance as 220 feet.

Specifically, Title 18.12.160 states:

> "Any intersection of any street that provides external access from a subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred and twenty feet, measured from centerline to centerline. Intersections of streets providing service internally within a subdivision, where they do not intersect arterial or major streets, shall be offset a minimum of one hundred twenty five feet."

The applicant has held that the design will still allow adequate stacking and turning movements between each of the three cul-de-sac entrances and the Peak/Maverick intersection, along Maverick Street. The applicant also indicates that reconfiguration of these access points is not possible without substantially compromising the concept and design of the project. The requested reduction represents an 18% reduction in the minimum standard.

FINDINGS

The proposed design does not appear to present left turn traffic conflicts, nor is it expected to hinder area traffic flows. The hardship generating the request for the Waiver is real, given the shape and location of the parcels and scale of the project; therefore, approval of the Waiver is recommended.

NOTICES MAILED 208 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-3402 APN: 138-14-601-029, 030, 138-14-602-021
138-14-701-001; 002

Name of Property Owner: SF INVESTMENTS

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 _____ ✓ 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: Stephen B. Aizenberg

Subscribed and sworn before me

This 18th day of November, 2003

Karen Barker

Notary Public in and for said County and State

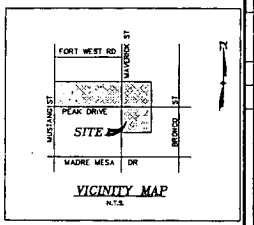
KAREN BARKER
Notary Public, State of Nevada
Appointment No. 02-76577-1
My Appt. Expires July 24, 2006

SITE DATA

PROPOSED USE :	R1	MIN LOT WIDTH :	95.00'
AREA :	10 GROSS ACRES (8.17 NET)	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 (5.5 UNITS/ACRE)	MIN CORNER SIDEYARD SETBACK:	15'
PROPOSED UNITS:	34	MIN REAR YARD SETBACK	15'
PROPOSED DENSITY:	5.5 UNITS/ACRE (NET) 3.4 UNITS/ACRES (GROSS)	MAX BUILDING HEIGHT :	2 STORIES OR 35' (WHICHEVER IS LESS)
MINIMUM LOT AREA:	6,515 SF		
AVERAGE LOT AREA:	7,908 SF		

APN NUMBERS

APN: 138-14-601-029, -030
APN: 138-14-802-021
APN: 138-14-701-001, -002



VICINITY MAP
N.T.S.

(SS) = SINGLE STORY ONLY ON THIS LOT
(2-S) = TWO-STORY ALLOWED ON THIS LOT

BUNKER ELEMENTARY P-F 138-14-601-022
BUNKER ELEMENTARY P-F 138-14-601-028
MUSTANG STREET (PUBLIC)
MAVERICK STREET (PUBLIC)
ADELLA DRIVE (PUBLIC)
PEAK DRIVE (PUBLIC)
"A" COURT (PUBLIC)
"B" COURT (PUBLIC)
"C" COURT (PUBLIC)

RE 138-14-601-023
RE 138-14-601-024
RE 138-14-601-025
RE 138-14-601-026
RE 138-14-602-027
RE 138-14-602-026
RE 138-14-602-017
RE 138-14-602-09 VACANT
RE 138-14-602-022
RE 138-14-701-003 VACANT
RE 138-14-701-007
RE 138-14-701-006

R1 34 11,318 SF SS
R1 23 10,403 SF SS
R1 22 7,288 SF SS
R1 21 7,393 SF SS
R1 20 7,382 SF SS
R1 19 7,372 SF SS
R1 18 7,238 SF SS
R1 17 8,742. SF SS
R1 16 7,250. SF SS
R1 15 7,559. SF SS
R1 14 10,240. SF SS
R1 33 9,217 SF SS
R1 24 7,437 SF SS
R1 25 8,856 SF SS
R1 32 9,429 SF SS
R1 28 7,948 SF SS
R1 27 8,725 SF SS
R1 26 7,007 SF SS
R1 29 8,996 SF 2-S
R1 30 6,988 SF SS
R1 31 7,583 SF 2-S
R1 10 6,574. SF 2-S
R1 11 7,036. SF 2-S
R1 12 10,317. SF 2-S
R1 13 10,145. SF 2-S
R1 9 7,188. SF 2-S
R1 8 6,812. SF 2-S
R1 7 8,688. SF 2-S
R1 6 7,936. SF 2-S
R1 5 6,515. SF 2-S
R1 1 8,608. SF SS
R1 2 6,884. SF SS
R1 3 6,516. SF SS
R1 4 11,118. SF SS

R-1 138-14-710-001
R-1 138-14-711-001
R-1 138-14-711-002
R-1 138-14-711-003
R-1 138-14-711-004
R-1 138-14-711-005
R-1 138-14-711-006
R-1 138-14-711-007
R-1 138-14-711-008
R-1 600-14-711-003
R-1 600-14-711-004
R-1 600-14-711-005

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

PROJ NO AZ03093
DESIGN DPB
DATE 08/21/03
SCALE AS SHOWN
CAD FILE R1-REV

STAMP DATE
DPB DATE 12/31/04

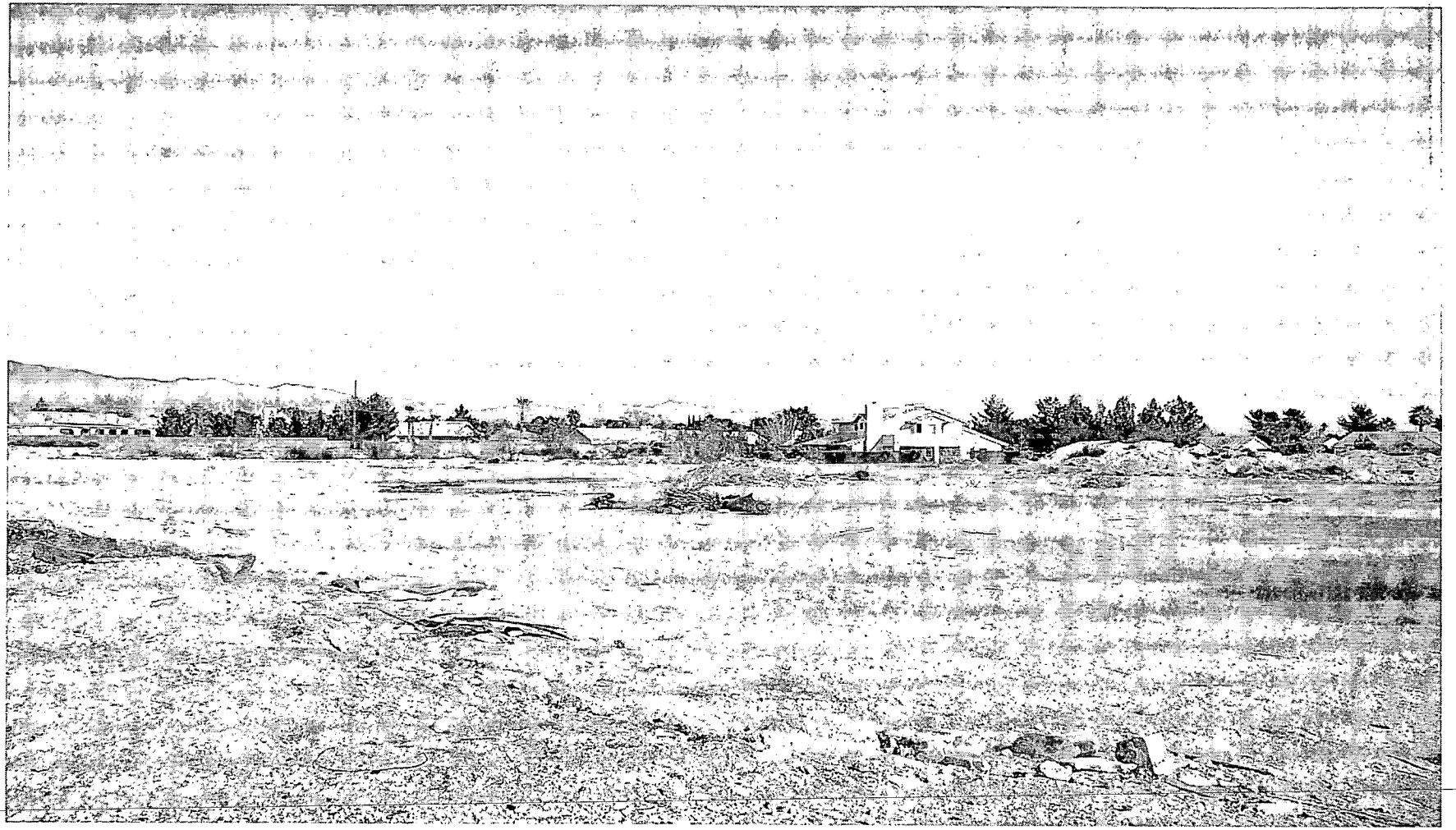
3320 N. Buffalo Drive
Suite 108
Las Vegas, NV 89129-7910
Tel: 702-396-3456
Fax: 702-396-3790
Web: aztec.us

AZTEC

BUNKER COMMONS
PEAK DRIVE AND MUSTANG STREET
SITE PLAN

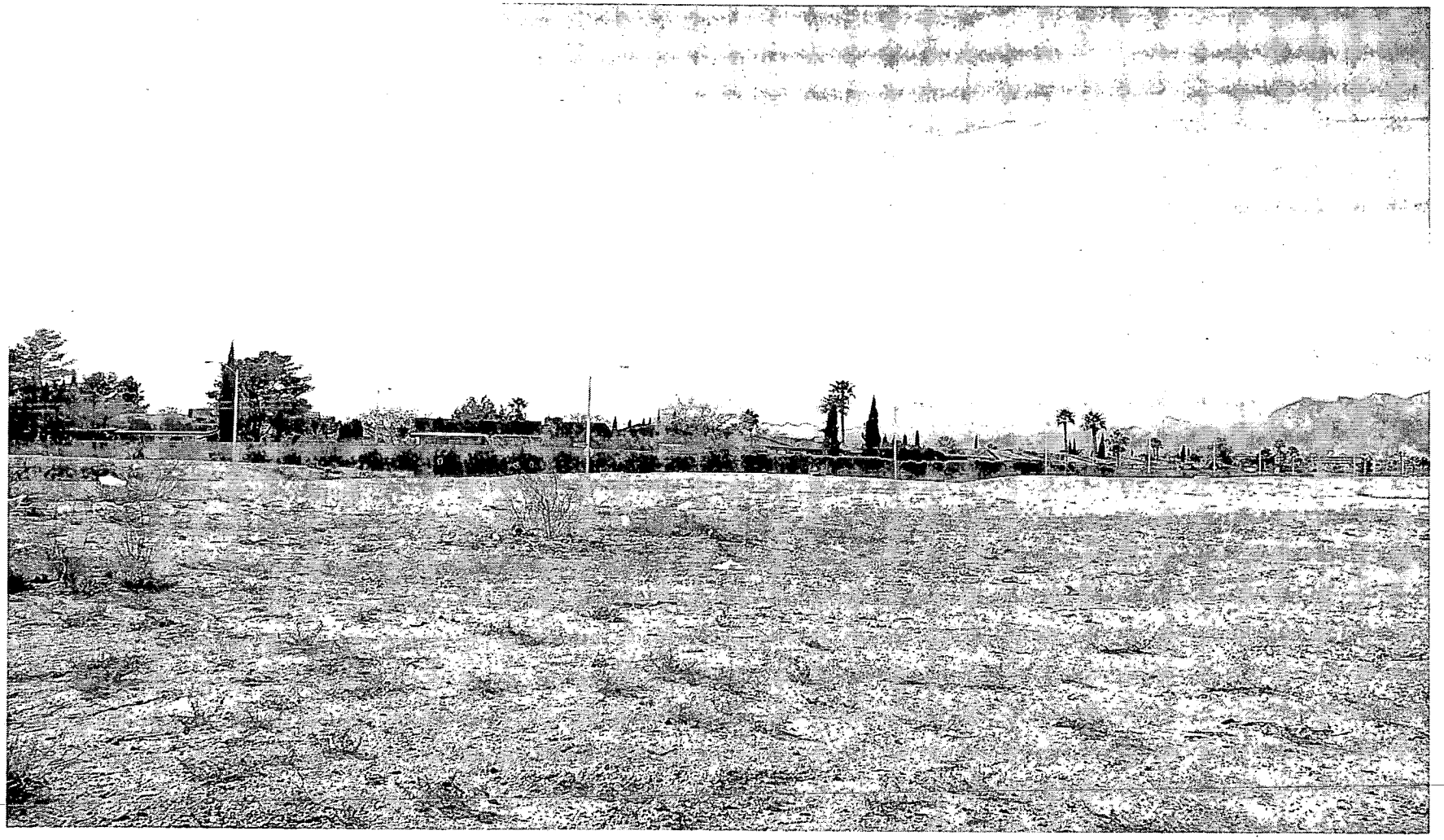
SHEET
SP
1 of 1 Sheets

WVR-3402
01-08-04 PC



WVR-3402 - SF INVESTMENTS, LIMITED LIABILITY COMPANY
NORTHEAST, NORTHWEST AND SOUTHEAST CORNERS OF PEAK DRIVE AND MAVERICK STREET
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



WVR-3402 - SF INVESTMENTS, LIMITED LIABILITY COMPANY
NORTHEAST, NORTHWEST AND SOUTHEAST CORNERS OF PEAK DRIVE AND MAVERICK STREET
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 87

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
STREET NAME CHANGE - PUBLIC HEARING - **SNC-3099 - PARADISE DEVELOPMENT** - Request for a Street Name Change and a Waiver of City of Las Vegas Street Naming and Address Assignment Regulations to allow different primary street names assigned to the same alignment and to allow the use of the suffix "Parkway" for a street that is less than 80 feet in width FROM: F Street TO: City Parkway, for the portion of F Street south of the US 95 Right-of-Way southerly to Grand Central Parkway, Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-0-2 vote) recommends APPROVAL

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

RECOMMENDATION:
Staff recommends DENIAL. The Planning Commission (4-0-2 vote) recommends APPROVAL, subject to conditions.

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

MOTION:
WEEKLY – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

SUZANNE SANDERS, Paradise Development, 3111 South Maryland Parkway, concurred with all conditions.

ROBERT GENZER, Director of Planning and Development Department, explained that staff recommended approval so long as the street name change went all the way to Bonanza. COUNCILMAN WEEKLY confirmed with MR. GENZER that the business owners along F Street to Bonanza were notified, none of them front F Street and the name change will not go north of the interstate. MS. SANDERS noted that there is no fiscal impact because none of the businesses have F Street addresses.

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 87 – SNC-3099

MINUTES – Continued:
No one appeared in opposition.

There was no further discussion.

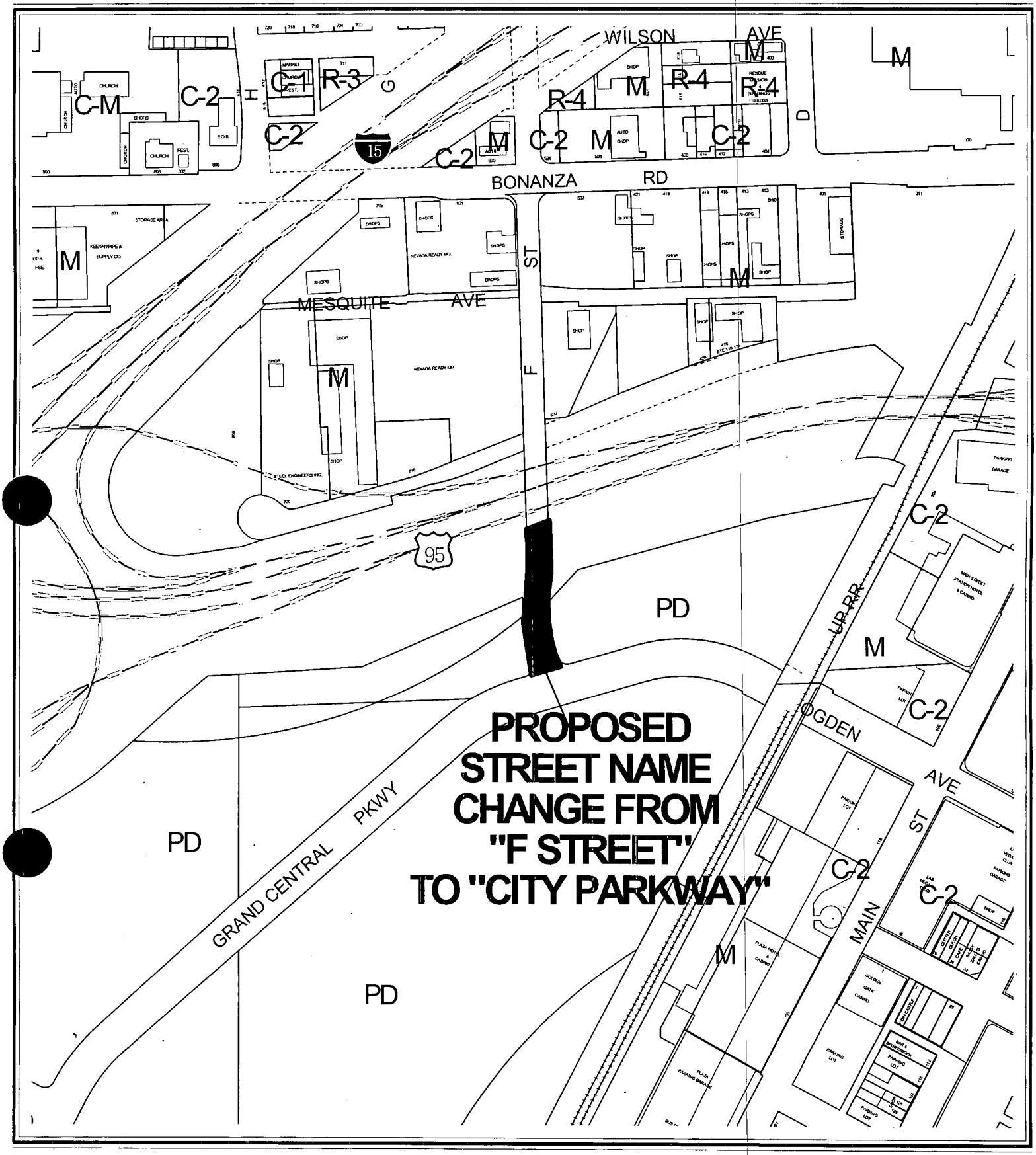
MAYOR GOODMAN declared the Public Hearing closed.
(1:56 – 1:59)
2-1730

CONDITIONS:
Planning and Development

1. The segment of F Street renamed to City Parkway shall extend from the northern right-of-way line of Grand Central Parkway northerly to the southern right-of-way line of Bonanza Road.

2. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

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



CASE: SNC-3099
RADIUS: SPECIAL

0 200 400 Feet

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SNC-3099 - PARADISE DEVELOPMENT

** CONDITIONS **

Staff recommends DENIAL. The Planning Commission (4-0-2 vote) recommends APPROVAL, subject to:

Planning and Development

1. The segment of F Street renamed to City Parkway shall extend from the northern right-of-way line of Grand Central Parkway northerly to the southern right-of-way line of Bonanza Road.

2. The applicant shall be responsible for all costs related to this Street Name Change including signage and installation.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Street Name Change and a Waiver of the city of Las Vegas Street Naming and Address Assignment Regulations to allow different primary street names assigned to the same alignment and to allow the use of the suffix Parkway for a street that is less than 80 feet in width for a proposed Street Name Change From: F Street To: City Parkway for the portion of F Street south of the US 95 Right-of-Way southerly to Grand Central Parkway.

B) Applicant's Justification

The applicant's justification letter states that adjacent property at the northeast corner of F Street and Grand Central Parkway is currently being developed as an IRS district office building. The proposal is to rename the street segment from Grand Central Parkway to US-95, City Parkway, because it deems more appropriate with the overall Parkway Center development. In addition, waiver requests are being sought from Ordinance 3744, Revised Guidelines and Requirements for the naming of Streets and Assignment of Addresses Section IV B.2 and IV C.3, which requires the same street name to be used along the same alignment and to use the suffix "Parkway" for 80-foot or 100-foot wide streets, respectively.

BACKGROUND INFORMATION

Previous Actions

04/24/03	The Planning Commission approved a Site Development Plan Review (SDR-2037) for a proposed 73,218 square foot office building on 5.11 acres adjacent to the northeast corner of Grand Central Parkway and "F" Street. Staff recommended Approval.
12/04/03	The Planning Commission voted to hold this item to its 01/08/04 meeting at the request of the applicant.
01/08/04	The Planning Commission voted 4-0-2 to recommend APPROVAL (PC Agenda Item #18/tb).

ANALYSIS

The proposed Street Name Change of a portion of F Street to City Parkway is in violation of two requirements from Ordinance 3744, Revised Guidelines and Requirements for the Naming of Streets and Assignment of Addresses.

Section IV B.2 states that "Once a primary street name is assigned to any alignment it may not change anywhere along the extension of that alignment unless the subject primary street name does not and cannot in the future connect to the existing right-of-way". The applicant is proposing to rename a portion of F Street south of the US 95 Right-of-Way southerly to Grand Central Parkway. This proposal will not only change the name of F Street along the same alignment, but it will also change the name of F Street mid-block.

There have been other instances in the City where street names have changed along the same alignment but the street name transition usually occurs at a right-of-way intersection. The mid-block location of the F Street name change occurs at the point of F Street where the street changes from a public right-of-way to a privately owned property with a recorded roadway easement. If approved, a condition has been included requiring the renaming of F Street to City Parkway from the northern right-of-way line of Grand Central Parkway northerly to the southern right-of-way line of Bonanza Road to avoid creating a street name change in the middle of a block.

Section IV C.3 regulates the use of suffixes for street names. The Parkway designation is reserved for use to represent an 80-foot or 100-foot wide street, whereas F Street is predominately a 60-foot wide street with a north/south direction, which should maintain a "Street" suffix classification.

The Street Naming and Assignment of Addresses Ordinance was developed through the concerted efforts of the Street Address Committee which is comprised of several government agencies from Clark County, Las Vegas, Henderson, North Las Vegas, Boulder City, the Clark County School District, the Las Vegas Metropolitan Police Department, CFAO, the Nevada Department of Transportation, the Las Vegas Valley Water District, Mercy Ambulance, Southwest Gas, Centel, Nevada Power, U.S. Postal Service, and others. The goal of the Ordinance was to develop a strategy that will insure rapid emergency response and utilizes information systems that are directed toward competent growth management. Alterations or waivers to this ordinance are strongly discouraged due to the impact to many agencies that rely on standard requirements and established regulations for street names and addresses. Variations to these regulations could severely impact rapid response agencies in emergency situations.

The City of Las Vegas Fire Communications Department recommends that the street name City Parkway not be used because there is a concern people would not perceive it as a name, but rather a location, i.e. the parkway in the city, which would potentially cause major dispatch problems with the City's dispatch center, firefighters, and police officers.

NOTICES MAILED 3 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SNC-3099 APN: 139-27-410-002

Name of Property Owner: City Parkway IV A Inc.

Name of Applicant: Paradise 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: Susan Coder, President City Parkways IV A, & IV a

Partner(s): _____

APN: 139 27 410 002

Signature of Property Owner/Authorized Agent: Susan Coder 7-30-03

Print Name: SUSAN CODER

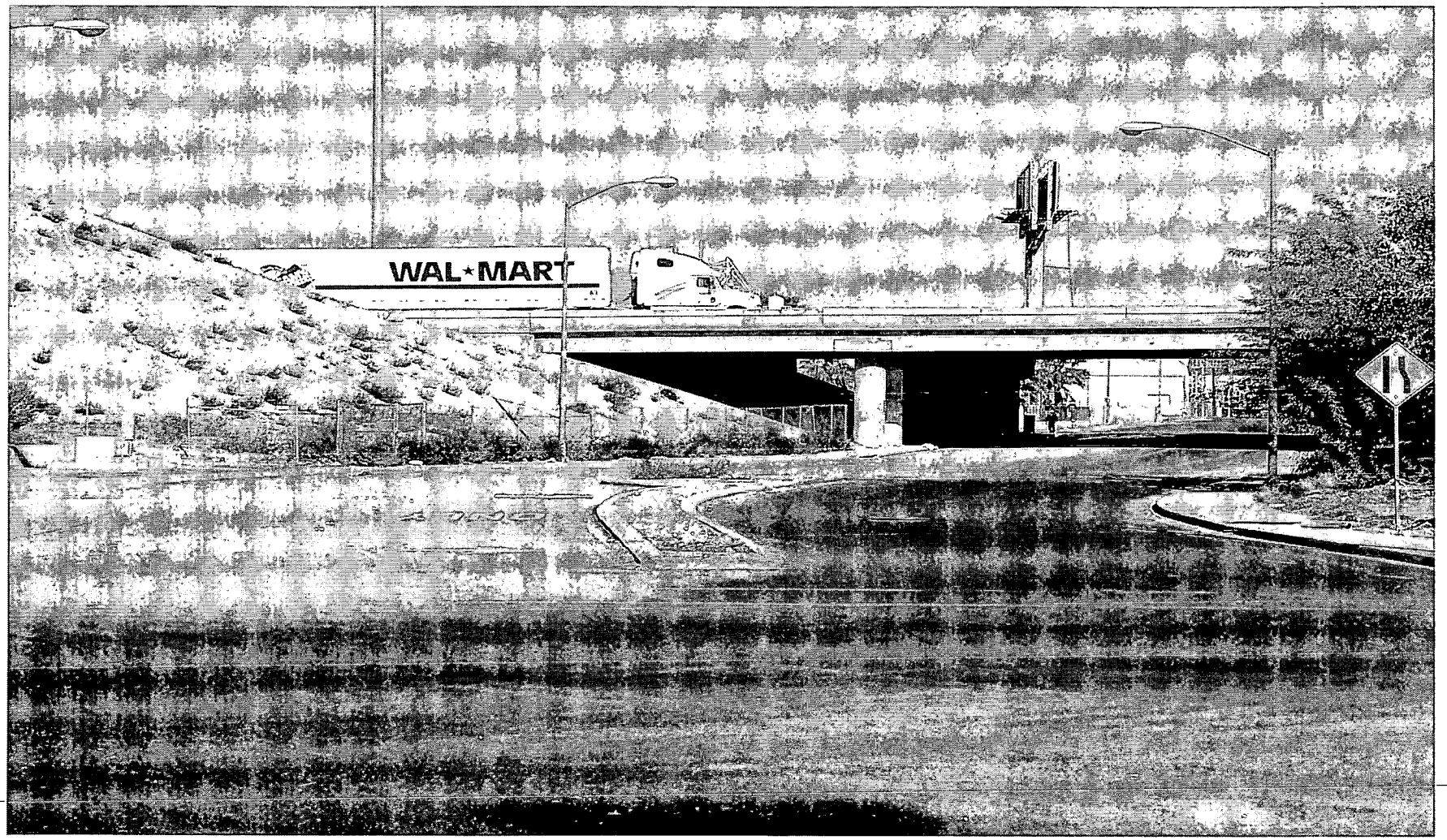
Subscribed and sworn before me

This 30th day of July, 2003

Susan L. Lonborg

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
SUSAN L. LONBORG
My Appointment Expires
June 18, 2005
No. 97-2239-1



SNC-3099 - PARADISE DEVELOPMENT
SOUTH OF THE U.S. 95 RIGHT-OF-WAY SOUTHERLY TO GRAND CENTRAL PARKWAY
JANUARY 8, 2004 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No. 88

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
VARIANCE - PUBLIC HEARING - **VAR-3322 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 2.03 ACRES OF OPEN SPACE WHERE 4.26 ACRES ARE REQUIRED on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Residential – Town Center) Land Use Designation], Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend DENIAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend DENIAL.

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

MOTION:
MACK – APPROVED subject to conditions, amending Condition #3 to *$174,240, with the amount being dedicated to the most adjacent park area for improvements and/or upgrades.*
And the following added condition:
- ***The Variance shall be limited to a maximum of one acre.* – UNANIMOUS**

MINUTES:
MAYOR GOODMAN declared the Public Hearing open for Item 88 [VAR-3322] and Item 89 [SDR-3320].

ATTORNEY JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant with GREG BORGEL, 300 South Fourth Street on behalf of Southwest Homes. She stressed that the site plan had been modified based on comments by the Planning Commission. The project was reduced by six lots with the land being dedicated to open space. The reduced lot count is 252 lots. It was clarified that the drainage

MINUTES – Continued:

channel running through the middle of the property may be developed with ground cover, a walkway and exercise stations, thereby creating a linear open space. As for the variance, the developer is required to install a multi-use trail on both sides of the property. This will create open space on the outside and down the center of the property, with more in the south and north corner, for greater use. The trails include pedestrian-access gates so residents can follow the trails up to where they connect with other portions of the trail.

GREG BORGEL added that the fitness trail along the center links to the regular trail system on either side. That creates a meaningful circulation pattern that offers more opportunities.

COUNCILMAN MACK expressed his comfort with using the drainage channel as part of the open space by adding exercise equipment. Tying it into the trail system makes a great deal of sense. This is a difficult piece of property as far as increasing open space. It is important to remember that the Council approved a project with greater density. He supported the variance application so long as it is limited to a maximum of one acre and amending Condition #3 to $174,240, with the amount being dedicated to the most adjacent park area for improvements and/or upgrades. This will be the park most used by the residents in the surrounding area. COUNCILMAN MACK also supported the site development plan review subject to amending Condition #3 as to the site development plan dated 1/29/2004 and adding four additional conditions. ATTORNEY LAZOVICH concurred with the amended and additional conditions.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed for Item 88 [VAR-3322] and Item 89 [SDR-3320].

NOTE: All discussion for Item 88 [VAR-3322] and Item 89 [SDR-3320] was held under Item 88 [VAR-3322].

(1:59 – 2:06)

2-1885

CONDITIONS:

Planning and Development

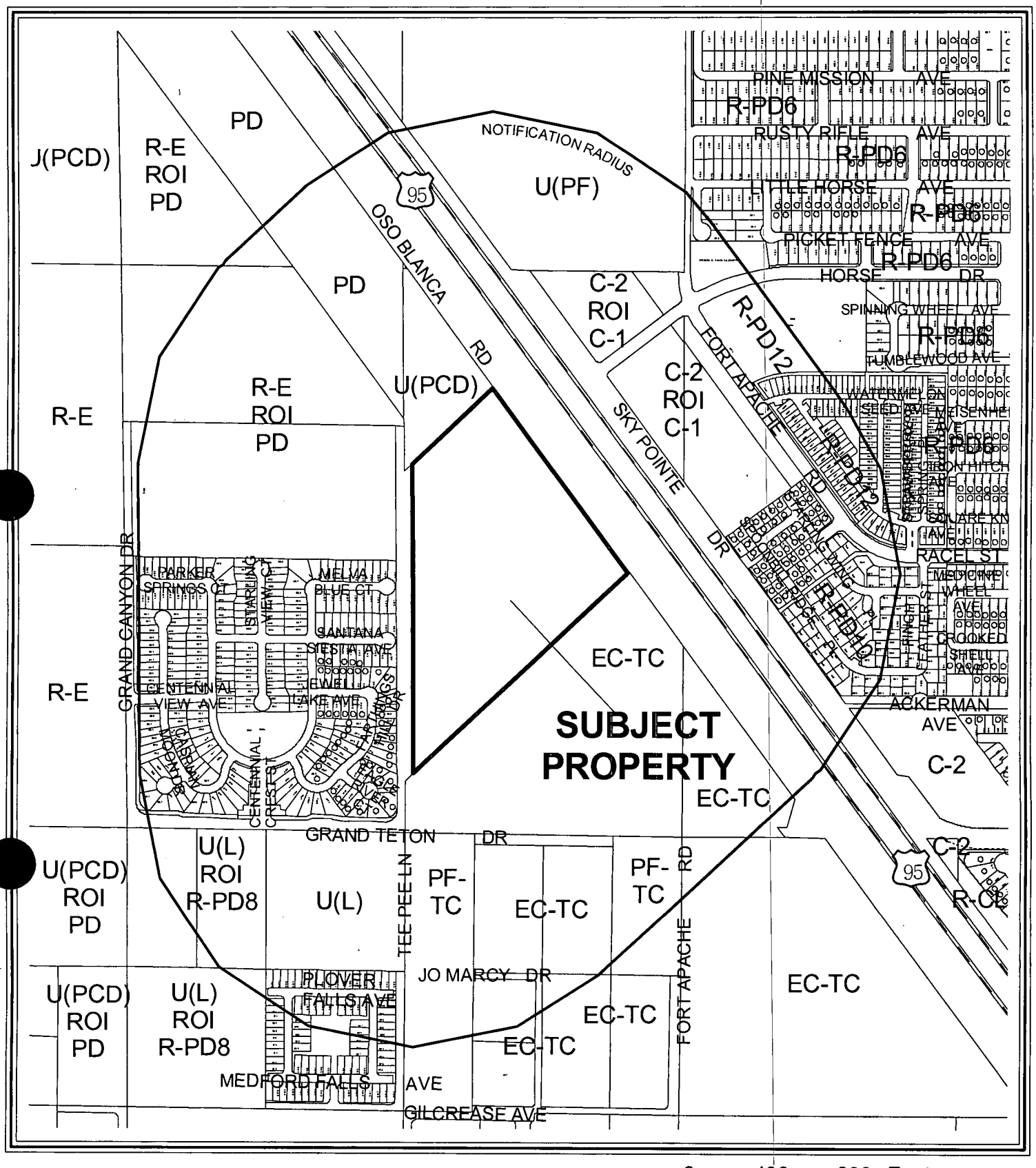
1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98), Special Use Permit (SUP-2036) and Site Development Plan Review (SDR-3320).

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

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 88 – VAR-3322

CONDITIONS – Continued:

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $388,557 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

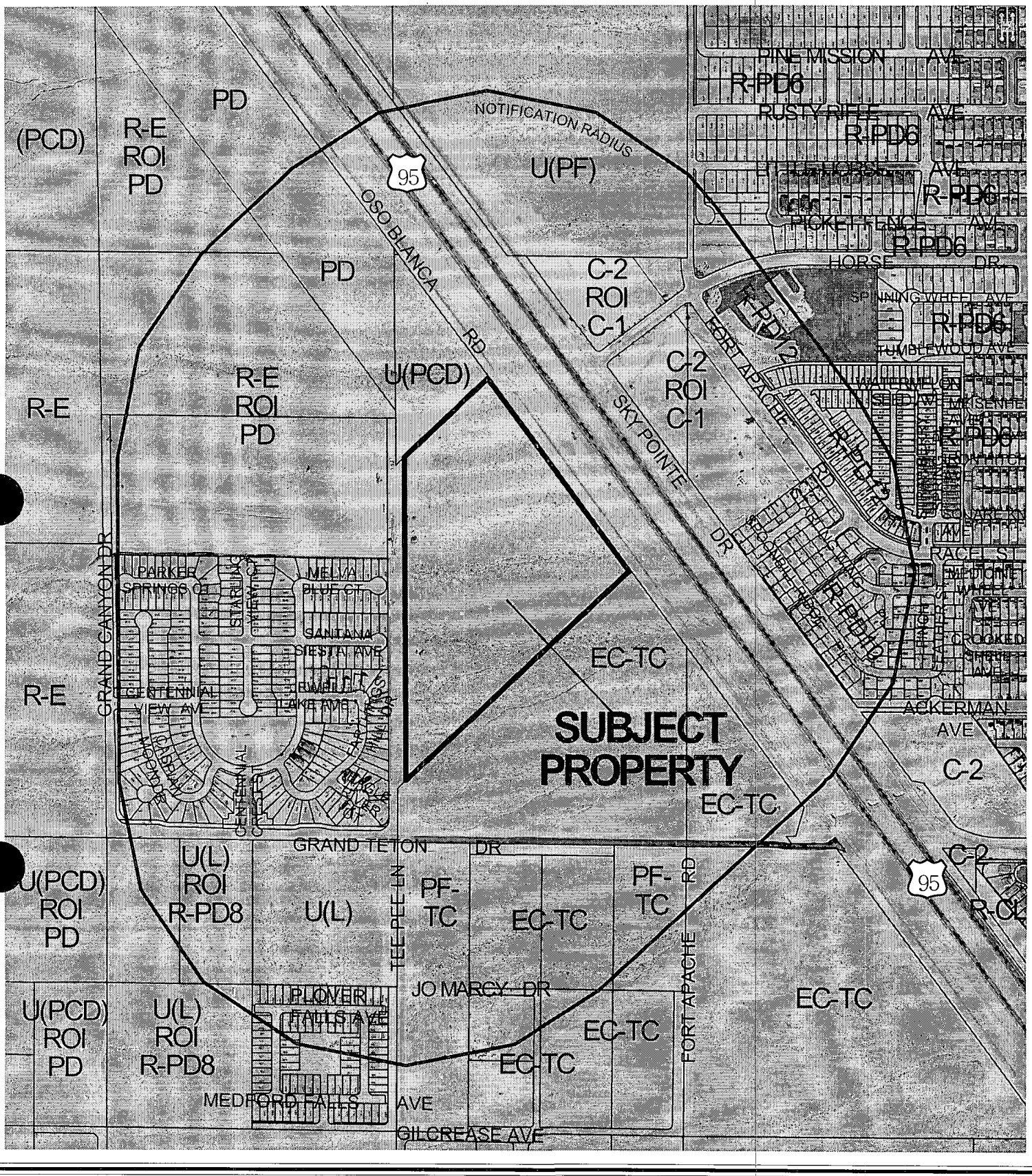


CASE: **VAR-3322**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA-TC (MEDIUM-LOW ATTACHED RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION



0 400 800 Feet

CASE: **VAR-3322**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA-TC (MEDIUM-LOW ATTACHED RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-3322 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98), Special Use Permit (SUP-2036) and Site Development Plan Review (SDR-3320).

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

3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of $388,557 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Variance to allow 2.03 acres of open space where 4.26 acres are required in conjunction with a proposed 258-lot residential development on 24.3 acres located adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive.

B) Applicant's Justification

The justification letter states that the applicant believes the variance request is reasonable based upon the fact the homes are being built within the development and the layout of the project.

BACKGROUND INFORMATION

A) Previous Actions

04/04/01	The City Council approved the expansion of Town Center on the Northwest (later the Centennial Hills) Sector Land Use Plan. The subject properties are located within the Town Center district.
11/07/01	The City Council approved the current version of the Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will implement the vision of Town Center.
08/21/02	The City Council approved the most recent update of the Centennial Hills Town Center Land Use Map (GPA-0019-02) in the city of Las Vegas General Plan. On this map, the subject properties were designated for EC-TC (Employment Center-Town Center) land uses with a maximum density of eight dwelling units per acre. The Planning Commission recommended approval on July 25, 2002. Staff recommended Approval.
03/05/03	The City Council approved a General Plan Amendment (GPA-0039-02) to amend a portion of the Centennial Hills Sector Plan from: EC-TC (Employment Center - Town Center) to: MLA-TC (Medium Low Attached - Town Center) on this site. The Planning Commission recommended approval on January 9, 2003. Staff recommended Denial.
04/24/03	The Planning Commission accepted the applicant's request to withdraw without prejudice a related Variance (VAR-2045) for a reduction of parking to allow one space instead of two spaces per dwelling unit in this development.

05/21/03 The City Council approved a Site Development Plan Review (SDR-2035) for a 250-lot single-family residential subdivision and a Special Use Permit (SUP-2036) to allow a gated community with private streets within Town Center on this site. The Planning Commission recommended approval on April 24, 2003. Staff recommended Approval of these requests.

12/18/03 The Planning Commission held in abeyance the subject Variance (VAR-3322) and companion Site Development Plan Review (SDR-3320) due to a modification to the site plan and number of lots requiring re-notification.

01/08/04 The Planning Commission recommended denial of a related Site Development Plan Review (SDR-3320).

01/08/04 The Planning Commission voted 6-0 to recommend DENIAL (PC Agenda Item #13/al).

B) Pre-Application Meeting

10/21/03 Town Center Development Standards were discussed including landscaping, site design, trails, and open space requirements. In addition, Site Development Plan Review submittal requirements were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance land use application; nor was one held for this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 24.3

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Right-of-Way
West:	Undeveloped and Single Family Dwellings

C) Planned Land Use

Subject Property:	MLA-TC (Medium Low Attached Density Residential-Town Center)
North:	PCD (Planned Community Development)
South:	EC-TC (Employment Center- Town Center)
East:	Highway US-95
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	C-2 (General Commercial) & R-E (Residence Estates)
South:	T-C (Town Center)
East:	Right-of-Way
West:	R-E (Residence Estates) under resolution of intent to PD (Planned Community)

E) General Plan Compliance

This site is located within the Centennial Hills sector of the General Plan. The site has a MLA (Medium Low Attached Density Residential) designation. This category has a density range from 8.1 to 12 dwelling units per gross acre. This district includes a variety of multi-family units, low-density apartments and permits single-family detached homes at this higher density level. It is also an appropriate transitional zone. The proposed development conforms to the MLA (Medium Low Attached Density Residential) designation.

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

Town Center

Town Center is intended to be the principal employment center for the Northwest and is a mixed-use development land use 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.

Trails

A Multi-Use Trail is located along the east side of Tee Pee Lane and along the west side of the Frontage Road. The submitted plan shows the multi-use trails. There is a chance that the Frontage Road may be realigned and that may affect the location of the multi-use trails. A condition has been added on the companion Site Development Plan Review application, SDR-3320, requiring the applicant to work with the Planning and Development Department to determine the final location of the trail if the Frontage Road is relocated.

Kyle Canyon Gateway

The city of Las Vegas is in the process of nominating approximately 1,600 acres of BLM land near Kyle Canyon Road for disposal at the Fall 2004 BLM Land Auction. These 1,600 acres, referred to as the Kyle Canyon Gateway study area, offer the city a unique opportunity to test the threshold for sustainable development in the Las Vegas Valley.

The outer northwest rim of the valley, is distinct in its topography, its proximity to environmental resources and recreation areas, and its position as a gateway to the city. The city of Las Vegas is working to facilitate future growth while minimizing the negative impacts on the surrounding environment and natural resources.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for a R-PD (Residential Planned Development) are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of the Site Development Plan Review (SDR-3320), a related item.

A2) Landscape and Open Space Standards

- Residential Development in Town Center with private streets

Due to the use of private streets the proposed development is subject to R-PD (Residential Planned Development) open space standards. Therefore, pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
24.3 acres	10.62	1.65	17.52%	4.26 acres 185,556 SF	8.35%	88,427 SF

This Variance application is due to the deficiency in the amount of provided open space. The Site Plan depicts 88,427 square-feet of open space where Title 19.06 requires 185,556 square-feet. This reduction represents a 52-percent deviation in the amount of required open space.

B) General Analysis and Discussion

The development does not comply with the open space requirements of the Town Center Development Standards manual. Because the applicant has elected to provide private streets the project must meet the open space standards of a Residential Planned Development (R-PD) zone,

as private streets do not include the sidewalks which are encouraged design feature in the Town Center area. Open space is an integral part of a development, as the developer receives flexibility in design and density for the provision of amenities, such as open space. When open space is not provided, in effect the project does not meet the standards for the zoning district in which it is located due to the increased densities. No special or unique circumstances have been presented by the applicant to justify the reduction in required open space. The transformation of proposed residential lots to open space and amenity areas would create conformance with open space requirements; therefore, it appears the applicant has created a self-imposed hardship for which this Variance request should not be granted.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by attempting to overbuild the site. Alternative site plans would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 104

APPROVALS 0

PROTESTS 1

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NOTICES MAILED 155 by City Clerk

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-3322 APN: 125*-07-801-002

Name of Property Owner: SKY RIDGE LTD. LLC

Name of Applicant: SOUTHWEST HOMES. LLC

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

_____ Yes ___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: _____

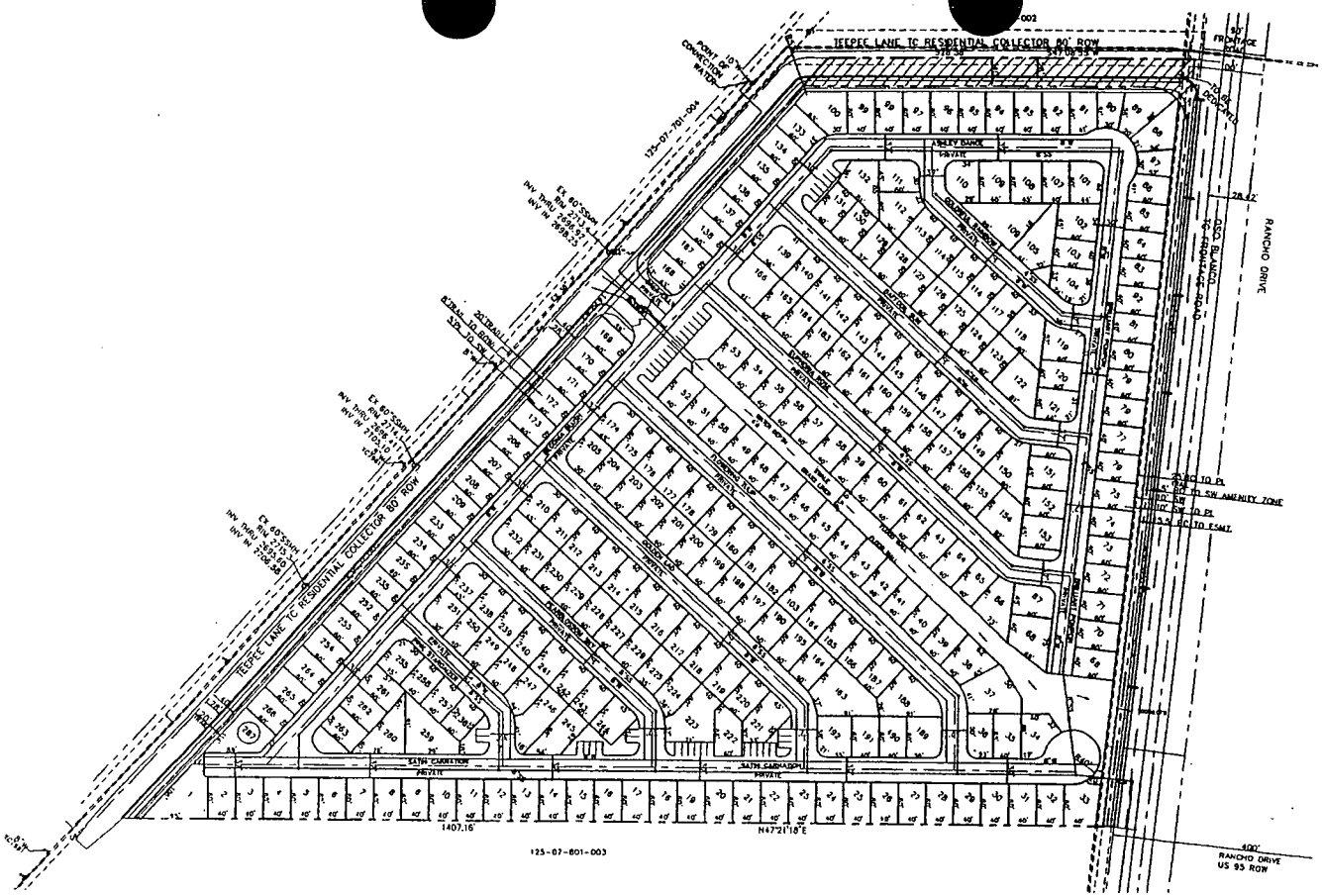
Subscribed and sworn before me

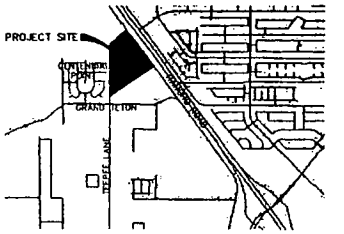
This 17 day of Oct, 2003

Melonie M. Cook

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MELONIE M. COOK
My Appointment Expires
March 21, 2005
No: 01-67700-1





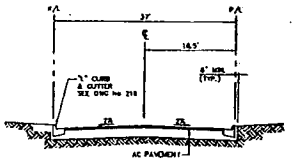
VICINITY MAP
N.T.S.

OWNER/DEVELOPER

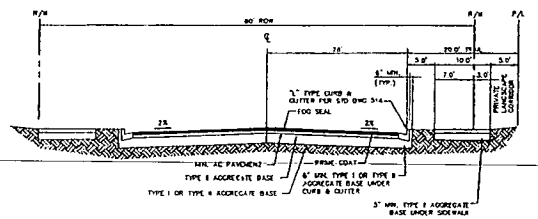
SOUTHWEST HOMES, LLC
SUITE 108
243 E. WARM SPRINGS ROAD
LAS VEGAS, NV.
89119
PHONE: 702-597-3333

SITE SUMMARY

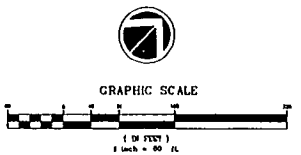
APN: 125-07-801-002
EXISTING ZONING: M-TC
PARCEL ACREAGE: 21.30 AC
TOTAL LOTS: 267
DWELLING UNITS PER ACRE (GROSS): 267/21.30=10.98 DUA
OPEN SPACE REQUIRED: 10 PR x 1.63 =18.13% (21.30) = 4.40 ACRES
OPEN SPACE PROVIDED: 2.40 AC (55% OF REQUIRED)



37' WIDE PRIVATE STREET SECTION
N.T.S.
INTERIOR STREET



80' WIDE HALF STREET SECTION
N.T.S.
TEE PEE LANE
TOWN CENTER RESIDENTIAL COLLECTOR WITH TRAIL ELEMENT



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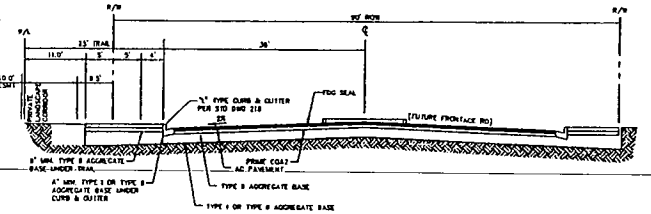


90' WIDE STREET SECTION
N.T.S.
OSO BLANCO
TOWN CENTER FRONTAGE ROAD WITH TRAIL ELEMENT

NOTICE TO CONTRACTOR !

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

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COMPLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COMPLY.

UTILITY SERVICES:
WATER - LAS VEGAS VALLEY WATER DISTRICT
SEWER - CITY OF LAS VEGAS SANITATION DISTRICT
GAS - SOUTHWEST GAS
TELEPHONE - SPRINT
CABLE - COX CABLE
WASTE DISPOSAL - REPUBLIC SERVICES OF SOUTHERN NEVADA

SITE PLAN
SKY RIDGE

DESIGN BY: TEAM I
DATE: 11-05-03
SCALE: 1"=80'
CASEFILE: SR-TM
SHEET 1 OF 1 SHEETS

REVISED
11.18.03

VAR-3322
SDR-3320

01-08-04 PC

PLANTING LEGEND

PUBLIC STREET TREES

SYMBOL	BOTANICAL NAME-COMMON NAME	MINIMUM SIZE
	ROBINIA HYBRIDA 'PURPLE ROBE' - PURPLE ROBE LOCUST STREET TREE	24" BOX
	PRUNUS VELUTA 'RED BARON' - FLAK TEN ASH STREET TREE	24" BOX
	WASHINGTONIA ROBUSTA - MEXICAN FAN PALM - NON-MIX	30' STK PER PLAN

PRIVATE STREET TREES SUCH AS

SYMBOL	BOTANICAL NAME-COMMON NAME	MINIMUM SIZE
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	15 GALLON
NOT SHOWN	PLATANUS WRIGHTII - MEXICAN SYCAMORE	15 GALLON
	PINUS ELDARICA - MONDELL PINE	24 GALLON
	PROSOPIS HUMILIS 'GOLDEN FLAME' - GRANDFATHER MESQUITE	15 GALLON

COMMON AREA TREES SUCH AS

SYMBOL	BOTANICAL NAME-COMMON NAME	MINIMUM SIZE
	PRUNUS VELUTA 'RED BARON' - FLAK TEN ASH	15 GALLON
	PLATANUS WRIGHTII - MEXICAN SYCAMORE	15 GALLON
	PINUS ELDARICA - MONDELL PINE	15 GALLON

SHRUBS SUCH AS

BOTANICAL NAME-COMMON NAME	MINIMUM SIZE
[illegible] - JAPANESE BARBERRY	5 GALLON
CAREX MORROWII - PARTNERY CAREX	5 GALLON
[illegible]	1 GALLON
COTONEASTER PANNOSA - RED CLUSTERBERRY	5 GALLON
ENTEIS VIRGATA - PURPLEWAY LILY	1 GALLON
EUONYMUS JAPONICA 'SILVER KING' - EUONYMUS	5 GALLON
HELICTOTRICHON SEMPERVIRENS - BLUE OAT GRASS	1 GALLON
HEMEROCALLIS FAMILY - DAY LILLY	1 GALLON
JUNIPERUS CHINENSIS 'GOLD COAST' - CHINESE JUNIPER	5 GALLON
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' - TEXAS RANGER	5 GALLON
LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD' - TEXAS RANGER	5 GALLON
LIGUSTRUM JAPONICUM 'TEXANUM' - WAX LEAF PRIVET	5 GALLON
NANDINA DOMESTICA 'WULFFTRAUM' - HEAVENLY BAMBOO	5 GALLON
PHOTINIA FRASERI - PHOTINIA	5 GALLON
PITTOSPORUM TOBIRA 'VARIEGATA' - TOBIRA	5 GALLON
PITTOSPORUM TOBIRA 'WHEELERS DWARF' - TOBIRA	5 GALLON
PITTOSPORUM TOBIRA 'WHEELERS DWARF' - TOBIRA	1 GALLON
PRUNUS CAROLINIANA 'COMPACTA' - CAROLINA LAUREL CHERRY	5 GALLON
RHAPHIOLEPIS INDICA 'BALLERINA' - INDIA HAWTHORNE	5 GALLON
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' - INDIA HAWTHORNE	5 GALLON
RHAPHIOLEPIS INDICA 'SPRING TIME' - INDIA HAWTHORNE	5 GALLON
ROSMARINUS OFFICINALIS 'PROSTRATUS' - DWARF ROSEMARY	1 GALLON
SYLOSMA CONGESTUM 'COMPACTA' - SHINY LEAF MYLOSMA	5 GALLON
[illegible] - HEAVENLY BAMBOO	5 GALLON
NANDINA DOMESTICA - HEAVENLY BAMBOO	5 GALLON
ROSA 'TROPHY' - ROSE	5 GALLON
ROSMARINUS OFFICINALIS 'PROSTRATUS' - ROSEMARY	1 GALLON
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE	1 GALLON

GROUND COVER SUCH AS

SYMBOL	BOTANICAL NAME-COMMON NAME
[illegible]	[illegible]

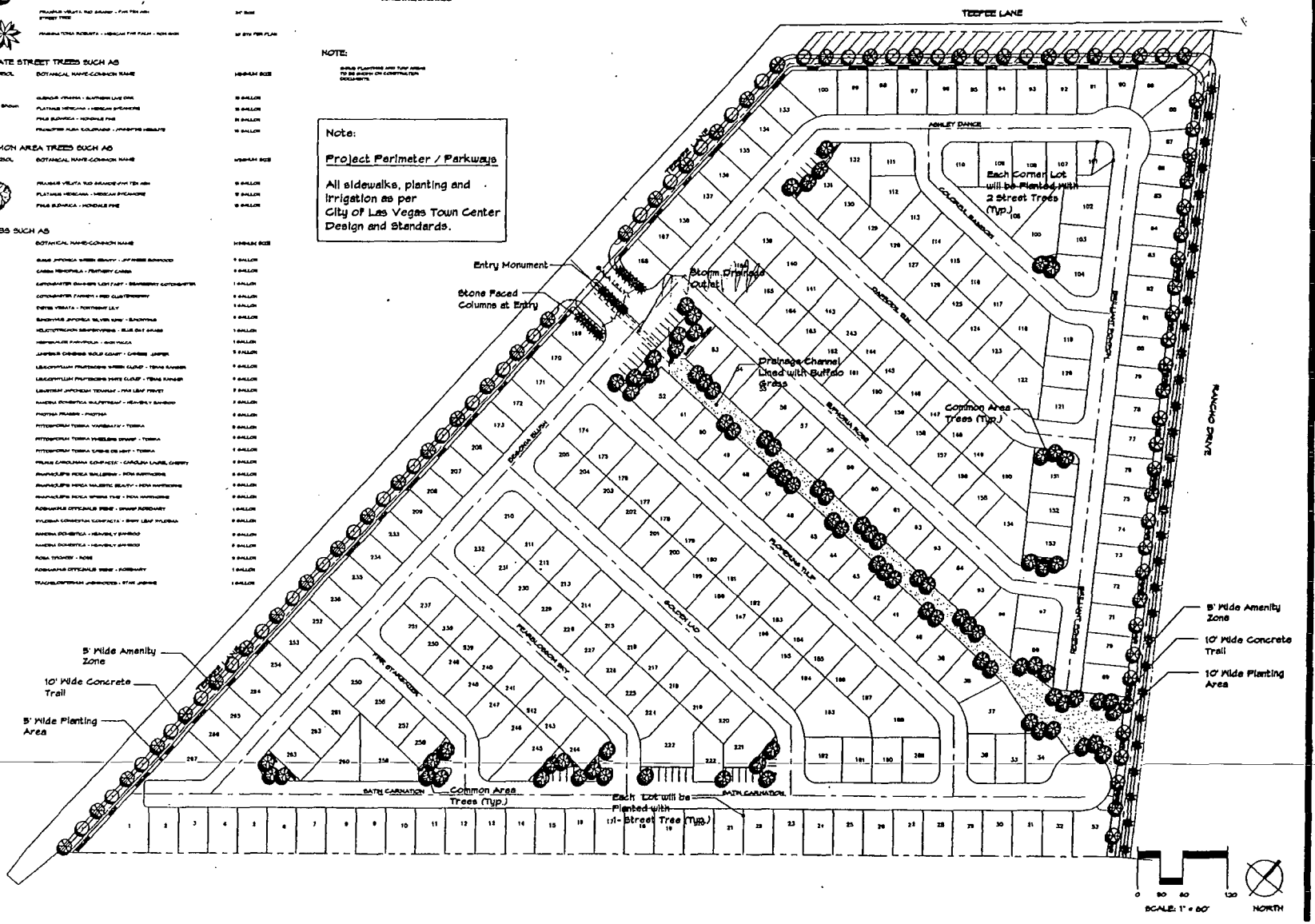
NOTE:

[illegible]

Note:

Project Perimeter / Parkways

All sidewalks, planting and irrigation as per City of Las Vegas Town Center Design and Standards.



JHA

JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTS

644 South Cedros Avenue, S
Solana Beach, California
858/259-1987 - FAX 858/

SIGNATURE

SKY RIDGE
LAS VEGAS, NEVADA
FOR
SOUTHWEST HOMES
245 E. WARM SPRINGS RD., NO. 105

REVISIONS

DATE 11-21-03
DRAWN BY RD/TC

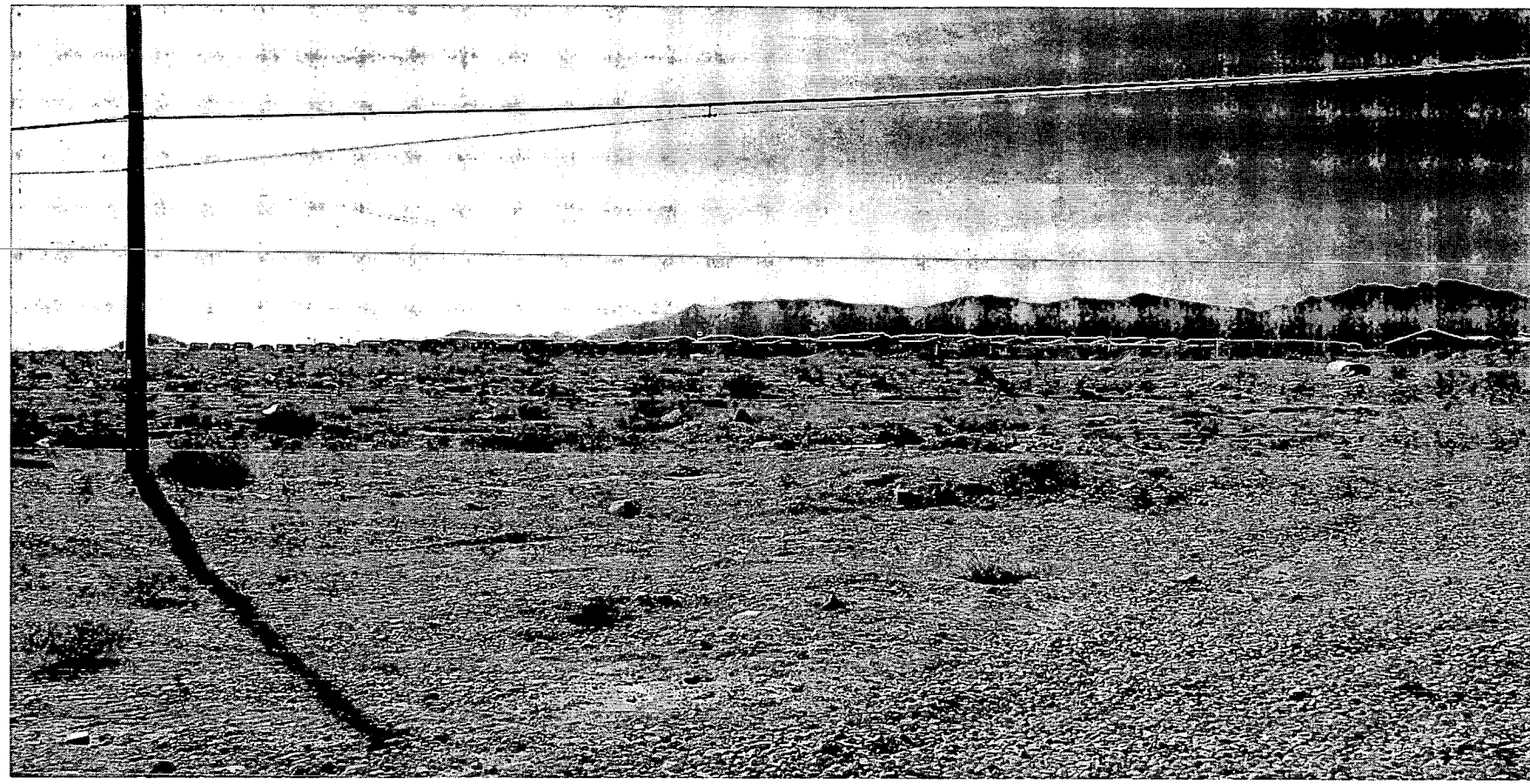
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

JOB NO.
683

SHEET NO.
1 OF 1 SHEETS

VAR-3322
SDR-3320
01-08-04 PC

REVISED
11-18-03



VAR-3322 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY
EAST SIDE OF TEE PEE LANE, APPROXIMATELY 250 FEET NORTH OF GRAND TETON DRIVE
JANUARY 8, 2004 PLANNING COMMISSION

12/4/03

City of Las Vegas

Agenda Item No. 89

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3322 - PUBLIC HEARING - **SDR-3320 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 258-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Residential – Town Center) Land Use Designation], Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend DENIAL

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

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions, amending Condition #3 to read as follows:

3. All development shall be in conformance with the site plan *dated January 29, 2004* and building elevations, except as amended by conditions herein

and adding the four additional conditions:

- ***There shall be a maximum of 252 building lots on the site.***
- ***Pedestrian access gates shall be provided on Tee Pee Lane, near the southern corner of the site, and on Oso Blanco, near the drainage easement.***
- ***Improvements within the drainage easement shall include a minimum of four exercise stations and a walkway.***
- ***Tot lot and barbeque facilities shall be provided in open space areas near both the northern and southern corners of this site.***

– UNANIMOUS

MINUTES:

NOTE: See Item 88 [VAR-3322] for all related discussion.

(1:59 – 2:06)

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 89 – SDR-3320

CONDITIONS:

Planning and Development

1. Approval of Variance (VAR-3322).

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

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

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

5. Air conditioning units shall not be mounted on rooftops

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

7. Design of the perimeter walls shall conform to Figure 28 and/or Figure 28A of the Town Center Development Standards.

8. 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.

9. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map, to reflect landscape planter areas to match the submitted site plan and to reflect minimum 24-inch box shade trees planted a maximum of 20 feet on-center with shrubs, vines and ground cover, along Frontage Road and Tee Pee Lane, in accordance with Exhibit 1 of the Transportation Trails Element of the General Plan. Landscape materials shall conform to Town Center Development Standard requirements.

10. 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.

CONDITIONS – Continued:

11. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.

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

Public Works

13. Dedicate an additional 10 feet of right-of-way for the Frontage Road (AKA Oso Blanca Road) adjacent to this site, dedicate a 20 foot radius and a traffic chord easement on the southwest corner of the Frontage Road and Tee Pee Lane. Also dedicate a radius meeting American Association of State Highway and Transportation Officials (AASHTO) criteria for a normal crowned street with a design velocity of 35 miles per hour (MPH) where Tee Pee Lane curves at the northwest corner of the site, and appropriate right-of-way to maintain a 40 foot wide half street for Tee Pee Lane.

14. Construct half-street improvements including appropriate overpaving if legally able on Tee Pee Lane and construct full width improvements for the Frontage Road (AKA Oso Blanca Road) adjacent to this site concurrent with development. Coordinate with the City Engineer to determine appropriate improvements for the eastern side of the Frontage Road. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the construction limits of this site prior to construction of hard surfacing (asphalt or concrete). All improvements shall be constructed to Town Center standards.

15. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer from the existing sewer line at Fort Apache Road and Grand Teton Drive to the northeastern edge of this site at a location and depth acceptable to the City Engineer. The proposed alignment will require a Nevada Department of Transportation (N.D.O.T.) Encroachment permit to connect this site to the existing public sewer system and shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

CONDITIONS – Continued:

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A and the approved Traffic Impact Analysis.

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

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

19. Landscape and maintain all unimproved rights-of-way on Tee Pee Lane and the Frontage Road adjacent to this site.

20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane and the Frontage Road public rights-of-way adjacent to this site prior to occupancy of this site.

21. Provide pedestrian access easements for all public sidewalks located outside of the public right-of-way.

22. 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

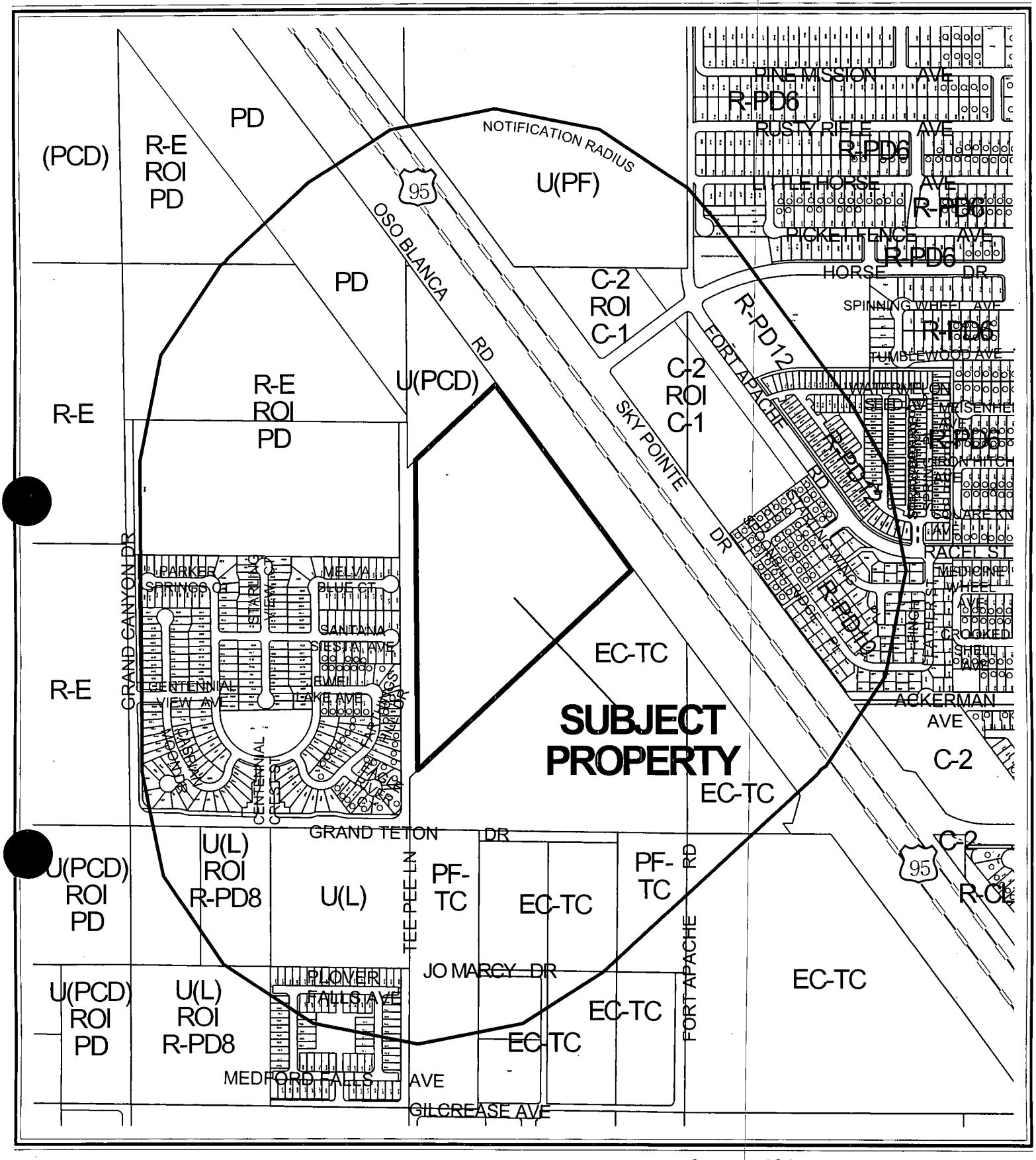
CONDITIONS – Continued:

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.

23. 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.

24. 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.

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



0 400 800 Feet

CASE: **SDR-3320**

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA-TC (MEDIUM-LOW ATTACHED RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3320 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. Approval of Variance (VAR-3322).

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

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

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

5. Air conditioning units shall not be mounted on rooftops

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9. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a Tentative Map, to reflect landscape planter areas to match the submitted site plan and to reflect minimum 24-inch box shade trees planted a maximum of 20 feet on-center with shrubs, vines and ground cover, along Frontage Road and Tee Pee Lane, in accordance with Exhibit 1 of the Transportation Trails Element of the General Plan. Landscape materials shall conform to Town Center Development Standard requirements.

10. 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.

11. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.

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

Public Works

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19. Landscape and maintain all unimproved rights-of-way on Tee Pee Lane and the Frontage Road adjacent to this site.

20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane and the Frontage Road public rights-of-way adjacent to this site prior to occupancy of this site.

21. Provide pedestrian access easements for all public sidewalks located outside of the public right-of-way.

22. 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.

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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.

24. 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.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Site Development Plan Review for a proposed 258-lot single family residential development on 24.3 acres located adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive.

B) Applicant's Justification

The applicant's justification letter states that the density and intensity of the proposed use is compatible with the existing adjacent land use designations, as well as the zoning.

BACKGROUND INFORMATION

A) Previous Actions

04/04/01 The City Council approved the expansion of Town Center on the Northwest (later the Centennial Hills) Sector Land Use Plan. The subject properties are located within the Town Center district.

11/07/01 The City Council approved the current version of the Town Center Development Standards (TCDS) Manual through Bill No. 2001-100. The TCDS details the uses permitted within Town Center and the development standards that will implement the vision of Town Center.

08/21/02 The City Council approved the most recent update of the Centennial Hills Town Center Land Use Map (GPA-0019-02) in the city of Las Vegas General Plan. On this map, the subject properties were designated for EC-TC (Employment Center-Town Center) land uses with a maximum density of eight dwelling units per acre. The Planning Commission recommended approval on 07/25/02. Staff recommended Approval.

03/05/03 The City Council approved a General Plan Amendment (GPA-0039-02) to amend a portion of the Centennial Hills Sector Plan from: EC-TC (Employment Center - Town Center) to: MLA-TC (Medium Low Attached - Town Center) on this site. The Planning Commission recommended approval on 01/09/03. Staff recommended Denial.

04/24/03 The Planning Commission accepted the applicant's request to withdraw without prejudice a related Variance (VAR-2045) for a reduction of parking to allow one space instead of two spaces per dwelling unit in this development.

05/21/03 The City Council approved a Site Development Plan Review (SDR-2035) for a 250-lot single-family residential subdivision and a Special Use Permit (SUP-2036) to allow a gated community with private streets within Town Center on this site. The Planning Commission recommended approval on 04/24/03. Staff recommended Approval of these requests.

12/18/03 The Planning Commission held in abeyance the subject Site Development Plan Review (SDR-3320) and companion Variance (VAR-3322) due to a modification to the site plan and number of lots requiring re-notification.

01/08/04 The Planning Commission recommended denial of a related Variance (VAR-3322).

01/08/04 The Planning Commission voted 6-0 to recommend DENIAL (PC Agenda Item #14/tb).

B) Pre-Application Meeting

10/21/03 Town Center Development Standards were discussed including landscaping, site design, trails, and open space requirements. In addition, Site Development Plan Review submittal requirements were discussed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review nor was a meeting conducted with respect to this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 24.3

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Right-of-Way
West:	Undeveloped and Single Family Dwellings

C) Planned Land Use

Subject Property:	MLA-TC (Medium Low Attached Density Residential-Town Center)
North:	PCD (Planned Community Development)
South:	EC-TC (Employment Center- Town Center)
East:	Highway US-95
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	C-2 (General Commercial) & R-E (Residence Estates)

South:	T-C [(Town Center) EC (Employment Center Mixed-Use) Land Use Designation]
East:	Right-of-Way
West:	R-E (Residence Estates) under resolution of intent to PD (Planned Community)

E) General Plan Compliance

This site is located within the Centennial Hills sector of the General Plan. The site has a MLA (Medium Low Attached Density Residential) land use designation. This category has a density range from 8.1 to 12 dwelling units per gross acre. This district includes a variety of multi-family units, low-density apartments and permits single-family detached homes at this higher density level. It is also an appropriate transitional zone. The proposed development conforms to the MLA (Medium Low Attached Density Residential) designation.

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

Town Center
Town Center is intended to be the principal employment center for the Northwest and is a mixed-use development land use 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.

Trails
A Multi-Use Transportation Trail is located along the east side of Tee Pee Lane and along the west side of the Frontage Road. The submitted plan depicts the required Multi-Use Transportation Trails. The Multi-Use Trail shall be designed and constructed in accordance with Exhibit 1 of the Transportation Trails Element of the General Plan.

Kyle Canyon Gateway
The City of Las Vegas is in the process of nominating approximately 1,600 acres of BLM land near Kyle Canyon Road for disposal at the Fall 2004 BLM Land Auction. These 1,600 acres, referred to as the Kyle Canyon Gateway study area, offer the city a unique opportunity to test the threshold for sustainable development in the Las Vegas Valley.

The outer northwest rim of the valley, it is distinct in its topography, its proximity to environmental resources and recreation areas, and its position as a gateway to the city. The city of Las Vegas is working to facilitate future growth while minimizing the negative impacts on the surrounding environment and natural resources.

PROJECT DESCRIPTION

The subject site is accessed by a single private drive via Tee Pee Lane, which is designated as an 80-foot wide Town Center Residential Collector Street. The site plan depicts 258-lots accessed by 37-foot wide private streets internal to the site. Typical lot sizes are 2,400 square feet with forty-foot wide by 60-foot deep lot dimensions. A 30-foot wide drainage channel intersects the property. A Variance (VAR-3322) is being sought to reduce open space requirements from 185,556 square feet to 88,427 square feet, which represents a 52 percent deviation.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Town Center Development Standards do not outline minimum residential development standards, including minimum lot size, minimum lot width, minimum setbacks, or maximum lot coverage. The MLA (Medium Low Attached Density Residential) land use designation controls the allowed density for a residential project. Various other residential district development standards are outlined in the Town Center Development Standards; however, these standards are for subdivisions with public streets, whereas the proposed project contains a private street system as approved by Special Use Permit (SUP-2036).

Standards	Proposed	Acceptable
Average Lot Size	2,400 Feet	Y
Average Lot Width	40 Feet	Y
Min. Setbacks		
• Front (maximum)	5 Feet	Y
• Side	5 Feet	Y
• Rear	5 Feet	Y
Max. Building Height	2 Stories / 35 Feet	Y

The proposed setback standards for the subject site are five feet for the front, side, and rear yard areas. Corner side setbacks were not proposed, nor required at this time due to the site plan configuration that depicts open space common lots adjacent to all end of row lots; therefore, the setbacks would be side yard requirements measured from the lot property line, exclusive of the common lot. The proposed five-foot setback standards are acceptable due to the MLA (Medium Low Attached Density Residential) land use designation that permits single-family detached homes at this higher density level. Some of the larger floor plan options will not fit on the smaller corner lots and maintain required setbacks; therefore, it is the applicant's responsibility to select proper floor plan sizes appropriate for

individual lots. The Planning and Development Department will uphold setback requirements at the time of building permit review. To avoid the possibility of vehicles overhanging from driveways into private streets, the required front yard setback area will be five-foot maximum.

A2) Residential Adjacency Standards

The subject site is being developed as a single-family residential subdivision; therefore, Residential Adjacency Standards do not apply to this proposal.

A3) Parking and Traffic Standards

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

Uses	**Required** Ratio
Single Family Dwellings	Two spaces per dwelling unit

All of the proposed floor plans depict two car garages with a 5-foot long driveway. Title 19 requires each single-family detached residential dwelling to provide a minimum of two parking spaces. A parking space will not count towards the required two parking spaces if the moving of any vehicle on the premises is necessary in order to enter or leave another parking space. The applicant is providing dwellings with a two-car garage and therefore meets the two cars per dwelling requirement.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Buffer: • Min. Trees (Tee Pee and Frontage Rd)	1 Tree / 20 Linear Feet	150 Trees	115 Trees
• Min. Zone Width (Tee Pee and Frontage Rd)	10 Feet Total (5-Foot Transition Strip and 5-Foot Private Landscape Corridor)		10 Feet Total (5-Foot Transition Strip and 5-Foot Private Landscape Corridor)
• Wall height	6 Feet		Not depicted

The landscaping plan depicts 24-inch box trees spaced every 30 linear feet along Tee Pee Lane and Frontage Road, within the Multi-Use Transportation Trail. In addition, along Frontage Road, palm trees are depicted every 35 feet. The Multi-Use Transportation Trail; however, requires one tree every twenty linear feet within the 'Transition Strip' which is located within the right-of-way, and shrubs, vines and ground cover within the five-foot 'private landscape corridor'. Overall the Transportation Trail's planting plan is deficient 35 trees; therefore, a condition has been included requiring landscaping to be designed and constructed in accordance with Exhibit 1 of the Transportation Trails Element of the General Plan.

- Residential Development in Town Center with Private Streets

Due to the use of Private Streets the proposed development is subject to R-PD (Residential Planned Development) open space standards. Therefore, pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	**Required**			**Provided**	
		Ratio	Percent	Area	Percent	Area
24.3 acres	10.62	1.65	17.52%	4.26 acres 185,556 SF	8.35%	88,427 SF

The applicant has submitted for a Variance application due to the deficiency in the amount of provided open space. The Variance (VAR-3322) is a related item on this agenda, requesting to allow 88,427 square feet of open space where 185,556 square feet is required. This reduction represents a 52 percent deviation.

B) General Analysis and Discussion

- Zoning

The subject site is zoned TC (Town Center), with a MLA (Medium-Low Attached Density Residential) land use designation. This land use designation allows for a density range from 8.1 to 12 dwelling units per gross acre. The submitted site plan depicts a density of 10.62 dwelling units per gross acre; therefore, the site plan is in conformance with the MLA (Medium Low Attached Density Residential) land use designation.

- Site Plan

The site plan's 258-lot subdivision, with two-story houses on typical lot sizes of 2,400 square feet, creates a high-density development for a single-family residential subdivision. While the MLA (Medium Low Attached Density Residential) land use designation encourages this type of density, the lack of useable internal open space creates an imbalance. Open space areas are essential for this residential project type due to the extremely small lot sizes and minimal setback requirements, which will create maximum lot coverage with little private yard space. In addition, internal private streets do not include sidewalks; therefore, linking pedestrian travel to common open space areas or perimeter trail systems, which are required along the east side of Tee Pee Lane and along the west side of the Frontage Road, will be difficult to achieve.

- Waivers

Waivers are not required nor have any been requested as part of this land use application. A companion item, Variance (VAR-3322) This Variance application is due to the deficiency in the amount of provided open space. The Site Plan depicts 88,427 square-feet of open space where Title 19.06 requires 185,451 square-feet. This reduction represents a 52-percent deviation in the amount of required open space.

- Landscape Plan

A 30-foot wide drainage channel intersecting the property was originally designated to include landscaping to enhance open space and landscaping requirements; however, the proposed grass, trees and shrubbery did not meet drainage requirements. The landscaping to remain does not include centralized internal useable open space; rather, the plan depicts sporadic landscaping areas mainly found at the end of each internal residential block. A companion item, Variance (VAR-3322) addresses the landscaping shortage. If Variance (VAR-3322) is approved by City Council, the amount of required open space will be reduced from 185,556 square feet to 88,427 square feet. Due to several revisions to the site plan, a condition has been included requiring the applicant to submit a revised landscaping plan, prior to an application for a Tentative Map, to reflect landscape planter areas to match the submitted site plan and to include landscape plant materials that are in conformance with the Town Center Development Standards. In addition, landscaping requirements along the east side of Tee Pee Lane and along the west side of the Frontage Road shall meet the Multi-Use Transportation Trail requirements, which supersede Town Center Residential Collector street landscaping requirements.

- Elevation

Six dwelling unit elevations have been submitted depicting various architectural design features. All buildings are proposed to be two stories in height and include pitched roofs. The submitted elevation plans are compatible with the surrounding area.

- Floor Plan

Floor plans for the proposed six dwelling unit options all include two car garages in the front portion of the buildings with the main entryway covered and setback along the front elevation adjacent to the garage. Average house sizes are 2,167 square feet including first and second floors and garage areas. Most floor plans include dining, living, and kitchen space on the first floor and three bedrooms on the second floor.

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 Single-Family Residential development is compatible with the adjacent single-family homes to the west and will not negatively impact US 95 to the east. The majority of land remaining within the area is currently undeveloped; however, the general plan designation of these properties indicates both commercial uses and residential uses. Due to the residential and Town Center/Employment Center future land uses and existing single-family development in the vicinity, it can be concluded that a dense Single-Family development can serve as a transition between commercial uses to the south and residential uses to the north, creating compatibility with adjacent development, including present and future land uses.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed Single-Family Residential development, at a density of 10.62 dwelling units per gross acre, is in conformance with the Town Center Land Use designation of MLA (Medium-Low Attached Density Residential), which allows a density range from 8.1 to 12 dwelling units per gross acre. The development; however, falls far below minimum code requirements for internal useable open space. Open space areas are essential for this residential project due to the extremely small lot sizes and minimal setback requirements that will create maximum lot coverage. In addition, the lack of a sidewalk system along the internal private streets will create difficulty connecting the internal residential lots to the perimeter trail systems. The open space reduction, which equates to an approximate 52-percent deviation, is not justified; therefore, denial is being recommended.

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

   The subject site is accessed by a single private drive via Tee Pee Lane, which is designated as an 80-foot wide Town Center Residential Collector Street. Tee Pee Lane has connection to Grand Teton Drive, which is designated as a 100-foot wide Primary Arterial on the Master Plan of Streets and Highways. The proposed 258-lot single-family development will not negatively impact the adjacent roadways. In addition, 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, as required by recommended condition of approval.

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

   Building and landscape materials are appropriate for the greater Las Vegas Valley area as desert building tones and indigenous landscape materials are proposed. Landscape materials also meet Town Center landscaping requirements that requires specific trees, including the Mexican Fan Palm, Rio Grande Ash, and Purple Robe Locust. In addition, a condition has been included requiring landscape materials to meet Town Center Development Standards.

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

   Six alternating building elevations are proposed within the subject development that will create visual interest and an aesthetically pleasing environment. All buildings are proposed to be two stories that will create conformity within the subdivision and allow for appropriate densities.

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

   Development, including any grading, on and off-site improvements, and building plans are required to receive approval from the Department of Public Works and the Building and Safety Department prior to any construction or development on the property. In addition, the proposed development will be subject to inspections by various City Departments that will secure and protect the public health, safety and general welfare.

PLANNING COMMISSION ACTION

As this site plan entails an open space Variance, it does not find Planning Commission support.

NOTICES MAILED 104 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3320 APN: 125-07-801-002

Name of Property Owner: SKY RIDGE LTD., LLC

Name of Applicant: SOUTHWEST HOMES, LLC

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

_____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Todd Slusher

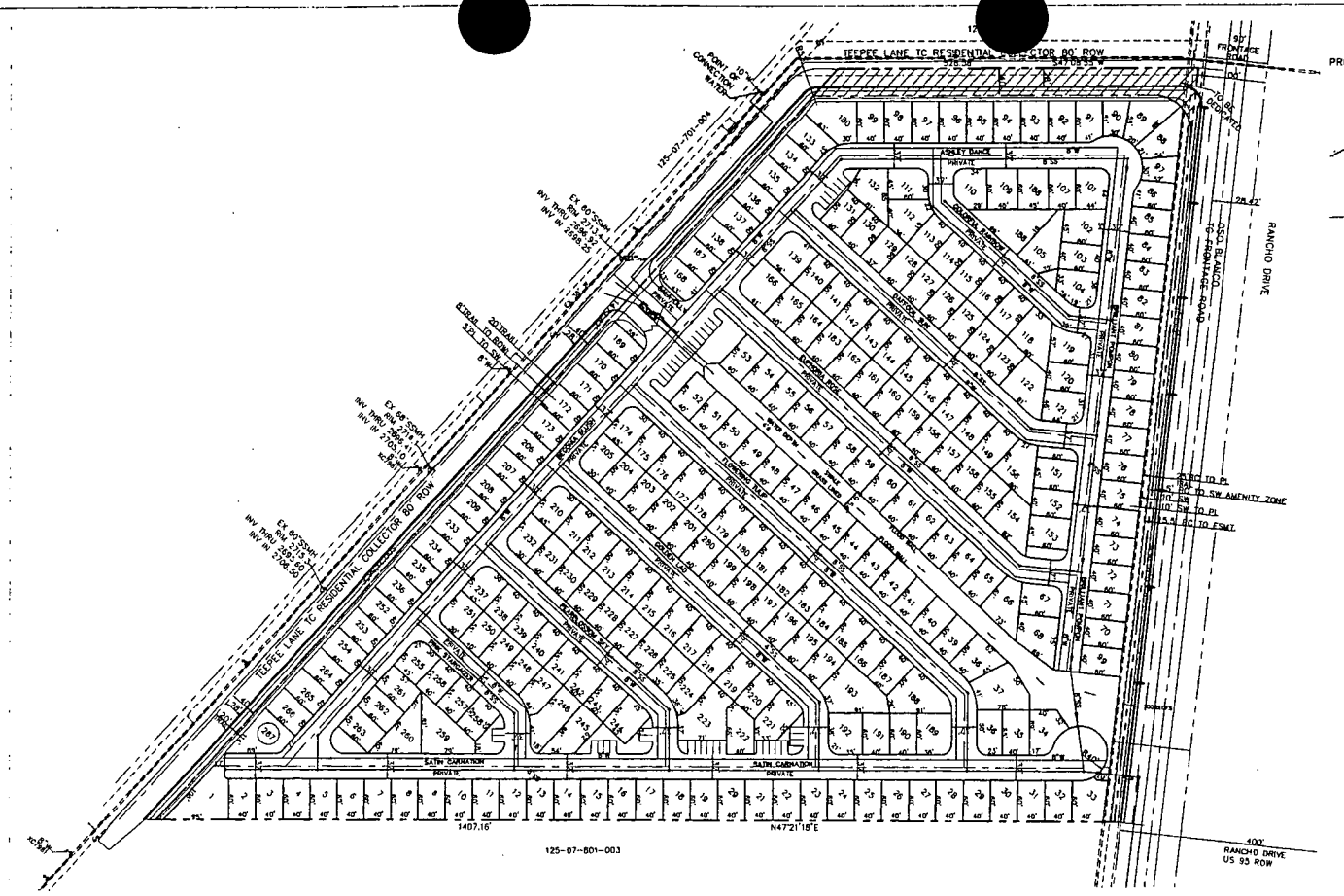
Subscribed and sworn before me

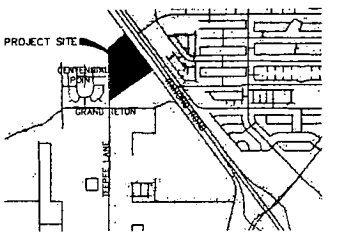
This 9 day of OCT, 2003

Melonie M Cook

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
MELONIE M. COOK
My Appointment Expires
March 21, 2005
No: 01-67700-1





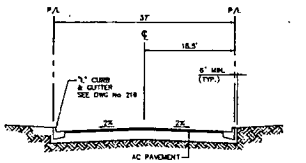
VICINITY MAP
N.T.S.

OWNER/DEVELOPER

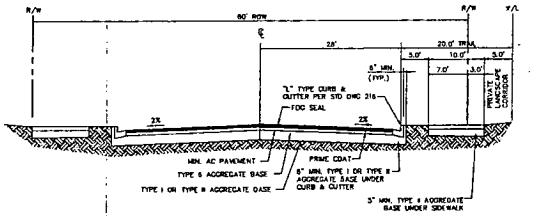
SOUTHWEST HOMES, LLC
SUITE 100
745 E. WARM SPRINGS ROAD
LAS VEGAS, NV.
89115
PHONE: 702-597-3333

SITE SUMMARY

APN: 125-07-801-002
EXISTING ZONING: N-TC
PARCEL ACREAGE: 24.30 AC
TOTAL LOTS: 297
DWELLING UNITS PER ACRE (GROSS): 297/24.30=10.96 DUA
OPEN SPACE REQUIRED: 10.96 x 1.65 =18.13K (24.30) = 4.40 ACRES
OPEN SPACE PROVIDED: 2.40 AC (55% OF REQUIRED)



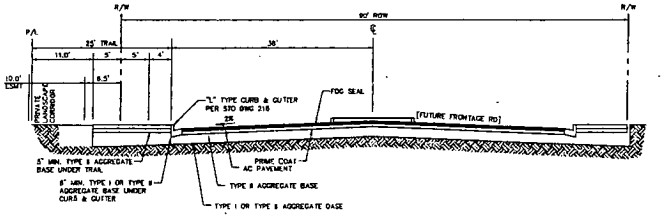
37' WIDE PRIVATE STREET SECTION
N.T.S.
INTERIOR STREET



80' WIDE HALF STREET SECTION
N.T.S.
TEEPEE LANE
TOWN CENTER RESIDENTIAL COLLECTOR WITH TRAIL ELEMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

APN: 125-07-801-002



90' WIDE STREET SECTION
N.T.S.
OSO BLANCO
TOWN CENTER FRONTAGE ROAD WITH TRAIL ELEMENT

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

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL 1-702-227-2929

UTILITY SERVICES:
WATER - LAS VEGAS VALLEY WATER DISTRICT
SEWER - CITY OF LAS VEGAS SANITATION DISTRICT
GAS - SOUTHWEST GAS
TELEPHONE - SPRINT
CABLE - COX CABLE
WASTE DISPOSAL - REPUBLIC SERVICES OF SOUTHERN NEVADA

NO.	DATE	BY	APVD.	REVISION DESCRIPTION

STAMP DATE:

3610 North Rancho Drive
Las Vegas, Nevada 89130
Telephone (702) 645-2722
Fax (702) 645-9143

DIMENSIONS
SOUTHWEST

TITLE: SITE PLAN
PROJECT: SKY RIDGE
SOUTHWEST HOMES

QC
07 2000

WORK ORDER NO. 03078
DESIGN BY: TEAM 1
DATE: 11-05-03
SCALE: 1"=80'
CADFILE: SR-TM
SHEET 2 OF 3 SHEET
CLV DWG NO.

REVISED
11.18.03

VAR-3322
SDR-3320

01-08-04 PC

PLANTING LEGEND

PUBLIC STREET TREES

SYMBOL	BOTANICAL NAME-COMMON NAME	MINIMUM SIZE
	ROBINIA HISPIDA 'PURPLE ROSE' - PURPLE ROSE LOCUST STREET TREE	24" BOX
	FRAXINUS VELUTA 'RIO GRANDE' - RIO GRANDE ASH STREET TREE	24" BOX
	WASHINGTONIA ROBUSTA - MEXICAN FAN PALM - NON-SPIN	12' STK PER PLAN

PRIVATE STREET TREES SUCH AS

SYMBOL	BOTANICAL NAME-COMMON NAME	MINIMUM SIZE
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	15 GALLON
NOT SHOWN	PLATANUS MEXICANA - MEXICAN SYCAMORE	15 GALLON
	PINUS ELDARICA - MONDELL PINE	15 GALLON
	PROSOPIS ALBA 'COLORADO' - ARGENTINE MESQUITE	15 GALLON

COMMON AREA TREES SUCH AS

SYMBOL	BOTANICAL NAME-COMMON NAME	MINIMUM SIZE
	FRAXINUS VELUTA 'RIO GRANDE'-FAN TEX ASH	15 GALLON
	PLATANUS MEXICANA - MEXICAN SYCAMORE	15 GALLON
	PINUS ELDARICA - MONDELL PINE	15 GALLON

SHRUBS SUCH AS

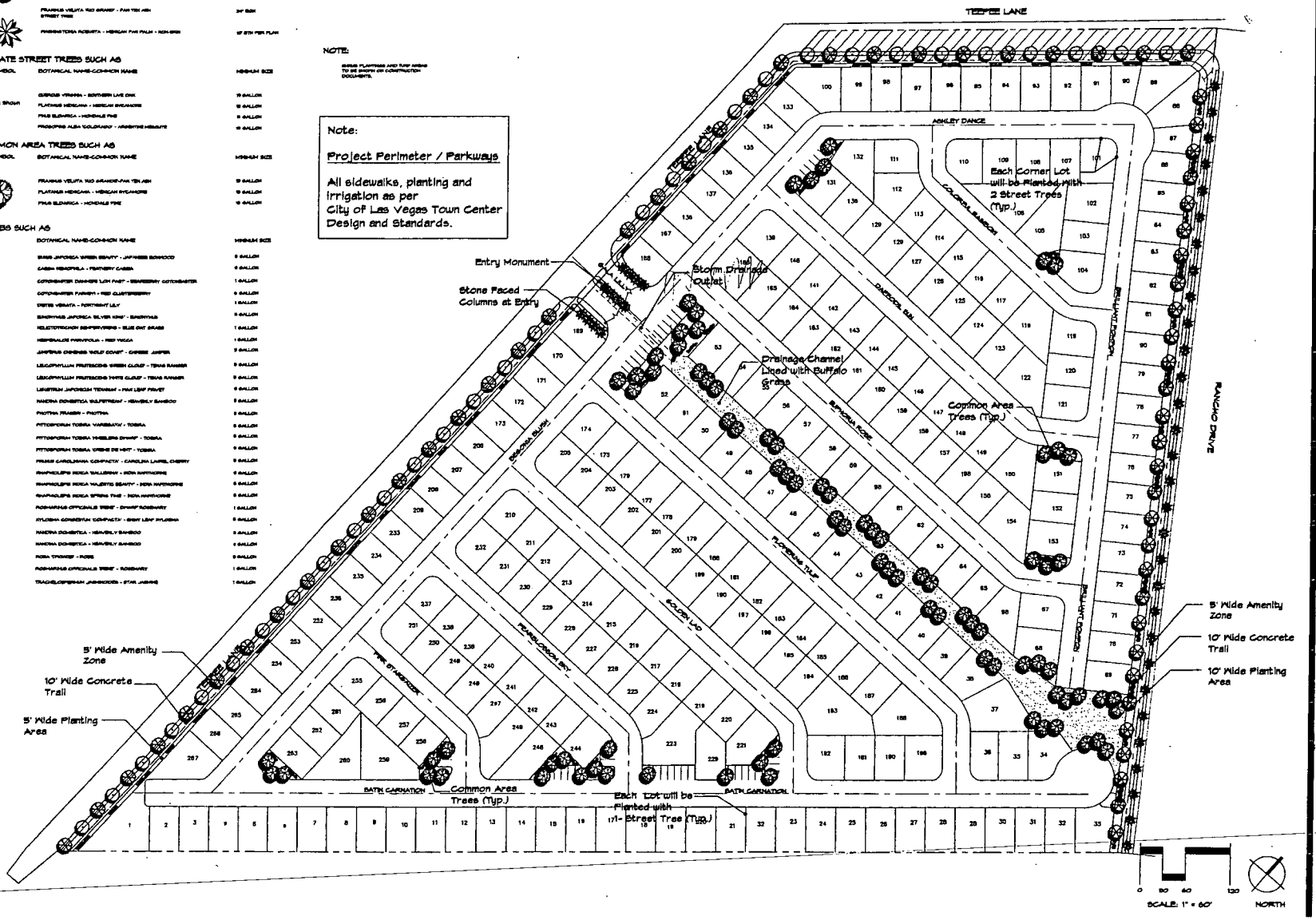
BOTANICAL NAME-COMMON NAME	MINIMUM SIZE
BUXUS JAPONICA 'GREEN BEAUTY' - JAPANESE BOXWOOD	5 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
COTONEASTER DAMMERI 'LOW FAST' - BEARBERRY COTONEASTER	1 GALLON
COTONEASTER PARNEYI - RED CLUSTERBERRY	5 GALLON
DIETES VERSATA - FORTNIGHT LILY	1 GALLON
EUONYMUS JAPONICA 'SILVER KING' - EUONYMUS	5 GALLON
HELICTOTRICHON SEMPERVIRENS - BLUE OAT GRASS	1 GALLON
HESPERALOE PARVIFOLIA - RED YUCCA	1 GALLON
JUNIPERUS CHINENSIS 'GOLD COAST' - CHINESE JUNIPER	5 GALLON
LEUCOPHYLLUM FRUTESCENS 'GREEN GLOW' - TEXAS RANGER	5 GALLON
LEUCOPHYLLUM FRUTESCENS 'WHITE GLOW' - TEXAS RANGER	5 GALLON
LIGUSTRUM JAPONICUM 'TEWSUM' - WAX LEAF PRIVET	5 GALLON
NANDINA DOMESTICA 'SILVERSTREAK' - HEAVENLY BAMBOO	5 GALLON
PHOTINIA FRASERI - PHOTINIA	5 GALLON
PITTOSPORUM TOBIRA 'VARIEGATA' - TOBIRA	5 GALLON
PITTOSPORUM TOBIRA 'WHEELERS DWARF' - TOBIRA	5 GALLON
PITTOSPORUM TOBIRA 'WHEELERS DWARF' - TOBIRA	5 GALLON
PRUNUS CAROLINIANA 'COMPACTA' - CAROLINA LAUREL CHERRY	5 GALLON
RHAPHIOLEPIS INDICA 'BALLERINA' - INDIA HAWTHORNE	5 GALLON
RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' - INDIA HAWTHORNE	5 GALLON
RHAPHIOLEPIS INDICA 'SPRING TIME' - INDIA HAWTHORNE	5 GALLON
ROSMARINUS OFFICINALIS 'PROSTRATUS' - DWARF ROSEMARY	1 GALLON
XYLOSMA CONGESTUM 'COMPACTA' - SHINY LEAF XYLOSMA	5 GALLON
NANDINA DOMESTICA - HEAVENLY BAMBOO	5 GALLON
NANDINA DOMESTICA - HEAVENLY BAMBOO	1 GALLON
ROSA 'FRANKIE' - ROSE	5 GALLON
ROSMARINUS OFFICINALIS 'PROSTRATUS' - ROSEMARY	1 GALLON
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE	1 GALLON

GROUND COVER SUCH AS

SYMBOL	BOTANICAL NAME-COMMON NAME
Not Shown	GRAVEL AREAS WITH TAN COLORED ROCK MULCH - 3/4" MINUS 2" MIN. DEEP - INSTALL IN ALL SHRUB AREAS.

NOTE:
SHRUB PLANTINGS AND TURF AREAS TO BE SHOWN ON CONSTRUCTION DOCUMENTS.

Note:
Project Perimeter / Parkways
All sidewalks, planting and irrigation as per City of Las Vegas Town Center Design and Standards.



JOHN HANNA + ASSOCIATES
LANDSCAPE ARCHITECTURE
444 South Cedros Avenue, Suite
Solana Beach, California 92
858/259-1987 - FAX 858/259-

SIGNATURE

SKY RIDGE
LAS VEGAS, NEVADA
FOR
SOUTHWEST HOMES
245 E. WARM SPRINGS RD., NO. 108
LAS VEGAS, NV 89119

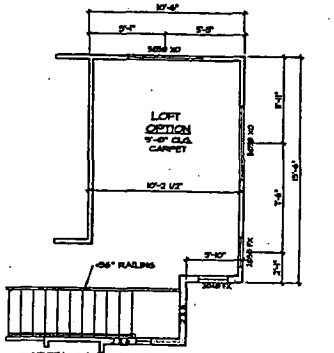
REVISIONS

DATE 11-12-03
DRAWN BY RH/TC
SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN
JOB NO.
683
SHEET NO.
1 OF 1 SHEETS

VAR-3322
SDR-3320

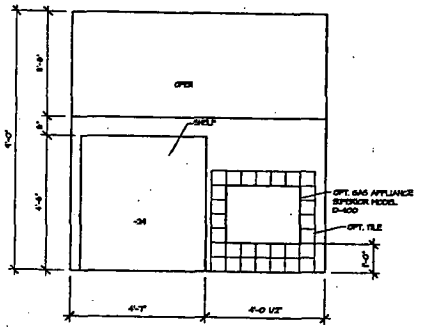
REVISED
11.18.03

01-08-04 PC



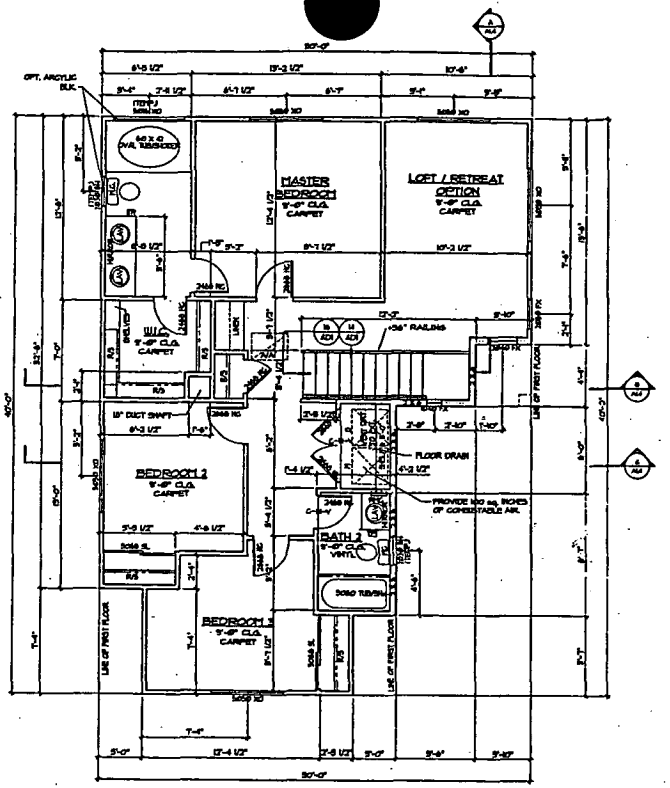
OPTIONAL LOFT

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



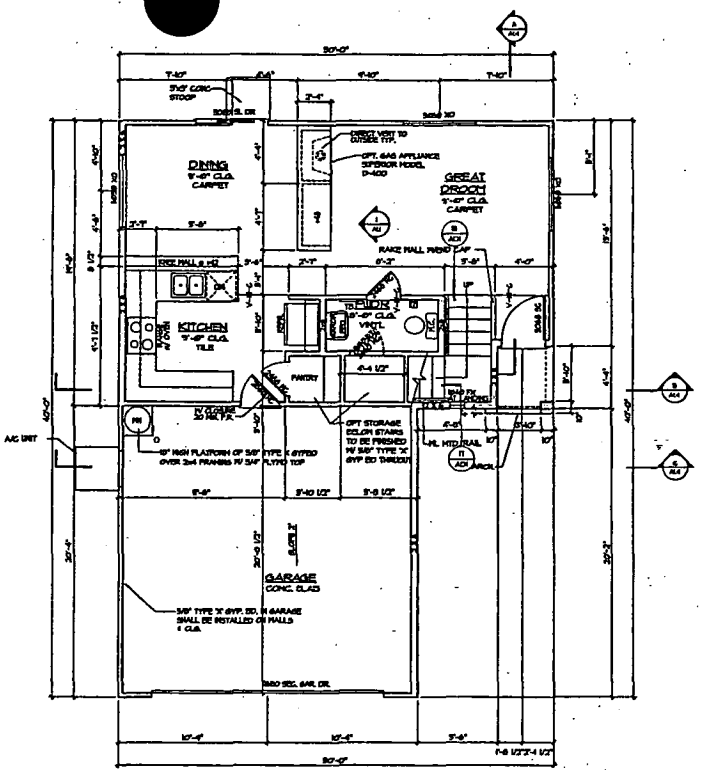
1 / A1.1 OPTIONAL NICHE/FIREPLACE

SCALE: 1/2" = 1'-0"



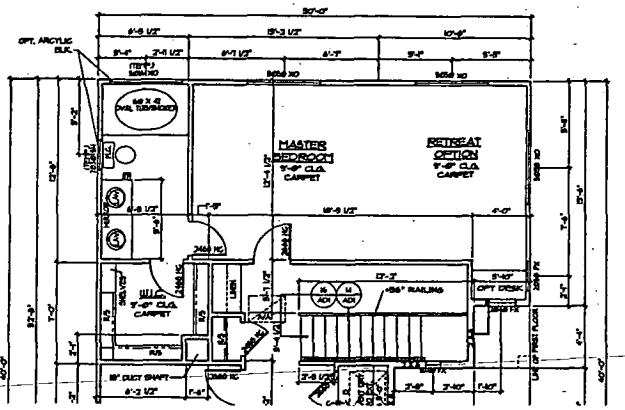
PLAN 1 (SECOND FLOOR)

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



PLAN 1 (FIRST FLOOR)

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



OPTIONAL RETREAT

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

FIREPLACE (FP) NOTES

(A) THE FIREPLACE OPENING SHALL BE PROVIDED WITH OPERABLE SOLID DOORS SUCH AS GLASS, SOLID STEEL, OR CAST IRON.

(B) IF THE FIREPLACE IS LOCATED IN SLEEPING ROOM OR AN ADJACENT BATHROOM, THEN A PERMANENT, UNOBSTRUCTED FRESH AIR SUPPLY SHALL BE PROVIDED DIRECTLY FROM THE EXTERIOR OF THE STRUCTURE TO THE FIRE BOX.

(C) WHEN GAS IS PIPED TO THE FIREPLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES 'CAUTION-DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THE FIREPLACE.' THE LETTERS ON THIS SIGN SHALL BE A MINIMUM THREE-EIGHTHS INCHES IN HEIGHT.

(D) FIREPLACE MUST BE SUPPLIED WITH GAS LOGS.

NOTE:

PER UBC SECTION 1205.3-PROVIDED TWO AIR CHANGES PER HOUR IN HABITABLE ROOM W/ A MIN. OF 15 CFM OF OUTSIDE AIR.

AREA CALCS

1st Floor Living	[illegible]
2nd Floor Living	[illegible]
Total Living	[illegible]
Garage	[illegible]
Covered Entry	[illegible]
Total	[illegible]

GENERAL NOTES

1. TYPICAL WALL CONSTRUCTION - 2 X 4 STUDS @ 16" O.C. (U.O.N.) - SEE PLAN FOR TYPICAL DETAIL INDICATED.
2. ALL DIMENSIONS ARE TO FACE OF STUD - TYP. UNLESS NOTED OTHERWISE.
3. PLUMBER SHALL PROVIDE COMPLETE SERVICE FOR WASHER/DRYER AREA.
4. OPEN GUARDRAILS SHALL HAVE A PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH (UBC SECTION 3306.3)

STAFF

SDR-3320

01-08-04 PC

CENTENNIAL PARK
Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

Seal

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Rev	Date	By	Description

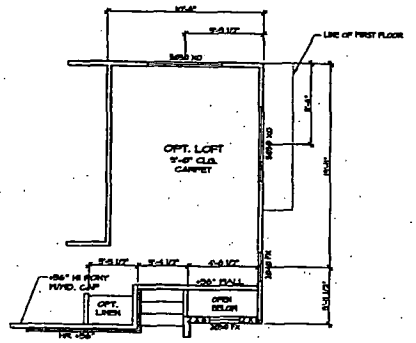
CENTENNIAL PARK
SOUTHWEST HOMES
245 E. WARM SPRINGS ROAD, SUITE 108
LAS VEGAS, NEVADA 89119

Drawn/Checked By
DCL/RD

Date
February 24, 2003

Project Number
-

Sheet Number
A1.1



1 A2.1 OPTIONAL LOFT

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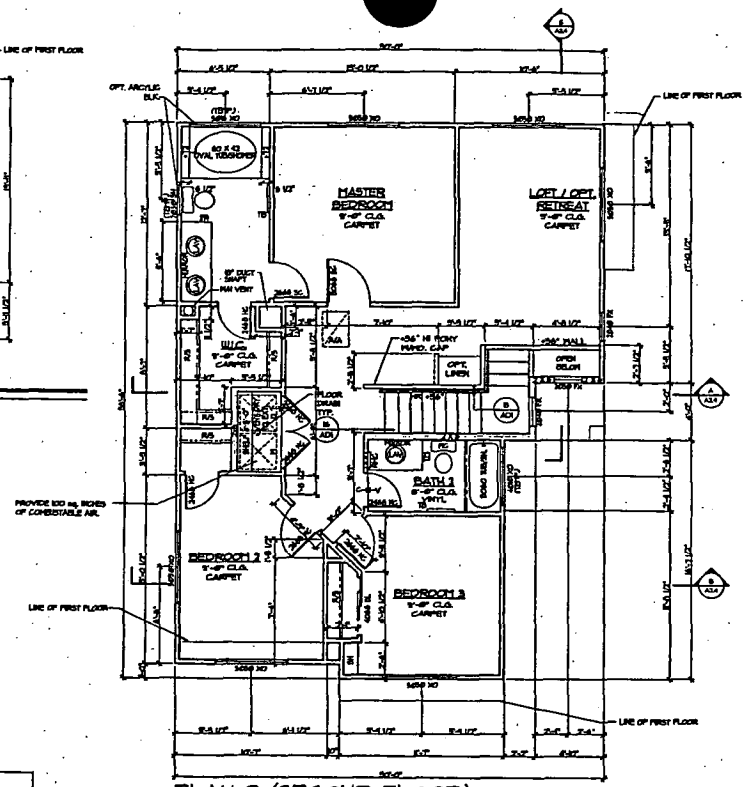
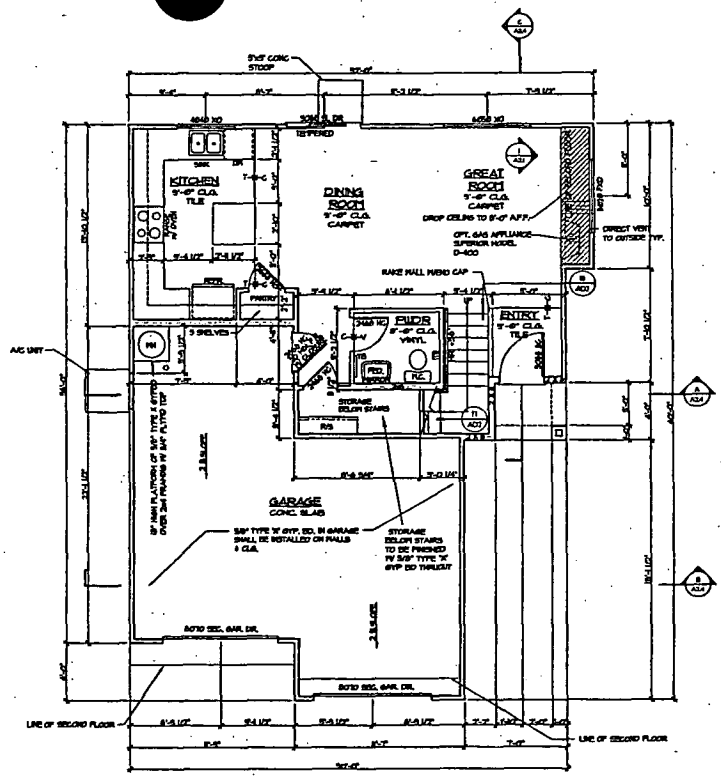


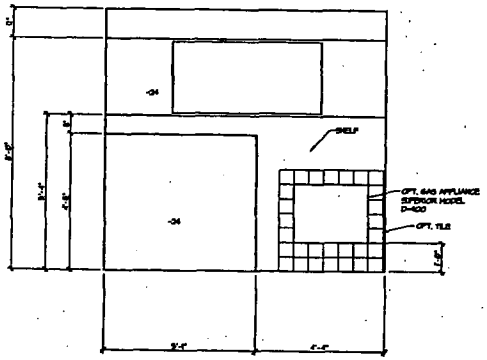
PLAN 2 (SECOND FLOOR)

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



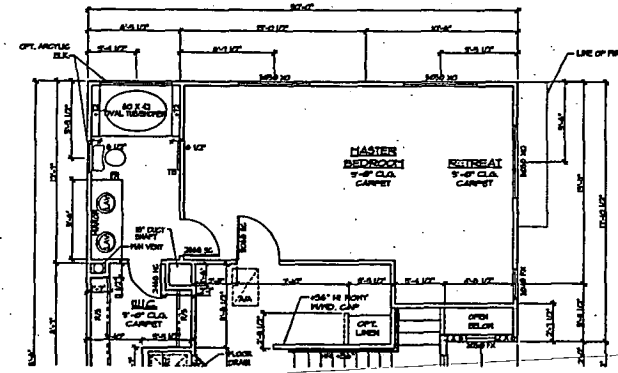
PLAN 2 (FIRST FLOOR)

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



1 A2.1 OPTIONAL NICHE/FIREPLACE

SCALE: 1/2" = 1'-0"



OPTIONAL RETREAT

SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. TYPICAL WALL CONSTRUCTION - 2 x 4 STUDS AT 16" O.C. (U.O.N.) - SEE PLAN FOR TYPICAL DETAIL INDICATED.
2. ALL DIMENSIONS ARE TO FACE OF STUD - TYP. UNLESS NOTED OTHERWISE.
3. PLUMBER SHALL PROVIDE COPPLETE SERVICE FOR BASHEBORTER AREA.
4. OPEN GUARDRAILS SHALL HAVE A PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. (UBC SECTION 3306.5)

FIREPLACE (FP) NOTES

(A) THE FIREPLACE OPENING SHALL BE PROVIDED WITH OPERABLE SOLID DOORS SUCH AS GLASS, SOLID STEEL, OR CAST IRON.

(B) IF THE FIREPLACE IS LOCATED IN SLEEPING ROOM OR AN ADJACENT BATHROOM, THEN A PERMANENT, UNOBSTRUCTED FRESH AIR SUPPLY SHALL BE PROVIDED DIRECTLY FROM THE EXTERIOR OF THE STRUCTURE TO THE FIRE BOX.

(C) WHEN GAS IS PIPED TO THE FIREPLACE, A CAUTION SIGN SHALL BE INSTALLED THAT STATES "CAUTION-DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THE FIREPLACE." THE LETTERS ON THIS SIGN SHALL BE A MINIMUM THREE-EIGHTHS INCHES IN HEIGHT.

(D) FIREPLACE MUST BE SUPPLIED WITH GAS LOGS.

NOTE:

PER UBC SECTION 1305.5-PROVIDED TWO AIR CHANGES PER HOUR IN HABITABLE ROOM W/ A MIN. OF 15 CFM OF OUTSIDE AIR

AREA CALC:

1st Floor Living	1361 S.F.
2nd Floor Living	1344 S.F.
Total Living	2705 S.F.
Garage	448 S.F.
Covered Porch	48 S.F.
Total	3201 S.F.

CENTENNIAL PARK
Perlman ARCHITECTS
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

Seal

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Rev	Date	By	Description

CENTENNIAL PARK
SOUTHWEST HOMES
245 E. WARM SPRINGS ROAD, SUITE 108
LAS VEGAS, NEVADA 89119

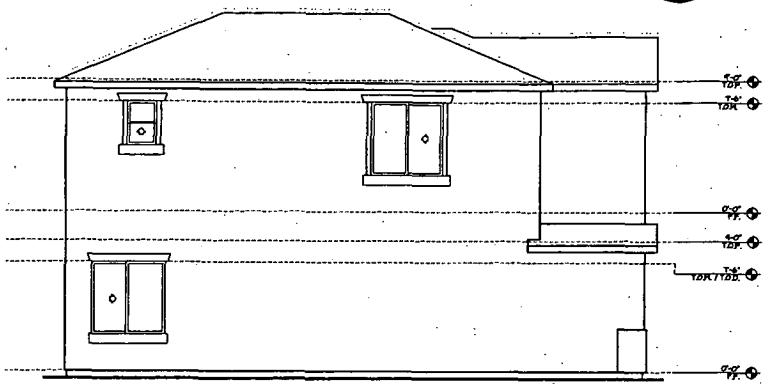
Drawn/Checked By
DCL/RD

Date
February 24, 2003

Project Number
-

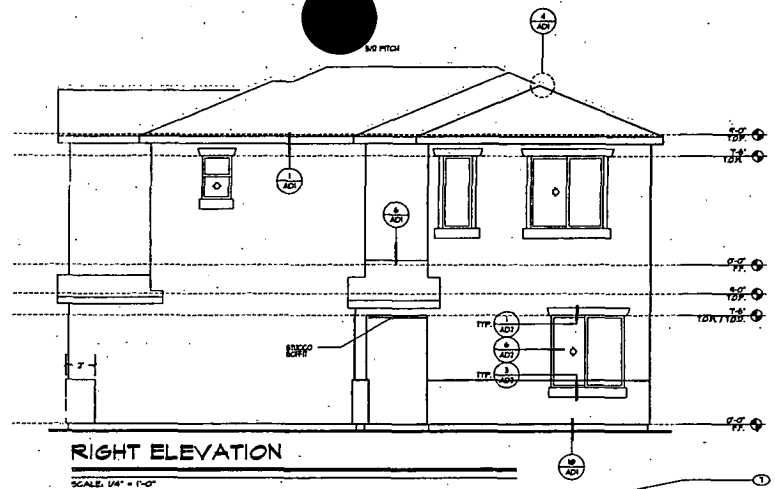
Sheet Number
A2.1

STAFF SDR-3320
01-08-04 PC



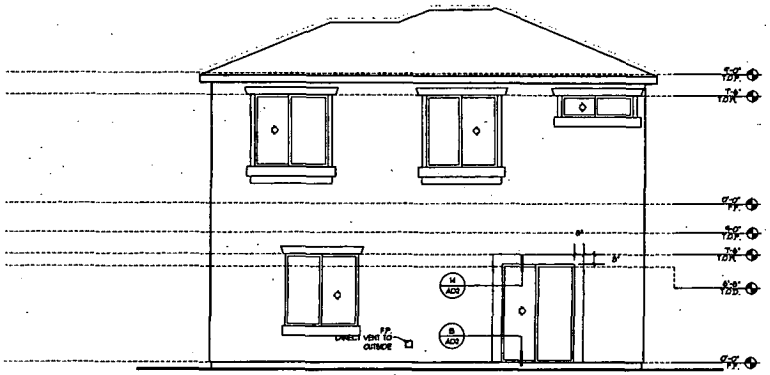
LEFT ELEVATION

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



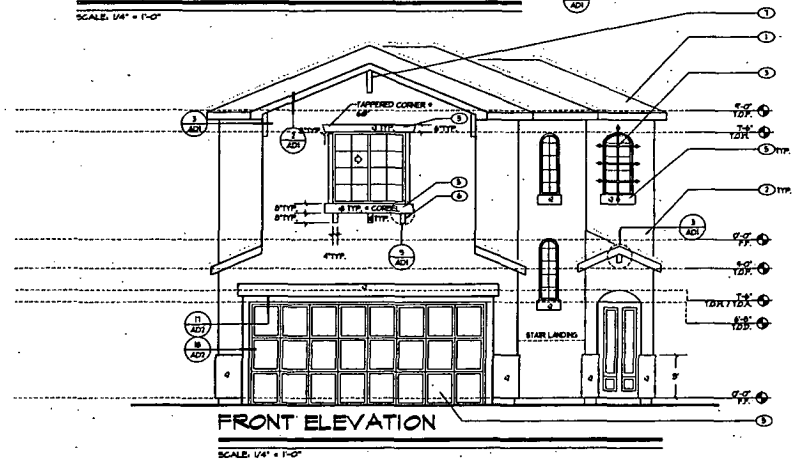
RIGHT ELEVATION

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



REAR ELEVATION

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



FRONT ELEVATION

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

	EXTERIOR ELEVATION LEGEND
1	CONCRETE ROOF TILE (S) TYPE)
2	STUCCO
3	DECORATIVE WROUGHT IRON GRILLE + WINDOW NOTE: SEE MANUFACTURE SPEC'S/DESIGN
4	GARAGE DOOR
5	HIGH DENSITY FOAM W/STUCCO FIN.
6	HIGH DENSITY FOAM CORBELS
7	HIGH DENSITY FOAM OUTLOOKERS

CENTENNIAL PARK

Perlman ARCHITECTS

PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89074
702.090.9900 702.932.3222 fax

Seal

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Rev	Date	By	Description

CENTENNIAL PARK

SOUTHWEST HOMES
245 E. WARM SPRINGS ROAD, SUITE 108
LAS VEGAS, NEVADA 89119

Drawn/Checked By
DCL/RD

Date
February 24, 2003

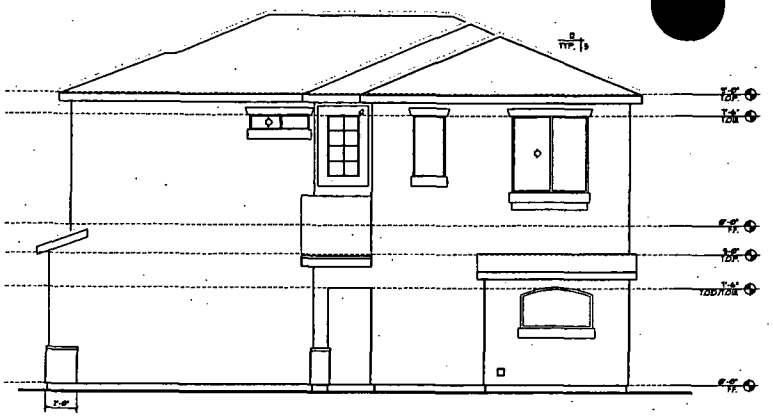
Project Number
-

Sheet Number
A1.3

STAFF

SDR-3320

01-08-04 PC

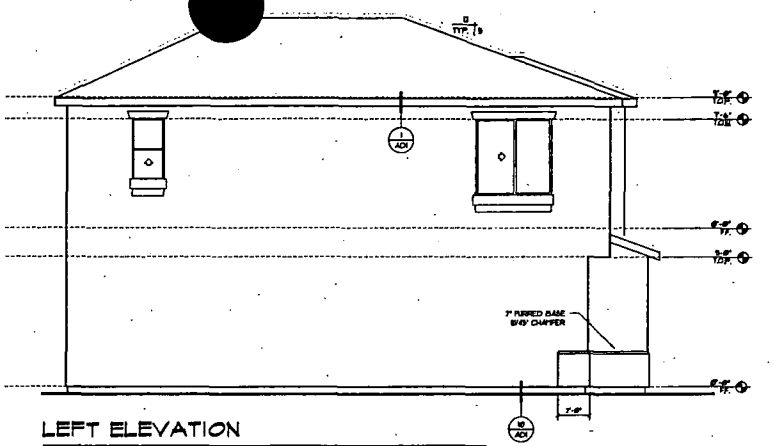


RIGHT ELEVATION

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

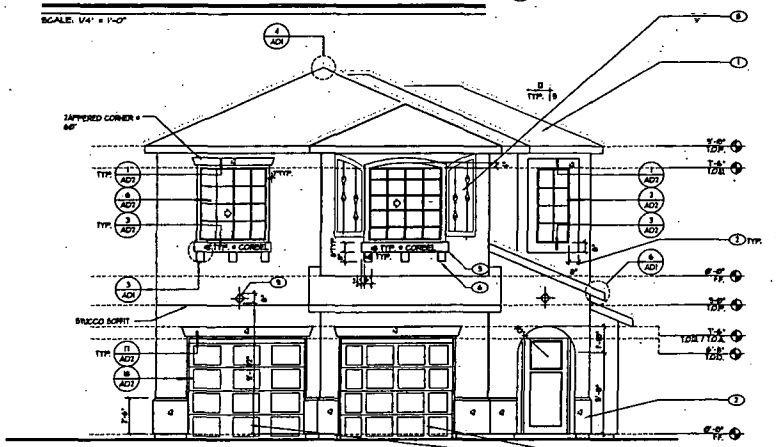
REAR ELEVATION

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



LEFT ELEVATION

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



FRONT ELEVATION

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

	EXTERIOR ELEVATION LEGEND
1	CONCRETE ROOF TILE (SJ TYPE)
2	STUCCO
3	DECORATIVE WROUGHT IRON GRILLE @ WINDOW NOTE: SEE MANUFACTURE DESIGN / SPEC'S
4	GARAGE DOOR
5	HIGH DENSITY FOAM 5/8"STUCCO FIN
6	HIGH DENSITY FOAM CORBELS
7	HIGH DENSITY FOAM OUTLOOKERS
8	DECORATIVE WROUGHT IRON SHUTTERS @ WINDOW NOTE: SEE MANUFACTURE FOR DESIGN AND INSTALLATION SPECS
9	DECORATIVE WROUGHT IRON @ STUCCO RECESS NOTE: SEE MANUFACTURE DESIGN / SPEC'S

CENTENNIAL PARK

Perlman ARCHITECTS

PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE
SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

Seal

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Rev	Date	By	Description

CENTENNIAL PARK
SOUTHWEST HOMES
245 E. WARM SPRINGS ROAD, SUITE 108
LAS VEGAS, NEVADA 89119

Drawn/Checked By
DCL/RD

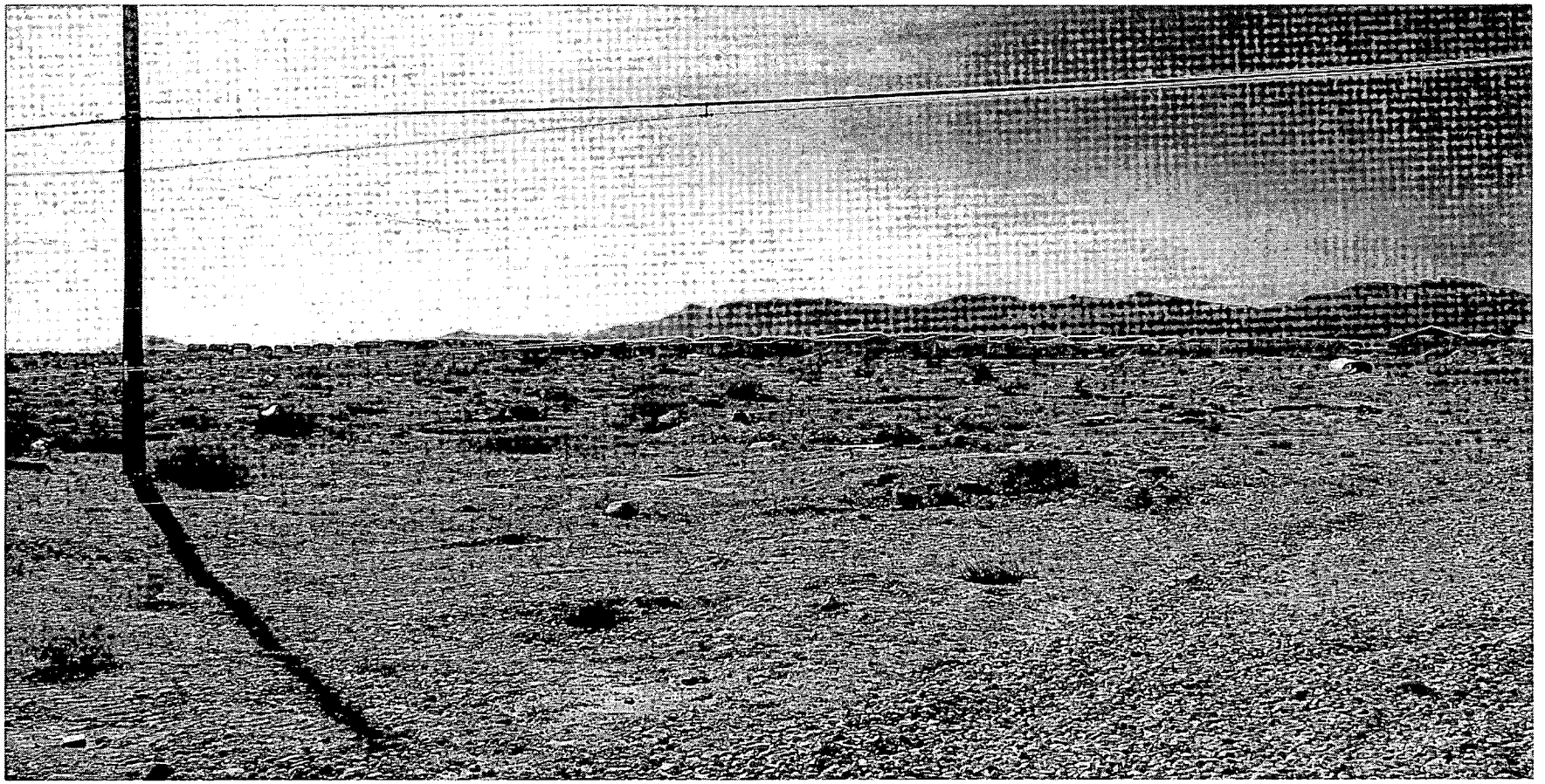
Date
February 24, 2003

Project Number

Sheet Number
A2.3

STAFF

SDR-3320
01-08-04 PC



SDR-3320 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY ON BEHALF OF SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY
EAST SIDE OF TEE PEE LANE, APPROXIMATELY 250 FEET NORTH OF GRAND TETON DRIVE
JANUARY 8, 2004 PLANNING COMMISSION

12/4/03

City of Las Vegas

Agenda Item No. 90

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:

ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - **VAR-3360 - CUMORAH, INCORPORATED ON BEHALF OF THE VAN BLANKENSTEIN FAMILY 1980 TRUST** - Request for a Variance TO ALLOW A 27-FOOT SIDE YARD SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 78 FEET for a proposed Private School, Primary on 2.10 acres adjacent to the south side of Azure Drive, approximately 285 feet west of Rebecca Road (APN:125-26-203-002), R-E (Residence Estates) Zone, Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Abeyance request from GC Garcia for Item 90 [VAR-3360] and Item 91 [SDR-3284] filed under Item 90 [VAR-3360]
5. Submitted at City Council – Neighborhood Petition with 46 protests for Item 90 [VAR-3360] and Item 91 [SDR-3284] filed under Item 90 [VAR-3360]

MOTION:

REESE – Motion to Accept the WITHDRAWAL Without Prejudice of Item 103 [ZON-3219] and Item 104 [SDR-3220], to TABLE Item 90 [VAR-3360] and Item 91 [SDR-3284], HOLD IN ABEYANCE Item 78 [DIR-3451], Item 79 [ZON-3241] to 2/18/2004 and Item 83 [MOD-3069], Item 84 [SDR-3072], Item 93 [SUP-3315] and Item 100 [SUP-3394] to 3/3/2004 – UNANIMOUS

MINUTES:

COUNCILMAN MACK explained that he spoke with the developer and neighbors regarding Items 90 [VAR-3360] and 91 [SDR-3284]. There are concerns with the traffic, especially given an elementary school in the area, and the intent is to table those items. He suggested that the speakers make their presentation on these items prior to them being held in abeyance.

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 90 – VAR-3360

MINUTES - Continued:

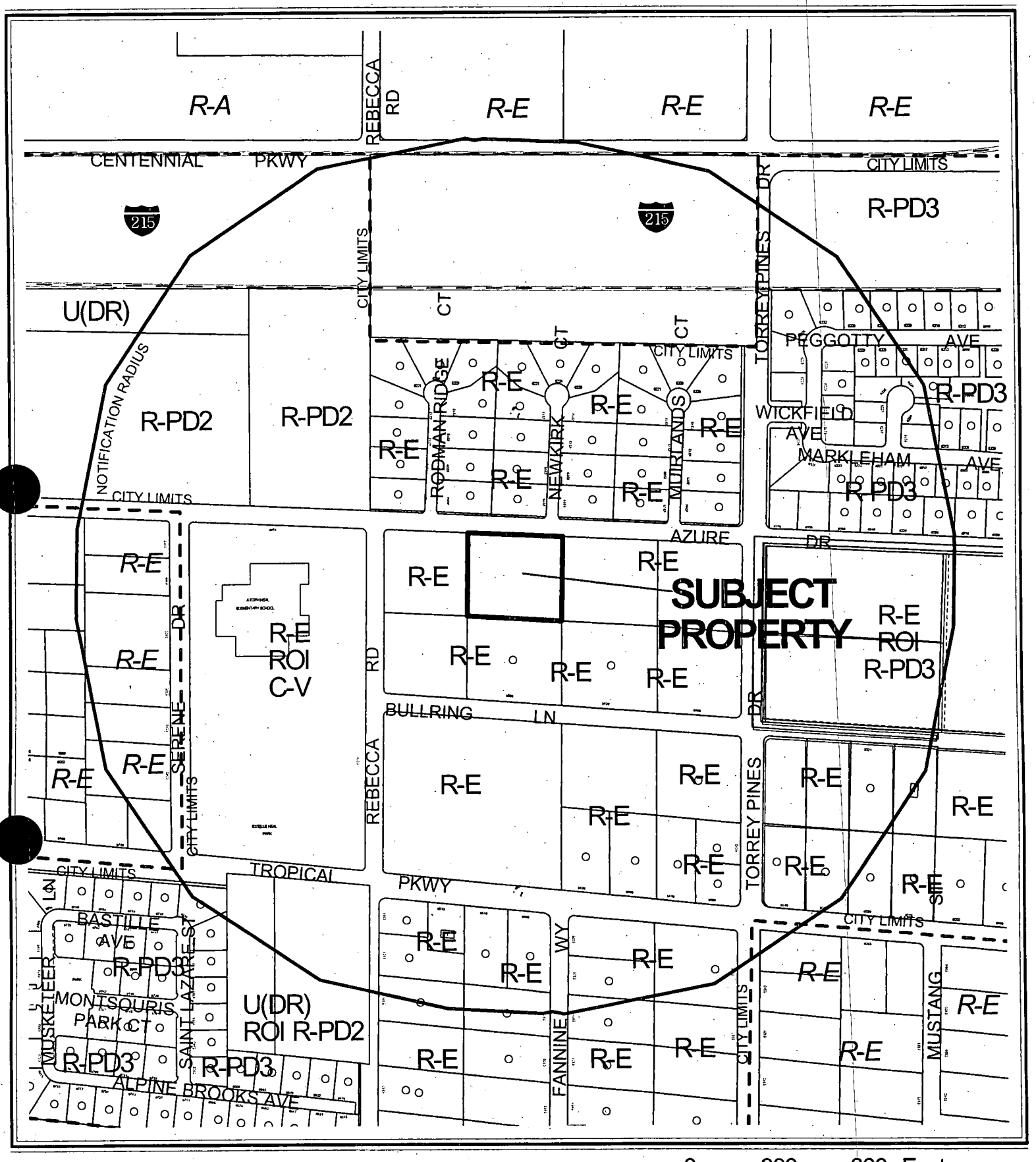
CHARLES MOLINA, 6224 Newkirk Court, outlined concerns with the project involving the proximity of an elementary school with 790 students, three private ungated cul-de-sac streets, density, safety and congestion concerns, significant traffic problems and unsafe turning movements. There is a concern with an existing swimming pool just over a wall and general privacy issues. The school is reaching critical mass. The Planning Commission and staff recommendations have been for denial. The proposed year-round school will include daycare, summer camp and elementary education, with all the related traffic. He presented photographs of the traffic and parking on surrounding streets. All these concerns will be exacerbated by the development. A petition was submitted with 1 neutral party, 2 in favor and 46 households in opposition.

ROSE BOWE, 6500 Bullring, indicated that she moved to the area eight years ago when there was no development. Her property is just south of this proposed project. Traffic is already very bad. Traffic is already dangerous and more homes are planned. Her very large swimming pool is up against the wall and children might climb that 6-foot wall.

COUNCILMAN MACK concurred with the traffic concerns and stated that he has been meeting with the developer. Given time, it is possible the developer might identify traffic mitigations to help the area or locate another site. GEORGE GARCIA, 1711 Whitney Mesa Drive, Henderson, stated that the neighborhood laid out more serious traffic problems than the developer had realized. That condition predates this application, but the applicant wishes to be part of the solution and not part of the problem. Their traffic engineer is working with the City to look at the bigger picture and examining options that can then be discussed with the neighbors during the abeyance.

There was no further discussion.

(1:15 – 1:28)



0 300 600 Feet

CASE: **VAR-3360**

RADIUS: 1320 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - VAR-3360 - CUMORAH, INCORPORATED ON BEHALF OF THE VAN BLANKENSTEIN FAMILY 1980 TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 7, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

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

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3284).

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Variance to allow a 27-Foot Side-Yard Setback where Residential Adjacency Standards requires a minimum setback of 78 Feet for a proposed Private School, Primary on 2.10 acres on the south side of Azure Drive, approximately 285 feet west of Rebecca Road.

B) Applicant's Justification

The applicant's justification letter indicates that the 17,290 square foot facility has been designed to meet the needs of families in the area with facilities to accommodate two-year olds to 6th grade in a private school atmosphere. The building is 26 feet in height along one portion of the west side. The proposed building, at 26 feet high and with a 27 foot setback, is farther away from the property line than what is required for a R-E residence. A multi-purpose room is proposed in the area that does not meet Residential Adjacency Standards; however, the overall height of this room is less than and further away from the property line than a Single-Family dwelling unit would allow.

BACKGROUND INFORMATION

A) Previous Actions

12/04/03 The Planning Commission recommended denial of a related item, Site Development Plan Review (SDR-3284), for a proposed Private School, Primary on the subject site.

12/04/03 The Planning Commission voted 6-0 to recommend DENIAL (PC Agenda Item #29/tb).

B) Pre-Application Meeting

08/18/03 Discussions included a review of the condition for Private School, Primary which requires adequate on-site pick-up and drop-off areas. In addition, landscaping requirements were addressed including standards for planter widths along the right-of-way, the side and rear property lines, and parking lot planters. The variance requirement was determined to be necessary upon the submittal of Elevation drawings for the Site Development Plan Review.

C) Neighborhood Meetings

11/19/03 Five neighbors from the immediate vicinity were in attendance. The focus of issues and concerns as identified by the attendees centered around noise issues, including possible noise from the backyard play area, and school hours of operation.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.10

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

This site is designated as DR (Desert Rural Density Residential) in the Centennial Hills Sector Plan of the General Plan. The existing R-E (Residence Estates) zoning designation is in compliance with the General Plan designation. The purpose of the DR District is to provide for Low-Density residential units located on large lots and conveying a rural environment. The proposed Private School, Primary is a permitted use within the R-E (Residence Estates) zoning district as a Conditional Use.

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

Rural Preservation Neighborhood
The subject site is within the 330-foot Rural Preservation Neighborhood buffer zone from properties adjacent to the north side of Azure Drive. The Rural Preservation Neighborhoods Senate Bill 391 purports that a governing body shall, to the extent practicable, adopt any zoning regulation or restriction that is necessary to maintain the rural character of the area developed as a low density residential development.

ANALYSIS

A) Zoning Code Compliance

A1) Residential Adjacency Standards

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

a) Proximity slope.
No building subject to the standards of this subchapter shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards of this subchapter.

The overall height of the western section of the proposed building labeled multi-purpose room is 26 feet. At this height a 3:1 proximity slope line would intersect the building at a 78-foot setback line. The submitted site plan depicts a 27-foot setback which does not meet Residential Adjacency Standards; therefore a Variance (VAR-3360) is required.

b) Building setback.
No building setback on property subject to the standards of this subchapter shall be less than the required building setback for the protected property.

The protected property, adjacent to the west side of the subject site, has the same zoning designation, R-E (Residence Estates), as the subject site. Therefore, the same 10-foot minimum side yard setback is required for both properties. The submitted site plan depicts a 27-foot side yard setback which meets the requirements of this portion of the Residential Adjacency Standards section.

B) General Analysis and Discussion

The subject site abuts R-E (Residence Estates) zoned property on the east, west, and south property lines. The subject site is zoned R-E (Residence Estates) which permits a Private School, Primary as a conditional use. The site meets conditional use requirements for a school in the R-E zone; however, because the proposed building height is taller than 15 feet, the structure is subject to residential adjacency standards. For this reason, the western portion of the building is not in compliance with Residential Adjacency setback standards

or maximum building height regulations that ensure non-residential building masses do not encroach into residential properties creating incompatibility for the site and surrounding area. A hardship has not been established per Title 19.18.070 requirements for a Variance from Residential Adjacency Standards; therefore, denial is being recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by overbuilding the site in terms of overall building height and building location on-site. Alternative site plans and building elevations would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

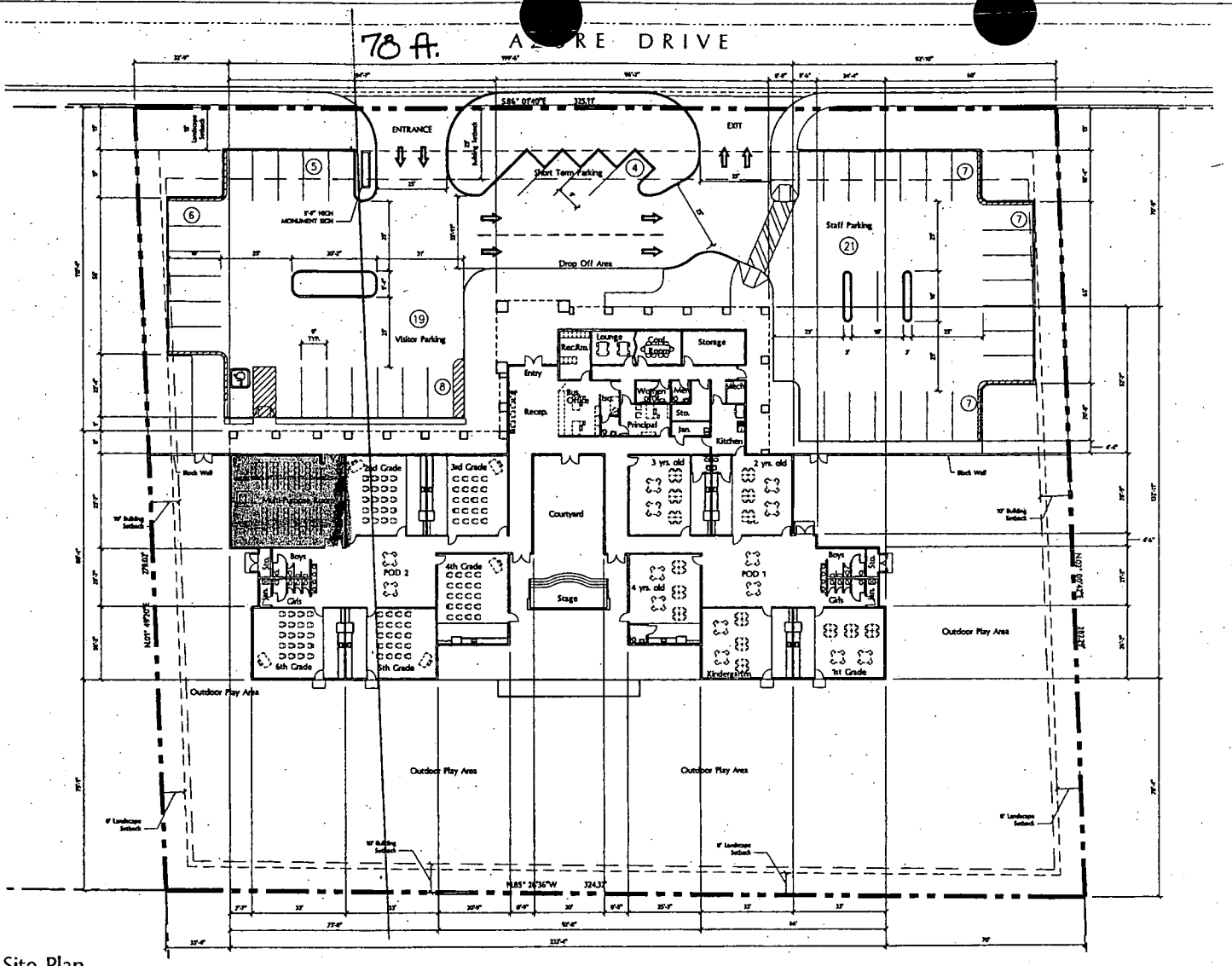
There were 5 protest speakers at the Planning Commission hearing.

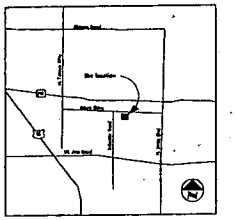
NOTICES MAILED 124 by City Clerk

APPROVALS 0

PROTESTS 8

78 A.





VICINITY MAP

BUILDING DATA

GROSS BUILDING AREA:	17,290± S.F.
PROPERTY SIZE:	91,043± S.F.
BUILDING SETBACKS REQD:	25' FRONT YARD 10' SIDE YARD 10' REAR YARD
LANDSCAPE SETBACKS REQD:	15' FRONT YARD 6' SIDE YARD 6' REAR YARD
BUILDING HEIGHT: MAXIMUM BY CODE	35' AND/OR 2 STORIES
BUILDING COVERAGE: CUMORAH SCHOOL	19±%

BUILDING ROOMS

CLASSROOMS	S.F.	RATIO	CHILDREN	STAFF	CAPACITY	OCCUPANCY
2 YEAR OLD	650	15	12	1	12	13
3 YEAR OLD	728	15	12	1	12	13
4 YEAR OLD	800	15	20	2	20	22
KINDERGARTEN	832	15	20	1	20	22
1ST GRADE	832	15	20	1	20	22
2ND GRADE	832	15	20	1	20	22
3RD GRADE	832	15	20	1	20	22
4TH GRADE	832	15	20	1	20	22
5TH GRADE	832	15	20	1	20	22
6TH GRADE	832	15	20	1	20	22

ROOMS	S.F.	OCCUPANCY
MULTIPURPOSE ROOM	1,293	184
POD #1	1,024	68
POD #2	975	65
STUDENT RESTROOMS	258	-
JANITOR / SUPPLIES	212	-
ENTRY WAY	158	-
RECEPTION AREA	275	18
RECORDS ROOM	180	11
BUSINESS OFFICE	289	-
LOUNGE / CONFERENCE ROOM	378	25
STORAGE /SUPPLIES	391	-
STAFF RESTROOMS	143	-
PRINCIPAL'S OFFICE	197	-
PRINCIPAL'S RESTROOM	65±	-
ISOLATION AREA	95±	-
KITCHEN	279	-
JANITOR	67±	-
MECHANICAL	82±	-

PARKING DATA

CUMORAH SCHOOL	17,290 S.F.
STANDARD SPACES	43 SPACES
ACCESSIBLE SPACES	1 SPACE
TOTAL PARKING	44 SPACES
RATIO	2.5/1,000 S.F.

NOTES
1. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING
2. PARKING SHOWN CONTAINS 38 EXCESS AND 43 EXCESS PARKING SPACES.

TYPICAL DIMENSIONS: WIDTH: 8.0' DEPTH: 18' TWO WAY AISLES: 25'

PARCEL MAP

LOT 1, OF FILE 27, PAGE 39, OF PARCEL MAPS, BEING THE N.W. 1/4, S.E. 1/4, N.W. 1/4 OF SEC. 26, T.19S, R.60E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARING

N85°26'36" W. " BEING THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 26, T.19S, R.60E, M.D.M., LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A PARCEL MAP, ON FILE IN THE CLARK COUNTY RECORDERS OFFICE, IN FILE 26, PAGE 48.

Note:
The boundaries of this drawing were developed from scaled information and should not be misconstrued as accurate.

Sheet 1 of 1

Site Plan

Project No:	SCH: 02-0012
Scale:	1/16" = 1'-0"
Issue Date:	10/21/03
Prepared By:	ACV
Checked By:	PE
SDC:	BF

REVISIONS | BY

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0 16 32 64
GRAPHIC SCALE
(IN FEET)
1/16" = 1'-0"

N

Cumorah Christian Center
Azure Avenue
Las Vegas, NV

VAR-3360

~~12-04-03 PC~~

AREA OF VARIANCE REQUEST

STAFF

william parrish design development consultants, inc.
1000 lakes drive, suite 405
west covina, ca 91790
p : 626.917.6820
f : 626.917.5808
w : www.wpdc.com

VAR-3360 - CUMORAH, INCORPORATED ON BEHALF OF THE VAN BLANKENSTEIN FAMILY 1980 TRUST
SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 285 FEET WEST OF REBECCA ROAD
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

February 4, 2004

Mr. Gary Leobold
City of Las Vegas
731 S Fourth Street
Las Vegas, NV 89101

RE: SDR-3284 and VAR-3360

Dear Gary:

On behalf of our client, Melissa VanBlankenstein, we hereby request that the above referenced applications be held at the City Council hearing of February 4, 2004. We would ask for a 30-day hold, to be rescheduled for the March 3, 2004.

During our recent conversations with the neighbors there has been issues raised about traffic on Azure. We are in the process of obtaining an engineer to conduct a traffic study and will need addition time in order to have the study completed. Also, in this time we will continue our efforts of working with the neighbors and staff to come to a satisfactory solution to the neighbors concerns.

Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

Susan Johnston, AICP
Senior Planner

cc: M VanBlankenstein
Leni Skaar

RECEIVED
CITY CLERK
2004 FEB -4 A 9:56

Submitted after final agenda
Date 2/4/04 Item #90 & #91

GCGARCIA

Planning & Development Services Corporation
1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-1552
Telephone: 702.455.0909 Facsimile: 702.455.0457 E-Mail: [illegible]

Neighborhood Petition

Subject: VAR3360/ SDR3284 January 30th

A petition has been circulated to the homeowners within the Zoning Commission's notification radius. To date, 58 out of 86 households have been contacted and asked to sign a petition requesting Council to follow the Planning Commission's recommendation to deny approval of subject development plan and variance request. During the petition drive some homeowners were not available for reasons that include out-of-state, not accessible (gated property with dogs), and not at home. Results of the petition request follow:

Notification radius = **86** homes (approximately)

Households visited = **49** **(57%)**

- For school = 2 (4%)
- Neutral = 1 (2%)
- **Against *** = **46** **(94%)**

* Note: Actual number of signatures is 64, where an additional 15 homeowners of record also signed the petition.

Known voting against included: one School Principal and two teachers

Submitted at City Council
Date 2/4/04 Item 90 & 91

Neighborhood Petition

We the undersigned respectfully ask City Council members to deny Site Development Plan SDR-3284 and Variance VAR-3360 requested by Cumorah Inc. on behalf of the Van Blankenstein family 1980 Trust to build a Private Primary School, Day Care, and Summer Camp facility on the South side of Azure Dr., and 285 feet from Rebecca Rd.

125-26-512 Parcel					
31	Karl	Reinarz	6216	Barkis Ct	
31	Robin	Reinarz	6216	Barkis Ct	
26	Dan	Schilder	6217	Barkis Ct	
26	Susan	Schilder	6217	Barkis Ct	4:10
30	Ricky	Honaker	6220	Barkis Ct	
27	Justin	Barratt	6221	Barkis Ct	
27	Michelle	Barratt	6221	Barkis Ct	
29	Randall	Orr	6224	Barkis Ct	
29	Dana	Dykstra	6224	Barkis Ct	
28	Valente	Cariaga	6225	Barkis Ct	
28	Annabelle	Cariaga	6225	Barkis Ct	
25	Martin	Lovey	6216	Old Tradition	
25	Gwendolyn	Lovey	6216	Old Tradition	
24	John	Goldsworthy	6220	Old Tradition	
24	Maria	Goldsworthy	6220	Old Tradition	
1	~~Dahlin~~ PETRUS OK	~~Petrus~~ DAHLIN	6221	Old Tradition	
1	~~Cheryl~~ PETRUS	~~Petrus~~ DAHLIN	6221	Old Tradition	
23	Eric	Shipton	6224	Old Tradition	
23	Jackie	Shipton	6224	Old Tradition	
2	Lance	Smith	6225	Old Tradition	
2	Chante	Smith	6225	Old Tradition	
22	Pamela	Sheftall	6228	Old Tradition	
22	~~Sharon~~ SHERMAN	Sheftall	6228	Old Tradition	
19	Michael	Lawrence	6321	Peggotty	
19	Donna	Lawrence	6321	Peggotty	NOTIFY
6	Carol	DeVito	6324	Peggotty	
20	William	Forshee	6325	Peggotty	
20	James	Dena	6325	Peggotty	
5	Daren	Garven	6328	Peggotty	
5	Jill	Garven	6328	Peggotty	
21	Ramon	Bautista	6329	Peggotty	
21	Lisa	Bautista	6329	Peggotty	
4	Raymond	Eakin	6332	Peggotty	
4	Denise	Eakin	6332	Peggotty	
3	Kathy	Gross	6336	Peggotty	
3	Donald	Gross	6336	Peggotty	

21/13

Newkirk Court

Neighborhood Petition

We the undersigned respectfully ask City Council members to deny Site Development Plan SDR-3284 and Variance VAR-3360 requested by Cumorah Inc. on behalf of the Van Blankenstein family 1980 Trust to build a Private Primary School, Day Care, and Summer Camp facility on the South side of Azure Dr., and 285 feet from Rebecca Rd.

	Name (print)	Signature	Address
1.	MADELINE MINUTO	Madeline Minuto	6213 Newkirk Ct 89130
2.	Jean Hosein	Jean Hosein	6216 Newkirk Ct
3.	ARNold Gaona	Arnold Gaona	6208 Newkirk ct
4.	Aimee DiCiaula	Aimee DiCiaula	6208 Newkirk Ct
5.	FRANK MINUTO	Frank Minuto	6213 NEWKIRK CT.
6.	CHARLES & DAISY MOLINA		6224 Newkirk Ct.
7.	Janusz Nowak		6204 Newkirk Ct
8.	Edward Williams		6212 Newkirk ct.
9.	LaToya Williams		6212 Newkirk CT.
10.			6212 Newkirk Ct.
11.		Christopher Hosein	6216 Newkirk ct 89130
12.	Lisa Ellsworth	Lisa Ellsworth	6221 Newkirk Ct.
13.		DAVE Ellsworth	6221 Newkirk Ct
14.	Sue Brooks	Sue Brooks	6209 Newkirk ct
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15/11

Neighborhood Petition

We the undersigned respectfully ask City Council members to deny Site Development Plan SDR-3284 and Variance VAR-3360 requested by Cumorah Inc. on behalf of the Van Blankenstein family 1980 Trust to build a Private Primary School, Day Care, and Summer Camp facility on the South side of Azure Dr., and 285 feet from Rebecca Rd.

	Name (print)	Signature	Address
1.	TIMOTHY T. HENDERSON	Timothy T. Henderson	6204 MUIRLANDS CT. L.V. NV 89130
2.	RICHARD R. HUGHES		6209 MUIRLANDS CT. LV NV 89130
3.	Marcella Carey	MARCELLA CAREY	6213 MUIRLANDS CT.
4.	Jay Martin	Jay Martin	6217 Muirlands Ct
5.	Frank L. Anderson		6224 Muirlands Ct.
6.	BALTHAZAR REYES		6216 Muirlands Ct
7.	Donald Engelhardt		6205 Muirlands Ct
8.	Julia Engelhardt		6205 Muirlands Ct
9.	DOLORES HALAS		6221 MUIRLANDS CT
10.	JAMES CAREY		6213 Muirlands Ct.
11.	Joyce Hughes		6209 Muirlands Ct.
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11/10

Neighborhood Petition

We the undersigned respectfully ask City Council members to deny Site Development Plan SDR-3284 and Variance VAR-3360 requested by Cumorah Inc. on behalf of the Van Blankenstein family 1980 Trust to build a Private Primary School, Day Care, and Summer Camp facility on the South side of Azure Dr., and 285 feet from Rebecca Rd.

	Name (print)	Signature	Address
1.	David L. Bowe	David L Bowe	6500 Bullring Ln.
2.	James Witt	James Witt	6430 Bullring
3.	James Zeimet		6400 Bullring
4.	Michael Beebe	Michael Beebe	6400 B Bulling
5.	S. Charles Maxwell	S Chas Maxwell	6400 Torrey Pines
6.	Sharon Baird	Sharon Baird	6420 Torrey Pines
7.	ALICIA LEE	Alicia Lee	5931 Rebecca Rd.
8.	Brent B Johnson	Brent B Johnson	5925 Fannin Way LV
9.	[illegible]	[illegible]	6300 Bullring Lane
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9/8

Neighborhood Petition

We the undersigned respectfully ask City Council members to deny Site Development Plan SDR-3284 and Variance VAR-3360 requested by Cumorah Inc. on behalf of the Van Blankenstein family 1980 Trust to build a Private Primary School, Day Care, and Summer Camp facility on the South side of Azure Dr., and 285 feet from Rebecca Rd.

	Name (print)	Signature	Address
1.	Malgorzata Glover	Malgorzata Glover	6321 Markleham Ave.
2.	Conrad Peel	Conrad Peel	6337 Markleham Ave.
3.	Louie Gallo	Louie Gallo	6215 Old Trail Court
4.	Donna Novak	Donna Novak	6320 Azure Dr.
5.	Russell Acquistapace	Russell Acquistapace	6330 W. Azure Dr
6.	BONNIE ACQUISTAPACE	Bonnie Acquistapace	6330 W. AZURE DR
7.	EVA Sanchez	Eva Sanchez	6213 Rooman Ridge Ct.
8.	Tiffany Alford	Tiffany Alford	6209 Rodman Ridge Ct
9.			
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City of Las Vegas

Agenda Item No. 91

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:

ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3360 - PUBLIC HEARING - **SDR-3284 - CUMORAH, INCORPORATED ON BEHALF OF THE VAN BLANKENSTEIN FAMILY 1980 TRUST** - Request for a Site Development Plan Review FOR A PROPOSED PRIVATE SCHOOL, PRIMARY on 2.10 acres adjacent to the south side of Azure Drive, approximately 285 feet west of Rebecca Road (APN: 125-26-203-002), R-E (Residence Estates) Zone, Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Abeyance request from GC Garcia for Item 90 [VAR-3360] and Item 91 [SDR-3284] filed under Item 90 [VAR-3360]
5. Submitted at City Council – Neighborhood Petition with 46 protests for Item 90 [VAR-3360] and Item 91 [SDR-3284] filed under Item 90 [VAR-3360]

MOTION:

REESE – Motion to Accept the WITHDRAWAL Without Prejudice of Item 103 [ZON-3219] and Item 104 [SDR-3220], to TABLE Item 90 [VAR-3360] and Item 91 [SDR-3284], HOLD IN ABEYANCE Item 78 [DIR-3451], Item 79 [ZON-3241] to 2/18/2004 and Item 83 [MOD-3069], Item 84 [SDR-3072], Item 93 [SUP-3315] and Item 100 [SUP-3394] to 3/3/2004 – UNANIMOUS

MINUTES:

COUNCILMAN MACK explained that he spoke with the developer and neighbors regarding Items 90 [VAR-3360] and 91 [SDR-3284]. There are concerns with the traffic, especially given an elementary school in the area, and the intent is to table those items. He suggested that the speakers make their presentation on these items prior to them being held in abeyance.

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 91 – SDR-3284

MINUTES - Continued:

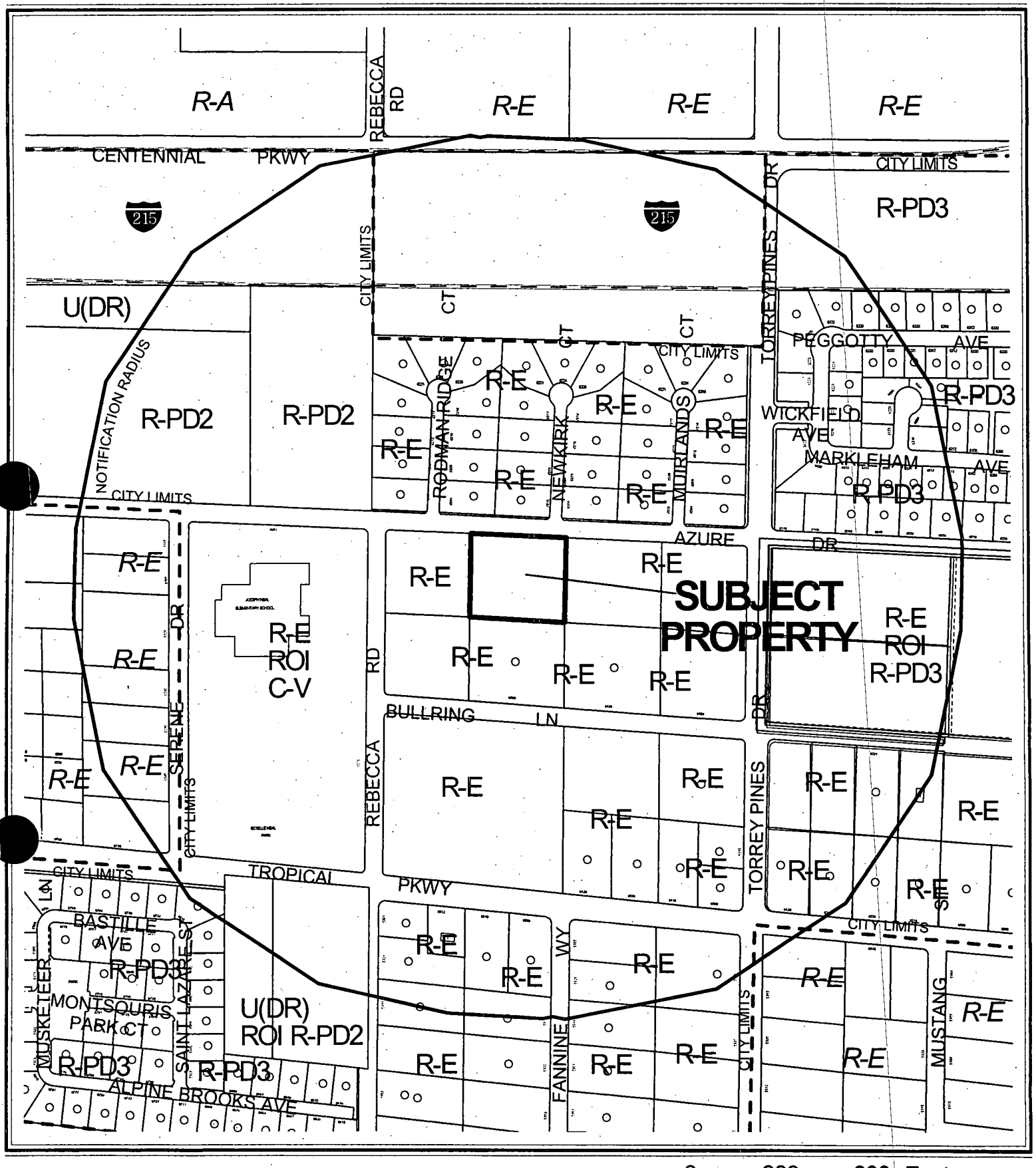
CHARLES MOLINA, 6224 Newkirk Court, outlined concerns with the project involving the proximity of an elementary school with 790 students, three private ungated cul-de-sac streets, density, safety and congestion concerns, significant traffic problems and unsafe turning movements. There is a concern with an existing swimming pool just over a wall and general privacy issues. The school is reaching critical mass. The Planning Commission and staff recommendations have been for denial. The proposed year-round school will include daycare, summer camp and elementary education, with all the related traffic. He presented photographs of the traffic and parking on surrounding streets. All these concerns will be exacerbated by the development. A petition was submitted with 1 neutral party, 2 in favor and 46 households in opposition.

ROSE BOWE, 6500 Bullring, indicated that she moved to the area eight years ago when there was no development. Her property is just south of this proposed project. Traffic is already very bad. Traffic is already dangerous and more homes are planned. Her very large swimming pool is up against the wall and children might climb that 6-foot wall.

COUNCILMAN MACK concurred with the traffic concerns and stated that he has been meeting with the developer. Given time, it is possible the developer might identify traffic mitigations to help the area or locate another site. GEORGE GARCIA, 1711 Whitney Mesa Drive, Henderson, stated that the neighborhood laid out more serious traffic problems than the developer had realized. That condition predates this application, but the applicant wishes to be part of the solution and not part of the problem. Their traffic engineer is working with the City to look at the bigger picture and examining options that can then be discussed with the neighbors during the abeyance.

There was no further discussion.

(1:15 – 1:28)



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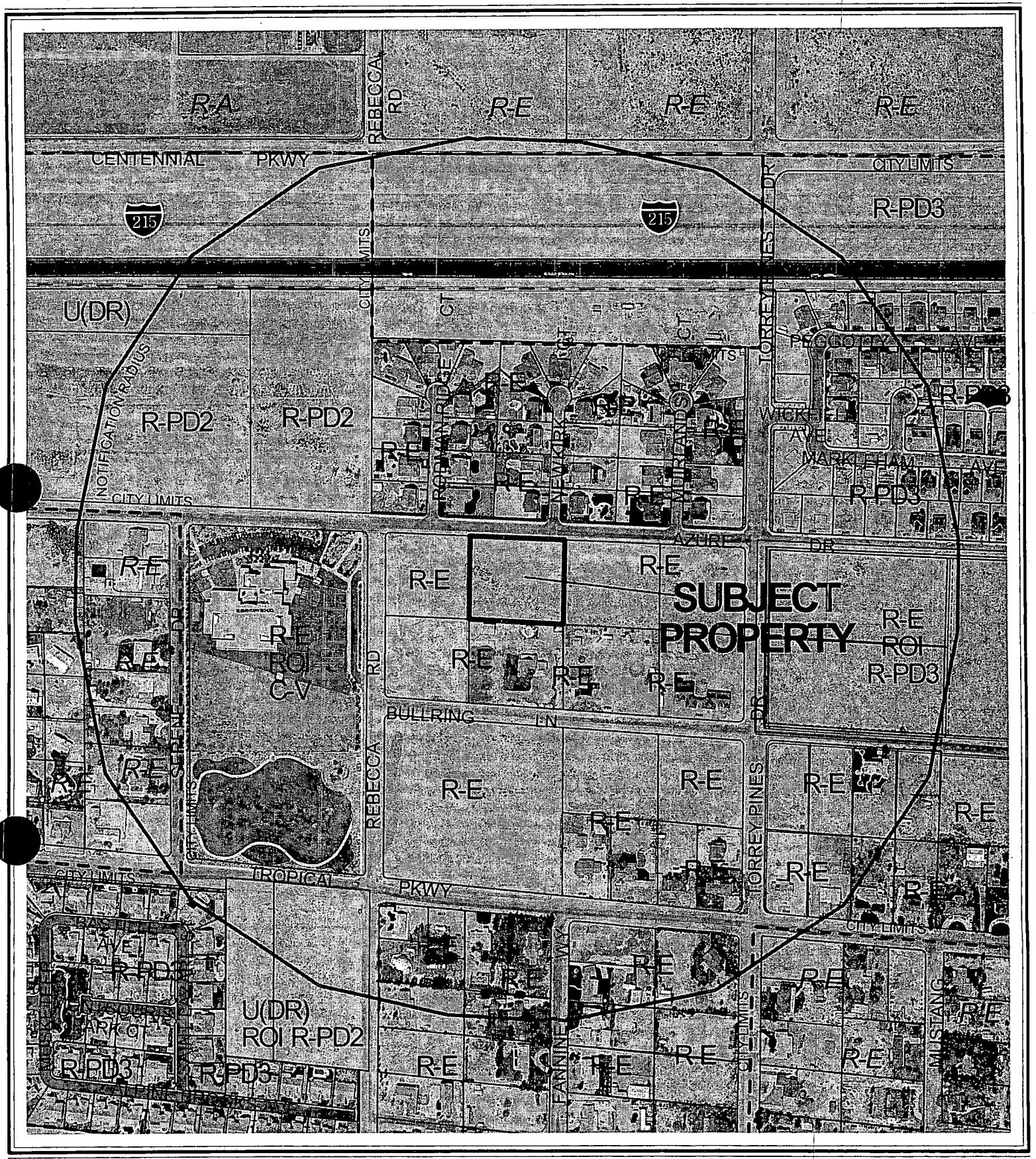
CASE: **SDR-3284**

RADIUS: 1320 FT

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

N



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CASE: **SDR-3284**

RADIUS: 1320 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SDR-3284 - CUMORAH, INCORPORATED ON BEHALF OF THE VAN BLANKENSTEIN FAMILY 1980 TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 7, 2004 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST.

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

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

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

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect two accessible parking spaces, one van-accessible and one standard parking space as required by Title 19.10. The total of all standard parking spaces shall not be decreased below minimum code requirements.

4. 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.

5. All proposed signage shall conform to Title 19.14.060 requirements for Institutional signage in Residential Zones and Title 19.14.070 requirements relating to Residential Protection Standards.

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

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

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

9. 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.

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

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

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

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

14. Trash enclosures shall have solid metal gates, a roof, and match the color and building finish of the main structure and shall be located a minimum of 50 feet from the nearest Residential zoned property line as required by Title 19.08.45.

Public Works

15. Construct half-street improvements including appropriate transitional paving on Azure Drive, adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).

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

17. Coordinate with the City of Las Vegas Traffic Engineer to construct or participate in the installation of a school flasher signal and associated appurtenances.

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

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

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

19. 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 request is for approval of a Site Development Plan Review for a proposed Private School, Primary on 2.10 acres on the south side of Azure Drive, approximately 285 feet west of Rebecca Road.

B) Applicant's Justification

The applicant's justification letter indicates that the 17,290 square foot facility has been designed to meet the needs of families in the area with facilities to accommodate two-year olds to 6th grade in a private school atmosphere. Outdoor play areas are provided within the fenced rear portion of the property with upgraded landscaping to provide a buffer to the existing neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

12/04/03 The Planning Commission recommended denial of a related item, Variance (VAR-3360), to allow a 27-Foot Side-Yard Setback where Residential Adjacency Standards requires a minimum setback of 78 Feet for a proposed Private School, Primary on the subject site.

12/04/03 The Planning Commission voted 6-0 to recommend DENIAL (PC Agenda Item #30/tb).

B) Pre-Application Meeting

08/18/03 Discussions included a review of the condition for Private School, Primary which requires adequate on-site pick-up and drop-off areas. In addition, landscaping requirements were addressed including standards for planter widths along the right-of-way, the side and rear property lines, and parking lot planters.

C) Neighborhood Meetings

11/19/03 Five neighbors from the immediate vicinity were in attendance. The focus of issues and concerns as identified by the attendees centered on noise issues, including possible noise from the backyard play area, and school hours of operation.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.10

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Density Residential)
North:	DR (Desert Rural Density Residential)
South:	DR (Desert Rural Density Residential)
East:	DR (Desert Rural Density Residential)
West:	DR (Desert Rural Density Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

This site is designated as DR (Desert Rural Density Residential) in the Centennial Hills Sector Plan of the General Plan. The existing R-E (Residence Estates) zoning designation is in compliance with the General Plan designation. The purpose of the DR District is to provide for Low-Density residential units located on large lots and conveying a rural environment. The proposed Private School, Primary is a permitted use within the R-E (Residence Estates) zoning district as a Conditional Use.

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

Rural Preservation Neighborhood

The subject site is within the 330-foot Rural Preservation Neighborhood buffer zone from properties adjacent to the north side of Azure Drive. The Rural Preservation Neighborhoods Senate Bill 391 purports that a governing body shall, to the extent practicable, adopt any zoning regulation or restriction that is necessary to maintain the rural character of the area developed as a low density residential development.

PROJECT DESCRIPTION

The proposed 17,290 square foot Private School, Primary is accessed by two 25-foot entrance and exit drives along Azure Drive. Internal to the site, the plan depicts a 46-space parking lot located along the northern portion of the site. The building, centrally located on the lot, contains a 35-foot tall primary entrance feature connecting onto a covered walkway area along the front portion of the building. The rear of the property contains an outdoor play area with limited access through either rear building doors or a gated entrance at the block walls that separate the play area from the parking lot.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	20,000 SF	89,375 SF	Y
Min. Lot Width	100 Feet	325 Feet	Y
Min. Setbacks			
• Front	50 Feet	70.9 Feet	Y
• Side (East)	10 Feet	70 Feet	Y
• Side (West)	10 Feet*	27 Feet	N*
• Rear	35 Feet	75.1 Feet	Y
Max. Building Height	2 Stories / 35 Feet*	1 Story / 35 Feet	N*
Trash Enclosure	Covered/Screened and 50 Feet from nearest 'R' zoned property	Not Depicted	N/A
Mech. Equipment	Covered/Screened	Not Depicted	N/A

The existing R-E zoned property meets the minimum lot size and width requirements. In addition, the proposed building meets minimum standards for setback requirements. However, because the proposed building height is taller than 15 feet, the structure is subject to residential adjacency standards. For this reason,

the western portion of the building is not in compliance with Residential Adjacency setback standards or maximum building height regulations. A companion item, Variance (VAR-3360), has been submitted requesting relief from the Residential Adjacency Standards requirements.

A trash enclosure is not depicted on the submitted site plan. Trash enclosures are required to have solid metal gates, a roof, and match the color and building finish of the main structure as required by Title 19.08.45. In addition, the structure is required to be located a minimum of 50-feet from the nearest Residential zoned property. A condition has been included requiring the trash enclosure to be constructed in conformance with the above mentioned requirements.

Any proposed roof mounted mechanical equipment shall be required to conform to Title 19.08.045.

A2) Residential Adjacency Standards

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

a) Proximity slope.
No building subject to the standards of this subchapter shall exceed the height of a line drawn from the property line of a protected property at a 3:1 slope directly into the property subject to the standards of this subchapter.

The overall height of the western section of the proposed building labeled multi-purpose room is 26 feet. At this height a 3:1 proximity slope line would intersect the building at a 78-foot setback line. The submitted site plan depicts a 27-foot setback which does not meet Residential Adjacency Standards; therefore a Variance (VAR-3360) is required.

b) Building setback.
No building setback on property subject to the standards of this subchapter shall be less than the required building setback for the protected property.

The protected property, adjacent to the west side of the subject site, has the same zoning designation, R-E (Residence Estates), as the subject site. Therefore, the same 10-foot minimum side yard setback is required for both properties. The submitted site plan depicts a 27-foot side yard setback which meets the requirements of this portion of the Residential Adjacency Standards section.

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
Private School	17,290 SF. (11 classrooms)	2 spaces per classroom, plus 20 spaces for Admin. Staff	40	2	45	1

The submitted site plan depicts 45 standard parking spaces where a minimum of 40 spaces are required by code. The accessible parking spaces; however, do not meet minimum code requirements as there is one space proposed where two spaces are required. In addition, the proposed accessible space does not include the required access aisle on both sides of the parking stall. A condition has been included requiring a revision to the site plan to depict a minimum of 40 standard parking spaces and two accessible spaces, including one van accessible and one standard accessible space. The accessible parking spaces shall include access aisles on both sides of the stall and shall be located with the most direct and practical access to a primary accessible building entrance.

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	8 Trees	9
Buffer: • Min. Trees	1 Tree / 20 Linear Feet	61 Trees	77
• Min. Zone Width (R.O.W.) (Side and Rear P.L.'s) • Wall height	15 Feet 8 Feet 8-Foot maximum height		15 Feet 8 Feet N/A

The submitted landscaping plan meets minimum requirements for perimeter landscape planter widths. Within the landscape planters the submitted plan depicts 24-inch box trees with 5-gallon shrubs that exceed the minimum amount of planter material as required by code. The landscape plan also depicts a landscape area along a portion of the building front and a large backyard play area. Turf limitations as outlined in Title 14.11 do not apply to the subject site as the school use is exempt from Title 14.11 regulations.

A5) Sign Standards

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

Freestanding Signs: Institutional

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total	1 / Street frontage 1 total
Maximum Area	50 SF.	Not Depicted
Maximum Height	8 Feet	5-Foot 6-Inch
Minimum Setback	5 Feet	15 Feet
Illumination	Direct white light or internal illumination only	Not Depicted

Wall Signs: Institutional

Standards	Allowed	Provided
Maximum Number	1 Total (facing R.O.W.)	Not Depicted
Maximum Area	10% of bldg elevation	Not Depicted
Illumination	Direct white light or internal illumination only	Not Depicted

Under the requirements set forth in Title 19.14.060 institutional signs are permitted within the R-E (Residence Estates) zoning district. The submitted site plan depicts the location of a 5-foot 6-inch tall freestanding ground sign 15 feet from the front property line. The height and the location of the proposed sign meets minimum standards; however, the site plan does not depict overall area or illumination. A condition has been included requiring all signage to meet minimum standards of Title 19.14.060.

In addition to the standards listed above, all proposed signage must be in conformance with Title 19.14.070 requirements relating to Residential Protection Standards.

B) General Analysis and Discussion

- Zoning

The subject site is zoned R-E (Residence Estates) which permits a Private School, Primary as a conditional use. The condition required under Title 19.04.040 for a Private School, Primary is that adequate pick-up and drop-off areas shall be provided on-site. The submitted site plan depicts adequate pick-up and drop-off areas on-site; therefore, the proposed Private School, Primary meets minimum code requirements for a conditional use with the R-E (Residence Estates) zone.

- Site Plan

The subject site abuts R-E (Residence Estates) zoned property on the east, west, and south property lines. One of the adjacent lots is developed as Single-Family Residential, in addition to all properties across Azure Drive. The remaining undeveloped R-E lots have the potential of developing as Single-Family Residential dwellings, as adjacent properties, including the subject site, are located within a Rural Preservation Neighborhood Buffer Zone which is established to maintain the rural character of the area developed as a low density residential development.

The possibility for residential versus non-residential incompatibilities are of even higher concern due to the lots mid-block location within a residential subdivision. A case in point specific to this project is the incompatibility of the buildings height versus required setback to satisfy the Residential Adjacency Standards requirement along the western property line. The proposed site layout is inconsistent with Residential Adjacency Standards due to the buildings proximity to the western property line in relation to the buildings height. A hardship has not been established per Title 19.18.070 requirements for a Variance from Residential Adjacency Standards; therefore, denial is being recommended on the companion Variance (VAR-3360) application and on the subject Site Development Plan Review.

- Waivers

  There are no waivers requests being sought for the subject Site Development Plan Review application.

- Landscape Plan

  The landscaping plan exceeds minimum code standards in terms of the number of overall perimeter trees and shrubs required. In addition, the submitted plan meets minimum code requirements for parking lot landscaping and perimeter landscape planter widths. Overall, the landscape plan is sufficient in terms of landscape plant materials, sizes, and quantity.

- Elevation

  With the exception of issues and concerns raised under the Residential Adjacency Standards section of this report, the building elevation and materials are appropriate for the subject site. Building materials include Mission tile roofing, exterior stucco finish painted white with brick accents and wood framing in the spirit of the Spanish Revival architectural design.

- Floor Plan

  The 17,290 square-foot floor plan includes ten standard classrooms for grades 1st through 6th and separate classrooms for two and three-year olds. In addition to the classrooms, the building contains a multi-purpose room, conference and office rooms, a kitchen, and outdoor courtyard with stage area.

FINDINGS

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

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

   The subject site is within the 330-foot Rural Preservation Neighborhood buffer zone from properties adjacent to the north side of Azure Drive. The Rural Preservation Neighborhoods Senate Bill 391 purports that a governing body shall, to the extent practicable, adopt any zoning regulation or restriction that is necessary to maintain the rural character of the area developed as a low density residential development. The proposed development is not compatible with adjacent Single-Family development and is not consistent with the intent of the Rural Preservation Neighborhood buffer zone requirements.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The site plan supplies adequate drop-off and pick-up areas; therefore, the proposed Private School, Primary is a permitted use per Title 19 within the R-E (Residence Estates) zoning district. The plan also meets or exceeds landscaping requirements including landscape planter widths and tree spacing requirements. However, the subject site does not meet Residential Adjacency Standards as required by Title 19.08.060. The possibility for residential versus non-residential incompatibilities are of concern due to the lots mid-block location within a residential subdivision. The proposed site layout is inconsistent with Residential Adjacency Standards that ensure non-residential building masses do not encroach into residential properties creating incompatibility for the site and surrounding area.

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

   The subject site is accessed from Azure Drive, a 60-foot wide right-of-way, which is capable of handling the projected 200 trips per day that will be generated by the proposed school. However, the addition of a school which can only be accessed from Azure Drive will add a substantial amount of neighborhood traffic which will impact the existing residential subdivision.

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

   The proposed building and landscape materials are appropriate for the subject site. Building materials are consistent with residential buildings and proposed landscape materials are sustainable in the Las Vegas Valley climate.

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;"**

Building elevations are not harmonious and create incompatibility with the adjacent property to the west due to the buildings violation of Residential Adjacency Standards, which assure that non-residential buildings do not encroach into residential properties creating an un-orderly residential environment.

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

The proposed school will be subject to all necessary building permits and inspections as required by the Department of Building and Safety; therefore, the public health, safety and general welfare will be secured.

PLANNING COMMISSION ACTION

The Planning Commission felt that the meritorious project is proposed at an inappropriate site.

NOTICES MAILED 121 by Planning Department

APPROVALS 0

PROTESTS 8

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3284 APN: 125-26-203-002

Name of Property Owner: VanBlankenstein Family Trust

Name of Applicant: Cumorah, Inc.

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

____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Melissa VanBlankenstein

Print Name: Melissa VanBlankenstein

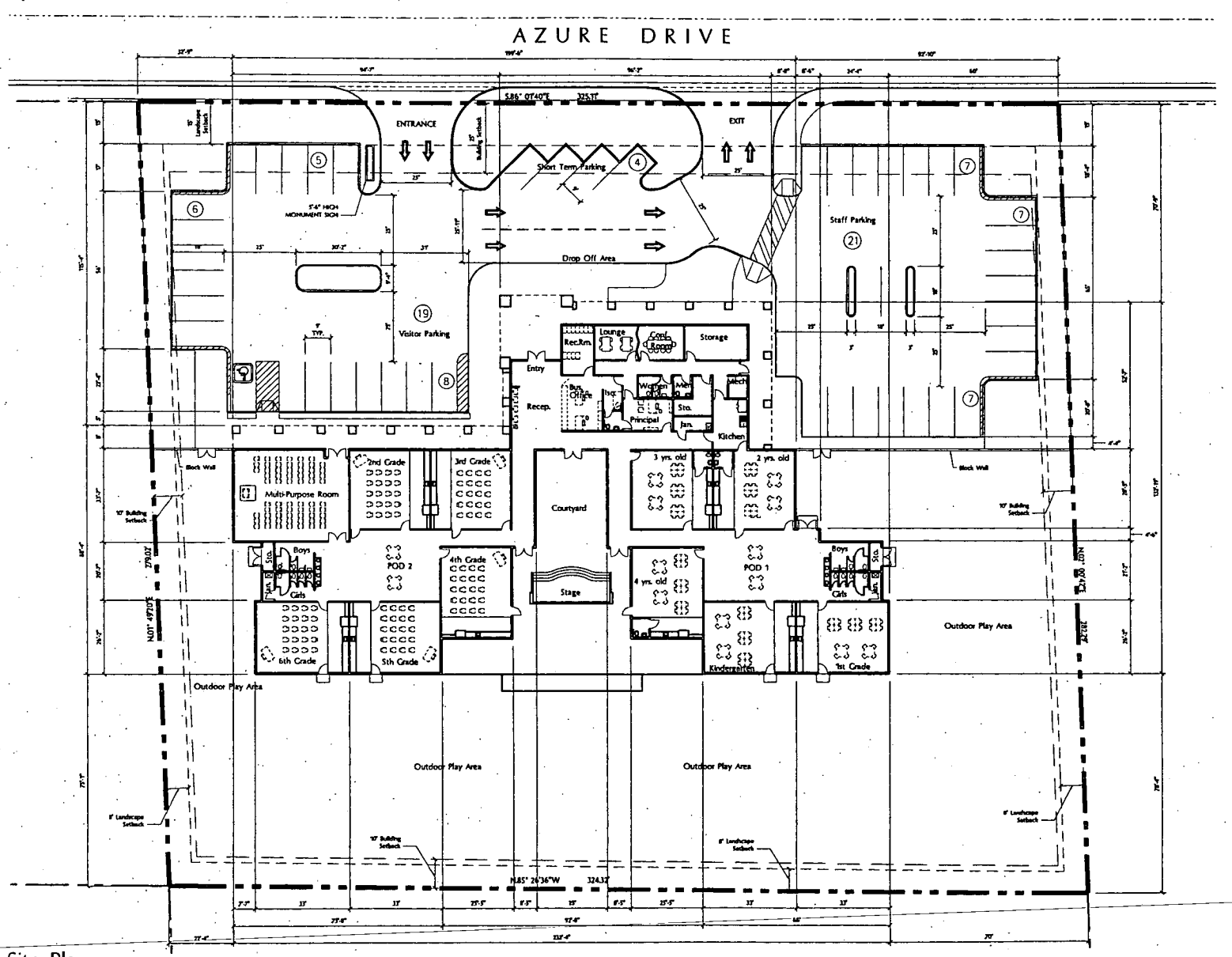
Subscribed and sworn before me

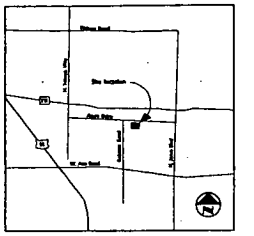
This 8th day of July, 2003

Anita D. Allen

Notary Public in and for said County and State

ANITA D. ALLEN
Commission # 1378059
Notary Public - California
Los Angeles County
My Comm. Expires Oct 4, 2006





VICINITY MAP

BUILDING DATA

GROSS BUILDING AREA:	17,2988 S.F.
PROPERTY SIZE	91,043± S.F.
BUILDING SETBACKS REQD:	25' FRONT YARD 10' SIDE YARD 10' REAR YARD
LANDSCAPE SETBACKS REQD:	15' FRONT YARD 8' SIDE YARD 8' REAR YARD
BUILDING HEIGHT: MAXIMUM BY CODE	35' AND/OR 2 STORIES
BUILDING COVERAGE: CUMORAH SCHOOL	19.0± %

BUILDING ROOMS

CLASSROOMS	S.F.	RATIO	CHILDREN	STAFF	CAPACITY	OCCUPANCY
2 YEAR OLD	650	25	12	2	12	18
3 YEAR OLD	720	18	16	2	16	21
4 YEAR OLD	800	20	20	2	20	22
KINDERGARTEN	800	20	20	1	20	40
1ST GRADE	800	20	20	1	20	40
2ND GRADE	800	20	20	1	20	40
3RD GRADE	800	20	20	1	20	40
4TH GRADE	800	20	20	1	20	40
5TH GRADE	800	20	20	1	20	40
6TH GRADE	800	20	20	1	20	40

ROOMS	S.F.	OCCUPANCY
MULTIPURPOSE ROOM	1,293	184
POD #1	1,024	68
POD #2	975	65
STUDENT RESTROOMS	528	-
JANITOR / SUPPLIES	212	-
ENTRY WAY	558	-
RECEPTION AREA	275	18
RECORDS ROOM	180	11
BUSINESS OFFICE	289	-
LOUNGE / CONFERENCE ROOM	378	25
STORAGE /SUPPLIES	399	-
STAFF RESTROOMS	145	-
PRINCIPAL'S OFFICE	187	-
PRINCIPAL'S RESTROOM	63.6	-
ISOLATION AREA	43.5	-
KITCHEN	239	-
JANITOR	87.5	-
MECHANICAL	52.6	-

PARKING DATA

CUMORAH SCHOOL	17,290 S.F.
STANDARD SPACES	43 SPACES
ACCESSIBLE SPACES	1 SPACE
TOTAL PARKING	44 SPACES
RATIO	25/1,000 S.F.

NOTES
1. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING
2. PARKING SHOWN CONTAINS 1 HC DIGEST AND 43 DIGEST PARKING SPACES

TYPICAL DIMENSIONS: WIDTH 9'0" DEPTH 18' TWO WAY AISLES 25'

PARCEL MAP

LOT 1, OF FILE 27, PAGE 29, OF PARCEL MAPS, BEING THE N.W. 1/4, S.E. 1/4, N.W. 1/4 OF SEC. 26, T.19S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARING:

N.85°40'38" W. - BEING THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 26, T.19S., R.60E., M.D.M., LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY A PARCEL MAP, ON FILE IN THE CLARK COUNTY RECORDERS OFFICE, IN FILE 28, PAGE 48.

Note:
The boundaries of this drawing were developed from scaled information and should not be misconstrued as accurate.

Site Plan

Sheet 1 of 1

Project No:	SCH: 02-0012
Scale:	1/16" = 1'-0"
Issue Date:	10/21/03
Prepared By:	ACV
Checked By:	PR
SDC	EF

REVISIONS	BY

This drawing and the design shown are the property of William Parrish Design Development Consultants, Inc. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action. ©1995 WPDDC, Inc.

GRAPHIC SCALE
(IN FEET)
1/16" = 1'-0"

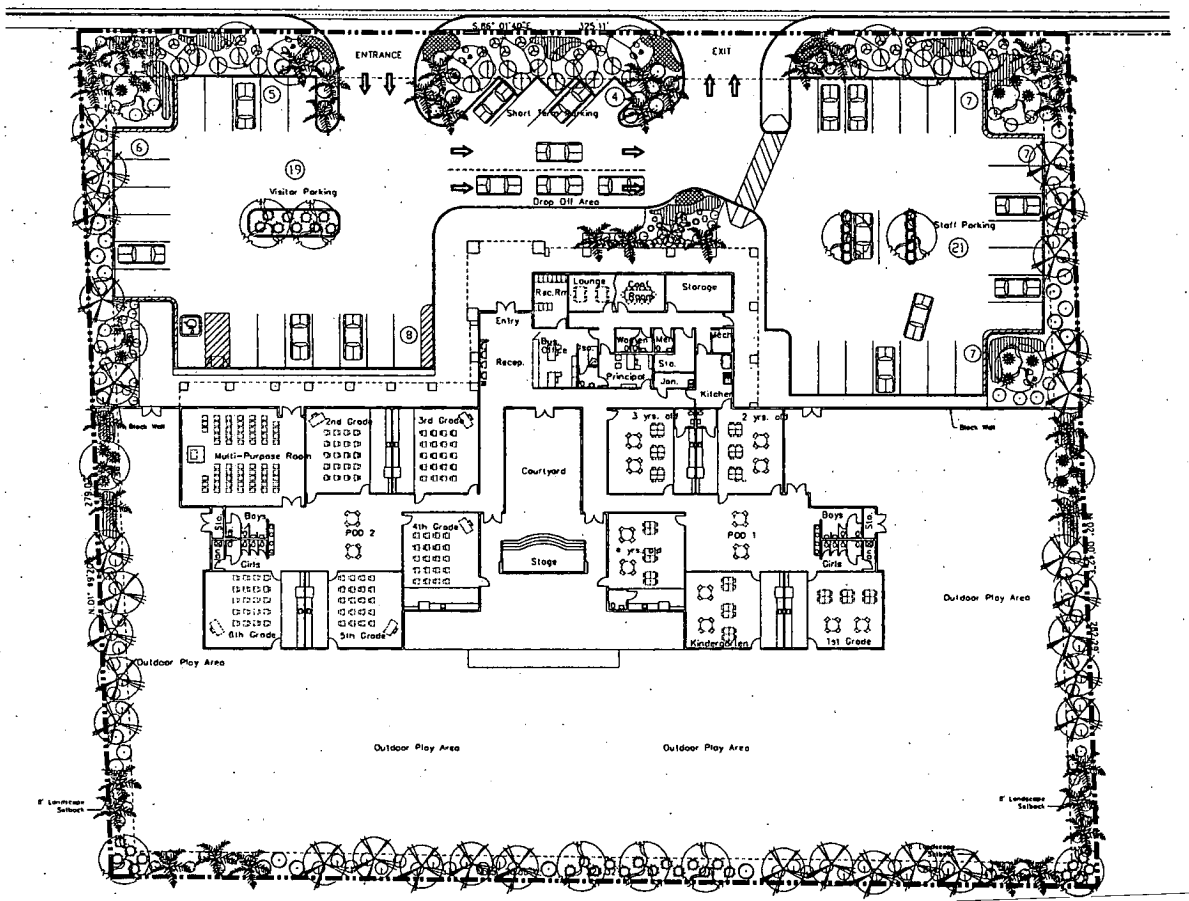
Cumorah Christian Center

Azure Avenue
Las Vegas, NV

SDR-3284

12-04-03 PC

william parrish
design development
consultants, inc.
1000 lakes drive, suite 405
west covina, ca 91790
p . 626.917.6800
f . 626.917.6808
w . www.wpddc.com



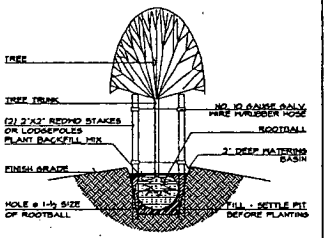
SDR-3284

12-04-03 PC

LEGEND

SYMBOL	PLANT NAME	SIZE	QTY.
	PROSOPSIS CHILOENSIS CHILEAN MESQUITE	24"BOX	15
	ACACIA STENOPHYLLA SHOESTRING ACACIA	24"BOX	30
	CERCIDIUM FLORIDUM BLUE PALO VERDE	24"BOX	10
	CHAMAEROPS HUMILIS MED FAN PALM	24"BOX	1
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	8-12' TALL	55
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	5 GAL	25
	DASYLIRION VAR. DESERT SPOON	5 GAL	22
	CASSIA WISLIZENI FEATHERY CASSIA	5 GAL	14
	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL	55
	LANTANA RADIATION RADIATION LANTANA	5 GAL	42
	MUHLENBERGIA VAR. DEER GRASS	5 GAL	26
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	38
	SALVIA GREGGII TEXAS RED SAGE	5 GAL	8
	TRACHELOSPERMUM JAS. STAR JASMINE	1 GAL	24
	FOUQUIERIA SPLENDENS OCOTILLO	3-STALL	2
	BACCHARIS CENTENNIAL DWARF COYOTE BUSH	1 GAL	36"OC
	ANNUAL COLOR BY SEASON	FLATS	10
	LANDSCAPE BOULDERS COLOR BY OWNER PLANT COUNT IS A COURTESY COUNT-PLEASE VERIFY		

TREE STAKING DETAIL



LANDSCAPE NOTES

1. SITE PREPARATION. THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS, DEBRIS, AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE PRIOR TO PROCEEDING WITH ANY WORK, AND DISPOSE OF IT IN A SUITABLE AND LAWFUL MANNER.
2. DRAINAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SURFACE AND UNDERGROUND DRAINAGE. (MINIMUM 2% GRADIENT ALL AREAS EXCEPT AS NOTED).
3. FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADE IN ALL PLANTING AREAS. SOIL SHALL BE FLOATED TO A SMOOTH AND EVEN SURFACE CONFORMING TO THE SPECIFIED GRADES AFTER SETTLEMENT HAS OCCURRED. FINISH GRADE IN TURF AREAS SHALL BE 1" BELOW ADJACENT HARDSCAPE. FINISH GRADE IN SHRUB/GROUND COVER AREAS AND SOD TURF AREAS SHALL BE 2" BELOW ADJACENT HARDSCAPE. ALL CHANGES IN GRADE AND GRADES AT THE LIMIT OF WORK SHALL BE BLENDED TO OBTAIN A SMOOTH, EVEN TRANSITION AND ELIMINATE ABRUPT CHANGE. FINISH GRADE SHALL BE APPROVED BY THE OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO SOIL PREPARATION.
4. ALL PLANTER BED AND LAWN TO BE IRRIGATED W/ AUTOMATIC SPRINKLER SYSTEM.
5. IRRIGATION. NO PLANTING SHALL TAKE PLACE UNTIL THE ENTIRE IRRIGATION SYSTEM IS UNDER FULL AND AUTOMATIC OPERATION FOR A MINIMUM PERIOD OF THREE DAYS.
6. PLANTING TABLETS. SHALL BE PLACED IN THE PLANT PIT AT ONE THIRD OF THE DEPTH OF THE ROOT BALL AND 2" FROM THE ROOTBALL AT THE FOLLOWING RATE: 1-GAL=1 TABLET, 5-GAL=3 TABLETS, 15-GAL=6 TABLETS, 20 AND 24" BOX=8 TABLETS, 30 AND 36" BOX=15 TABLETS.
7. ALL PLANTER BEDS TO RECEIVE ¾" SANDSTONE AS GROUND COVER

REVISIONS | BY

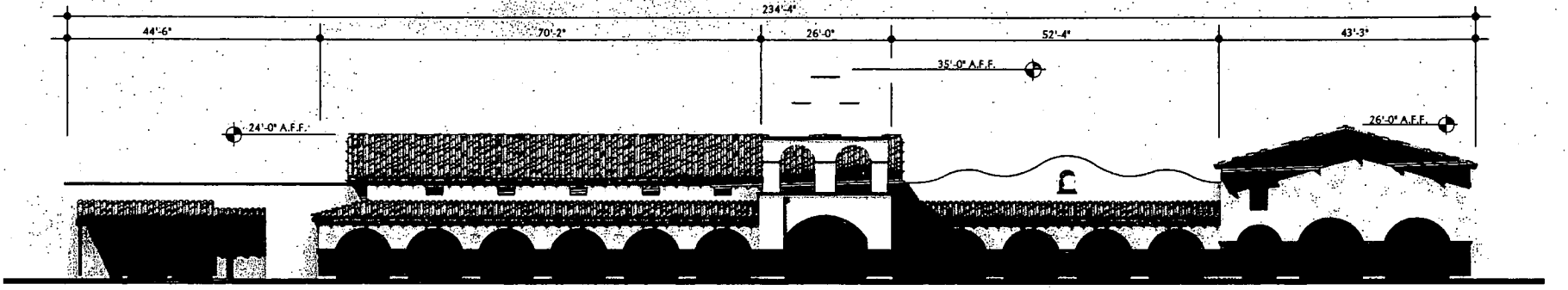
SUNWORLD LANDSCAPE & CONSTRUCTION, INC.
(702) 538-1711
Las Vegas, NV 89119
Fax: (702) 598-1733

PRELIMINARY LANDSCAPE STUDY

CUMORAH CHRISTIAN SCHOOL

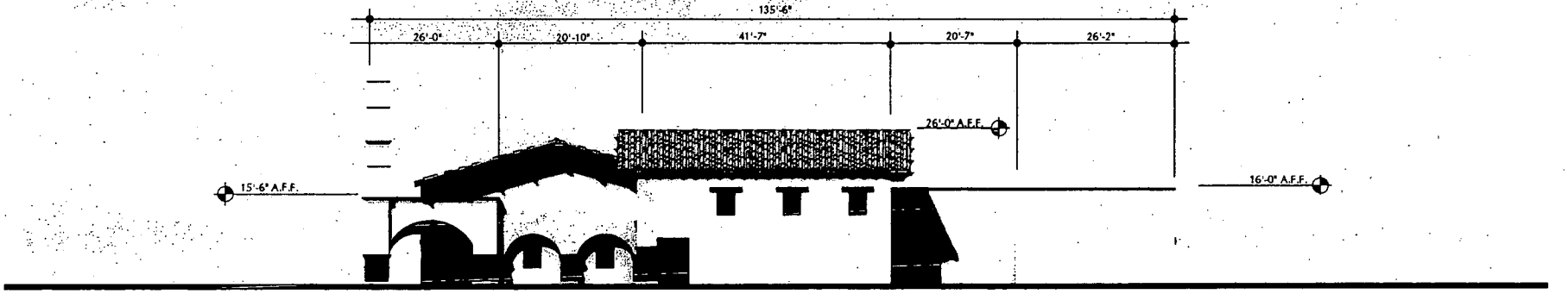
AZURE DRIVE
LAS VEGAS, NEVADA

DATE 10/20/03
SCALE 1"=16'-0"
SHEET 1 OF 1 SHTS



NORTH ELEVATION — A

SCALE 1/16" = 1'-0"



WEST ELEVATION — B

SCALE 1/16" = 1'-0"

Elevation Sheet

Sheet 1 of 2

Project No:	SCH: 02-0013
Scale:	1/16" = 1'-0"
Issue Date:	10/21/03
Prepared By:	AGV
Checked By:	PR
BDC:	SP

REVISIONS: 0

0 8 16 32

GRAPHIC SCALE
(IN FEET)
1/16" = 1'-0"

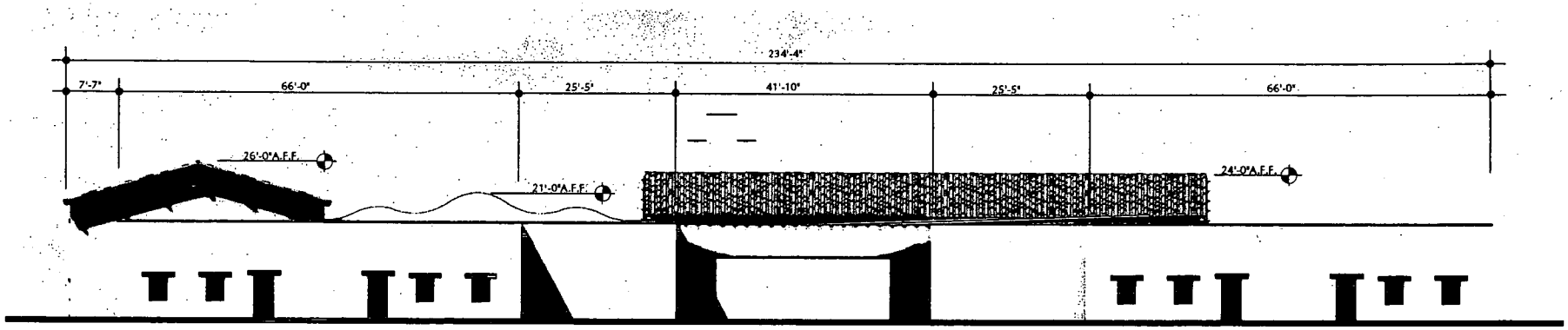
N

Cumorah Christian Center
Azule Avenue
Las Vegas, NV

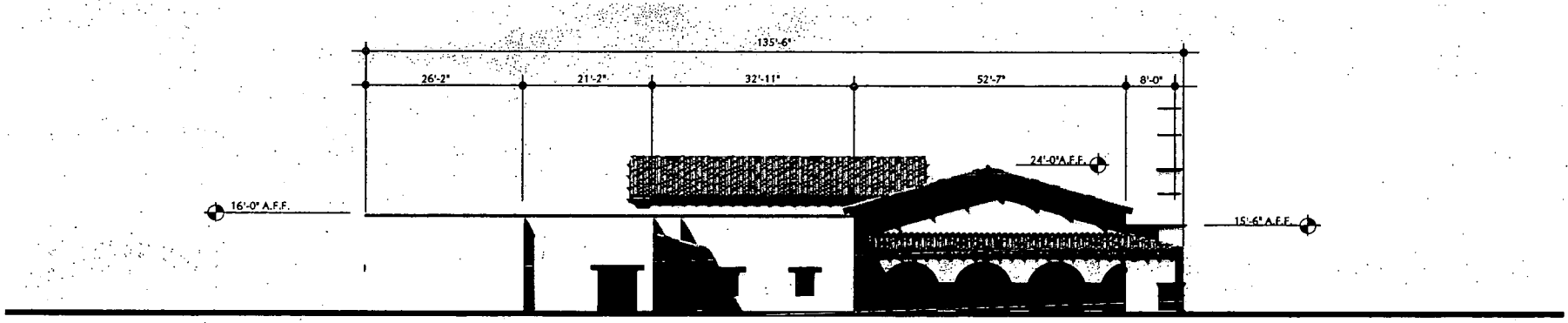
william parrish design development consultants, inc.
1000 lake drive, suite 400
west covina, ca 91790
p : 626.917.0000
f : 626.917.0000
w : www.wpdc.com

SDR-3284

12-04-03 PC



SOUTH ELEVATION (C)
SCALE 1/16" = 1'-0"



EAST ELEVATION (D)
SCALE 1/16" = 1'-0"

Elevation Sheet

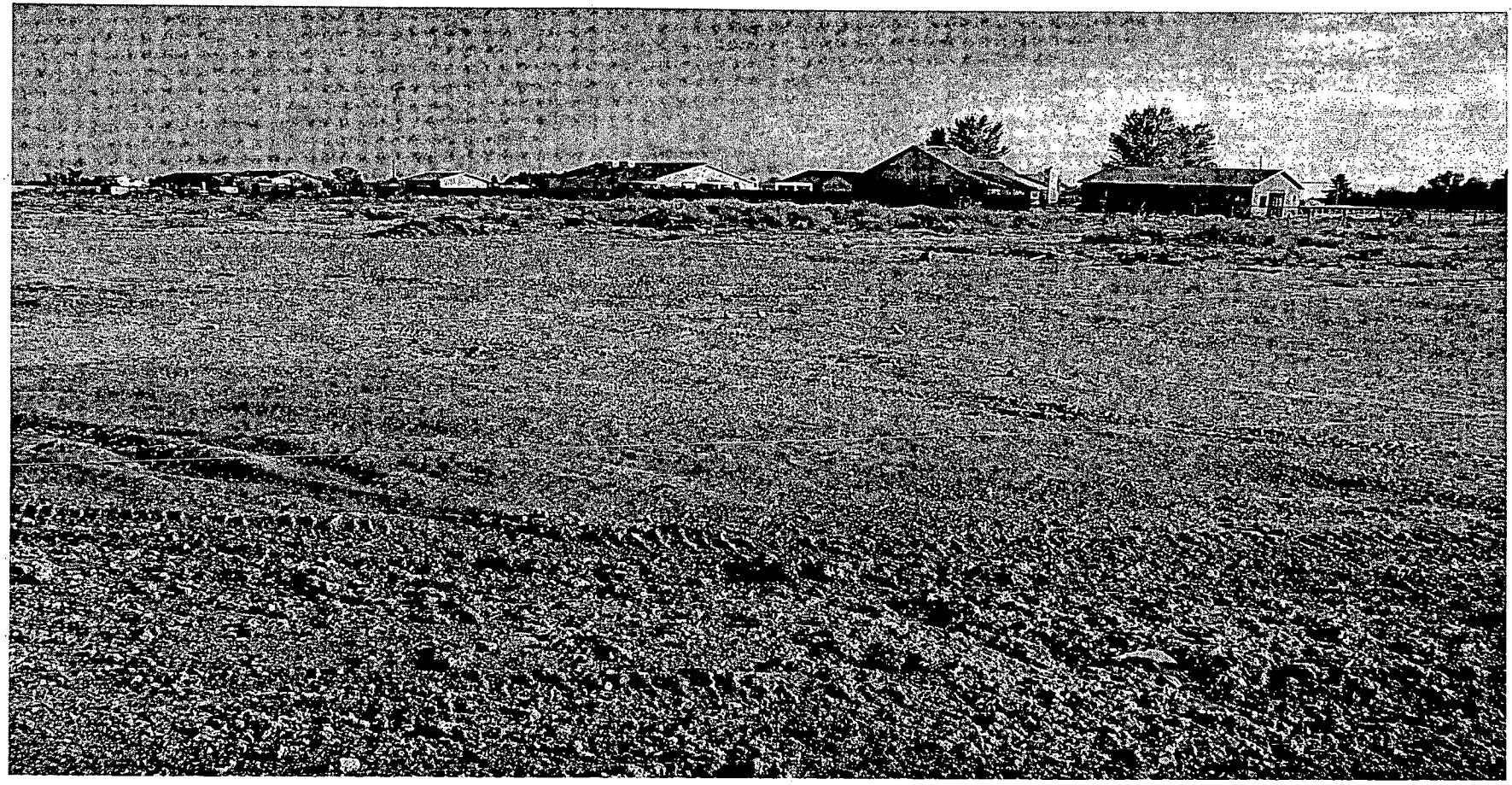
Project No:	BCH-03-0913
Scale:	1/16" = 1'-0"
Issue Date:	10/21/03
Prepared By:	ACV
Checked By:	PR
EDC:	EP

0 8 16 32
GRAPHIC SCALE
(IN FEET)
1/16" = 1'-0"

Cumorah Christian Center
Azule Avenue
Las Vegas, NV

william parrish
design development
consultants, inc.

SDR-3284
12-04-03 PC



SDR-3284 - CUMORAH, INCORPORATED ON BEHALF OF THE VAN BLANKENSTEIN FAMILY 1980 TRUST

SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 285 FEET WEST OF REBECCA ROAD

DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

City of Las Vegas

Agenda Item No. 92

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
REQUIRED ONE YEAR REVIEW - SPECIAL USE PERMIT - PUBLIC HEARING - **RQR-3668 - APPLICANT: HIGCO, INC. - OWNER: BOCA PARK PARCELS, LIMITED LIABILITY COMPANY** - Required One Year Review of an approved Special Use Permit (SUP-1164) regarding the hours of operation of a Tavern located at 8820 West Charleston Boulevard, Suite 105 (APN: 138-32-412-027), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald). Staff recommends APPROVAL

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

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions.

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

MOTION:
L.B. McDONALD – ABEYANCE to 3/3/2004 – UNANIMOUS

NOTE: COUNCILWOMAN McDONALD disclosed that this application involves a privileged license for alcohol and gaming, similar to that held by Station Casinos. She had not discussed the application with Station Casinos in any manner, and the application should have no material impact on the company.

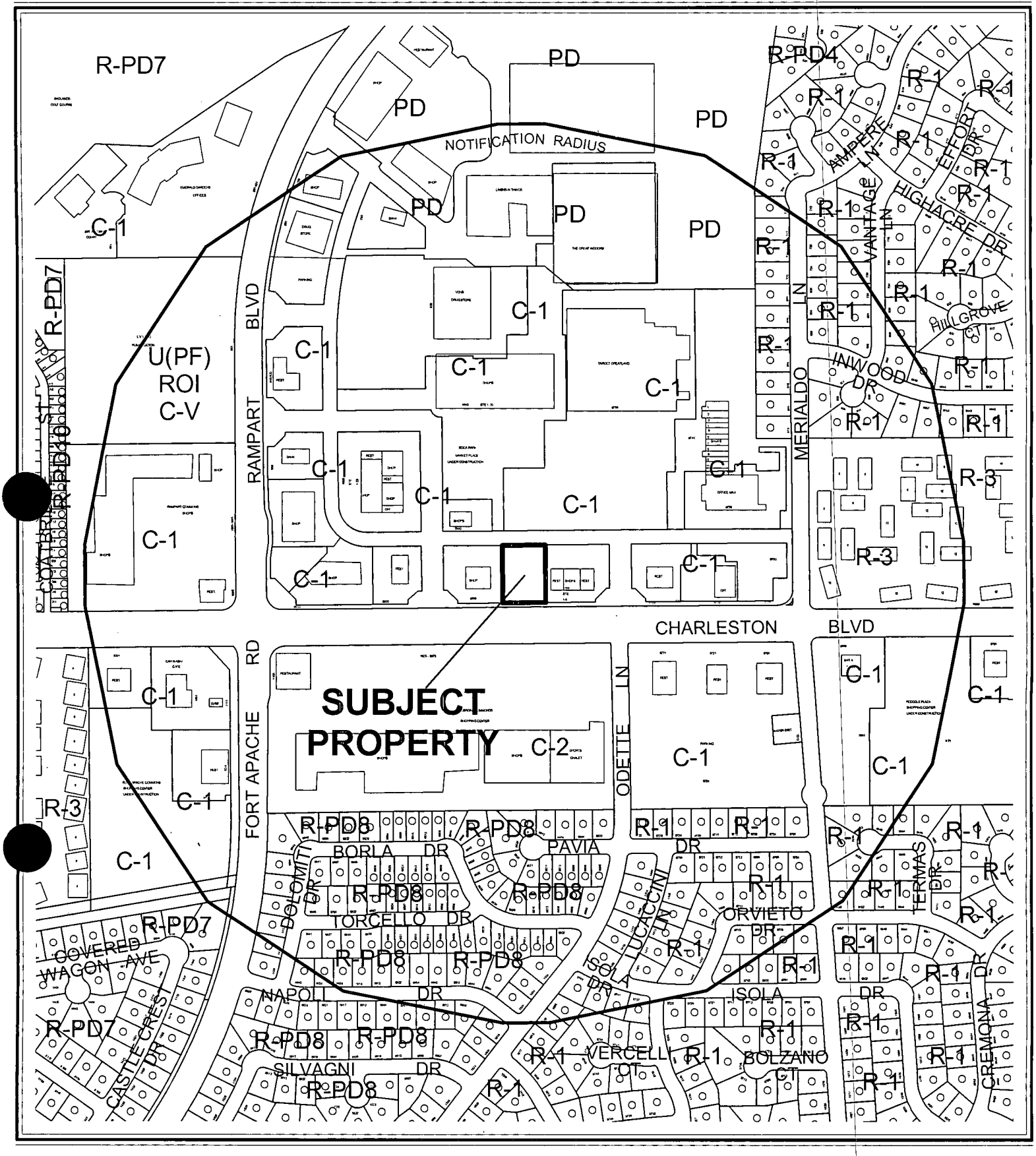
MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

The applicant was not present. COUNCILWOMAN McDONALD indicated that she would prefer to hold the item in abeyance due to the applicant's absence. Since she will be attending the Nevada League of Cities, she requested COUNCILMAN BROWN handle the matter on her behalf.

No one appeared in opposition and there was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:06 – 2:08)

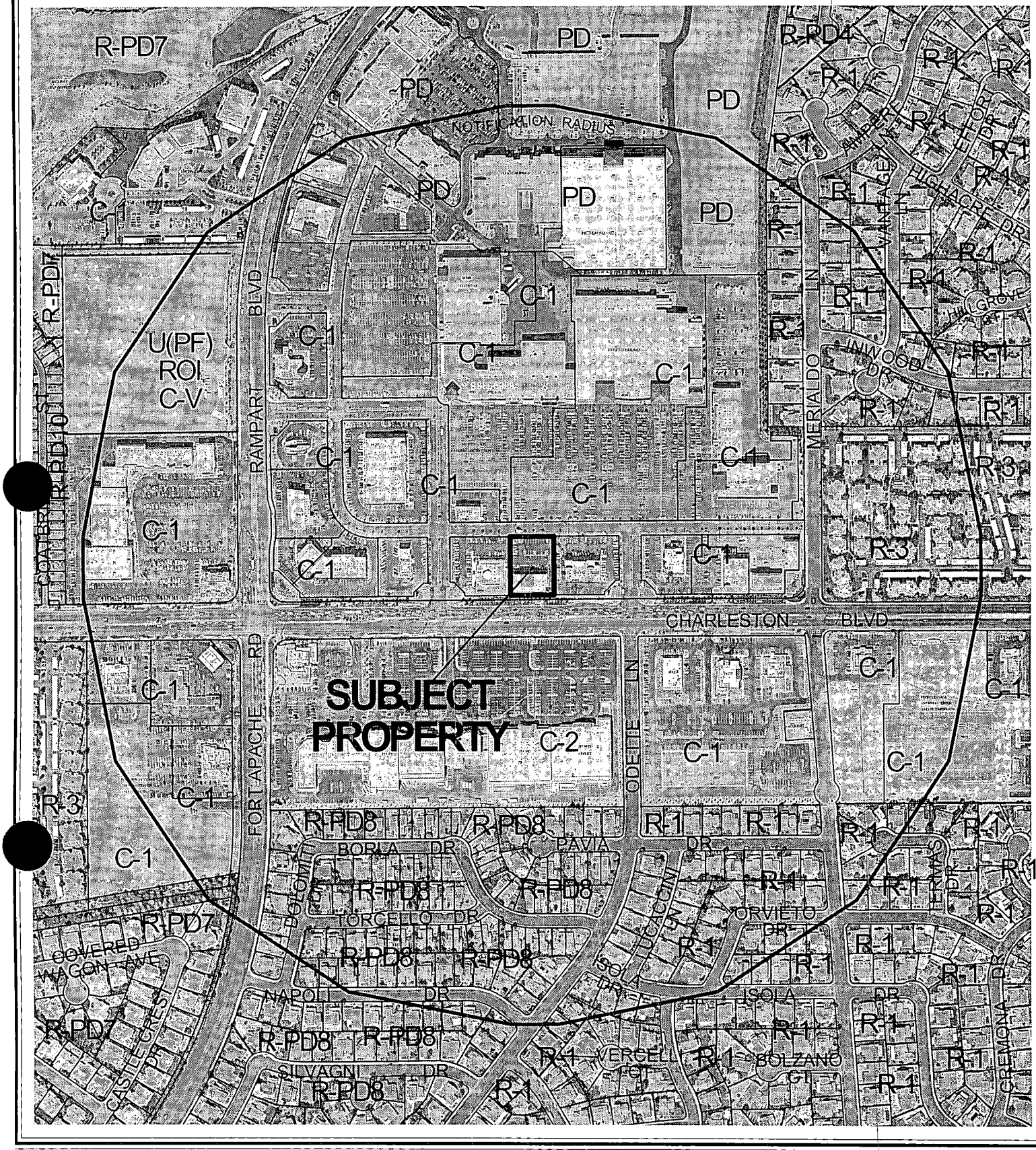


0 300 600 Feet

CASE: **RQR-3668**

RADIUS: 1500 FT

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



0 300 600 Feet

CASE: **RQR-3668**

RADIUS: 1500 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT DEPARTMENT
ITEM DESCRIPTION: RQR-3668 - APPLICANT: HIGCO, INC. - OWNER: BOCA PARK PARCELS, LIMITED LIABILITY COMPANY

** CONDITIONS **

Staff recommends APPROVAL, subject to:

Planning and Development

1. Conformance to conditions of approval for Special Use Permit (SUP-1164) and Site Development Plan Review [Z-0030-92(25)].

2. All temporary signs shall be removed unless the applicant obtains a Temporary Sign Permit in accordance with Title 19.14.090.

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

** STAFF REPORT **

APPLICATION REQUEST

This review is for a required One-Year Review of an approved Special Use Permit (SUP-1164) regarding the Hours of Operation of a Tavern, Three Angry Wives, located at 8820 West Charleston Boulevard Suite 105.

BACKGROUND DATA

09/02/92 The City Council approved a request for Reclassification of Property (Z-0030-92) located on the east side of Rampart Boulevard, between Charleston Boulevard and Alta Drive, from N-U (Non-Urban) under Resolution of Intent to R-1 (Single Family Residence), C-1 (Limited Commercial), and C-2 (General Commercial) to R-1 (Single Family Residence) and C-1 (Limited Commercial), to accommodate a regional shopping mall and single family dwellings. The Planning Commission recommended approval of this application on 7/15/92. The Planning and Development Department Staff recommended approval.

12/31/92 The District Court, Clark County, Nevada ordered a Writ of Mandate that modified the conditions of approval for the Rezoning case (Z-0030-92) pertaining to this site.

04/24/02 The Planning and Development Department administratively approved a request for an Administrative Site Development Plan Review [Z-0030-92(25)] for a proposed 9,240 square foot pad site (Boca Park Phase 1, Pad "J") on the subject site.

02/05/03 The City Council approved a request for a Special Use Permit (SUP-1164) for a Tavern and a Waiver of the 1,500-foot separation radius requirement between taverns, located at 8820 West Charleston Boulevard, Suite 105. The Planning Commission recommended approval of this application on 12/05/02. The Planning and Development Department Staff recommended approval.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North	C-1 (Limited Commercial)	Retail Shops (Boca Park)
South	C-2 (General Commercial)	Retail Shops (Crossroad Commons)
East	C-1 (Limited Commercial)	Restaurant and Retail Shops (Boca Park)
West	C-1 (Limited Commercial)	Beauty Salon and Café (Boca Park)

ANALYSIS & FINDINGS

Condition number one of Special Use Permit SUP-1164, was added at the February 5, 2003 City Council meeting to require a one-year review of the hours of operation of the approved tavern on the subject site. The tavern, Three Angry Wives, received its tavern license on September 19, 2003 and received a Certificate of Occupancy from the Department of Building and Safety on September 26, 3003. The Crime Analysis Section of the Las Vegas Metropolitan Police Department was contacted to determine if any reports had been received regarding the Tavern. From February 1, 2003 to present, Metro has received a total of 18 service calls, 14 of which occurred after September 26, 2003, to the 8820 West Charleston Boulevard building, which includes the Tavern. Incidences range from auto accidents, grand larceny, assault and battery, suspicious person/vehicle and other disturbances. It is difficult to determine which incidences, if any, are related to the Tavern land use or 24-hour operation nature of the business. Five of the reported service calls did occur between the hours of 3 a.m. and 5 a.m.; however, there are no statistics available to determine if this is above or below average for a typical business.

A field inspection of the property was conducted by the Planning and Development Department on January 15, 2003 and it was noted that several temporary signs were erected along Charleston Boulevard and interior to the site advertising the Tavern was 'now open.' A Temporary Sign Permit is required for special event signage; however, a permit was not found to be issued for the address. A condition has been included requiring the applicant to either remove the temporary signage or obtain a Temporary Sign Permit from the Planning and Development Department.

With regard to the Tavern use, the original Special Use Permit application, SUP-1164, was found to be compatible with the General Plan land use designation for the area and satisfy the requirements of the Zoning Code with respect to minimum separation distance requirements. It was also noted that the project, located in a substantial commercial development at an intersection where all four corners are occupied by major commercial developments, can be expected to be compatible with, and mutually supportive of, these other commercial uses. The surrounding area has not changed since the original approval recommendation; therefore, the use is found to be compatible on the subject site and no further reviews are recommended.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

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

   The tavern is located within the Boca Park commercial center, which is home to commercial uses including restaurants, retail, and service-based businesses. In addition, the center is located at an intersection where all four corners are occupied by major commercial developments; therefore, this use is compatible with, and mutually supportive of, these other commercial uses.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

   The project remains compatible with the General Plan land use designation of SC (Service Commercial) as the subject site is currently zoned C-1 (Limited Commercial). In addition, the tavern use satisfies the requirements of the Zoning Code with respect to minimum separation distance requirements. The tavern has erected several temporary signs without the attainment of a Temporary Sign Permit as required by Title 19; therefore a condition has been included requiring the removal of all temporary signage unless a Temporary Sign Permit is obtained from the Planning and Development Department.

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

   The tavern use is accessed solely through the Boca Park commercial site from Rampart Boulevard and Charleston Boulevard, which are both identified on the Master Plan of Streets and Highways as a Primary (100-foot) Arterials. These roads have adequate capacity to serve the proposed development. The project will not have any negative traffic impact on nearby residential neighborhoods.

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

   Building and landscape materials remain unchanged with this required review of the hours of operation for the subject tavern. The materials were previously found to be appropriate under Site Development Plan Review Z-0030-92(25), and a field inspection noted that the required landscaping has been maintained in a satisfactory manner.

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."**

   Building elevations, design characteristics, and other architectural and aesthetic features remain unchanged with this required review of the hours of operation for the subject tavern. The building design was previously found to be appropriate under Site Development Plan Review Z-0030-92(25).

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

   The subject tavern has received both a Certificate of Occupancy from the Building and Safety Department and an operating license from the Licensing Department. The site has properly maintained its license and is subject to all City licensing regulations; therefore, the public health and safety remain secure and protected.

NOTICES MAILED 224 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-3668 APN: 138-32-412-027

Name of Property Owner: Boca Park Parcels, LLC

Name of Applicant: Higco, Inc. dba Three Angry Wives Pub

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: _____

BOCA PARK PARCELS, LLC
a Nevada limited liability company

Signature of Property Owner/Authorized Agent: _____

Print Name: John M. McCall, Manager

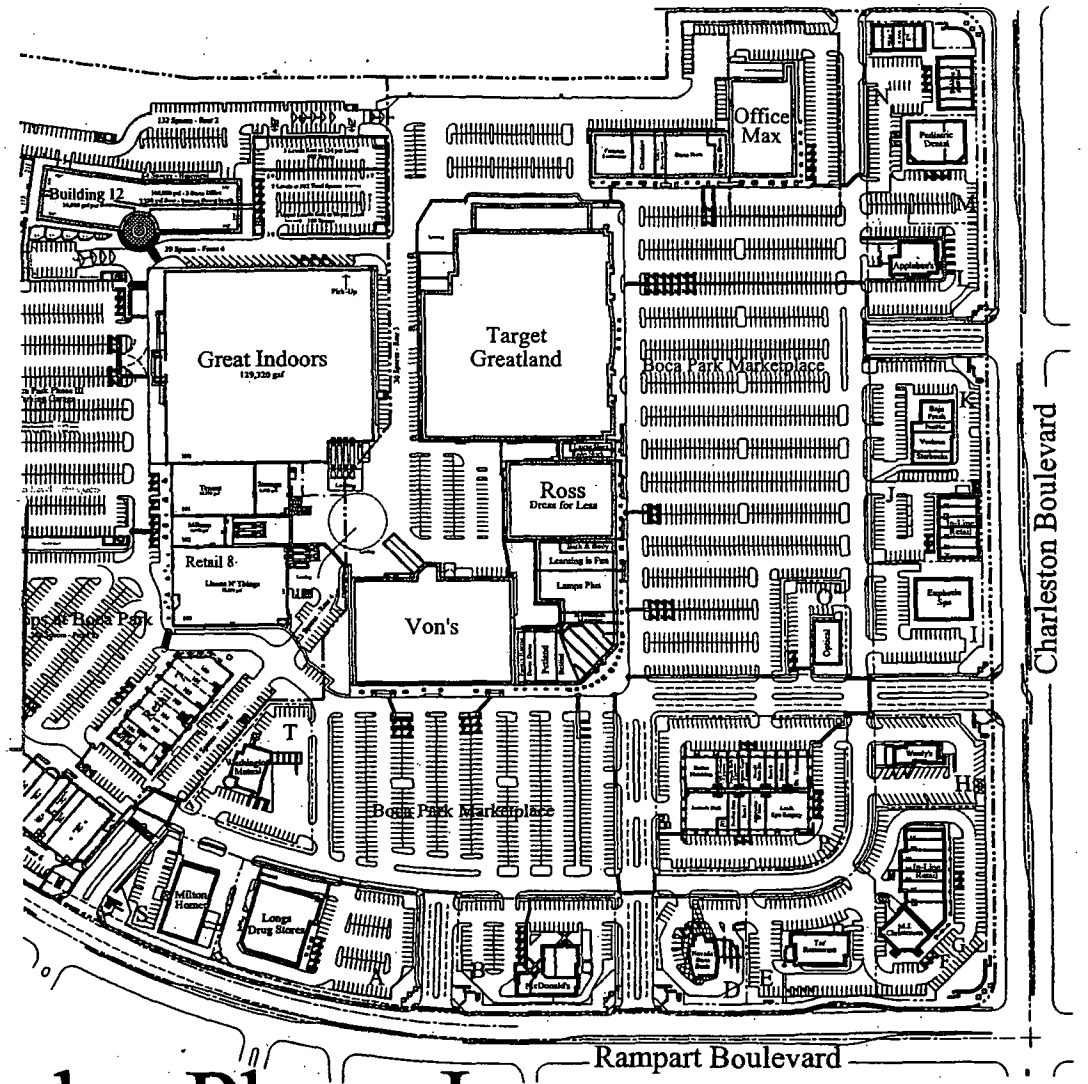
Subscribed and sworn before me

This 5th day of January, 2004

Susan J. Azuse
Notary Public in and for said County and State

SUSAN J. AZUSE
Notary Public - Nevada
No.99-50718-1 My appt. exp.01-09-2007

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



SITE INFORMATION

ZONING
C2- General Commercial District

AREA (Approximate)

Phase I - Net Area:		2,229,150 sf	51.17 acres
Phase II - Net Area:		133,446 sf	3.06 acres
Total Net Area:		2,362,596 sf	54.23 acres

BUILDING AREA

	Target Greatland	135,410 gsf	
	Von's	63,000 gsf	
Suite - 8j	Ross Dress for Less	30,802 gsf	
	Office Max	23,415 gsf	
	Total Retail Stores		252,627 gsf
	In-Line Retail		
Suite - 2	Family Haircut	1,995 gsf	
Suite - 3	Available	2,100 gsf	
Suite - 4	Petland	4,200 gsf	
Suite - 6	Available	2,550 gsf	
Suite - 8	Sundance	8,115 gsf	
Suite - 8b	Available	2,100 gsf	
Suite - 8c-f	Lazaps Plus	11,100 gsf	
Suite - 8g	Learning is Fun	6,038 gsf	
Suite - 8h	Bath and Body Works	2,634 gsf	
Suite - 8q	Radio Shack	2,500 gsf	
Suite - 8r	Available	1,700 gsf	45,032 gsf
Suite - 11	Famous Footwear	6,503 gsf	
Suite - 13	Clothestime	3,680 gsf	
Suite - 15	Available	1,700 gsf	
Suite - 16	Dress Barn	7,900 gsf	
Suite - 16c	Payless Shoes	2,521 gsf	22,304 gsf
	Total In-Line Retail		67,336 gsf
Total Retail / In-Line Area			319,963 gsf

Phase I - Pads			
Pad A	70,390 sf	1.62 ac	16,130 gsf
Pad B	55,043 sf	1.26 ac	8,715 gsf
Pad D	31,116 sf	0.71 ac	3,600 gsf
Pad E	50,073 sf	1.15 ac	4,500 gsf
Pad F	21,116 sf	0.48 ac	5,100 gsf
Pad G	49,722 sf	1.14 ac	9,912 gsf
Pad H	34,145 sf	0.78 ac	3,395 gsf
Pad I	41,885 sf	0.96 ac	8,056 gsf
Pad J	31,565 sf	0.72 ac	4,400 gsf
Pad K	45,420 sf	1.04 ac	8,560 gsf
Pad L	37,250 sf	0.86 ac	5,330 gsf
Pad M	31,565 sf	0.72 ac	8,544 gsf
Pad N	39,350 sf	0.90 ac	13,750 gsf
Pad O	20,200 sf	0.46 ac	4,130 gsf
Pad P	103,100 sf	2.37 ac	31,740 gsf
Total Phase I	661,940 sf	15.20 ac	135,882 gsf
Phase II - Pads			
Pad S	36,382 sf	0.84 ac	5,950 gsf
Pad T	42,022 sf	0.96 ac	4,715 gsf
Total Phase I	78,404 sf	1.80 ac	10,665 gsf
Total Pads	740,344 sf	17.00 ac	146,547 gsf
Total Building Area			466,510 gsf
FAR (2,362,596 sf)			0.197

Note:

Boca Park - Phase I

Charleston Boulevard and Rampart Boulevard, Las Vegas, Nevada

Conceptual Site Plan - Scheme R4

Triple Five Nevada Development Corporation
Las Vegas, Nevada 702-242-6937

North

Scale: 1" = 100'

0 100 200

Date: October 1, 2001
Project Number: 100050

Perlman
PERLMAN ARCHITECTS, INC.
2220 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.880.0000 702.632.3222 fax

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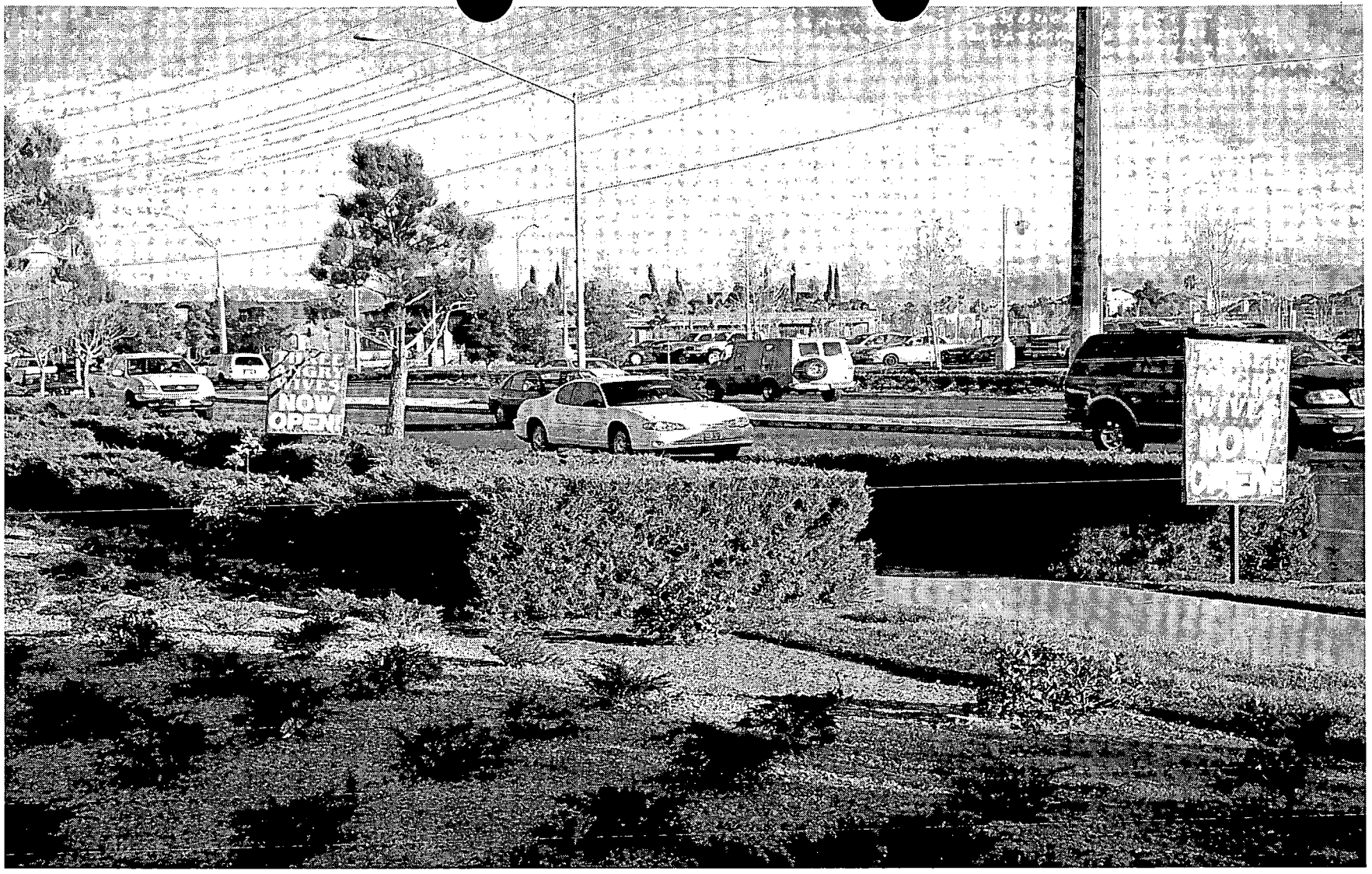
RQR-3668

STAFF

2-4-04 CC

RQR-3668 - APPLICANT: HIGCO, INC. - OWNER: BOCA PARK PARCELS, LIMITED LIABILITY COMPANY
8820 West Charleston Boulevard, Suite 105
FEBRUARY 4, 2004 CITY COUNCIL MEETING

Picture taken 1/15/04



RQR-3668 - APPLICANT: HIGCO, INC. - OWNER: BOCA PARK PARCELS, LIMITED LIABILITY COMPANY
8820 West Charleston Boulevard, Suite 105
FEBRUARY 4, 2004 CITY COUNCIL MEETING

Picture taken 1/15/04

RQR-3668 - APPLICANT: HIGCO, INC. - OWNER: BOCA PARK PARCELS, LIMITED LIABILITY COMPANY
8820 West Charleston Boulevard, Suite 105
FEBRUARY 4, 2004 CITY COUNCIL MEETING

Picture taken 1/15/04

City of Las Vegas

Agenda Item No. 93

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:

ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3315 - BUMPER MEDIC ON BEHALF OF SUN WEST** - Request for a Special Use Permit FOR A PROPOSED AUTO PAINT AND BODY REPAIR SHOP at 7870 West Ann Road (APN: 125-28-818-004), C-2 (General Commercial) Zone, Ward 6 (Mack). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

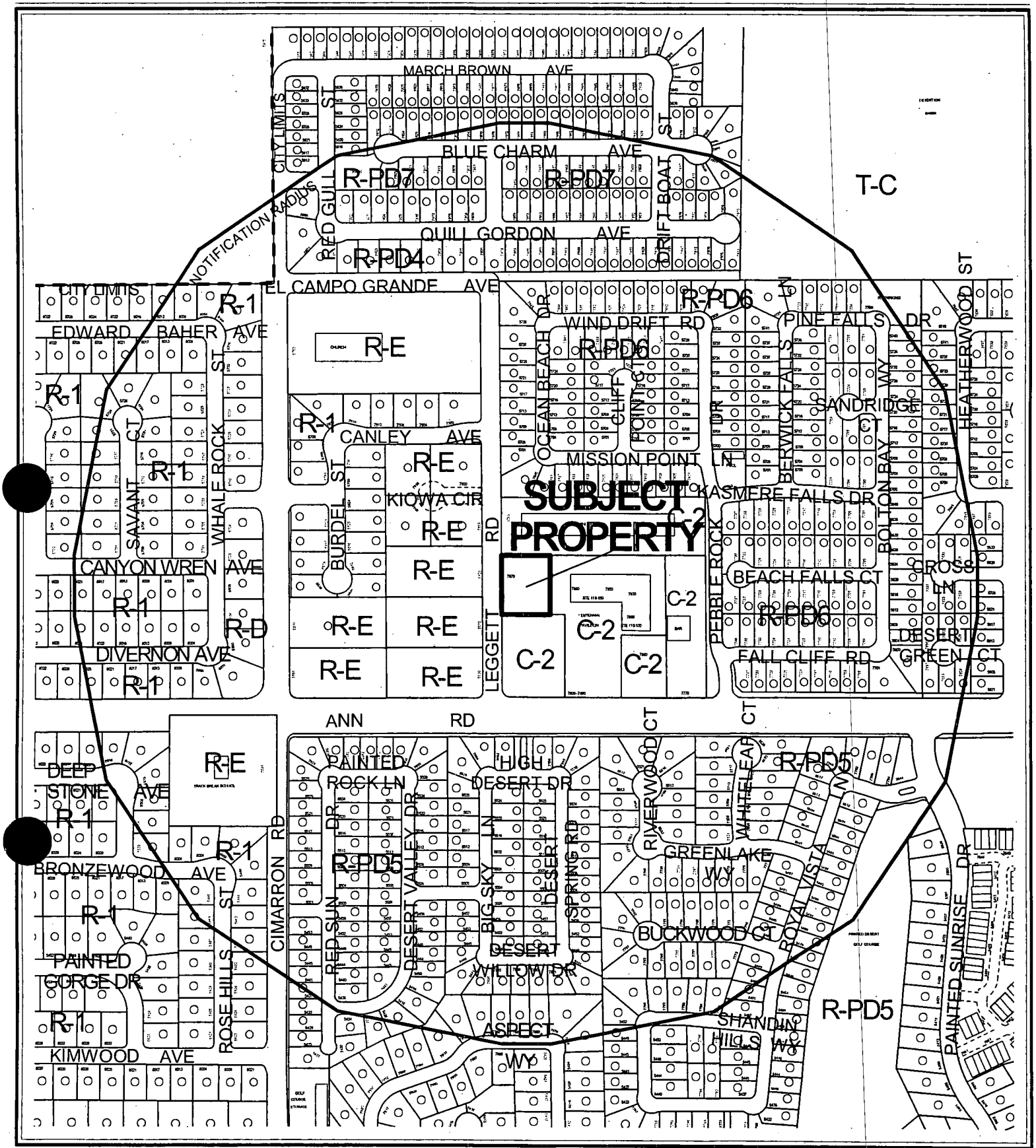
REESE – Motion to Accept the WITHDRAWAL Without Prejudice of Item 103 [ZON-3219] and Item 104 [SDR-3220], to TABLE Item 90 [VAR-3360] and Item 91 [SDR-3284], HOLD IN ABEYANCE Item 78 [DIR-3451], Item 79 [ZON-3241] to 2/18/2004 and Item 83 [MOD-3069], Item 84 [SDR-3072], Item 93 [SUP-3315] and Item 100 [SUP-3394] to 3/3/2004 – UNANIMOUS

MINUTES:

COUNCILMAN MACK added abeyance of Item 83 [MOD-3069] and Item 84 [SDR-3072] to allow the developer to incorporate 10 acres just purchased into the project and work with the neighbors for that inclusion and Item 93 [SUP-3315] while issues and conditions are being worked on with neighbors to 3/3/2004.

There was no further discussion.

(1:15 – 1:28)



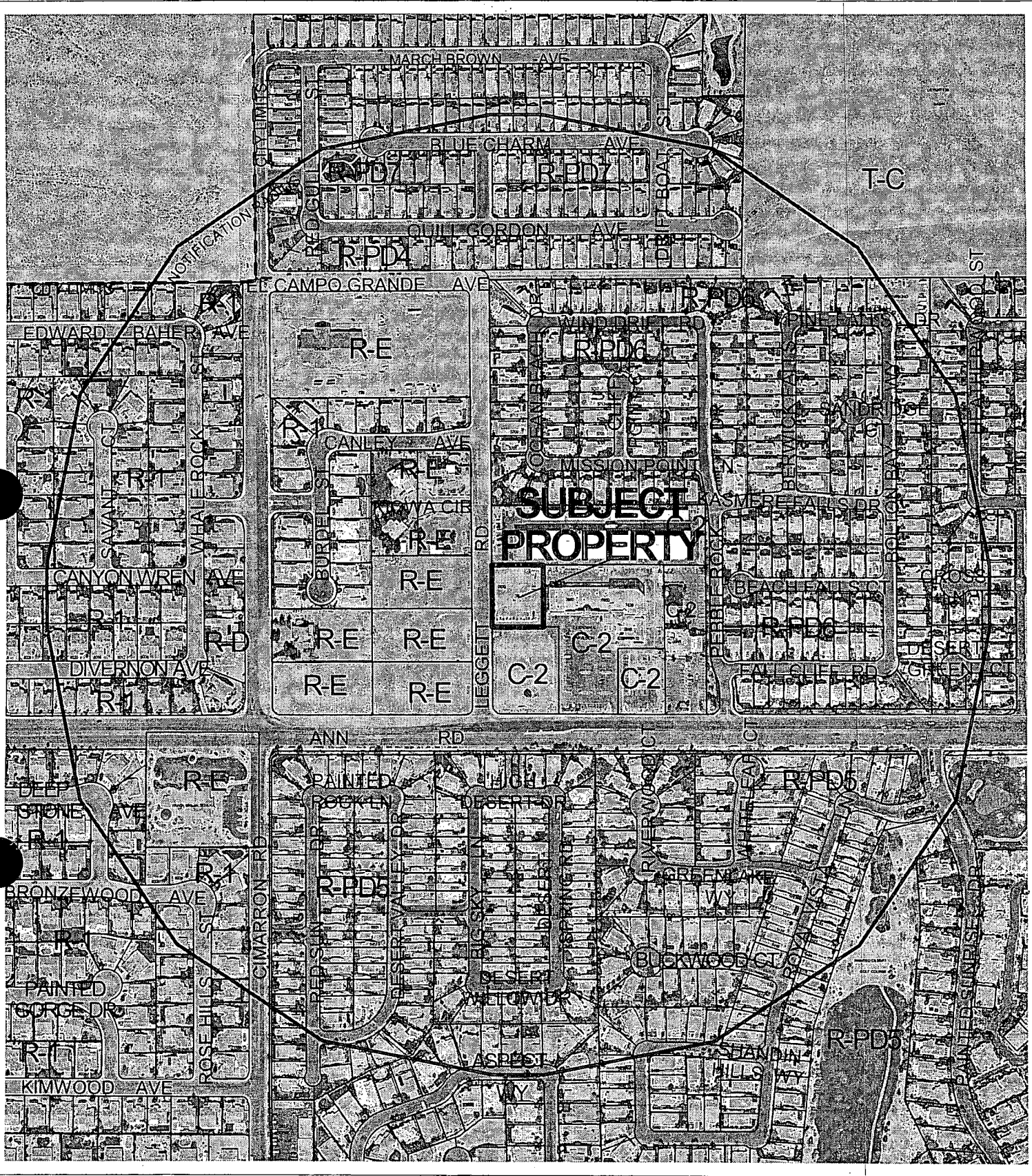
CASE: **SUP-3315**

RADIUS: 1320 FT

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

0 200 400 Feet

N



CASE: SUP-3315

RADIUS: 1320 FT

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

0 200 400 Feet

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SUP-3315 - BUMPER MEDIC ON BEHALF OF SUN WEST

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 21, 2004 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST.

** CONDITIONS **

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The approval shall be subject to a one year review as a public hearing by the Planning Commission after the issuance of a Certificate of Occupancy.

2. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

3. All disabled or wrecked vehicles shall be stored in an area that is screened form view from the surrounding properties or adjoining streets.

4. Openings in service bays shall not face public right-of-way and shall be designated to minimize visual intrusion into adjoining parcels.

5. All repair work shall be performed within an enclosed building.

6. Conformance to the definition under Title 19.20 for Auto Paint and Body Shop use.

7. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [Z-0058-76(4)].

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for an Auto Paint and Body Shop at 7870 West Ann Road.

B) Applicant's Justification

The applicant's justification letter states that BumperMedic will be a benefit to the city of Las Vegas and its residents because they provide an economical service to customers and abide with environmental standards.

BACKGROUND INFORMATION

A) Previous Actions

10/23/75 The Board of Zoning Adjustment approved to revise a plot plan of an approved Variance (V-0002-75) to allow the construction of structures relating to existing livestock uses on the site.

02/26/76 The Board of Zoning Adjustment approved a Variance (V-0012-76) to allow a restaurant on an adjacent site.

10/06/76 The Board of City Commissioners approved a Rezoning (Z-0058-76) from R-E (Residence Estates) to C-2 (General Commercial) on the subject site as part of a larger request. The Planning Commission recommended approval.

11/06/91 The City Council granted an appeal of a Board of Zoning Adjustment denial, thereby approving a Special Use Permit (U-0188-91) to allow a tavern in conjunction with an existing restaurant on an adjacent site. Subsequent Review of Condition and Required Review applications allowed the sale of alcohol 24 hours a day.

12/01/93 The City Council denied an appeal of a Board of Zoning Adjustment denial, thereby denying a Special Use Permit (U-0224-93) for an automated car wash and to allow the sale of beer and wine for off-premise consumption in a proposed convenience store on the subject site.

10/18/00 The City Council approved a Site Development Plan Review [Z-0058-76(4)] for a commercial center on the subject site. At the same meeting, the City Council denied a Variance (V-0061-00) to allow a 0-foot rear yard setback for a proposed mini-storage facility and Special Use Permits (U-0141-00) for gasoline sales and (U-0142-00) for the sale of off-premise beer and wine consumption.

03/07/01 The City Council denied an appeal of a Planning Commission denial for a 60-foot high wireless communication monopole.

12/18/03 The Planning Commission voted 5-0-1 to recommend APPROVAL (PC Agenda Item #25/al).

B) Pre-Application Meeting

10/07/03 The definition of auto paint and body shop was discussed. The applicant also explained that an auto use exists in the adjacent suite.

C) Neighborhood Meetings

No neighborhood meeting was conducted or required with respect to this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.63

B) Existing Land Use

Subject Property:	Undeveloped pad in a commercial center
North:	Single Family Dwellings
South:	Single Family Dwellings
East:	Single Family Dwellings
West:	Undeveloped and Single Family Dwellings

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	R-PD 6 (Residential Planned Development – 6 Units Per Acre)
South:	R-PD 5 (Residential Planned Development – 5 Units Per Acre)
East:	R-PD 6 (Residential Planned Development – 6 Units Per Acre)
West:	R-E (Residence Estates)

E) General Plan Compliance

The existing general plan designation does not conform to the existing zoning district. The L (Low Density Residential) category of the Centennial Hills Sector Plan 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 recreational facilities, schools and churches are allowed in this category.

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Auto Repair Garage	2,394 SF.	5 spaces plus 1/200 GFA	17	See below	24	See below
Handicap breakdown			16	1	23	1

The subject site is located within a commercial subdivision, which enjoys the benefits of shared parking. A Tenant Improvement permit has been issued for the adjoining suite, therefore it is probable that the two uses in this structure generate a higher parking demand than what is provided on the pad site. Even though the pad site is deficient in spaces, customers may utilize the 223 parking spaces provided within the overall site.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Auto Paint and Body Shop use.

B) General Analysis and Discussion

- Zoning

An Auto Paint and Body Shop is permitted in a C-2 (General Commercial) zone with approval of a Special Use Permit.

- Use

Title 19.20 defines an Auto Paint and Body Shop use as a facility for collision services including body, frame or fender straightening or repair and painting of vehicles in an appropriate paint booth.

- Conditions

No minimum conditions apply to an Auto Paint and Body Shop in a C-2 (General Commercial) zone. However, it is prudent to establish conditions to ensure that proposed use does not negatively impact the surrounding area. The following conditions are proposed:

1. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.

2. All disabled or wrecked vehicles shall be stored in an area that is screened form view from the surrounding properties or adjoining streets.

3. Openings in service bays shall not face public right-of-way and shall be designated to minimize visual intrusion into adjoining parcels.

4. All repair work shall be performed within an enclosed building.

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 Auto Paint and Body Shop can be conducted in a harmonious and compatible manner with the surrounding area with implementation of the recommended conditions.

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

   The subject site's inclusion in a commercial subdivision ensures that both access and parking will be sufficient to accommodate the demands the use imposes on the site.

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

The site has access to Ann Road, a fully developed 100-foot primary arterial, via internal commercial center access aisles.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

The proposed development will be subject to the Uniform Building Code, and business licensing requirements, therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

At the Planning Commission hearing there was one speaker with questions. The Planning Commission added Condition #1.

NOTICES MAILED 649 by City Clerk

APPROVALS 0

PROTESTS 2

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3315 APN: _____

Name of Property Owner: _____

Name of Applicant: Bumper Medic

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: D. L. Colletti

Print Name: Daniel S. Colletti

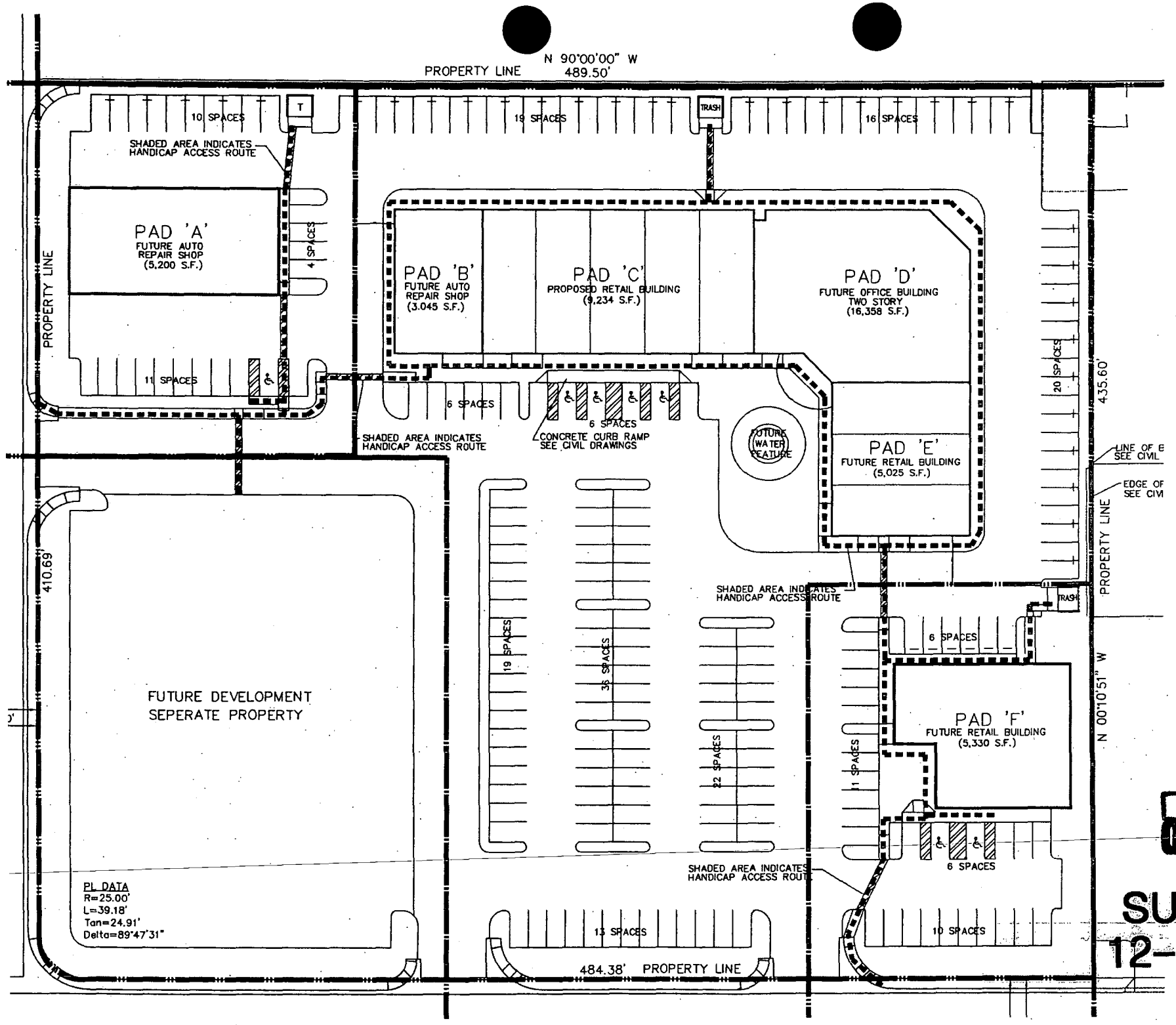
Subscribed and sworn before me

This 30th day of September, 2003

Carol A. Walters

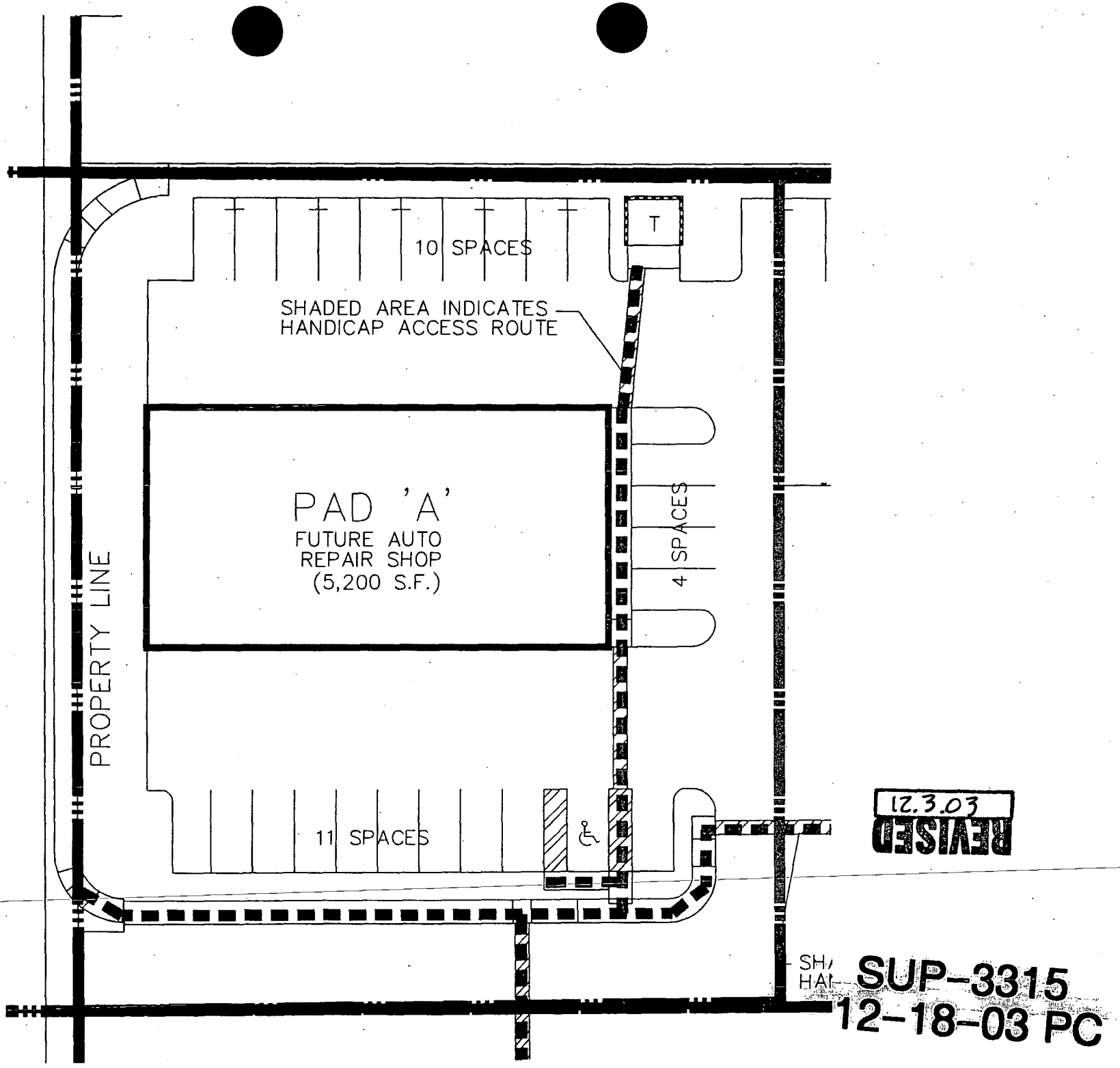
Notary Public in and for said County and State

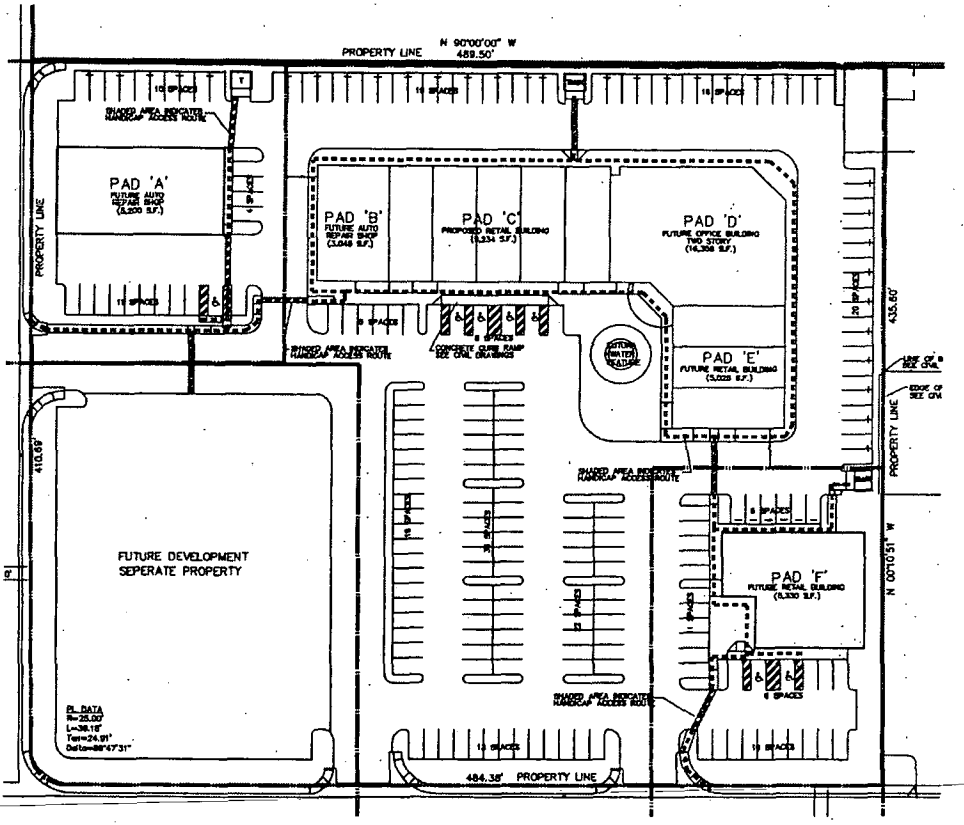
Notary Public - State of Nevada
County of Clark
CAROL A. WALTERS
My Appointment Expires
No: 01-71259-1 October 10, 2005



12.3.03
REVISED

SUP-3315
12-18-03 PC


10 SPACES
T
SHADED AREA INDICATES
HANDICAP ACCESS ROUTE
PAD 'A'
FUTURE AUTO
REPAIR SHOP
(5,200 S.F.)
4 SPACES
PROPERTY LINE
11 SPACES
12.3.03
REVISED
SUP-3315
12-18-03 PC



FLOOR PLAN

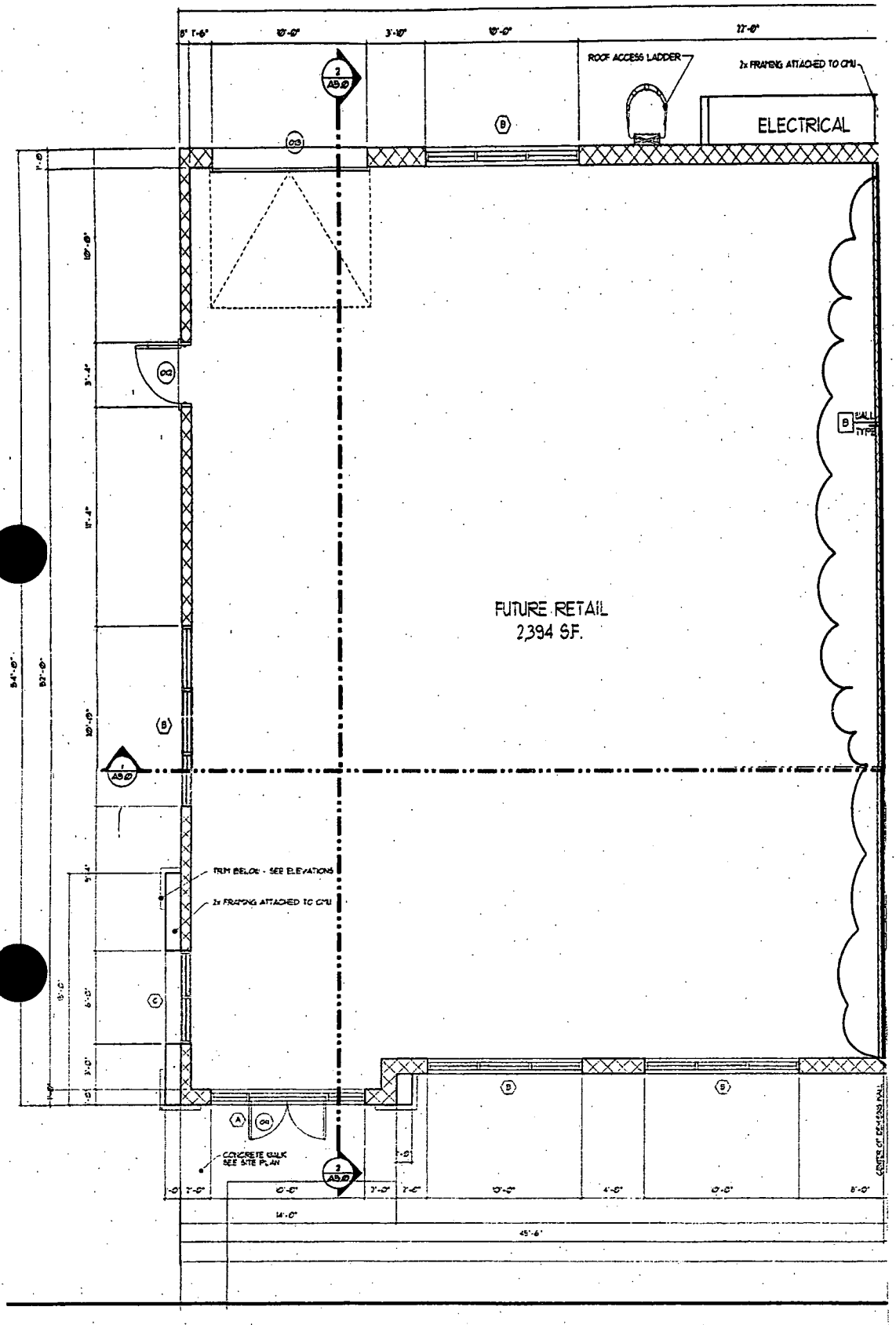
REVISED
12.3.03

SUP-3315
12-18-03 PC

HANDICAP ACCESS PLAN

SPANISH STEPS PLAZA
aka: CENTENNIAL PAVILLIONS
LAS VEGAS, NEVADA

A1.1



STAFF

SUP-3315
12-18-03 PC

SUP-3315 - BUMPER MEDIC ON BEHALF OF SUN WEST
7870 WEST ANN ROAD
DECEMBER 18, 2003 PLANNING COMMISSION

12/4/03

City of Las Vegas

Agenda Item No. 94

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3285 - LAS VEGAS BILLBOARDS ON BEHALF OF NEVADA RECYCLING CORPORATION** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located adjacent to the southeast corner of Highland Drive and Western Avenue (APN: 162-04-703-001), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 1/8/2004 Planning Commission meeting Item 38

MOTION:
MONCRIEF – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because his son ERIC GOODMAN is representing the applicant and someone in his law firm is negotiating with a billboard company and MACK abstaining at the recommendation of the City Attorney because of the closeness of the relationship since ERIC GOODMAN'S partner performs legal work for him with iPolitix and Las Vegas Previews

MINUTES:
MAYOR GOODMAN declared the Public Hearing open and disclosed his abstention.

ATTORNEY ERIC GOODMAN, 520 South Fourth Street, appeared on behalf of the applicant and requested that the Planning Commission and staff recommendations for approval be followed.

TODD FARLOW, 240 N. 19th Street, asked that staff make sure that the property is well maintained. ATTORNEY GOODMAN assured the Council that it would be maintained.

No one appeared in opposition.

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 94 – SDR-3263

MINUTES – Continued:
There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.
(2:08 – 2:11)
2-2259

CONDITIONS:
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.

2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Only one advertising sign is permitted per sign face.

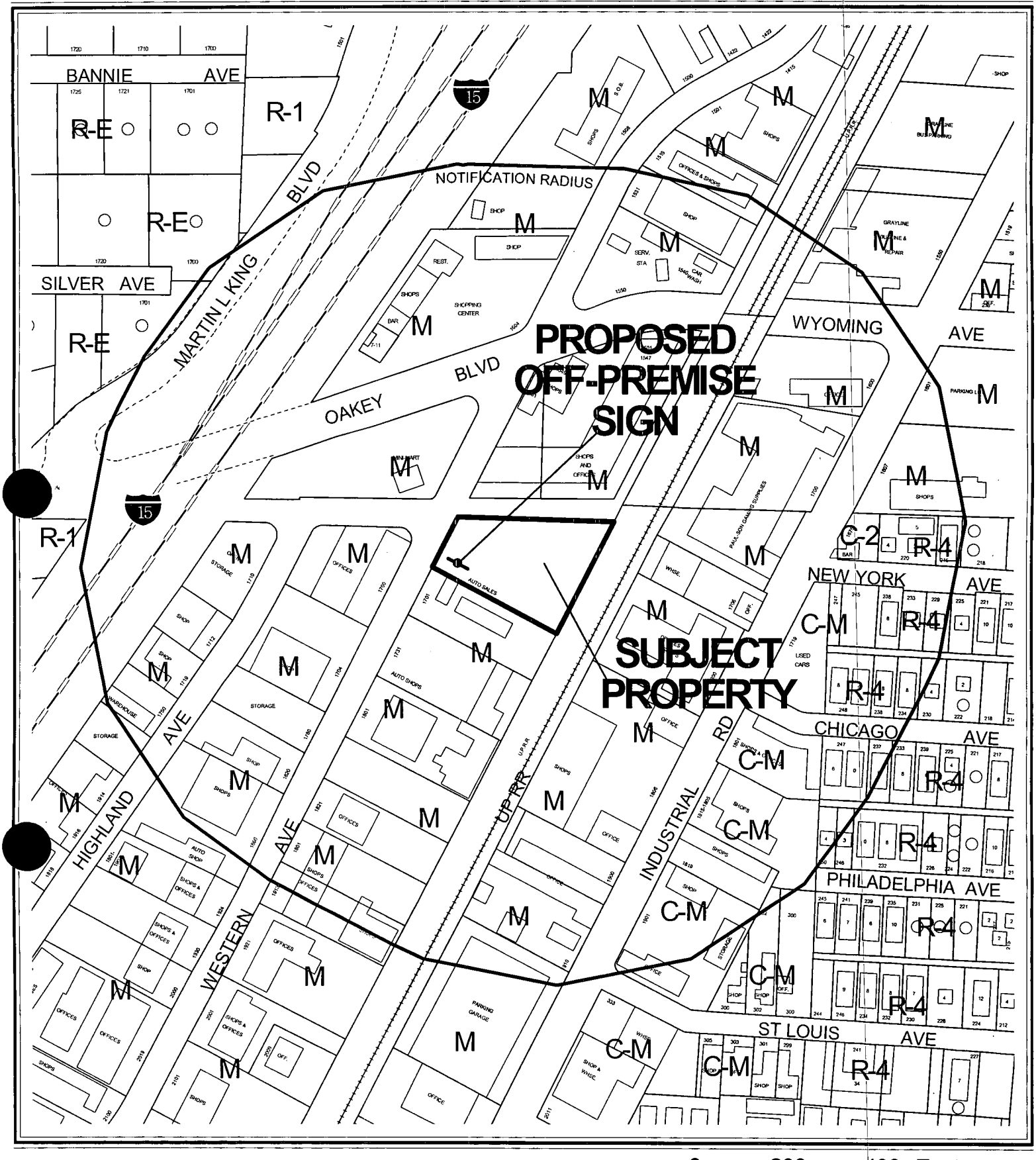
5. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

6. If the Off-Premise Advertising Sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

7. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

8. The proposed billboard shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.



CASE: **SUP-3285**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet

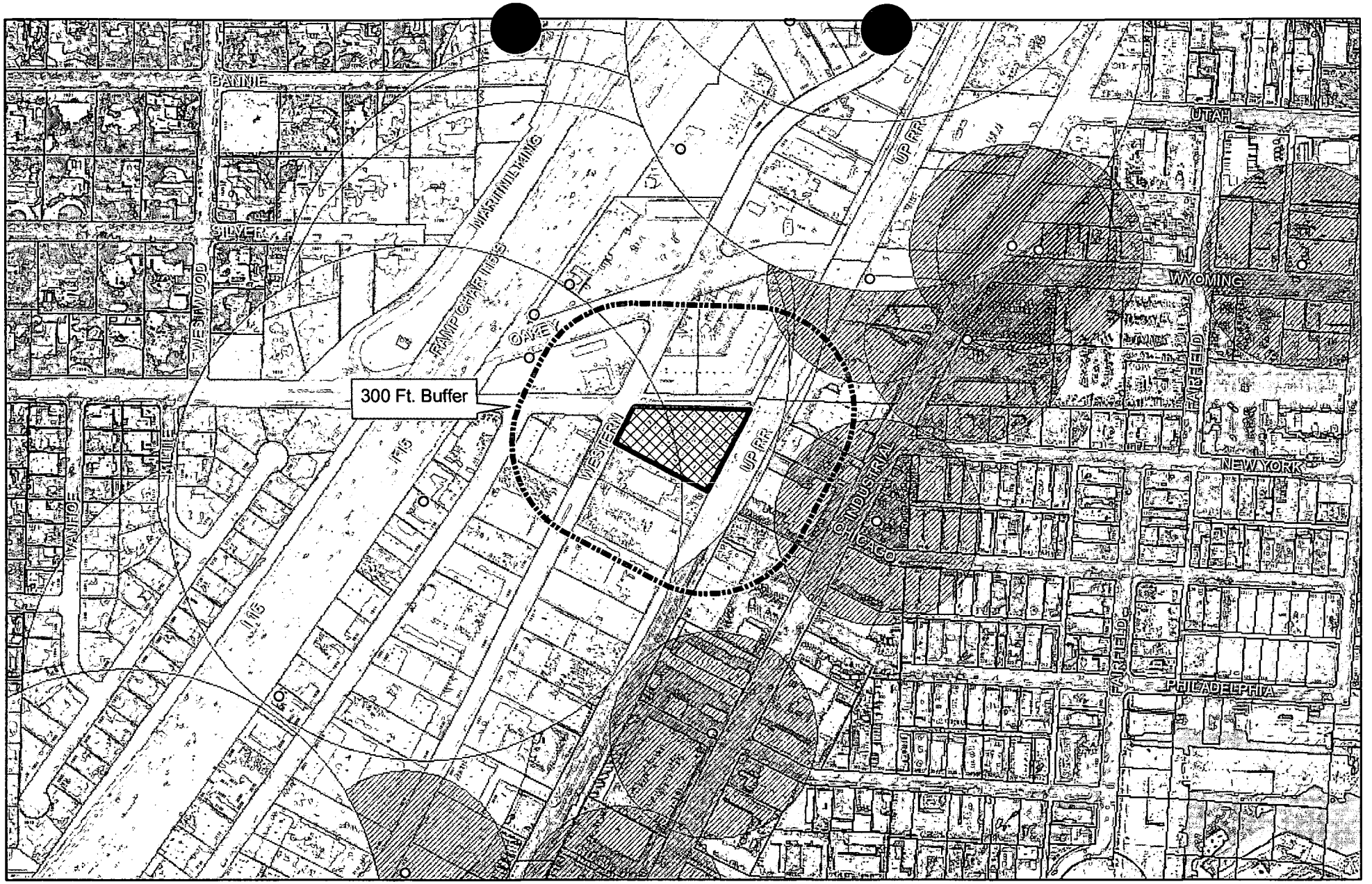
CASE: **SUP-3285**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet

N



SUP-3285

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3285 - LAS VEGAS BILLBOARDS ON BEHALF OF NEVADA RECYCLING CORPORATION

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.

2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. Only one advertising sign is permitted per sign face.

5. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.

6. If the Off-Premise Advertising Sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

7. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

8. The proposed billboard shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign located adjacent to the southeast corner of Highland Drive and Western Avenue.

B) Applicant's Justification

The applicant's justification letter indicates that the proposed billboard structure meets or exceeds all zoning requirements, including setbacks, and separation distance requirements. Further, the parcel is M (Industrial) zoned and surrounded by other M (Industrial) zoned properties.

BACKGROUND INFORMATION

A) Previous Actions

10/21/92 The City Council approved a Special Use Permit (U-0225-92) to allow an Automobile Pawn business on the subject site. The Board of Zoning Adjustment recommended approval on September 22, 1992. The Planning and Development Department staff recommended approval. A Business Licensing inspection conducted on January 6, 2003 indicated that the auto auction and sales use was out of business; therefore, the license was expired. The automobile towing business is the only current operating business on the subject site.

04/16/03 The City Council approved a Required Five-Year Review (RQR-1704) and (RQR-1708) of an approved Variance [V-0024-88(2)] and [V-0026-88(2)] which allowed a 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at a height of 65 feet, where 40 feet is the maximum height allowed and to allow the sign to be 730 feet from another Off-Premise Advertising (Billboard) Sign where 750 feet is the minimum distance separation required at 1716 Highland Avenue and 2002 Highland Avenue, which is approximately 650 feet and 1,300 feet southwest of the subject site, respectively. The Planning Commission recommended approval on February 27, 2003. Planning and Development Department staff recommended denial of both applications.

01/08/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #38/tb).

B) Pre-Application Meeting

09/04/03 Special Use Permit submittal requirements were discussed including required revisions to the submitted site plan. In addition, Off-Premise Advertising (Billboard) Sign design and locational requirements were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.55

B) Existing Land Use

Subject Property:	Automobile Towing business
North:	Retail shops and offices
South:	Building Supplies and Hardware sales business
East:	Print Shop, Office/Industrial Complex
West:	Office Complex

C) Planned Land Use

Subject Property:	LI/R (Light Industry / Research)
North:	LI/R (Light Industry / Research)
South:	LI/R (Light Industry / Research)
East:	LI/R (Light Industry / Research)
West:	LI/R (Light Industry / Research)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

The subject site is designated LI/R (Light Industry / Research) on the Southeast Sector Map of the General Plan. The M (Industrial) zoning designation, which is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses, is in compliance with the LI/R (Light Industry / Research) category of the General Plan.

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

The subject site is not located within any special districts or planned development area.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

The proposed Off Premise Advertising (Billboard) Sign will not create additional parking demand on-site, nor is the sign proposed to occupy any required on-site parking spaces; therefore, parking requirements are not effected by the subject land use application.

A2) Minimum Distance Separation Requirements

Pursuant to Title 19.04, the following Standards apply to the subject proposal:

Standards	Code Requirement	Proposed	Compliance
Location	No Off-Premise Signs in the right-of-way	Sign is not in right-of-way	Y
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in M Zoning District	Y
Off-premise sign area (max.)	672 SF	672 SF	Y
Separation distance from other Off-Premise Sign (min.)	300 Feet	385 Feet	Y
Separation distance from "U" or "R" zoning district	300 Feet	790 Feet	Y
Off-Premise Sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet	Y
Setbacks (min.)	50 Feet from nearest ROW intersection	83 Feet	Y

The subject sign meets minimum Code requirements for location provisions, in addition to size, height, and distance separation requirements from residential zones and other Off-Premise Signage.

B) General Analysis and Discussion

- Zoning

An Off-Premise Advertising (Billboard) Sign is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit. The subject property is M (Industrial) zoned and is located on the east side of Western Avenue, south of Highland Drive, which is outside of the Off-Premise Sign Exclusionary Zone.

- Use

Off-Premise Signs are considered a principal land use rather than incidental to an existing land use. Off-Premise Signs generally produce revenue to the property owner as a land use as compared to on-premise signs, which in return does not produce revenue but are incidental to a revenue-producing land use. However, because of the special characteristics of Off-Premise Signs as compared to other types of land uses and structures, certain qualifications and requirements are set forth in connection with off-premise signs as a permitted use in certain zoning districts. This type of sign is a privilege and must be compatible with the surrounding area and fit properly onto the proposed site. In this instance, the proposed Off-Premise Sign is compatible with the surrounding area as the subject site and surrounding areas are M (Industrial) zoned and designated on the General Plan as Light Industry / Research. In addition, the proposed sign location meets all minimum distance separation requirements, is not located within any special planned areas or land use districts, and is not located within the Off-Premise Advertising (Billboard) Sign exclusionary zone.

- Conditions

In addition to the minimum distance separation conditions as listed under section A.a-2 section of this report, Title 19.14.100(D) specifies the following additional provisions regarding Off-Premise Advertising Signs:

1. All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view. Display surface panels which are removed for the purpose of changing the advertising message shall be replaced within thirty days with display panels containing a new advertising message or uniformly painted blank panels.

2. All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.

3. For any Off- Premise Sign that is proposed within six hundred sixty feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.

4. No sign certificate shall be issued for an individual Off-Premise Sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

   a. An accurate site plan of the lot, at the scale the Director requires;
   b. The location of buildings, parking lots, driveways and landscaped areas on the lot;
   c. An accurate indication of the location of all existing and proposed off-premise signs; and
   d. Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.

5. The permittee or holder of a sign certificate shall notify the Director of any significant change in the characteristics of an off-premise sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director may require.

If approved, a condition has been recommended that conformance to all minimum requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements which includes the above conditions. Additional conditions have been recommended if this application is approved to ensure the billboard and the property are properly maintained.

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 Off-Premise Advertising (Billboard) Sign can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as the subject property and surrounding properties are M (Industrial) zoned which is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. Further, the General Plan designation of surrounding properties is LI/R (Light Industry/Research), which establishes that the future land uses will remain industrial.

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

Currently, the subject site is utilized as an automobile towing business. The addition of the Off-Premise Advertising (Billboard) Sign will not change the primary use on the subject site. The sign will physically be located adjacent to an internal wall next to the vehicle storage area, which will not effect on-site parking requirements. In addition, the sign is proposed in an area that is outside of the minimum distance separation requirements between other Off-Premise Signs or Residential zones, while maintaining minimum setback requirements from the right-of-way and the nearest street intersection; therefore, the subject site is physically suitable for the type and intensity of land use proposed.

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 adjacent to Western Avenue, which is a dedicated 65-foot wide right-of-way. The proposed use will not generate any additional traffic demand.

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 Off-Premise Sign would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

NOTICES MAILED 58 by City Clerk

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3285 APN: 162-04-703-001

Name of Property Owner: NEVADA RECYCLING CORP

Name of Applicant: LAS VEGAS BILLBOARDS

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: David Baldwin

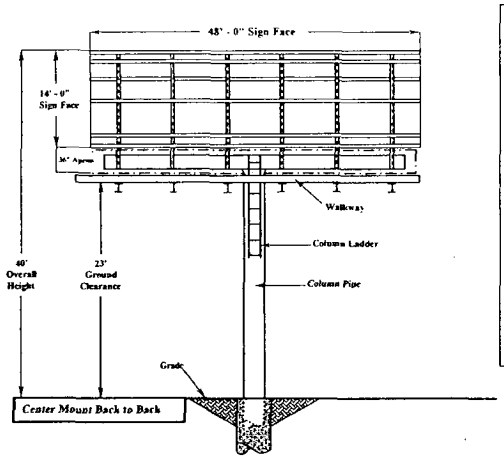
Print Name: David Baldwin

Subscribed and sworn before me

This 26 day of August, 2003

Notary Public in and for said County and State

LYNN COPRIVIZA
Notary Public State of Nevada
No. 01-71339-1
My appt. exp. Oct. 22, 2005



PROPERTY OWNER:	NEVADA RECYCLING CORP. P.O BOX 15430 LAS VEGAS, NV 89104
PROPERTY LOCATION:	S/E CORNER OF HIGHLAND DR. & WESTERN AVE. LAS VEGAS, NV 89102
CONTACT:	STEVE RANNEY @ LAS VEGAS BILLBOARDS 5665 S. VALLEY VIEW BLVD. LAS VEGAS, NV 89118 837-7822

APN: 162-04-703-001
ZONED: M
14' x 48' CENTER MOUNT BACK TO BACK
40' OVERALL HEIGHT
NO ADJACENT ON-PREMISE SIGN WITHIN 100'
NO OTHER OFF-PREMISE SIGN WITHIN 750'
NO R-E ZONE WITHIN 300'
SCALE 1" = 30'

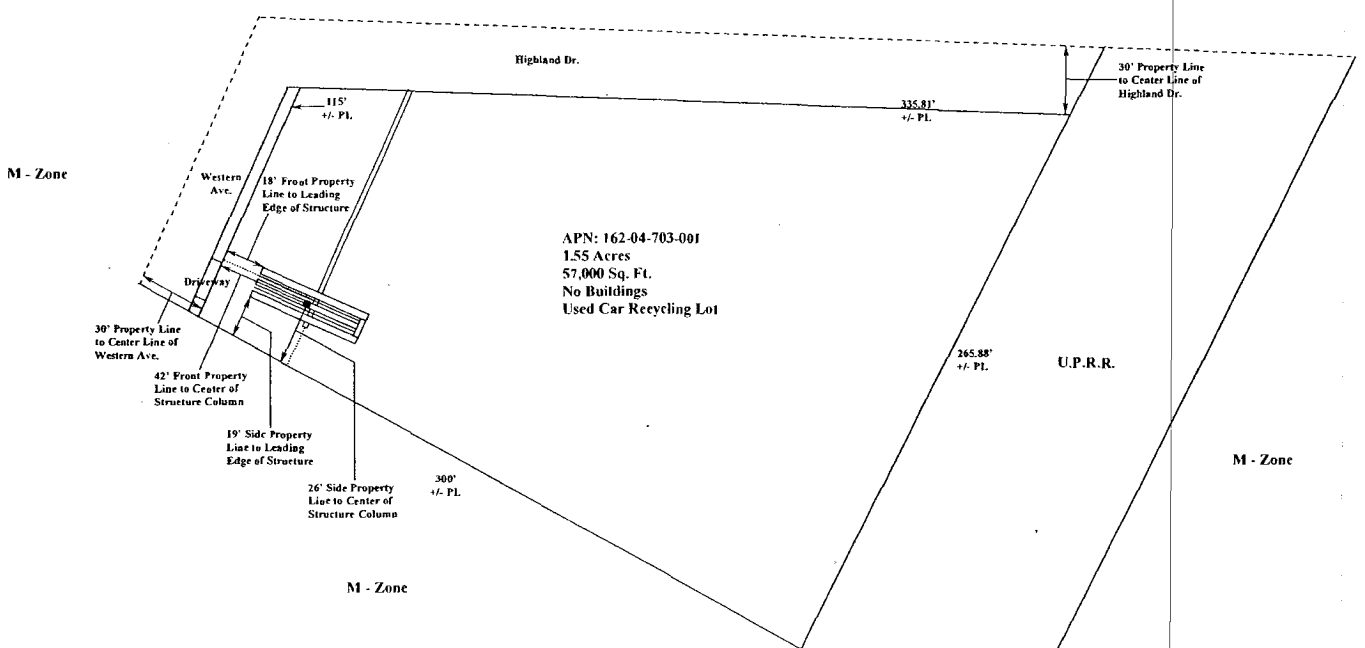
NORTH

SIGN ANALYSIS TABLE

TYPE OF SIGN:	14' X 48' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
SIGN WIDTH:	48' OVERALL WIDTH
SIGN AREA:	672' SQUARE FT.
ILLUMINATION TYPE:	HALLOGEN LIGHTING
ANIMATION:	NONE

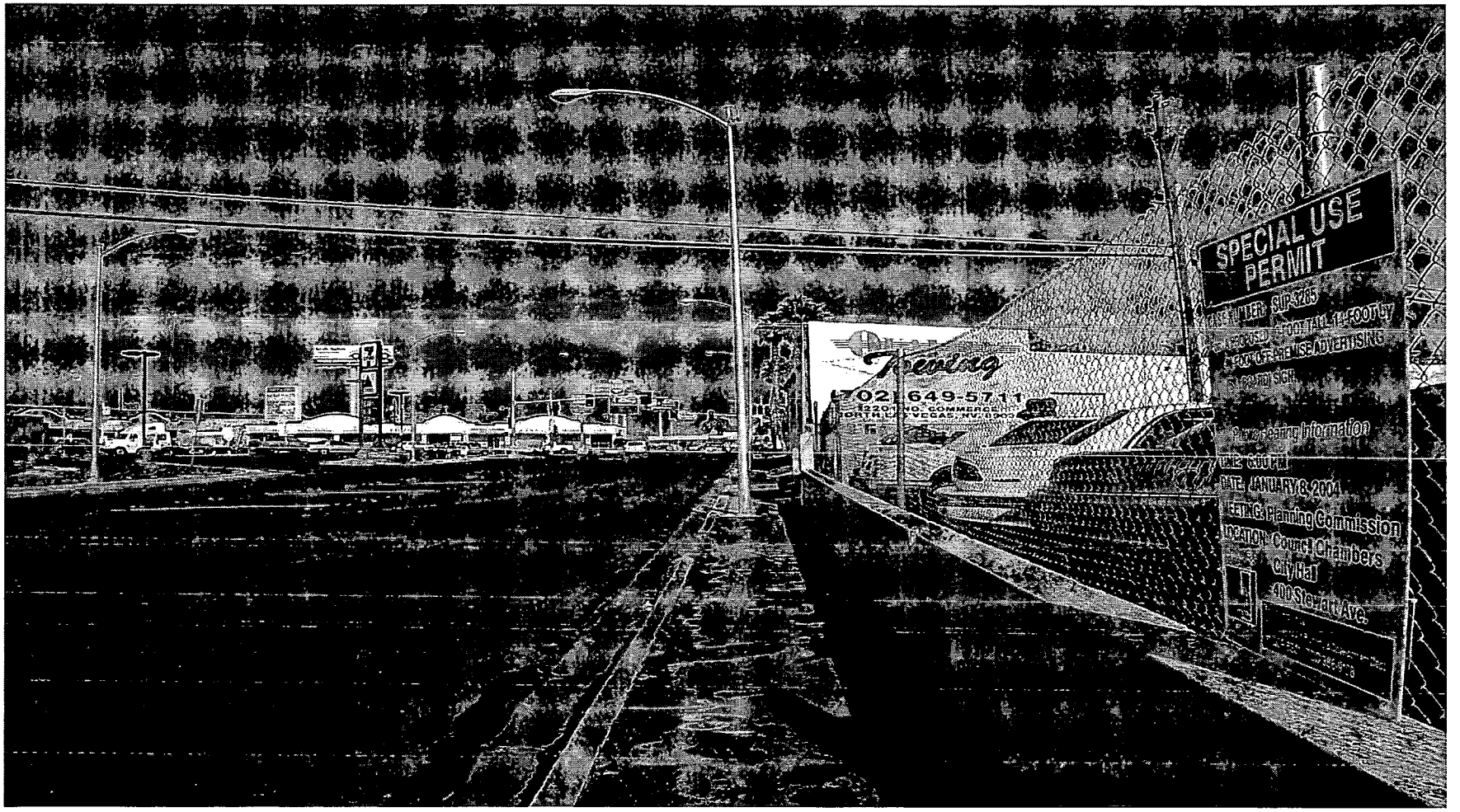
LOCATION:
18' FRONT SETBACK FROM WESTERN AVE. TO LEADING EDGE OF SIGN.
42' FRONT SETBACK FROM WESTERN AVE. TO CENTER OF COLUMN.
19' SIDE SETBACK FROM NORTH PROPERTY LINE TO LEADING EDGE OF COLUMN.
26' SIDE SETBACK FROM NORTH PROPERTY LINE TO CENTER OF COLUMN.

M - Zone



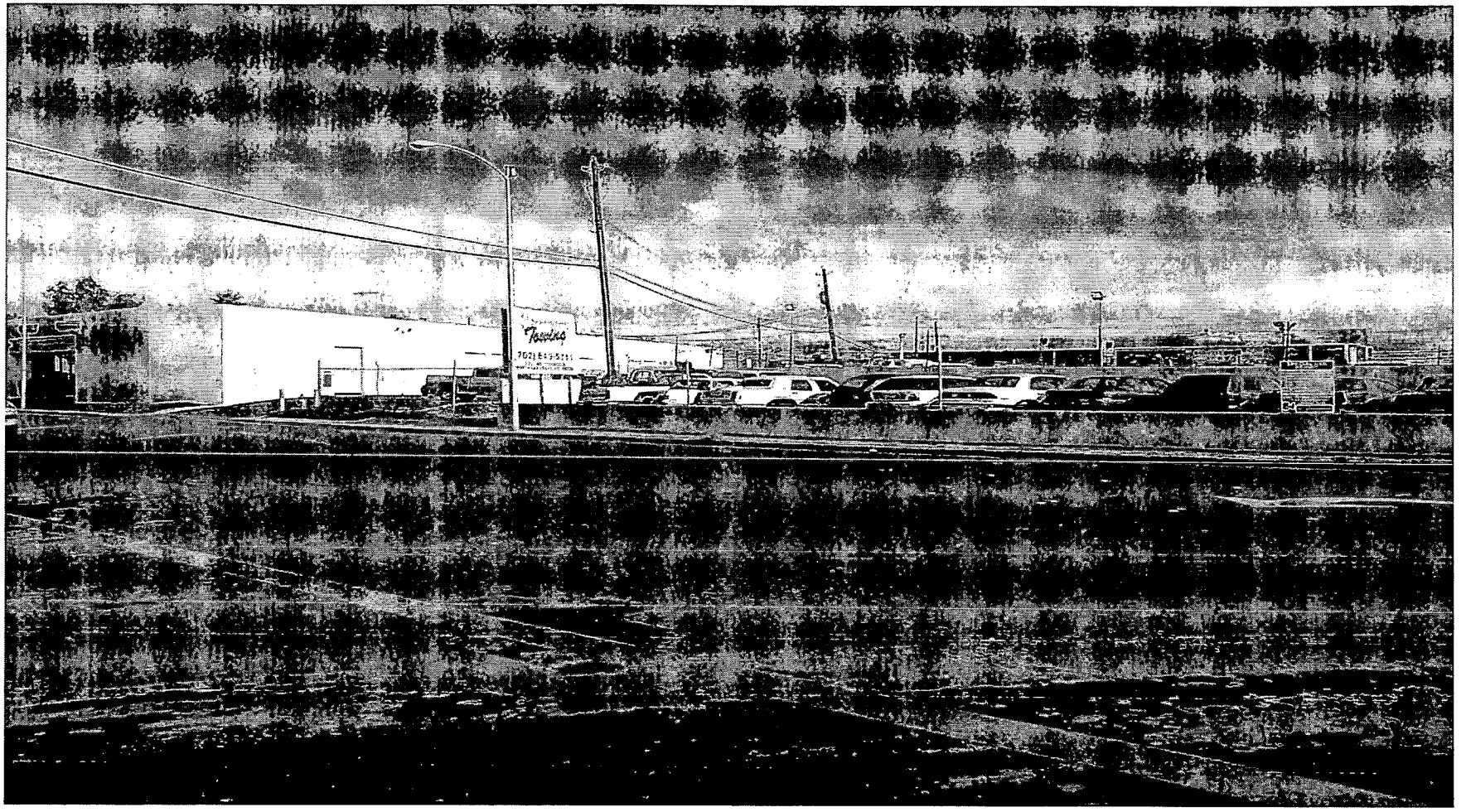
SUP-3285

01-08-04 PC



SUP-3285 - LAS VEGAS BILLBOARDS ON BEHALF OF NEVADA RECYCLING CORPORATION
SOUTHEAST CORNER OF HIGHLAND DRIVE AND WESTERN AVENUE
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



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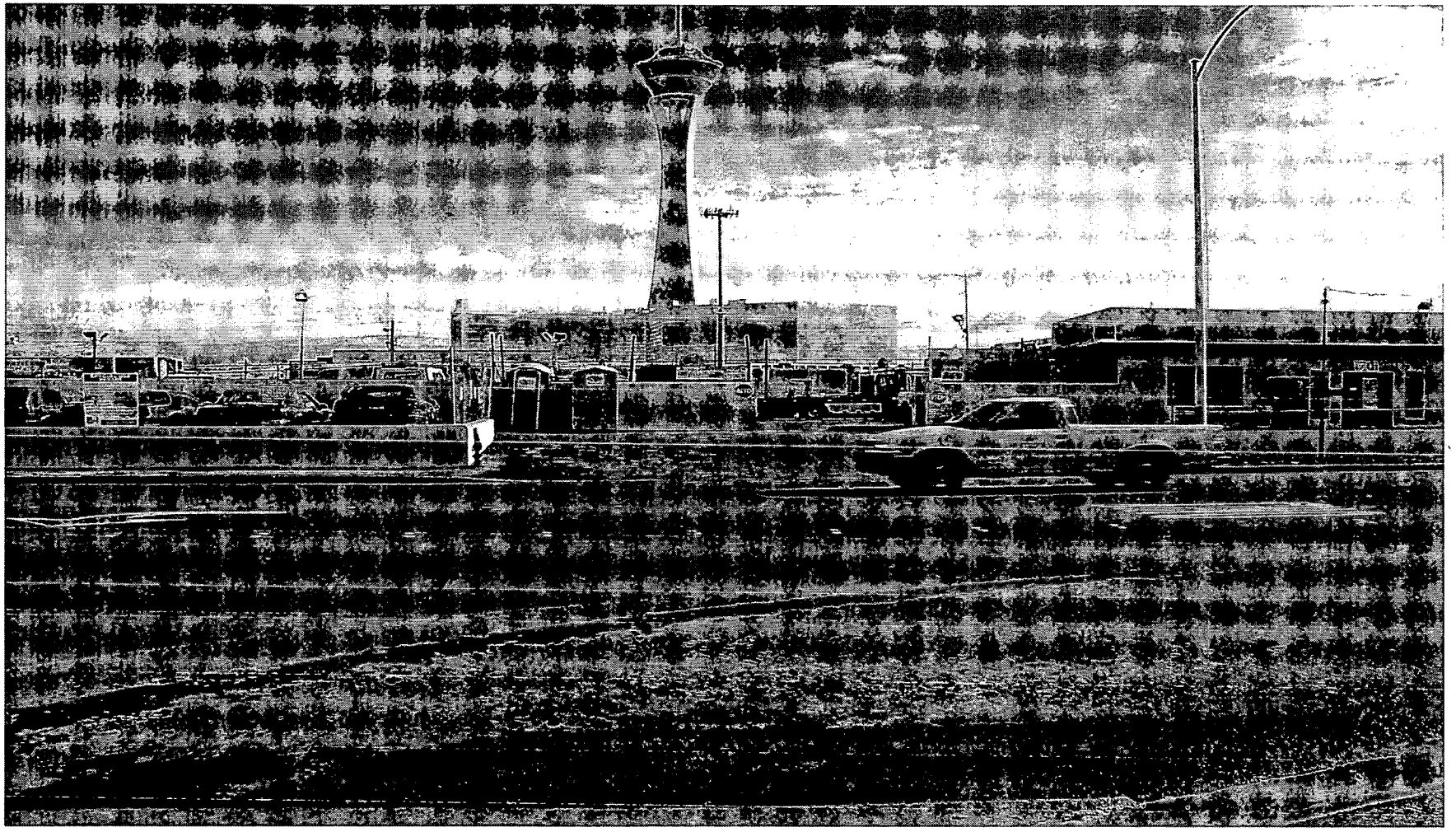
12/29/03



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SOUTHEAST CORNER OF HIGHLAND DRIVE AND WESTERN AVENUE
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 95

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3359 - STERLING S DEVELOPMENT ON BEHALF OF QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR PROPOSED PRIVATE STREETS on property adjacent to the northeast corner of Maverick Street and Racel Street (APN: 125-11-704-001), R-E (Residence Estates) Zone, Ward 6 (Mack). The Planning Commission (4-0-2 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 1/8/2004 Planning Commission meeting Item 39

MOTION:
MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

LORA DREJA, 2727 South Rainbow Boulevard, appeared on behalf of the straightforward applications for private streets within a 17-lot subdivision. She concurred with all conditions.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:11 – 2:12)

2-2377

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 95 – SUP-3359

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Private Street use, including the identification of the portion of the site containing the Private Street as a common lot.

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.

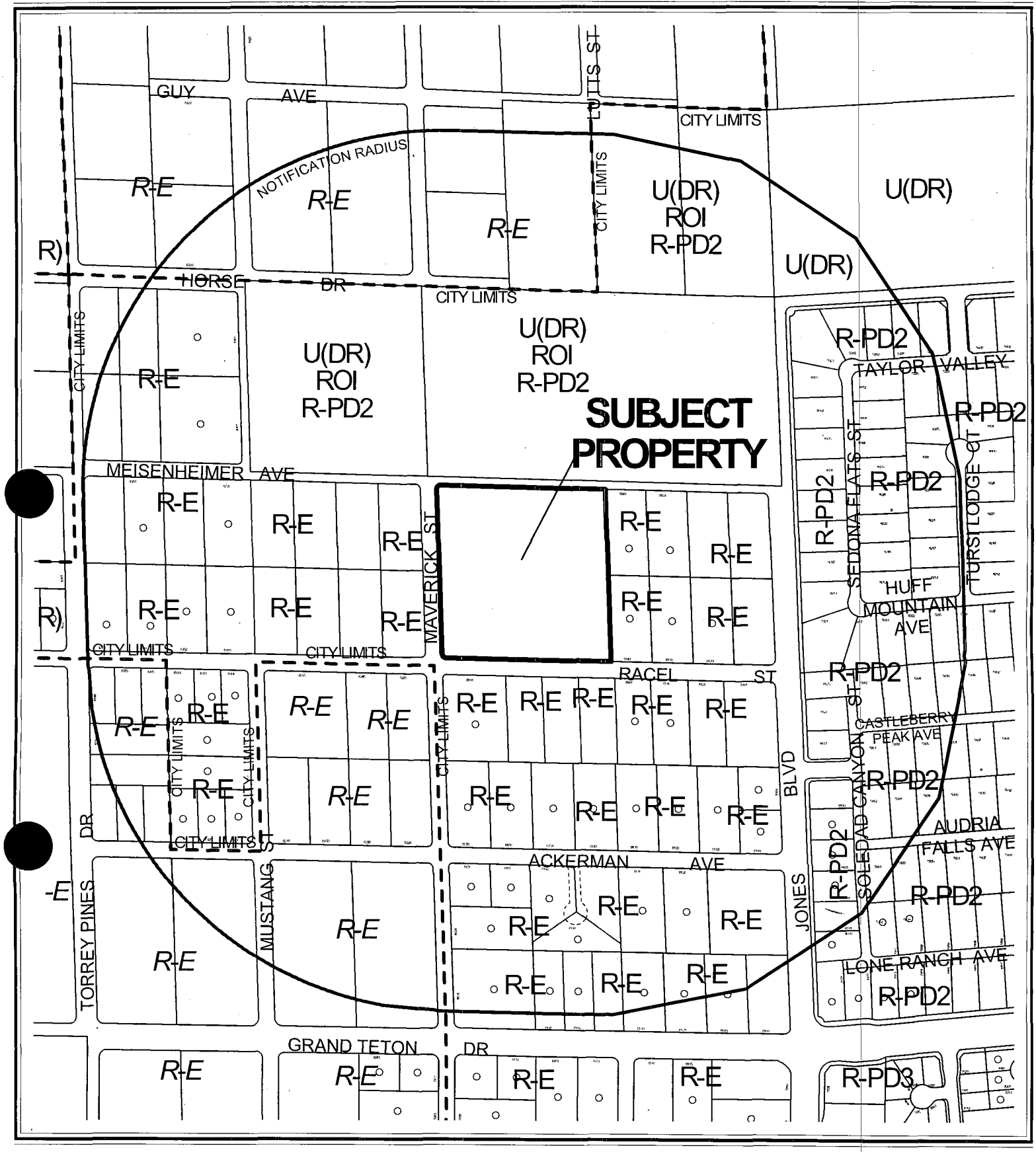
3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

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

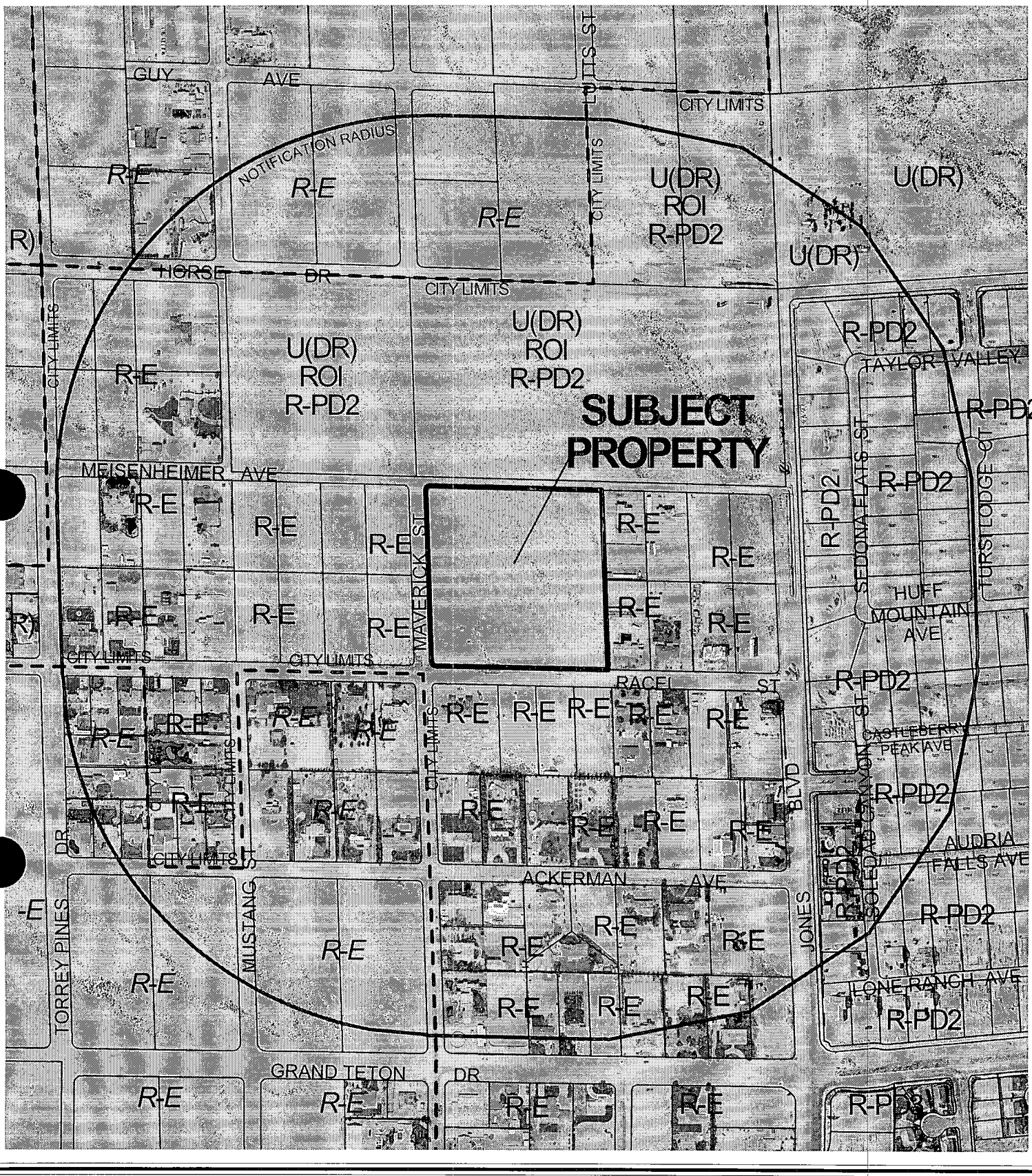


CASE: **SUP-3359**

RADIUS: 1320 FT

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

0 300 600 Feet



0 300 600 Feet

CASE: **SUP-3359**

RADIUS: 1320 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3359 - STERLING S DEVELOPMENT ON BEHALF OF QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (4-0-2 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Private Street use, including the identification of the portion of the site containing the Private Street as a common lot.

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.

Public Works

4. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for Private Streets within a proposed single-family residential development on 9.34 acres adjacent to the northeast corner of Maverick Street and Racel Street.

B) Applicant's Justification

The applicant has justified this request by stating that the low traffic volumes that are anticipated from a 14-lot single-family residential development make the development of wide public streets unwarranted within the development.

BACKGROUND INFORMATION

A) Previous Actions

There is no relevant case history associated with this parcel.

01/08/04 The Planning Commission voted 4-0-2 to recommend APPROVAL (PC Agenda Item #39/gl).

B) Pre-Application Meeting

11/07/03 The applicant was advised of the Project of Regional Significance status of this application, and the additional submission requirements generated by that status.

C) Neighborhood Meetings

A Neighborhood meeting is not required for Special Use Permit applications, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	9.34
Net Acres:	

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	DR (Desert Rural Residential)
North:	DR (Desert Rural Residential)
South:	DR (Desert Rural Residential)
East:	DR (Desert Rural Residential)
West:	DR (Desert Rural Residential)

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	U (Undeveloped) Zone [DR (Desert Rural Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units per Acre)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a DR (Desert Rural Density) land use designation, which allows a maximum density of two developed units per acre. The existing R-E (Residence Estates) zoning district is consistent with the DR designation, and the proposed residential development with private streets is a permitted use with the approval of a Special Use Permit.

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

Rural Preservation Neighborhood

Approximately two-thirds of the subject site falls within Rural Preservation Neighborhood 330-foot buffer zones. The eastern half of the site falls within a Rural Preservation Neighborhood buffer generated by the presence of a Rural Preservation Neighborhood immediately to the east of the subject site and located within the City of Las Vegas. The southwestern corner of the site is within a buffer generated by residential estates development located within unincorporated Clark County. Nevada Revised Statute 278 limits residential development within these 330-foot buffer zones to an average density of three residential dwelling units per acre. The development's proposed density of 1.5 dwelling units per acre is within the parameters of the Rural Preservation Neighborhood legislation.

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500 feet of another entity (in this case, Clark County).

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No comments were received as a result of this notification, other than the Flood Control Division of the Department of Public Works has noted that no drainage study is needed as long as the private streets are dedicated as public drainage easements to be privately maintained by the HOA.

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

ANALYSIS

A) Zoning Code Compliance

There are no Zoning Code development standards applicable to Private Street development, other than the conditions listed below.

B) General Analysis and Discussion

- Zoning

  The development of a Private Street within a residential development is a permitted use in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit.

- Use

  The proposed 39-foot wide Private Streets are intended to serve a 14-lot gated community. The Private Street network is also to be considered a public utility easement for the extension of wet and dry utilities into the development.

  The Department of Public Works has noted that this plan does not acknowledge the existence of Maverick Street as part of the overall layout. The applicant has indicated that they will be submitting a Petition of Vacation in conjunction with their Tentative Map to vacate Maverick Street.

- Conditions

  Title 19.04.050 lists several base conditions, which are required for the approval of a Special Use Permit for Private Streets. The following is a list of the base conditions; requirements indicated by an asterisk may not be waived:

1. Unless otherwise approved, every Private Street shall conform to the same design and construction standards required for public streets.

2 The Planning Commission may deny the creation of any other Private Street if, in the Commission's judgment, the Private Street would have any of the following effects:

   a. Negatively affect traffic circulation on public streets;
   b. Impair access to property either on-site of off-site to the subdivision;
   c. Impair access to or from public facilities including schools, parks and libraries; or
   d. Delay the response time of emergency vehicles.

*3. A property owners' association is mandatory for subdivisions developed with Private Streets. The association is responsible for the maintenance of Private Streets.

*4. Private Streets shall be constructed on property separately owned by a property owners' association.

5. The entrances to all Private Streets must be marked with a sign stating that it is a Private Street. The subdivision must ensure access to the subdivision by the City or emergency services.

6. All restricted access entrances must be designed with sufficient turn-around space.

*7. All legal subdivision documentation shall note that certain City services will not be provided on private streets.

The proposal meets these base conditions of approval.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed use of Private Streets will not negatively affect public streets in the area or access to the subdivision. In addition, the Private Streets will not impair access to or from public facilities, nor delay the response time of emergency vehicles.

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

The subject site is suitable for a proposed thirty-nine-foot (39') wide Private Street network within the proposed 14-lot residential subdivision.

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

Access to the proposed Private Street network in this project will be via Racel Street, a 60-foot wide right-of-way, which will provide adequate access to the site.

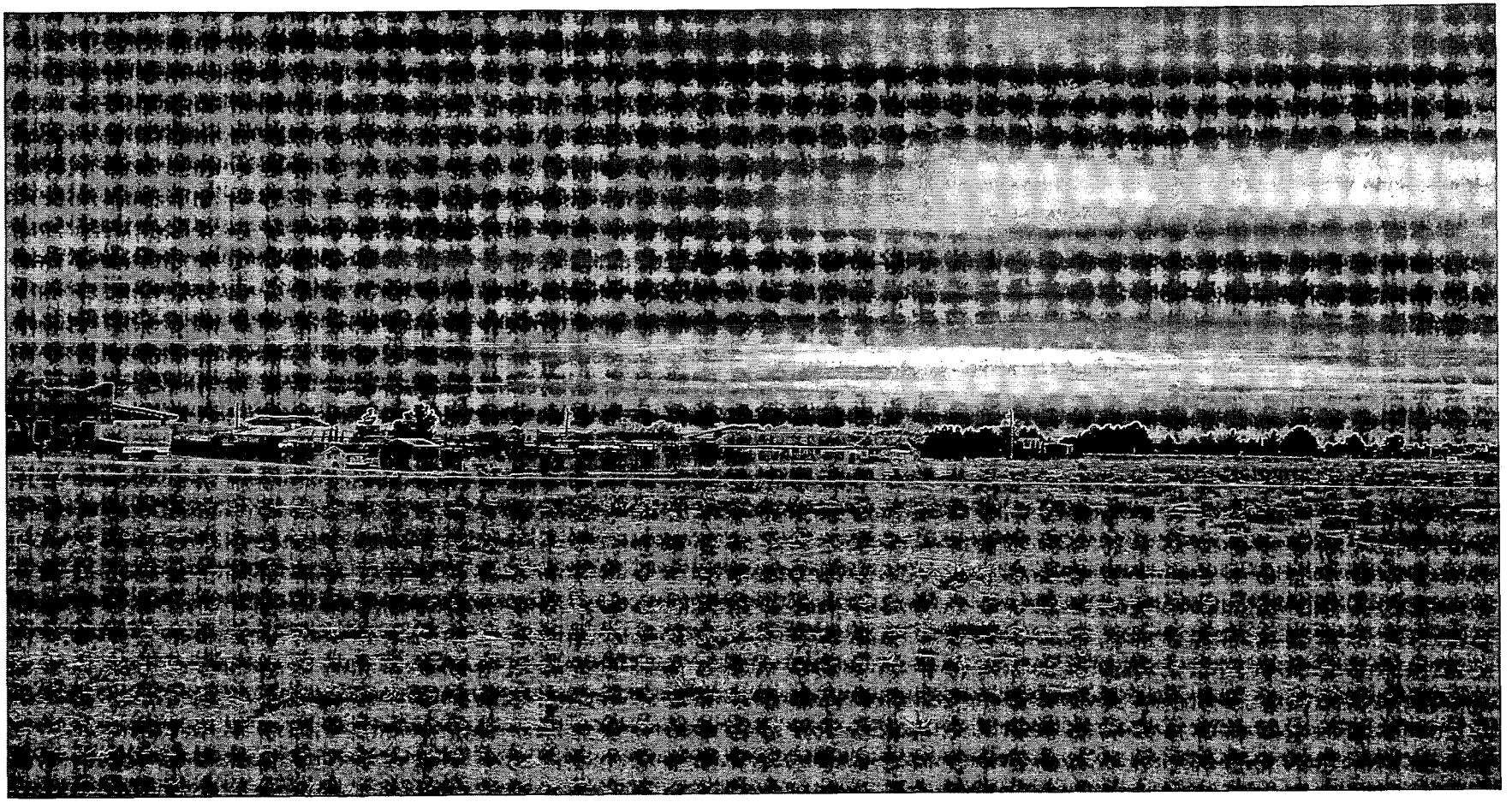
4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

The proposed Private Streets will be subject to inspections for compliance to Title 18 (Subdivision Ordinance) requirements and to City design standards and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

NOTICES MAILED 104 by City Clerk

APPROVALS 0

PROTESTS 1



SUP-3359 - STERLING S. DEVELOPMENT ON BEHALF OF QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY

NORTHEAST CORNER OF MAVERICK STREET AND RACEL STREET

JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

SUP-3359 - STERLING S. DEVELOPMENT ON BEHALF OF QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF MAVERICK STREET AND RACEL STREET
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 96

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3367 - DWAYNE A. & DONNA L. GLENN** - Request for a Special Use Permit FOR LIVESTOCK FARMING (BOVINES/HORSES) ON 1.04 ACRES where 1.25 acres is the minimum area required at 6265 West Lone Mountain Road (APN: 138-02-501-007), R-E (Residence Estates) Zone, Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	9	Planning Commission Mtg.	1
City Council Meeting	1	City Council Meeting	1

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Approval letter from E. P. Arviso
5. Back up referenced from the 1/8/2004 Planning Commission meeting Item 40
6. Protest Letter from Charles D. Hicks

MOTION:
MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

DWAYNE GLENN, 6265 W. Lone Mountain Road, was present.

TODD FARLOW, 240 N. 19th Street, advised that the applicant had sufficient land for the use before a portion of land was taken for the roadway. It would be wrong to deny him after taking a portion of his land.

LORIN and DAWN RODER, 7504 Mardin Court, acknowledged that the City expanding out into rural areas is an age-old problem. The new cul-de-sac project is all new development. The people most impacted by the animals are those living closest to the property. That was not a problem in the past with vacant land, but it is with new development, especially without the proper amount of land.

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 96 – SUP-3367

MINUTES - Continued:

ROBERT GENZER, Director of Planning and Development Department, advised that staff research reflected that had the amount of land taken for right-of-way from the parcel not been taken, the property would have been sufficient for the animals proposed.

COUNCILMAN MACK acknowledged the conflict between existing rural properties and encroaching new development. It is unfortunate for those moving out to these areas, but the rural areas must be protected. Even with the loss of the taken land, the applicant is only one animal over what would be permitted. Under the circumstances, he could not deny the request.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:12 – 2:16)

2-2417

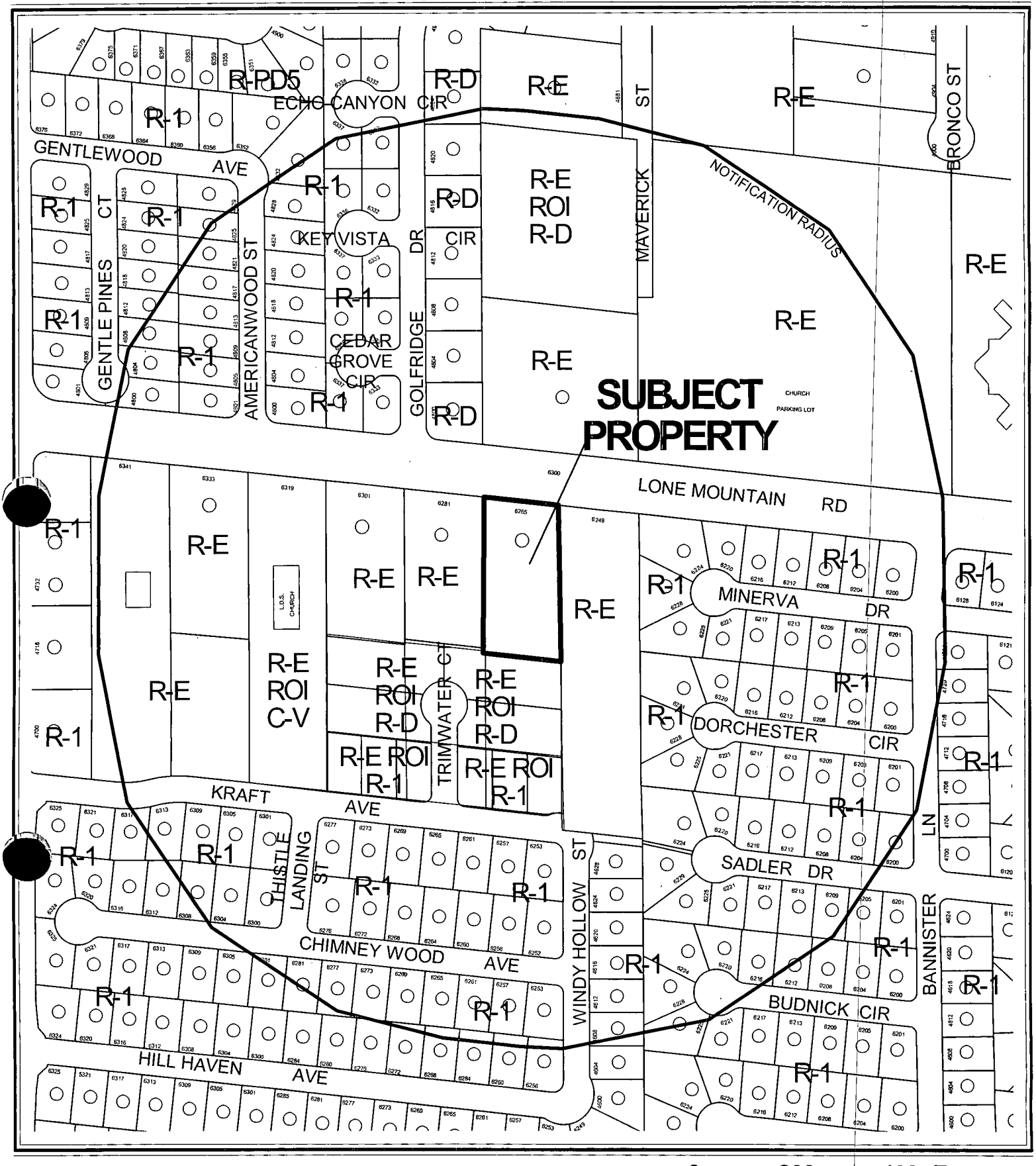
CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Livestock Farming use.

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

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



0 200 400 Feet

CASE: **SUP-3367**

RADIUS: 750 FT

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

CC 96

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3367 - DWAYNE A. & DONNA L. GLENN

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Livestock Farming use.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit for Livestock Farming (Bovines/Horses) on 1.04 acres located at 6265 West Lone Mountain Road.

B) Applicant's Justification

The four Piedmontese bovine raised for consumption have given the applicant's family and friends the opportunity to eat a beef that is lower in fat and cholesterol than pork, chicken, turkey, fish, and other types of red meat. In addition, the applicant's neighbor of 13 years has submitted a signed letter of support for the proposed Special Use Permit.

BACKGROUND INFORMATION

A) Previous Actions

There are no recent case histories.

01/08/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #40/fs).

B) Pre-Application Meeting

11/07/03 Issues discussed included the substandard lot size for the requested use, and the acknowledgement that the site will be required to comply with all conditions as outlined in Title 19.04.050.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.04

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates) Under Resolution of Intent to RD (Single Family Residential – Restricted)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with an L (Low Density Residential) land use designation, which allows a maximum of 5.5 developed units per acre. The existing R-E (Residence Estates) zoning district is consistent with the General Plan Designation, and the proposed Livestock Farming (Bovines/Horses) use is permitted with the approval of a Special Use Permit.

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

The subject is not located within any Special Zones or Districts.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Livestock Farming (Bovines/Horses). There are no similar approved uses within the 500-foot notification distance.

B) General Analysis and Discussion

- Zoning

The proposed Livestock Farming (Bovines/Horses) use is permitted in the R-E (Residence Estates) zoning district with the approval of a Special Use Permit. The site consists of a primary residence, six pens, four sheds and storage areas, and a corral.

The applicant proposes to keep two horses and four bovine on the property. Title 19 allows a maximum of one horse or bovine per 7,500 square feet of lot area. The total lot size is 45,281 square feet and the proposed number of animals is consistent with this requirement. Title 19 also requires a minimum lot size of 1.25 acres for the proposed use. The subject site is 1.04 acres, and the applicant is seeking relief from this condition.

The applicant intends to raise the four bovine for the purpose of consumption by family and friends. Title 19 states that the Livestock Farming use does not include the breeding or raising of animals for consumption or sale. The applicant states their family has benefited by eating the leaner meats of the Piedmontese bovine they raise. The meat will be for personal consumption and will not be sold.

On October 9, 2003, a Nuisance Correction Notice was issued by the Code Enforcement Division of the City of Las Vegas Neighborhood Services Department for keeping bovines in a Residential District without a Special Use Permit. On October 20, 2003, Code Enforcement personnel conducted a follow-up inspection of the site and found it to be very clean and well maintained. No fines have been assessed to date. Code Enforcement Staff has noted the applicant's cooperation and responsiveness in regard to this matter, and a neighbor of 13 years has signed a letter of support for the proposed Special Use Permit.

- Use

"Livestock Farming (Bovines/Horses)" means the raising or keeping of bovine animals or horses for recreational, entertainment or training purposes only. The term does not include the breeding or raising of animals for consumption or sale.

- Conditions

1. The minimum allowable parcel size is one and one quarter acres.
2. A maximum of twenty-five animals (bovines or horses) is allowed per parcel.
3. No more than one bovine or horse is allowed per seven thousand five hundred square feet of lot area.
4. The parcel must also be occupied by a habitable dwelling.
5. Bovines may not be kept at any location south of Cheyenne Avenue.

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."**

   Livestock Farming is within the range of allowable uses in the R-E (Residence Estates) zoning district, which is intended to convey a rural environment. The proposed use can be operated in a manner that is compatible with the existing and future residential land uses in the vicinity of this site.

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

   The applicant proposes to keep two horses and four bovine on the property. Title 19 allows a maximum of one horse or bovine per 7,500 SF of lot area. The total lot size is 45,281 square feet and the proposed number of animals is consistent with this requirement. Title 19 also requires a minimum lot size of 1.25 acres for the proposed use. The subject site is 1.04 acres and is not physically suitable for the type and intensity of the proposed land use.

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 proposed use will not generate any additional traffic, and the existing street facilities will be adequate for providing access to the property.

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 subject site will be subject to periodic City inspections for code compliance, and will therefore not compromise the public health, safety and welfare.

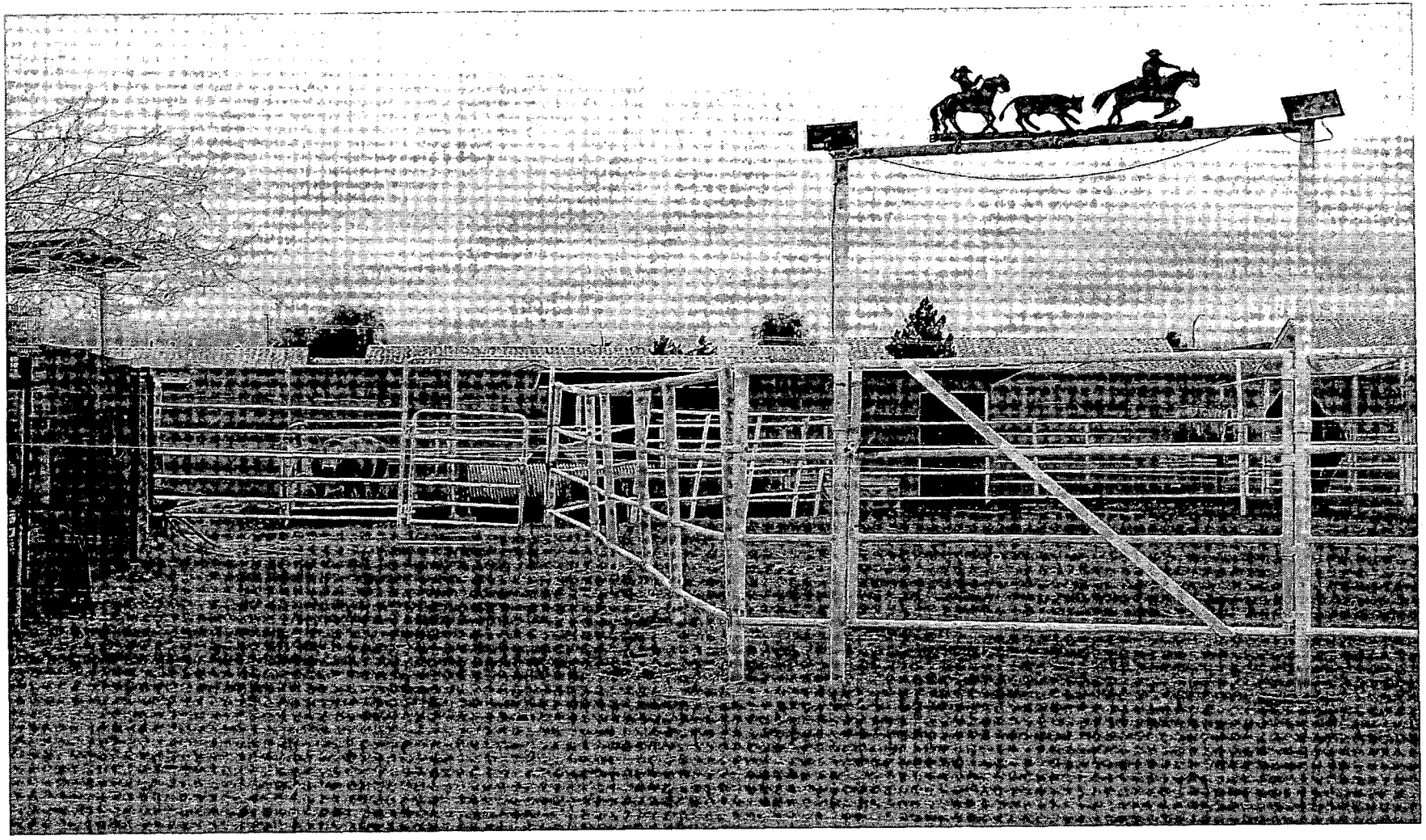
PLANNING COMMISSION ACTION

At the Planning Commission hearing there were 2 speakers protesting this application.

NOTICES MAILED 159 by City Clerk

APPROVALS 1

PROTESTS 9



SUP-3367 - DWAYNE A. AND DONNA L. GLENN
6265 WEST LONE MOUNTAIN ROAD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

Eddie P. Arviso
6212 Budnick Circle
Las Vegas, NV 89130
702-395-3278
Eparviso@cox.net

January 23, 2004

Barbara Jo Ronemus
City Clerk
City Of Las Vegas
1st Floor, City Hall
400 Stewart Ave.
Las Vegas, NV 89101

RECEIVED
CITY CLERK
2004 JAN 23 P 1:14

RE: Notice of Public Hearing - Special Use Permit SUP-3367

Ms. Ronemus and the Honorable City Council,

This is to inform you that I am in favor of the request of special use permit SUP-3367 requested by Dwayne A. & Donna L. Glenn.

I do not know the aforementioned parties nor do I have a vested interest in this matter.

Sincerely,

E. P. Arviso

Support

January 24, 2004

Charles Hicks
6269 Chimney Wood Ave
Las Vegas NV 89130

RECEIVED
CITY CLERK
2004 JAN 26 P 4:45

City Clerk
1st Floor, City Hall
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SUP-3367

Dear City Clerk:

I do not think that the area mentioned in subject public hearing notice should be used for livestock farming.

The area is where families live. The site of what would appear there not to mention the smell would badly devalue the properties adjacent to it and in the surrounding area.

This will be a grave injustice to the residents if this special use permit is allowed.

Respectfully,

Charles D. Hicks

Charles D. Hicks

Protest

City of Las Vegas

Agenda Item No. 97

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3369 - LAS VEGAS BILLBOARDS ON BEHALF OF MARVIN JAMES SCHIFF TRUST 80** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2912 Highland Drive, (APN: 162-09-301-001), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 1/8/2004 Planning Commission meeting Item 41

MOTION:
MONCRIEF – ABEYANCE to 3/3/2004 – UNANIMOUS with GOODMAN abstaining because his son ERIC GOODMAN is representing the applicant and someone in his law firm is negotiating with a billboard company and MACK abstaining at the recommendation of the City Attorney because of the closeness of the relationship since ERIC GOODMAN'S partner performs legal work for him with iPolitix and Las Vegas Previews

MINUTES:
MAYOR GOODMAN declared the Public Hearing open and disclosed his abstention.

ATTORNEY ERIC GOODMAN, 520 South Fourth Street, appeared on behalf of the applicant and concurred with the conditions.

TODD FARLOW, 240 N. 19th Street, reiterated his request that ATTORNEY GOODMAN promise to maintain the property.

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 97 – SUP-3369

MINUTES - Continued:

MARGO WHEELER, Deputy Director of Planning and Development Department, advised that there is another billboard approved in May 2003 currently under construction that would violate the distance separation requirement. Based on that proximity, staff reversed its recommendation from approval to denial. MAYOR PRO TEM REESE discussed with DEPUTY CITY ATTORNEY BRYAN SCOTT that the City's option would be to deny this action. ATTORNEY GOODMAN requested that the item be held in abeyance to verify the facts. COUNCILWOMAN MONCRIEF agreed that an abeyance would be the best option. This is a heavily industrial area where the sign would otherwise be appropriate.

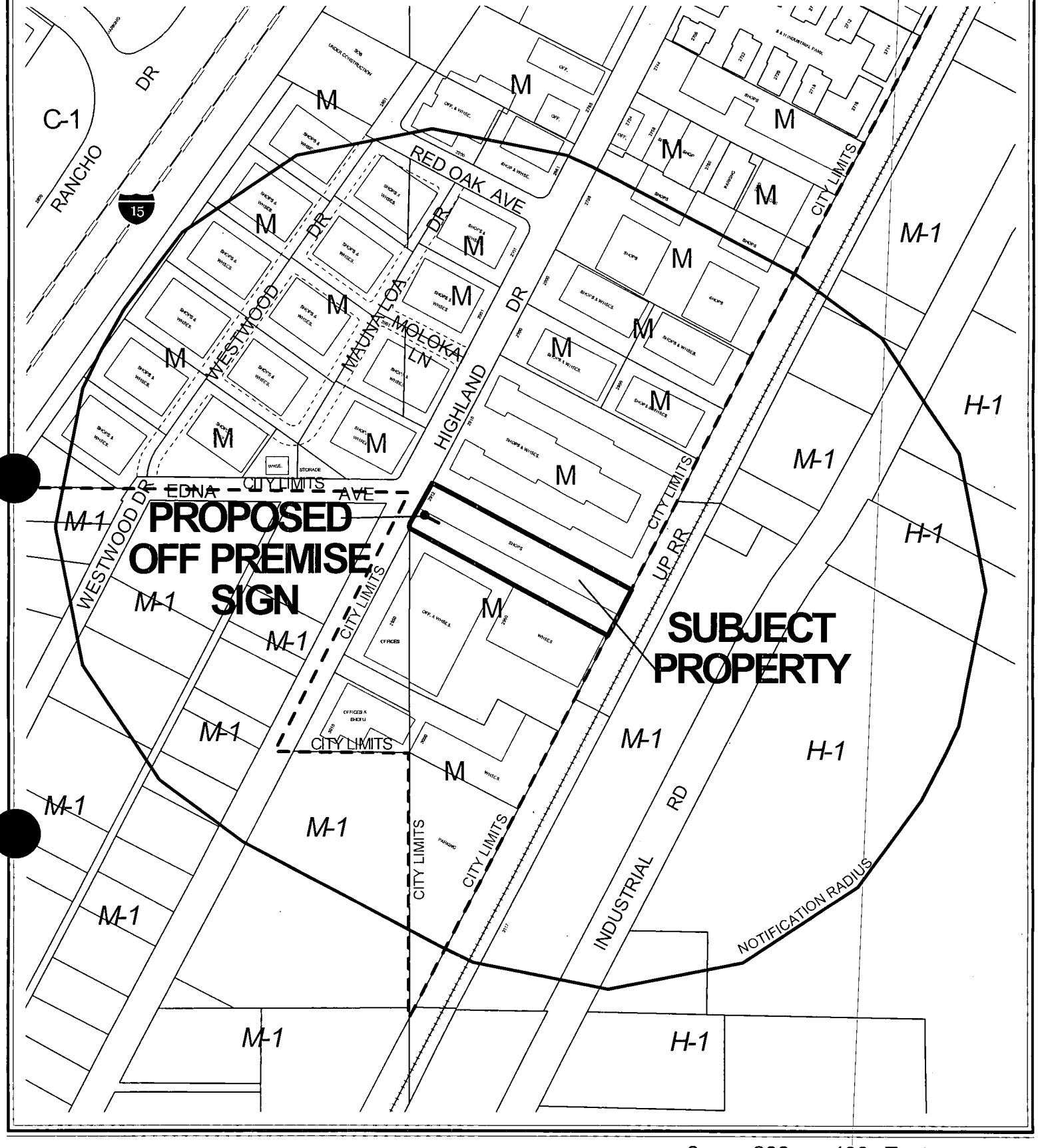
No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:16 – 2:19)

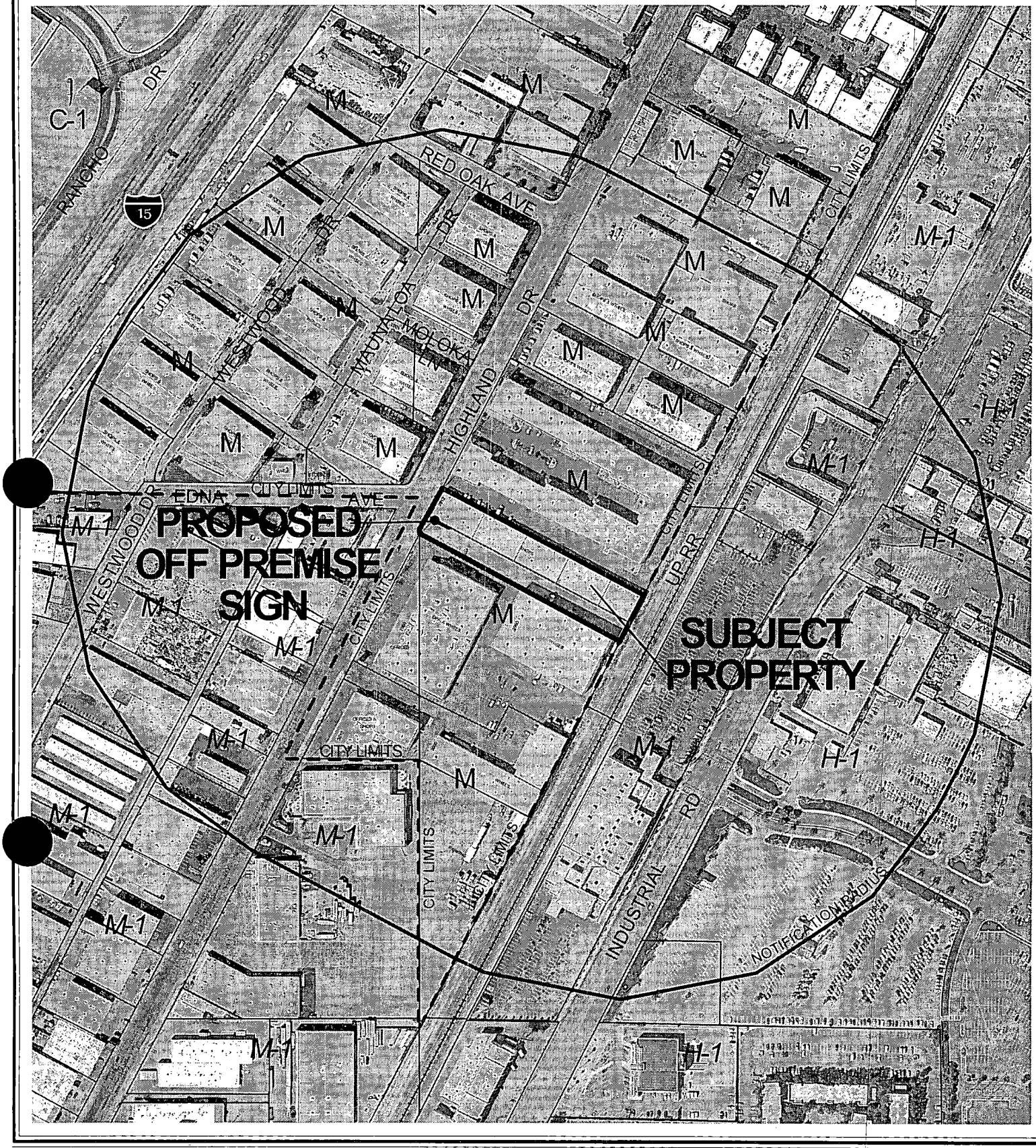
2-2616



CASE: **SUP-3369**

RADIUS: 900 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



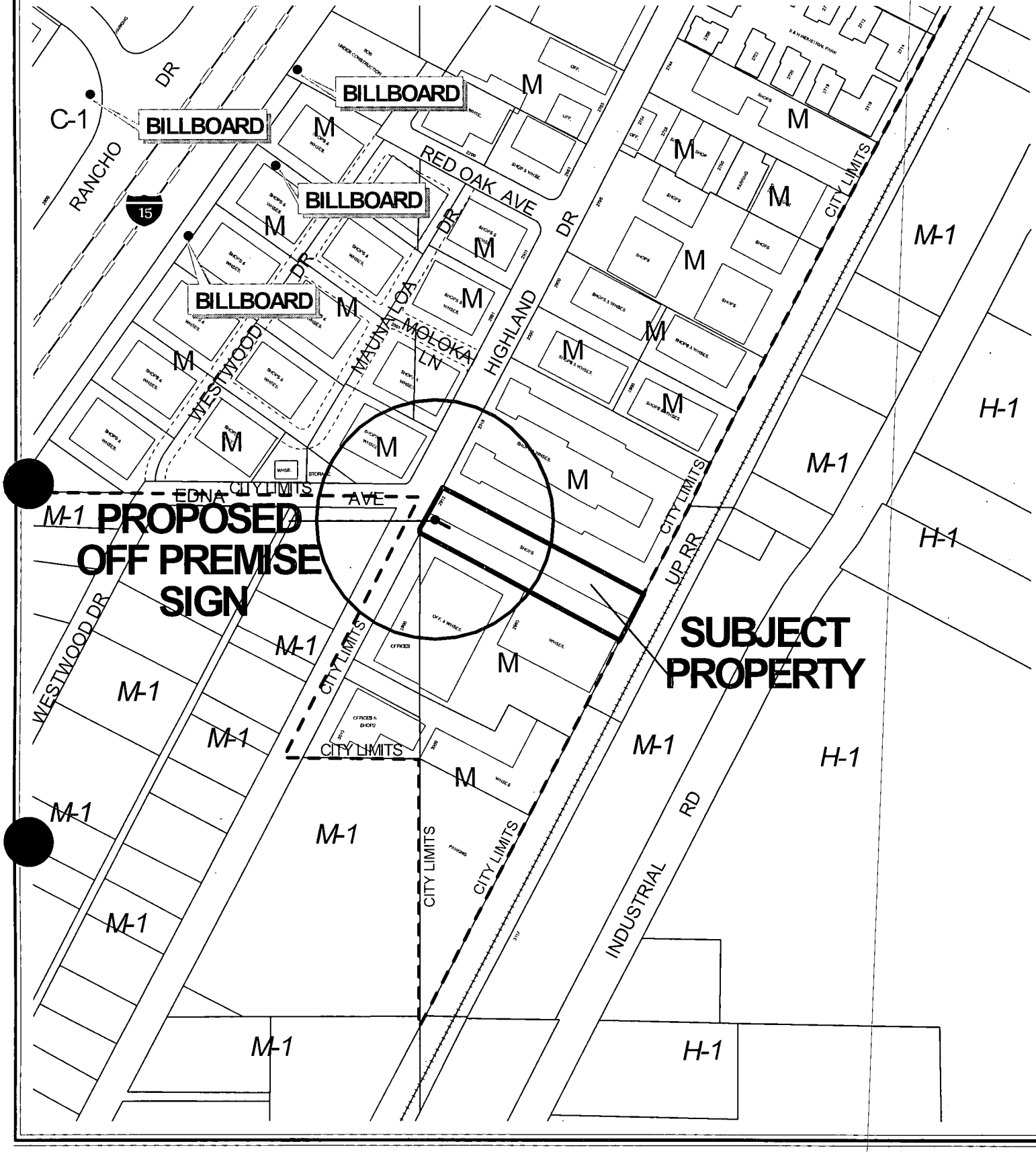
0 200 400 Feet

CASE: **SUP-3369**

RADIUS: 900 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



CASE: **SUP-3369**

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

SUP-3369

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3369 - LAS VEGAS BILLBOARDS ON BEHALF OF MARVIN JAMES SCHIFF TRUST 80

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

5. Only one advertising sign is permitted per sign face.

6. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

7. All City Code requirements and design standards of all City Departments shall be satisfied.

8. Conformance to all Minimum Requirements under Title 19.14.100 for an Off-Premise Sign use and other applicable sign requirements.

9. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit, to reflect a minimum 50-foot setback from the center of the Off-Premise Sign to the west property line.

Public Works

10. The proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 2912 South Highland Drive.

B) Applicant's Justification

The proposed sign is located in an M (Industrial) zoning district and meets separation requirements from residential and other Off-Premise Signs. The area is in a manufacturing area and an off-premise sign would not be out of context with the surrounding uses.

BACKGROUND INFORMATION

A) Previous Actions

01/12/61	The Board of City Commissioners approved a request for a Reclassification of Property (Z-0062-60) from R-E (Residence Estates) to M-1 (Light Industry).
10/28/93	The Planning Commission approved a Plot Plan and Building Elevation Review [Z-62-60(1)] for the existing print shop. Staff recommended approval.
05/27/99	The Planning Commission approved a Site Development Plan Review [Z-0062-60(2)] request for a 23,148 square foot expansion for the existing print shop. Staff recommended approval.
05/11/00	The Planning Commission denied a Site Development Plan Review [Z-0062-60(3)] request to allow used auto sales. Staff recommended approval.
01/08/04	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #41/fs).

B) Pre-Application Meeting

10/29/03	Issues discussed included setbacks and distance separation requirements for the proposed sign, and the proximity of the intersection to the proposed sign location.

C) Neighborhood Meetings

A neighborhood meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.65

B) Existing Land Use

Subject Property:	Shops / Warehouse
North:	Shops / Warehouse
South:	Office / Warehouse
East:	Restaurant / Lounge
West:	Shops / Warehouse

C) Planned Land Use

Subject Property:	LI/R (Light Industry / Research)
North:	LI/R (Light Industry / Research)
South:	LI/R (Light Industry / Research)
East:	Clark County
West:	Clark County

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	Clark County
West:	Clark County

E) General Plan Compliance

The subject site is located within the Southeast Sector of the General Plan with a LI/R (Light Industry / Research) designation, which allows low-intensity industrial uses including light manufacturing, warehousing and distribution, and research and development. The existing M (Industrial) zoning district is consistent with the General Plan designation, and an Off-Premise Sign is a permitted use in the M (Industrial) zoning district with the approval of a Special Use Permit.

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

COUNTY NOTIFICATION

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and it was determined that the proposed off-premise sign would not significantly impact the area.

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

ANALYSIS

A) Zoning Code Compliance

Standards	Code Requirement	Provided
Location	• No Off-Premise Signs in the right-of-way • Permitted only in C-1, C-2, C-M, M Zoning Districts	• Sign is not in right-of-way • Sign is in M Zoning District
Off-Premise Sign area (max.)	672 SF	672 SF
Separation distance from other Off-Premise Sign (min.)	300 Feet	No signs within 300 Feet
Separation distance from "U" or "R" zoning district	300 Feet	No R or U zoning districts within 300 feet
Off-Premise Sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet
Setbacks (min.)	• 50 Feet from nearest ROW intersection	• Intersection 20 Feet from the proposed sign

The proposed sign is located 20 feet from the right-of-way at the intersection of Highland Drive and Edna Street. Title 19 requires a minimum setback of 50 feet from the nearest right-of-way intersection, and a Condition of Approval has been included to ensure compliance with this requirement. The proposed sign meets all other the minimum distance separation requirements in addition to area and height requirements of Title 19.14.100.

B) General Analysis and Discussion

- Zoning

  An Off-Premise Advertising (Billboard) Sign is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit.

- Use

  Off-Premise Signs are to be considered primarily a specific type of land use rather than as an incidental use to an existing land use. Off-Premise Signs generally produce revenue to the property owner(s) as a land use as compared to On-Premise signs which in themselves do not produce revenue but are incidental to a revenue-producing land use. However, because of the special characteristics of Off-Premise Signs as compared to other types of land uses and structures, certain qualifications and requirements are set forth in connection with Off-Premise Signs as a permitted use in certain zoning districts.

- Conditions

  Title 19.14.100(D) specifies the following provisions regarding Off-Premise Advertising Signs:

  1. All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view. Display surface panels that are removed for the purpose of changing the advertising message shall be replaced within thirty days with display panels containing a new advertising message or uniformly painted blank panels.

  2. All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.

  3. For any Off-Premise Sign that is proposed within six hundred sixty feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.

  4. No sign certificate shall be issued for an individual Off-Premise Sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

     a. An accurate site plan of the lot, at the scale the Director requires;
     b. The location of buildings, parking lots, driveways and landscaped areas on the lot;

c. An accurate indication of the location of all existing and proposed Off-Premise Signs; and
d. Drawings that allow the computation of the area and the height of any Off-Premise Signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.

5. The permittee or holder of a sign certificate shall notify the Director of any significant change in the characteristics of an Off-Premise Sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director may require.

The request appears to be in substantial conformance with these standards.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Off-Premise Sign conforms to the standards and intent of the LI/R (Light Industry/Research) General Plan designation and the M (Industrial) zoning district. The subject use is harmonious and compatible with surrounding properties in the area.

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

   Physically, the subject site is appropriate for the proposed Off-Premise Advertising (Billboard) Sign, as the sign location will not interfere with any on-site circulation or site visibility restrictions.

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

   Access to the site is via access a driveway off of Highland Drive, an 80-foot Secondary Collector. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

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."**

This development will be required to obtain all of the necessary development permits, including Building and Safety Department requirements for a Certificate of Completion and final inspection, which will insure the protection of the public health, safety and general welfare. Further, the overall objectives of the General Plan are in compliance with the proposed development.

NOTICES MAILED 36 by City Clerk

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-33369 APN: 162-09-301-001

Name of Property Owner: RENATE Schiff

Name of Applicant: Schiff Properties

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: NONE

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: Janice K. Cox

Print Name: JANICE K COX

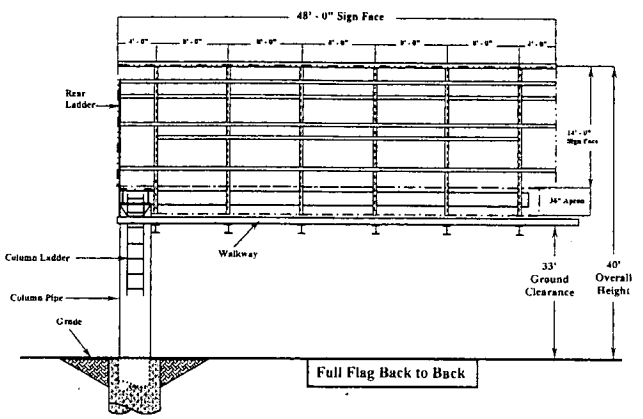
Subscribed and sworn before me

This 27 day of October, 2003

Lina R. Heisler

Notary Public in and for said County and State

LINA R. HEISLER
Notary Public State of Nevada
Notary No. 99-56546-1
My appt. exp. Apr. 3, 2007
My appt. exp



PROPERTY OWNER: MARVIN JAMES SCHIFF TRS 80
MASON FAMILY TRUST 20
2401 INDUSTRIAL RD.
LAS VEGAS, NV 89102-4817

PROPERTY ADDRESS: 2912 HIGHLAND DR.
LAS VEGAS, NV 89109

CONTACT: STEVE RANNEY @
LAS VEGAS BILLBOARDS
5665 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89118
837-7822

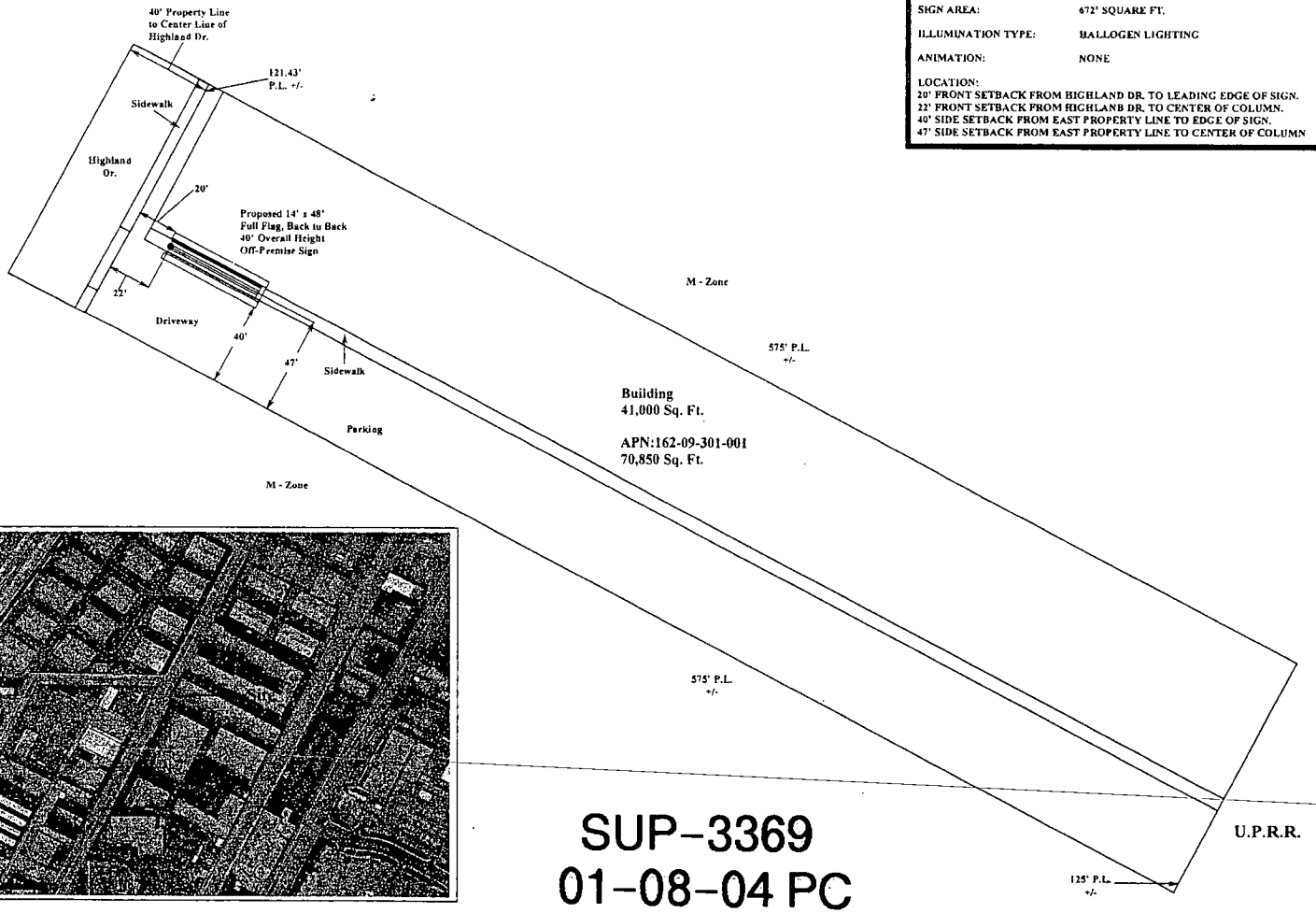
APN: 162-09-301-001
ZONED: M
14' x 48' FULL FLAG, BACK TO BACK
40' OVERALL HEIGHT
NO ADJACENT ON-PREMISE SIGN WITHIN 100'
NO ADJACENT OFF-PREMISE SIGN WITHIN 300'
NO R - ZONE WITHIN 300'
SCALE 1" = 30'

NORTH

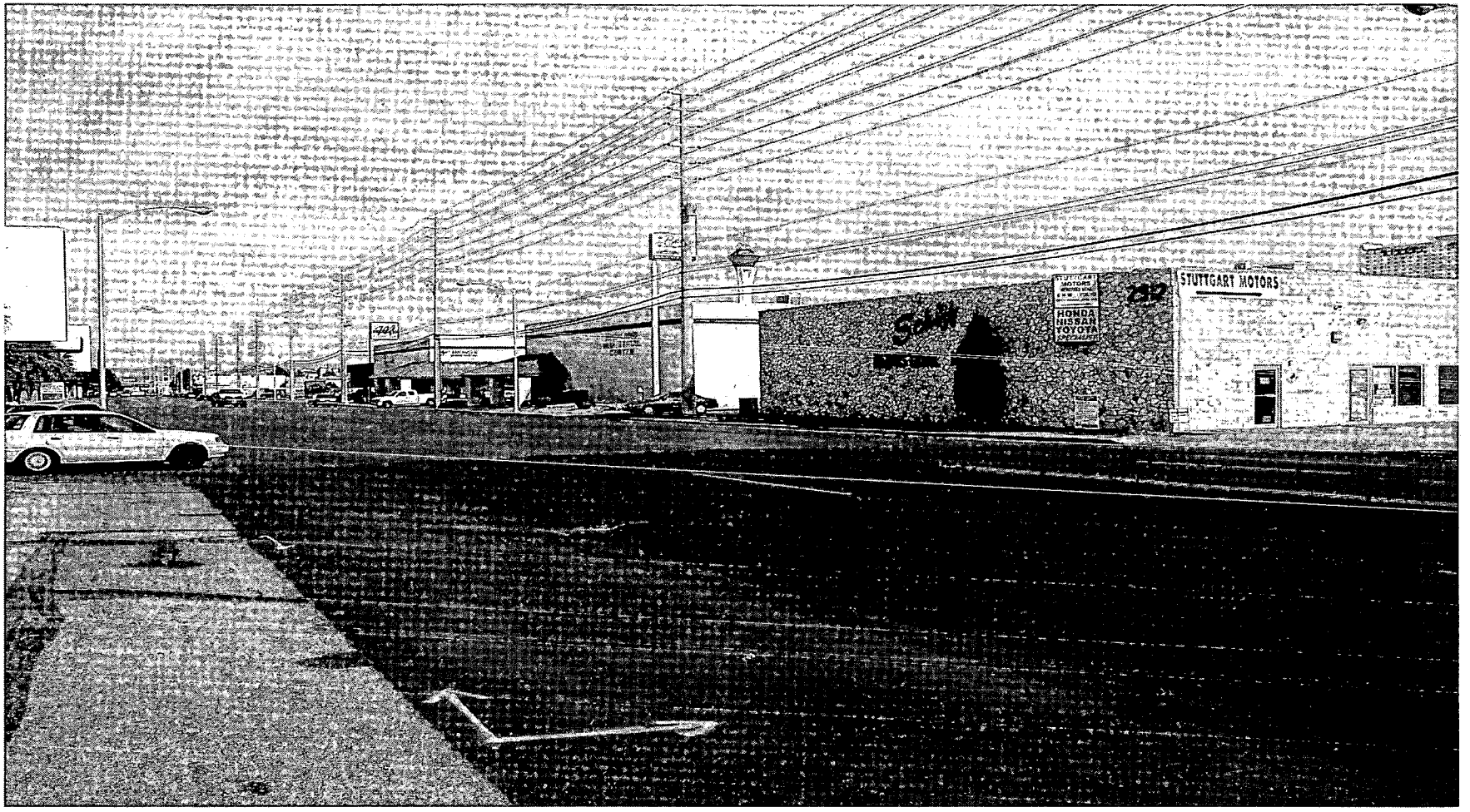
SIGN ANALYSIS TABLE

TYPE OF SIGN:	14' X 48' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
SIGN WIDTH:	48' OVERALL WIDTH
SIGN AREA:	672' SQUARE FT.
ILLUMINATION TYPE:	HALLOGEN LIGHTING
ANIMATION:	NONE

LOCATION:
20' FRONT SETBACK FROM HIGHLAND DR. TO LEADING EDGE OF SIGN.
22' FRONT SETBACK FROM HIGHLANB DR. TO CENTER OF COLUMN.
40' SIDE SETBACK FROM EAST PROPERTY LINE TO EDGE OF SIGN.
47' SIDE SETBACK FROM EAST PROPERTY LINE TO CENTER OF COLUMN



SUP-3369
01-08-04 PC



SUP-3369 - LAS VEGAS BILLBOARDS ON BEHALF OF MARVIN JAMES SCHIFF TRUST 80
2912 HIGHLAND DRIVE
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 98

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3393 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST -** Request for a Special Use Permit FOR A PROPOSED PRIVATE SCHOOL, PRIMARY on property adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
BROWN – APPROVED subject to conditions - UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open for Item 98 [SUP-3393] and Item 99 [SDR-3391].

KAREN RICHARDSON, 815 Pilot Road #B, appeared on behalf of the applicant with REVEREND CYNTHIA CLARE, 1008 Granger Farm Way. REVEREND CLARE thanked COUNCILMAN BROWN, MAYOR GOODMAN and the City staff for all their help and being wonderful to work with.

TODD FARLOW, 240 N. 19th Street, stated that the Council could atone for missing the lectures on Sustainable Architecture by voting for this application and encouraged the Council to attend the 2/11/2004 lecture.

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 98 – SUP-3393

MINUTES - Continued:

COUNCILMAN BROWN acknowledged this as an exciting project with underground parking with a unique design in the Lone Mountain West area. He expressed appreciation for the applicant working with the City. He confirmed with MS. RICHARDSON regarding a condition that the applicant would work with staff regarding the glass façade, given potential reflections. ROBERT GENZER, Director of Planning and Development Department, suggested a condition that all glass on the east elevation shall be non-reflective. A major portion of the building is shown as glass and, given the elevation, staff wanted to make sure that would not create a problem. MS. RICHARDSON concurred.

No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed for Item 98 [SUP-3393] and Item 99 [SDR-3391].

NOTE: All discussion for Item 98 [SUP-3393] and Item 99 [SDR-3391] was held under Item 98 [SUP-3393].

(2:19 – 2:23)

2-2782

CONDITIONS:

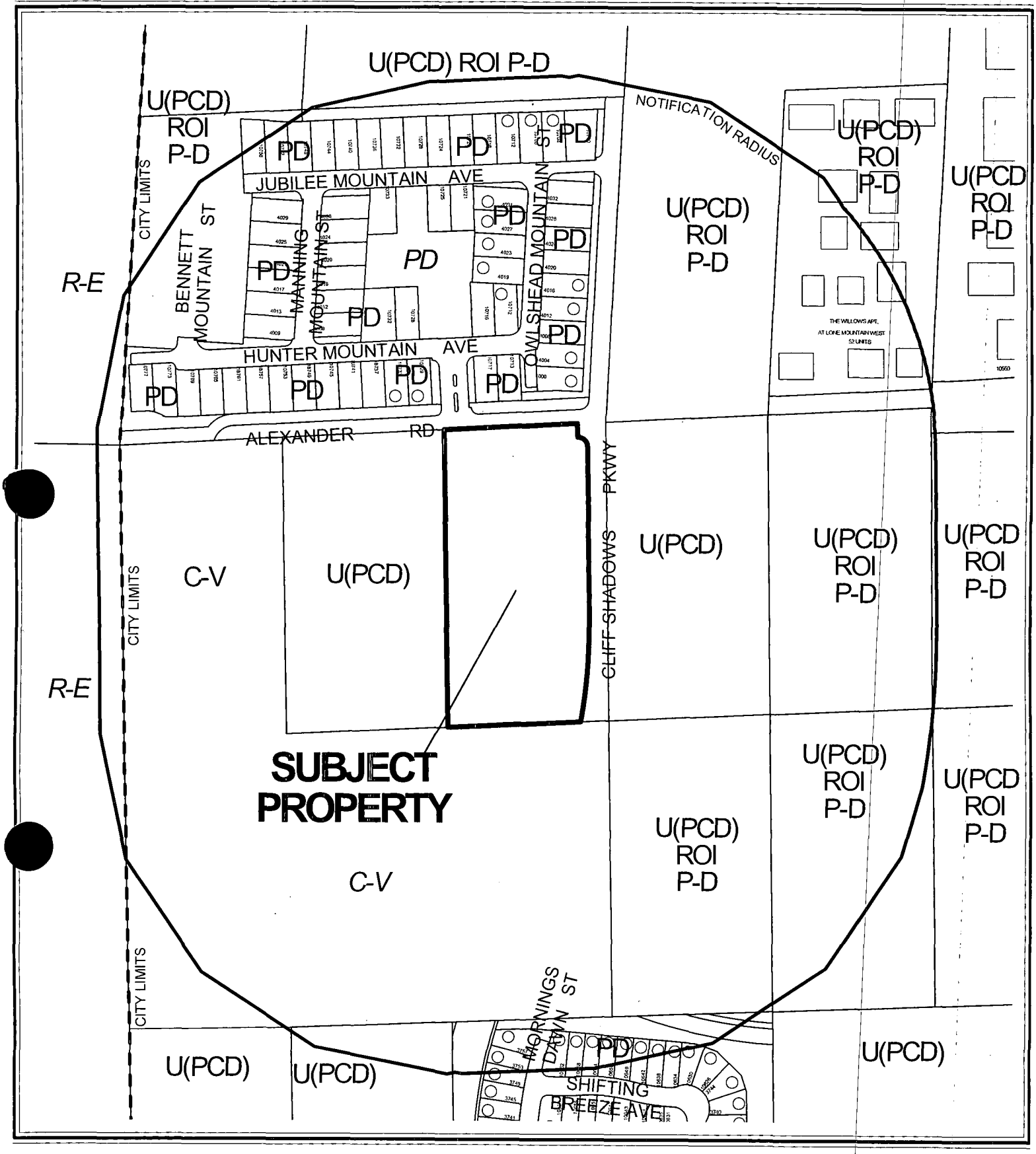
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Private School, Primary use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3391).

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

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



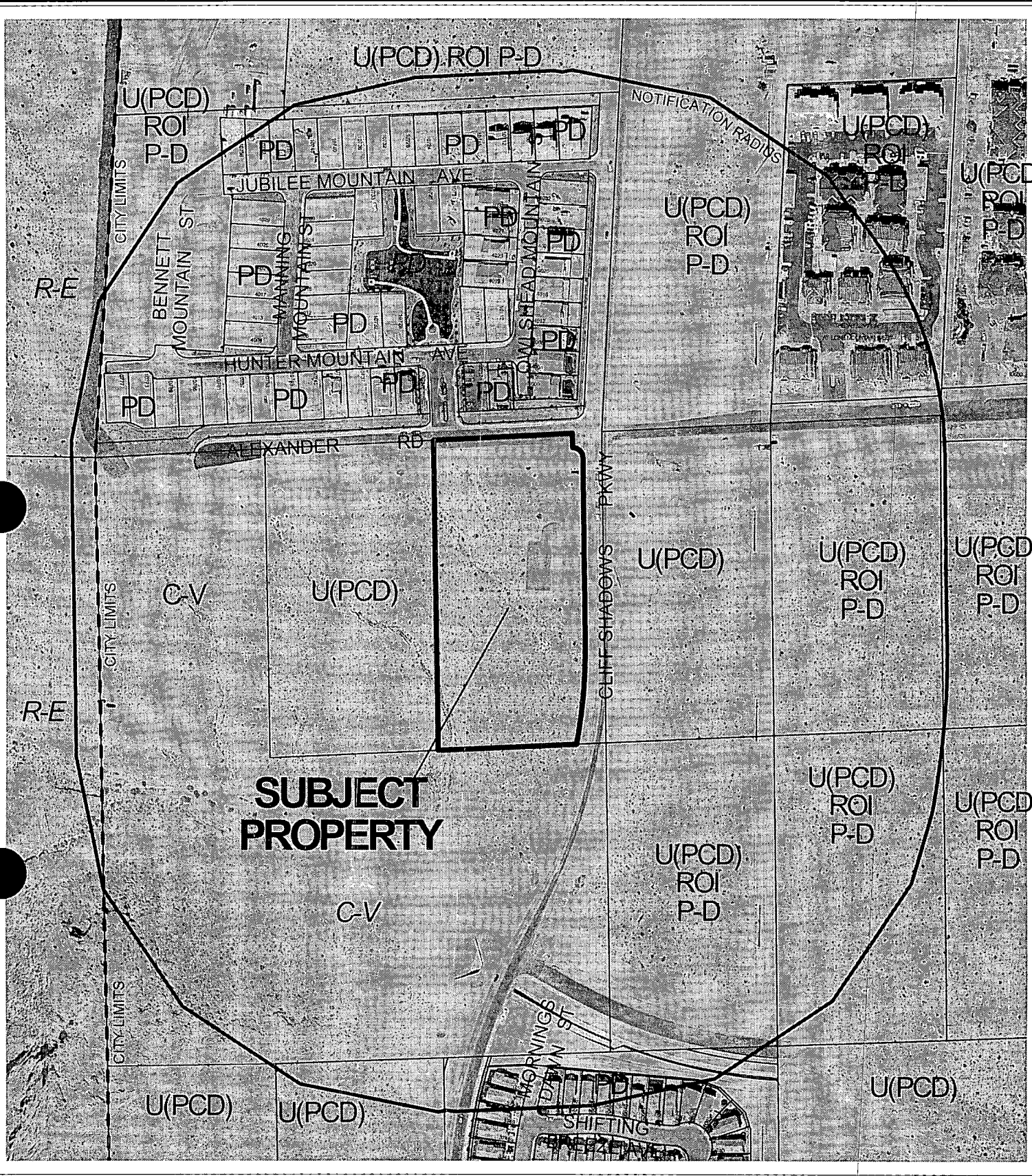
CASE: **SUP-3393**

RADIUS: 750 FT

0 200 400 Feet

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

N



0 200 400 Feet

CASE: **SUP-3393**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3393 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST

** CONDITIONS **

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Private School, Primary use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3391).

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Special Use Permit to allow a Private School, Primary in conjunction with a Church/House of Worship within a Neighborhood Commercial designated parcel of the Lone Mountain West Master Plan area located at the northwest corner of Alexander Road and Cliff Shadows Parkway. A companion Site Development Plan Review (SDR-3391) will be considered concurrently with this request.

B) Applicant's Justification

The development will be a model among advanced buildings, designed to consume fewer resources and generate less waste than traditional structures. The school will challenge students to achieve excellence in mind, body, character, and spirit.

BACKGROUND INFORMATION

A) Previous Actions

03/11/99	The Planning Commission approved a request to annex (A-0009-99) sixteen (16) unimproved parcels totaling 125 acres.
06/14/99	The City Council approved a rezoning (Z-0024-99) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to P-D (Planned Development). The Planning Commission recommended approval on 5/13/99. Staff recommended approval.
01/08/04	The Planning Commission recommended approval of a companion Site Development Plan Review (SDR-3391) for a Church/House of Worship, which includes the proposed accessory Private School, Primary use. Staff recommends approval.
01/08/04	The Planning Commission voted 5-0-1 to recommend APPROVAL (PC Agenda Item #34/fs).

B) Pre-Application Meeting

10/30/03	Issues discussed included the requirement of a Special Use Permit for the school use, the need for a detailed parking analysis, and that the maximum lot coverage for this site is 30 percent.

C) Neighborhood Meetings

A neighborhood meeting is not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.11
Net Acres: 4.36

B) Existing Land Use

Subject Property: Parking Lot
North: Single Family Residence
South: Undeveloped
East: Undeveloped
West: Undeveloped

C) Planned Land Use

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: PCD (Planned Community Development)
West: PCD (Planned Community Development)

D) Existing Zoning

Subject Property: U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North: PD (Planned Development)
South: C-V (Civic District)
East: U (Undeveloped) under Resolution of Intent to PD (Planned Development)
West: U (Undeveloped)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows a mix of residential uses with a maximum of 8 units per acre. The site is zoned U (Undeveloped) and is under Resolution of Intent to PD (Planned Development) within the Lone Mountain West Master Plan area. The PD (Planned Development) zoning district is consistent with the General Plan designation, and the proposed Private School, Primary is a permitted use within the PD zoning district.

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

The subject site is located within the Lone Mountain West Master Plan area with a Neighborhood Commercial land use designation. The Neighborhood Commercial category address parcels of five acres or less and provides for the development of convenience retail shopping, services, and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development. The maximum lot coverage shall not exceed 30 percent.

The proposed Private School is a permitted use within a Neighborhood Commercial designated parcel of the Lone Mountain West Master Plan with the approval of a Special Use Permit.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Private School, Primary	15 Class-rooms	2 spaces per classroom + 20 for staff	43	7	43	7
Church/ House of Worship	10,330 SF non-fixed seating area	1 space per 100 SF of non-fixed seating area	104	0	104	0
Bookstore	1,430 SF	1 per 175 GFA	9	0	9	0
Wedding Hall	6,930 SF	1 per 200 GFA	35	0	63	0

The proposed project exceeds Title 19 parking requirements.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Private School, Primary use, and there are no similar approved uses within the 500' notification distance.

Pursuant to the Lone Mountain West Master Plan, the following standards apply to the subject proposal:

Standards	Plan Requirement	Provided
Trash Enclosure	Screened with 6' masonry walls and a trellis or roof, finished to be compatible with the architectural character of the site.	Screened with a 6' masonry wall and finished to be compatible with the architectural character of the site

The proposed site plan does not depict a roofed trash enclosure as required by the Lone Mountain West Design Standards. A Condition of Approval has been included with the Site Plan application to require a trellis or roof for the enclosure.

B) General Analysis and Discussion

- Zoning

  The PD District is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment, economic development and cultural enrichment. The PD District may be used for office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The PD District is further intended to buffer small infill tracts and adjacent uses, encourage the conservation of open space, promote creative sitting arrangements, preserve prominent natural features, provide for the efficient development of large tracts for multiple uses, and provide for development which enhances neighborhood areas.

- Use

  The proposed Private School, Primary is a permitted use within a Neighborhood Commercial designated parcel of the Lone Mountain West Master Plan with the approval of a Special Use Permit.

- Conditions

  Adequate pick-up and drop-off areas shall be provided on-site.

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 development can be conduced in a manner compatible with the planned commercial and civic uses adjacent to the site. The project meets Proximity Slope and Residential Adjacency Standards in regard to the residential development located on the north side of Alexander Road, and is consistent with the future surrounding land uses as projected by the General Plan.

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

The site is undeveloped and is physically suitable to accommodate the 18,245 square-foot Private School, Primary.

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 abutting street network will be adequate for the traffic generated by the proposed Church/House of Worship. Access to the site is from Cliff Shadows Parkway, an 80-foot wide Secondary Collector. A bus-loading zone is located adjacent to the south side of Alexander Road, a 60-foot wide collector street.

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 Church/House of Worship will be subject to inspections for occupancy and therefore will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

During the Planning Commission hearing it was noted on the record and acknowledged by the applicant that there is a tavern approved for the site immediately across the street.

NOTICES MAILED 82 by City Clerk

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3393 APN: 137-12-101-002

Name of Property Owner: RITTER CHARITABLE TRUST, CEO -

Name of Applicant: Nevada Acquisitions, LLC

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

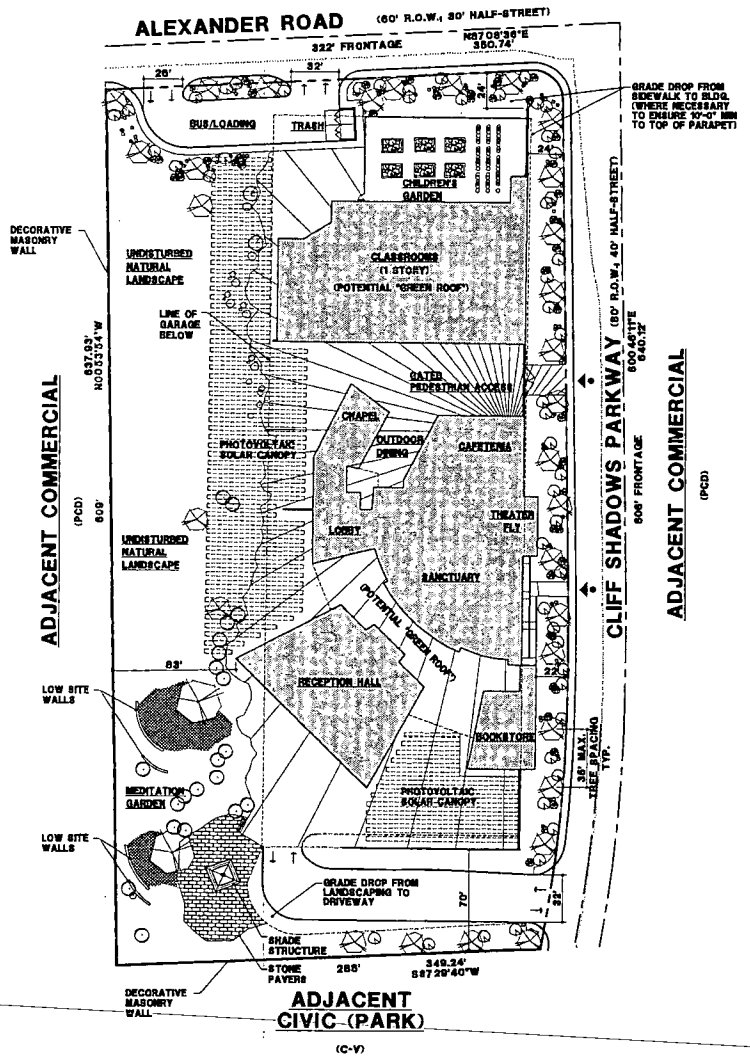
Subscribed and sworn before me

This 30th day of July, 2003

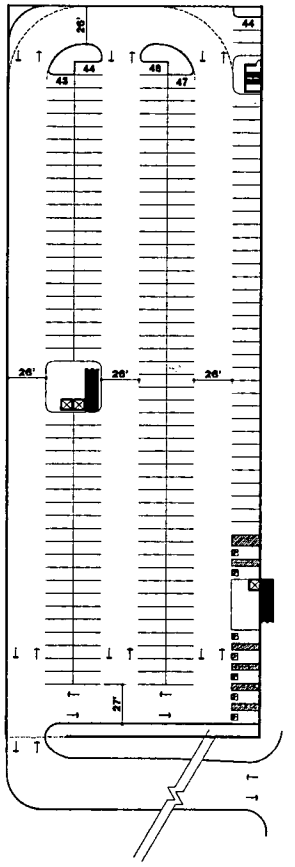
[signature]

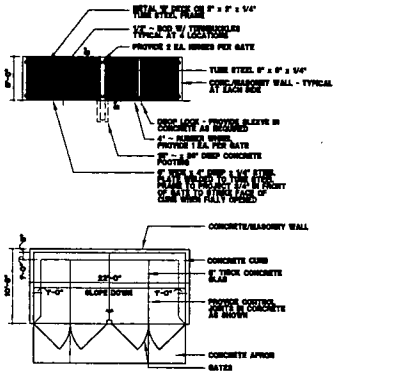
Notary Public in and for said County and State

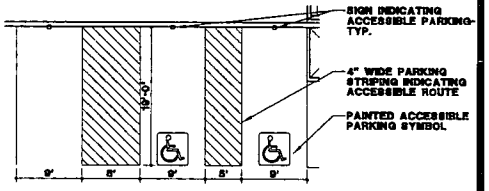
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Saleemah B. Mansur-Johnston
Appt. No. 03-79909-1
My Appt. Expires Feb. 6, 2007

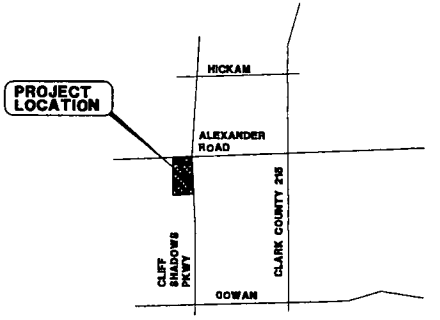


LIGHTING IN PARKING GARAGE SHALL BE OVERHEAD MOUNTED FIXTURES









SITE DATA

ASSESSORS PARCEL NUMBER (APN):	137-13-101-003		
CURRENT ZONING:	C-1		
PROPOSED ZONING:	C-1		
SITE:	GROSS:		232,956 SF (5.71 ACRES)
	NET (AS SHOWN):		189,822 SF (4.36 ACRES)
REQUIRED SETBACKS:	FRONT: 10' MIN.		
	SIDE: 10' MIN.		
	SIDE: NONE		
	REAR: 10' MIN.		
SITE COVERAGE:	30%		

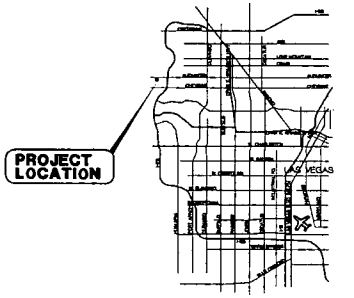
PROJECT / PARKING ANALYSIS

USE (GROUP: CHURCH / HOUSE OF WORSHIP (1 PER 100 SF OF NON-FIXED SEATING)	BUILDING AREA (SF)	PARKING REQUIRED	PARKING PROVIDED
SANCTUARY	8,830	89	166
RECEPTION - (ACCESSORY TO SANCTUARY)	5,870	59	59
CHAPEL - (ACCESSORY TO SANCTUARY)	1,600	16	16
PRIMARY USE TOTAL:	16,300	164	225
PRIVATE SCHOOL (K-6), 12 CLASSROOMS - (2 SPACES PER EACH CLASSROOM, PLUS TWENTY SPACES FOR ADMINISTRATIVE STAFF)	18,000	(44)	(44)
ACCESSORY ADMINISTRATIVE OFFICES	24,700		
ACCESSORY USE TOTAL:	42,700	0	0
PROJECT TOTAL:	59,000		

LEGAL DESCRIPTION

BEING THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.B.&M., LAS VEGAS, CLARK COUNTY, NEVADA.

VICINITY MAP



LEGEND

PEDESTRIAN INGRESS/EGRESS LOCATION

VEHICULAR INGRESS/EGRESS LOCATION

OWNER

NEVADA AQUISITIONS, LLC
34555 CLIFF SHADOWS PKWY, SUITE 220
LAS VEGAS, NV 89129

DEVELOPER

THE CENTER, A MODEL FOR POSITIVE LIVING
3220 NORTH BUFFALO DRIVE, SUITE 204
LAS VEGAS, NV 89129

CONCEPTUAL DESIGN ONLY - FOR LAND USE PURPOSES

SITE PLAN for THE CENTER, A MODEL FOR POSITIVE LIVING at ALEXANDER ROAD/CLIFF SHADOWS PARKWAY

0 10 20 40 60 120 1"=40'-0"

SUP-3393

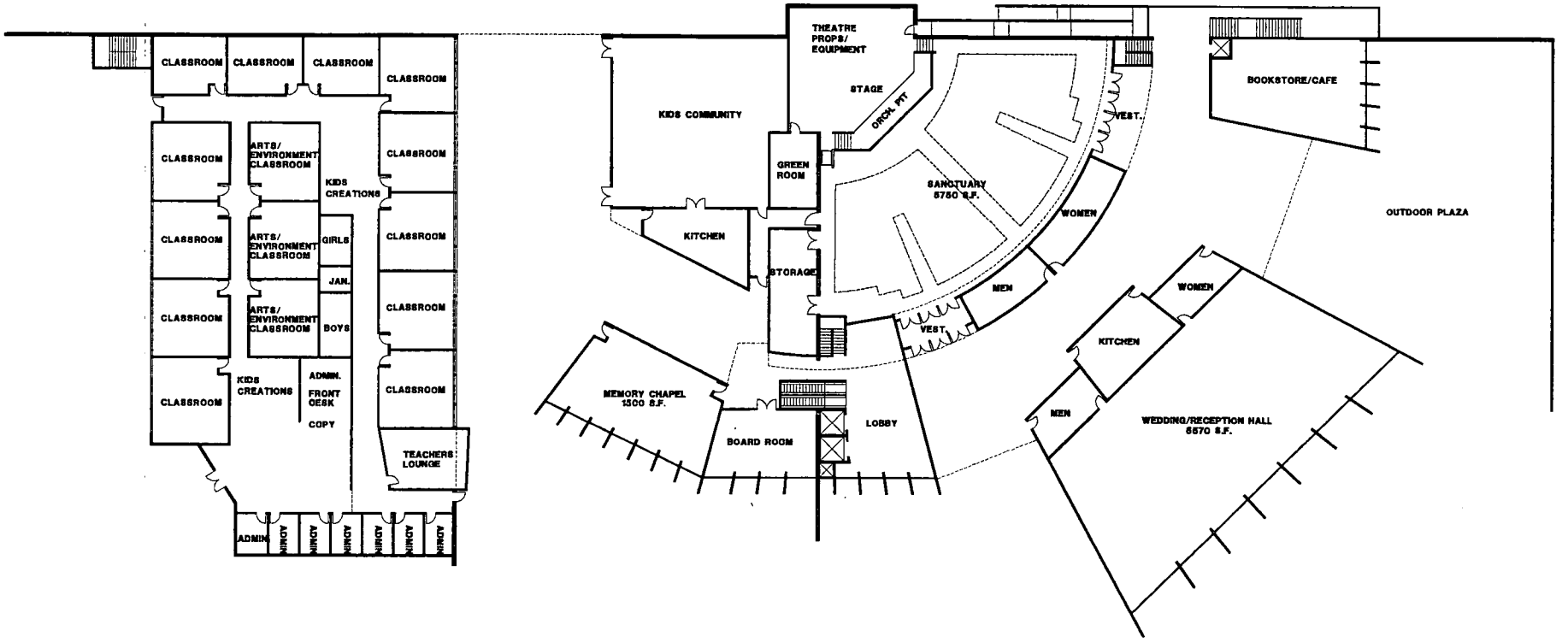
NOVEMBER 2003

LAS VEGAS • CLARK COUNTY • NEVADA

SDR-3391
01-08-04 PC

irp inc. architecture planning interiors
THE RICHARDSON PARTNERSHIP, INC.
875 Pilot Road Suite S Las Vegas, Nevada 89119
PHONE: 702.736.8872 FAX: 702.736.6833
E-mail: mail@irp-architect.com

north



1st FLOOR PLAN for THE CENTER-A MODEL FOR POSITIVE LIVING at ALEXANDER RD./CLIFF SHADOWS PKWY.

0 4 8 12 16 32 48 1/16"=1'-0"

NOVEMBER 2003

LAS VEGAS • CLARK COUNTY • NEVADA

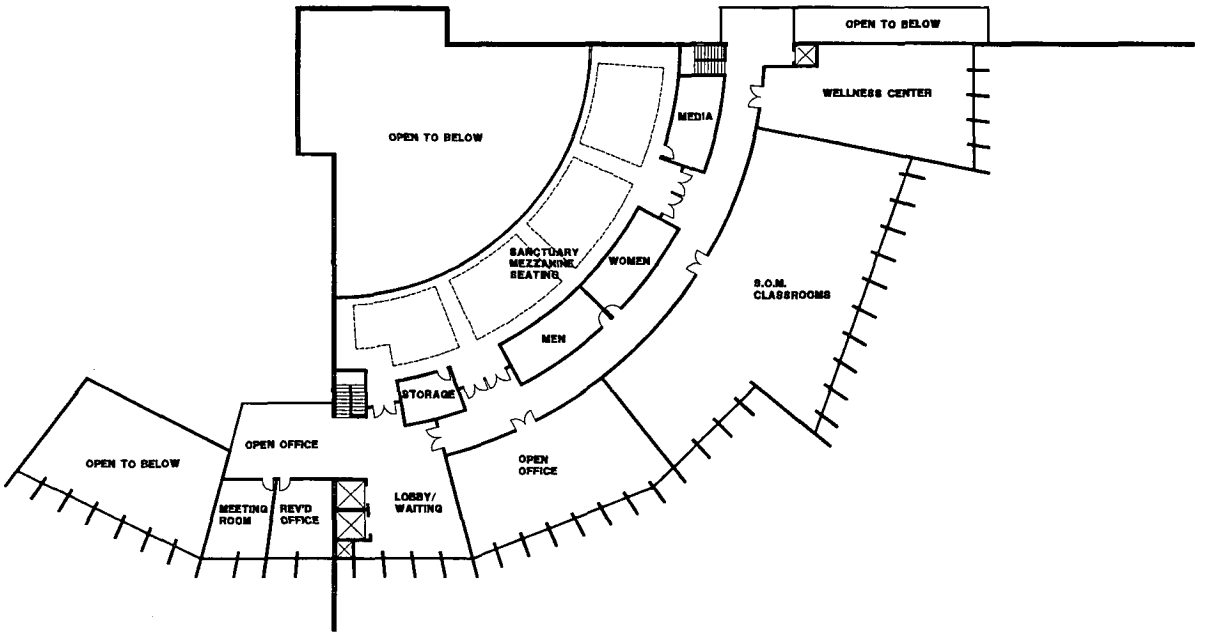
irp inc. architecture planning interiors
THE RICHARDSON PARTNERSHIP, INC.
815 Pilot Road Suite E Las Vegas, Nevada 89119
PHONE 702.736.6822 FAX 702.736.6858
E-mail: mail@irp-architect.com

north

SUP-3393

SDR-3391

01-08-04 PC



SUP-3393
SDR-3391
01-08-04 PC

2nd FLOOR PLAN for THE CENTER-A MODEL FOR POSITIVE LIVING at ALEXANDER RD./CLIFF SHADOWS PKWY.

1/16"=1'-0"

NOVEMBER 2003

LAS VEGAS • CLARK COUNTY • NEVADA

irp inc. architecture planning interiors
THE RICHARDSON PARTNERSHIP, INC.
875 Pilot Road, Suite A, Las Vegas, Nevada 89119
PHONE 702.734.8822 FAX 702.734.8855
E-mail: mail@irp-architect.com

north

SUP-3393 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST
SOUTHWEST CORNER OF ALEXANDER ROAD AND CLIFF SHADOWS PARKWAY
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 99

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3393 - PUBLIC HEARING - **SDR-3391 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED HOUSE OF WORSHIP AND PRIVATE SCHOOL, PRIMARY on 4.36 acres adjacent to the southwest corner of Alexander Road and Cliff Shadows Parkway (APN: 137-12-101-002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
BROWN – APPROVED subject to conditions and the following added condition:
- ***All glass on the east elevation of the building shall be non-reflective*** **- UNANIMOUS**

MINUTES:
NOTE: See Item 98 [SUP-3393] for all related discussion.

(3:00 – 3:02)

4-835

CONDITIONS:
Planning and Development

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

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

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 99 – SDR-3391

CONDITIONS - Continued:

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a roof or trellis for the proposed trash enclosure as required by the Lone Mountain West Master Plan Design Standards.

4. 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.

5. The landscape plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit, to reflect the required 6-foot perimeter screening wall. In addition, it shall also be revised so that the number of trees depicted on the landscape table match the number of trees depicted on the landscape plan.

6. The elevations shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.

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

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

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

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

CONDITIONS - Continued:

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

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

14. 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.

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

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

Public Works

17. Dedicate 30 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.

18. Construct all incomplete half-street improvements on Alexander Road and Cliff Shadows Parkway adjacent to this site 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 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

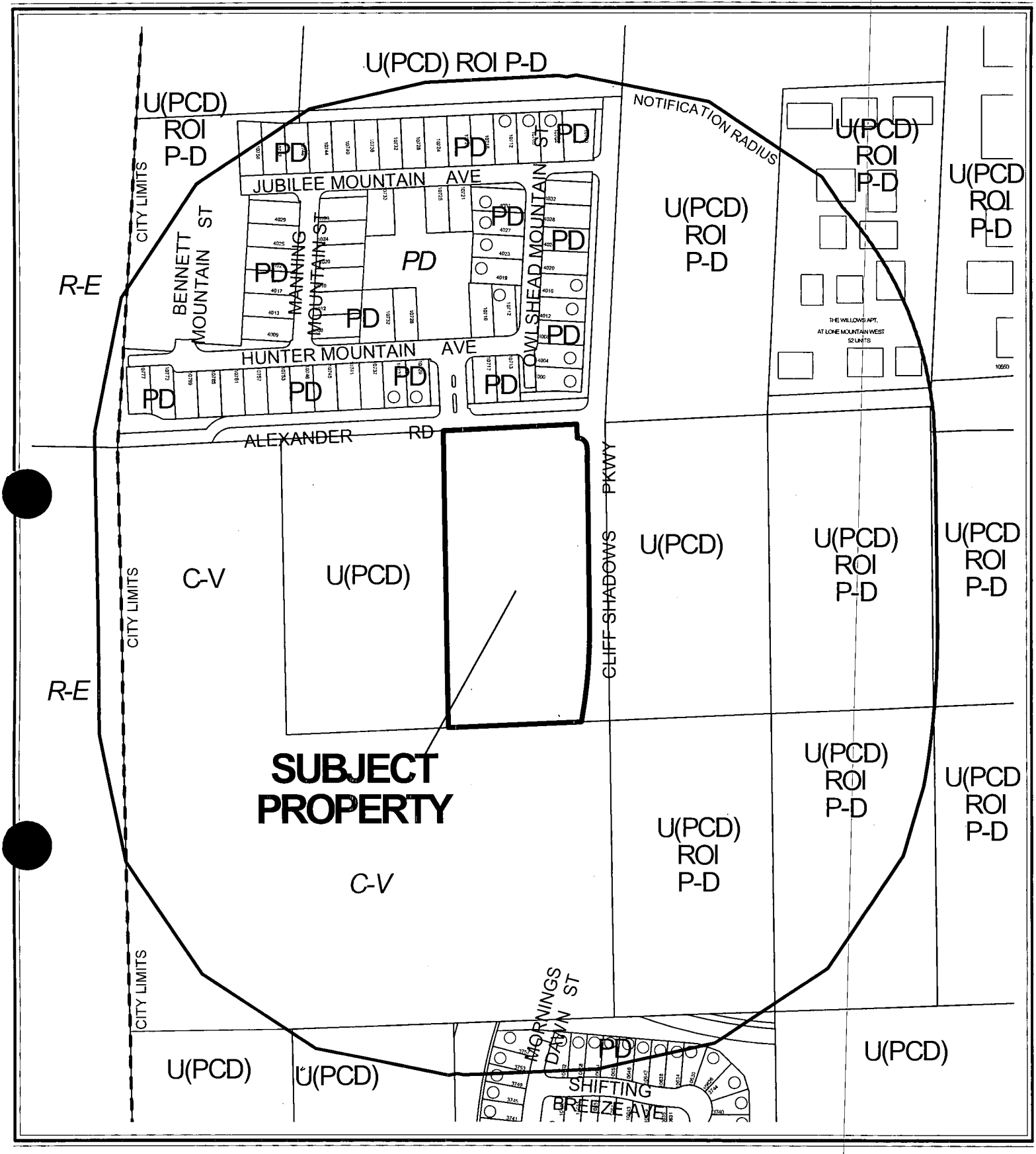
19. Grant a traffic chord easement at the southwest corner of Alexander Road and Cliff Shadows Parkway adjacent to this site.

CONDITIONS - Continued:

20. An update to the master Traffic Impact Analysis for the Lone Mountain West Planned Development 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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 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.

22. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0024-99, the required update to the master Traffic Impact Analysis, and all other subsequent site-related actions.



CASE: **SDR-3391**

RADIUS: 750 FT

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3391 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY ON BEHALF OF RITTER CHARITABLE TRUST

** CONDITIONS **

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

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

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a roof or trellis for the proposed trash enclosure as required by the Lone Mountain West Master Plan Design Standards.

4. 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.

5. The landscape plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a building permit, to reflect the required 6-foot perimeter screening wall. In addition, it shall also be revised so that the number of trees depicted on the landscape table match the number of trees depicted on the landscape plan.

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

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

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

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

Public Works

17. Dedicate 30 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.

18. Construct all incomplete half-street improvements on Alexander Road and Cliff Shadows Parkway adjacent to this site 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 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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20. An update to the master Traffic Impact Analysis for the Lone Mountain West Planned Development 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits 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 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.

22. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0024-99, the required update to the master Traffic Impact Analysis, and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a Church/House of Worship and a Waiver for a reduction of Perimeter Landscaping on 5.11 acres located at the northwest corner of Alexander Road and Cliff Shadows Parkway. Accessory Uses to the proposed Church/House of Worship include a Private School, Primary, a Wedding Hall, and a Bookstore.

B) Applicant's Justification

The development will be a model among advanced buildings, designed to consume fewer resources and generate less waste than traditional structures. The Church/House of Worship will be a forum for spiritual seminars, retreats, and enlightenment workshops, and the school will challenge students to achieve excellence in mind, body, character, and spirit.

BACKGROUND INFORMATION

A) Previous Actions

03/11/99 The Planning Commission approved a request to annex (A-0009-99) sixteen (16) unimproved parcels totaling 125 acres. Staff recommended approval.

06/14/99 The City Council approved a Rezoning (Z-0024-99) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development). The Planning Commission recommended approval on 5/13/99. Staff recommended approval.

01/08/04 The Planning Commission recommended approval of a companion Special Use Permit (SUP-3393) to allow Private School, Primary within a Neighborhood Commercial designated parcel of the Lone Mountain West Master Plan area. Staff recommended approval.

01/08/04 The Planning Commission voted 5-0-1 to recommend APPROVAL (PC Agenda Item #35/fs).

B) Pre-Application Meeting

10/30/03 Issues discussed included the requirement of a Special Use Permit for the school use, the need for a detailed parking analysis, and a maximum lot coverage of 30 percent for the overall site.

C) Neighborhood Meetings

A neighborhood meeting is not required for Site Development Plan Review applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.11
Net Acres:	4.36

B) Existing Land Use

Subject Property:	Parking Lot
North:	Single Family Residence
South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	PCD (Planned Community Development)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	PD (Planned Development)
South:	C-V (Civic District)
East:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
West:	U (Undeveloped)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows a mix of residential uses with a maximum of 8 units per acre. The site is zoned U (Undeveloped) and is under Resolution of Intent to PD (Planned Development) within the Lone Mountain West Master Plan area. The PD (Planned Development) zoning district is consistent with the General Plan designation and the proposed Church/House of Worship is a permitted use within the PD zoning district.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Lone Mountain West	X	

Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

The subject site is located within the Lone Mountain West Master Plan area with a Neighborhood Commercial land use designation. The Neighborhood Commercial category address parcels of five acres or less and provides for the development of convenience retail shopping, services, and professional offices principally serving neighborhood needs, and compatible in scale, character and intensity with adjacent residential development. The maximum lot coverage shall not exceed 30 percent.

The proposed Church/House of Worship is permitted within a Neighborhood Commercial parcel, and the accessory Private School, Primary is a permitted use with the approval of a Special Use Permit.

PROJECT DESCRIPTION

The proposed 58,600 square-foot Church/House of Worship consists of the following four uses:

31,998 square-foot Church/House of Worship (Primary Use)
18,245 square-foot Private School, Primary (Accessory Use)
6,930 square-foot Wedding Hall (Accessory Use)
1,427 square-foot Bookstore (Accessory Use)

The applicant is seeking a U.S. Green Building Council (USGBC) LEED (Leadership in Energy and Environmental Design) certification which emphasizes strategies for sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. Some innovative features of the site include photovoltaic panes to capture solar energy, a "green" roof consisting of native plants or an acceptable membrane roofing system, on-site vegetable and flower gardens, the use of building materials with a high recycled content, and storm water capture and re-irrigation systems.

Access is provided via a drive off Cliff Shadows Parkway, and a Bus/Loading zone is provided adjacent to the south side of Alexander Road. A 226-space underground parking structure provides parking for the site.

The building elevations depict an exterior consisting of exposed aggregate concrete, rammed earth wall, plaster finish, and glass curtain walls in tones of beige, cream, and bronze. The generally flat 'green roof' varies in height and will be covered with native plants or an acceptable membrane roofing system.

The floor plans depict administrative offices, classrooms, a theater, sanctuary, chapel, bookstore, wedding hall, and various rooms and storage areas.

The landscaping plan depicts 24-foot wide planters on the north, east, and a portion of the south property lines consisting of 24-inch box trees with various one, five and fifteen gallon trees and shrubs planted to meet Title 19 Tree Spacing Alternative #3. There is a Perimeter Landscape waiver request for the west and south property lines in order to accommodate the LEED (Leadership in Energy and Environmental Design) requirement of an undisturbed natural area as a part of the overall site. Because there is no surface parking on the site, parking lot landscaping is not required.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Lone Mountain West Master Plan and Title 19, the following standards apply to the proposal.

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	N/A	73 Feet	Y
• Side	N/A	83 Feet	Y
• Corner	N/A	24 Feet	Y
• Rear	N/A	70 Feet	Y
Max. Lot Coverage	30 %	26.3 %	Y
Max. Building Height	35 Feet	28 Feet	Y
Trash Enclosure	Screened with 6' masonry walls and a trellis or roof, finished to be compatible with the architectural character of the site.	Screened with a 6' masonry wall and finished to be compatible with the architectural character of the site.	N

The proposed site plan does not depict a roofed trash enclosure as required by the Lone Mountain West Design Standards. A Condition of Approval has been included to require a trellis or roof for the enclosure.

A2) Residential Adjacency Standards

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

a) Proximity slope.

The proposed one-story, 28-foot Church/House of Worship is setback approximately 133 feet from the south property line of the residentially zoned tract on the north side of Alexander Road. At this distance a 3:1 slope would intersect a building at a height of 44 feet. The proposed 28-foot building falls below the proximity slope, and therefore meets Residential Adjacency Standards.

b) Building setback

The proposed Church/House of Worship is setback approximately 133 feet from the south property line of the residentially zoned tract on the north side of Alexander Road. The required setback from the protected property is 84 feet, and is therefore in conformance with Residential Adjacency requirements.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Private School, Primary	15 Class-rooms	2 spaces per classroom + 20 for staff	43	7	43	7
Church/ House of Worship	10,330 SF non-fixed seating area	1 space per 100 SF of non-fixed seating area	104	0	104	0
Bookstore	1,430 SF	1 per 175 GFA	9	0	9	0
Wedding Hall	6,930 SF	1 per 200 GFA	35	0	63	0

The proposed project exceeds Title 19 parking requirements.

A4) Landscape and Open Space Standards

Pursuant to the Lone Mountain West Master Plan and Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Buffer: • Min. Trees • North and East Property Lines	One 24-Inch Box Tree / 40 Linear Feet Plus one, and two 15-gallon trees located between every 24-inch box tree (Tree Spacing Alternative #3).	66 Trees	66 Trees
• South and West Property Lines	One 24-Inch Box Tree per 30 linear feet	30 Trees	4 Trees
• Min. Zone Width	7 Feet		24 Feet
• Wall height	6 Feet		Not Provided

The Landscape Plan depicts a deficiency of 26 trees and does not meet Title 19 Landscape Buffer Standards. A waiver has been requested to allow the reduction of Perimeter Landscaping along the south and west property lines.

A decorative masonry screening wall is depicted on the landscape plan, however no wall height is specified. A Condition of Approval has been included to require a six-foot wall height.

B) General Analysis and Discussion

- Zoning

  The proposed Church/House of worship is a permitted use in the PD zoning district.

- Site Plan

  The proposed 58,600 square-foot Church/House of Worship consists of the following four uses:

  31,998 square-foot Church/House of Worship (Primary)
  18,245 square-foot Private School, Primary (Accessory)
  6,930 square-foot Wedding Hall (Accessory)
  1,427 square-foot Bookstore (Accessory)

  The applicant is seeking a U.S. Green Building Council (USGBC) LEED (Leadership in Energy and Environmental Design) certification which emphasizes strategies for sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. Some innovative features of the site include photovoltaic panes to capture solar energy, a "green" roof consisting of vegetation or an acceptable membrane roofing system, on-site vegetable and flower gardens, the use of building materials with a high recycled content, and storm water capture and re-irrigation systems.

Access is provided via a 32-foot drive off Cliff Shadows Parkway, and a Bus/Loading zone is provided adjacent to the south side of Alexander Road. A 226-space underground parking structure provides parking for the site and no surface parking is proposed.

- Waivers

There is a Perimeter Landscape waiver request for the west and south property lines in order to accommodate LEED (Leadership in Energy and Environmental Design) requirements of an undisturbed natural area as a part of the overall site.

- Landscape Plan

The landscaping plan depicts 24-foot wide planters on the north, east, and south perimeters of the site consisting of 24-inch box trees and various one, five and fifteen gallon trees and shrubs planted to meet Title 19 Tree Spacing Alternative #3. Tree Spacing Alternative #3 requires one twenty-four inch box deciduous tree, evergreen tree, or fifteen foot palm tree for every forty linear feet of planter plus one extra tree of similar size to provide coverage at the ends of planters. In addition, two fifteen gallon deciduous trees, evergreen trees or palm trees shall be required for every forty linear feet of planter, and will be located between every twenty-four inch box tree or fifteen foot palm tree. The spacing of the twenty-four inch box trees or fifteen-foot palm trees shall not exceed thirty-five feet on center. The fifteen-gallon trees can be either regularly spaced or grouped in between the larger trees. The proposed landscaping is consistent with these criteria.

There is a Perimeter Landscape waiver request for the west and south property lines in order to accommodate LEED (Leadership in Energy and Environmental Design) requirements of undisturbed natural areas as a part of the overall site.

There is no surface lot, and parking lot landscaping is not required.

- Elevation

The building elevations depict an exterior consisting of exposed aggregate concrete, rammed earth wall, plaster finish, and glass curtain walls in tones of beige, cream, and bronze. The generally flat 'green roof' varies in height and will be covered with native plants or an acceptable membrane roofing system. A photovoltaic solar canopy is an intricate part of the overall site design and will provide power for various systems on site.

- Floor Plan

The floor plans depict administrative offices, classrooms, a theater, sanctuary, chapel, bookstore, wedding hall, and various rooms and storage areas.

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 with the planned commercial and civic uses adjacent to the site. In addition, the project meets Proximity Slope and Residential Adjacency Standards in regard to the residential development located on the north side of Alexander Road.

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 Church/House of Worship is consistent with the PCD (Planned Community Development) General Plan designation and its intent. In addition, the requested uses are permitted within a Neighborhood Commercial designated parcel of the Lone West Master Plan Area. With the exception of a waiver request from the Landscape, Wall, and Buffer Standards, the proposal is in conformance with Title 19 after the inclusion of the recommended Conditions of Approval.

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

   The abutting street network will be adequate for the traffic generated by the proposed Church/House of Worship. Access to the site is from Cliff Shadows Parkway, an 80-foot wide Secondary Collector. A bus-loading zone is located adjacent to the south side of Alexander Road, a 60-foot wide collector street.

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

   Building and landscape materials are appropriate for this area, as the submitted landscape plan and building elevations depict the desert tolerant landscaping and architectural designs and materials outlined in the Lone West Master Plan. In addition, the applicant is seeking U.S. Green Building Council (USGBC) LEED (Leadership in Energy and Environmental Design) certification which emphasizes strategies for sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

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;"**

Building elevations for the proposed Church/House of Worship are not unsightly and will be compatible with the existing development in the area.

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

The proposed Church/House of Worship will be subject to inspections for occupancy and therefore will not compromise the public health, safety or welfare.

NOTICES MAILED 70 by Planning Department

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3391 APN: 137-12-101-002

Name of Property Owner: RITTER CHARITABLE TRUST CER

Name of Applicant: Nevada Acquisitions, LLC

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

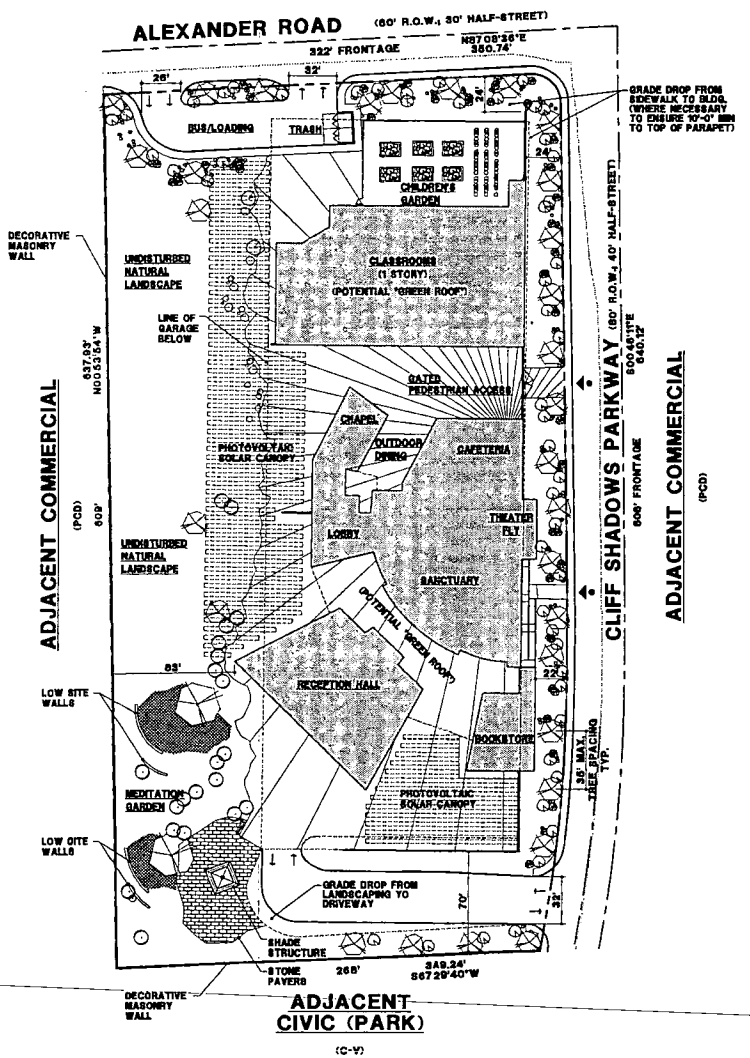
Subscribed and sworn before me

This 30th day of July, 2003

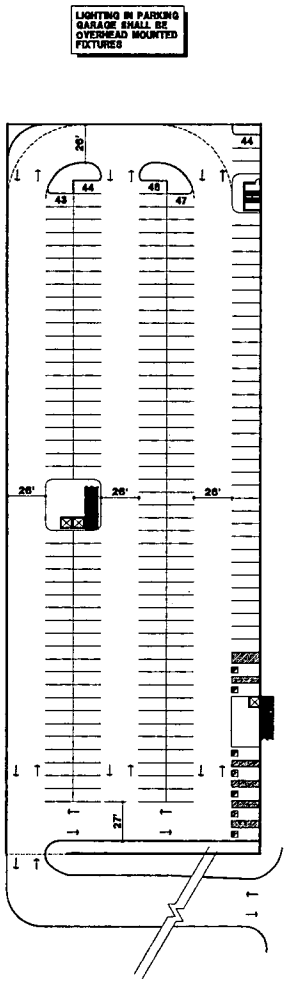
Saleemah B. Mansur-Johnston

Notary Public in and for said County and State

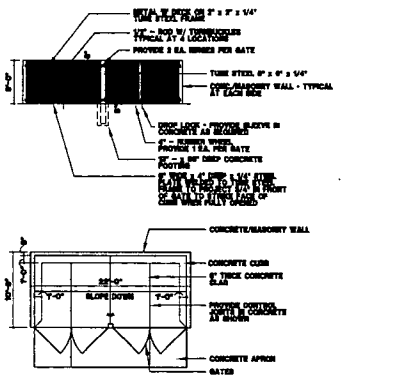
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Saleemah B. Mansur-Johnston
Appt. No. 03-79909-1
My Appt. Expires Feb. 6, 2007



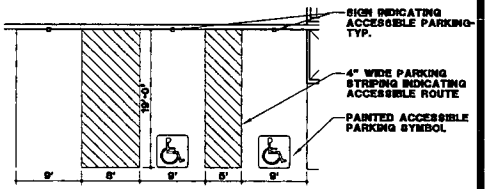
SITE PLAN



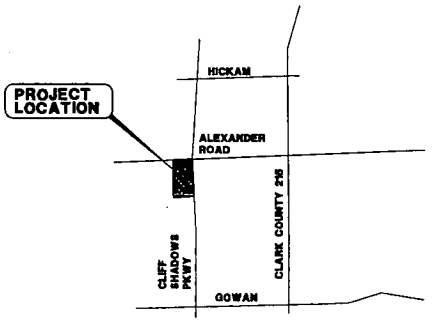
GARAGE PARKING PLAN



TRASH ENCLOSURE



HANDICAPPED PARKING DETAIL



LOCATION MAP

SITE DATA

ASSESSORS PARCEL NUMBER (APN):	137-12-101-002	
CURRENT ZONING:	C-1	
PROPOSED ZONING:	C-1	
SITE:	GROSS:	222,296 SF (5.71 ACRES)
	NET (AS SHOWN):	199,822 SF (4.36 ACRES)
REQUIRED SETBACKS:	FRONT: 15' MIN.	
	SIDE: 10' MIN.	
	SIDE: NONE	
	REAR: 10' MIN.	
SITE COVERAGE:	30%	

PROJECT / PARKING ANALYSIS

	BUILDING AREA (SF)	PARKING REQUIRED	PARKING PROVIDED
USE GROUP: CHURCH / HOUSE OF WORSHIP (1 PER 100 SF OF NON-FIXED SEATING			
SANCTUARY	5,530	89	155
RECEPTION - (ACCESSORY TO SANCTUARY)	5,570	56	56
CHAPEL - (ACCESSORY TO SANCTUARY)	1,800	15	15
PRIMARY USE TOTAL:	15,900	160	226
PRIVATE SCHOOL (K-8), 12 CLASSROOMS - (2 SPACES PER EACH CLASSROOM, PLUS TWENTY SPACES FOR ADMINISTRATIVE STAFF)	18,000	(44)	(44)
ACCESSORY ADMINISTRATIVE OFFICES	24,700		
ACCESSORY USE TOTAL:	43,700	0	0
PROJECT TOTAL:	58,600		

LEGAL DESCRIPTION

BEING THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., LAS VEGAS, CLARK COUNTY, NEVADA.

VICINITY MAP

LEGEND

PEDESTRIAN INGRESS/EGRESS LOCATION

VEHICULAR INGRESS/EGRESS LOCATION

OWNER

NEVADA AQUISITIONS, LLC
34555 CLIFF SHADOWS PKWY, SUITE 220
LAS VEGAS, NV 89129

DEVELOPER

THE CENTER, A MODEL FOR POSITIVE LIVING
3220 NORTH BUFFALO DRIVE, SUITE 204
LAS VEGAS, NV 89129

CONCEPTUAL DESIGN ONLY - FOR LAND USE PURPOSES

SITE PLAN for THE CENTER, A MODEL FOR POSITIVE LIVING at ALEXANDER ROAD/CLIFF SHADOWS PARKWAY

0 10 20 40 80 120 1"=40'-0"

SUP--3393

SDR--3391

01-08-04 PC

NOVEMBER 2003

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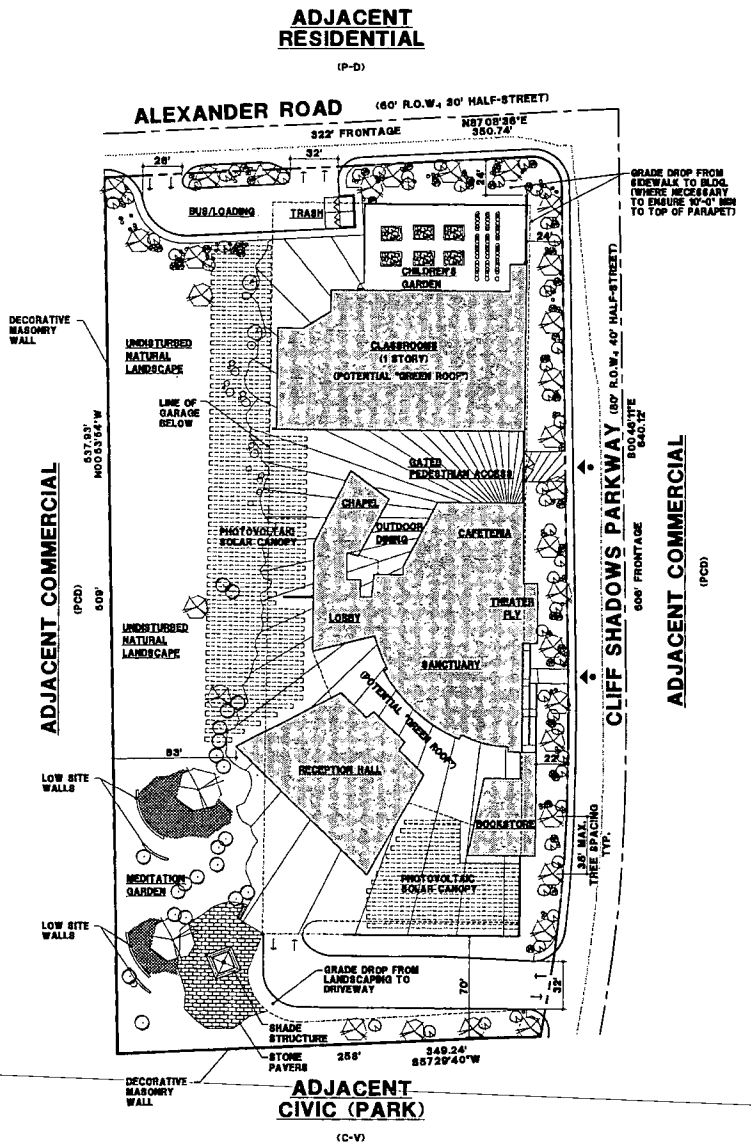
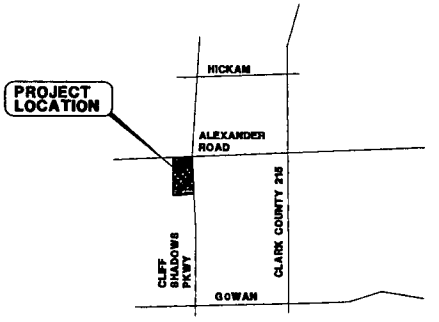
915 Pilot Road Suite B, Las Vegas, Nevada 89119
PHONE: 702.361.2322 FAX: 702.736.1635
E-mail: mail@trp-architect.com

north





LOCATION MAP

SITE DATA

ASSESSOR'S PARCEL NUMBER (APN):	127-13-101-002
CURRENT ZONING:	C-1
PROPOSED ZONING:	C-1
SITE:	GROSS: 223,236 SF (5.11 ACRES) NET (LESS SHOWN): 189,822 SF (4.36 ACRES)
REQUIRED SETBACKS:	FRONT: 10' MIN. SIDE: 10' MIN. SIDE: NONE REAR: 10' MIN.
SITE COVERAGE:	30%

LANDSCAPE PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	QUANTITY
	ACACIA SCHAFFNERI	SCHAFFNER'S ACACIA	24" BOX	MEDIUM STANDARD	9
	PHOENIX DACTYLIFERA	DATE PALM			6
	PINUS ELDARICA	MONDEL PINE			6
	HESPERALOE PARVIFLORA	RED YUCCA	15 GALLON		43
	HYMENOXYS ACAULIS	ANGELITA DAISY	1 GALLON		21
	MUHLENBERGIA SPECIES	MUHLEY GRASS	5 GALLON		94

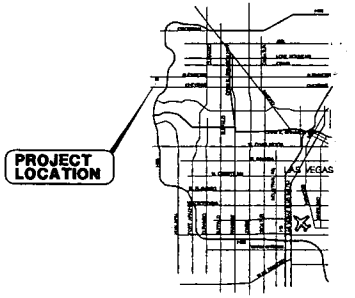
ROCK MULCH, 3/8" SCREENED @ 2" DEPTH IN ALL PLANTING AREAS

NOTE: ALL TREES/SHRUBS TO BE PLANTED IN ACCORDANCE WITH THE LOWE MOUNTAIN WEST DEVELOPMENT CODE AND (TITLE 19A), CHAPTER 19A.12 - SITE LANDSCAPE AND BUFFER STANDARDS, COMMERCIAL STREET BUFFER DESIGN STANDARD, REFERENCE ALTERNATIVE B.

LEGAL DESCRIPTION

BEING THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., LAS VEGAS, CLARK COUNTY, NEVADA.

VICINITY MAP



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CONCEPTUAL DESIGN ONLY - FOR LAND USE PURPOSES

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515 Pilot Road Suite E, Las Vegas, Nevada 89119
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E-mail: mail@trp-architect.com

LANDSCAPE PLAN for THE CENTER, A MODEL FOR POSITIVE LIVING at ALEXANDER ROAD/CLIFF SHADOWS PARKWAY

0 10 20 40 80 120 1"=40'-0"

SUP--3393

NOVEMBER 2003

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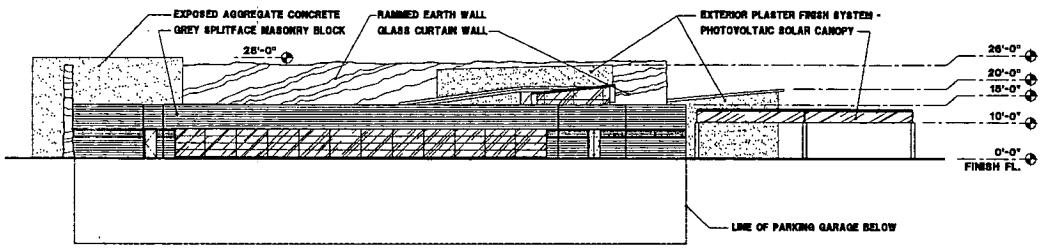
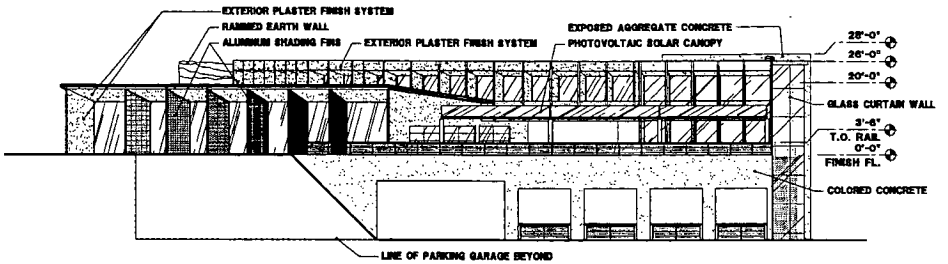
SDR--3391

01-08-04 PC

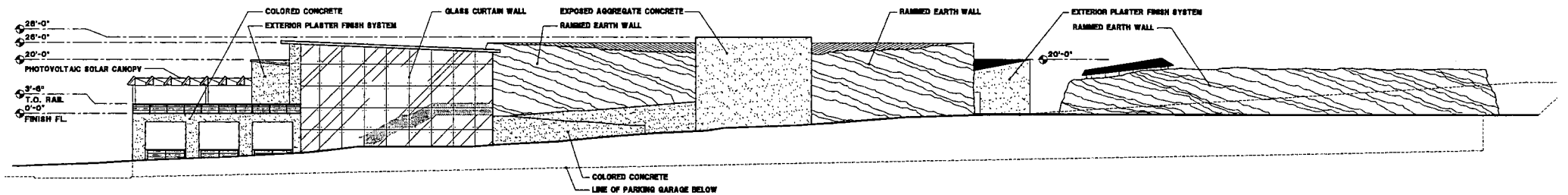
north



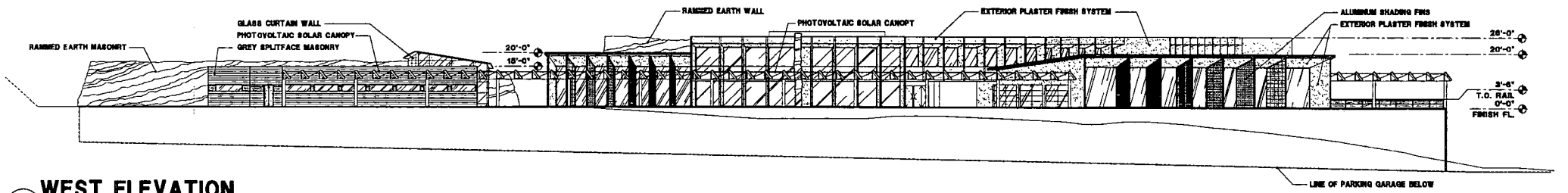
A NORTH ELEVATION



B SOUTH ELEVATION



C EAST ELEVATION



D WEST ELEVATION

NOTE. NO PORTION OF THE BUILDING SHALL EXCEED 35'-0" ABOVE FINISH GRADE. ALL ELEVATION NOTATIONS INDICATED ARE ABOVE FINISH FLOOR (A.F.F.)

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ELEVATIONS for THE CENTER-A MODEL FOR POSITIVE LIVING at ALEXANDER ROAD/CLIFF SHADOWS PKWY

0 4 8 12 16 32 48 1/16" = 1'-0"

NOVEMBER 2003

SUP-3393
SDR-3391
01-08-04 PC

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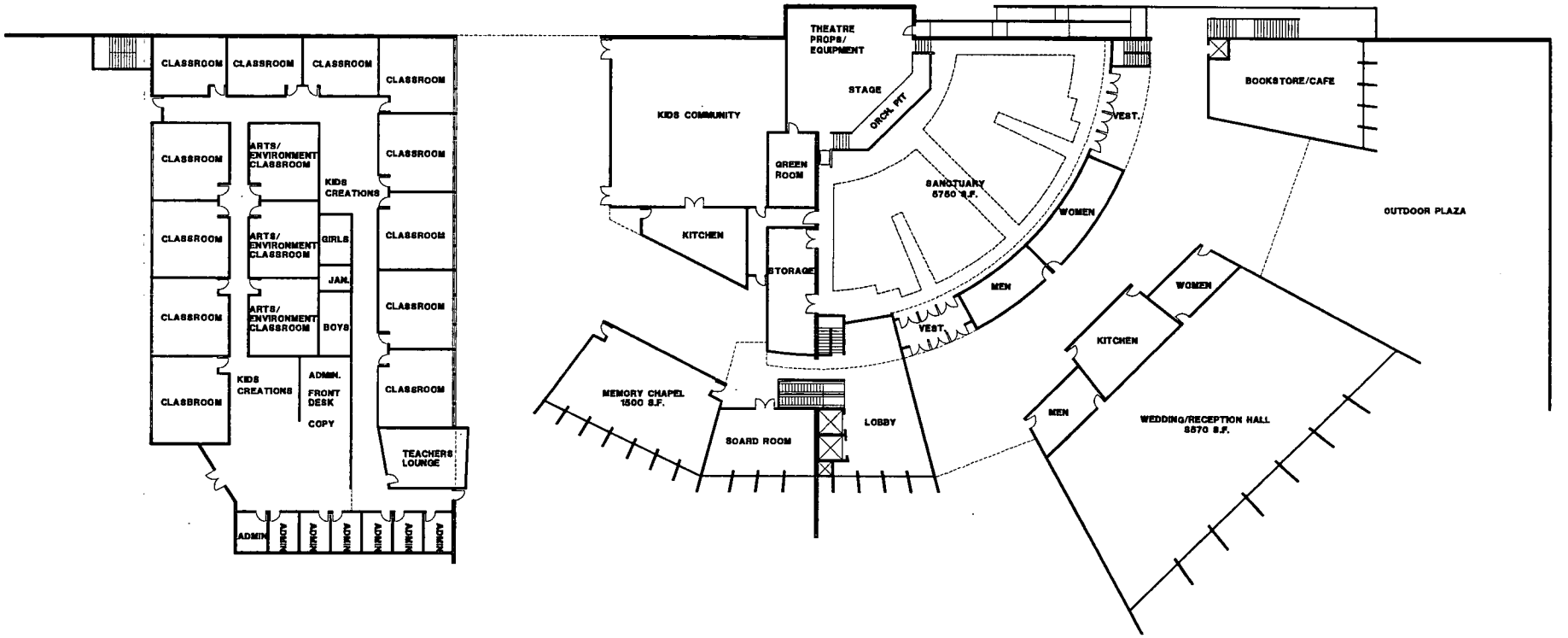

1st FLOOR PLAN for THE CENTER-A MODEL FOR POSITIVE LIVING at ALEXANDER RD./CLIFF SHADOWS PKWY.

0 4 8 12 16 32 48 1/16"=1'-0"

NOVEMBER 2003

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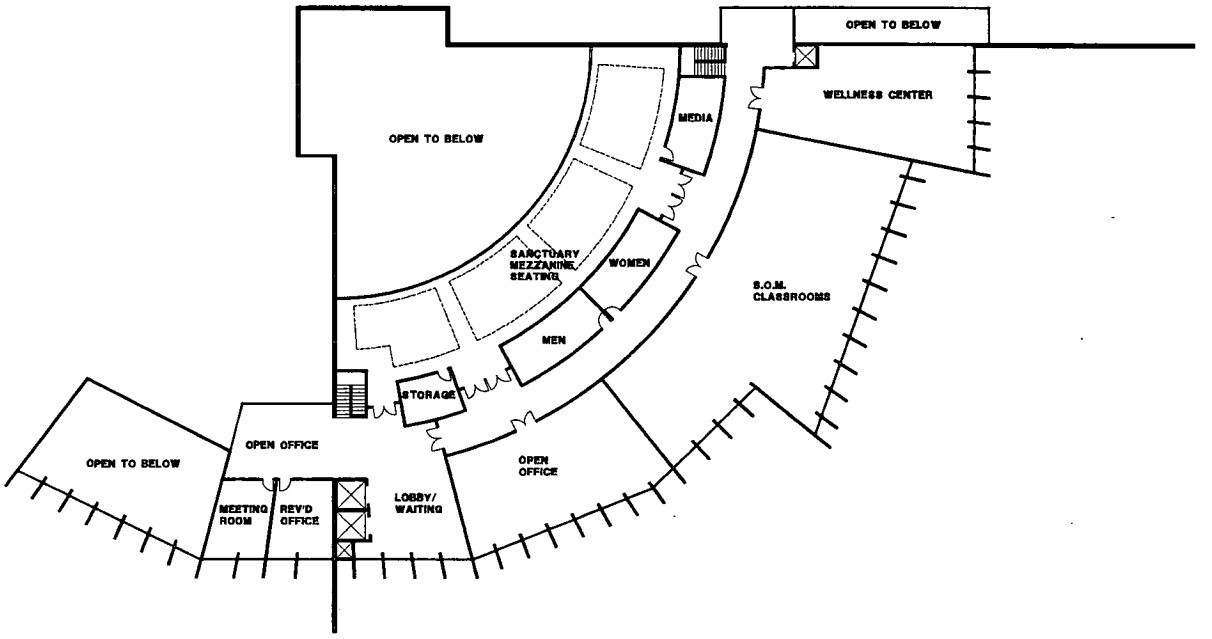
north

SUP-3393

SDR-3391

01-08-04 PC



SUP-3393
SDR-3391
01-08-04 PC

2nd FLOOR PLAN for THE CENTER-A MODEL FOR POSITIVE LIVING at ALEXANDER RD./CLIFF SHADOWS PKWY.

1/16"=1'-0"

NOVEMBER 2003

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north

City of Las Vegas

Agenda Item No. 100

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:

SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3394 - LAS VEGAS BILLBOARDS ON BEHALF OF WEST SAHARA ASSOCIATES, LIMITED PARTNERSHIP** - Appeal filed by LAS Consulting, Inc. from the Denial by the Planning Commission of a request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the northeast corner of Torrey Pines Drive and Sahara Avenue (APN: 163-02-816-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0 vote) recommends DENIAL. Staff recommends APPROVAL

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

RECOMMENDATION:

The Planning Commission (6-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Appeal letter submitted by LAS Consulting, Inc.
5. Submitted after final agenda – Abeyance request by Singer & Brown
6. Submitted after final agenda – Protest letters from Desert Toyota of Las Vegas, Pegasus Group and Carl and Kristine Lewis
7. Back up referenced from the 1/8/2004 Planning Commission meeting Item 42

MOTION:

REESE – Motion to Accept the WITHDRAWAL Without Prejudice of Item 103 [ZON-3219] and Item 104 [SDR-3220], to TABLE Item 90 [VAR-3360] and Item 91 [SDR-3284], HOLD IN ABEYANCE Item 78 [DIR-3451], Item 79 [ZON-3241] to 2/18/2004 and Item 83 [MOD-3069], Item 84 [SDR-3072], Item 93 [SUP-3315] and Item 100 [SUP-3394] to 3/3/2004 – UNANIMOUS

MINUTES:

ROBERT GENZER, Director of Planning and Development Department, clarified that the abeyance of Item 100 [SUP-3394] be changed to 3/3/2004 due to the anticipated length of the 2/18/2004 agenda.

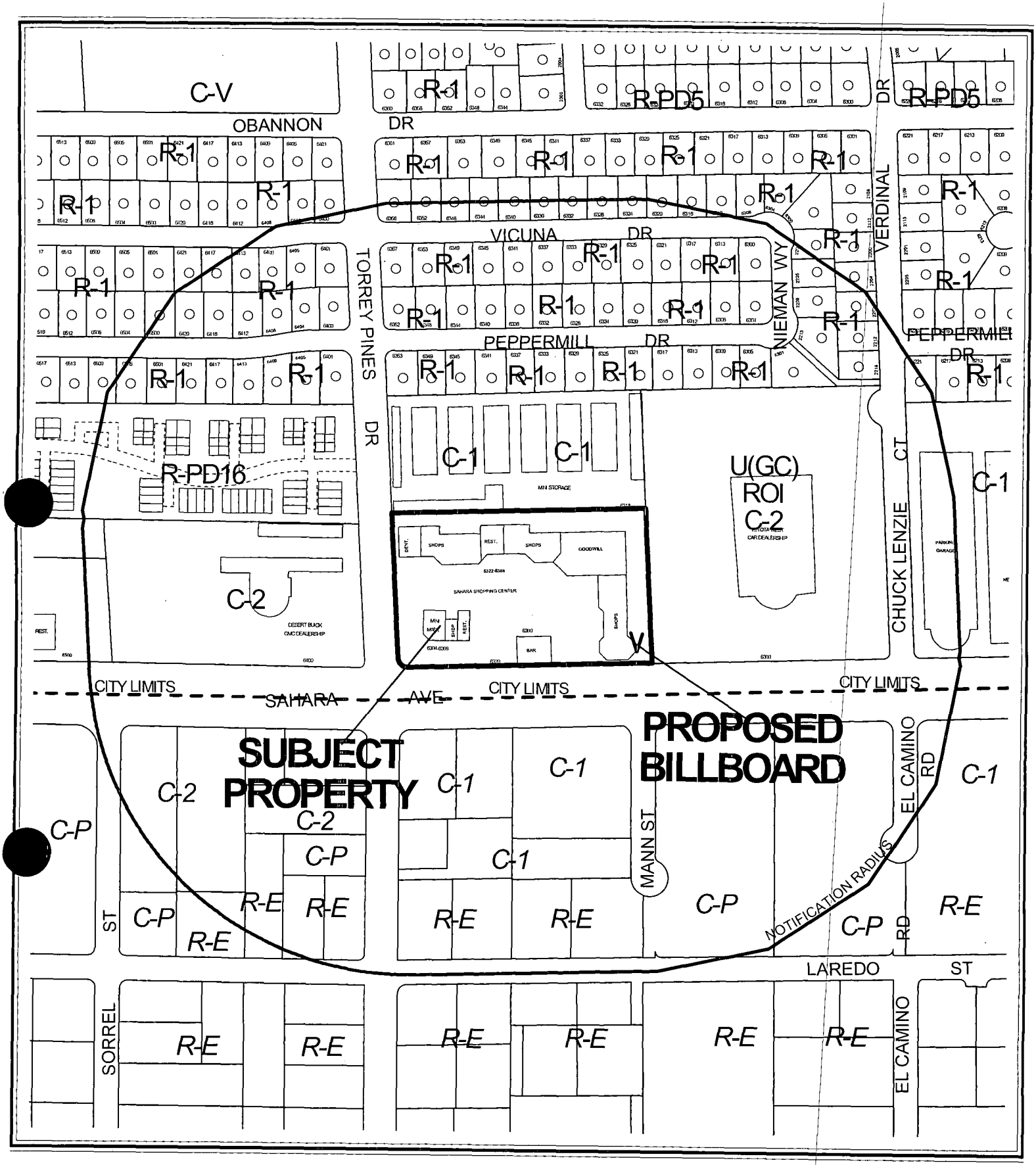
CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 100 – SUP-3394

MINUTES - Continued:

DEPUTY CITY ATTORNEY BRYAN SCOTT advised MAYOR GOODMAN that he could vote on the abeyance of Item 100 [SUP-3394] as the motion is not substantive, but should abstain when the item comes back.

There was no further discussion.

(1:15 – 1:28)



CASE: **SUP-3394**

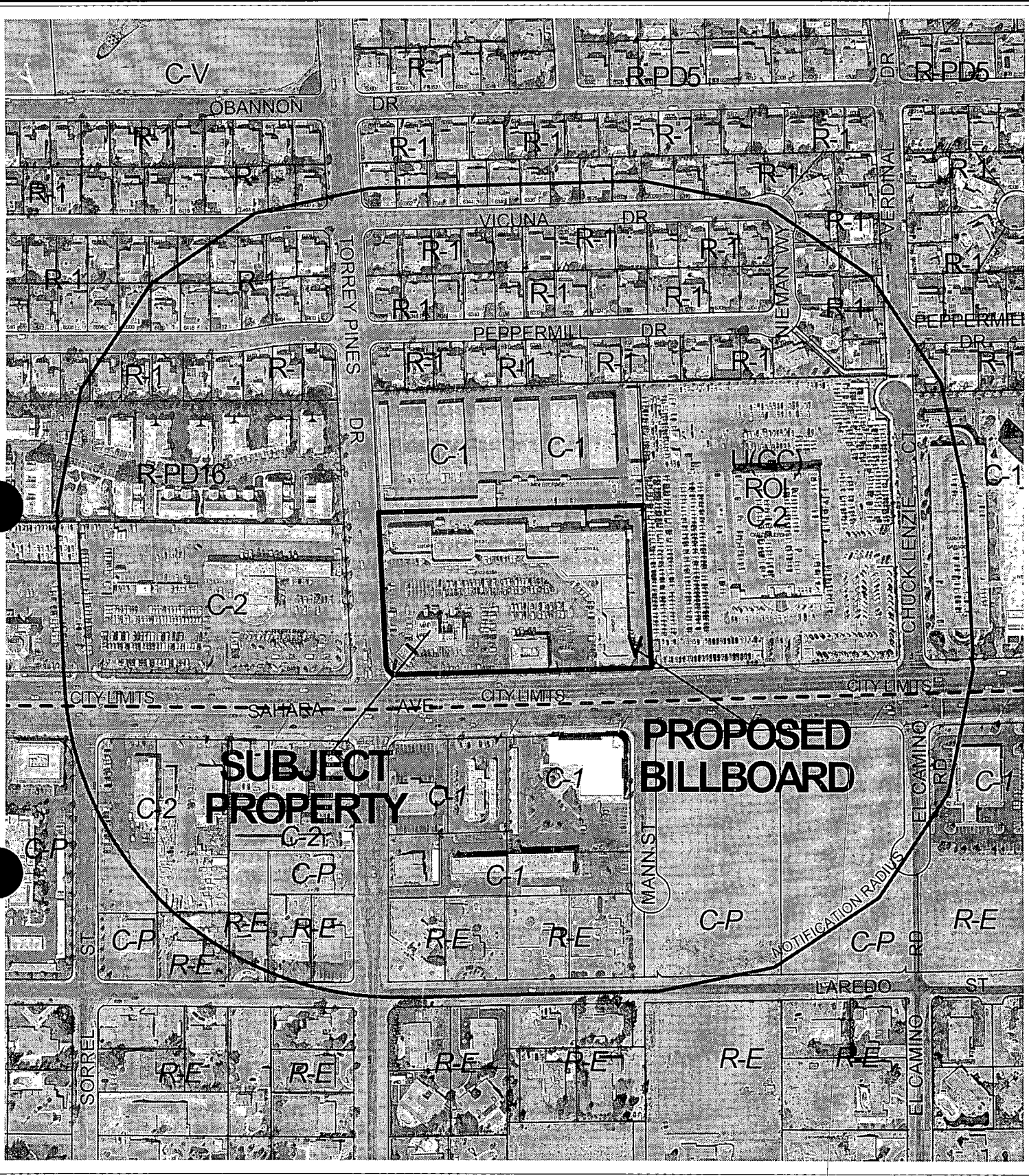
RADIUS: 750 FT

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

0 200 400 Feet

N

100



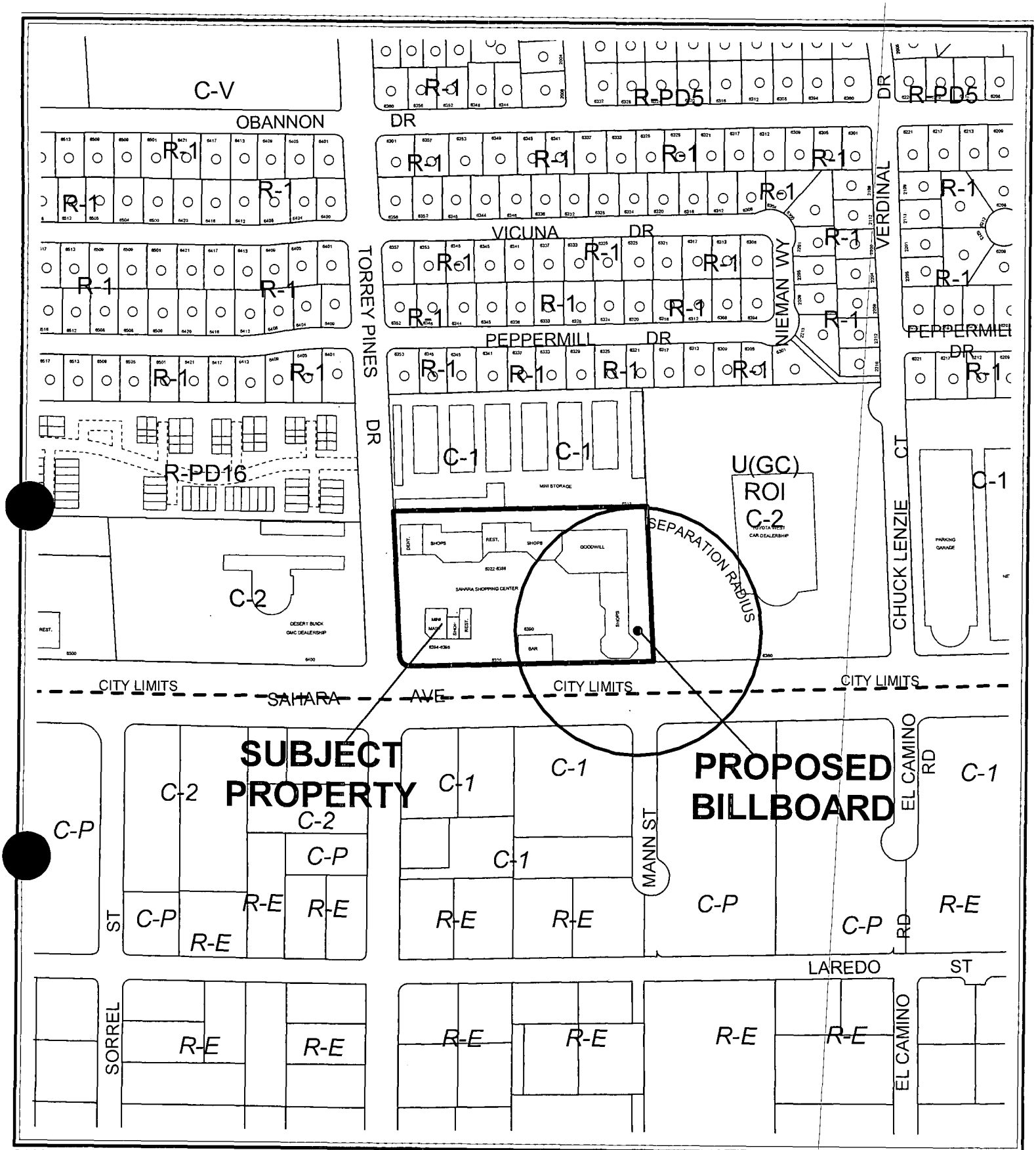
0 200 400 Feet

CASE: **SUP-3394**

RADIUS: 750 FT

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

N



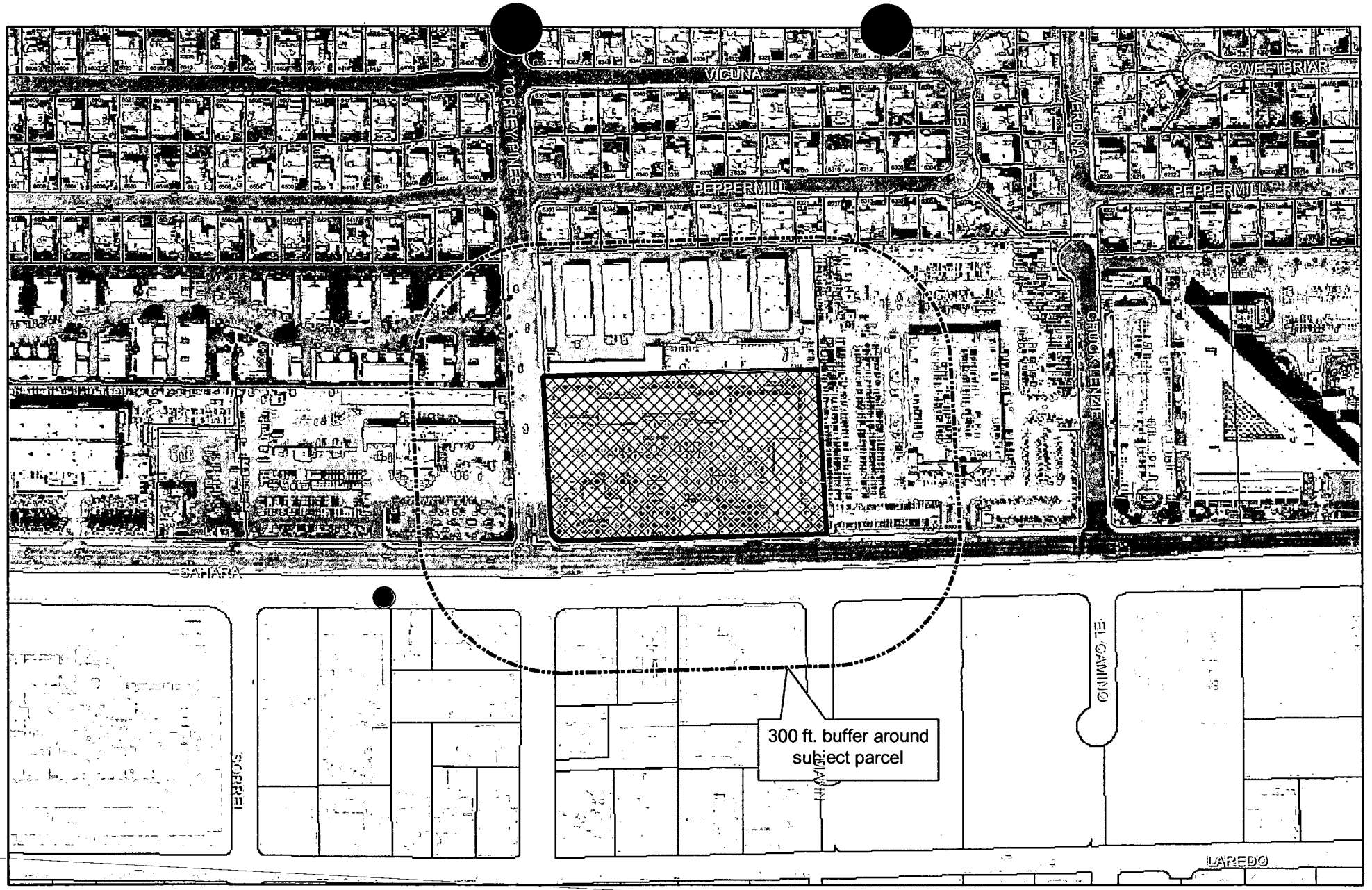
CASE: **SUP-3394**

SEPARATION RADIUS: 300 FT

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

0 200 400 Feet

N



SUP-3394

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3394 - LAS VEGAS BILLBOARDS ON BEHALF OF WEST SAHARA ASSOCIATES, LIMITED PARTNERSHIP

** CONDITIONS **

The Planning Commission (6-0 vote) recommends DENIAL. Staff recommends APPROVAL, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

2. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the m Off-Premise Advertising (Billboard) Sign.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

5. Only one advertising sign is permitted per sign face.

6. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

7. All City Code requirements and design standards of all City Departments shall be satisfied.

8. Conformance to all Minimum Requirements under Title 19.14.100 for an Off-Premise Sign use and other applicable sign requirements.

Public Works

9. The proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is an Appeal filed by LAS Consulting, Inc. from the Denial by the Planning Commission of a request for a Special Use Permit for a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 6390 West Sahara Avenue.

B) Applicant's Justification

The area is commercial in nature and an Off-Premise Sign would not be out of context with the surrounding uses.

BACKGROUND INFORMATION

A) Previous Actions

03/19/86	The City Council approved a Reclassification of Property (Z-0016-86) from N-U (Non-Urban) to C-1 (Limited Commercial). The Planning Commission recommended approval on 3/13/86.
01/28/92	The Board of Zoning Adjustment approved a Variance (V-0190-91) to allow truck and trailer rentals within an existing mini-storage business.
01/03/00	The City Council approved a Special Use Permit (U-0179-00) for a Restaurant Service Bar. The Planning Commission and staff recommended approval on 11/16/00.
10/17/01	The City Council approved a Special Use Permit (U-0121-01) to allow Second Hand Sales in conjunction with a sporting goods business. The Planning Commission and staff recommended approval on 09/06/01.
01/08/04	The Planning Commission voted 6-0 to recommend DENIAL (PC Agenda Item #42/fs).

B) Pre-Application Meeting

11/13/03	The applicant was informed that the project would be considered a Project of Regional Significance due to its proximity to Clark County.

C) Neighborhood Meetings

Neighborhood meetings are not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.34

B) Existing Land Use

Subject Property:	Shopping Center
North:	Mini-Storage
South:	Office / Commercial
East:	Auto Dealership
West:	Auto Dealership

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	Clark County
East:	C-2 (General Commercial)
West:	U (Undeveloped) Zone under Resolution of Intent to C-2 (General Commercial)

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. This allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. The C-1 (Limited Commercial) zoning designation is in conformance with the General Plan and the proposed Off-Premise Sign is a permitted use.

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

COUNTY NOTIFICATION

Property located within the notification radius falls within sections of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of unincorporated Clark County.

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and it has been determined that the proposed Off-Premise Sign will have no significant impacts on the area.

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

Standards	Code Requirement	Provided
Location	• No Off-Premise Signs in the right-of-way • Permitted only in C-1, C-2, C-M, M Zoning Districts	• Sign is not in right-of-way • Sign is in C-1 Zoning District
Off-Premise Sign area (max.)	672 SF	672 SF
Separation distance from other Off-Premise Sign (min.)	300 Feet	No signs within 300Feet
Separation distance from "U" or "R" zoning district	300 Feet	No R or U zoning districts within 300 feet
Off-Premise Sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet
Setbacks (min.)	• 50 Feet from nearest ROW intersection	No intersection within 50 feet of the proposed sign

The proposed Off-Premise Sign meets the minimum distance separation requirements in addition to area, height, and setback requirements of Title 19.14.100.

B) General Analysis and Discussion

- Zoning

  An Off-Premise Advertising (Billboard) Sign is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

  Off-Premise Signs are to be considered primarily a specific type of land use rather than as an incidental use to an existing land use. Off-Premise Signs generally produce revenue to the property owner(s) as a land use as compared to On-Premise Signs which do not produce revenue but are incidental to a revenue-producing land use. However, because of the special characteristics of Off-Premises Signs as compared to other types of land uses and structures, certain qualifications and requirements are set forth in connection with Off-Premises Signs as a permitted use in certain zoning districts.

- Conditions

  Title 19.14.100(D) specifies the following provisions regarding Off-Premise Advertising Signs:

  1. All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view. Display surface panels that are removed for the purpose of changing the advertising message shall be replaced within thirty days with display panels containing a new advertising message or uniformly painted blank panels.

  2. All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.

  3. For any Off-Premise Signs that is proposed within six hundred sixty feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.

  4. No sign certificate shall be issued for an individual Off-Premise Sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

     a. An accurate site plan of the lot, at the scale the Director requires;
     b. The location of buildings, parking lots, driveways and landscaped areas on the lot;
     c. An accurate indication of the location of all existing and proposed Off-Premise Signs; and

d. Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.

5. The holder of a sign certificate shall notify the Director of any significant change in the characteristics of an Off-Premise Sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director may require.

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 Off-Premise Sign conforms to the standards and intent of the SC (Service Commercial) General Plan designation and the C-1 (Limited Commercial) zoning district. Further, the proposed sign is located outside of the Off-Premise Sign exclusionary zone, and is meeting all minimum distance separation requirements as outlined in Title 19.14.100. The subject use is harmonious and compatible with surrounding properties.

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

   Physically, the subject site is appropriate for the proposed Off-Premise Advertising (Billboard) Sign, as the sign location will not interfere with any on-site circulation or site visibility restrictions.

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

   Access to the site is via access a driveway off of Sahara Avenue, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

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."**

   This development will be required to obtain all of the necessary development permits, including Building and Safety Department requirements for a Certificate of Completion and final inspection, which will insure the protection of the public health, safety and general welfare. Further, the overall objectives of the General Plan are in compliance with the proposed development.

PLANNING COMMISSION ACTION

The Planning Commission voted unanimously for denial, believing the site to be inappropriate for off-site advertising.

NOTICES MAILED 120 by City Clerk

APPROVALS 0

PROTESTS 0

702-837-7821

5665 S. Valley View Ste 4 89119

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3394 APN: 163-02-516-001

Name of Property Owner: West Sahara Associates

Name of Applicant: Las Vegas Billboards

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: X _____

Print Name: Granville Harper

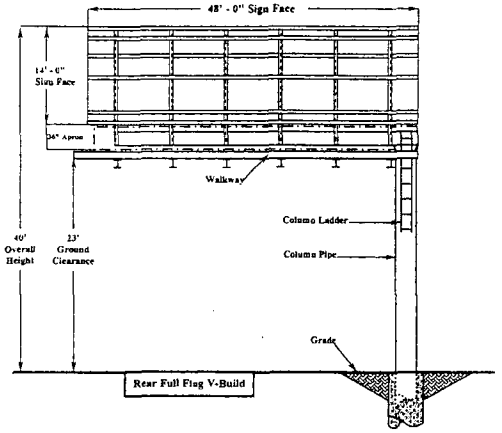
Subscribed and sworn before me

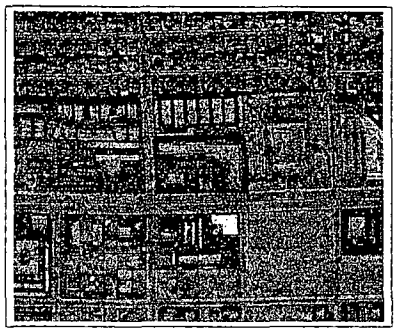
This 31 day of October, 2003

Bridget M. Perez

Notary Public in and for said County and State

BRIDGET M. PEREZ
NOTARY PUBLIC
STATE OF NEVADA
MY COMMISSION EXPIRES
May 9, 2004





PROPERTY OWNER: WEST SAHARA ASSOCIATES
C/O GRANVILLE HARPER
1324 STATE ST. #J-128
SANTA BARBARA, CA 93101-2620

PROPERTY ADDRESS: 6390 W. SAHARA AVE.
LAS VEGAS, NV 89146

CONTACT: STEVE RANNEY @
LAS VEGAS BILLBOARDS
5665 S. VALLEY VIEW BLVD.
LAS VEGAS, NV 89118
837-7822

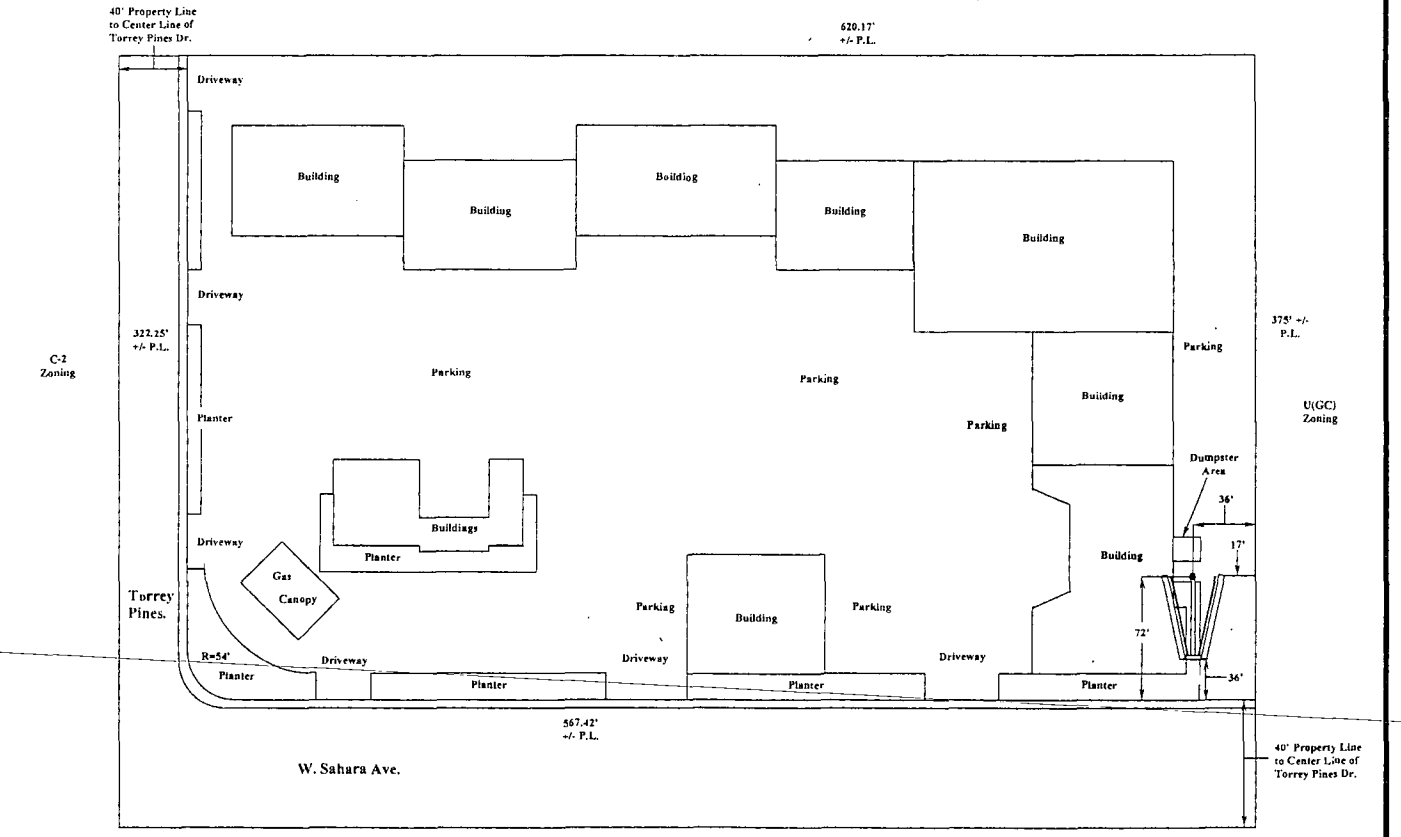
APN: 163-02-816-001
ZONED: C-1
14' x 48' FULL FLAG V-BUILD
40' OVERALL HEIGHT
NO ADJACENT ON-PREMISE SIGN WITHIN 100'
NO ADJACENT OFF-PREMISE SIGN WITHIN 300'
NO R - ZONE WITHIN 300'
SCALE 1" = 40'

NORTH

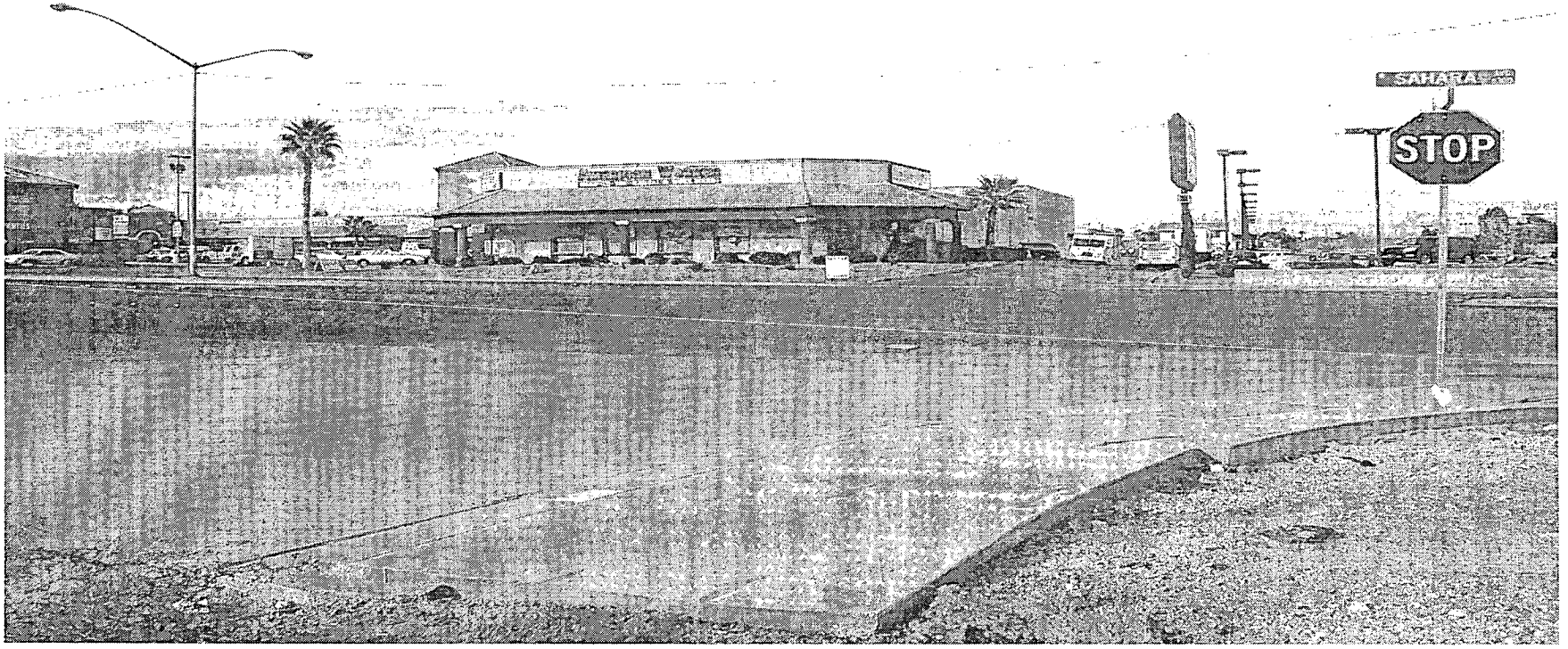
SIGN ANALYSIS TABLE

TYPE OF SIGN:	14' X 48' OFF-PREMISE SIGN
SIGN HEIGHT:	40' OVERALL HEIGHT
SIGN WIDTH:	48' OVERALL WIDTH
SIGN AREA:	672' SQUARE FT.
ILLUMINATION TYPE:	HALLOGEN LIGHTING
ANIMATION:	NONE

LOCATION:
25' FRONT SETBACK FROM WESTERN AVE. TO LEADING EDGE OF SIGN.
72' FRONT SETBACK FROM WESTERN AVE. TO CENTER OF COLUMN.
17' SIDE SETBACK FROM NORTH PROPERTY LINE TO LEADING EDGE OF COLUMN.
36' SIDE SETBACK FROM NORTH PROPERTY LINE TO CENTER OF COLUMN.

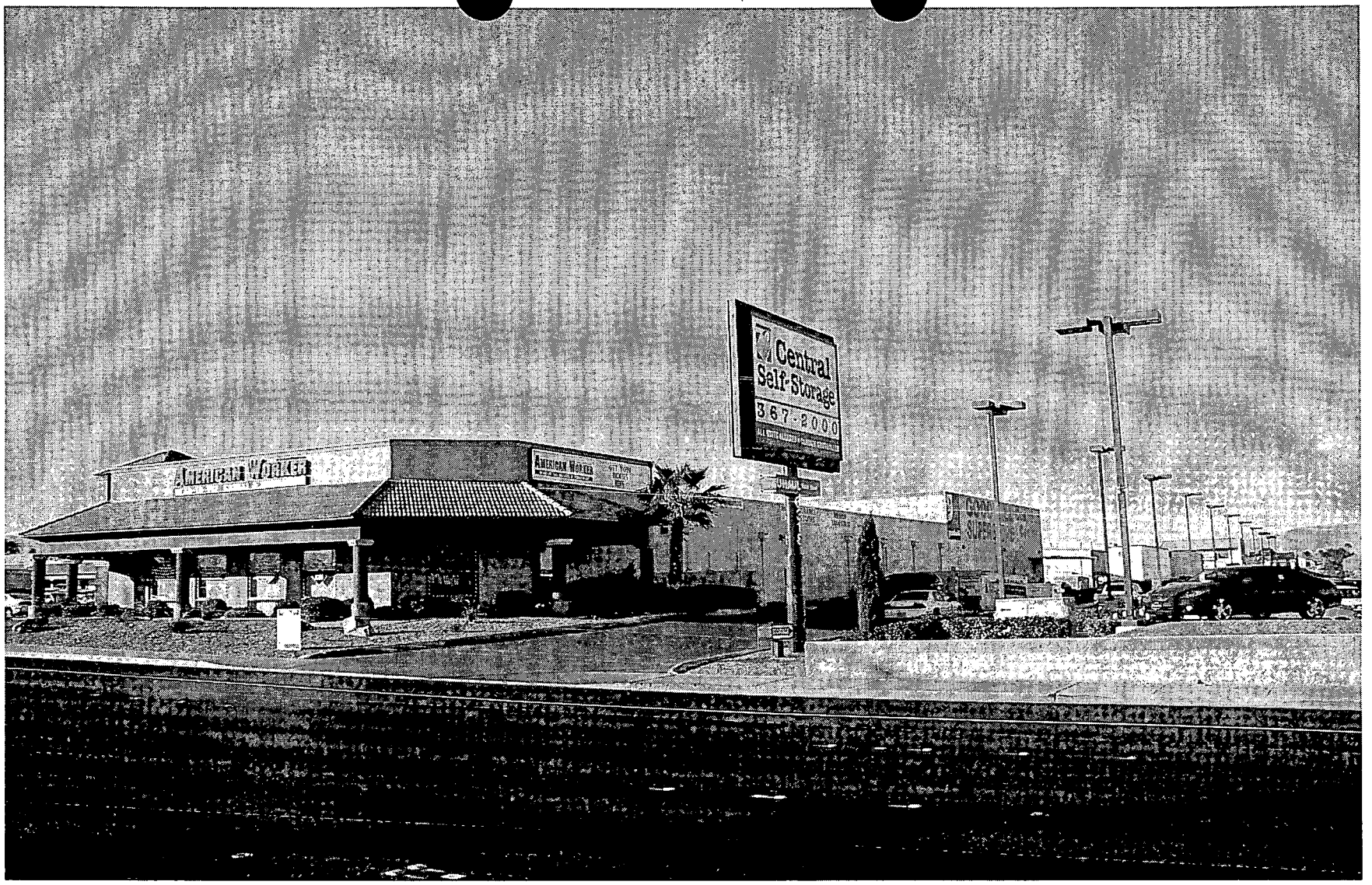


SUP-3394 01-08-04 PC



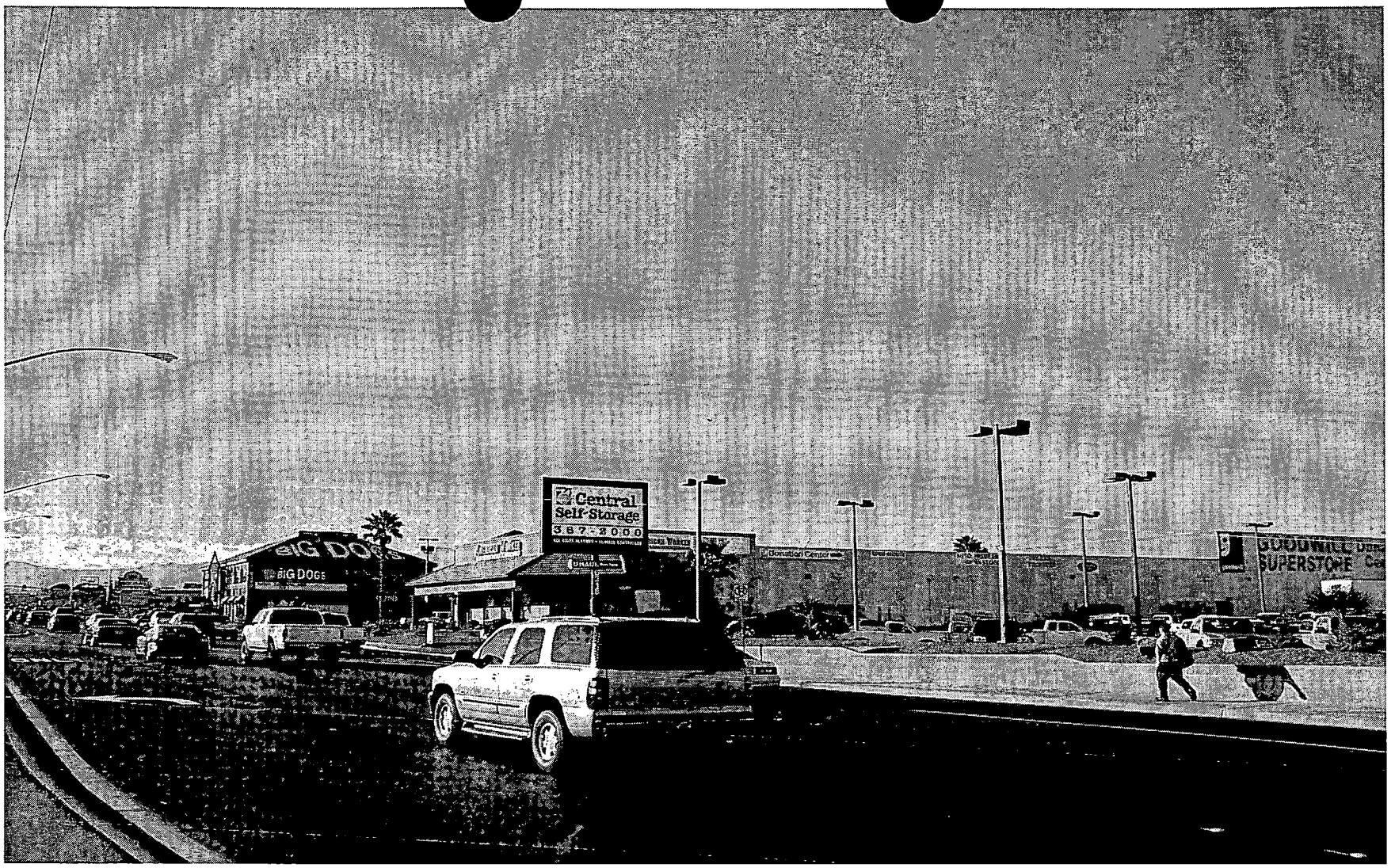
SUP-3394 - LAS VEGAS BILLBOARDS ON BEHALF OF WEST SAHARA ASSOCIATED, LIMITED PARTNERSHIP
NORTHEAST CORNER OF TORREY PINES DRIVE AND SAHARA AVENUE
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



SUP-3394 - LAS VEGAS BILLBOARDS ON BEHALF OF WEST SAHARA ASSOCIATES, LIMITED PARTNERSHIP
Adjacent to the northeast corner of Torrey Pines Drive and Sahara Avenue
FEBRUARY 4, 2004 CITY COUNCIL MEETING

Picture taken 01/21/04



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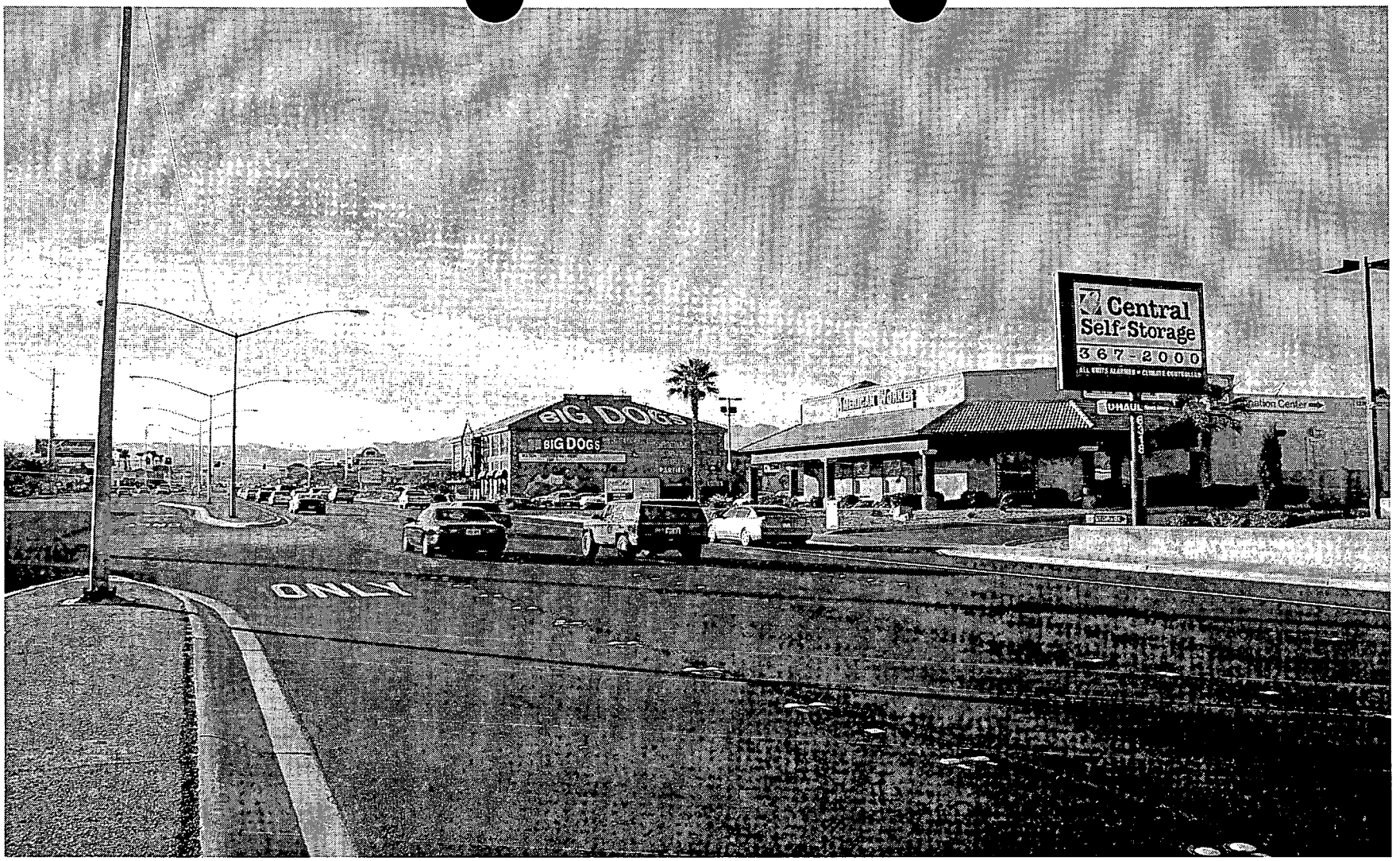

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Adjacent to the northeast corner of Torrey Pines Drive and Sahara Avenue

FEBRUARY 4, 2004 CITY COUNCIL MEETING

Picture taken 01/21/04

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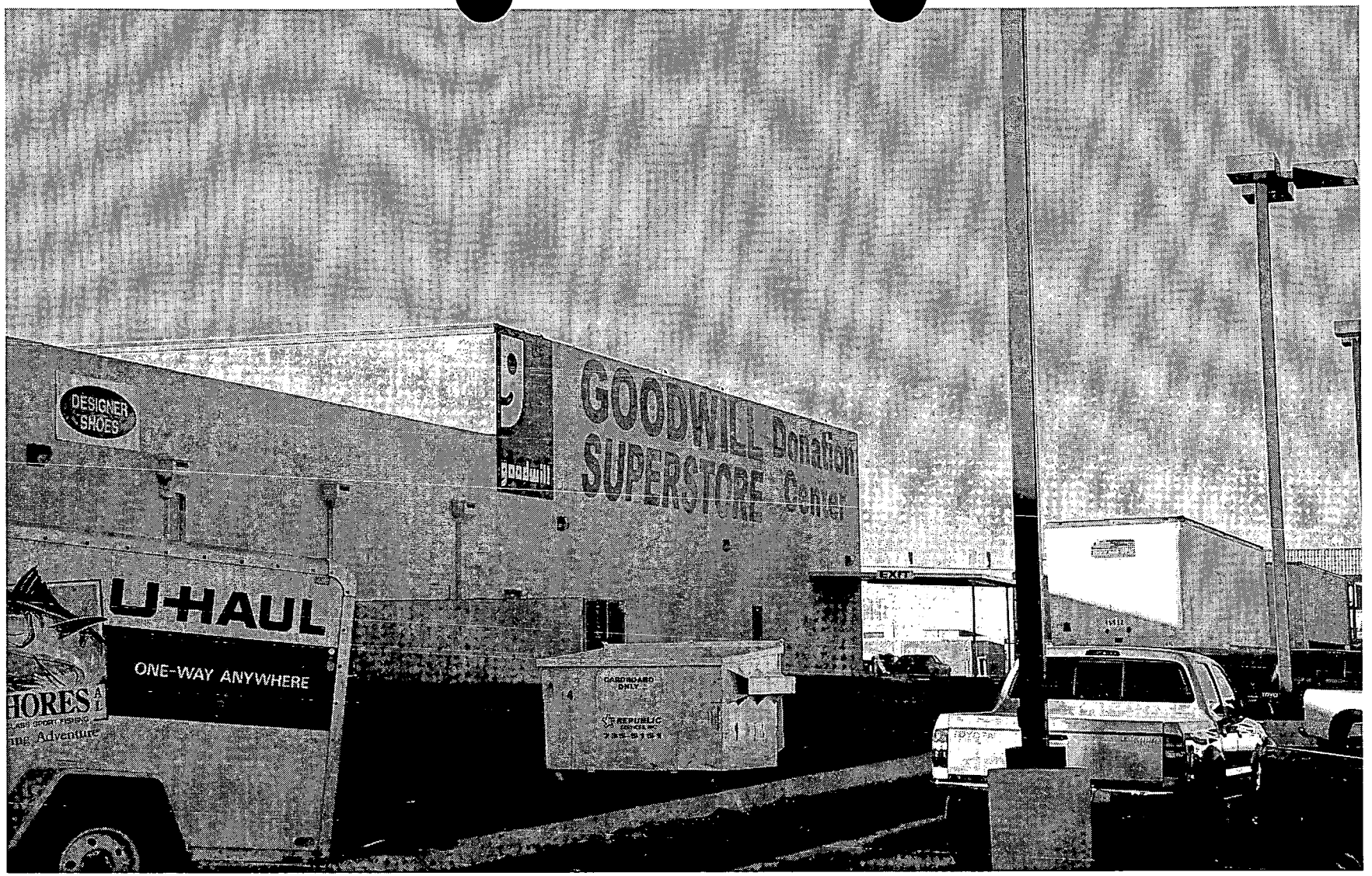

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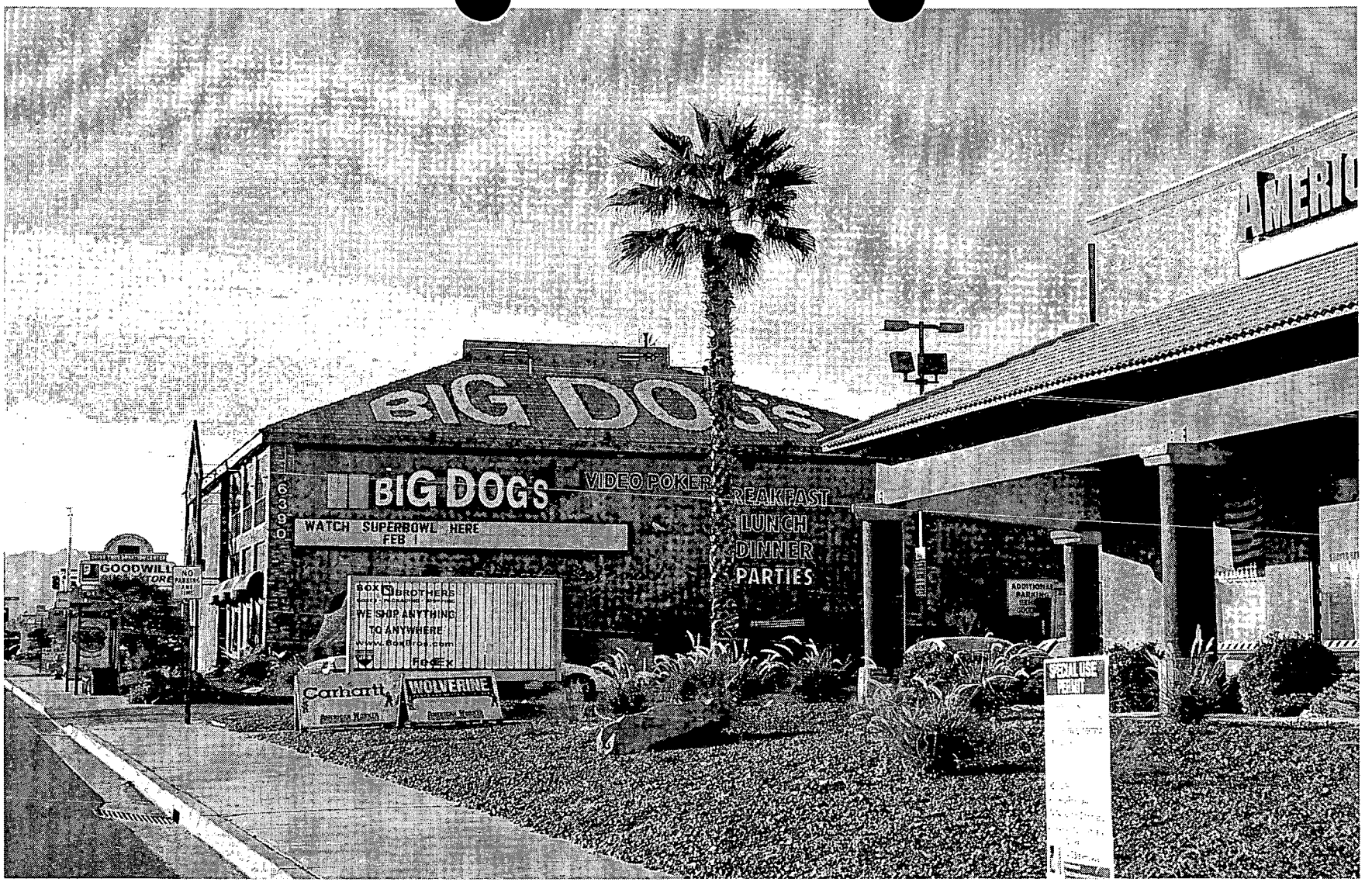
Picture taken 01/21/04



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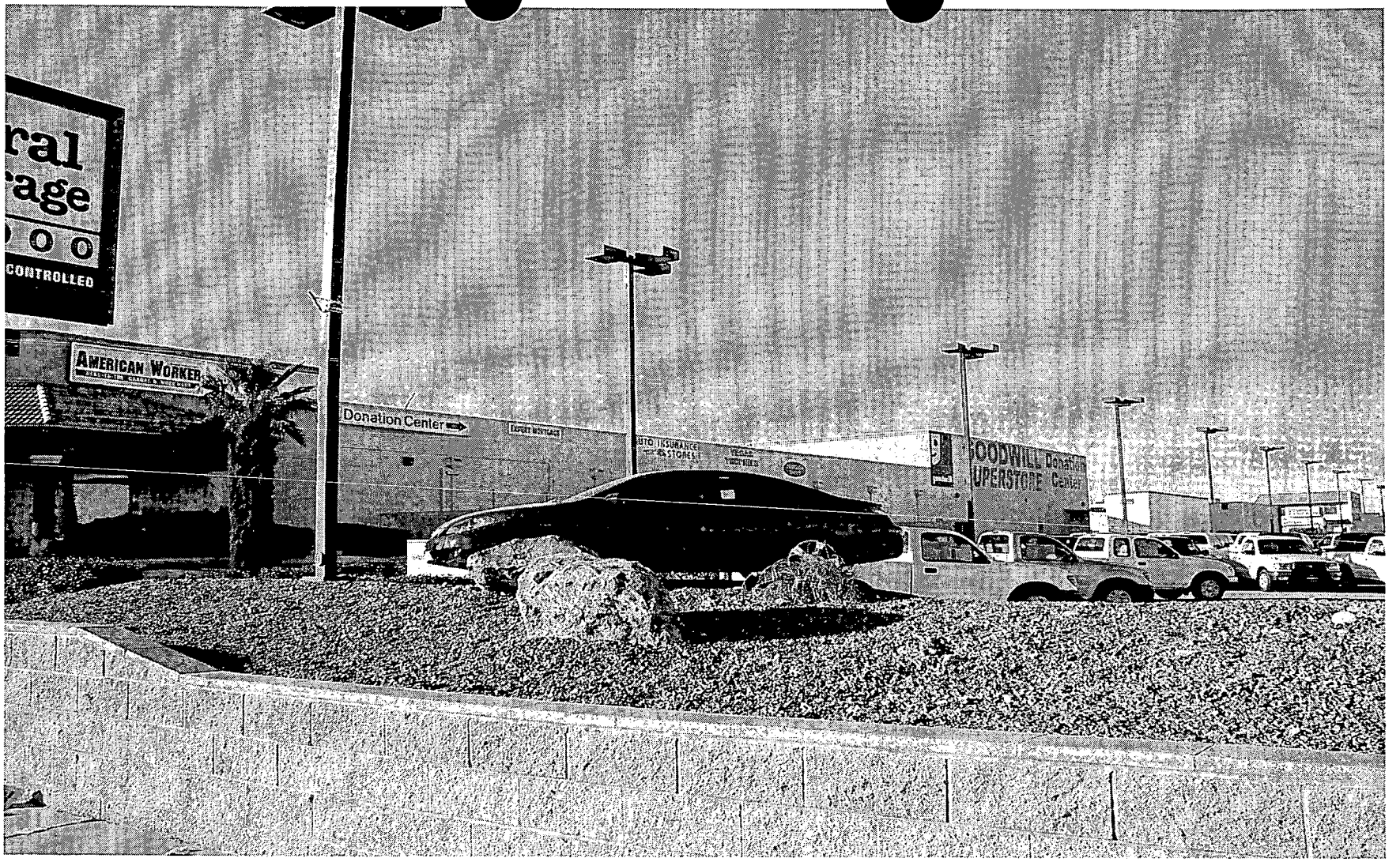
Picture taken 01/21/04



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Adjacent to the northeast corner of Torrey Pines Drive and Sahara Avenue
FEBRUARY 4, 2004 CITY COUNCIL MEETING

Picture taken 01/21/04

LAS Consulting, Inc.
2754 Highland Drive, Suite A
Las Vegas, NV. 89109
Ofc. (702) 889-2879
Fax: (702) 889-3122

RECEIVED
CITY CLERK

2004 JAN 14 P 3:41

City of Las Vegas, City Clerk
400 Stewart Avenue
Las Vegas, NV 89101
Fax: (702) 382-4803

RE: SUP-3394
NEC Sahara & Torrey Pines, APN-163-02-816-001, PC agenda item #42

Dear Sir or Madam:

Please accept this letter as a request to appeal the Planning Commission's denial of the above referenced application. This item was heard at the January 8, 2004 Planning Commission meeting. I would like to appeal it to be heard by the City Council. Please let me know if you have any questions regarding this matter.

Yours truly,

Lucy Stewart

LAW OFFICES
Singer & Brown
A NEVADA LLC

MICHAEL H. SINGER
JAY H. BROWN

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6593

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
Brownltd@earthlink.net

February 3, 2004

RECEIVED
CITY CLERK
2004 FEB -3 P 5:36

FAX; 382-4803

Las Vegas City Clerk
400 E. Stewart Avenue
Las Vegas, NV 89101
Attn: Barbara Jo Ronemus
City Clerk

Re: Item No. 100 on February 4, 2004 City Council Agenda
SUP-3394 – Special Use Permit
Las Vegas Billboards on behalf of West Sahara Associates, Limited Partnership

Dear Ms. Ronemus:

Please be advised that I represent Las Vegas Billboards on behalf of West Sahara Associates, Limited Partnership.

On behalf of our client, we respectfully request that this item be held from the February 4, 2004 City Council meeting and be continued to the February 18, 2004 City Council meeting.

Very truly yours,

Jay H. Brown

JHB:cc

Submitted after final agenda

Date 2/3/04 Item #100

Desert Toyota of Las Vegas

Desert Toyota
6300 West Sahara Avenue
Las Vegas, NV 89146
(702) 871-4111
www.DesertAutoGroup.com

January 29, 2004

Barbara Jo Ronemus
City Clerk
400 Stewart Ave
Las Vegas, Nevada

RECEIVED
CITY CLERK
2004 JAN 30 A 11:30

LETTER VIA FAX

Re: SUP-3394

To Whom It May Concern:

Desert Toyota rejects the appeal of SUP-3394.

Desert Toyota was in confidence of the Planning Commission's denial of the proposed billboard adjacent to the property of Desert Toyota.

Desert Toyota would be harmed in its business appearance and visual display of vehicles and facility to traffic coming down Sahara Ave.

Desert Toyota could be harmed if a competitor would want to advertise their business on this billboard, or the billboard company could extort Desert Toyota with potential advertisers.

This billboard would be unsightly within the scope of new business's and facilities being built across the street.

The proposed billboard's location would hamper the entry of Fire and Emergency vehicles to both adjoining properties.

The statements submitted are not in consideration of any ecological or environmental problems that could result from the construction or placement of this billboard.

Respectfully Submitted

Mark Lane
General Manger

Protest

Cc: Councilwomen Moncrief

Submitted after final agenda
Date 1/30/04 Item #100

PEGASUS GROUP

1148 Alpine Rd.
Walnut Creek, CA 94596
Phone: 925-930-0613
Fax Phone: 925-930-2307
Email address: martinm@pegasusgroup.net

January 27, 2004

Barbara Jo Ronemus
City Clerk
City Council
400 Stewart Ave.
Las Vegas, Nevada

RE: Notice of Public Hearing
SUP-3394

We strongly oppose the billboard sign that is proposed for the Northeast corner of Torrey Pines Dr. and West Sahara Ave. Central Self Storage is located at 6318 W. Sahara Ave. and our sign is directly adjacent to the proposed billboard. We are a tax paying business and this billboard will interfere with the view of our business sign and harm our business.

Very truly yours,

Margaret C. Martin
Executive Vice President – Property Management

Protest

RECEIVED
CITY CLERK
2004 FEB -2 P 2:21

C S S SAHARA L P
1148 ALPINE RD #100
WALNUT CREEK CA 94596-4444

Submitted after final agenda

Date 2/2/04 Item #100

F:\Clients\AM\Faxcover.doc

Central Self-Storage®

January 27, 2004

RECEIVED
CITY CLERK
2004 FEB -2 P 2:22

Barbara Jo Ronemus
City Clerk
City Council
400 Stewart Ave.
Las Vegas, Nevada

RE: Notice of Public Hearing
SUP-3394

We are strongly opposed to the billboard sign that is proposed for the Northeast corner of Torrey Pines Dr. and West Sahara Ave. Central Self Storage is located at 6318 W. Sahara Ave. and our sign is directly adjacent to the proposed billboard. We are tax-paying citizens who not only work at the property but live on site also. This proposed billboard will interfere with the view of our sign and affect our business. It will also add to further sign pollution around our community.

Sincerely,

Carl & Kristine Lewis

Carl and Kristine Lewis
Property Mangers – Central Self-Storage

Protest

Submitted after final agenda

Date 2/2/04 Item # 100

City of Las Vegas

Agenda Item No. 101

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3395 - THREE PEAKS INVESTMENTS** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the east side of Industrial Road, approximately 295 feet north of Utah Avenue (APN: 162-04-607-019), M (Industrial) Zone, Ward 1 (Moncrief). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
MONCRIEF – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because of continued negotiations between members of his law firm and individuals in the billboard industry

MINUTES:
MAYOR GOODMAN declared the Public Hearing open and disclosed his abstention.

MARK SABRAW, Three Peaks Investment, 2756 North Green Valley Parkway, Henderson, concurred with all conditions and to maintain the site.

No one appeared in opposition.

There was no further discussion.

MAYOR PRO TEM REESE declared the Public Hearing closed.

(2:23 – 2:24)

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 101 – SUP-3395

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

2. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by City Council. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.

5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.

6. Only one advertising sign is permitted per sign face.

7. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

8. All City Code requirements and design standards of all City Departments shall be satisfied.

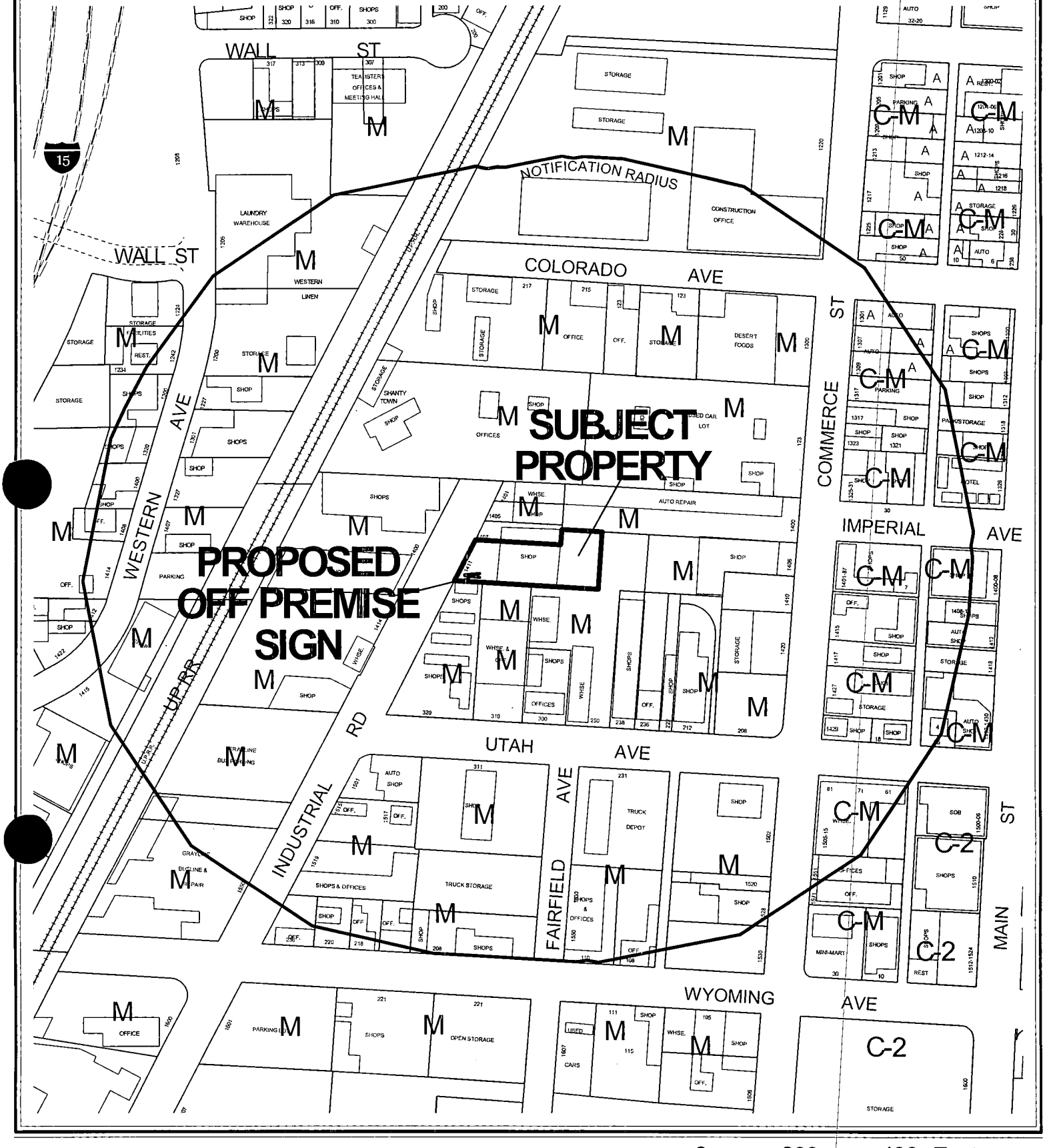
CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 101 – SUP-3395

CONDITIONS – Continued:

9. Conformance to all Minimum Requirements under Title 19.14.100 for an Off-Premise Sign use and other applicable sign requirements.

Public Works

10. The proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

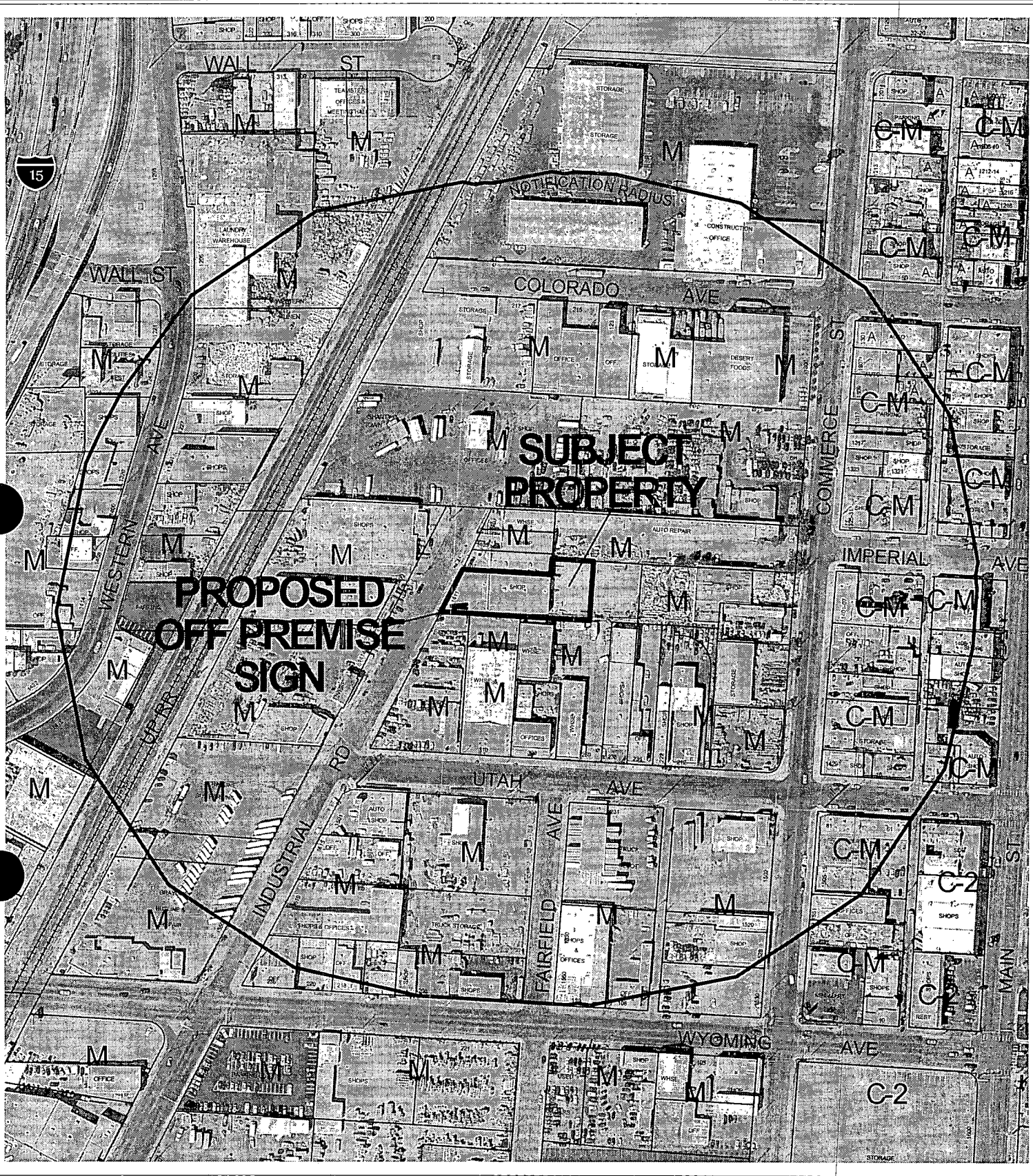


CASE: **SUP-3395**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet



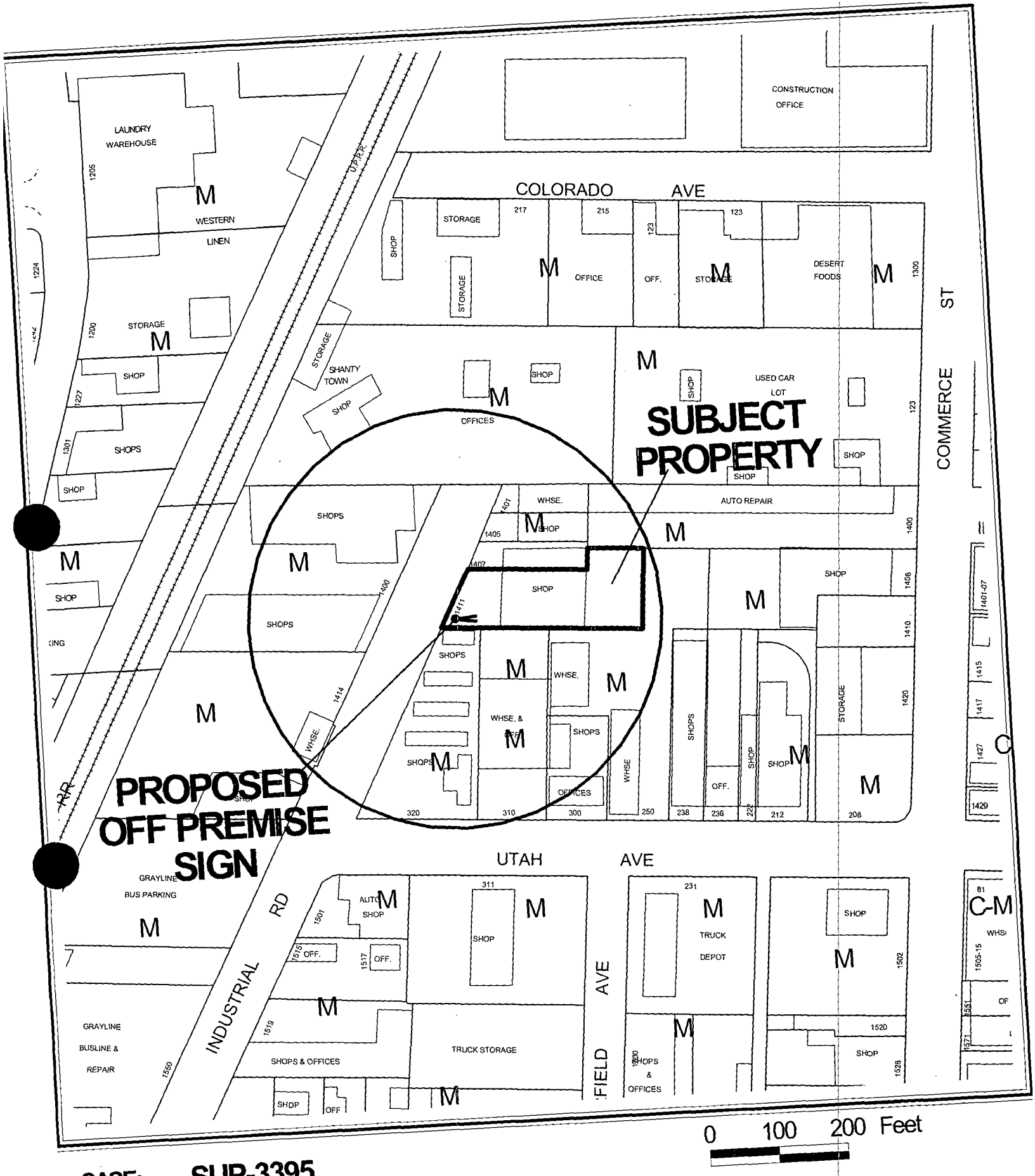
CASE: **SUP-3395**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet

N

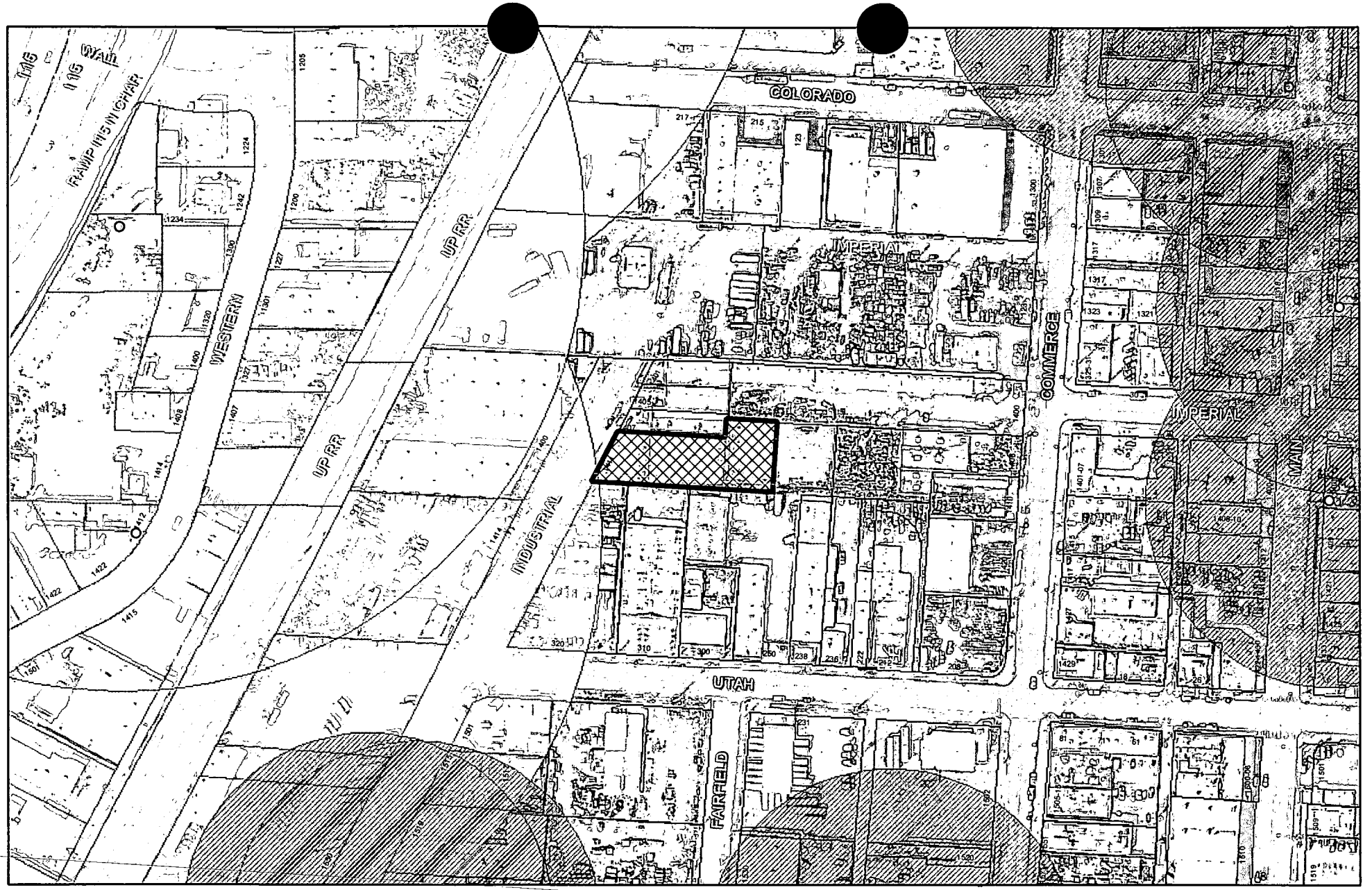


CASE: SUP-3395

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-3395

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Outside City Boundary
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3395 - THREE PEAKS INVESTMENTS

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the Off-Premise Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.

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8. All City Code requirements and design standards of all City Departments shall be satisfied.

9. Conformance to all Minimum Requirements under Title 19.14.100 for an Off-Premise Sign use and other applicable sign requirements.

Public Works

10. The proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) sign shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit for a proposed 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at 1411 Industrial Road.

B) Applicant's Justification

This land use application is consistent with the objectives of Title 19, and the Comprehensive Plan in the area in which it is located.

BACKGROUND INFORMATION

A) Previous Actions

11/16/00 The Planning Commission voted to strike a Request for a Site Development Plan Review (SD-0067-00) for a proposed 2,400 square foot bus service center because it was determined that the application was not needed.

01/08/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #43/fs).

B) Pre-Application Meeting

09/18/03 Issues discussed included lot lines, sign height, and other minor items required on the site plan.

C) Neighborhood Meetings

Neighborhood meetings are not required for Special Use Permit applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.59

B) Existing Land Use

Subject Property:	Light Manufacturing
North:	Auto Repair
South:	Office / Warehouse
East:	Light Manufacturing
West:	Light Manufacturing

C) Planned Land Use

Subject Property:	LI/R (Light Industry / Research)
North:	LI/R (Light Industry / Research)
South:	LI/R (Light Industry / Research)
East:	LI/R (Light Industry / Research)
West:	LI/R (Light Industry / Research)

D) Existing Zoning

Subject Property:	M (Industrial)
South:	M (Industrial)
North:	M (Industrial)
East:	M (Industrial)
West:	M (Industrial)

E) General Plan Compliance

The subject site is located within the Downtown Redevelopment Plan Area of the General Plan with a LI/R (Light Industry / Research) designation, which allows low-intensity industrial uses including light manufacturing, warehousing and distribution, and research and development. The existing M (Industrial) zoning district is consistent with the General Plan designation, and an Off-Premise Sign is a permitted use in the M (Industrial) zoning district with the approval of a Special Use Permit.

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

The subject site is located within the Downtown Redevelopment Plan Area with a LI/R (Light Industry / Research) land use designation.

ANALYSIS

A) Zoning Code Compliance

Standards	Code Requirement	Provided
Location	• No Off-Premise Signs in the right-of-way • Permitted only in C-1, C-2, C-M, M Zoning Districts	• Sign is not in right-of-way • Sign is in M Zoning District
Off-Premise Sign area (max.)	672 SF	672 SF

Separation distance from other Off-Premise Sign (min.)	300 Feet	No signs within 300Feet
Separation distance from "U" or "R" zoning district	300 Feet	No R or U zoning districts within 300 feet
Off-Premise Sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet
Setbacks (min.)	• 50 Feet from nearest ROW intersection	No intersection within 50 feet of the proposed sign

The proposed billboard sign meets the minimum distance separation requirements in addition to area, height, and setback requirements of Title 19.14.100.

B) General Analysis and Discussion

- Zoning

  An Off-Premise Advertising (Billboard) Sign is permitted in the M (Industrial) zoning district with the approval of a Special Use Permit.

- Use

  Off-Premise Signs are to be considered primarily a specific type of land use rather than as an incidental use to an existing land use. Off-Premise Signs generally produce revenue to the property owner(s) as a land use as compared to On-Premise signs which in themselves do not produce revenue but are incidental to a revenue-producing land use. However, because of the special characteristics of Off-Premise Signs as compared to other types of land uses and structures, certain qualifications and requirements are set forth in connection with Off-Premise Signs as a permitted use in certain zoning districts.

- Conditions

  Title 19.14.100(D) specifies the following provisions regarding Off-Premise Advertising Signs:

  1. All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view. Display surface panels that are removed for the purpose of changing the advertising message shall be replaced within thirty days with display panels containing a new advertising message or uniformly painted blank panels.

  2. All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.

3. For any Off-Premise Sign that is proposed within six hundred sixty feet of any highway classified by the State of Nevada as part of the interstate or primary highway system, a State of Nevada sign permit shall be obtained and a copy attached to the application prior to the issuance of a construction permit or sign certificate by the City.

4. No sign certificate shall be issued for an individual Off-Premise Sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

   a. An accurate site plan of the lot, at the scale the Director requires;
   b. The location of buildings, parking lots, driveways and landscaped areas on the lot;
   c. An accurate indication of the location of all existing and proposed Off-Premise Signs; and
   d. Drawings that allow the computation of the area and the height of any Off-Premise Signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.

5. The permittee or holder of a sign certificate shall notify the Director of any significant change in the characteristics of an Off-Premise Sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director may require.

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 Off-Premise Sign conforms to the standards and intent of the LI/R (Light Industry/Research) General Plan designation and the M (Industrial) zoning district. Further, the proposed sign is located outside of the Off-Premise Sign exclusionary zone, and is meeting all minimum distance separation requirements as outlined in Title 19.14.100. The subject use is harmonious and compatible with surrounding properties.

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

Physically, the subject site is appropriate for the proposed Off-Premise Advertising (Billboard) Sign, as the sign location will not interfere with any on-site circulation or site visibility restrictions.

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

Access to the site is via access a driveway off of Industrial Road, an 80-foot Right of Way. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic.

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."**

This development will be required to obtain all of the necessary development permits, including Building and Safety Department requirements for a Certificate of Completion and final inspection, which will insure the protection of the public health, safety and general welfare. Further, the overall objectives of the General Plan are in compliance with the proposed development.

NOTICES MAILED 75 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3395 APN: 162-04-607-019

Name of Property Owner: THREE PEAKS INVESTMENTS

Name of Applicant: MATHEW BRADY

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: Mathew Brady

Subscribed and sworn before me

This 17 day of November, 20 03

Diana L. Browne

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
DIANA L. BROWNE
No. 96-4550-1 My Appointment Expires Sept. 20, 2004

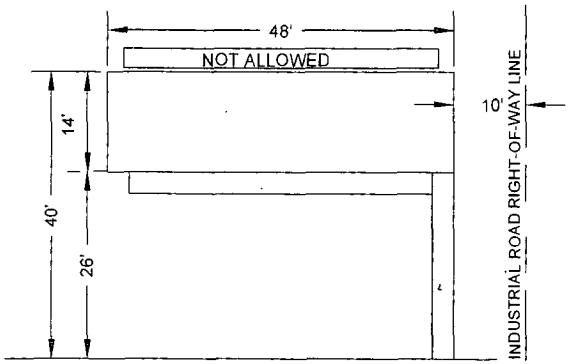
LAND DESCRIPTION

for

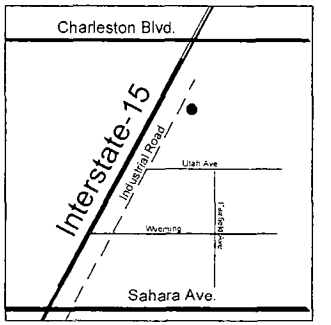
APN 162-04-607-005

All that real property situate in the County of Clark, bounded and described as follows: A portion of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 4, Township 21 South, Range 61 East, M.D.M., more particularly described as follows:

Commencing at the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼); thence South 04°26'00" West, along the East line thereof, 153.51 feet; thence North 86°41'00" West, 342.34 feet to the True Point of Beginning; thence South 04°26'00" West, 115.00 feet' thence North 86°41'00" West, 386.47 feet; thence North 27°43'00" East, 92.22 feet; then South 86°41'00" East, 173.06 feet; thence North 04°26'00" East, 31.00 feet; thence South 86°41'00" East 176.989 feet to the True Point of Beginning.



SCALE - 1/8" = 1 foot



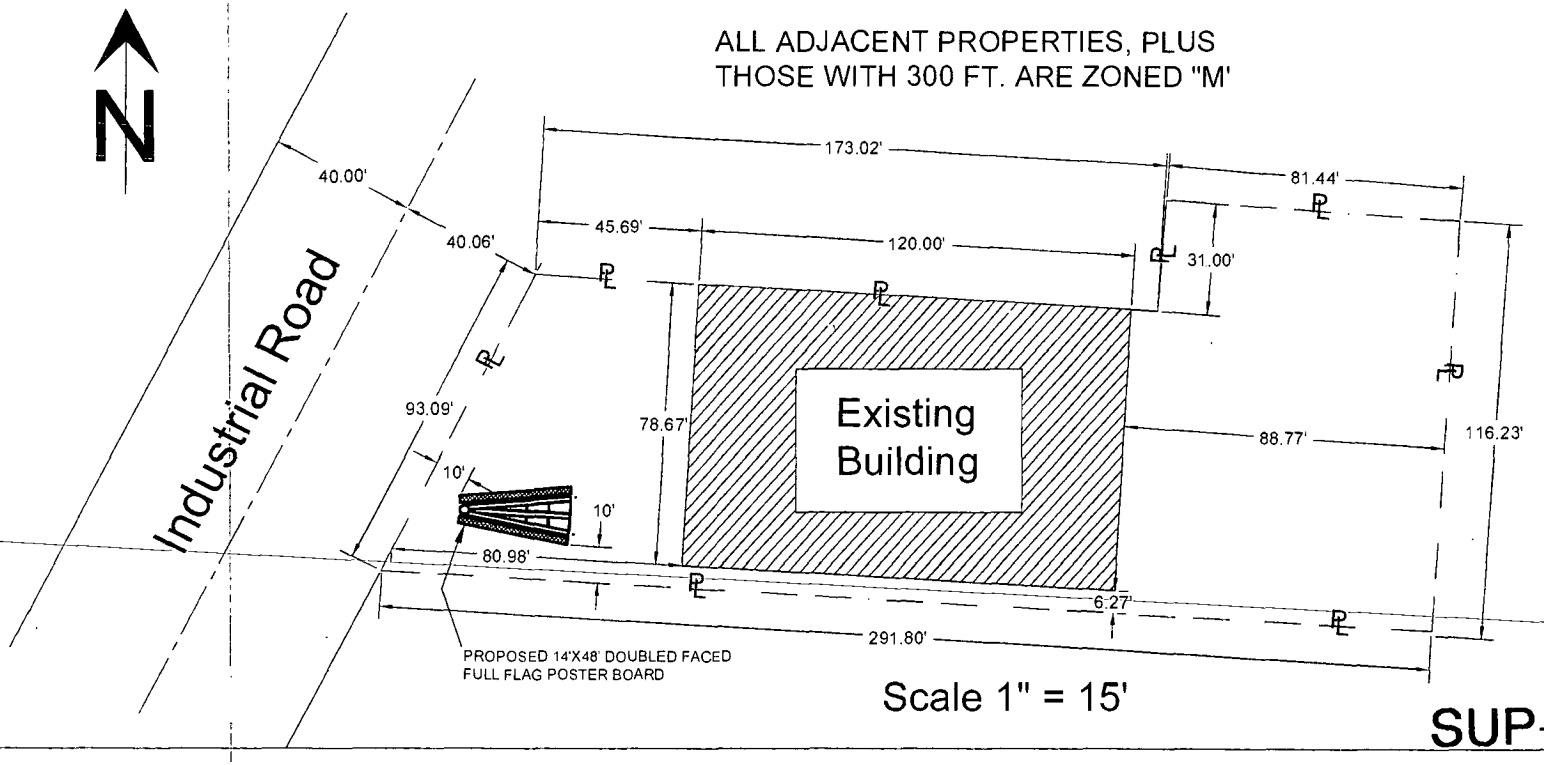
VICINITY MAP

not to scale

PREPARED FOR:
THREE PEAKS INVESTMENTS
731 MALL RING CIRCLE # 100
HENDERSON, NEVADA 89014-6684

OWNER INFORMATION: APN 162-04-607-019
THREE PEAKS INVESTMENTS
731 MALL RING CIRCLE # 100
HENDERSON, NEVADA 89014-6684

ALL ADJACENT PROPERTIES, PLUS
THOSE WITH 300 FT. ARE ZONED "M'



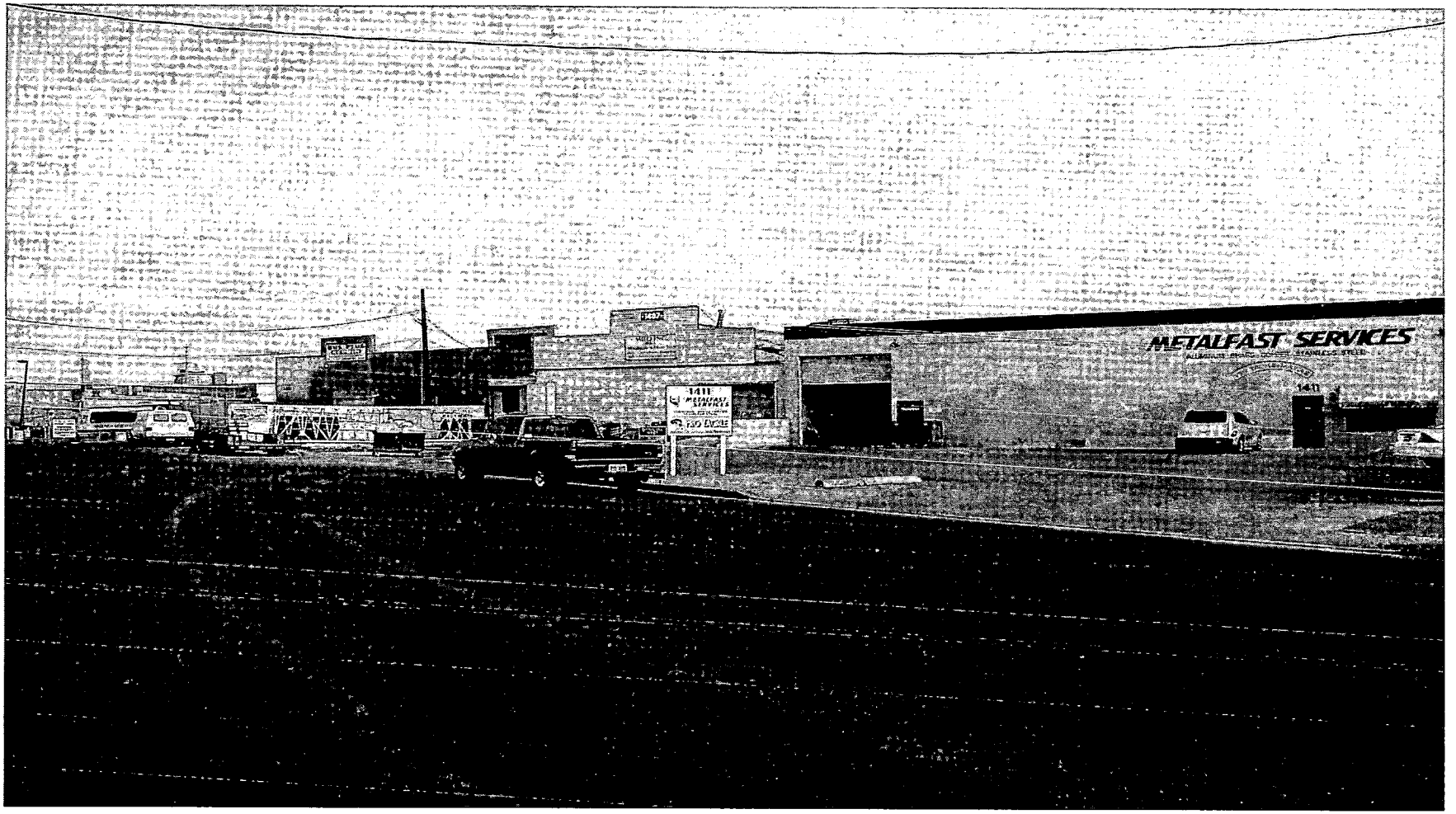
Scale 1" = 15'

BILLBOARD
on
THREE PEAKS

APN 162-04-607-019

SUP-3395

01-08-04 PC



SUP-3395 - THREE PEAKS INVESTMENTS
EAST SIDE OF INDUSTRIAL ROAD, APPROXIMATELY 295 FEET NORTH OF UTAH AVENUE
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 102

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - **SUP-3403 - CHICAGO PIZZA & BREWERY INC. ON BEHALF OF HOWARD HUGHES CANYON POINTE Q4, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB adjacent to the northwest corner of Pavilion Center Drive and Charleston Boulevard (APN: 137-36-414-004), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald). The Planning Commission (5-0-1 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
L.B. McDONALD – APPROVED subject to conditions – UNANIMOUS with MONCRIEF not voting

MINUTES:
MAYOR GOODMAN declared the Public Hearing open.

GREG LYNDS, 16162 Beach Boulevard, Suite #200, Huntington Beach, California, appeared on behalf of the applicant, expressed his appreciation for the staff's hard work and asked for approval. They are aiming for a June opening.

No one appeared in opposition.

There was no discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(2:24 – 2:25)

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 102 – SUP-3403

CONDITIONS:

1. Planning and Development
2. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club use.

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

4. Conformance to the Conditions of Approval for Rezoning (Z-0135-93) and Summerlin Development Plan Review (SV-0001-02).

5. The site plan shall be revised, prior to the issuance of any permits, to show that the five handicap spaces adjacent to the proposed building on the site plan now meet Code requirements for adequate apron areas on either side of the handicap spaces, and to show that the trash enclosure area is roofed in accordance with Code requirements.

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

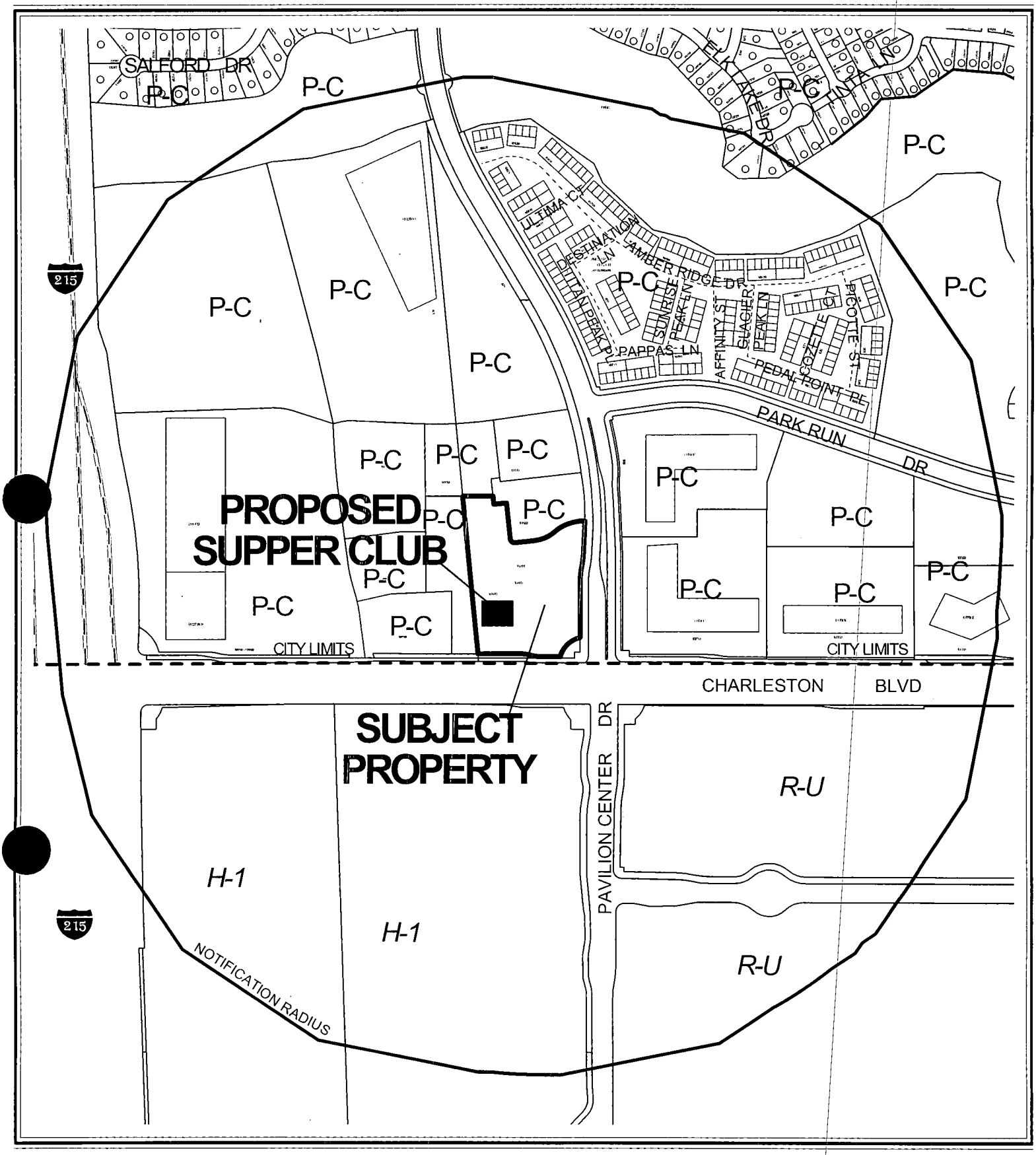
7. Approval of this Special Use Permit does not constitute approval of a liquor license.

8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

Public Works

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

10. Site development to comply with all applicable conditions of approval for The Arbors at Summerlin Village 11/12 Unit 2C Lot 7 Commercial Subdivision and all other subsequent site-related actions.


SALFORD DR
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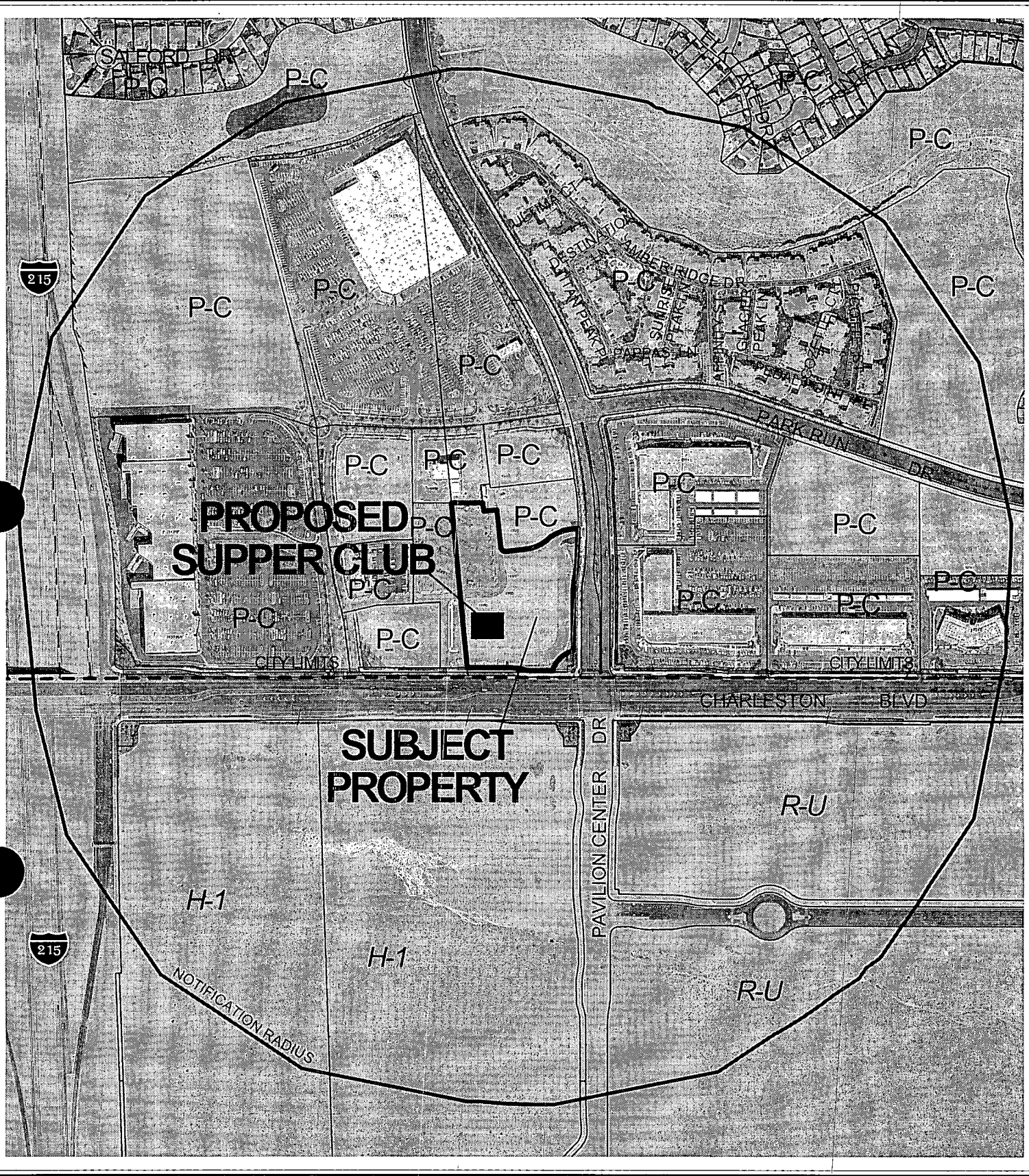
SAFFORD DR
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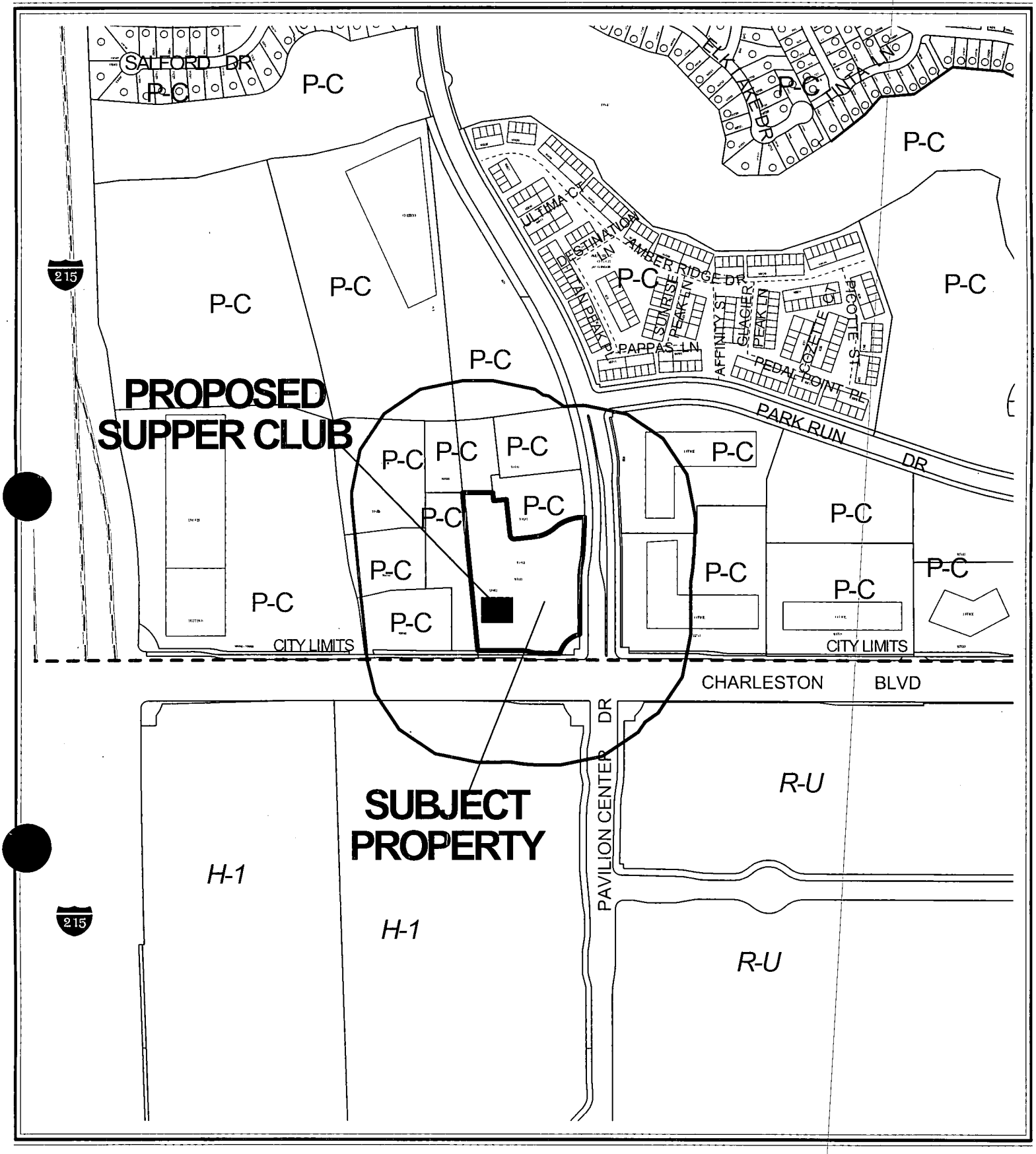


0 300 600 Feet

CASE: **SUP-3403**

SEPARATION RADIUS: 400 FT

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3403 - CHICAGO PIZZA & BREWERY INC. ON BEHALF OF HOWARD HUGHES CANYON POINTE Q4, LIMITED LIABILITY COMPANY

** CONDITIONS **

The Planning Commission (5-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Supper Club use.

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. Conformance to the Conditions of Approval for Rezoning (Z-0135-93) and Summerlin Development Plan Review (SV-0001-02).

4. The site plan shall be revised, prior to the issuance of any permits, to show that the five handicap spaces adjacent to the proposed building on the site plan now meet Code requirements for adequate apron areas on either side of the handicap spaces, and to show that the trash enclosure area is roofed in accordance with Code requirements.

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

6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

Public Works

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

9. Site development to comply with all applicable conditions of approval for The Arbors at Summerlin Village 11/12 Unit 2C Lot 7 Commercial Subdivision and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow the development of an 8,191 square-foot Supper Club (BJ's Restaurant and Brewhouse) on a 4.33-acre parcel at the northwest corner of Charleston Boulevard and Pavilion Center Drive, in the Canyon Pointe shopping center in Summerlin. This parcel is part of a larger commercial site containing a variety of uses.

B) Applicant's Justification

The applicant has justified this request by stating that the addition of this nationally recognized chain will be a positive addition to the Canyon Pointe development, and that the owners undertake to operate this facility in a responsible manner will regard to the handling and sale of liquor.

BACKGROUND INFORMATION

A) Previous Actions

02/16/94 The City Council approved a request for a Zoning Reclassification (Z-0135-93) from N-U (Non-Urban) to P-C (Planned Community) on the subject site. The Planning Commission recommended approval on 01/13/94.

09/09/99 The Planning Commission approved the Arbors at Summerlin Village 11/12, Unit No. 2C, Lot 7 Tentative Map (A Commercial Subdivision) (TM-0040-99).

02/20/02 The Summerlin City Referral Group administratively approved a request for a Site Development Plan Review (SV-0001-02) for a proposed commercial center on the northwest corner of Charleston Boulevard and Pavilion Center Drive, at Canyon Pointe at Summerlin Centre - Parcel 4, on 14.72 acres located on the northwest corner of Charleston Blvd and Pavilion Center Drive, on a portion of the overall commercial site.

05/21/03 The City Council approved a request for a Special Use Permit (SUP-1982) for a proposed Tavern at 10820 West Charleston Boulevard, on a portion of the overall commercial site. The Planning Commission recommended approval on 04/24/03. Staff had recommended approval of this application.

06/18/03 The City Council approved a request for a Special Use Permit (SUP-2120) for a Supper Club (The Olive Garden Italian Restaurant) adjacent to the northwest corner of Charleston Boulevard and Pavilion Center Drive, on a portion of the overall commercial site. The Planning Commission recommended approval on 05/22/03. Staff had recommended approval of this application.

01/08/04 The Planning Commission voted 5-0-1 to recommend APPROVAL (PC Agenda Item #44/gl).

B) Pre-Application Meeting

10/30/03 The applicant was asked to illustrate a parking analysis on the proposed site plan. A satisfactory analysis has not been provided as of the time of preparation of this report.

This application met the requirements of State law to be considered as a Project of Regional Significance; therefore, the process was explained to the applicant as well as the requirement to submit additional copies of the site plan for circulation.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	14.7 (entire commercial site)
Net Acres:	4.3 (pad site)

B) Existing Land Use

Subject Property:	Undeveloped
North:	Retail Commercial Center (under construction)
South:	Undeveloped
East:	Supper Club
West:	Retail Commercial Center (under construction)

C) Planned Land Use

Subject Property:	VC (Village Commercial - Summerlin) [SC (Service Commercial) General Plan Designation]
North:	VC (Village Commercial - Summerlin) [SC (Service Commercial) General Plan Designation]
South:	Unincorporated Clark County
East:	VC (Village Commercial - Summerlin) [SC (Service Commercial) General Plan Designation]
West:	EC (Employment Center - Summerlin) [SC (Service Commercial) General Plan Designation]

D) Existing Zoning

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

E) General Plan Compliance

The subject property is designated VC (Village Commercial) on the Summerlin Special Land Use Plan for the Arbors, Village 11/12, within the Summerlin Master Planned Community. The proposed Supper Club is a permitted use within the VC (Village Commercial) land use designation with approval of a Special Use Permit.

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

Trails

A Multi-use Transportation Trail is depicted along the north side of Charleston Boulevard adjacent to the subject site; however, this trail is the responsibility of the Summerlin master developer.

Special Notification

The Clark County Planning Department was notified of this project since county parcels are located within the notification area.

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500' of a County parcel.

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:

The Flood Control Division of the Department of Public Works requires that an update to the previously approved Drainage Plan and Technical Drainage Study be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings, whichever may occur first. The applicant must provide and improve all drainageways as recommended in the approved drainage plan/study.

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Supper Club	8,191 SF. (5,620 public seating; 2,571 SF remaining gfa, no outdoor seating)	1/50 SF of Public Seating Area, 1/200 remaining GFA	113 13	5		
Totals			126	5	126*	5**

* This site is located within a larger commercial subdivision, which allows for cross-access throughout the entire commercial center. Parking, however, is not shared; the parking area in the center of the development is entirely dedicated to the three restaurants on the subject parcel. As a result, there is adequate parking for the proposed use, although as other uses develop on the overall site, it is unclear that adequate parking will be available for these uses. As the remaining pad sites are brought forward for development, the master developer should be required to provide a parking analysis of the entire site, based on the uses approved to date, or which are anticipated to develop, to show that adequate parking as defined in the Zoning Code will be available to serve these remaining pad sites.

** The five handicap spaces shown adjacent to the building on the site plan do not meet Code requirements for adequate apron areas on either side of the spaces. A condition of approval will require the applicant to revise the site plan to address this deficiency.

A2) Minimum Distance Separation Requirements

While Title 19 requires a Supper Club to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, and City Park, as measured from property line to property line, the Summerlin Development Standards do not require any distance separations from uses. In this case, however, there are no protected uses within the minimum distance separation as indicated in Title 19.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled, gated, roofed	Not indicated

Although a walled and gated trash collection area is shown on the floor plan at the back of the building, it is unclear whether it is proposed that this area will be roofed. A condition of approval will address this issue.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned P-C (Planned Community) and has a Summerlin Land Use designation of VC (Village Commercial). The proposed Supper Club will be within the range of uses permitted, with approval of a Special Use Permit, in the VC (Village Commercial) land use designation with P-C (Planned Community) zoning.

- Use

The Supper Club use requires a restaurant area that will accommodate at least 125 persons in an area separated from the bar area by a barrier sufficient to prevent access to the bar by minors. The submitted floor plan depicts 194 seats available in two dining areas with another 71 seats within the bar and lounge area. The bar area is sectioned off from all the two dining rooms. While Title 19 requires a Supper Club to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, and City Park, as measured from property line to property line, the Summerlin Development Standards do not require any distance separations from uses. In this case, however, there are no protected uses within the minimum distance separation as indicated in Title 19.

- Conditions

Recommended conditions include conformance to all Minimum Requirements of the Title 19 Development Standards for Supper Club use and the conformance to the Conditions of Approval for Rezoning (Z-0135-93).

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The project is compatible with the General Plan land use designation and is located within a developing commercial center where a substantial concentration of major commercial development is to occur. A Supper Club establishment contains a major restaurant component in addition to the bar operation, which can be expected to be compatible with, and mutually supportive of, other uses located within the commercial center.

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

   There is no evidence of any physical constraint to location of the proposed Supper Club use on the subject site; however, it should be noted that the parking configuration is such that some patrons of this and the other two restaurants expected to develop on that parcel may be required to walk up to 450 feet from parking designated for the use of these three facilities. Patrons of other commercial stores and restaurants on the overall can be expected to use these spaces as well, particularly where the spaces are close to other outlets.

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 proposed Supper Club use will be accessed solely through the Canyon Pointe Centre commercial site with access from Charleston Boulevard (100-foot Primary Arterial) and Pavilion Center Drive (Summerlin 100-foot Arterial). These roads have adequate capacity to serve the proposed development. The project will not have any negative traffic impact on residential neighborhoods in the area.

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 Supper Club use will be subject to regular City inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 260 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3403 APN: 137-35-812-014

Name of Property ~~Owner~~ Lessee: Chicago Pizza & Brewery, Inc.

Name of Applicant: G.C. Wallace, 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~~ Lessee: Gregory S Lynds

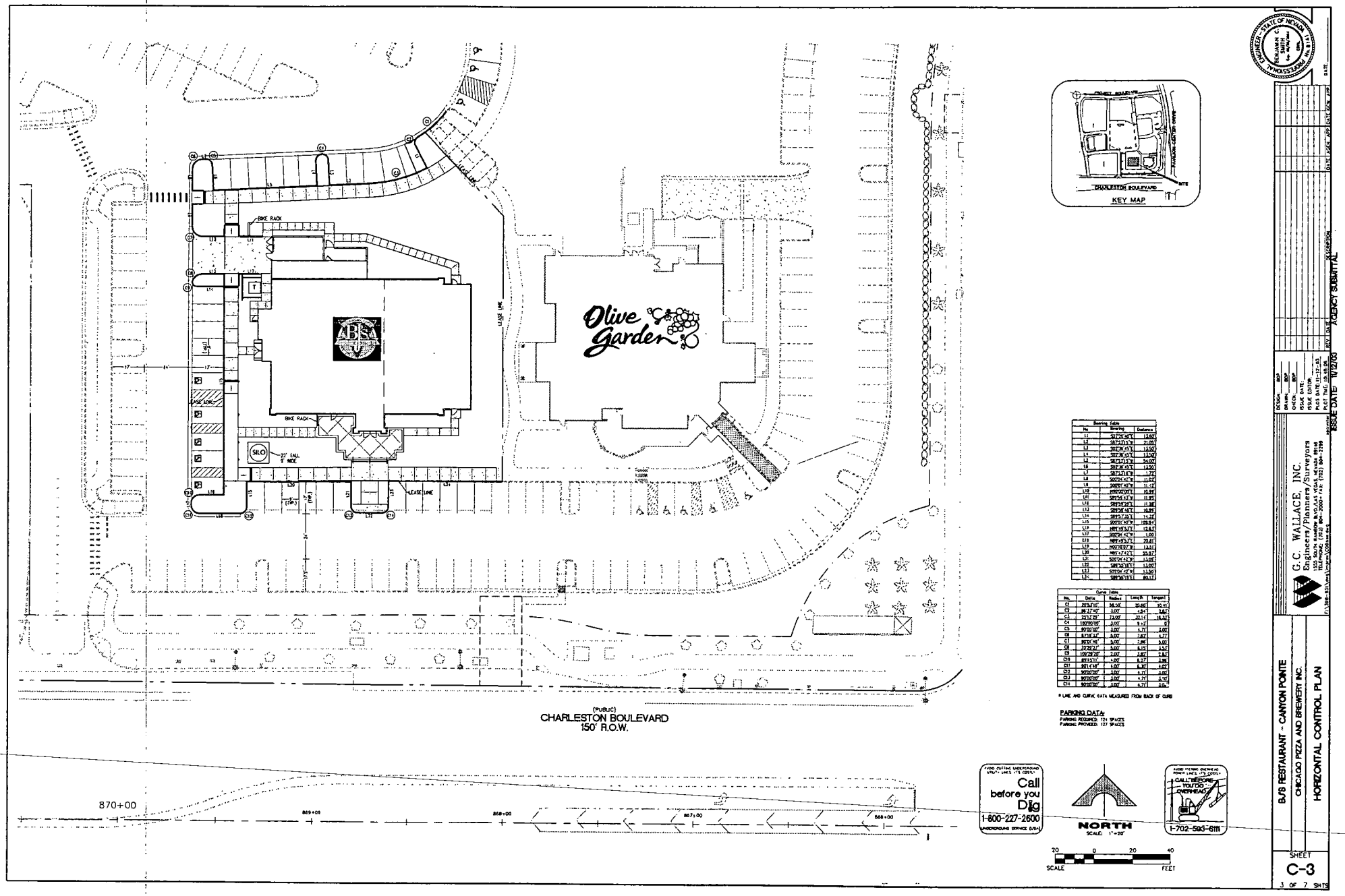
Print Name: Gregory S. Lynds

Subscribed and sworn before me

This 30th day of October, 2003

Notary Public in and for said County and State

DIANNE A. SCOTT
COMM. # 1268736
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
COMM. EXP. JUNE 25, 2004



No.	Bearing	Distance
L1	S27°24'40"E	13.66'
L2	S87°43'13"W	21.00'
L3	S01°36'45"E	13.56'
L4	S02°36'45"E	13.56'
L5	S87°43'13"W	54.00'
L6	S02°36'45"E	13.56'
L7	S87°43'13"W	1.72'
L8	S00°01'40"W	11.00'
L9	S00°01'40"W	11.42'
L10	N90°00'00"E	15.84'
L11	S00°24'43"W	11.95'
L12	S89°34'25"E	11.38'
L13	S00°24'43"W	18.85'
L14	S89°57'35"E	11.32'
L15	S00°01'40"W	199.94'
L16	N89°58'43"E	13.67'
L17	S00°01'42"W	1.00'
L18	N89°58'43"E	20.81'
L19	N00°01'17"W	13.51'
L20	N89°57'43"E	35.97'
L21	S00°01'43"W	13.00'
L22	S89°58'16"E	13.00'
L23	S00°01'42"W	13.56'
L24	S89°58'18"E	80.17'

No.	Delta	Radius	Length	Tangent
C1	20°57'41"	96.00'	35.60'	18.01'
C2	89°57'40"	3.00'	4.71'	3.00'
C3	253°12'23"	73.00'	322.55'	16.43'
C4	180°00'00"	3.00'	9.42'	3.00'
C5	90°00'00"	3.00'	4.71'	3.00'
C6	87°16'43"	3.00'	3.82'	2.37'
C7	90°00'00"	3.00'	4.71'	3.00'
C8	70°29'21"	5.00'	6.15'	3.57'
C9	109°29'21"	7.00'	13.37'	8.57'
C10	89°43'17"	3.00'	4.70'	2.99'
C11	80°16'18"	3.00'	4.20'	2.57'
C12	90°00'00"	3.00'	4.71'	3.00'
C13	90°00'00"	3.00'	4.71'	3.00'
C14	90°00'00"	3.00'	4.71'	3.00'

* LINE AND CURVE DATA MEASURED FROM BACK OF CURB

PARKING DATA:
PARKING REQUIRED: 124 SPACES
PARKING PROVIDED: 127 SPACES

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

BENJAMIN C. SMITH — STATE OF NEVADA — PROFESSIONAL ENGINEER

DESIGN: BSP
DRAWN: BSP
CHECK: BSP
ISSUE DATE:
ISSUE EDITION:
PLOT SCALE: 1"=20.00'
PLOT TIME: 08:48:05

DATE DESCRIPTION
ISSUE DATE 1/12/04 AGENCY SUBMITTAL

BJ'S RESTAURANT - CANYON POINTE
CHICAGO PIZZA AND BREWERY INC.
HORIZONTAL CONTROL PLAN

SHEET
C-3
3 OF 7 SHTS

SUP-3403
01-08-04 PC

SUP-3403
01-08-04 PC

SEATING	SEATS	TABLE TOPS
BAR	17	
DINING #1	54	13
DINING #2	64	14
DINING #3	74	18
DINING #4	56	14
TOTAL	265	57

BUILDING AREA

KITCHEN / SERVICE AREA	
COOLER / FREEZER	247 sq. ft.
BEER COOLER	229 sq. ft.
KITCHEN	2017 sq. ft.
KITCHEN SERVICE AREA	
SUB-TOTAL	2493 sq. ft. = 31%
PUBLIC AREA	
MAIN DINING	4715 sq. ft.
DINING #4	901 sq. ft.
PUBLIC / SERVICE AREA	
SUB-TOTAL	5616 sq. ft. = 69%
BUILDING TOTAL	8109 sq. ft. = 100%

CAYNON POINTE
SUMMERLIN, NEVADA

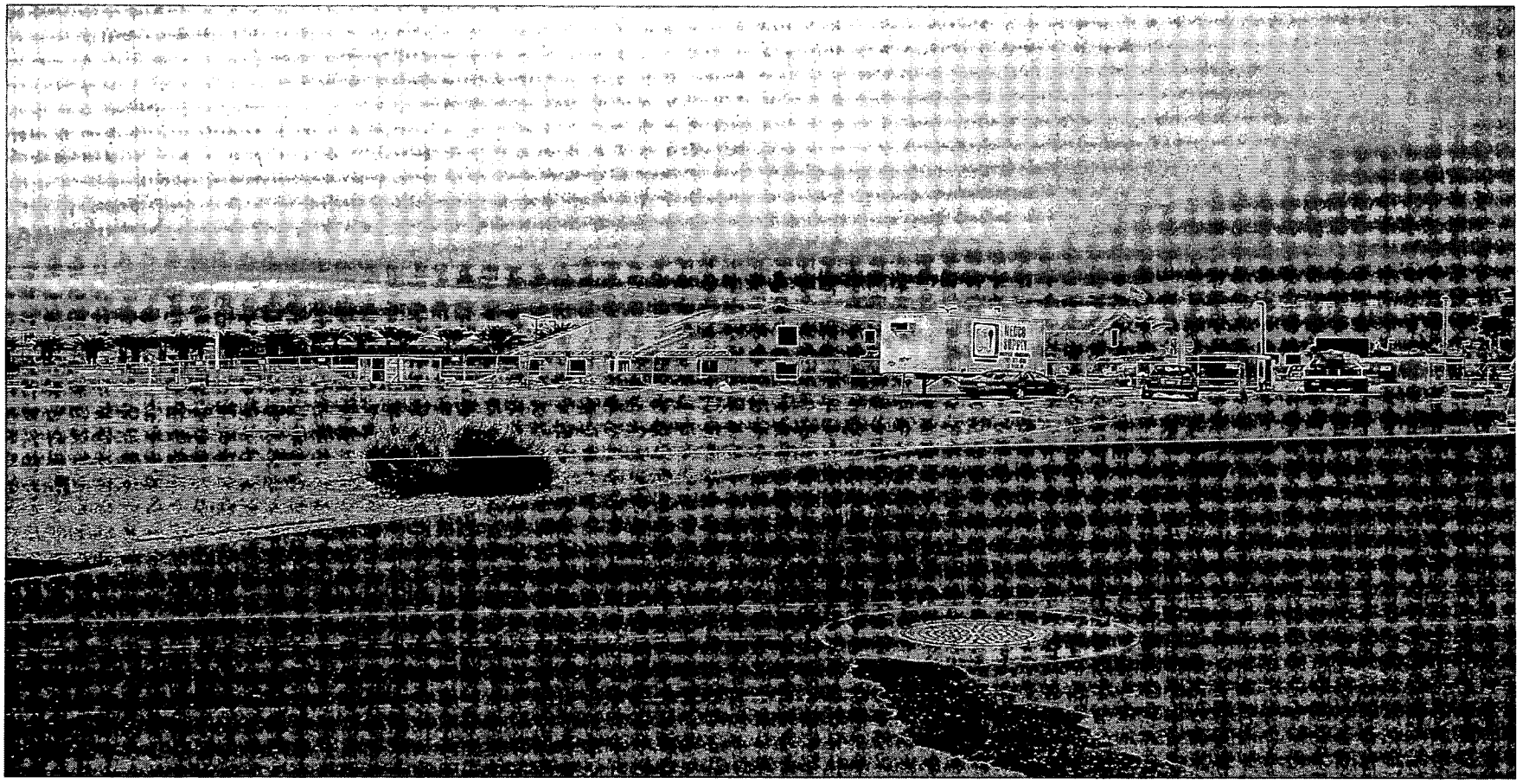
FLOOR PLAN

PROTO - 6&A
PLAN CHECK 1
PLAN CHECK 2
PLAN CK. APPROVED
BID
CONST.
REVISIONS

JOB NO. 02609
DRAWN BY:

CR-2

FLOOR PLAN



SUP-3403 - CHICAGO PIZZA & BREWERY INC. ON BEHALF OF HOWARD HUGHES CANYON POINTE 04, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF PAVILION CENTER DRIVE AND CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 103

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:

ABEYANCE ITEM - REZONING - PUBLIC HEARING - **ZON-3219 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units per Acre) on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard (APN: 125-24-302-005), Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	83	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Protest letter with map attachments from Craig Shirley
5. Submitted after final agenda – Withdrawal without Prejudice request by Lionel Sawyer & Collins of Item 103 [ZON-3219] and Item 104 [SDR-3220] filed under Item 103 [ZON-3219]

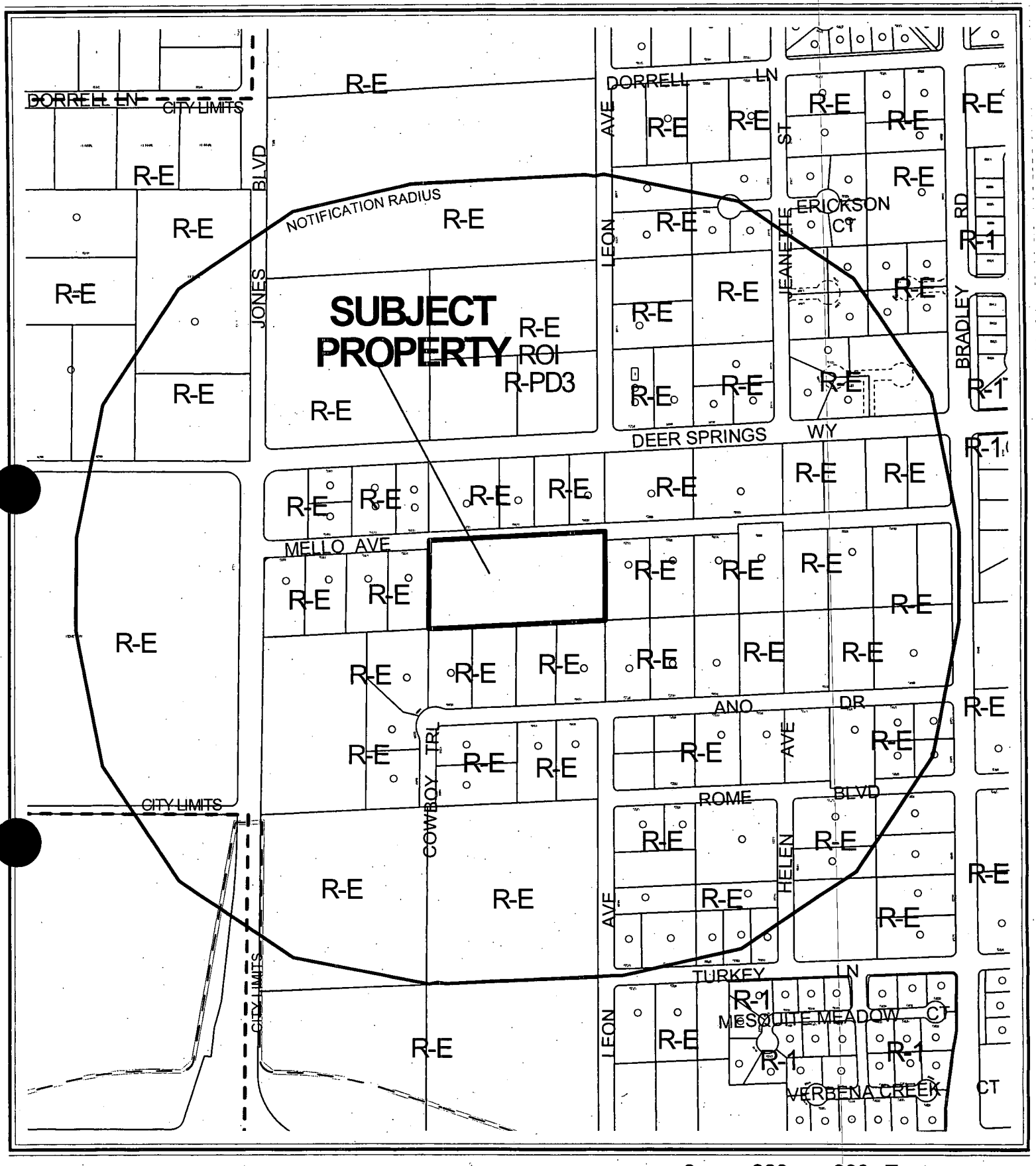
MOTION:

REESE – Motion to Accept the WITHDRAWAL Without Prejudice of Item 103 [ZON-3219] and Item 104 [SDR-3220], to TABLE Item 90 [VAR-3360] and Item 91 [SDR-3284], HOLD IN ABEYANCE Item 78 [DIR-3451], Item 79 [ZON-3241] to 2/18/2004 and Item 83 [MOD-3069], Item 84 [SDR-3072], Item 93 [SUP-3315] and Item 100 [SUP-3394] to 3/3/2004 – UNANIMOUS

MINUTES:

There was no related discussion.

(1:15 – 1:28)



0 300 600 Feet

CASE: **ZON-3219**

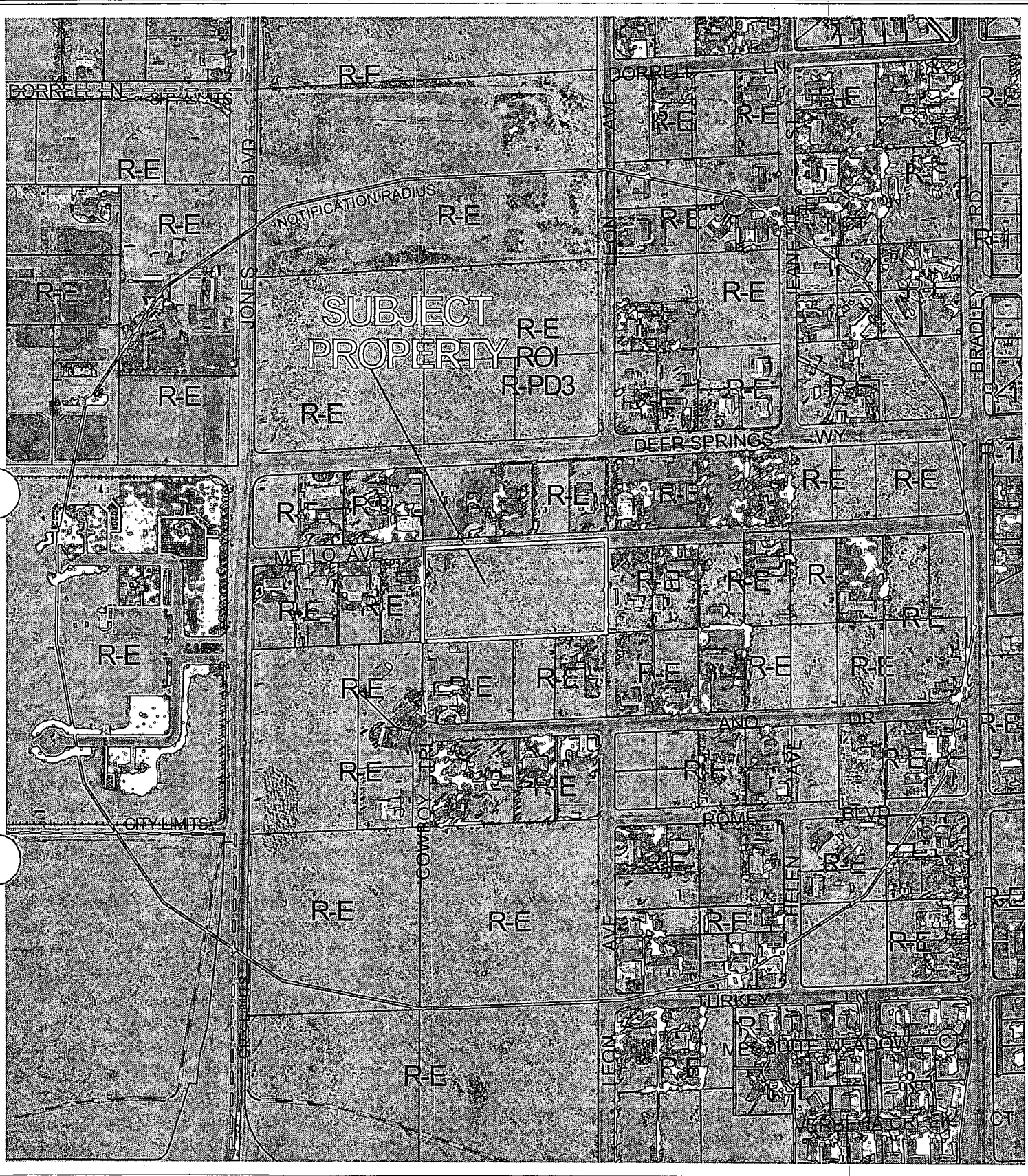
RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N



0 300 600 Feet

CASE: ZON-3219

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - ZON-3219 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 7, 2004 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST.

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

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

2. A Site Development Plan Review application (SDR-3220) approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Mello Avenue.

4. Construct rural improvements on Mello Avenue adjacent to this site concurrent with development of this site. Rural improvements shall consist of two lanes of asphalt paving, centered on the centerline of Mello Avenue (where possible), with rolled curb and gutter on each side such that the back-of-curb to back-of-curb width is 39 feet. The exterior streetlighting will be stubbed out for later use with pullboxes at base foundation locations, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Mello Avenue. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).

5. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer from Bradley Road to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units per Acre) on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard.

A related request, a Site Development Plan Review (SDR-3220) for a proposed 15-lot single-family residential development, will be heard concurrently by the Planning Commission.

B) Applicant's Justification

According to the applicant's justification letter, the request is consistent with the General Plan, provides adequate open space and will be compatible with the rural character of the area.

BACKGROUND INFORMATION

A) Previous Actions

09/24/96 The Board of Zoning Adjustment approved a request for a Variance (V-0111-96) to allow upright headstones, crypts and mausoleums in conjunction with a proposed cemetery where such uses are not allowed on property adjacent to the southwest corner of Jones Boulevard and Deer Springs Way.

11/07/01 The City Council approved a Five-Year Review [V-0111-96(1)] of the Variance which allowed upright headstones, crypts and mausoleums in conjunction with a cemetery where such uses were not allowed on the southwest corner of Jones Boulevard and Deer Springs Way. No further reviews were required. The Planning Commission recommended approval on 09/20/01.

08/06/03 The City Council approved a request for a Rezoning (ZON-2436) from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units Per Acre) and a Site Development Plan Review (SDR-2437) for a proposed 29-lot single-family residential development on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way, limiting lot size to a minimum of 11,000 square feet. The Planning Commission recommended denial on 06/26/03, citing incompatibility with the surrounding area.

12/04/03 The Planning Commission recommended denial of a related item, a Site Development Plan Review (SDR-3220) for a proposed 15-lot single-family residential development on the subject property.

12/04/03 The Planning Commission voted 6-0 to recommend DENIAL (PC Agenda Item #14/ss).

B) Pre-Application Meeting

09/24/03 The possibility of limiting residential height to one story was discussed. The smaller size (approximately 9,500 square feet) of the lots proposed for this development relative to the 20,000 square-foot standard in this area may not be compatible with surrounding properties.

C) Neighborhood Meetings

A neighborhood meeting was not required for this Rezoning request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.03
Net Acres:	4.57

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is designated R (Rural Density Residential) on the Centennial Hills Sector Map of the General Plan. This category permits single-family dwellings and related uses up to a maximum density of 3.59 dwelling units per gross acre. The proposed

rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) would permit a maximum density of 3.49 dwelling units per gross acre, in conformance with the General Plan. However, density must be further limited to a maximum of three units per gross acre by the existing Rural Preservation Neighborhood Buffer.

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

Rural Preservation Neighborhood – The subject property is located within 330 feet of two established Rural Preservation Neighborhoods as defined in NRS 278.0177. Properties within these buffer areas must maintain the rural residential character of the area, provide adequate buffer areas and screening, and ensure that the average residential density does not exceed three units per acre. The subject property proposes an average gross density of 2.96 units per acre in compliance with NRS 278.261.

ANALYSIS

A) General Analysis and Discussion

The minimum site area eligible to rezone to an R-PD zoning district is five acres. The subject area contains 5.03 gross acres. The proposed Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) conforms to the existing R (Rural Density Residential) land use category in the General Plan. The proposed development will result in the construction of 15 single-family residential lots having a density of 2.96 units per gross acre, well below the 3.59 maximum density required of properties with the R (Rural Density Residential) designation. However, this property is located in a Rural Preservation Neighborhood buffer zone, sandwiched between two established Rural Preservation Neighborhoods, decreasing the maximum allowed density to three units per acre. The development will feature 47-foot wide private streets with "L" curbs and an open space area with amenities that meets the requirements of an R-PD district.

The proposed zoning is incompatible with the size and density of surrounding lots. Lots on all sides of the proposed development meet the development standards for the R-E (Residential Estates) zoning district, with most lots exceeding one acre in size. Lots in the proposed development will average approximately 9,700 square feet. The proposed detracts from the rural atmosphere and deviates from the established development pattern of the surrounding properties.

FINDINGS

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

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

   The proposed Rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) conforms to the density range required by the existing R (Rural Density Residential) General Plan Designation. Properties to the north, south, and west of the subject property also share the R (Rural Density Residential) General Plan designation.

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

   The single-family residential uses proposed on the subject property, though similar to surrounding single-family uses, occur in a higher density than any of the surrounding properties and are therefore incompatible with the lower-density uses and zoning designations of these surrounding properties.

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

   The density and size of the lots proposed for the property to be rezoned do not resemble the development pattern of surrounding properties. The proposed rezoning is therefore inappropriate.

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

   Access to the property is provided by Mello Avenue, a 60-foot right-of-way, and will be adequate to meet traffic demands of the proposed single-family residential development.

PLANNING COMMISSION ACTION

There were 6 speakers in protest at the Planning Commission meeting.

NOTICES MAILED 97 by Planning Department

APPROVALS 0

PROTESTS 83

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3219 APN: 125-24-302-005

Name of Property Owner: Richard & Sherie Koch Living Trust

Name of Applicant: Taney Engineering

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: 125-24-005

Signature of Property Owner/Authorized Agent: Sonya Cruchy attorney in fact for Richard and Sherie Koch

Print Name: Sonya Cruchy attorney in fact for Richard & Sherie Koch

Subscribed and sworn before me

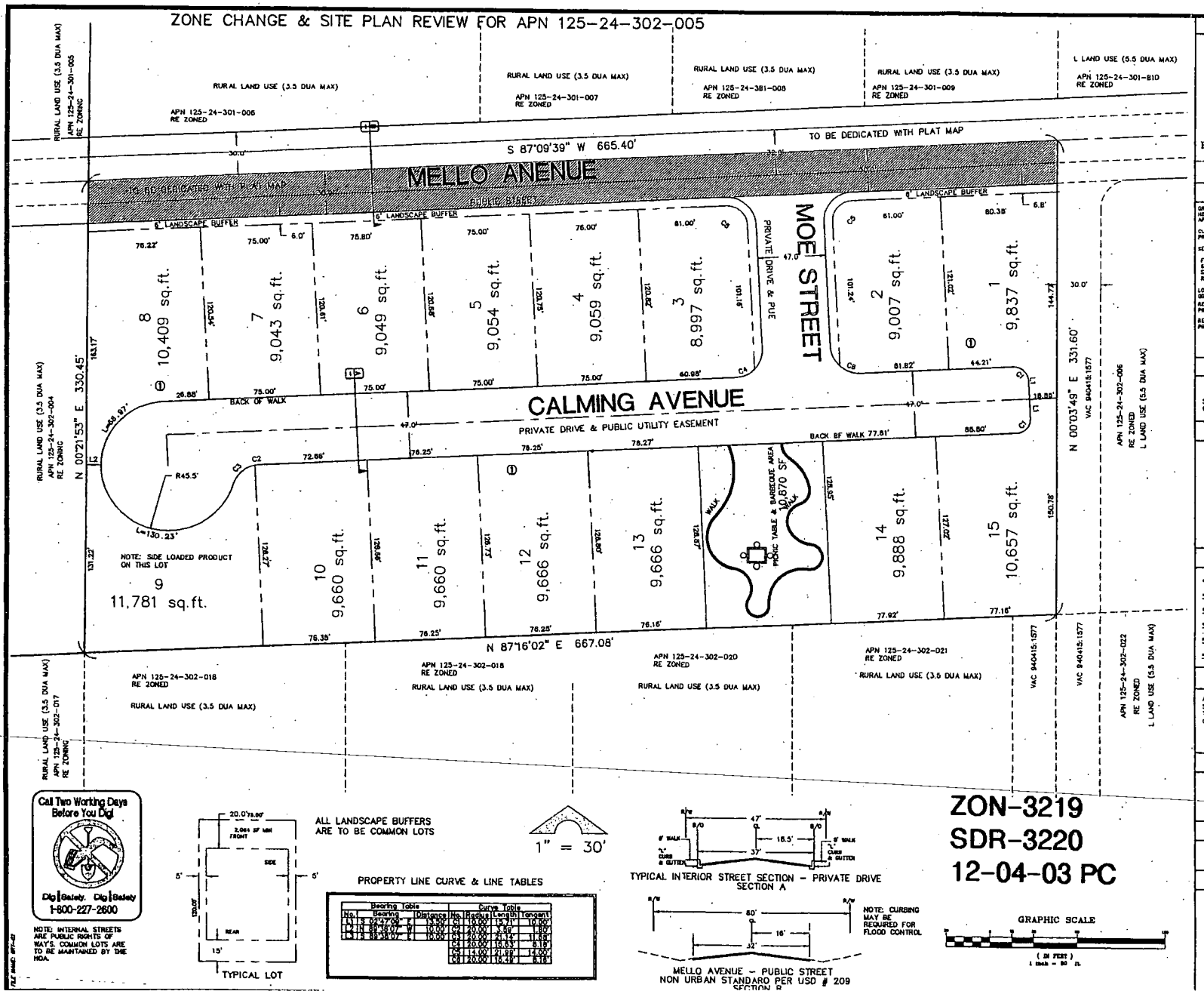
This 16th day of September, 2003

_____

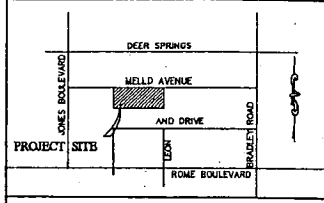
Notary Public in and for said County and State

ANDREA HUDSON
Notary Public State of Nevada
No. 02-74671-1
My appt. exp. Mar. 19, 2006

ZONE CHANGE & SITE PLAN REVIEW FOR APN 125-24-302-005



KEY MAP



SITE DATA

GROSS SITE AREA	8.08 ACRES
NET SITE AREA	4.67 ACRES (EXCLUDING R/W ON MELLO)
APN	125-24-302-005
CURRENT ZONING	RE
PROPOSED ZONING	RPD-3
SETBACKS	
FRONT	20' (18' TO NON GARAGE LIVING ELEMENTS)
SIDE	5'
SIDE CORNER	10'
REAR	15'
LOT COUNT	15 LOTS (8,887 SF MIN, 9,888 AVG.)
GROSS DENSITY	3.88 UNITS PER ACRE
REQ'D OPEN SPACE	2.86 x 1.68 = 4.83 = .048 (8.08) = 10,871 SF (.248 ACRES)
PROV. OPEN SPACE	10,870 SF
REQ'D PARKING	2 SPACES PER UNIT= 30 SPACES
PROVIDED PARKING	2 SPACES PER UNIT IN GARAGES PLUS DRIVEWAYS

BASIS OF BEARING

SOUTH 88° 38' 15" WEST, BEING THE BEARING OF THE CENTERLINE OF SHALOM SCHOOL DRIVE.

LEGEND

PROPERTY LINE
STREET CENTERLINE
LOT NUMBER 1
BLOCK NUMBER ①

UTILITIES

- NEVADA POWER COMPANY
  6226 W. SAHARA AVE. 367-5555
- SPRINT TELEPHONE COMPANY
  330 S. VALLEY VIEW BLVD. 244-7400
- SOUTHWEST GAS CORP.
  4300 W. TROPICANA AVE. 365-2111
- SILVER STATE DISPOSAL SERVICE INC.
  770 E. SAHARA AVE. 735-5151
- LAS VEGAS VALLEY WATER DISTRICT (WATER)
  1001 VALLEY VIEW BLVD. 870-2011
- CITY OF LAS VEGAS UTILITIES DEPARTMENT (SEWER)
  GAS STREET 229-6301

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103

DEVELOPER

GREAT AMERICAN CAPITAL HOMES
8807 W. SAHARA AVENUE, SUITE #201
LAS VEGAS, NV 89117

OWNERS

SHERIE & RICHARD KOCH LIVING TRUST

Call Two Working Days Before You Dig
Dig Safely. Dig Safely
1-800-227-2600

NOTE: INTERNAL STREETS ARE PUBLIC RIGHTS OF WAYS; COMMON LOTS ARE TO BE MAINTAINED BY THE HOA.

TYPICAL LOT

ALL LANDSCAPE BUFFERS ARE TO BE COMMON LOTS

1" = 30'

PROPERTY LINE CURVE & LINE TABLES

Bearing Table			Curve Table				
No.	Bearing	Distance	No.	Radius	Length	Tangent	
L1	S 02°47'06" E	4.50'	C1	10.00'	15.71'	10.00'	
L2	N 87°12'54" E	16.00'	C2	45.00'	7.46'	3.73'	
L3	S 87°12'54" W	16.00'	C3	45.00'	23.56'	12.06'	
L4	S 88°38'07" E	16.00'	C4	20.00'	31.14'	19.78'	
			C5	20.00'	16.53'	8.78'	
			C6	14.00'	21.99'	14.00'	
			C7	20.00'	16.39'	8.78'	

TYPICAL INTERIOR STREET SECTION - PRIVATE DRIVE SECTION A

MELLO AVENUE - PUBLIC STREET NON URBAN STANDARD PER USD # 209 SECTION B

NOTE: CURBING MAY BE REQUIRED FOR FLOOD CONTROL

ZON-3219
SDR-3220
12-04-03 PC

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

GREAT AMERICAN CAPITAL
8807 SAHARA #201
LAS VEGAS, NV 89117
702-253-5705 FAX 702-360-5398

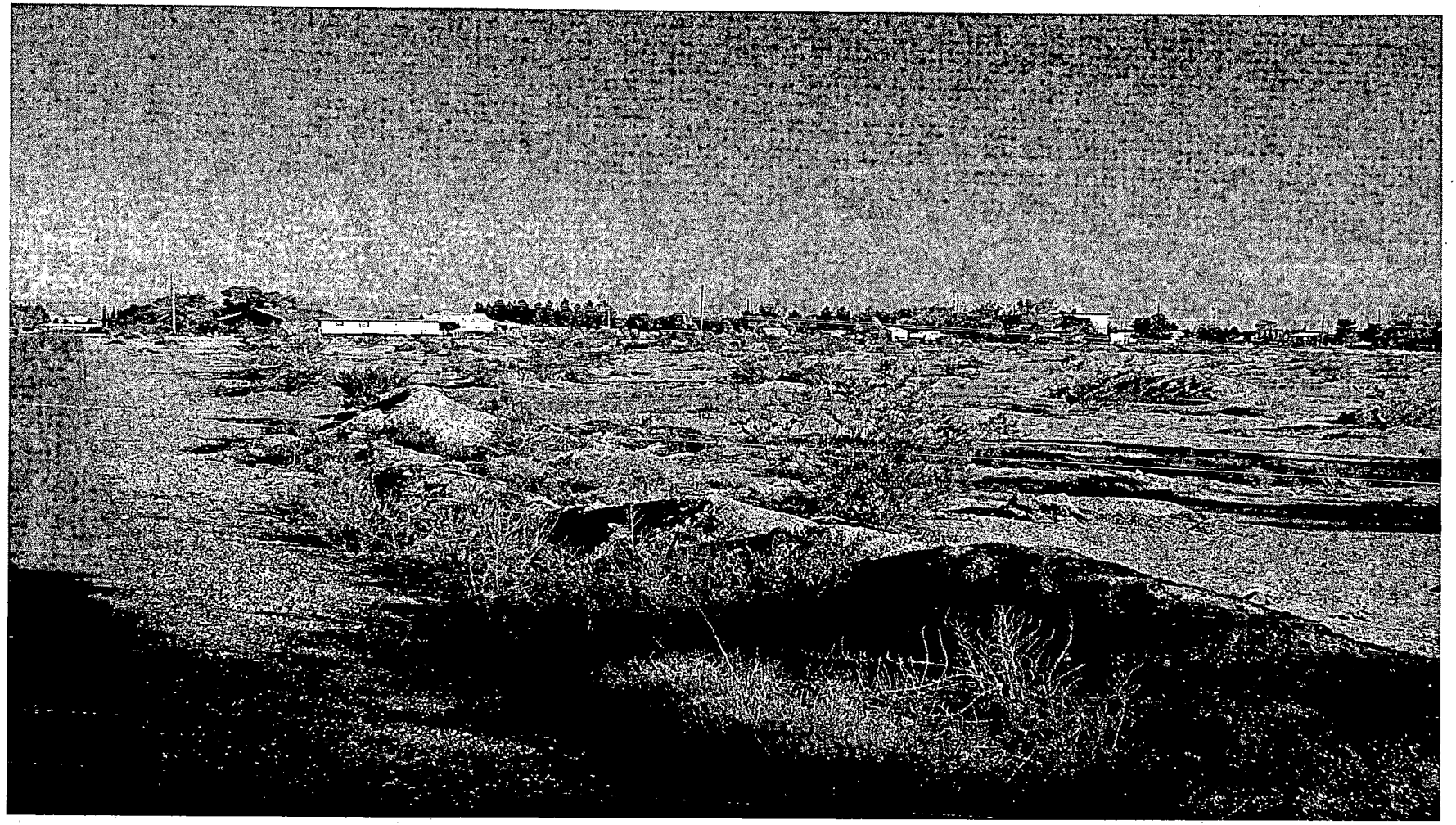
TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX (702) 362-9225

"MELLO ESTATES"

ZONE CHANGE & SITE PLAN REVIEW
GREAT AMERICAN CAPITAL

EDWARD E. TANEY
No. 8903
ENGINEER'S SEAL

DATE: 7-03
SCALE: 1" = 30'
JOB NO: GRT-03-002
DESIGNED BY: EET
DRAWN BY: EET
SHEET NAME: SPR
SHEET: 1 OF 1



ZON-3219 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST
SOUTH SIDE OF MELLO AVENUE, APPROXIMATELY 615 FEET EAST OF JONES BOULEVARD
DECEMBER 4, 2003 PLANNING COMMISSION

11/17/03

January 7, 2004

Dear City Councillors,

Re: Agenda Item 122, ZON-3219,

Chapter **19.18.040 REZONING I.** states, "The applicant bears the burden of proof to establish that the approval of the rezoning is warranted."

They fail utterly to meet that burden .

The proposed rezone is contrary to the intent of long standing zoning and will destroy a neighborhood that has sustained a consistent development pattern for 35 years. The purpose of the R-E Residence Estates District is to provide for ***low density residential units located on large lots and conveying a rural environment***. These Districts are consistent with the policies of the Desert Rural Density Residential category of the General Plan.

R-PD Residential Planned Development: The purpose of the R-PD District is to allow maximum flexibility to permit ***imaginative and innovative residential design*** and to utilize land for the development of residential communities which are planned and developed with appropriate amenities to ***establish a clear sense of community***. It is intended to promote the enhancement of residential amenities by means of an ***efficient consolidation and utilization of open space***, ***separation of pedestrian and vehicular traffic*** and ***homogeneity of use patterns***. Portions of an R-PD development may have a higher or lower density than permitted by the General Plan if the overall density for the entire development is in compliance with the General Plan. The maximum density permitted in an R-PD will be a function of the location and land use designation of a particular R-PD District and ***a determination of compatibility with surrounding development***.

Physical basis of incompatibility .

1. Median lot size of the surrounding 13 lots is 49005 sq. ft or 1.13 acres
2. Median lot size of proposed development is 9660 sq. ft. or 0.22 acres, a 5 fold reduction in lot size!
3. The impermeable coverage of the 11 developed lots is 4.88% (Calculated by dividing the improvement area by the lot area).
4. The improvement shown in the development plan is 3280 sq. ft. structure on a median lot size of 9660 sq. ft. resulting in coverage of 34.02%; a 7 fold increase over the surrounding existing uses!
5. More houses are being crammed onto 3.33 acres remaining after construction of the private road than on the 16 surrounding acres.

There is abundant higher density planned residential land being developed to meet the needs of the Las Vegas community. 7500 acres are being developed as a master planned development less than 1 mile to the east by the City of North Las Vegas.

The planned development fails to meet the requirements of the R-PD zone

Requirement	Reality	Result
5 acre minimum site area	Dedication of 30 feet of Mello avenue required for any land use permit. Actual site area of 4.57 acres after required dedication, 3.33 acres will remain after construction of private road	15 houses on 3.33 acres
Imaginative and innovative design	High density cookie cutter, single entrance, incorrect solar orientation, microclimatic disruption, increased impermeable surface	Increased urban heat island effect, noise, children in streets, higher utility load, runoff contribution to flooding, inadequate emergency vehicle access leading to fire hazard
Establish a clear sense of community	Damages established neighborhood by cutting in half	Contrary to goal of sustainable development
Promote consolidation and utilization of open space	Eliminates open space by increasing lot coverage sevenfold	Token park consisting of a picnic table and less than 300 feet of walk
Separate pedestrian and vehicular traffic	No sidewalks required on private road, highest trip generation in middle of block	Forces pedestrians onto road, has maximum possible increase in automobile trips
Support a homogeneity of use patterns	Conflict with existing, surrounding rural lifestyle with horses, peacocks, goats and dogs	Generate conflict between established rural residents and new urban density residents
Compatible with surrounding development	More houses on 3.33 acres than 16.08 surround acres	Future McMansion Slum

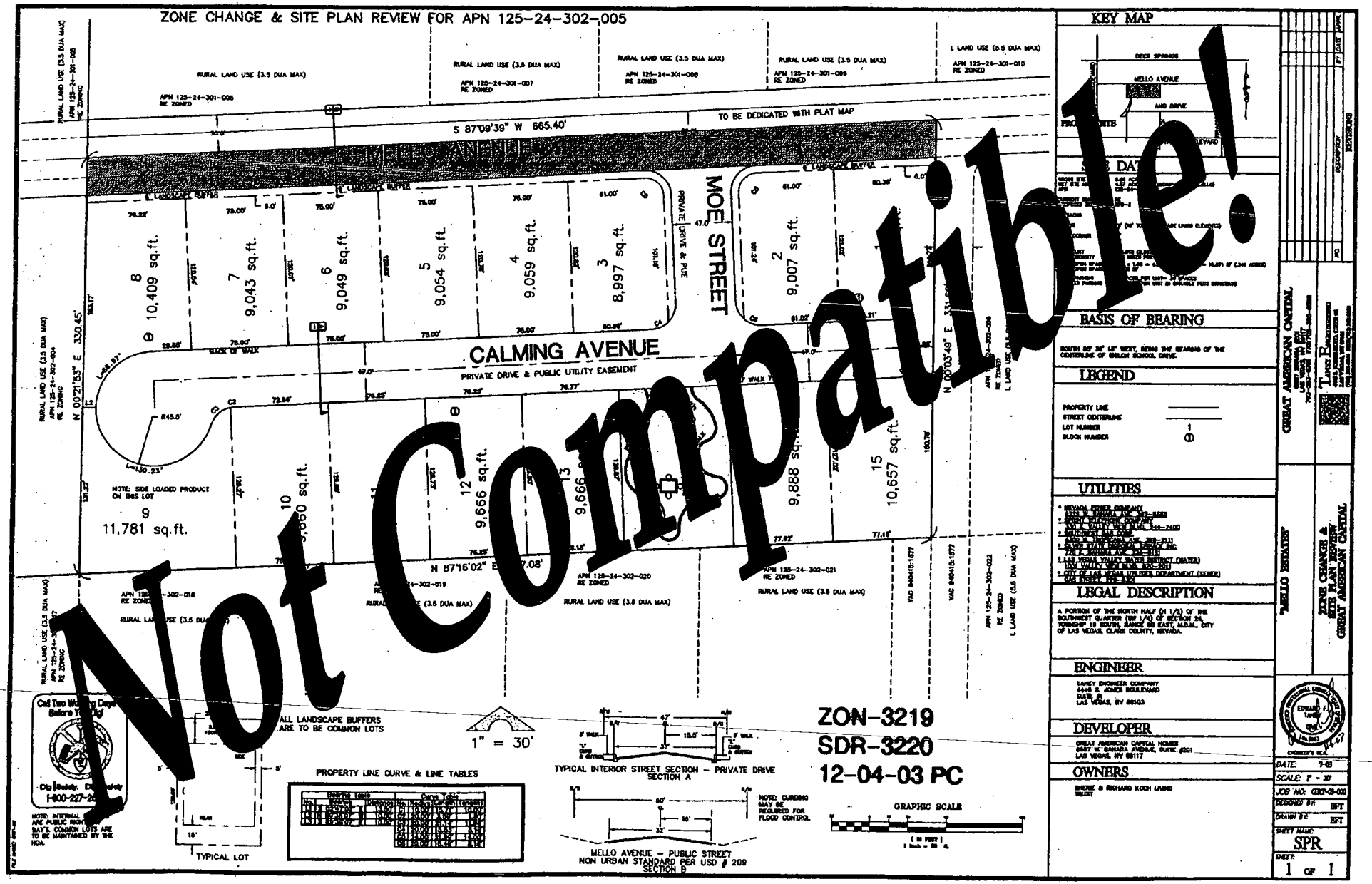
In summary, there is nothing imaginative, nothing innovative, nothing compatible about this proposed rezone. This is nothing but a maximum density, cookie cutter, McMansion oriented spot zone masquerading as an undersized residential planned development.

I urge the City Council to support the staff recommendation and the unanimous finding of the Planning Commision that the proposed rezone incompatible with the surrounding development in the area and therefore deny the rezone request.

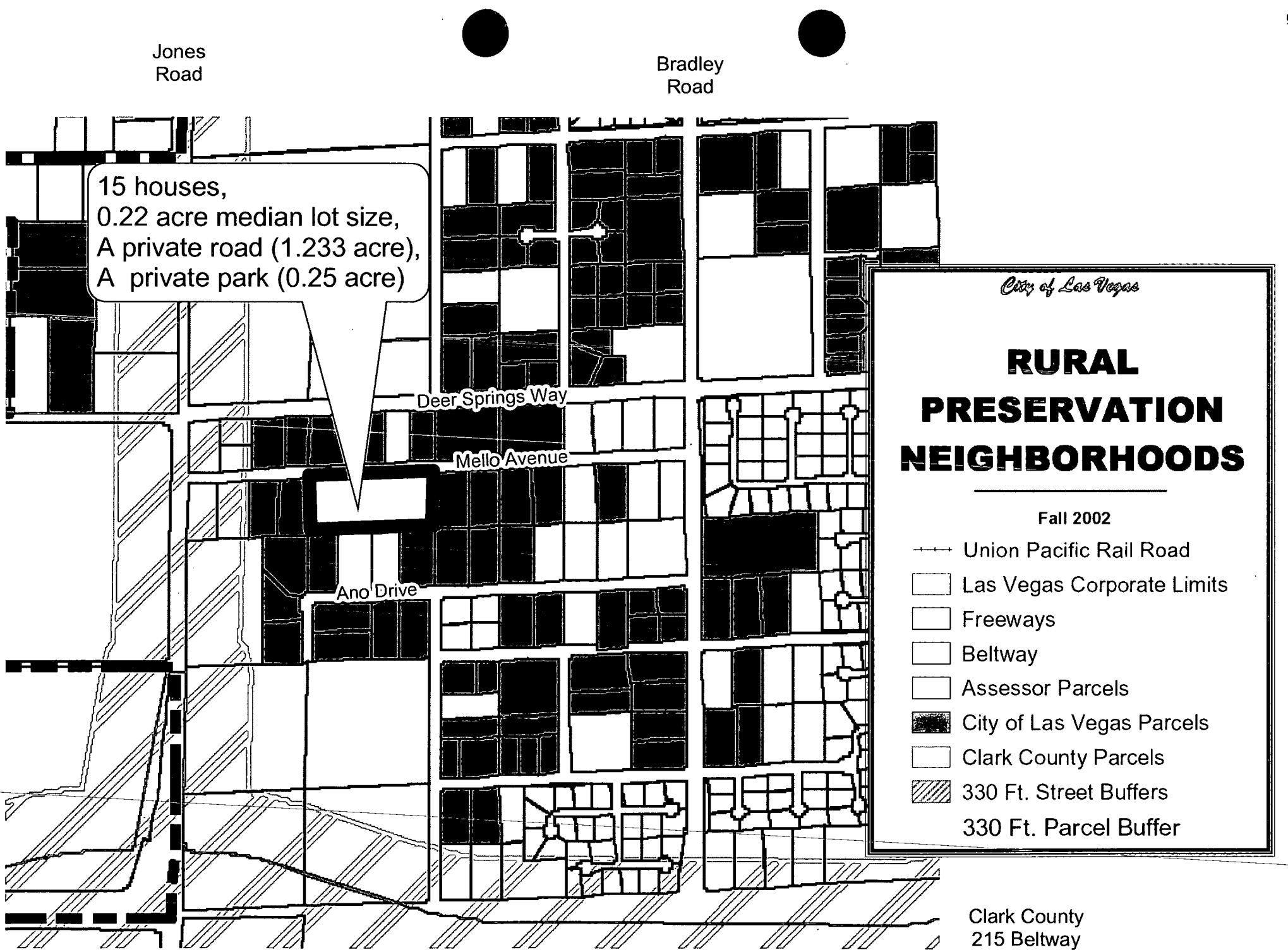
Thank you for your time and attention.

Craig Shirley

Too high density, Not imaginative, Not innovative, Cuts neighborhood in half



Not Compatible!


Jones Road
Bradley Road
15 houses,
0.22 acre median lot size,
A private road (1.233 acre),
A private park (0.25 acre)
Deer Springs Way
Mello Avenue
Ano Drive
City of Las Vegas
RURAL PRESERVATION NEIGHBORHOODS
Fall 2002
Union Pacific Rail Road
Las Vegas Corporate Limits
Freeways
Beltway
Assessor Parcels
City of Las Vegas Parcels
Clark County Parcels
330 Ft. Street Buffers
330 Ft. Parcel Buffer
Clark County
215 Beltway

LIONEL SAWYER & COLLINS
ATTORNEYS AT LAW
1700 BANK OF AMERICA PLAZA
300 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
(702) 383-8888

FAX (702) 383-8845

PAUL E. LARSEN

WRITER'S DIRECT DIAL NUMBER:
(702) 383-8819

February 3, 2004

(702) 383-8819

Via Facsimile 474-7463
Bob Genzer
Planning & Zoning Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: SDR-3220 & ZON-3219 (2/4/04 Agenda Items #103 & #104)

Dear Mr. Genzer:

On behalf of my client, Great American Capital, I respectfully request that the above referenced application be withdrawn without prejudice.

Please call me if you have any questions.

Sincerely,

Jennifer Leonard for Paul E. Larsen

Paul E. Larsen

PEL/jrt
cc: Councilman Michael Mack

Submitted after final agenda
Date 2/4/04 Item #103
#104

City of Las Vegas

Agenda Item No. 104

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:

ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3219 - PUBLIC HEARING - **SDR-3220 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT RESIDENTIAL DEVELOPMENT on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard (APN: 125-24-302-005), R-E (Residence Estates) Zone PROPOSED: R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack). The Planning Commission (6-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	83	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Revised diagram submitted by Planning & Development
5. Submitted after final agenda – Withdrawal without Prejudice request by Lionel Sawyer & Collins of Item 103 [ZON-3219] and Item 104 [SDR-3220] filed under Item 103 [ZON-3219]

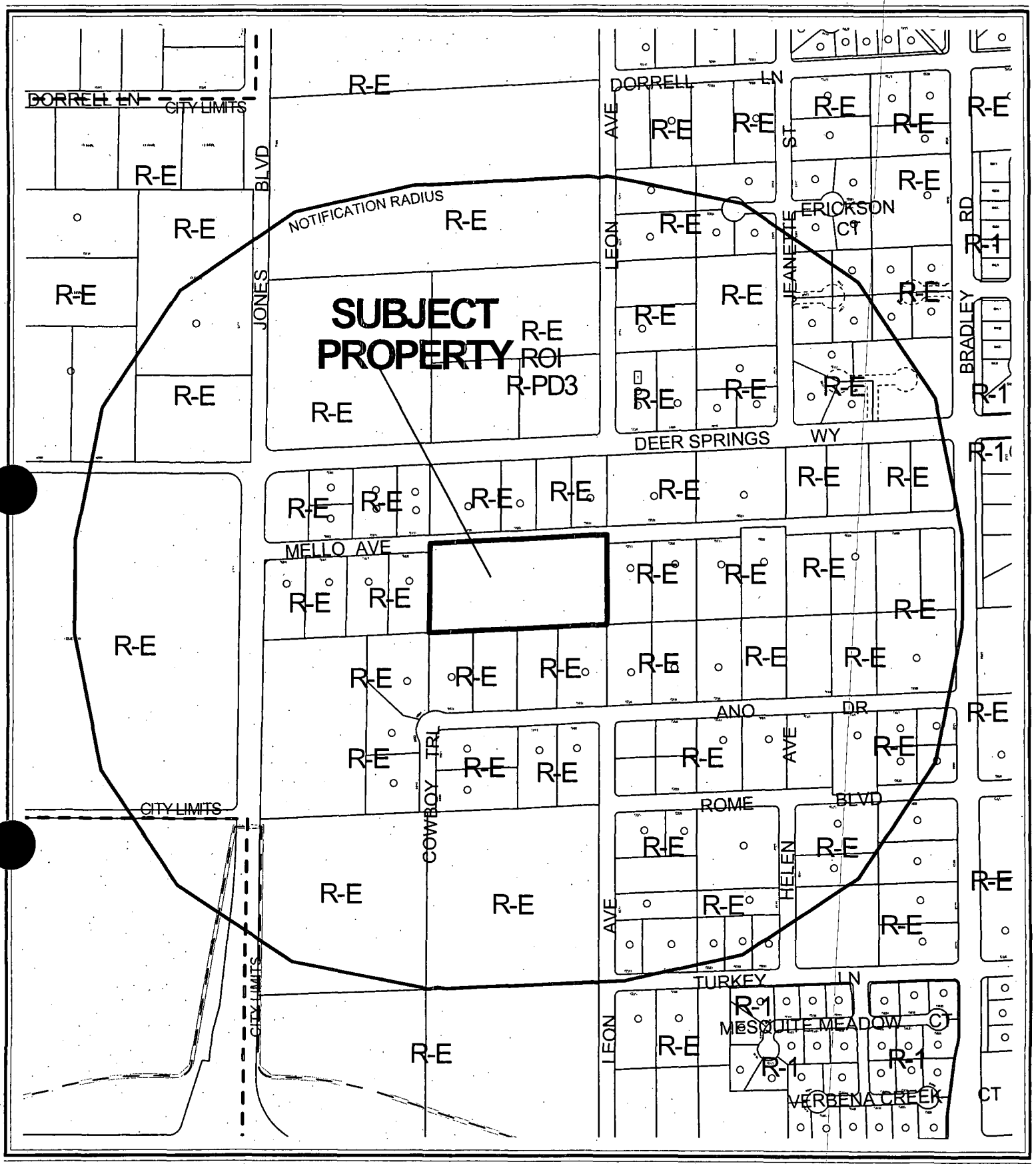
MOTION:

REESE – Motion to Accept the WITHDRAWAL Without Prejudice of Item 103 [ZON-3219] and Item 104 [SDR-3220], to TABLE Item 90 [VAR-3360] and Item 91 [SDR-3284], HOLD IN ABEYANCE Item 78 [DIR-3451], Item 79 [ZON-3241] to 2/18/2004 and Item 83 [MOD-3069], Item 84 [SDR-3072], Item 93 [SUP-3315] and Item 100 [SUP-3394] to 3/3/2004 – UNANIMOUS

MINUTES:

There was no related discussion.

(1:15 – 1:28)



0 300 600 Feet

CASE: **SDR-3220**

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SDR-3220 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 7, 2004 CITY COUNCIL MEETING AT COUNCILMAN MACK'S REQUEST.

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A Rezoning (ZON-3219) to an R-PD3 (Residential Planned Development – 3 Units per Acre) Zoning District approved by the City Council.

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

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

4. Building height shall not exceed two stories or 35 feet, whichever is less.

5. The setbacks for this development shall be a minimum of 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, and 15 feet in the rear.

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

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

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Perimeter wall heights shall not exceed eight feet, including retaining walls. Retaining walls higher than six feet shall be stepped in conformance to Title 18.12.510. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

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

Public Works

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

14. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives if proposed shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

16. Site development to comply with all applicable conditions of approval for ZON-3219 and all other subsequent site-related actions.

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a proposed 15-lot single-family residential development on 5.03 acres adjacent to the south side of Mello Avenue, approximately 615 feet east of Jones Boulevard.

A related request, a Rezoning (ZON-3219) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units per Acre), will be heard concurrently by the Planning Commission.

B) Applicant's Justification

According to the applicant's justification letter, the request is consistent with the General Plan, provides adequate open space and will be compatible with the rural character of the area.

BACKGROUND INFORMATION

A) Previous Actions

09/24/96 The Board of Zoning Adjustment approved a request for a Variance (V-0111-96) to allow to allow upright headstones, crypts and mausoleums in conjunction with a proposed cemetery where such uses are not allowed on property adjacent to the southwest corner of Jones Boulevard and Deer Springs Way.

11/07/01 The City Council approved a Five-Year Review [V-0111-96(1)] of the Variance which allowed upright headstones, crypts and mausoleums in conjunction with a cemetery where such uses were not allowed on the southwest corner of Jones Boulevard and Deer Springs Way. No further reviews were required. The Planning Commission recommended approval on 09/20/01.

08/06/03 The City Council approved a request for a Rezoning (ZON-2436) from R-E (Residence Estates) to R-PD3 (Residential Planned Development - 3 Units Per Acre) and a Site Development Plan Review (SDR-2437) for a proposed 29-lot single-family residential development on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way, limiting lot size to a minimum of 11,000 square feet. The Planning Commission recommended denial on 06/26/03, citing incompatibility with the surrounding area.

12/04/03 The Planning Commission recommended denial of a related item, a Rezoning (ZON-3219) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units per Acre) on the subject property.

12/04/03 The Planning Commission voted 6-0 to recommend DENIAL (PC Agenda Item #15/ss).

B) Pre-Application Meeting

09/24/03 The possibility of limiting residential height to one story was discussed. The smaller size (approximately 9,500 square feet) of the lots proposed for this development relative to the 20,000 square-foot standard in this area may not be compatible with surrounding properties.

C) Neighborhood Meetings

A neighborhood meeting was not required for this Rezoning request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	5.03
Net Acres:	4.57

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	R-E (Residence Estates)
North:	R-E (Residence Estates)
South:	R-E (Residence Estates)
East:	R-E (Residence Estates)
West:	R-E (Residence Estates)

E) General Plan Compliance

The subject property is designated R (Rural Density Residential) on the Centennial Hills Sector Map of the General Plan. This category permits single-family dwellings and related uses up to a maximum density of 3.59 dwelling units per gross acre. The proposed

rezoning to R-PD3 (Residential Planned Development – 3 Units per Acre) would permit a maximum density of 3.49 dwelling units per gross acre, in conformance with the General Plan. However, density must be further limited to a maximum of three units per gross acre by the existing Rural Preservation Neighborhood Buffer.

PROJECT DESCRIPTION

The site plan depicts 15 single-family residential lots on 5.06 gross acres, resulting in a density of 2.96 dwelling units per acre. The property is located within a Rural Preservation Neighborhood Buffer Zone, which permits residential projects having a gross density of three dwelling units per acre or less. All lots will have access to a single 47-foot wide private street terminating in a cul-de-sac. Access to the development will be from a similar 47-foot wide private street from Mello Avenue. Lots range in size from 8,997 square feet to 11,781 square feet with typical lot dimensions of 75 feet wide by 120 feet deep. Setbacks proposed for this development are 20 feet in the front yard, 15 feet in the rear, and five feet in side yards. There are no corner side setbacks, as landscape buffers held in common separate corner streets and sidewalks from private property lines.

Landscaping includes six-foot wide planting buffers along the Mello Avenue right-of-way and a 10,870 square-foot park with a meandering path, picnic table and barbecue. This park satisfies the development's open space requirement.

The elevations show a two-story residential product with a building height of 21 feet (maximum height of 26 feet). Floor plans will contain a minimum of 2,400 square feet. Each dwelling will feature a two-car garage plus a separate single-car garage in front, except for one dwelling to be located on the cul-de-sac bulb, which will have a side-loading garage. Materials include painted plaster exteriors, wood roof overhangs, and concrete tile roofs.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, Development Standards for a R-PD (Residential Planned Development) zoning district are established by a Site Development Plan Review.

Standards	Provided
Min. Lot Size	8,997 SF
Min. Lot Width	73 Feet
Min. Setbacks	
• Front	20 Feet
• Side	5 Feet
• Corner	N/A
• Rear	15 Feet

The minimum setback standards proposed for this development are adequate from a feasibility standpoint, but do not conform to the development pattern of surrounding properties, which have at least 100-foot wide, 20,000 square-foot lots and 50-foot front-yard setbacks.

A2) Parking and Traffic Standards

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

Uses	Ratio	**Required** Parking		**Provided** Parking	
		Regular	Handicap	Regular	Handicap
Single-Family Detached Residential	Two spaces per dwelling unit	30	N/A	45	N/A

Pursuant to Title 19.10, single-family homes are required to provide two parking spaces per dwelling. Tandem parking is not permitted. The elevations depict three garage spaces per dwelling, in conformance to the parking standard.

No entry gates are depicted on the site plan. If they are to be installed, they must be designed, located, and constructed according to Standard Drawing #222A.

A3) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Buffer: • Min. Trees (ROW)	1 Tree/30 Linear Feet + 1 Tree	21 Trees	30 Trees
• Min. Zone Width	6 Feet		6 Feet

The conceptual landscape plan shows six-foot planters along the Mello Avenue right-of-way and along the entry drive into the development. Trees are spaced a minimum of 20 feet on center, and more trees are provided than required. Interior landscaping is also provided within a park located near the southeast corner of the development.

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
5.06 acres	2.96 du/ac	1.65	4.88 %	10,765 SF	4.93 %	10,870 SF

The proposed development meets the minimum open space standards for R-PD (Residential Planned Development) zoned developments, providing 10,870 square feet of usable open space.

B) General Analysis and Discussion

- Zoning

The site is currently zoned R-E (Residential Estates). A companion Rezoning request (ZON-3219) would, if approved, rezone the subject property to R-PD3 (Residential Planned Development – 3 Units per Acre) in order to allow a greater number of lots to be developed. This designation would be compatible with the existing R (Rural Density Residential) General Plan Designation for the site, which allows a density of up to 3.59 dwelling units per acre.

- Site Plan

The subject property is located within 330 feet of two established Rural Preservation Neighborhoods as defined in NRS 278.0177. Properties within these buffer areas must maintain the rural residential character of the area, provide adequate buffer areas and screening, and ensure that the average residential density does not exceed three units per acre. The subject property proposes an average gross density of 2.96 units per acre in compliance with NRS 278.261. While the development meets state standards with respect to density, it would be three times as dense as surrounding properties, which are nearly all one acre or greater in size and accommodate horses and bovines. The development proposed for this site is incompatible with the established development pattern of lots surrounding it.

- Waivers

There are no waiver requests associated with this request, nor are any necessary.

- Landscape Plan

The conceptual landscape plan depicts adequate landscape buffers along Mello Avenue. The development will contain a sufficient amount of open space for an R-PD (Residential Planned Development) zoned property. Plant materials include 24-inch Mondel Pine and one- to five-gallon Desert Broom shrubs, which are appropriate for this rural area. The plan indicates that approximately 50 shrubs will be provided in the buffer area; however, this does not satisfy the requirement of four shrubs per 24-inch box tree provided. If this request is approved, a revised landscape plan will be required with the proper number of shrubs indicated. As an alternative, the number of trees may also be adjusted to bring the number of shrubs into compliance with Title 19.12 and the Landscape, Wall, and Buffer Standards. No perimeter walls are indicated on the current site or landscape plan.

- Elevation

  The proposed elevations, while not unsightly, depict two-story homes, which are in contrast to the ranch-style homes typical in this area of the city. Building height will be limited to 35 feet.

FINDINGS

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

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

   The proposed development features a higher density and lots of a much smaller size than the properties surrounding it. The proposed development is therefore incompatible with adjacent development.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed development is consistent with the General Plan as well as Title 19 and other City policies and standards.

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

   Access to the property is provided by Mello Avenue, a 60-foot right-of-way, and will be adequate to meet traffic demands of the proposed single-family residential development once fully developed to rural standards.

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

   The building and landscape materials are appropriate for this type of development in this portion of the City. If this plan is approved, additional shrubs would be required in conformance to Title 19.12 and the Landscape, Wall, and Buffer Standards.

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

   The proposed elevations, while not unsightly, depict two-story homes, which are in contrast to the ranch-style homes typical in this area of the city.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 97 by Planning Department

APPROVALS 0

PROTESTS 83

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3220 APN: 125-24-302-005

Name of Property Owner: Richard & Sherie Koch Living Trust

Name of Applicant: Taney Engineering

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: 125-24-005

Signature of Property Owner/Authorized Agent: Sonya Cruchy attorney in fact for Richard & Sherie Koch

Print Name: Sonya Cruchy attorney in fact for Richard & Sherie Koch

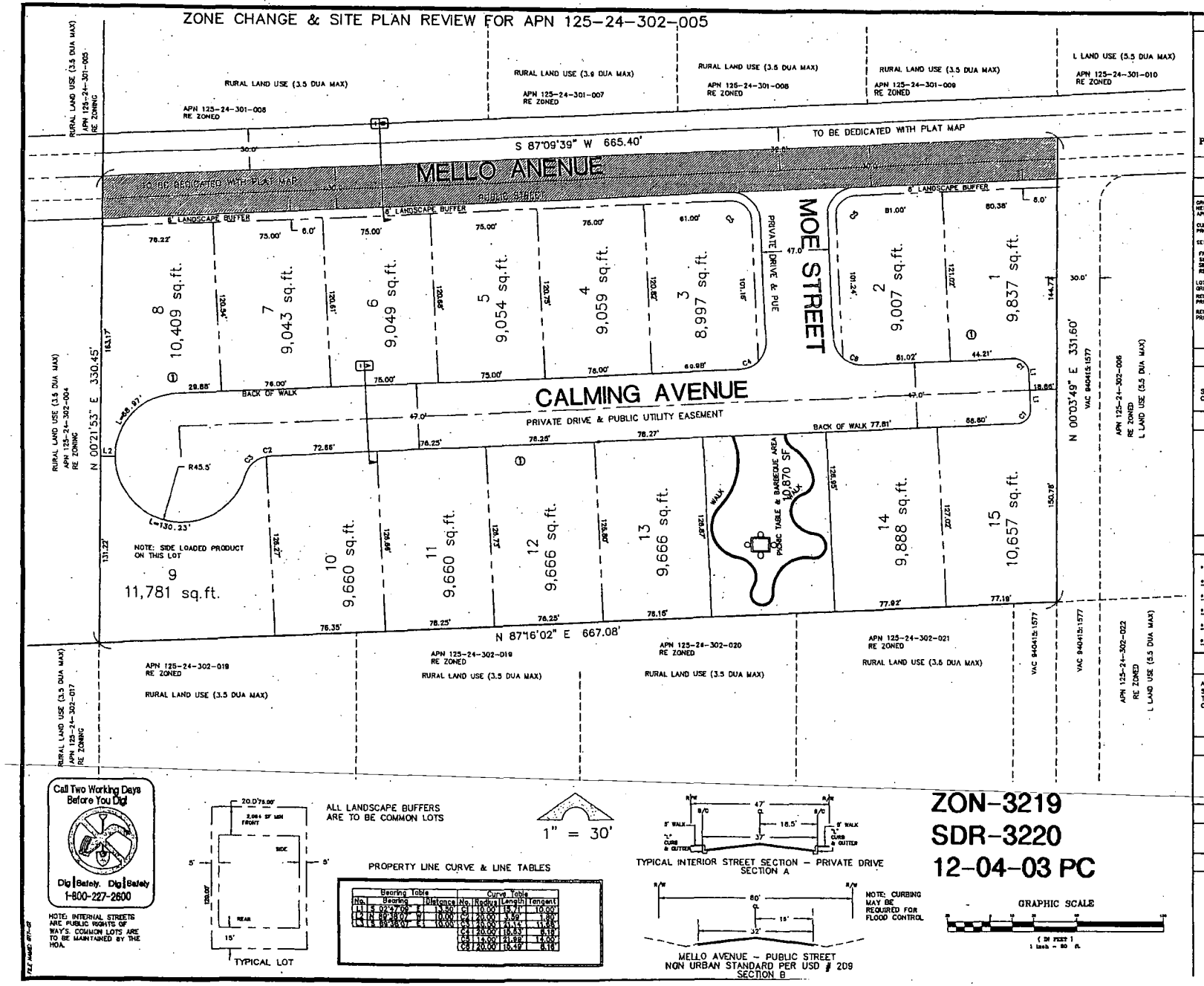
Subscribed and sworn before me

This 16th day of September 2003

Notary Public in and for said County and State

ANDREA HUDSON
Notary Public State of Nevada
No. 02-74671-1
My appt. exp. Mar. 19, 2006

ZONE CHANGE & SITE PLAN REVIEW FOR APN 125-24-302-005



Call Two Working Days Before You Dig

Dig Safely. Dig Safely

1-800-227-2600

NOTE: INTERNAL STREETS ARE PUBLIC RIGHTS OF WAY'S. COMMON LOTS ARE TO BE MAINTAINED BY THE HOA.

TYPICAL LOT

ALL LANDSCAPE BUFFERS ARE TO BE COMMON LOTS

1" = 30'

PROPERTY LINE CURVE & LINE TABLES

Bearing Table			Curve Table			
No.	Bearing	Distance	No.	Radius	Length	Tangent
L1	S 02°47'08" E	13.50'	C1	10.00'	15.71'	10.00'
L2	N 87°16'02" E	10.00'	C2	45.00'	2.59'	1.30'
L3	S 87°16'02" W	10.00'	C3	45.00'	43.14'	23.68'
L4	S 89°38'07" E	10.00'	C4	20.00'	16.53'	8.78'
			C5	14.00'	21.99'	14.00'
			C6	20.00'	15.19'	8.78'

TYPICAL INTERIOR STREET SECTION – PRIVATE DRIVE
SECTION A

NOTE: CURBING MAY BE REQUIRED FOR FLOOD CONTROL

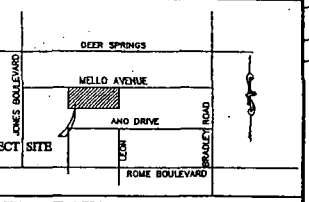
MELLO AVENUE – PUBLIC STREET
NON URBAN STANDARD PER USD # 209
SECTION B

ZON-3219
SDR-3220
12-04-03 PC

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

KEY MAP



SITE DATA

GROSS SITE AREA	6.08 ACRES
NET SITE AREA	4.57 ACRES (EXCLUDING R/W ON MELLO)
APN	125-24-302-005
CURRENT ZONING	RE
PROPOSED ZONING	RPD-3
SETBACKS	
FRONT	20' (15' TO NON GARAGE LIVING ELEMENTS)
SIDE	5'
SIDE CORNER	10'
REAR	15'
LOT COUNT	15 LOTS (9,837 SF MIN, 9,888 AVE.)
GROSS DENSITY	3.28 UNITS PER ACRE
REQ'D OPEN SPACE	3.96 x 1.65 = 6.53 – .040 (5.0%) = 10,471 SF (.240 ACRES)
PROV. OPEN SPACE	10,870 SF
REQ'D PARKING	2 SPACES PER UNIT= 30 SPACES
PROVIDED PARKING	2 SPACES PER UNIT IN GARAGES PLUS DRIVEWAYS

BASIS OF BEARING

SOUTH 88° 39' 16" WEST, BEING THE BEARING OF THE CENTERLINE OF SHILOH SCHOOL DRIVE.

LEGEND

PROPERTY LINE

STREET CENTERLINE

LOT NUMBER 1

BLOCK NUMBER ①

UTILITIES

* NEVADA POWER COMPANY
6226 W. SAHARA AVE. 367-5555
* SPRINT TELEPHONE COMPANY
330 S. VALLEY VIEW BLVD. 244-7400
* SOUTHWEST GAS CORP.
4300 W. BONANZA AVE. 365-2111
* SILVER STATE DISPOSAL SERVICE INC.
770 E. SAHARA AVE. 735-5151
* LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 VALLEY VIEW BLVD. 870-2011
* CITY OF LAS VEGAS UTILITIES DEPARTMENT (SEWER)
GAS STREET, 229-6301

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103

DEVELOPER

GREAT AMERICAN CAPITAL HOMES
8887 W. SAHARA AVENUE, SUITE #201
LAS VEGAS, NV 89117

OWNERS

SHERIE & RICHARD KOCH LIVING TRUST

NO.	DESCRIPTION	BY	DATE
	REVISIONS	APPR.	

GREAT AMERICAN CAPITAL
8887 SAHARA #201
LAS VEGAS, NV 89117
702-254-3700 FAX 702-360-0546

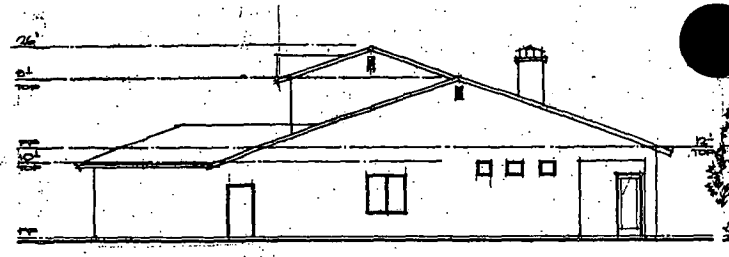
TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX (702) 362-2293

"MELLO ESTATES"

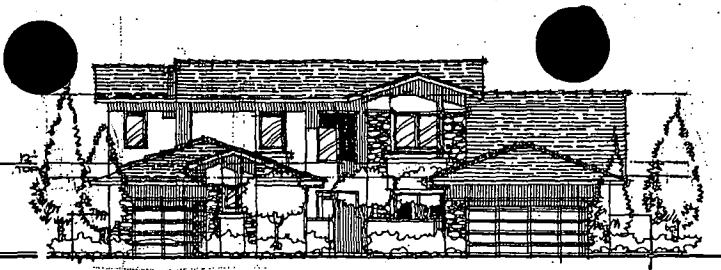
ZONE CHANGE & SITE PLAN REVIEW
GREAT AMERICAN CAPITAL

EDWARD TANEY
No. 7993
PROFESSIONAL ENGINEER
STATE OF NEVADA
ENGINEER'S SEAL

DATE: 7-03
SCALE: 1" = 30'
JOB NO: GRT-03-002
DESIGNED BY: EFT
DRAWN BY: EFT
SHEET NAME: SPR
SHEET: 1 OF 1



SIDE ELEVATION
1/8"=1'-0"



FRONT ELEVATION
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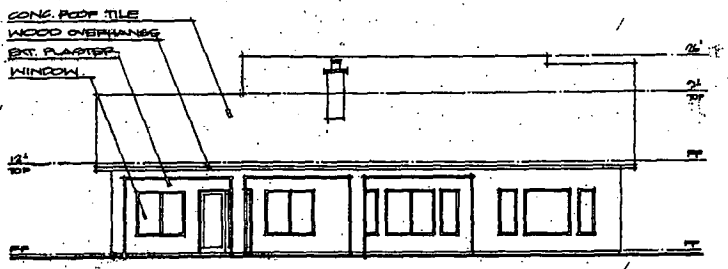

REAR ELEVATION
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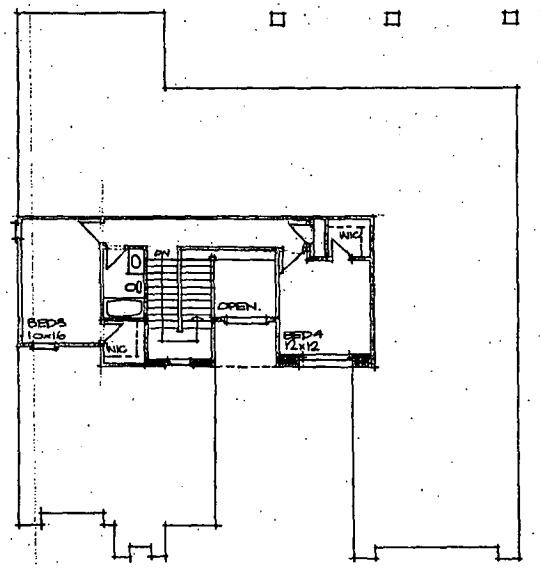
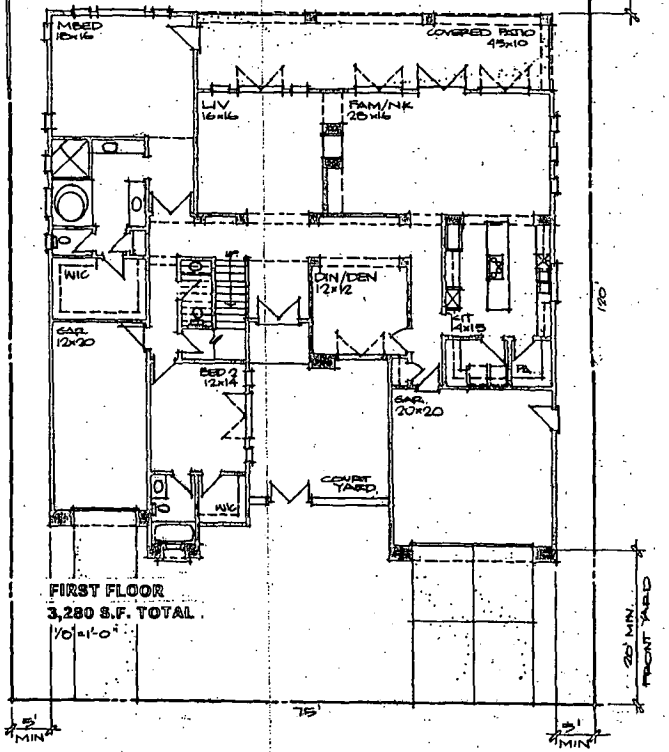


SECOND FLOOR
1/8"=1'-0"



FIRST FLOOR
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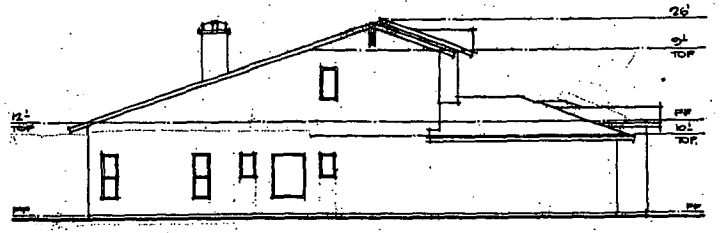


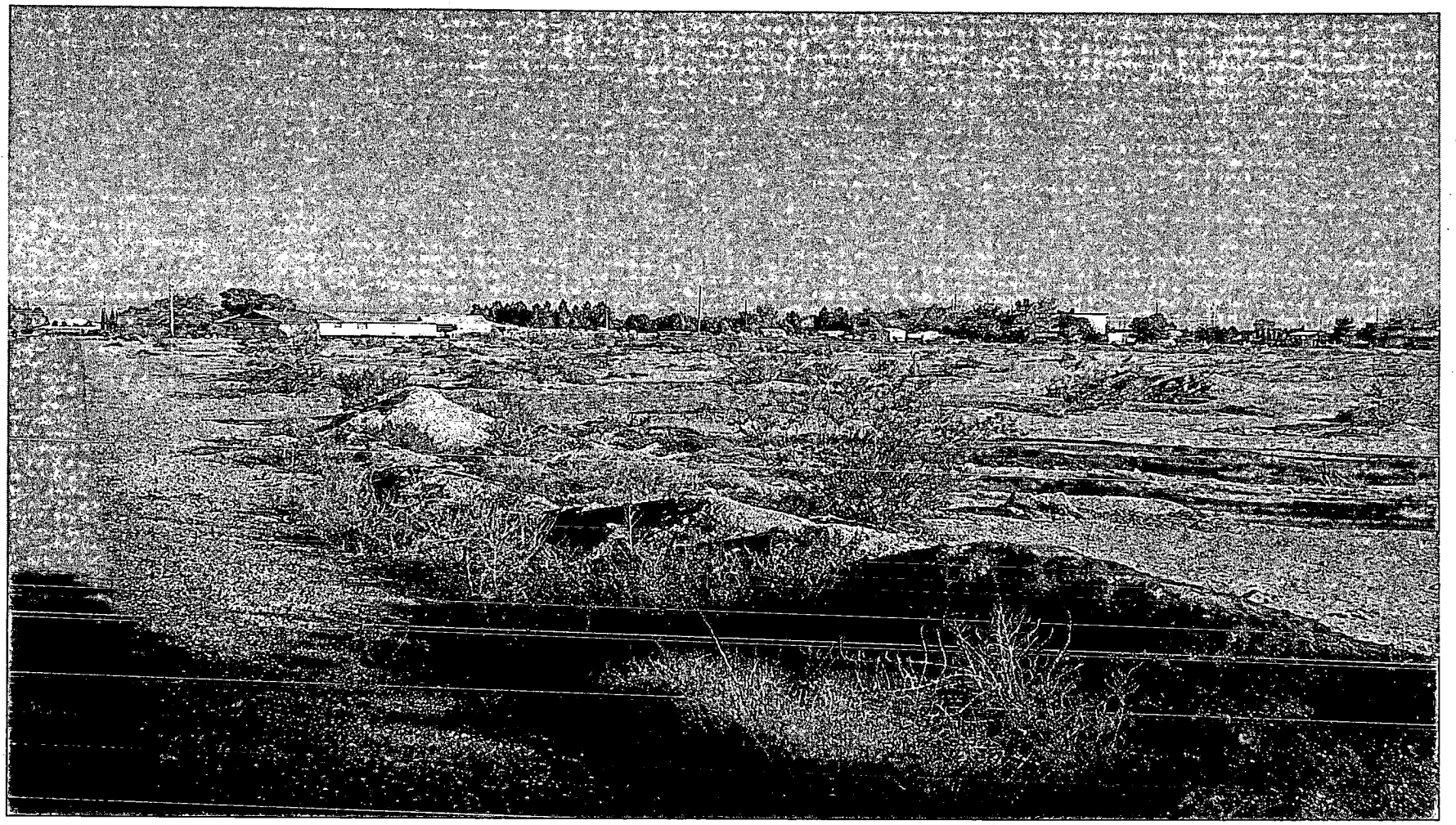
SIDE ELEVATION
1/8"=1'-0"

MELLO AVENUE ESTATES

GREAT AMERICAN CAPITAL

MARC LEMOINE ARCHITECTURE, LLC

ZON-3219
SDR-3220
12-04-03 PC



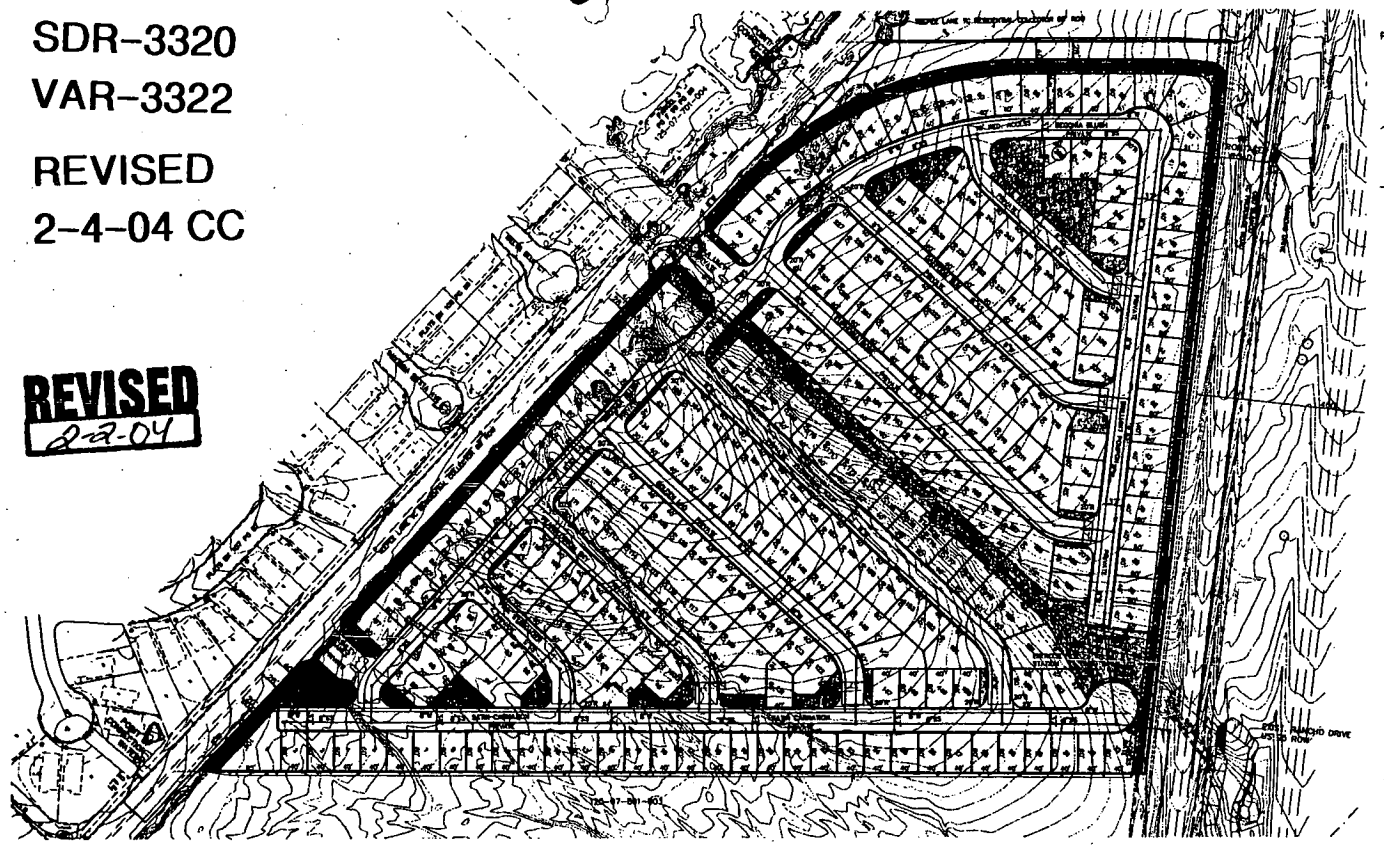
SDR-3220 - TANEY ENGINEERING ON BEHALF OF RICHARD & SHERIE KOCH LIVING TRUST
SOUTH SIDE OF MELLO AVENUE, APPROXIMATELY 615 FEET EAST OF JONES BOULEVARD
DECEMBER 4, 2003 PLANNING COMMISSION

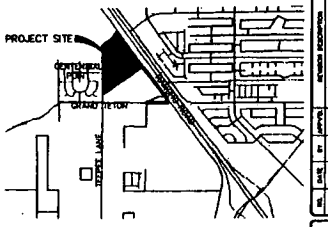
11/17/03

SDR-3320
VAR-3322

REVISED
2-4-04 CC

REVISED
2-2-04

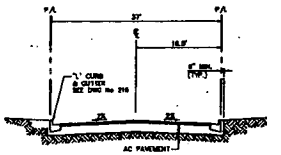




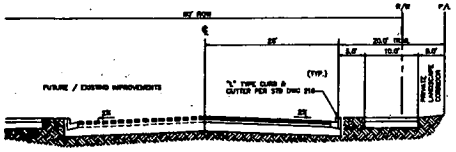
VICINITY MAP
NTS

OWNER/DEVELOPER

SITE SUMMARY

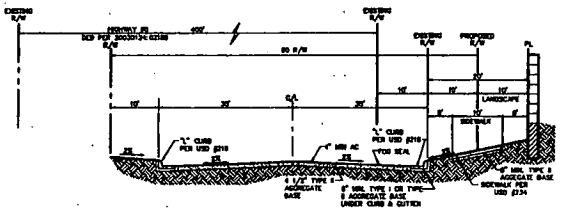


37' WIDE PRIVATE STREET SECTION
N.T.S.



80' WIDE HALF STREET SECTION
N.T.S.
TOWN CENTER FRONTAGE ROAD WITH TRAIL ELEMENT

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.



90' WIDE STREET SECTION
N.T.S.
OSO BLANCA
TOWN CENTER FRONTAGE ROAD WITH TRAIL ELEMENT

) CONTRACTOR !

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.
CALL before you Dig
1-800-227-2600
(UNDERGROUND SERVICE ALERT (USA))

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
Call 1-702-367-2215

UTILITY SERVICES:
WATER – LAS VEGAS VALLEY WATER DISTRICT
SEWER – CITY OF LAS VEGAS SANITATION DISTRICT
GAS – SOUTHWEST GAS
TELEPHONE – SPRINT
CABLE – COX CABLE
WASTE DISPOSAL – REPUBLIC SERVICES OF SOUTHERN NEVADA

SITE PLAN
SKY RIDGE
SOUTHWEST HOMES
CITY OF LAS VEGAS
NEVADA

DESIGN TEAM 1
DATE 2-2-04
SCALE 1"=80'
DRAWING SR-TM
SHEET 1 OF 1 SHEETS

Submitted after final agenda
Date 2/3/04 Item # 104

City of Las Vegas

Agenda Item No. 105

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3370 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: PF (Public Facilities) TO: SC (Service Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL.

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

MOTION:
REESE – APPROVED – UNANIMOUS with MONCRIEF not voting

MINUTES:
MAYOR GOODMAN declared the Public Hearing open for Item 105 [GPA-3370], Item 106 [ZON-3371] and Item 107 [SDR-3372].

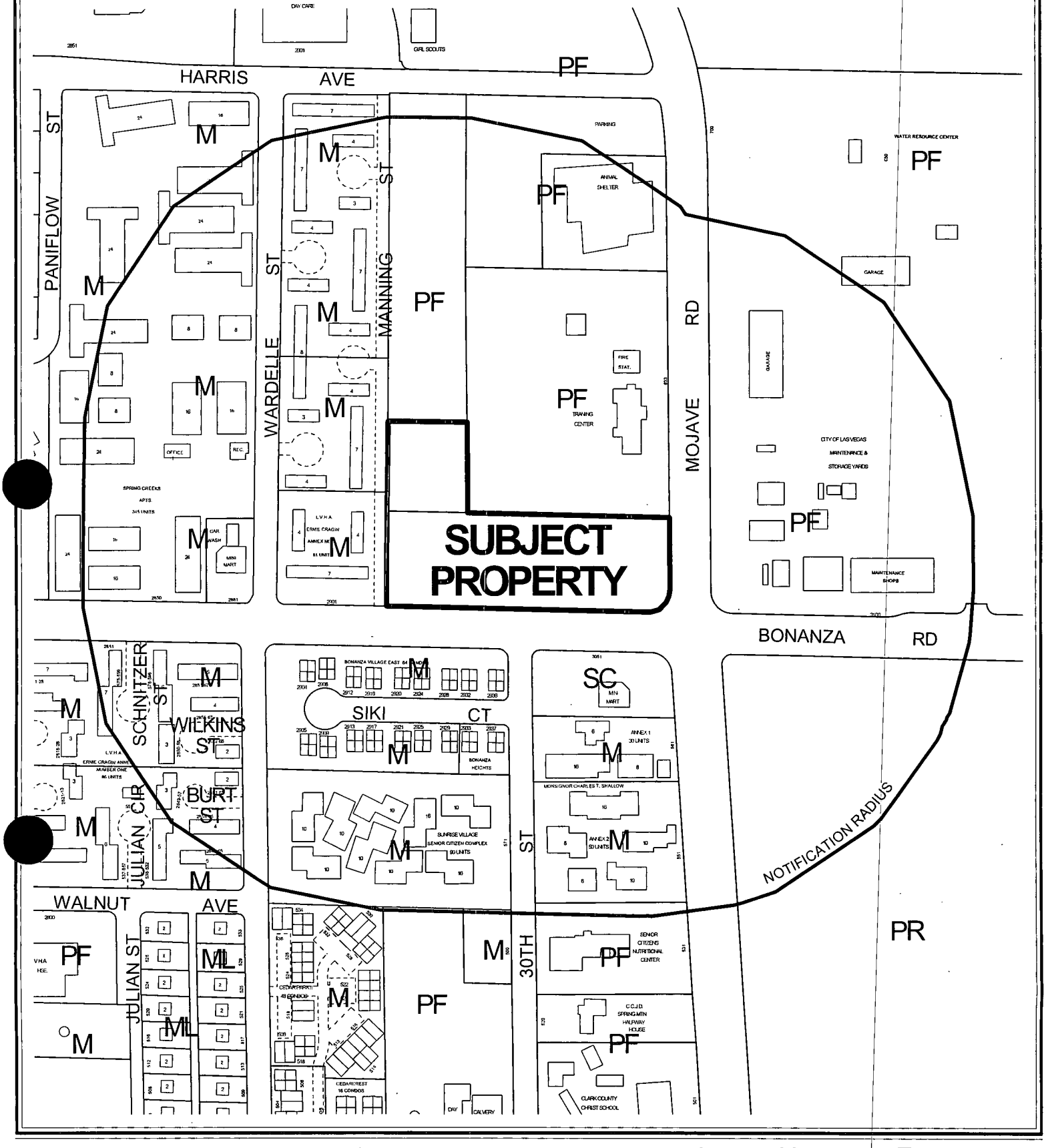
SAM HAMIKA, 790 N. Eastern Avenue, was present and concurred with all conditions except for Condition #6 on ZON-3371, which he requested be deleted. COUNCILMAN REESE agreed to do so subject to directing staff to work with MR. HAMIKA regarding entrances and exits on Bonanza far enough from the corner to prevent any problems. Manning cannot be accessed, as it is not a public street. He thanked MR. HAMIKA for a beautiful addition to Ward 3 built with private money.

No one appeared in opposition and there was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed for Item 105 [GPA-3370], Item 106 [ZON-3371] and Item 107 [SDR-3372].

NOTE: All discussion for Item 105 [GPA-3370], Item 106 [ZON-3371] and Item 107 [SDR-3372] was held under Item 105 [GPA-3370].

(2:25 – 2:29)



0 200 400 Feet

CASE: **GPA-3370**

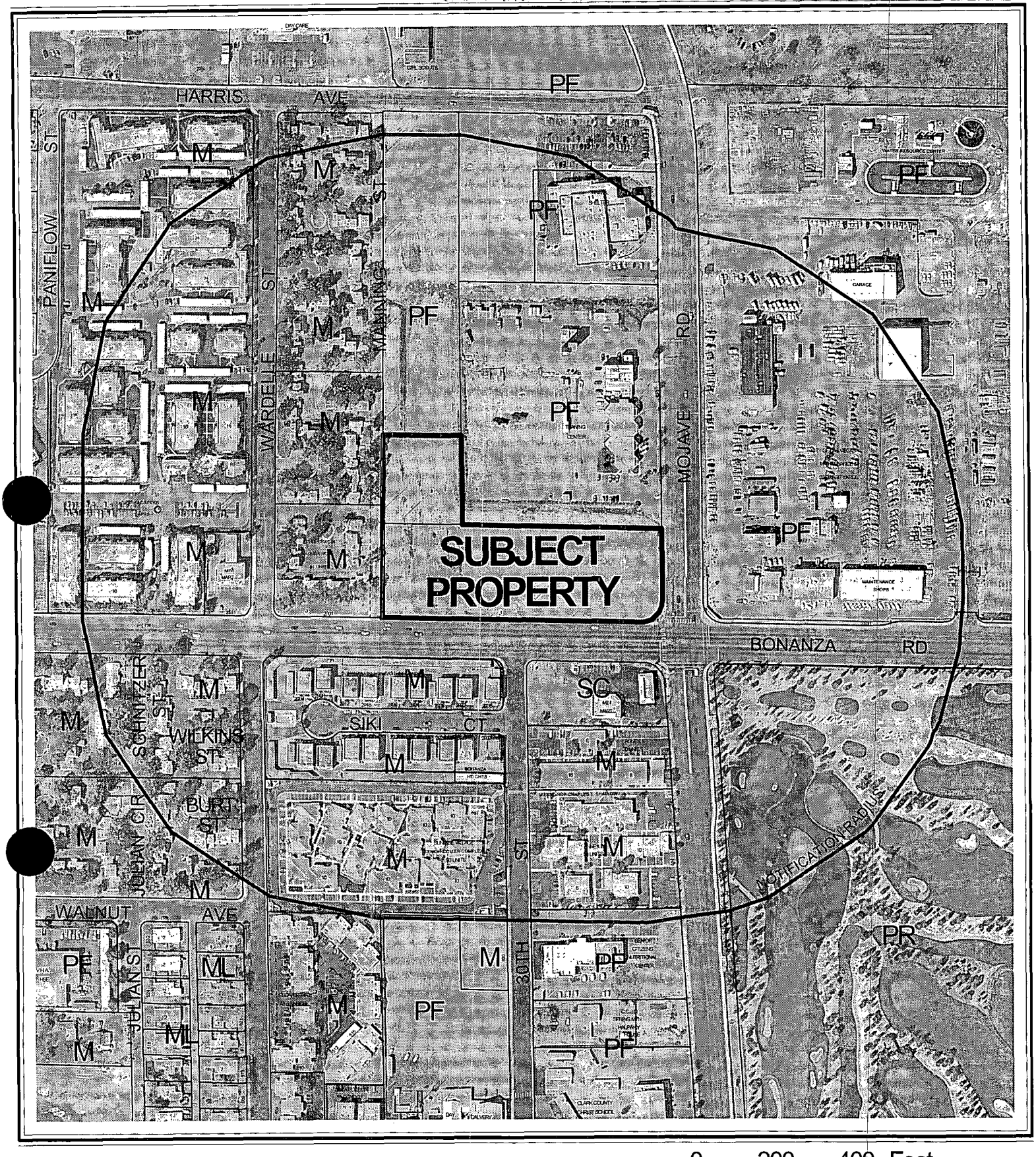
RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

N



0 200 400 Feet

CASE: **GPA-3370**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3370 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

** 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 Bonanza and Mojave Road from PF (Public Facilities) to SC (Service Commercial). A related Rezoning (ZON-3371) and Site Development Plan Review (SDR-3372) will also be considered.

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 PF (Public Facilities) land uses
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
09/06/99	The City Council approved a General Plan Amendment (GPA-0010-00) to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
01/08/04	The Planning Commission recommended approval of related items (ZON-3371) and (SDR-3372). Planning staff recommended approval.
01/08/04	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #20/ar).

DETAILS OF APPLICATION REQUEST

Site Area: 4.76 Acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Fire station/training facility
South	Convenience Store/apartments
East	City of Las Vegas maintenance yard
West	Apartments

PLANNED LAND USE

Subject Property	PF (Public Facilities)
North	PF (Public Facilities)
South	SC (Service Commercial) and M (Medium Density Residential)
East	PF (Public Facilities)
West	M (Medium Density Residential)

EXISTING ZONING

Subject Property	C-V (Civic)
North	C-V (Civic)
South	R-3 (Medium Density Residential) and C-V (Civic) under Resolution of Intent to C-1 (Limited Commercial)
East	C-V (Civic)
West	R-3 (Medium Density Residential)

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

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

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 site is currently vacant and is located at the intersection of Bonanza Road and Mojave Road (both Primary [100-foot] Arterials on the Master Plan of Streets and Highways). Adjacent to this parcel, Bonanza Road carries approximately 26,775 automobiles per day, with Mojave Road carrying approximately 8,550 vehicles.

This amendment to the Land Use Element of the General Plan from PF (Public Facilities) to SC (Service Commercial) was filed in conjunction with a request for a Rezoning for a retail development. The parcel in question is located in an area of the City where all utilities are currently in place and available to this site. The Northeast Area Command of the Las Vegas Metropolitan Police Department, whose substation is located at 831 North Mojave Road, services this site. Fire Station #8, located at 633 North Mojave Road is the closest city facility to this site.

A Service Commercial development can be compatible with the existing developments in the area if appropriate buffering is provided.

FINDINGS

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

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

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

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

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

In regard to "1": The intensity of development that would be associated with the designation of this parcel for SC (Service Commercial) land uses would be compatible with the surrounding land uses if appropriate buffering were provided.

In regard to "2": The proposed SC (Service Commercial) land use designation would allow the C-1 (Limited Commercial) zoning district. This zoning district would be compatible with the surrounding zoning districts in the area if appropriate buffering were provided.

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

In regard to "4": *The City of Las Vegas Master Plan 2020* specifies as Objective 2.6 (page 46): "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city." Staff finds commercial development on the subject site meets this objective.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

11/25/03 The required neighborhood meeting was held in the multi-purpose area of the Bonanza View Apartments, 640 McKnight Street, Main Floor. Three people attended and were in favor of the project.

NOTICES MAILED: 107 by Planning Department

APPROVALS: 0

PROTESTS: 1

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3370 APN: 139-25-405-005

Name of Property Owner: City of Las Vegas

Name of Applicant: SAM E. HAMICA OR ASSIGNEE

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: David Roark

Print Name: David Roark, Manager
Real Estate & Asset Management

Subscribed and sworn before me

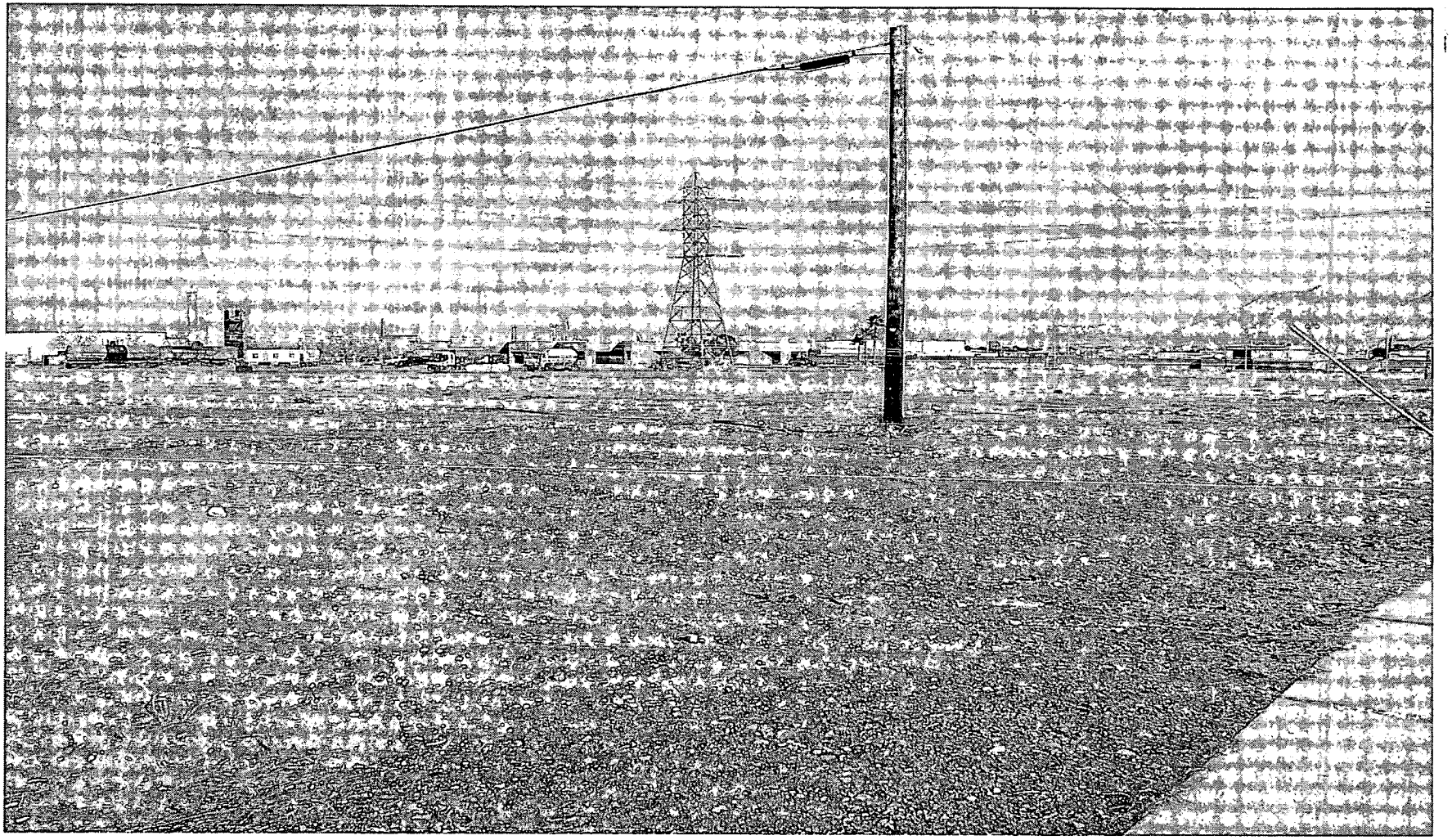
This 10th day of November, 2003

JoAnn Crolli

Notary Public in and for said County and State

State of Nevada
County of Clark.

JoANN CROLLI
Notary Public State of Nevada
No. 02-79131-1
My appt. exp. Nov. 14, 2006



GPA-3370 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS
NORTHWEST CORNER OF BONANZA ROAD AND MOJAVE ROAD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

GPA-3370 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS
NORTHWEST CORNER OF BONANZA ROAD AND MOJAVE ROAD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 106

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
REZONING RELATED TO GPA-3370 - PUBLIC HEARING - **ZON-3371 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-V (Civic) TO: C-1 (Limited Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions and deleting Condition #6 - UNANIMOUS with MONCRIEF not voting

MINUTES:
NOTE: See Item 105 [GPA-3370] for all related discussion.

(2:25 – 2:29)

2-3103

CONDITIONS:
Planning and Development

1. A General Plan Amendment (GPA-3370) to a SC (Service Commercial) land use designation approved by the City Council.

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

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

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 106 – ZON-3371

CONDITIONS – Continued:

Public Works

4. A Parcel Map to establish property boundaries as proposed, shall be recorded prior to the issuance of any permits for this site.

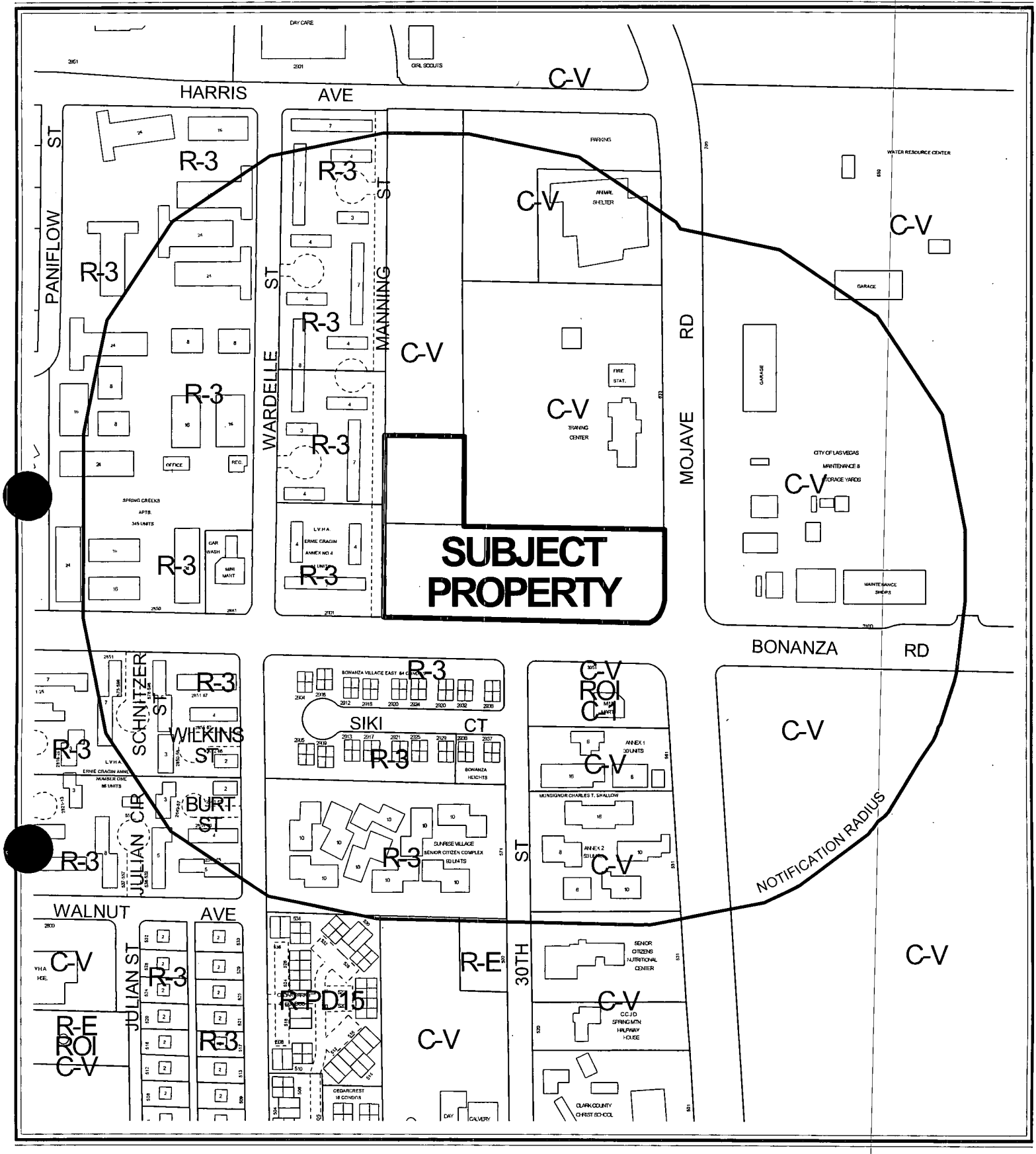
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 106 – ZON-3371

CONDITIONS – Continued:

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



0 200 400 Feet

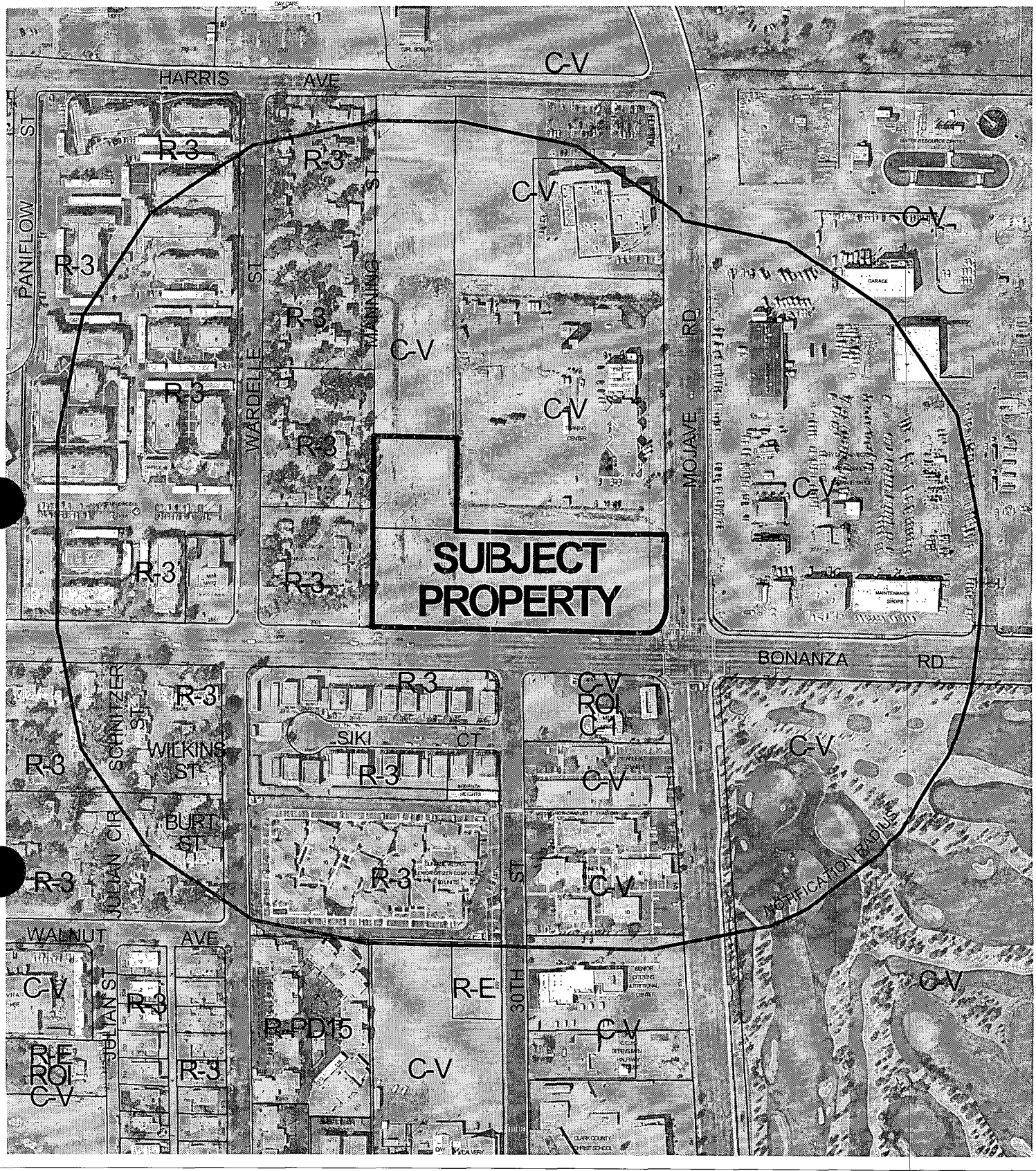
CASE: **ZON-3371**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

N



CASE: **ZON-3371**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3371 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3370) to a SC (Service Commercial) land use designation approved by the City Council.

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

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

Public Works

4. A Parcel Map to establish property boundaries as proposed, shall be recorded prior to the issuance of any permits for this site.

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

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from C-V (Civic) to C-1 (Limited Commercial) on 3.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road. A related General Plan Amendment (GPA-3370) for the subject site from PF (Public Facilities) to SC (Service Commercial) will also be considered at this time.

B) Applicant's Justification

The applicant's justification letter states this request is justified because it will provide retail services for the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

01/08/04 The Planning Commission recommended approval of related items GPA-3370 and SDR-3372 as part of this agenda.

01/08/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #21/ar).

B) Pre-Application Meeting

11/02/03 Discussion at the pre-application meeting centered on the suitability of the site for commercial uses and the compatibility of the surrounding properties, access to the site and traffic impacts, and availability of utilities.

C) Neighborhood Meetings

11/25/03 A neighborhood meeting sponsored by the applicant was held at 6:00 pm in the multi-purpose area of the Bonanza View Apartments, 640 McKnight Street, Main Floor. Three people attended and were in favor of the project.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 4.76 acres

B) ***Existing Land Use***

Subject Property	Undeveloped
North	Fire Station/training facility
South	Convenience Store/apartments
East	City of Las Vegas maintenance yard
West	Apartments

C) ***Planned Land Use***

Subject Property	PF (Public Facilities)
North	PF (Public Facilities)
South	SC (Service Commercial) and M (Medium Density Residential)
East	PF (Public Facilities)
West	M (Medium Density Residential)

D) ***Existing Zoning***

Subject Property C-V (Civic)
North C-V (Civic)
South R-3 (Medium Density Residential) and C-V (Civic) under Resolution of Intent to C-1 (Limited Commercial)
East C-V (Civic)
West R-3 (Medium Density Residential)

E) General Plan Compliance

The site is currently designated as PF (Public Facilities) within the Southeast Sector Plan of the General Plan. 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.

The applicant has requested a General Plan Amendment to change the designation to SC (Service Commercial. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics.

FINDINGS

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

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

The intensity of development that would be associated with the designation of this parcel for SC (Service Commercial) land uses would be compatible with the surrounding land uses if appropriate buffering were provided.

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

   The proposed SC (Service Commercial) land use designation would allow the C-1 (Limited Commercial) zoning district. This zoning district would be compatible with the surrounding zoning districts in the area if appropriate buffering were provided.

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

   The City of Las Vegas Master Plan 2020 specifies as Objective 2.6 (page 46): "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the city." Commercial development on the subject site will meet this objective.

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

   Access to this site is provided by Bonanza Road and by Mojave Road (both Primary [100-foot] Arterials on the Master Plan of Streets and Highways). Adjacent to this parcel, Bonanza Road carries approximately 26,775 automobiles per day, with Mojave Road carrying approximately 8,550 vehicles. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 107 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3371 APN: 139-25-405-005

Name of Property Owner: City of Las Vegas

Name of Applicant: SAM E. HAMIKA or assignee

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: David Roark

Print Name: David Roark, Manager
Real Estate & Asset Management

Subscribed and sworn before me

This 13th day of November, 2003

JoAnn Crolli

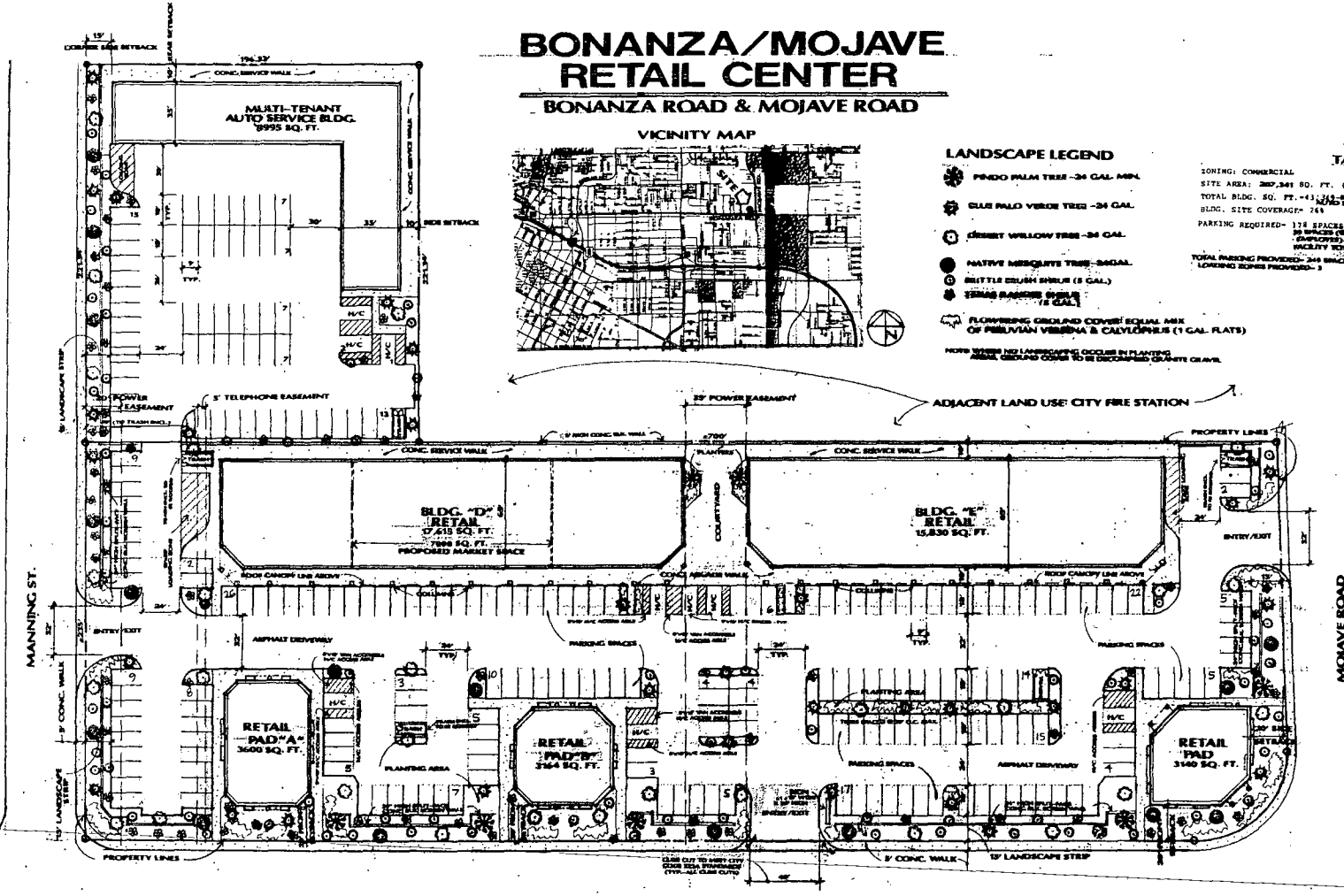
Notary Public in and for said County and State

State of Nevada
County of Clark.

JoANN CROLLI
Notary Public State of Nevada
No. 02-79131-1
My appt. exp. Nov. 14, 2006

BONANZA/MOJAVE RETAIL CENTER

BONANZA ROAD & MOJAVE ROAD



VICINITY MAP

LANDSCAPE LEGEND

- PINDO PALM TREE -24 GAL. MIN.
- CLUB PALO VERDE TREE -24 GAL.
- DESERT WILLOW TREE -24 GAL.
- NATIVE MESQUITE TREE -24GAL.
- BRITTLE BRUSH SHRUB (5 GAL.)
- TEXAS RANGER SHRUB (5 GAL.)
- FLOWERING GROUND COVER EQUAL MIX OF PERUVIAN VERBENA & CALYCOPHILUS (1 GAL. FLATS)

NOTE: WEED MAT UNDER ALL GROUND COVER IN PLANTING AREAS. GROUND COVER TO BE DECOMPOSED GRANITE GRAVEL

TABULATION

ZONING: COMMERCIAL
SITE AREA: 387,341 SQ. FT. (16.8 ACRES) -NET
TOTAL BLDG. SQ. FT.=43,[illegible] RETAIL, [illegible] MULTI-TENANT AUTO SERVICE BLDG.= 52,344 TOTAL SQ. FT.
BLDG. SITE COVERAGE= 26%
PARKING REQUIRED= 178 SPACES (5 1/250 SQ. FT. - RETAIL, 30 SPACES (8%/1000 - 94 EMPLOYEES IN 3 TIERS (EMPLOYEE) -MULTI-TENANT AUTO SERVICE FACILITY TOTAL PARKING REQUIRED= 332
TOTAL PARKING PROVIDED= 346 SPACES (INCL. 9 H/C SPACES)
LOADING ZONES PROVIDED= 3

GPA-3370
ZON-3371
SDR-3372

01-08-04 PC

SITE PLAN/LANDSCAPE PLAN

1"=30'-0"

REVISIONS	BY

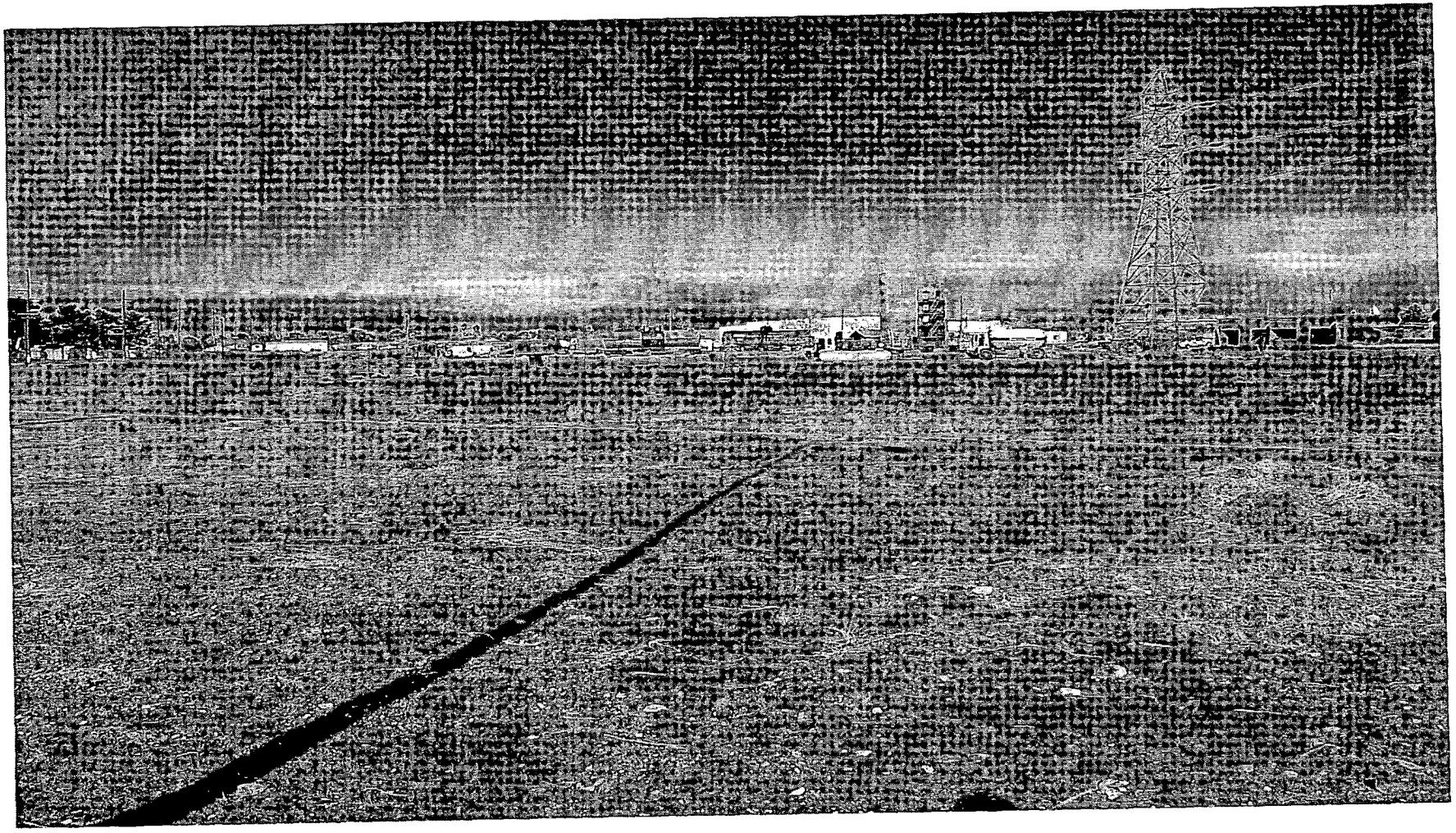
BONANZA/MOJAVE RETAIL CENTER
BONANZA RD. & MOJAVE RD.

SITE PLAN

Date
Scale
Drawn
Job
Sheet 1 of 8 Sheets

ZON-3371 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS
NORTHWEST CORNER OF BONANZA ROAD AND MOJAVE ROAD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



ZON-3371 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS
NORTHWEST CORNER OF BONANZA ROAD AND MOJAVE ROAD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 107

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3370 AND ZON-3371 - PUBLIC HEARING - **SDR-3372 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS** - Request for a Site Development Plan Review and Waivers TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED; TWO LOADING ZONES WHERE THREE ARE REQUIRED; AND A 10-FOOT WIDE LOADING ZONE WHERE 15 FEET IS REQUIRED FOR A PROPOSED 43,349 SQUARE FOOT RETAIL CENTER AND 8,995 SQUARE FOOT AUTO SERVICE BUILDING on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007), C-V (Civic) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

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

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

MINUTES:
NOTE: See Item 105 [GPA-3370] for all related discussion.

(2:25 – 2:29)

2-3103

CONDITIONS:
Planning and Development
1. A General Plan Amendment (GPA-3370) to a SC (Service Commercial) land use designation and a Rezoning (ZON-3371) from a C-V (Civic) zone to a C-1 (Limited Commercial) zone approved by the City Council.

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 107 – SDR-3372

CONDITIONS – Continued:

2. Eight additional trees shall be placed within planter islands within the parking lot immediately to the south of the auto-service related facility.

3. The applicant shall be required to obtain approval of Special Use Permits for any auto-repair related uses or auto body repair uses, where these uses require such permits pursuant to Title 19, prior to issuance of any business licenses for such uses.

4. All development shall be in conformance with the Site Development plan except as amended by Conditions 1 and 12.

5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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

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

10. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

11. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

CONDITIONS – Continued:

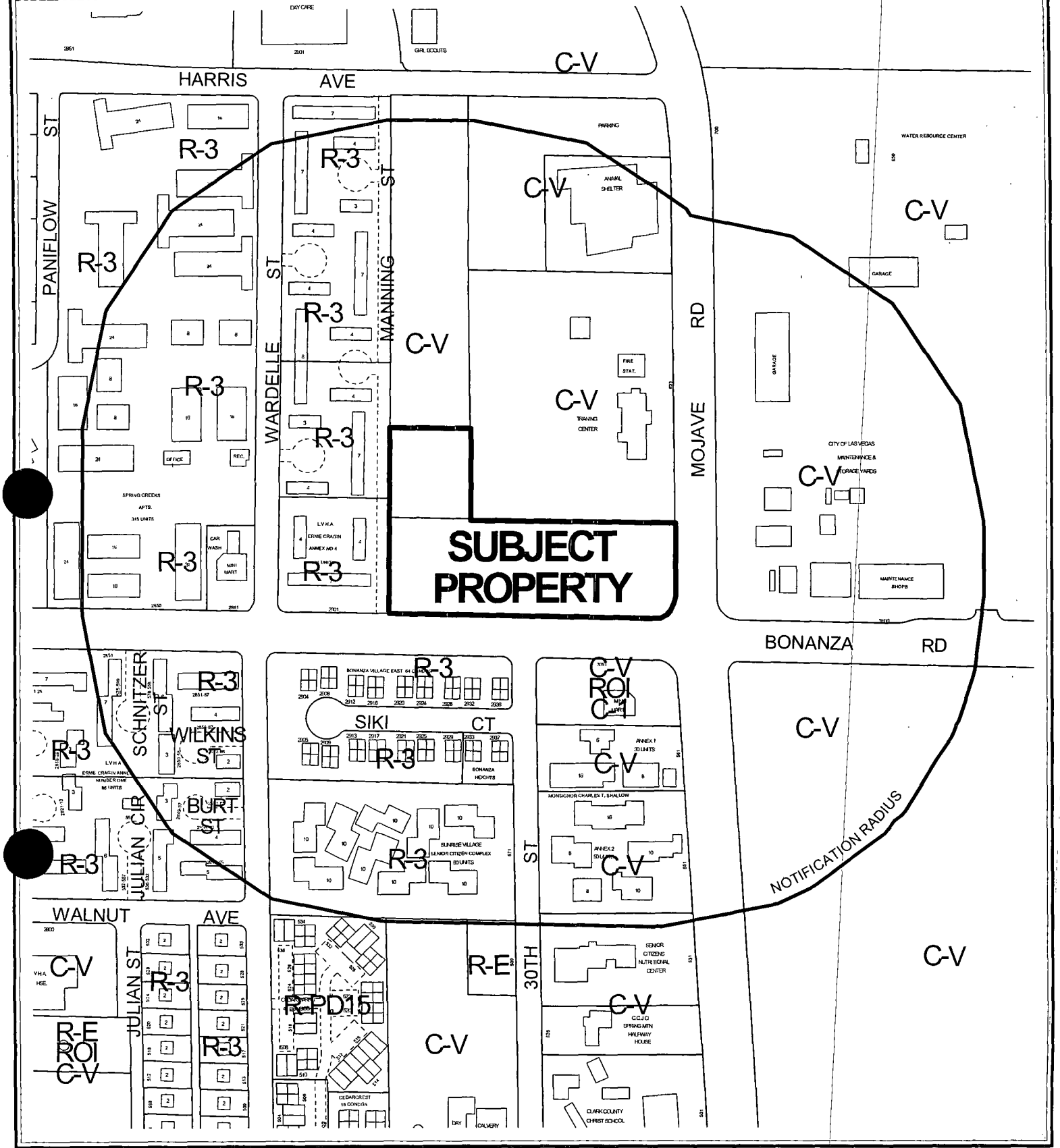
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.

Public Works

13. This site plan shall be revised to eliminate the proposed Manning Street; no public street exists along this alignment. The proposed access to the private roadway along the Manning Street alignment must be allowed by the property owner to the west (currently the Las Vegas Housing Authority) in writing with a recorded perpetual access agreement, prior to the submittal of construction drawings for this site. If such approval cannot be obtained, the site plan must be revised to eliminate the proposed access.

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

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3371 and all other subsequent site-related actions.



0 200 400 Feet

CASE: **SDR-3372**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

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

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3372 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3370) to a SC (Service Commercial) land use designation and a Rezoning (ZON-3371) from a C-V (Civic) zone to a C-1 (Limited Commercial) zone approved by the City Council.

2. Eight additional trees shall be placed within planter islands within the parking lot immediately to the south of the auto-service related facility.

3. The applicant shall be required to obtain approval of Special Use Permits for any auto-repair related uses or auto body repair uses, where these uses require such permits pursuant to Title 19, prior to issuance of any business licenses for such uses.

4. All development shall be in conformance with the Site Development plan except as amended by Conditions 1 and 12.

5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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

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

10. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

11. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

12. Parking lot lighting standards shall be no more than 30 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.

Public Works

13. This site plan shall be revised to eliminate the proposed Manning Street; no public street exists along this alignment. The proposed access to the private roadway along the Manning Street alignment must be allowed by the property owner to the west (currently the Las Vegas Housing Authority) in writing with a recorded perpetual access agreement, prior to the submittal of construction drawings for this site. If such approval cannot be obtained, the site plan must be revised to eliminate the proposed access.

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

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3371 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a Request for a Site Development Plan Review for a proposed 52,344 square foot retail center and Waivers to allow a 10-foot rear yard setback where 20 feet is the minimum setback required, three loading zones where four are required, a 10-foot wide loading zone where 15 feet is required, and to allow a reduction of parking lot landscaping on 4.76 acres adjacent to the northwest corner of Bonanza and Mojave Road.

B) Applicant's Justification

The applicant's justification letter states this request is justified because it will provide retail services for the surrounding area.

BACKGROUND INFORMATION

A) Previous Actions

01/08/04 The Planning Commission recommended approval of related items GPA-3370 and ZON-3371 as part of this agenda. Staff recommended approval.

01/08/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #22/ar).

B) Pre-Application Meeting

11/02/03 Discussion at the pre-application meeting centered on the suitability of the site for commercial uses and the compatibility of the surrounding properties, access to the site and traffic impacts, and availability of utilities.

C) Neighborhood Meetings

11/25/03 A neighborhood meeting sponsored by the applicant was held at 6:00 pm in the multi-purpose area of the Bonanza View Apartments, 640 McKnight Street, Main Floor. Three people attended and were in favor of the project.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 4.76 acres

B) ***Existing Land Use***

Subject Property	Undeveloped
North	Fire station/training facility
South	Convenience Store/apartments
East	City of Las Vegas maintenance yard
West	Apartments

C) ***Planned Land Use***

Subject Property	PF (Public Facilities)
North	PF (Public Facilities)
South	SC (Service Commercial) and M (Medium Density Residential)
East	PF (Public Facilities)
West	M (Medium Density Residential)

D) ***Existing Zoning***

Subject Property	C-V (Civic)
North	C-V (Civic)
South	R-3 (Medium Density Residential) and C-V (Civic) under Resolution of Intent to C-1 (Limited Commercial)
East	C-V (Civic)
West	R-3 (Medium Density Residential)

E) General Plan Compliance

The site is currently designated as PF (Public Facilities) within the Southeast Sector Plan of the General Plan. 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.

The applicant has requested a General Plan Amendment to change the designation to SC (Service Commercial. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics.

PROJECT DESCRIPTION

The subject area consists of two undeveloped parcels which the applicant proposes to develop with five retail buildings and one multi-tenant auto service facility. Access to the site is provided by driveways to Mojave Road, Bonanza Road and Manning Street. Landscaping is provided within 15-foot wide planters along Mojave Road, Bonanza Road and Manning Street and within the 249-space parking lot. A freestanding ground sign is shown along the Bonanza Road frontage.

The elevations indicate the retail buildings will have a Southwest Mission-style exterior with a stucco finish and concrete tile roofs. The auto service building is depicted with a concrete block exterior and a flat roof.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	697 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	10 Feet	N
Max. Lot Coverage	50 %	26%	Y
Loading Zone	4	3	N

The applicant is requesting a Waiver of the rear yard setback requirement. Because the property adjacent to the rear yard is developed with a City fire training facility, the reduction of that setback will have no effect on private commercial or residential property, and can be considered appropriate.

The applicant is also proposing three loading spaces where four are required, and to allow one of the three provided spaces to be 10 feet in width where 20 feet is required. Because the three spaces are equally dispersed within the site and because most of the retail uses are anticipated to be low-intensity, the proposed Waiver of the required number and size of the loading spaces is reasonable.

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
Retail	43,349 SF.	1/250 SF.	174 Spaces	6 Spaces	190 Spaces	6 Spaces
multi-tenant auto service facility	8995 SF.	1/200 SF plus one per employee	59 Spaces	3 Spaces	59 Spaces	3 Spaces

The development complies with the parking requirements.

The site plan depicts access to Manning Street along the west property line. Manning Street is privately owned; therefore a condition has been included requiring the applicant to either revise the site plan to eliminate and replace the proposed access or obtain written approval by the property owner to the west (currently the Las Vegas Housing Authority) of a recorded perpetual access agreement which allows access to the private roadway prior to the submittal of construction drawings for this site.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree/6 Spaces	42 Trees	34 Trees
Buffer: • Min. Trees	1Tree/20 Linear Feet	77 Trees	41 Trees
• Min. Zone Width	15 Feet		15 Feet
• Wall height	6 Feet		6 Feet

In regard to the parking lot trees, a condition has been included requiring that eight additional trees be placed within planter islands within the parking lot immediately to the south of the auto-service related facility.

Because there is an adequate number of trees within the planters that are adjacent to the street, there is no objection to the number of "buffer" trees proposed by the applicant.

A5) Sign Standards

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

Freestanding Signs:

Standards	**Allowed**	**Provided**
Maximum Number	1 / 200 Feet 3 total	1 Sign
Maximum Area	48 SF.	1,400 SF
Maximum Height	40 Feet	40 Feet
Minimum Setback	5 Feet	15
Illumination	Y	Y

The proposed freestanding ground sign complies with City of Las Vegas requirements.

B) General Analysis and Discussion

- Zoning

  Typical retail uses are permitted within the proposed C-1 (Limited Commercial) zoning district. Special Use Permits are required for auto-repair related uses in the C-1 zoning district, and therefore a condition that addresses this issue has been included.

- Site Plan

  The site plan depicts access to Manning Street along the west property line. Manning Street is privately owned; therefore, a condition has been included requiring the applicant to either revise the site plan to eliminate the proposed access or obtain written approval by the property owner to the west (currently the Las Vegas Housing Authority) of a recorded perpetual access agreement which allows access to the private roadway prior to the submittal of construction drawings for this site.

- Waivers

  The applicant is requesting a Waiver of the rear yard setback requirement. Because the property adjacent to the rear yard is developed with a City fire training facility, the requested reduction of that setback is appropriate.

  The applicant is also proposing three loading spaces where four are required, and to allow one of the three provided spaces to be 10 feet in width where 20 feet is required. Because the three spaces are equally dispersed within the site and because most of the retail uses are anticipated to be low-intensity, there is no objection to the reduction in the amount and size of the loading spaces.

- Landscape Plan

  A condition has been included requiring that eight additional trees be placed within planter islands within the parking lot immediately to the south of the auto-service related facility.

  Because there is an adequate number of trees within the planters that are adjacent to the street, there is no objection to the number of "buffer" trees proposed by the applicant.

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 retail shopping center is appropriate along this segment of Bonanza Road , as it will be compatible with other commercial and multi-family residential development in the vicinity.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

   The proposed development will be compatible with City Standards with inclusion of the recommended conditions requiring eight additional trees to be placed within planter islands within the parking lot immediately to the south of the auto-service related facility, the removal of access to Manning Street, and the Waivers as requested by the applicant.

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

   The site plan depicts access to Manning Street along the west property line. Manning Street is privately owned; therefore, a condition has been included requiring the applicant to either revise the site plan to eliminate the proposed access or obtain written approval by the property owner to the west (currently the Las Vegas Housing Authority) of a recorded perpetual access agreement which allows access to the private roadway prior to the submittal of construction drawings for this site. The site has direct access to both Bonanza Road and Mojave Road, which are both Primary (100-foot) Arterials on the Master Plan of Streets and Highways. Both roads have sufficient capacity to serve the proposed development.

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 along this segment of Bonanza Road with inclusion of the recommended condition requiring eight additional trees to be placed within planter islands within the parking lot immediately to the south of the auto-service related facility.

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.

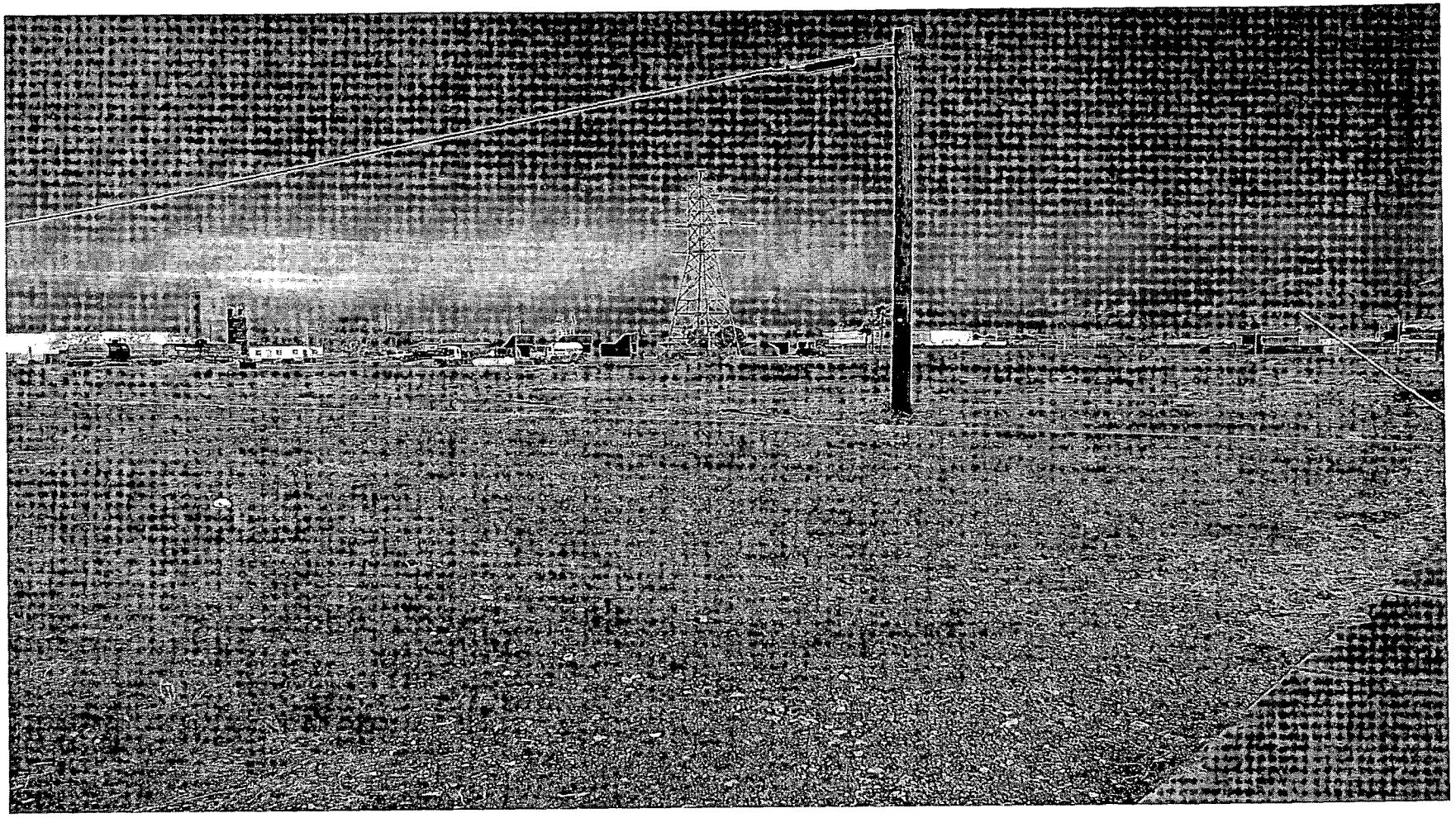
6. **"Appropriate measures are taken to secure and protect the public health, safety and general welfare."**

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 107 by Planning Department

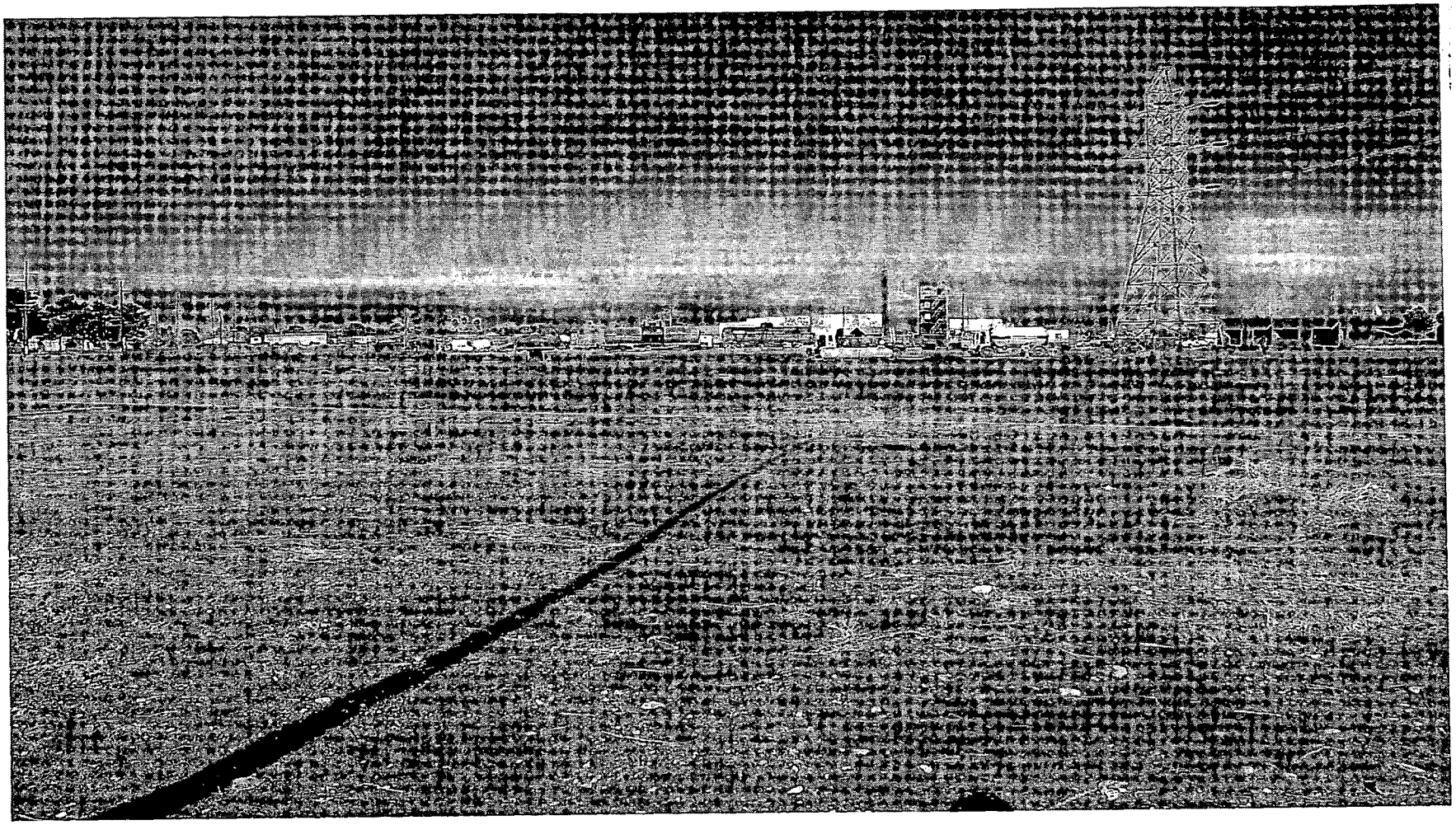
APPROVALS 0

PROTESTS 1



SDR-3372 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS
NORTHWEST CORNER OF BONANZA ROAD AND MOJAVE ROAD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



SDR-3372 - SAM HAMIKA ON BEHALF OF THE CITY OF LAS VEGAS
NORTHWEST CORNER OF BONANZA ROAD AND MOJAVE ROAD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 108

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3382 - C & C INVESTMENT COMPANY** - Request to Amend portions of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) and M (Medium Density Residential) TO: LI/R (Light Industry/Research) on 2.70 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL.

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

MOTION:
REESE – APPROVED subject to an added condition to read:
- ***Removal of the public utility easement connecting the main portion of this site to Johnson Avenue. This portion of the request will remain R-1 (Single-Family Residential).***

– UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open for Item 108 [GPA-3382], Item 109 [ZON-3383], Item 110 [SUP-3385] and Item 111 [SDR-3384].

DICK BONAR, 8275 S. Eastern Avenue, appeared on behalf of the applicant. This property owner has existing businesses within this 20-year old building. He wants to continue and expand onto property he owns to the south. The neighborhood has grown around him. He concurred with the proposed conditions as well as some additional conditions that have been discussed with staff.

MINUTES – Continued:

TODD FARLOW, 240 N. 19th Street, praised the business but expressed concern over the proximity and slope leading to the Welfare Office. The Nevada Department of Transportation is opposed to additional curb cuts and there are already parking problems within the area. This could landlock the adjacent property owner. COUNCILMAN REESE responded that this applicant owns that property as well.

ROBERT GENZER, Director of Planning and Development Department, advised that there is a narrow public utility easement running from the north edge of the property to Johnson Avenue. Staff recommended the same condition for the zone change application to remove that portion of the site should be added to the General Plan Amendment as well. MR. BONAR concurred with the proposal.

COUNCILMAN REESE directed that staff inspect and make sure the 6-foot block wall is structurally sound. If it is not, the applicant shall remove the existing wall and install a new 6-foot-block wall abutting the apartments. On the east side, the existing block wall needs to be increased to 10-foot due to the slope and to screen the proposed covered storage. A 6-foot block wall shall be constructed on the west property line with the required landscaping to be drought tolerant, desert landscaping and installed on the outside of that wall. The block wall shall be extended along the not-a-part parcel reflected on the plan and to include landscaping on the south side of that wall as well. The property is to be well maintained and kept up. It has been an eyesore for many years and not well maintained. MR. BONAR pointed out that the existing building to the north will only allow for 5 feet of landscaping outside the single-bay of parking. The other portion would allow for 10 feet. MR. GENZER suggested that the conditions listed be added to Item 111 [SDR3384].

MARGO WHEELER, Deputy Director of Planning and Development Department, confirmed with COUNCILMAN REESE that a condition for a one-year review of Item 110 [SUP-3385] should also be included. MR. BONAR concurred.

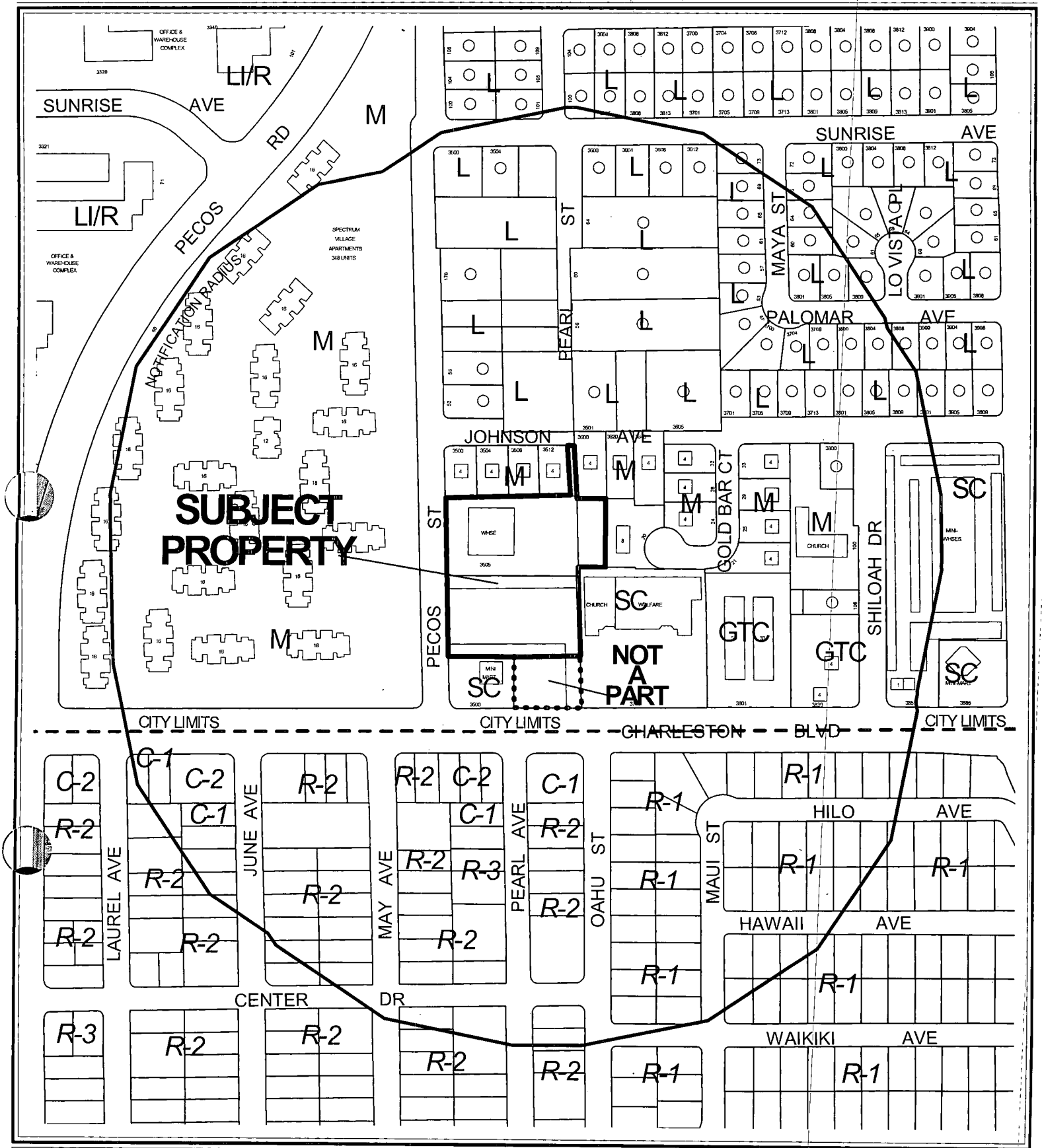
No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed for Item 108 [GPA-3382], Item 109 [ZON-3383], Item 110 [SUP-3385] and Item 111 [SDR-3384].

NOTE: All discussion for Item 108 [GPA-3382], Item 109 [ZON-3383], Item 110 [SUP-3385] and Item 111 [SDR-3384] was held under Item 108 [GPA-3382].

(2:29 – 2:37)



CASE: **GPA-3382**

RADIUS: 750 FT

0 200 400 Feet

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL) AND M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
LI/R (LIGHT INDUSTRY/RESEARCH)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3382 - C & C INVESTMENT COMPANY

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located at 3505 East Charleston Boulevard from SC (Service Commercial) and M (Medium Density Residential) to LI/R (Light Industrial Research). Applications for Rezoning (ZON-3383), Special Use Permit (SUP-3385), and Site Development Plan Review (SDR-3384) 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 SC (Service Commercial) and GC (General Commercial) land uses as well as M (Medium Density Residential) with a maximum density of 20 dwelling units per acre.

03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Southeast Sector Plan designated the property as SC (Service Commercial) and M (Medium Density Residential) with a maximum density of 20 dwelling units per acre.

10/09/97 The Planning Commission recommended denial of a request to rezone this site to C-2 (General Commercial) [Z-0025-97]. Staff had No Objection to this request.

11/10/97 The City Council denied a request to rezone this site to C-2 (General Commercial) [Z-0025-97]

11/10/97 The City Council denied a request for a Special Use Permit on this site for the sale of used cars (U-0097-97).

05/27/99 The Planning Commission recommended approval of a request to rezone this site to C-1 (Limited Commercial) [Z-0025-99]. Staff recommended approval.

07/12/99 The City Council approved a request for C-1 (Limited Commercial) zoning on a portion of this site [Z-0025-99].

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

09/06/99 The City Council approved GPA-0010-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. On this plan, the parcels were designated as SC (Service Commercial) and M (Medium Density Residential).

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

01/08/04 The Planning Commission recommended approval of related items ZON-3383, SUP-3385 and SDR-3384 as part of this agenda. Staff recommended approval.

01/08/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #23/sr).

DETAILS OF APPLICATION REQUEST

Site Area: 2.70 Acres

EXISTING LAND USE

Subject Property	Warehouse
North	Multi-Family Residential
South	Convenience Store
East	Church/ Apartments
West	Multi-Family Residential

PLANNED LAND USE

Subject Property	SC (Service Commercial) and M (Medium Density Residential)
North	M (Medium Density Residential)
South	SC (Service Commercial)
East	SC (Service Commercial) and M (Medium Density Residential)
West	M (Medium Density Residential)

EXISTING ZONING

Subject Property	C-1 (Limited Commercial); R-1 (Single-Family Residential); R-2 (Medium Low Density Residential
North	R-3 (Medium Density Residential)
South	C-1 (Limited Commercial); R-2 (Medium Low Density Residential)
East	R-3 (Medium Density Residential); R-1 (Single-Family Residential) under resolution of intent to C-1 (Limited Commercial)
West	R-3 (Medium Density Residential)

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

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

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

LI/R (Light Industry / Research)
This Light Industry / Research category allows for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distribution, development and testing laboratories. Typical supporting and ancillary general uses are also allowed.

INTERAGENCY ISSUES

There are no interagency issues involved with this request.

ANALYSIS

The subject property is developed with a 10,000 square-foot warehouse. This building was constructed in accordance with approvals received in 1979. The applicant has indicated that the site has been used for various types of industrial uses since that time.

The proposed LI/R (Light Industrial Research) designation provides for "clean, low intensity industrial uses including...warehousing." These types of uses would not be inappropriate adjacent to those uses associated with the SC (Service Commercial) designation. With adequate buffering they could also exist adjacent to multi-family developments without detriment. While the existing use has been in operation for several years, the proposed expansion provides an opportunity to require any necessary buffering to make the LI/R designation and the uses it permits function harmoniously on this site.

Policy 2.1.2 of the Master Plan 2020 requires that "development on vacant or underutilized lots within existing residential neighborhoods be sensitive in use and design to surrounding development." This request will allow for the expansion of the existing business in a manner that is harmonious with the surrounding multi-family developments.

FINDINGS

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

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

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

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

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

In regard to "1": The LI/R (Light Industrial/ Research) category is intended for areas that are appropriate for clean, non-polluting, and non-nuisance uses. The subject property is appropriate for this designation as it is surrounded by a mix of multi-family and non-residential uses. A substantial portion of the site is undeveloped which would allow any proposed expansion to be accomplished with any buffering deemed necessary.

In regard to "2": The zoning districts allowed under the proposed General Plan designation are the M (Industrial) and the C-M (Commercial/Industrial) districts. The M (Industrial) zoning district would not be appropriate at this location due to the proximity of residential development, in particular the single-family homes to the north and south. The C-M (Commercial/Industrial) zoning district, however, provides for a "variety of compatible business, warehouse, wholesale, office and limited industrial uses." Although this district is meant to be located away from low to medium residential uses, the proximity to Charleston Boulevard and Pecos Street, as well as the existing non-residential uses create a context that is suitable for more intense development.

In regard to "3": 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 Southeast Area Command of the Las Vegas Metropolitan Police Department services the site with a substation approximately a half-mile away at Stewart Avenue and Mojave Road. Fire Station #8, located at Bonanza Road and Mojave Road, 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

12/10/03 The required neighborhood meeting was held, with no one attending.

NOTICES MAILED: 165 by Planning Department

APPROVALS: 0

PROTESTS: 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

DEVELOPMENT SERVICES CENTER

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3382 APN: 140-31-401-033; 042 & 043

Name of Property Owner: C&C INVESTMENT Co and JOHN C. COOLIDGE

Name of Applicant: C&C INVESTMENT Co. and JOHN C. COOLIDGE

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: John C Coolidge

Print Name: JOHN C Coolidge

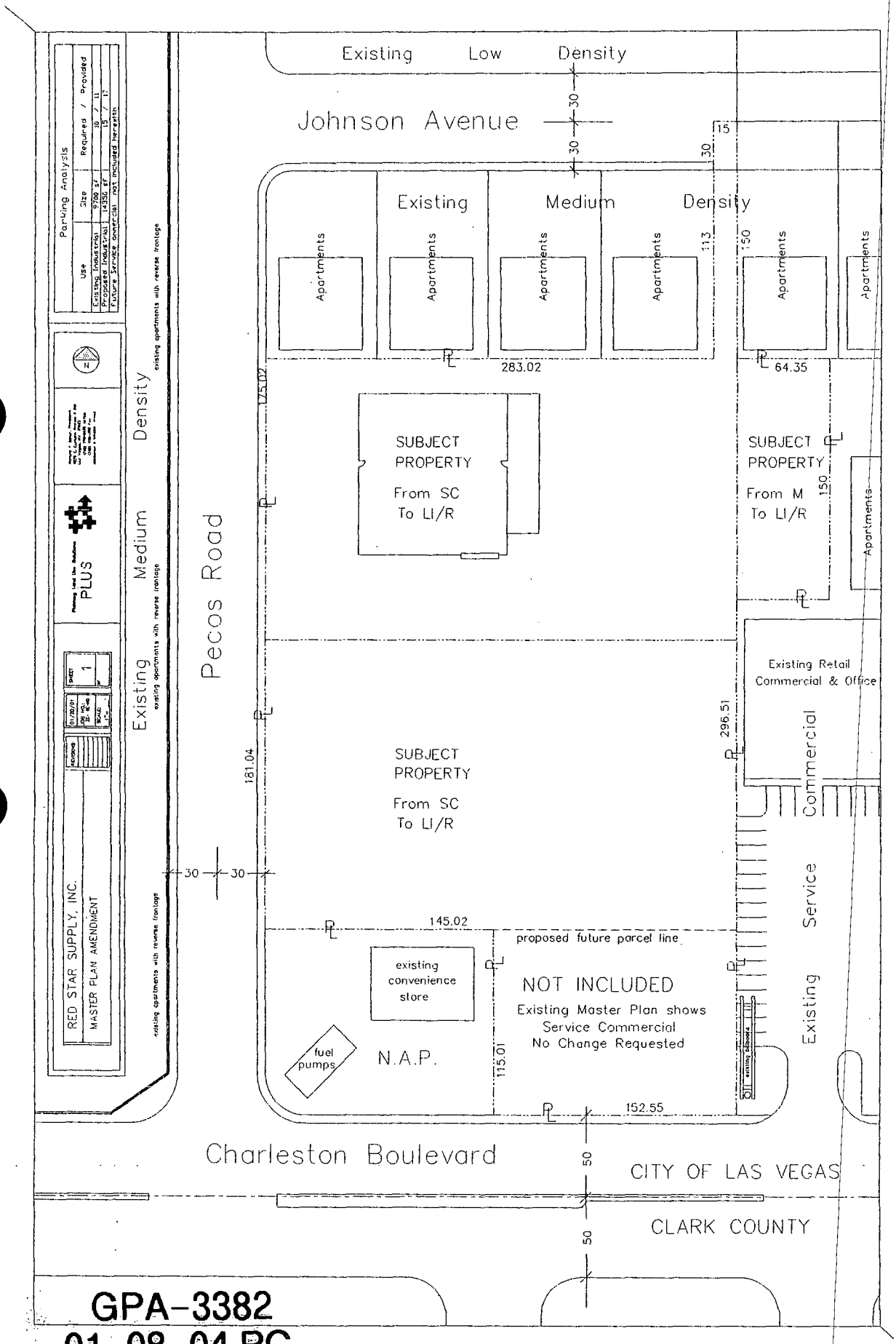
Subscribed and sworn before me

This 5 day of NOV., 2003

Kelley DeLong

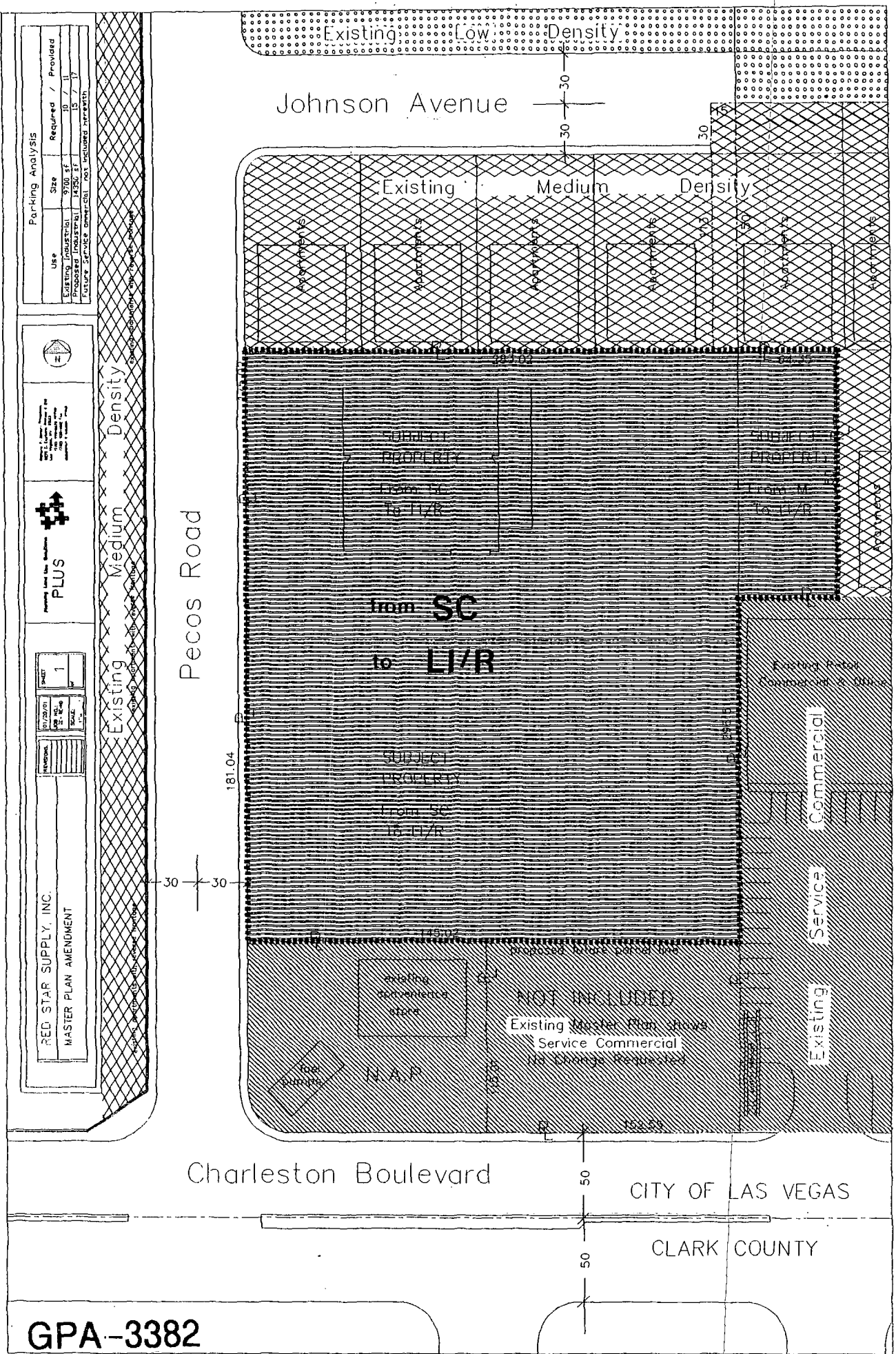
Notary Public in and for said County and State

KELLEY DeLONG
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires November 13, 2004
Reg. #01-66944-1



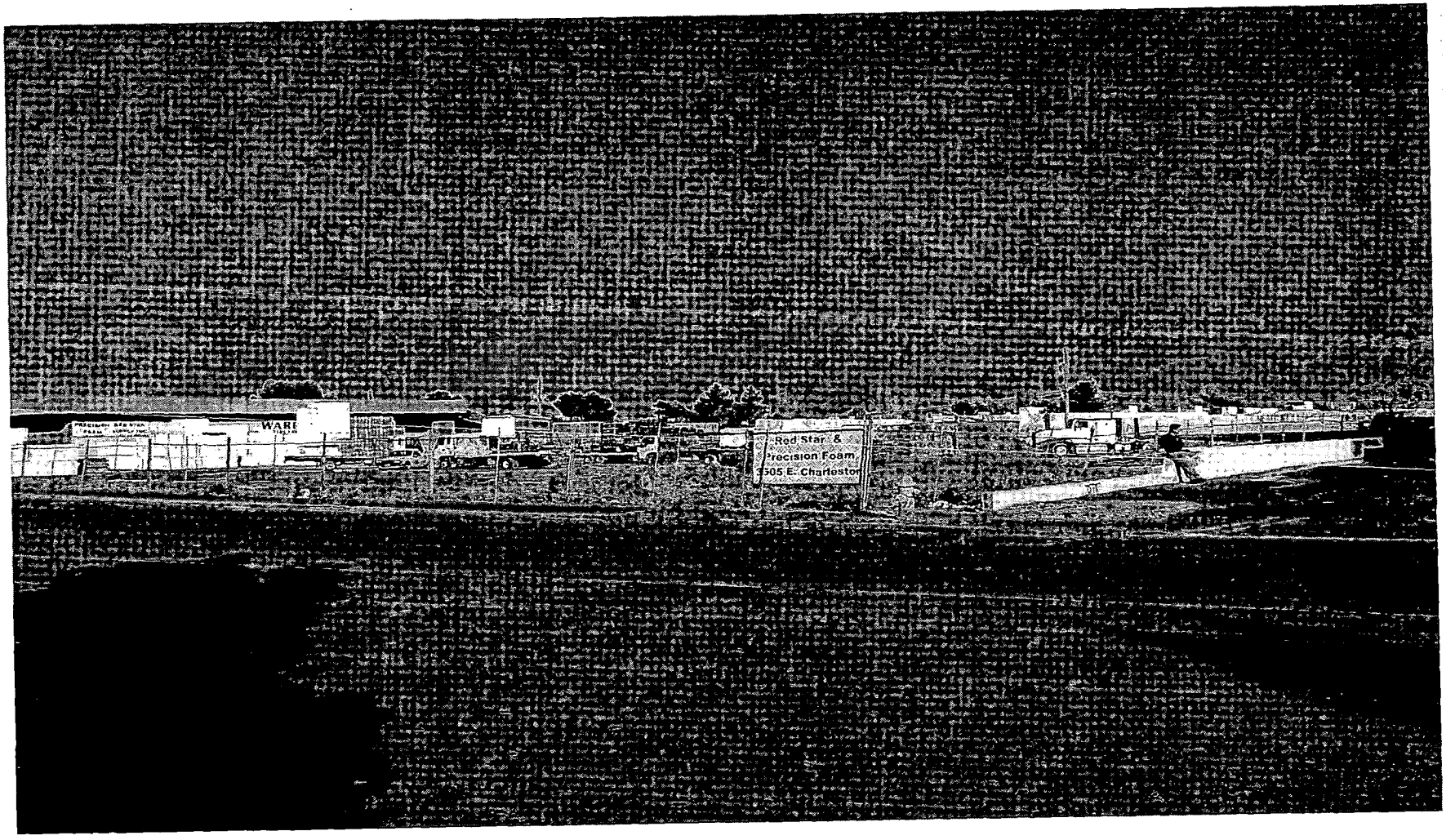
GPA-3382

01-08-04 PC



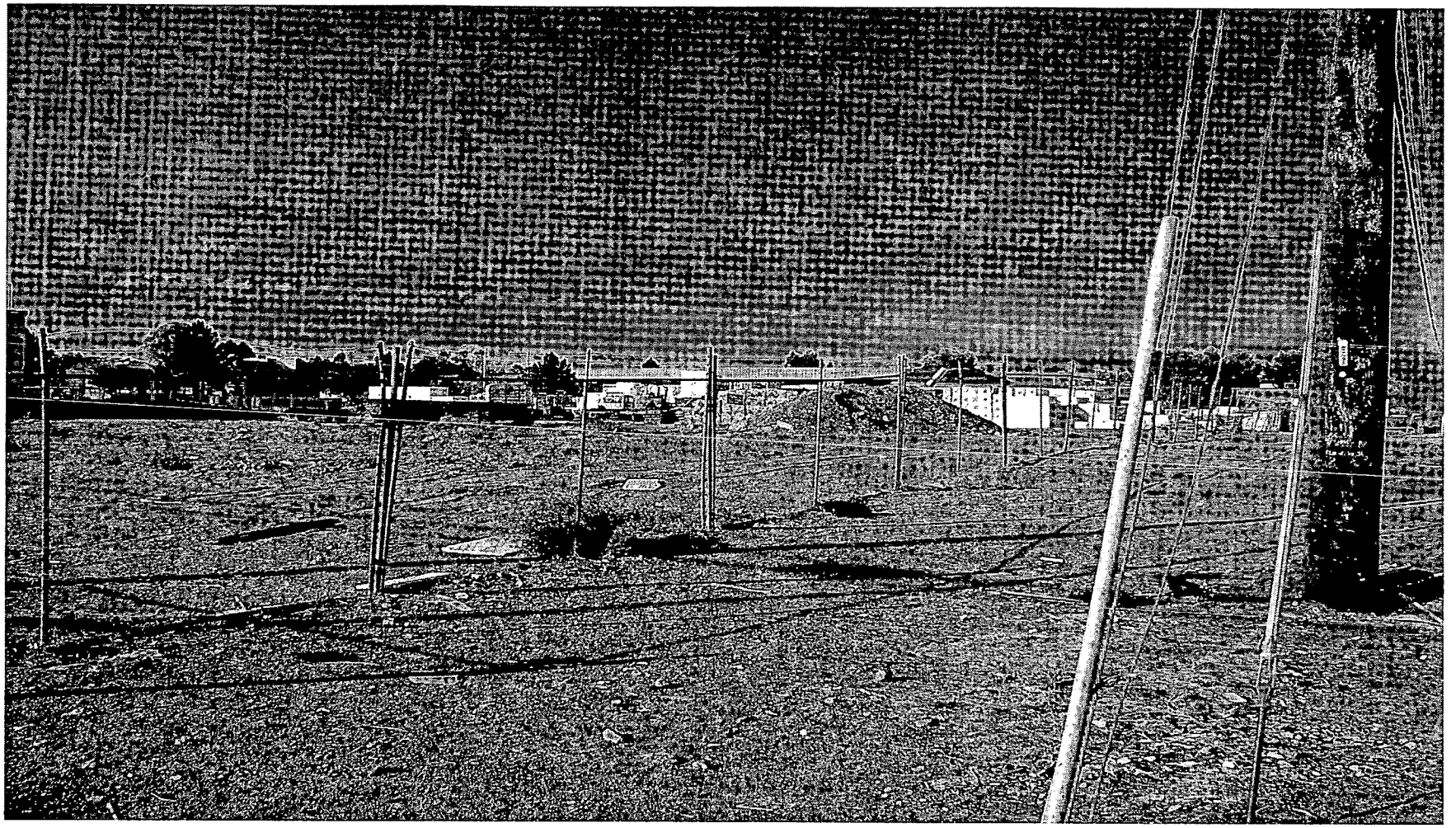
GPA-3382

01-08-04 PC



GPA-3382 - C & C INVESTMENT COMPANY
3505 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



GPA-3382 - C & C INVESTMENT COMPANY
3505 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 109

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
REZONING RELATED TO GPA-3382 - PUBLIC HEARING - **ZON-3383 - C & C INVESTMENT COMPANY** - Request for a Rezoning FROM: R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) TO: C-M (Commercial/Industrial) on 2.7 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions – UNANIMOUS

MINUTES:
NOTE: See Item 108 [GPA-3382] for all related discussion.

(2:29 – 2:37)

2-3284

CONDITIONS:
Planning and Development

1. A General Plan Amendment (GPA-3382) to an LI/R (Light Industrial/ Research) land use designation approved by the City Council.

2. Removal of the public utility easement connecting the main portion of this site to Johnson Avenue. This portion of the request will remain R-1 (Single-Family Residential).

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

CONDITIONS – Continued:

4. A Site Development Plan Review application (SDR-3384) 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

5. A Parcel Map to establish property boundaries as proposed, shall be recorded prior to the issuance of any permits for this site.

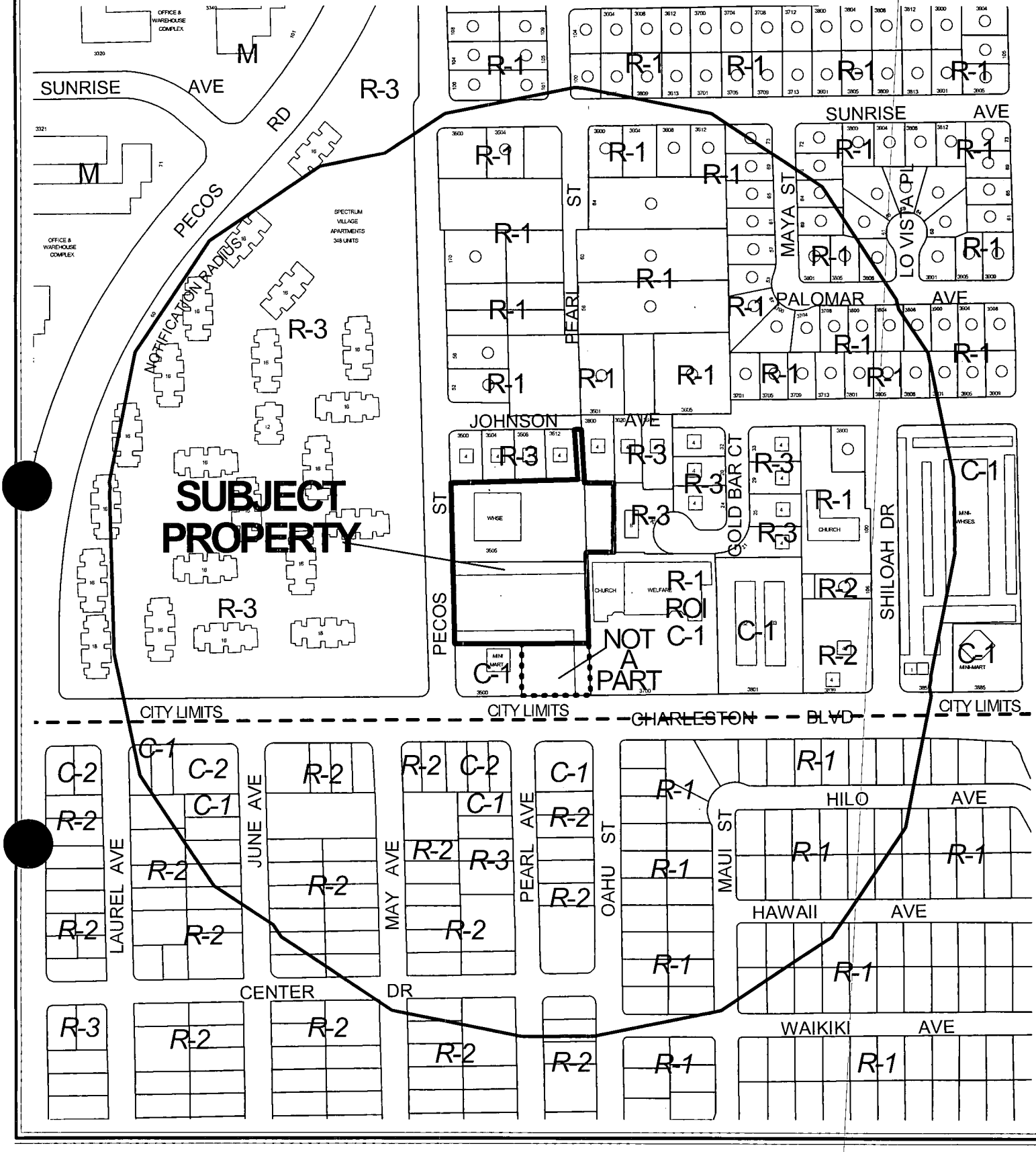
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

7. 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, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 109 – ZON-3383

CONDITIONS – Continued:

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



0 200 400 Feet

CASE: **ZON-3383**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3383 - C & C INVESTMENT COMPANY

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3382) to an LI/R (Light Industrial/ Research) land use designation approved by the City Council.

2. Removal of the public utility easement connecting the main portion of this site to Johnson Avenue. This portion of the request will remain R-1 (Single-Family Residential).

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

4. A Site Development Plan Review application (SDR-3384) 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

5. A Parcel Map to establish property boundaries as proposed, shall be recorded prior to the issuance of any permits for this site.

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. 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, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-1 (Single-Family Residential), R-2 (Medium-Low Density Residential), and C-1 (Limited Commercial) to C-M (Commercial/Industrial) on 2.7 acres adjacent to the east side of Pecos Road, 140 feet north of Charleston Boulevard.

The Planning Commission will also consider companion applications for a General Plan Amendment (GPA-3382), Special Use Permit (SUP-3385), and Site Development Plan Review (SDR-3384) proposed for the expansion of the existing warehouse business.

B) Applicant's Justification

The applicant's justification for this request is that the proposed zoning district is the least intense category that would allow the existing business.

BACKGROUND INFORMATION

A) Previous Actions

10/09/97	The Planning Commission recommended denial of a request to rezone this site to C-2 (General Commercial) [Z-0025-97]. Staff had No Objection to this request.
10/09/97	The Planning Commission recommended denial of a request for a Special Use Permit on this site for the sale of used cars (U-0097-97). Staff recommended denial.
11/10/97	The City Council denied a request to rezone this site to C-2 (General Commercial) [Z-0025-97]
11/10/97	The City Council denied a request for a Special Use Permit on this site for the sale of used cars (U-0097-97).
05/27/99	The Planning Commission recommended approval of a request to rezone this site to C-1 (Limited Commercial) [Z-0025-99]. Staff recommended approval
07/12/99	The City Council approved a request for C-1 (Limited Commercial) zoning on a portion of this site [Z-0025-99].
01/08/04	The Planning Commission recommended approval of related items GPA-3382, SUP-3385 and SDR-3384 as part of this agenda.

01/08/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #24/sr).

B) Pre-Application Meeting

10/29/04 The applicant was advised that, due to the nature of the existing business and the need for outdoor storage involved with its expansion, a rezoning to C-M (Commercial/Industrial) and a Special Use Permit would be necessary. The Special Use Permit is necessary because the amount of outdoor storage would exceed the amount allowed as a condition of the rezoning. A follow-up meeting was held on 11/04/03.

C) Neighborhood Meetings

A neighborhood meeting is not required for this request.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres:	2.70 acres

B) Existing Land Use

Subject Property:	Warehouse
North:	Multi-Family Residential
South:	Convenience Store
East:	Church/ Apartments
West:	Multi-Family Residential

C) Planned Land Use

Subject Property:	SC (Service Commercial) and M (Medium Density Residential
North:	M (Medium Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial) and M (Medium Density Residential
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial); R-1 (Single-Family Residential); R-2 (Medium Low Density Residential
North:	R-3 (Medium Density Residential)
South:	C-1 (Limited Commercial); R-2 (Medium Low Density Residential)
East:	R-3 (Medium Density Residential); R-1 (Single-Family Residential) under Resolution of Intent to C-1 (Limited Commercial)
West:	R-3 (Medium Density Residential)

E) General Plan Compliance

The Southeast Sector Plan currently designates the site as M (Medium Density Residential) and SC (Service Commercial). A related General Plan Amendment application has been submitted (GPA-3382) requesting the designation of LI/R (Light Industrial/ Research), that would support the proposed zoning.

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

Clark County Planning Department was notified of this request due to the fact that parcels within that jurisdiction are within the notification area.

ANALYSIS

The C-M (Commercial/Industrial) district provides for a "variety of compatible business, warehouse, wholesale, office and limited industrial uses." This district is generally intended to be located away from low to medium residential uses, although in this instance the existing conditions provide justification supporting the request. The proximity to Charleston Boulevard to the south and Pecos Street to the west, as well as the existing non-residential uses create a context that is suitable for more intense development.

The existing business currently operates as a non-conforming use. Approval of this rezoning provides the opportunity to create any buffering or require any improvements necessary to allow this use to continue with minimal impact on the surrounding property. This opportunity is enhanced by the fact that a significant portion of the site is vacant and can therefore be developed in a sensitive manner.

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."**

   If the related General Plan Amendment request (GPA-3382) is approved, the property will be designated as LI/R (Light Industrial/ Research), which supports the proposed C-M (Commercial/Industrial) zoning designation. If that request is denied, this application cannot go forward.

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."**

   With sensitive design and adequate buffering, the range of uses that would be permitted by the proposed zoning designation would be compatible with existing adjacent development and zoning districts.

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

   Property on the north side of Charleston Boulevard in this area has developed in a relatively intense manner. The existing business on the subject parcels has been in operation for several years. The expansion of that business will not introduce any new or more intense uses.

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

   Pecos Road provides adequate access to the site.

NOTICES MAILED 165 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: Z01-3383 APN: 140-31-401-042; 043 and 033

Name of Property Owner: C&C Investment (2) and John C. Coolidge

Name of Applicant: JOHN C. & ELLEN COOLIDGE

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: JOHN C Coolidge

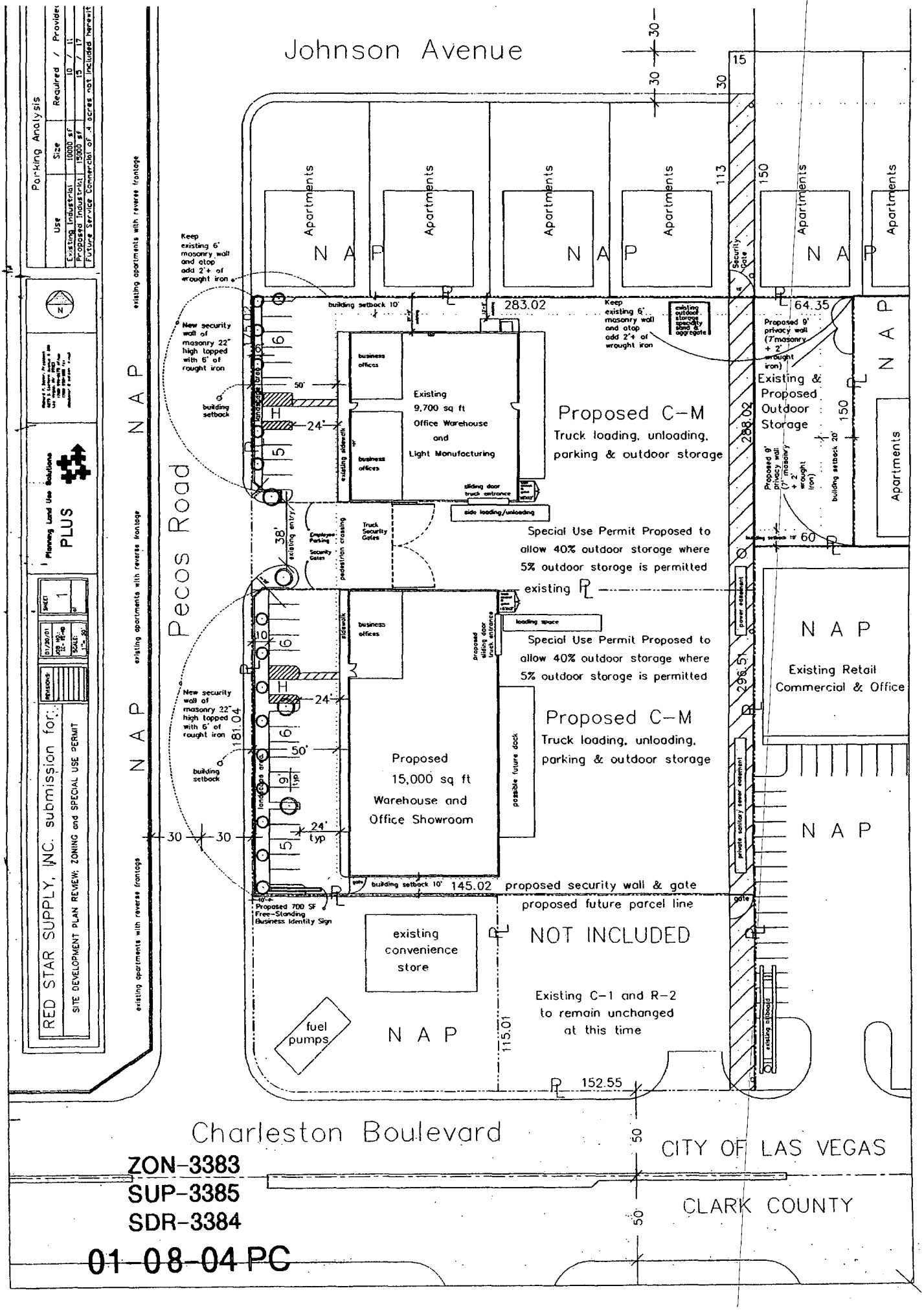
Subscribed and sworn before me

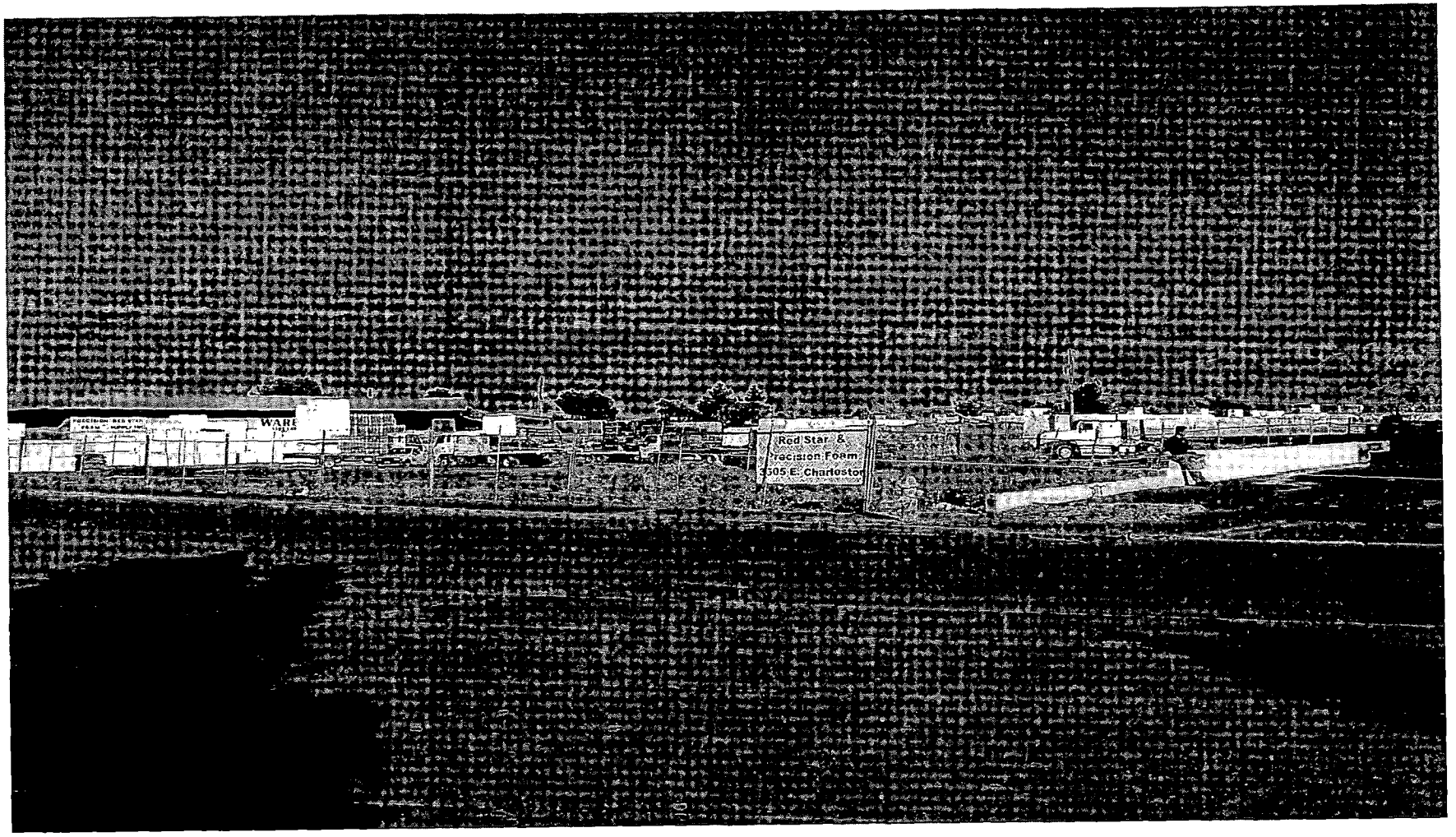
This 5th day of November, 2003

Kelley DeLong

Notary Public in and for said County and State

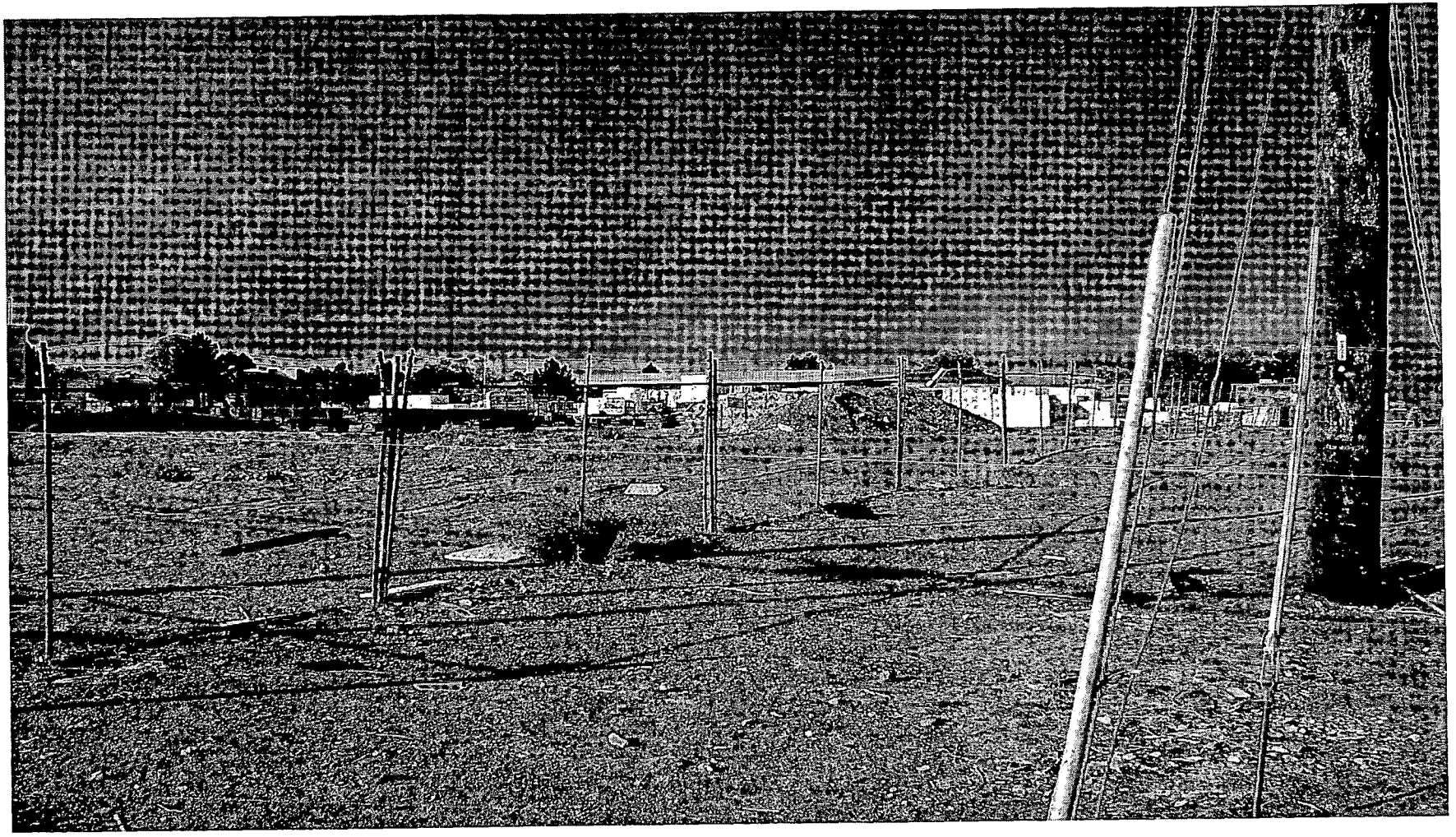
KELLEY DeLONG
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires November 13, 2004
Reg. #01-66944-1


Johnson Avenue
Pecos Road
Charleston Boulevard
CITY OF LAS VEGAS
CLARK COUNTY
Parking Analysis
Use | Size | Required / Provided
Existing Industrial | 10000 sf | 10 / 11
Proposed Industrial | 15000 sf | 15 / 17
Future Service Commercial of .4 acres not included herewit
RED STAR SUPPLY, INC. submission for:
SITE DEVELOPMENT PLAN REVIEW; ZONING and SPECIAL USE PERMIT
Planning Land Use Solutions PLUS
Apartments
N A P
existing apartments with reverse frontage
Keep existing 6' masonry wall and atop add 2'+ of wrought iron
New security wall of masonry 22' high topped with 6' of rought iron
building setback
landscape area
283.02
Existing 9,700 sq ft Office Warehouse and Light Manufacturing
business offices
existing sidewalk
sliding door truck entrance
side loading/unloading
Proposed C-M
Truck loading, unloading, parking & outdoor storage
Special Use Permit Proposed to allow 40% outdoor storoge where 5% outdoor storoge is permitted
existing
Truck Security Gates
Employee Parking
Security Gates
pedestrian crossing
existing entry
38'
loading space
proposed sliding door truck entrance
Proposed 15,000 sq ft Warehouse and Office Showroom
possible future dock
181.04
145.02
building setback 10'
proposed security wall & gate
proposed future parcel line
Proposed 700 SF Free-Standing Business Identity Sign
existing convenience store
NOT INCLUDED
Existing C-1 and R-2 to remain unchanged at this time
fuel pumps
115.01
152.55
Keep existing 6' masonry wall and atop add 2'+ of wrought iron
existing outdoor storage specialty sand & aggregate
Security Gate
64.35
Proposed 9' privacy wall (7'masonry + 2' wrought iron)
Existing & Proposed Outdoor Storage
288.02
296.51
60
Existing Retail Commercial & Office
power easement
private sanitary sewer easement
gate
existing sidewalk
30
15
113
150
50
ZON-3383
SUP-3385
SDR-3384
01-08-04 PC



ZON-3383 - C & C INVESTMENT COMPANY
3505 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



ZON-3383 - C & C INVESTMENT COMPANY
3505 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SPECIAL USE PERMIT RELATED TO GPA-3382 AND ZON-3383 - PUBLIC HEARING - **SUP-3385 - C & C INVESTMENT COMPANY** - Request for a Special Use Permit FOR 40 PERCENT OF THE LOT AREA CONTAINING THE PRINCIPAL USE TO BE USED FOR OUTSIDE STORAGE WHERE FIVE PERCENT IS THE MAXIMUM PERMITTED on property located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) Zones [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions and an added condition for a one-year review– UNANIMOUS

MINUTES:
NOTE: See Item 108 [GPA-3382] for all related discussion.

(2:29 – 2:37)

2-3284

CONDITIONS:
Planning and Development

1. Outside storage is not permitted within required setback or buffer areas.

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.

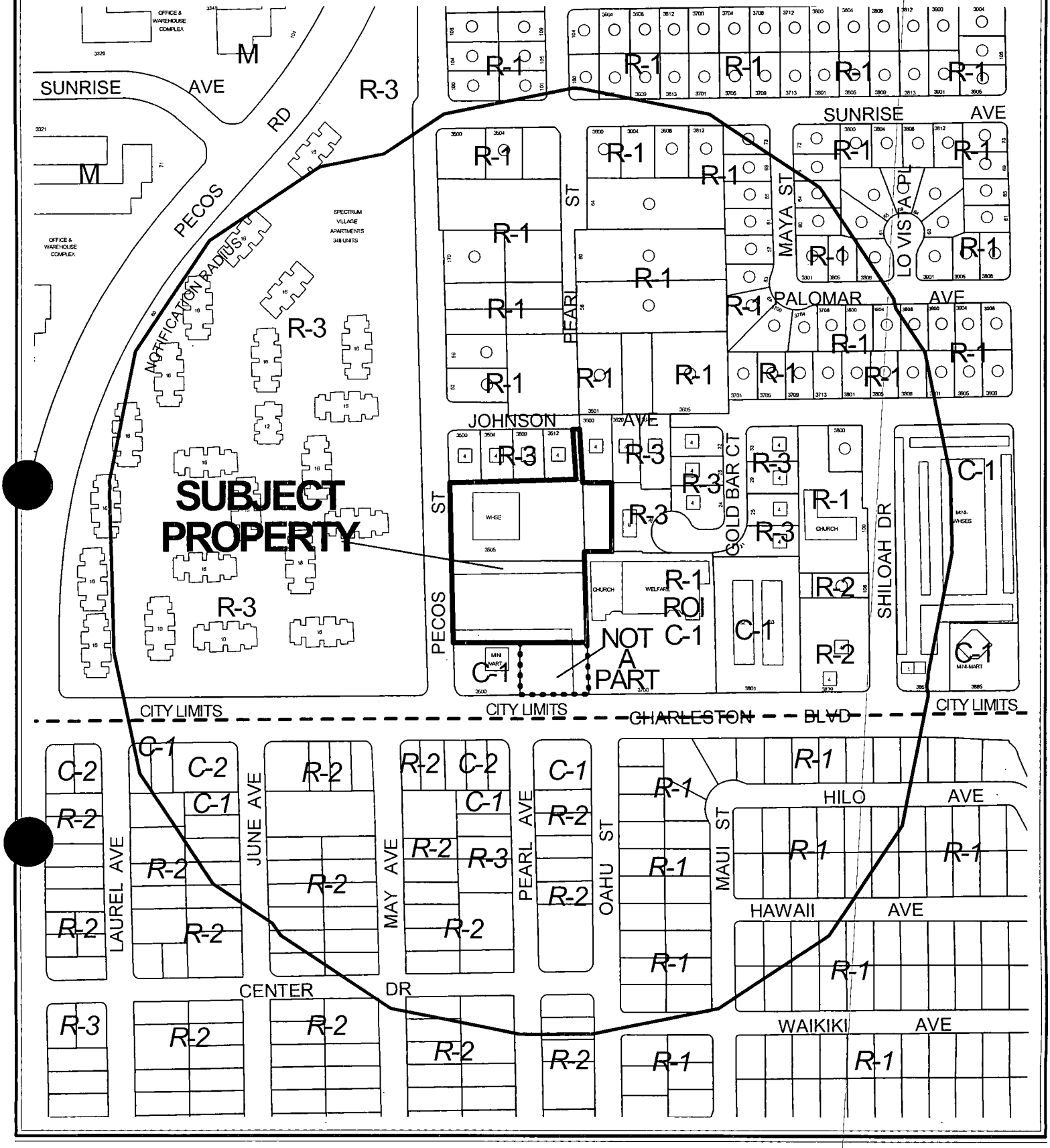
3. Approval and conformance to the Conditions of Approval Site Development Plan Review (SDR-3384).

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 110 – SUP-3385

CONDITIONS – Continued:

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



0 200 400 Feet

CASE: **SUP-3385**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-3385 - C & C INVESTMENT COMPANY

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Outside storage is not permitted within required setback or buffer areas.
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. Approval and conformance to the Conditions of Approval Site Development Plan Review (SDR-3384).
4 All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Special Use Permit to allow outdoor storage on 40% of the property where 5% is the maximum permitted as a condition of this use.

B) Applicant's Justification

The applicant has indicated that the nature of the business requires a significant amount of outside storage. The existing operation could not continue on this site if not permitted to have outside storage.

BACKGROUND INFORMATION

A) Previous Actions

10/09/97	The Planning Commission recommended denial of a request to rezone this site to C-2 (General Commercial) [Z-0025-97]. Staff had No Objection to this request.
10/09/97	The Planning Commission recommended denial of a request for a Special Use Permit on this site for the sale of used cars (U-0097-97). Staff recommended denial.
11/10/97	The City Council denied a request to rezone this site to C-2 (General Commercial) [Z-0025-97].
11/10/97	The City Council denied a request for a Special Use Permit on this site for the sale of used cars (U-0097-97).
05/27/99	The Planning Commission recommended approval of a request to rezone this site to C-1 (Limited Commercial) [Z-0025-99]. Staff recommended approval.
07/12/99	The City Council approved a request for C-1 (Limited Commercial) zoning on a portion of this site.
01/08/04	The Planning Commission recommended approval of related items GPA-3382, ZON-3383 and SDR-3384 as part of this agenda.
01/08/04	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #25/sr).

B) Pre-Application Meeting

10/29/03 Pre-application conferences were held on 10/29/03 and 11/04/03. It was determined that if the applicant pursued C-M (Commercial Industrial) zoning the amount of the site permitted for outdoor storage would be limited to 5%. A Special Use Permit would be required to increase that amount to 40%.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.70

B) Existing Land Use

Subject Property:	Warehouse
North:	Multi-Family Residential
South:	Convenience Store
East:	Church/ Apartments
West:	Multi-Family Residential

C) Planned Land Use

Subject Property:	SC (Service Commercial) and M (Medium Density Residential
North:	M (Medium Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial) and M (Medium Density Residential
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial); R-1 (Single-Family Residential); R-2 (Medium Low Density Residential
North:	R-3 (Medium Density Residential)
South:	C-1 (Limited Commercial); R-2 (Medium Low Density Residential)
East:	R-3 (Medium Density Residential); R-1 (Single-Family Residential) under resolution of intent to C-1 (Limited Commercial)
West:	R-3 (Medium Density Residential)

E) General Plan Compliance

The Southeast Sector Plan currently designates the site as M (Medium Density Residential) and SC (Service Commercial). A related General Plan Amendment application has been submitted (GPA-3382) requesting the designation of LI/R (Light Industrial/ Research) that would support the proposed zoning.

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

The Clark County Planning Department was notified of this request due to the fact that parcels within that jurisdiction are within the notification area.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" as it is a request for a Special Use Permit on property that is within 500 feet of unincorporated Clark 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) Flood Control has no comments and does not require a drainage study.
2) This project will have minimal impact on the wastewater collection system.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal. In this case no major issues have been raised as part of this Assessment.

ANALYSIS

A) Zoning Code Compliance

There are no separation requirements involved with outside storage.

B) General Analysis and Discussion

- Zoning

  A related application to designate the site as C-M (Commercial/ Industrial) has been submitted. This zoning designation will support the proposed use.

- Use

  Outside storage is a conditional use in the C-M (Commercial/ Industrial) zoning district. As one of the conditions, Title 19.04.040 states that outside storage shall be limited to no more 5% of a site. When not all of the itemized conditions can be met a Special Use Permit is required.

  The walls depicted on the site plan are of adequate height to buffer the outside storage areas from the neighboring properties. The adjacent uses to the south and west are non-residential, reducing the need for additional buffering. The multi-family property to the north has been adjacent to the warehouse use for several years. The existing six-foot wall will be raised to eight-feet which will provide additional buffering.

- Conditions

  The following base conditions apply to the proposed use:

  1. Storage shall not be permitted within required setbacks or buffer yards.
  2. Storage shall be limited to no more that five percent of the lot area containing the main use.
  3. Outside storage areas, not screened by an intervening building, shall be screened from view from any public street by a screening device at least eight feet in height. In addition, outside storage areas shall be screened from view of any adjoining property by a screening device of at least eight feet in height.

  The proposed site plan depicts adequate screening walls in the side and rear of the building. A condition is included in this report stating that outdoor storage cannot occur within required setback areas.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   This request would allow the expansion of an existing use. With adequate buffering this use can continue to operate without negatively impacting the surrounding properties.

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

   There are no physical constraints on this site that would make it unsuitable for the proposed use.

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."**

   Pecos Road provides adequate access to the site.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   The proposed use will be subject to inspections for compliance to business licensing requirements and will not compromise the public health, safety and welfare. Additionally, the proposed use is consistent with the objectives of the general plan.

NOTICES MAILED 167 by City Clerk

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3385 APN: 140-31-401-042; 043 and 033

Name of Property Owner: C&C Investment (2) and John C. Coolidge

Name of Applicant: JOHN C. & ELLEN COOLIDGE

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: John C. Coolidge

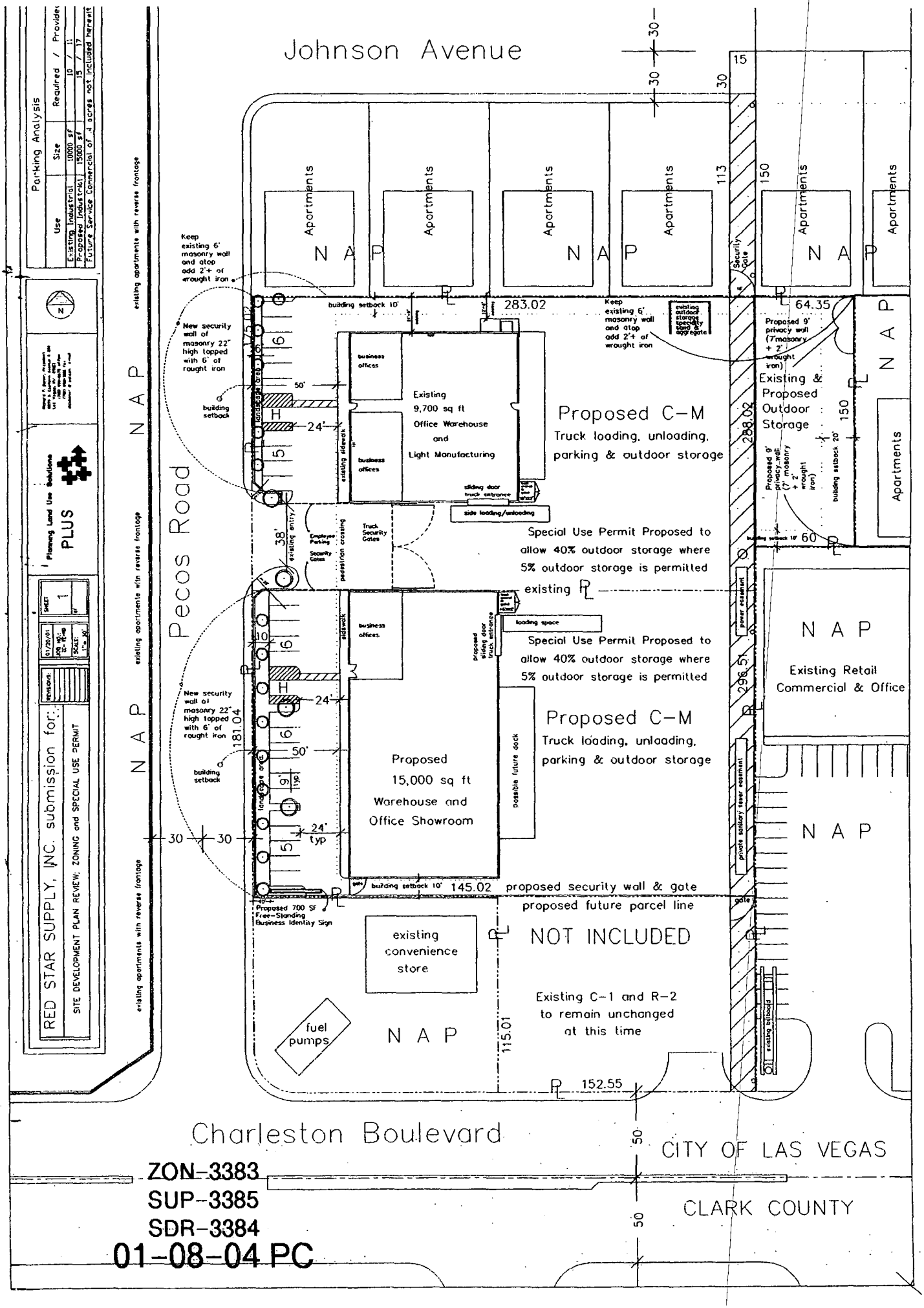
Subscribed and sworn before me

This 5th day of November, 2003

Kelley DeLong

Notary Public in and for said County and State

KELLEY DeLONG
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires November 13, 2004
Reg. #01-66944-1


Johnson Avenue
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Proposed C-M
Truck loading, unloading, parking & outdoor storage
Special Use Permit Proposed to allow 40% outdoor storage where 5% outdoor storage is permitted
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possible future dock
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Proposed 700 SF Free-Standing Business Identity Sign
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proposed security wall & gate
proposed future parcel line
NOT INCLUDED
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ZON-3383
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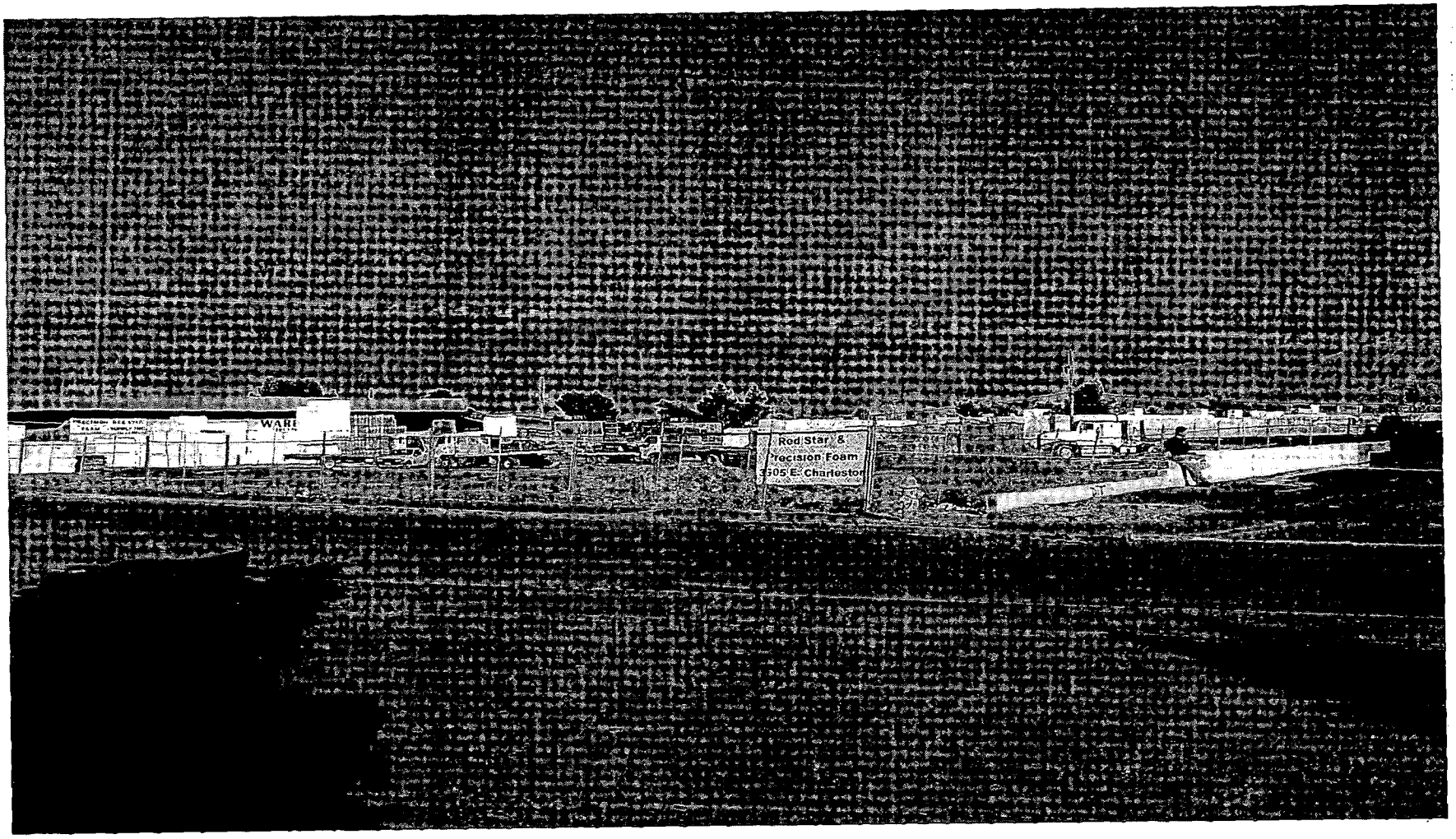
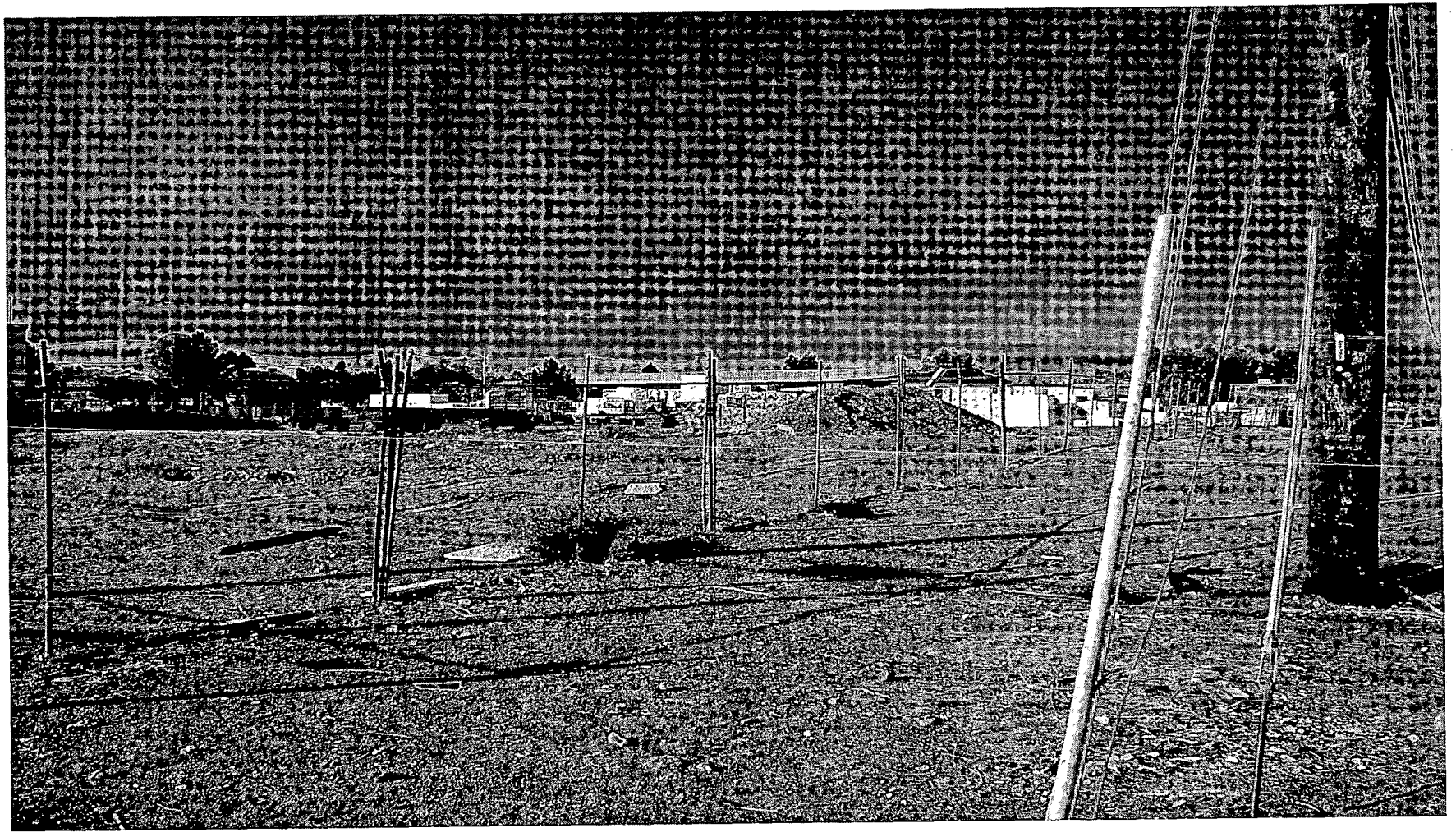
01-08-04 PC



SUP-3385 - C & C INVESTMENT COMPANY
3505 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



SUP-3385 - C & C INVESTMENT COMPANY
3505 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 111

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3382, ZON-3383 AND SUP-3385 - PUBLIC HEARING - **SDR-3384 - C & C INVESTMENT COMPANY** - Request for a Site Development Plan Review and a Reduction in the size and amount of required perimeter landscaping FOR A PROPOSED 24,700 SQUARE-FOOT WAREHOUSE/DISTRIBUTION CENTER CONSISTING OF TWO BUILDINGS on 2.70 acres located at 3505 East Charleston Boulevard (APN: 140-31-401-033, 042, and a portion of 043), R-2 (Medium-Low Density Residential), R-1 (Single-Family Residential), and C-1 (Limited Commercial) Zones [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions and added conditions as follows:
- ***City staff shall inspect and verify the structural condition of the existing 6-foot block on the north side of the site. If the wall is not sound, the applicant shall remove the existing wall and install a new 6-foot block wall abutting the apartments.***
- ***The existing block wall on the east side shall be increased to 10-foot due to the slope and to screen the proposed covered storage.***
- ***A 6-foot high decorative block wall shall be constructed on the west property line with the required landscaping to be drought tolerant, desert landscaping and installed on the outside of that wall. The block wall shall be extended along the not-a-part parcel reflected on the plan and 10 foot of desert landscaping shall be installed on the south side of that wall as well.***
- ***The property is to be well-maintained and kept up.***

-UNANIMOUS

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 111 – SDR-3384

MINUTES:

NOTE: See Item 108 [GPA-3382] for all related discussion.

(2:29 – 2:37)

2-3284

CONDITIONS:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including modification of the submitted site plan to remove direct access to Charleston Boulevard through a portion of the property identified as not a part of this application. Any significant change to the design of this proposed development will require approval through a new Site Development Plan Review application.

3. Prior to the issuance of building permits, a sign plan depicting the proposed freestanding sign must be submitted to the Planning and Development Department showing that the sign is in conformance with the provisions of Title 19. If the applicant wishes to request a sign that is not in conformance with Title 19, a Variance application will be required.

4. The wall height proposed for the rear of the property must be shown to be no greater than eight feet prior to the issuance of any building permits.

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

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

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

CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 111 – SDR-3384

CONDITIONS – Continued:

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

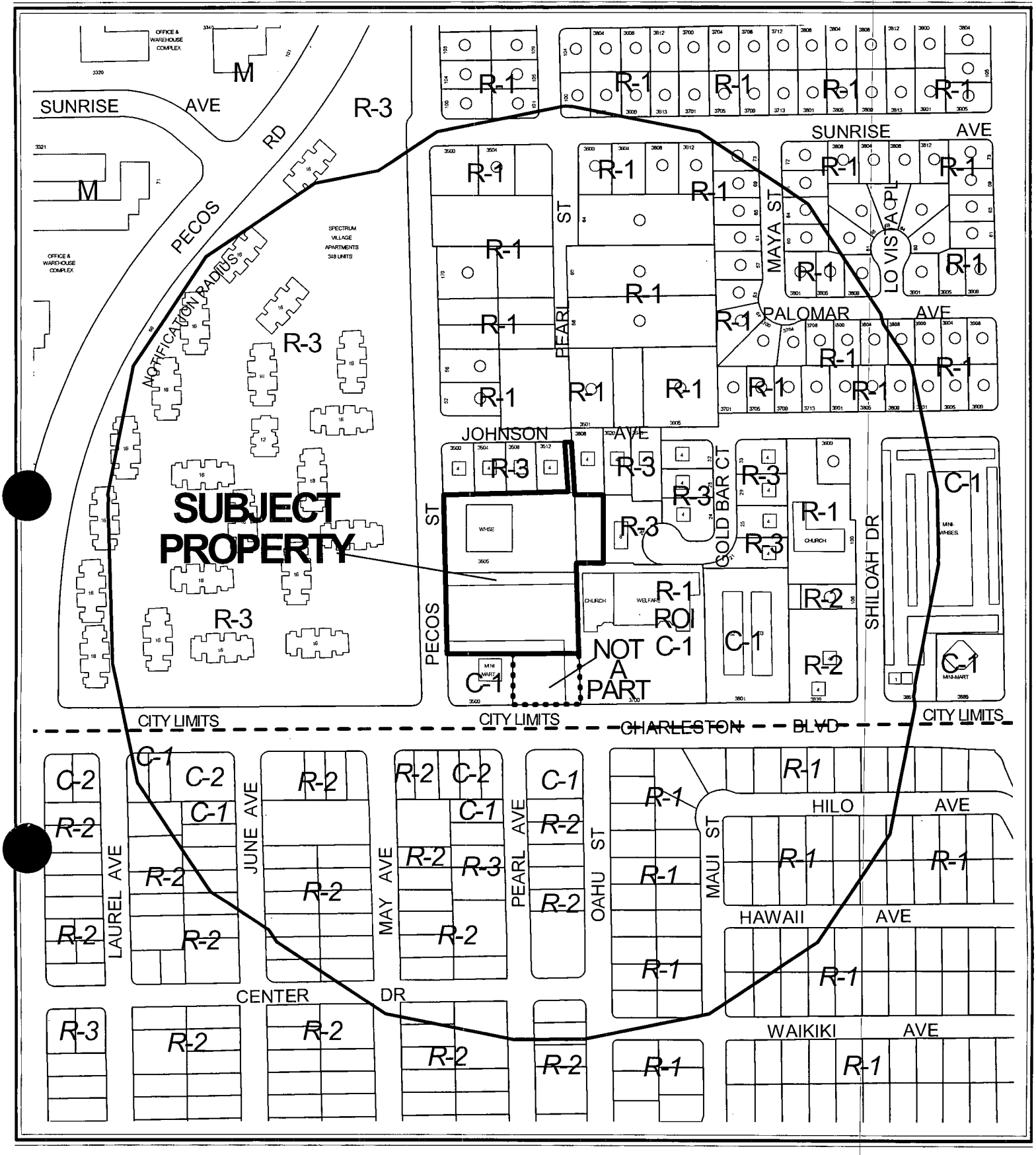
10. Any property line wall shall be an eight-foot decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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

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

Public Works

13. Site development to comply with all applicable conditions of approval for ZON-3383 and all other subsequent site-related actions.

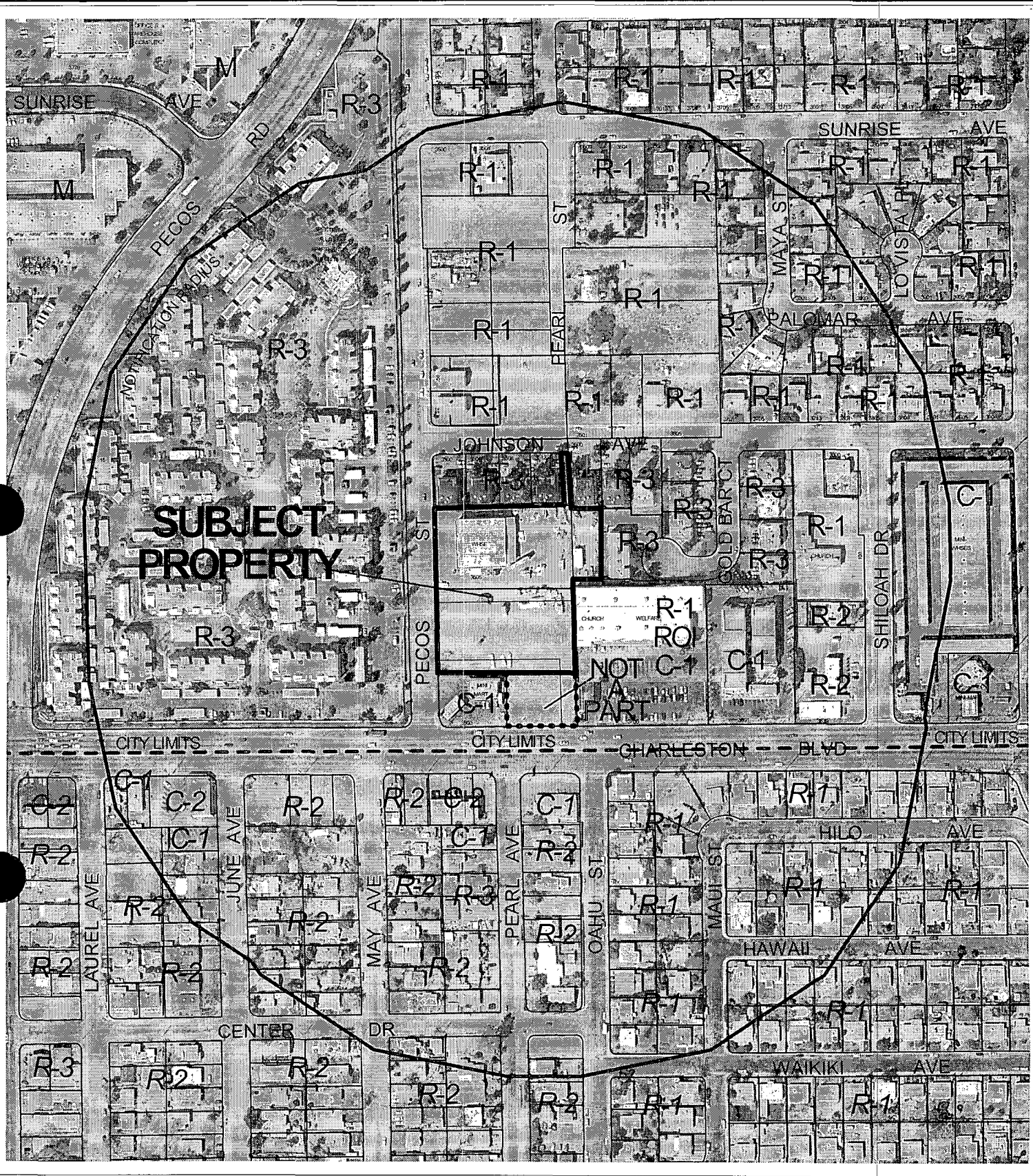


CASE: **SDR-3384**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



0 200 400 Feet

CASE: **SDR-3384**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

N

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3384 - C & C INVESTMENT COMPANY

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including modification of the submitted site plan to remove direct access to Charleston Boulevard through a portion of the property identified as not a part of this application. Any significant change to the design of this proposed development will require approval through a new Site Development Plan Review application.

3. Prior to the issuance of building permits, a sign plan depicting the proposed freestanding sign must be submitted to the Planning and Development Department showing that the sign is in conformance with the provisions of Title 19. If the applicant wishes to request a sign that is not in conformance with Title 19, a Variance application will be required.

4. The wall height proposed for the rear of the property must be shown to be no greater than eight feet prior to the issuance of any building permits.

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

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

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

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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

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

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

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

Public Works

13. Site development to comply with all applicable conditions of approval for ZON-3383 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review to expand an existing office/warehouse operation on 2.7 acres located on the east side of Pecos Street, 120 feet north of Charleston Boulevard.

B) Applicant's Justification

The applicant's justification letter indicates that this request, which includes a reduction in landscape requirements, will allow the existing business to expand consistent with the existing use.

BACKGROUND INFORMATION

A) Previous Actions

10/09/97	The Planning Commission recommended denial of a request to rezone this site to C-2 (General Commercial) (Z-0025-97). Staff had No Objection to this request.
10/09/97	The Planning Commission recommended denial of a request for a Special Use Permit on this site for the sale of used cars (U-0097-97). Staff recommended denial.
11/10/97	The City Council denied a request to rezone this site to C-2 (General Commercial)
11/10/97	The City Council denied a request for a Special Use Permit on this site for the sale of used cars (U-0097-97).
05/27/99	The Planning Commission recommended approval of a request to rezone this site to C-1 (Limited Commercial) [Z-0025-99]. Staff recommended approval
07/12/99	The City Council approved a request for C-1 (Limited Commercial) zoning on a portion of this site.
01/08/04	The Planning Commission recommended approval of related items GPA-3382, ZON-3383 and SUP-3385 as part of this agenda.
01/08/04	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #26/sr).

B) Pre-Application Meeting

10/29/03 At the pre-application meeting, staff from both the Planning and Development Department, and the Department of Public Works, were in attendance. Several issues were discussed, including Waivers for landscaping. Other design features were proposed to be shown to Code.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.7

B) Existing Land Use

Subject Property:	Warehouse
North:	Multi-Family Residential
South:	Convenience Store
East:	Church/ Apartments
West:	Multi-Family Residential

C) Planned Land Use

Subject Property:	SC (Service Commercial) and M (Medium Density Residential
North:	M (Medium Density Residential)
South:	SC (Service Commercial)
East:	SC (Service Commercial) and M (Medium Density Residential
West:	M (Medium Density Residential)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial); R-1 (Single-Family Residential); R-2 (Medium Low Density Residential
North:	R-3 (Medium Density Residential)
South:	C-1 (Limited Commercial); R-2 (Medium Low Density Residential)
East:	R-3 (Medium Density Residential); R-1 (Single-Family Residential) under resolution of intent to C-1 (Limited Commercial)
West:	R-3 (Medium Density Residential)

E) General Plan Compliance

A related request (GPA-3382) has been submitted to amend the General Plan on this site from SC (Service Commercial) and M (Medium Density Residential) to LI/R (Light Industrial/ Research). If that request is not approved than this item cannot go forward.

PROJECT DESCRIPTION

The proposed development consists of the existing 9,700 square-foot office/warehouse and a proposed 15,000 square-foot office/warehouse with showroom. The site has access to Pecos Road, with truck loading and outdoor storage proposed for the rear of the site. A related Special Use Permit request (SUP-3385) has been submitted to allow for outdoor storage to comprise 40% of the site where 5% is allowed conditionally in the C-M (Commercial/ Industrial) zoning district.

This application includes a request to waive landscaping requirements for the side and rear of the site where an eight-foot planter is required and to allow six-foot and ten-foot landscape planters along Pecos Road where fifteen feet is required.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	300 feet	Y
Min. Setbacks			
• Front	10 Feet	50 feet	Y
• Side	10 Feet	10 feet	Y
• Corner	10 Feet	N/A	Y
• Rear	20 Feet	110 feet	Y
Trash Enclosure	50' from residential and roofed, walled, and gated	100' from residential and roofed, walled, and gated	Y
Loading Zone	2 spaces	2 spaces	Y

The site plan is in substantial conformance with the development standards for industrial zoning districts.

A2) Residential Adjacency Standards

Residential Adjacency Standards do not apply to this development.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office	2600 SF.	1/300 GFA	9	1	9	1
Warehouse	22,100 SF	1/1,000 GFA	23	1	19	1

The amount of parking provided exceeds the amount required for the proposed use.

The applicant will be required to meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout. A condition of approval to this effect is recommended.

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	5Trees	5 trees
Buffer: • Min. Trees	1 Tree/20 Linear Feet	14 Trees	15 trees
• Min. Zone Width	15 Feet in front/ 8 feet side and rear		10' & 6'/ 0'
• Wall height	6 Feet		8' & 9'

The proposed landscaping does not meet the requirements of Title 19. The applicant is requesting a waiver from those requirements to allow the following:

a. reduce the landscape planter width along Pecos Drive to six feet where existing and 10 feet in the expansion area;
b. no landscaping in the side and rear; and
c. 18 inch root ball trees where 24 inch box is required.

A wall height of nine feet will require an approved Variance before it can be constructed. A condition is included addressing this issue.

A5) Sign Standards

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

Freestanding Signs: 19A.14.050 F

Standards	Allowed	Provided
Maximum Number	1 / Street frontage 1 total	1 / Street frontage 1 total
Maximum Area	640 SF.	700 SF
Maximum Height	40 Feet	Not Provided
Minimum Setback	5 Feet	10 Feet
Illumination	Permitted	Not Provided

The site plan depicts one 700-foot freestanding sign located on the southwest portion of the site. The 320 feet of street frontage will only support up to 640 square feet of signage. The ten-foot setback exceeds the requirement; however, the height is not provided. A condition is included in this report requiring that the applicant submit a sign plan depicting a sign that meets the provisions of Title 19 prior to the issuance of any building permits.

B) General Analysis and Discussion

- Site Plan

The submitted site plan is in conformance with Title 19 in regard to setbacks and parking. Landscape requirements are not met; however, Waivers have been requested and are addressed below. Public Works has included a condition requiring the applicant to meet the traffic engineer in regard to alternative access and circulation patterns.

- Waivers

The landscape Waivers requested by the applicant would reduce the planter width along Pecos Road and eliminate the planters at the sides and rear. They also would allow for smaller trees than are required. The applicant has justified these Waivers by proposing walls of adequate height to compensate for the lack of trees along the east and north property lines. The six-foot landscape planter along Pecos Road is an existing structure and the proposed ten-foot planter will allow the new building to be constructed at the same setback line as the existing building. The smaller trees will provide better visibility for security purposes. They will also be more appropriate for the reduced planter widths.

These waivers result in no additional impacts on adjacent property. The proposed walls will provide buffering adequate to compensate for the lack of trees in the side and rear.

- Landscape Plan

The landscape plan depicts 18-inch root ball trees at 20-foot intervals along Pecos Road. The planter widths are 6-feet where existing and 10-feet in the expansion area. The applicant has requested the waivers discussed above to allow this to comprise all of the landscaping on the site.

- Elevation

Elevations depict a one-story industrial facility of steel construction and with a flat roof. The architecture is spartan with no embellishments.

- Floor Plan

The floor plan depicts warehouse and showroom space for the majority of the facility. Approximately 2,600 square feet is set aside for offices.

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 an expansion of an existing use that has operated at this location for several years. The proposed expansion will create no greater impact than already exists and the improvements will enhance both the buffering and appearance of the site.

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 applications have been submitted to amend the General Plan to LI/R (Light Industrial/ Research) and change the zoning to C-M (Commercial/ Industrial). These designations support the proposed development and must be approved for this item to move forward.

   The site plan, with approval of the requested waivers, is in substantial conformance with Title 19, the Design Standards Manual, and the Landscape, Wall, and Buffer Standards. The wall at the rear of the property is proposed to reach 9-feet in height in some locations. A condition has been included limiting this height to eight feet.

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

   Pecos Road provides adequate access to the site.

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

   Building and landscape materials are similar to those used throughout the city.

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

   Proposed elevations and design characteristics are typical of an industrial or warehouse facility. The new building is proposed to match the design of the existing building. Although the architecture is generally plain, the buildings are 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 (UBC) and inspections for Certificates of Occupancy, and will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission amended Conditions #2 & 10 as shown.

NOTICES MAILED 165 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3384 APN: 140-31-401-042; 043 and 033

Name of Property Owner: C&C Investment (2) and John C. Coolidge

Name of Applicant: JOHN C. & ELLEN COOLIDGE

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: John C Coolidge

Print Name: John C Coolidge

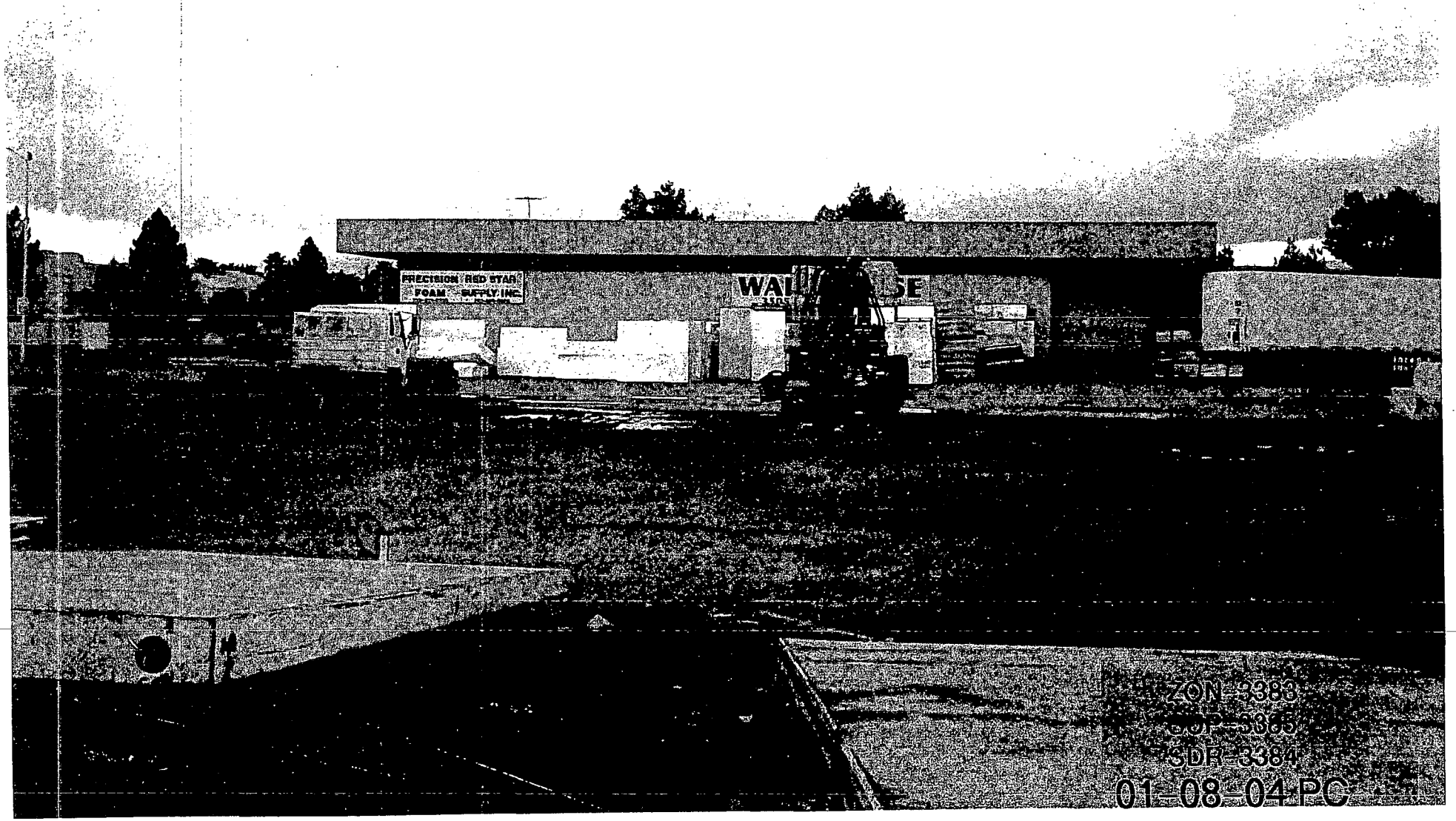
Subscribed and sworn before me

This 5th day of November, 2003

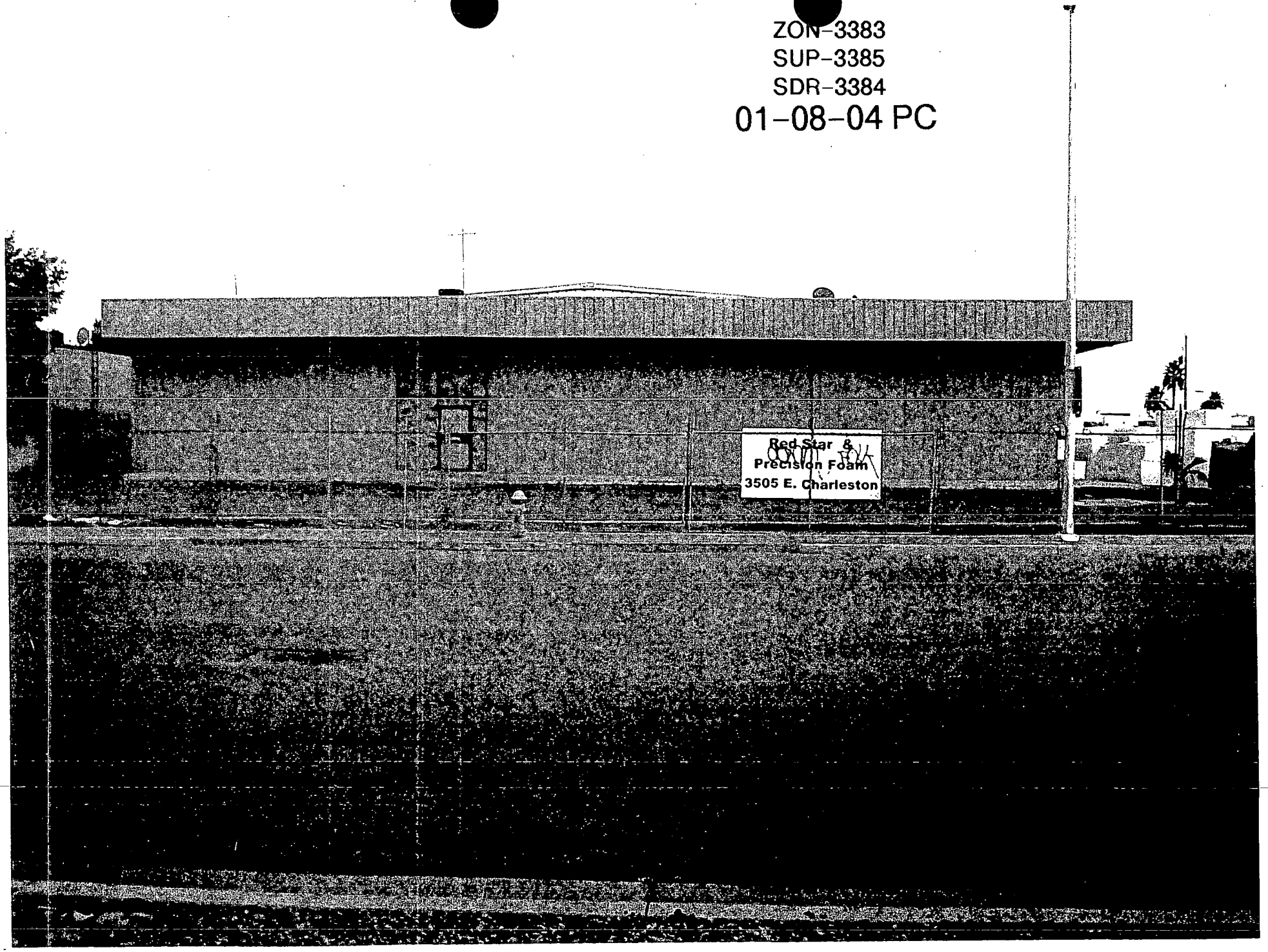
Kelley DeLong

Notary Public in and for said County and State

KELLEY DeLONG
Notary Public – State of Nevada
Appointment Recorded in Clark County
My Appointment Expires November 13, 2004
Reg. #01-66944-1


PRECISION RED STAR
FOAM SUPPLY INC.
ZON-3388
COP-3365
SDR-3384
01-08-04 PC

ZON-3383
SUP-3385
SDR-3384
01-08-04 PC



ZON-3383
SUP-3385
SDR-3384

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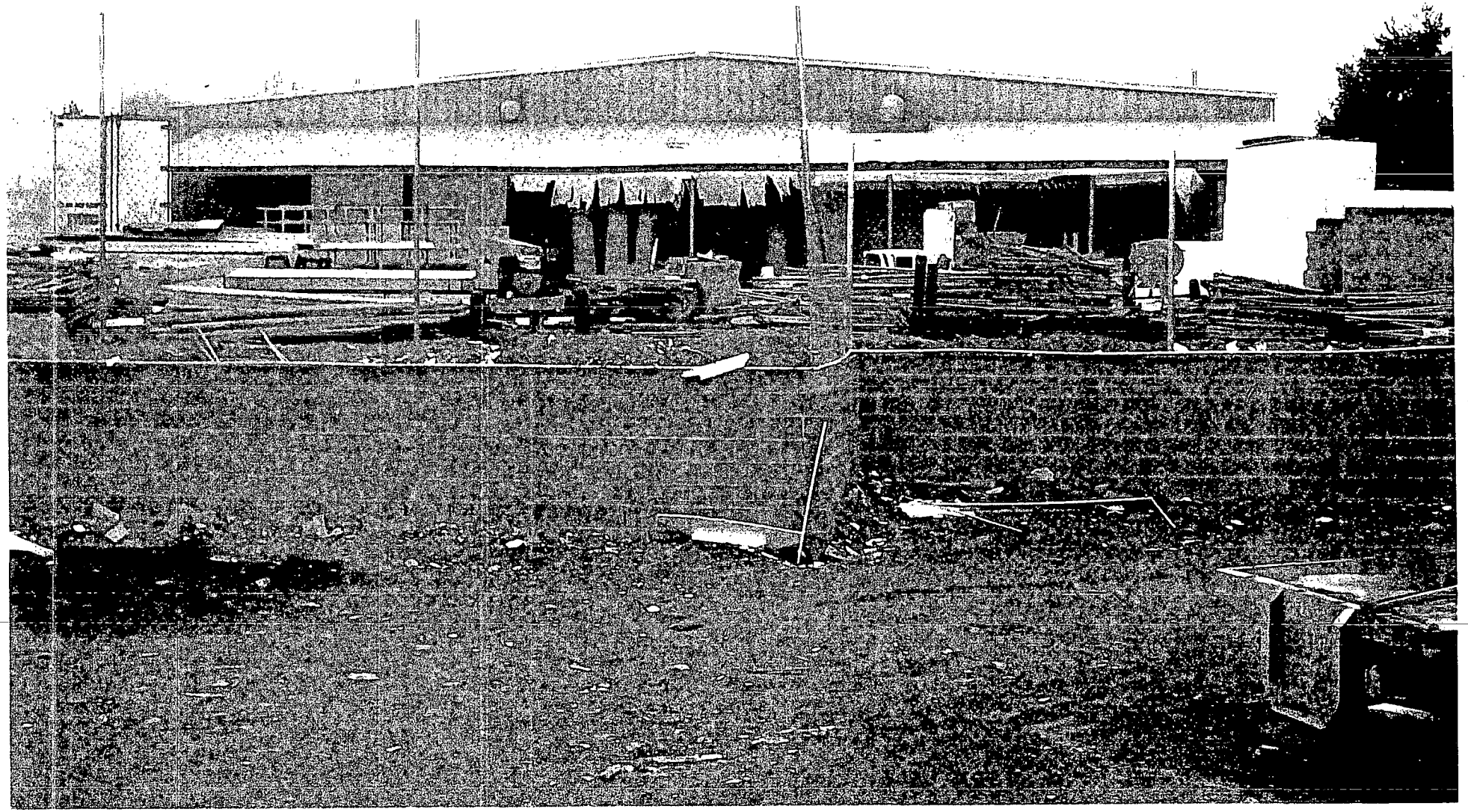
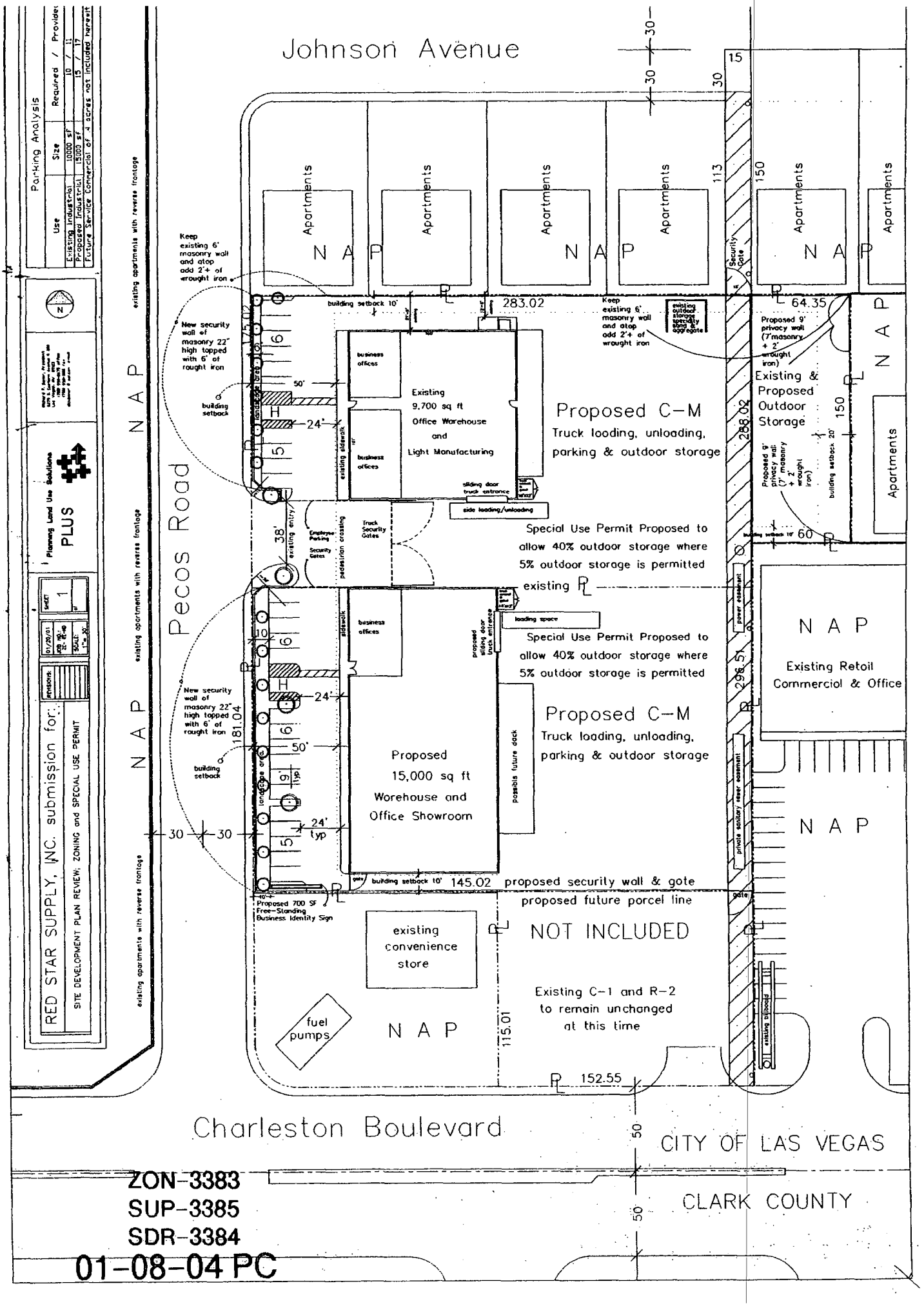
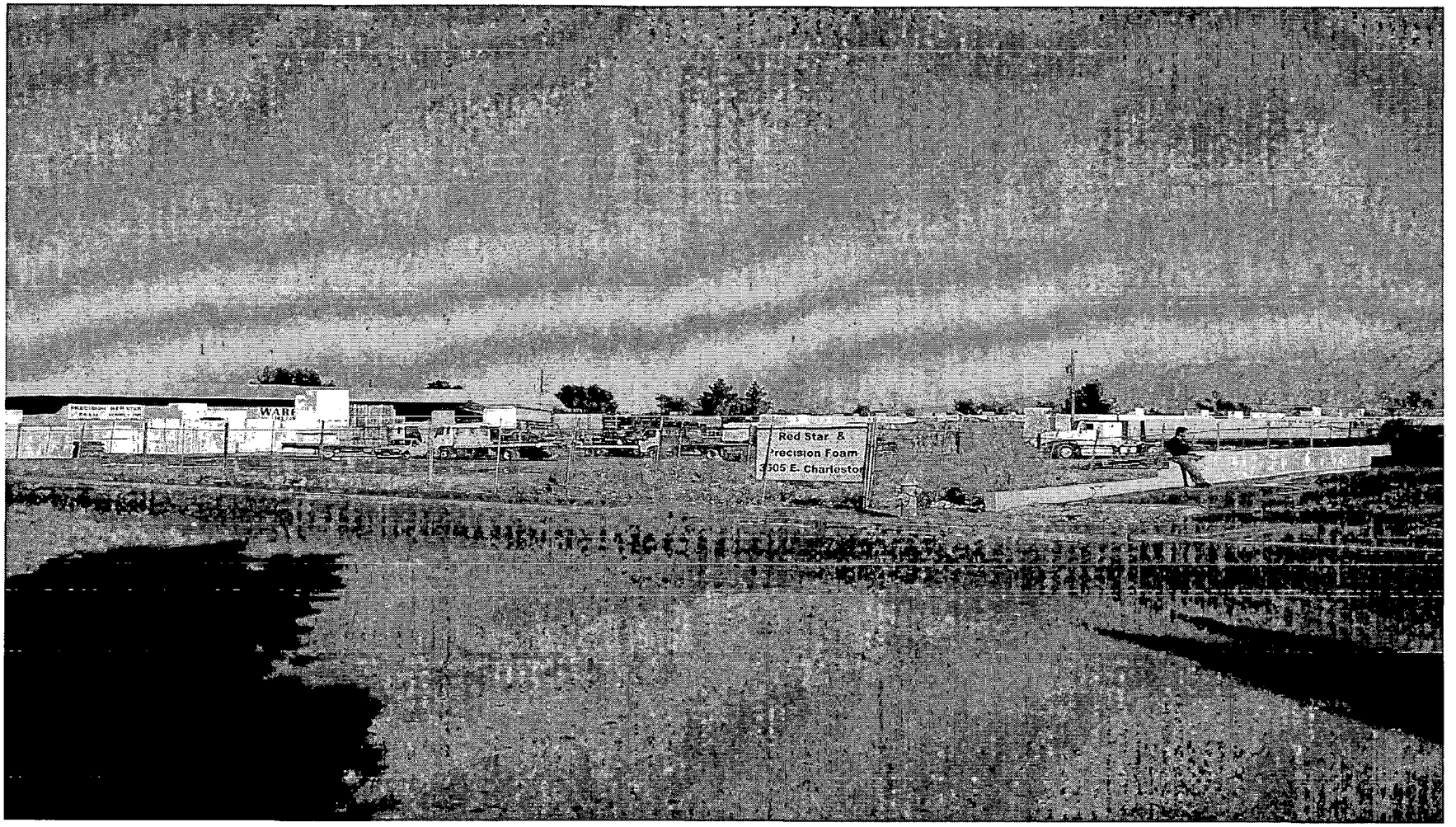
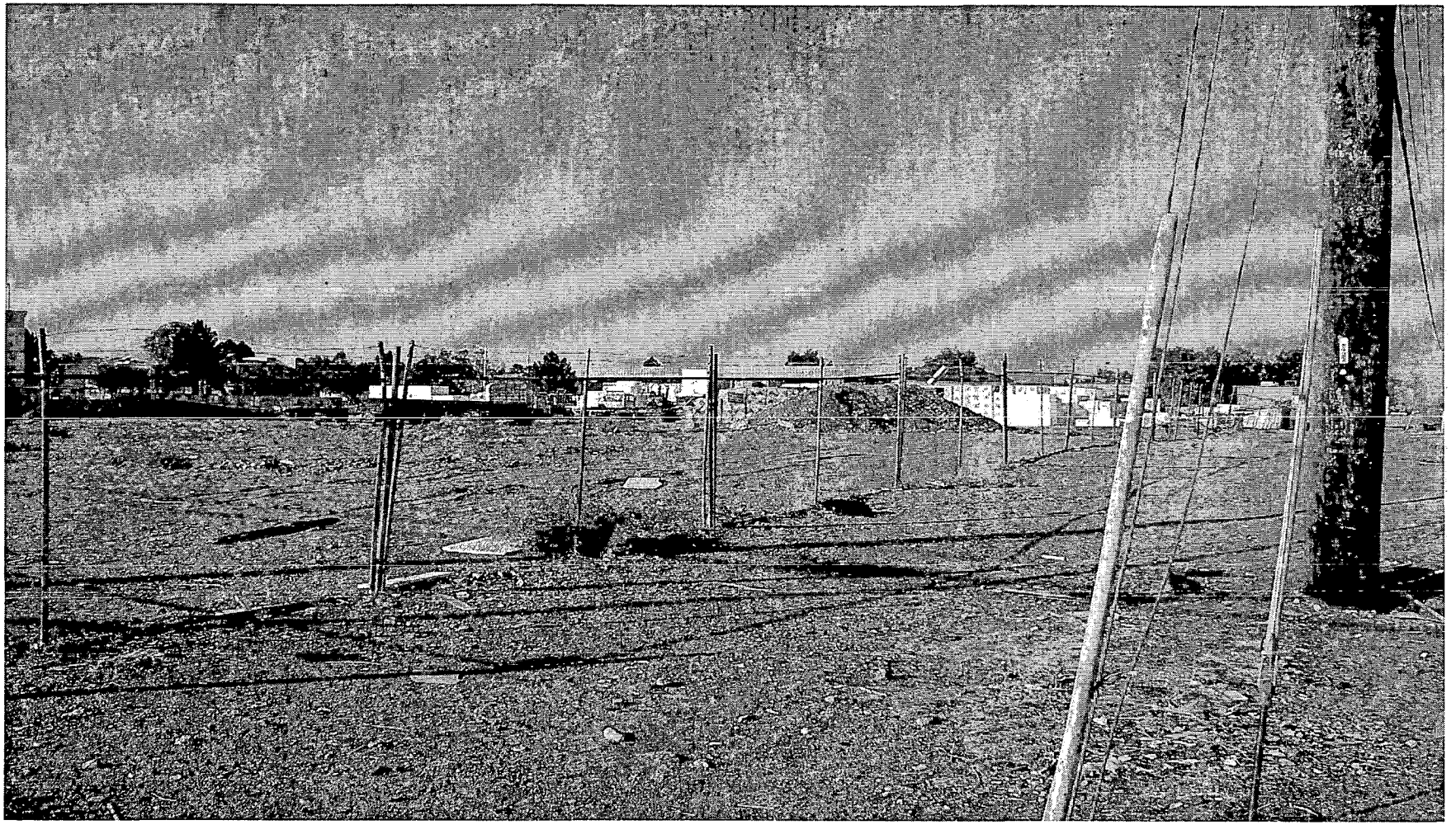



Johnson Avenue
Pecos Road
Charleston Boulevard
CITY OF LAS VEGAS
CLARK COUNTY
Parking Analysis
Use | Size | Required / Provided
Existing Industrial | 10000 SF | 10 / 11
Proposed Industrial | 15000 SF | 15 / 17
Future Service Commercial of 4 acres not included herewith
Apartments
N A P
existing apartments with reverse frontage
Keep existing 6' masonry wall and atop add 2'+ of wrought iron
New security wall of masonry 22" high topped with 6' of rought iron
building setback
landscape area
business offices
Existing 9,700 sq ft Office Warehouse and Light Manufacturing
Proposed C-M
Truck looding, unloading, parking & outdoor storage
sliding door truck entrance
side loading/unloading
existing sidewalk
existing entry
Employee Parking
Truck Security Gates
pedestrian crossing
Special Use Permit Proposed to allow 40% outdoor storage where 5% outdoor storage is permitted
existing
loading space
proposed sliding door truck entrance
Proposed 15,000 sq ft Worehouse and Office Showroom
possible future dock
Proposed C-M
Truck loading, unloading, parking & outdoor storage
building setback 10'
145.02
proposed security wall & gote
proposed future porcel line
Proposed 700 SF Free-Standing Business Identity Sign
existing convenience store
NOT INCLUDED
Existing C-1 and R-2 to remain unchanged at this time
fuel pumps
115.01
152.55
283.02
64.35
Proposed 9' privacy wall (7' masonry + 2' wrought iron)
Existing & Proposed Outdoor Storage
building setback 20'
building setback 10'
60
296.51
Existing Retail Commerciol & Office
power easement
private sanitary sewer easement
gate
existing sidewalk
existing outdoor storage, specially sand & aggregate
Security Gate
RED STAR SUPPLY, INC. submission for:
SITE DEVELOPMENT PLAN REVIEW; ZONING and SPECIAL USE PERMIT
Planning Land Use Solutions
PLUS
ZON-3383
SUP-3385
SDR-3384
01-08-04 PC



SDR-3384 - C & C INVESTMENT COMPANY
3505 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



SDR-3384 - C & C INVESTMENT COMPANY
3505 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 112

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3532 - CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: SC (Service Commercial) TO: PF (Public Facilities) on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL.

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

MOTION:
REESE – APPROVED – UNANIMOUS

MINUTES:
MAYOR GOODMAN declared the Public Hearing open for Item 112 [GPA-3532], Item 113 [ZON-3533] and Item 114 [SDR-3534].

DAVID ROARK, Public Works Department, concurred with all conditions and requested approval. COUNCILMAN REESE explained that this was the old fire station across from Montgomery Wards. BART ANDERSON, Public Works Department, advised that the security wall shown as part of Item 114 [SDR-3534] may have to be bumped out slightly to preserve an existing mature tree to save the root system. COUNCILMAN REESE concurred. MR. DANIELSON explained that more sophisticated drawings will be done and the wall dimensions will be examined and monitored.

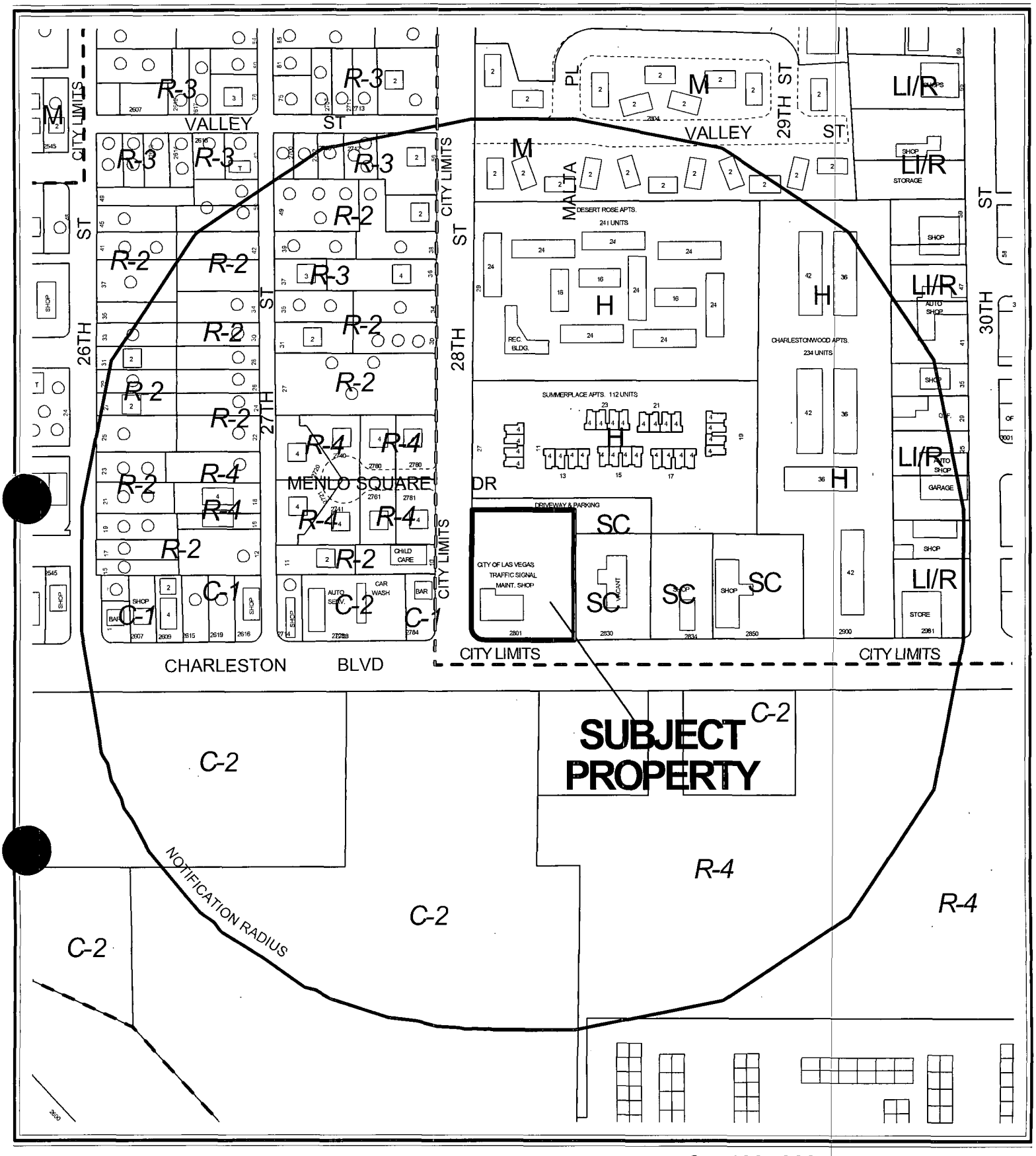
No one appeared in opposition.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed for Item 112 [GPA-3532], Item 113 [ZON-3533] and Item 114 [SDR-3534].

NOTE: All discussion for Item 112 [GPA-3532], Item 113 [ZON-3533] and Item 114 [SDR-3534] was held under Item 112 [GPA-3532].

(2:37 – 2:41)



0 100 200 Feet

CASE: **GPA-3532**

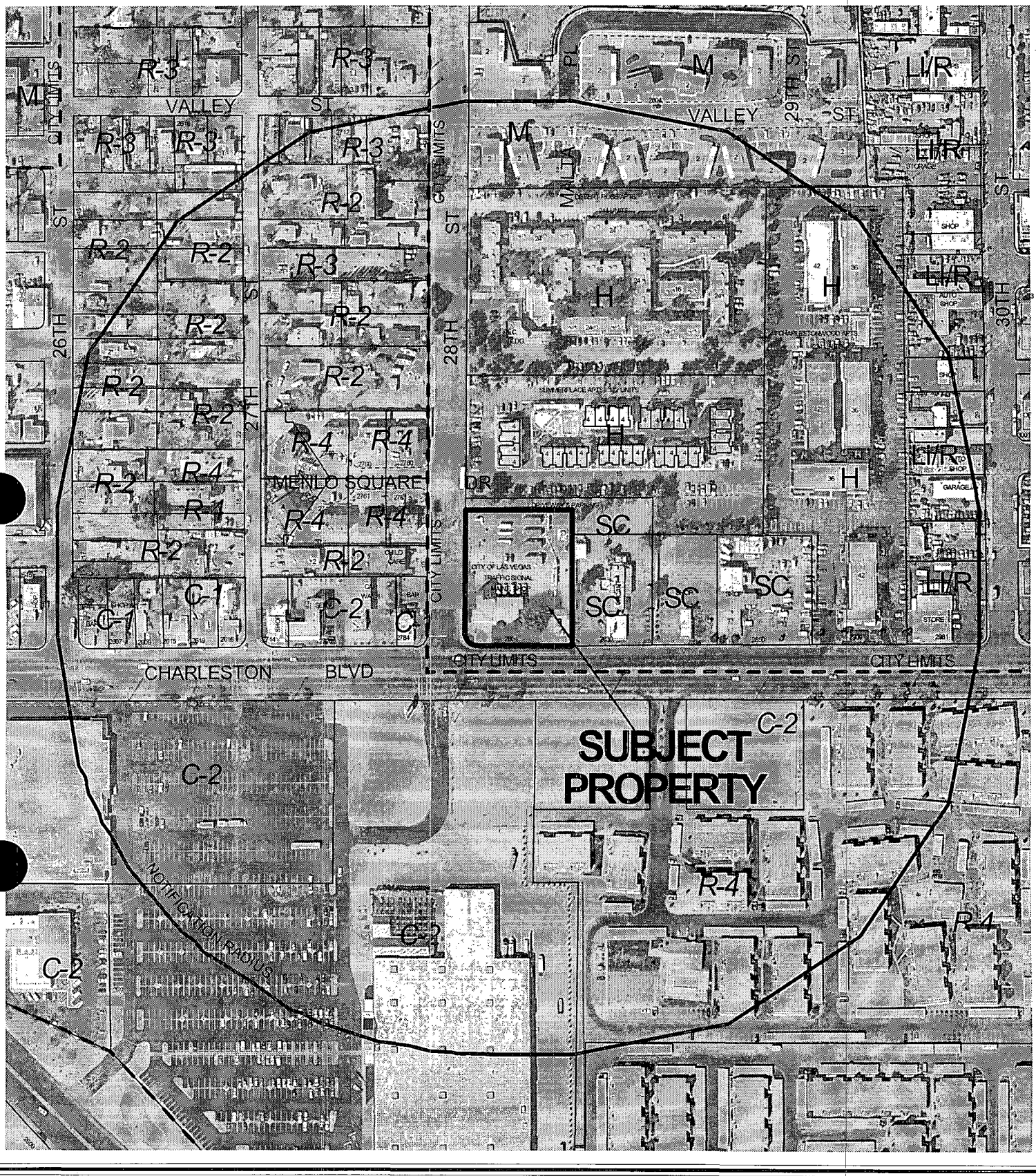
RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

N



CASE: **GPA-3532**

RADIUS: 750 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3532 - CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to amend a portion of the Southeast Sector Plan of the General Plan from (Service Commercial) to PF (Public Facilities) on 1.14 acres at 2824 East Charleston Boulevard. A Rezoning (ZON-3533) from C-1 (Limited Commercial) to C-V (Civic); and a Site Development Plan Review (SDR-3534) for a proposed single-story, 10,670 square-foot traffic signal maintenance shop will be considered as companion agenda items.

The applicant's justification letter states the applicant (City of Las Vegas) wishes to apply for a Site Development Plan Review, Rezoning, and General Plan Amendment. The site is to be used for a traffic signal maintenance shop for the City of Las Vegas. The existing facility on the site will be demolished and a new facility will be constructed. The facility will be used to monitor and repair traffic signals within the Las Vegas valley.

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 PF (Public Facility) land uses.
02/01/89	The City Council approved a Rezoning (Z-0136-88) from C-V (Civic) to C-1 (Limited Commercial) on the subject site. The Planning Commission recommended approval on 1/12/89.
03/12/92	The Planning Commission approved the three Land Use Sector Maps of the General Plan.
09/06/99	The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
09/06/00	The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
1/08/03	The Planning Commission recommended approval of two related items, a Rezoning (ZON-3533) from C-1 (Limited Commercial) to C-V (Civic) and a Site Development Plan Review (SDR-3534) for a proposed single-story, 10,670 square foot traffic signal repair facility. Staff recommended approval.
01/08/04	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #27/lm).

DETAILS OF APPLICATION REQUEST

Site Area: 1.14 Acres

EXISTING LAND USE

Subject Property:	City of Las Vegas Traffic Signal Maintenance Shop
North	Driveway; and Multi-Family Residential
South	Clark County – Commercial (Lowe's Home Improvement)
East	Commercial
West	Clark County – Liquor Establishment (Tavern), Child Care Facility; Multi-Family Residential

PLANNED LAND USE

Subject Property	SC (Service Commercial)
North	SC (Service Commercial) and H (High Density Residential)
South	Clark County
East	SC (Service Commercial)
West	Clark County

EXISTING ZONING

Subject Property	C-1 (Limited Commercial)
North	C-1 (Limited Commercial) and R-PD34 (Residential Planned Development – 34 units per acre)
South	Clark County
East	C-1 (Limited Commercial)
West	Clark County

	YES	NO
INTERLOCAL AGREEMENT JOINT LAND USE PLANNING AREA		X
SPECIAL PLAN AREA		X
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

DEFINITIONS

SC (Service Commercial)

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

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, it has been determined that this proposed General Plan Amendment and its companion items would not meet the definition of a Project of Regional Significance as defined in the ordinance.

ANALYSIS

The site is accessed via East Charleston Boulevard, a 100-foot Primary Arterial, and 28th Street, a 70-foot wide Secondary Collector. Adjacent to the site is a multi-family residential complex to the north of the project site, a commercial center (Lowe's Home Improvement store) located in Clark County to the south, commercial property to the east and a liquor establishment, child care facility, and multi-family residential located in Clark County to the west.

The Southeast Sector Plan of the General Plan designates the site as SC (Service Commercial) and the 2020 Master Plan depicts the site within the Neighborhood Revitalization Area. This application represents approximately 1.14 acres owned by the City of Las Vegas. The current use of the property is for the City of Las Vegas Traffic Signal Maintenance Shop. The application proposes to relocate the one-story 10,670 square foot facility to the north of the existing traffic signal maintenance shop. The existing structure will be demolished.

The proposed relocation of the traffic signal maintenance shop represents an opportunity for redevelopment and improvement of the site. Essentially, the use of the site is not changing, and therefore the use will still be compatible with the mixture of multi-family development and commercial development in the area.

FINDINGS

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

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

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

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

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

In regard to "1": The proposed PF (Public Facilities) General Plan designation, which 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 is an appropriate transition between the SC (Service Commercial) and H (High Density Residential) designated parcels to the north and the commercial land use found in Clark County to the west and south.

In regard to "2": The proposed zoning of C-V (Civic) would permit the governmental facility (traffic signal maintenance shop) on the site. This zoning designation is compatible with the existing C-1 (Limited Commercial) and R-PD34 (Residential Planned Development – 34 Units Per Acre) zoning immediately to the north and the C-1 (Limited Commercial) development to the east as well as the commercially designated lands located in Clark County to the south and west. The proposed zone change to C-V (Civic) brings the governmental use of the property into conformance.

In regard to "3": The proposed General Plan Amendment includes the redevelopment of a parcel with the identical use. There are adequate transportation, recreation, utility, and other facilities to accommodate the proposed traffic signal maintenance facility. The Southeast Area Command of the Las Vegas Metropolitan Police Department services the site with a substation at the southeast corner of St. Louis Street and Atlantic Street (2701 East Sahara Avenue). Fire Station #8, located on the west side of Mojave, north of Bonanza Road, is the closest city facility to the site.

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 30, 2003 a neighborhood meeting sponsored by the applicant was held.

NOTICES MAILED: 77 by Planning Department

APPROVALS: 0

PROTESTS: 0

GP

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

139-36-402-011

Case Number: GPA-3532 APN: GENERAL PLAN

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS - PUBLIC WORKS

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: David Roark

Print Name: David Roark

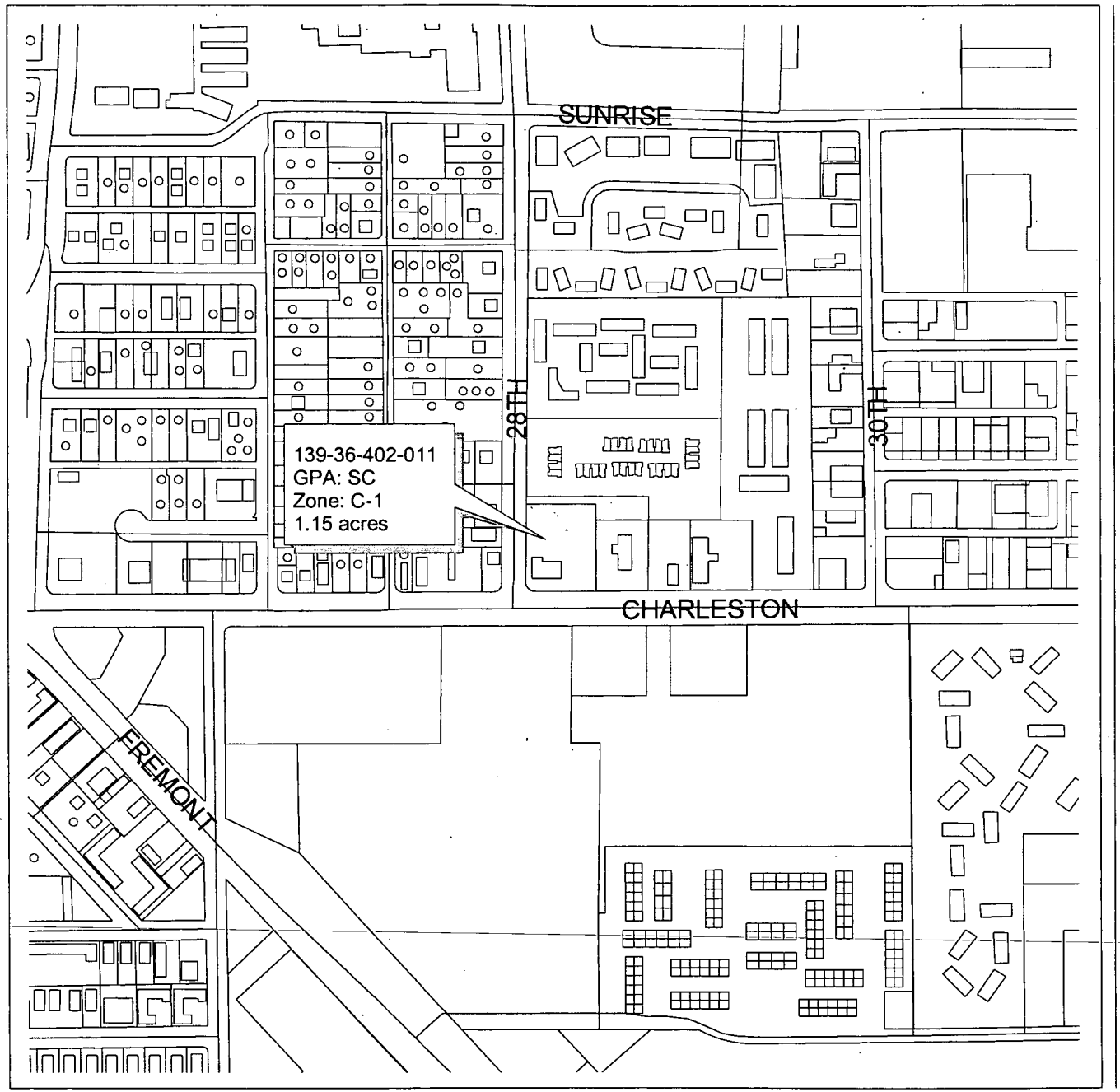
Subscribed and sworn before me

This 4th day of Dec., 2003

Jill Melone

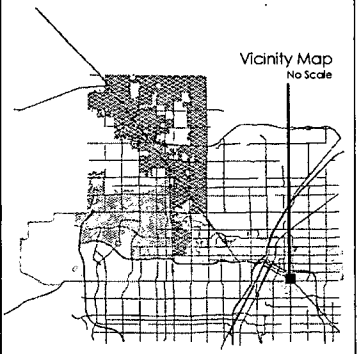
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51648-1 My Appointment Expires Feb. 16, 2007



Site Map

Street Centerline
Building Footprints
City of Las Vegas
Parcels



Real Estate & Asset Management

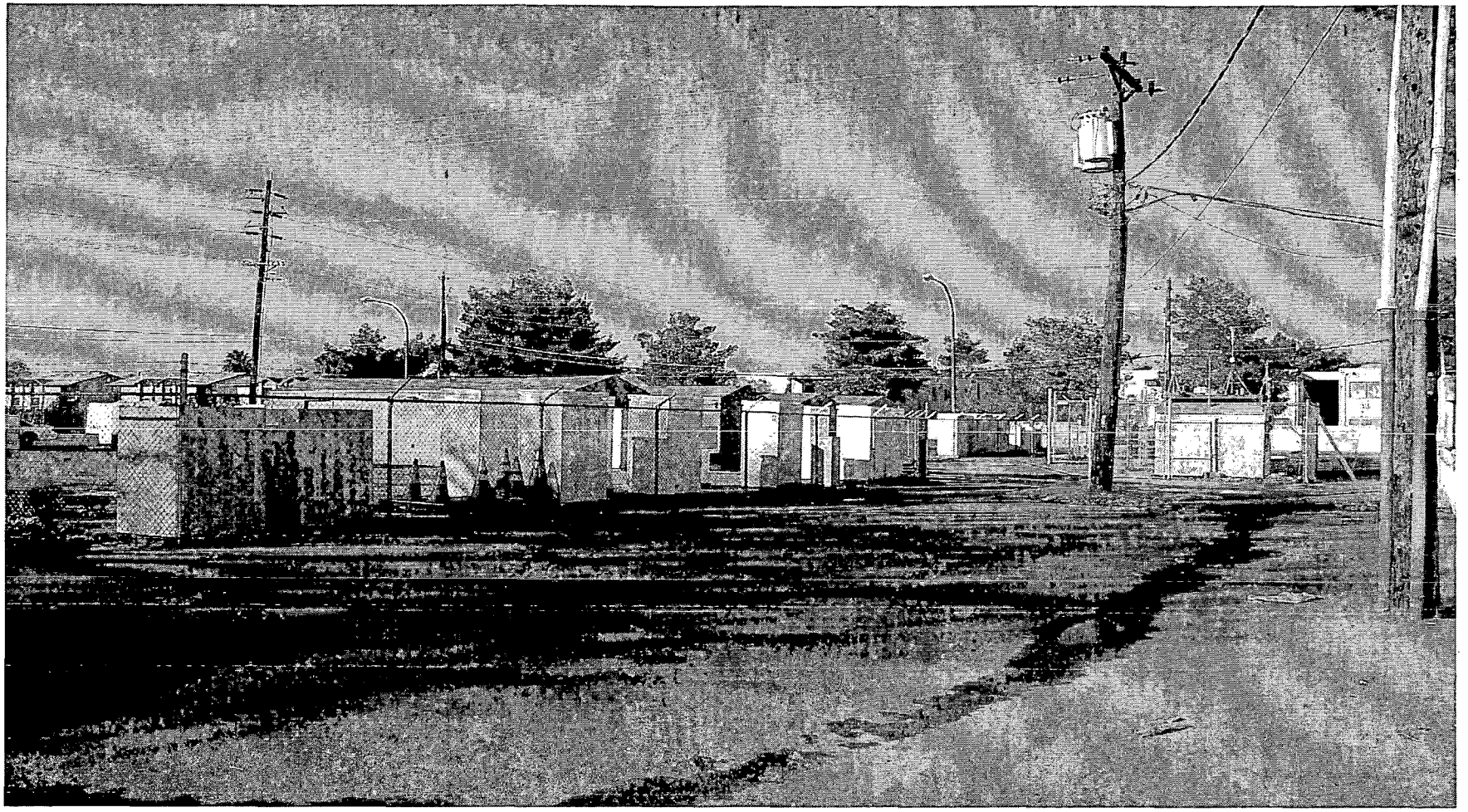
N

CITY OF LAS VEGAS NEVADA

Date of Data: 2003/09/26

GPA-3532

01-08-04 PC

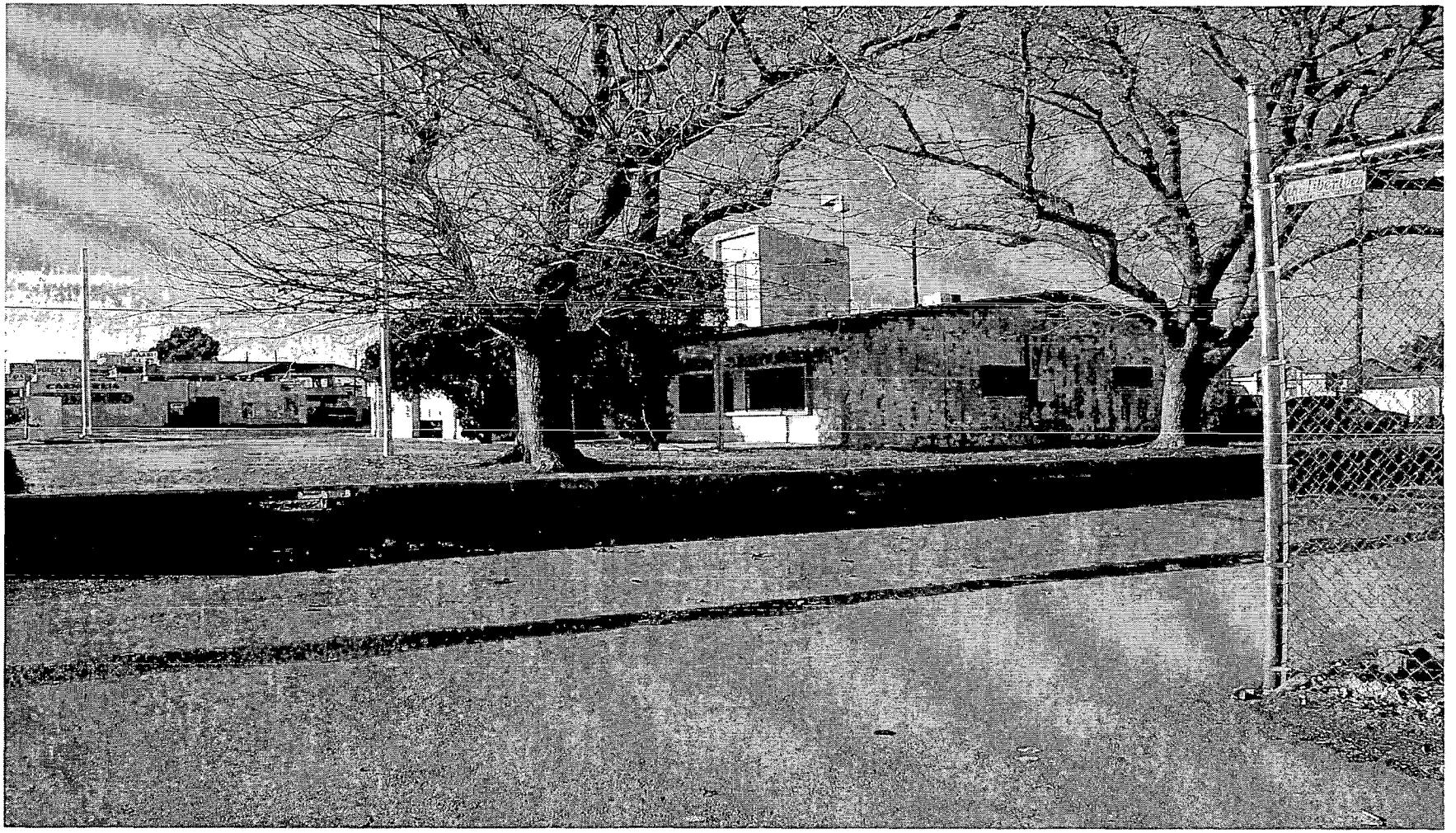


GPA-3532 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

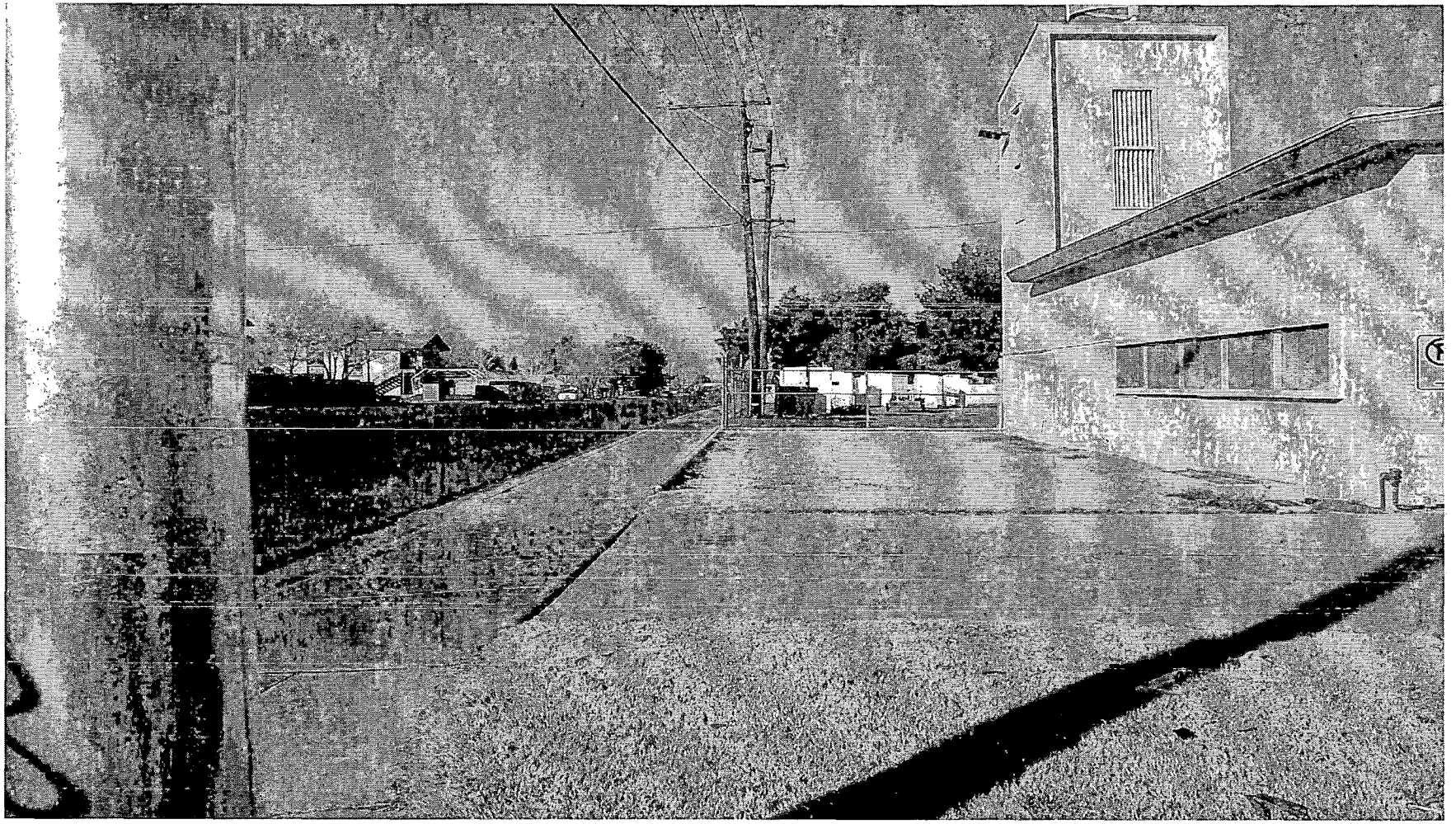
GPA-3532 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



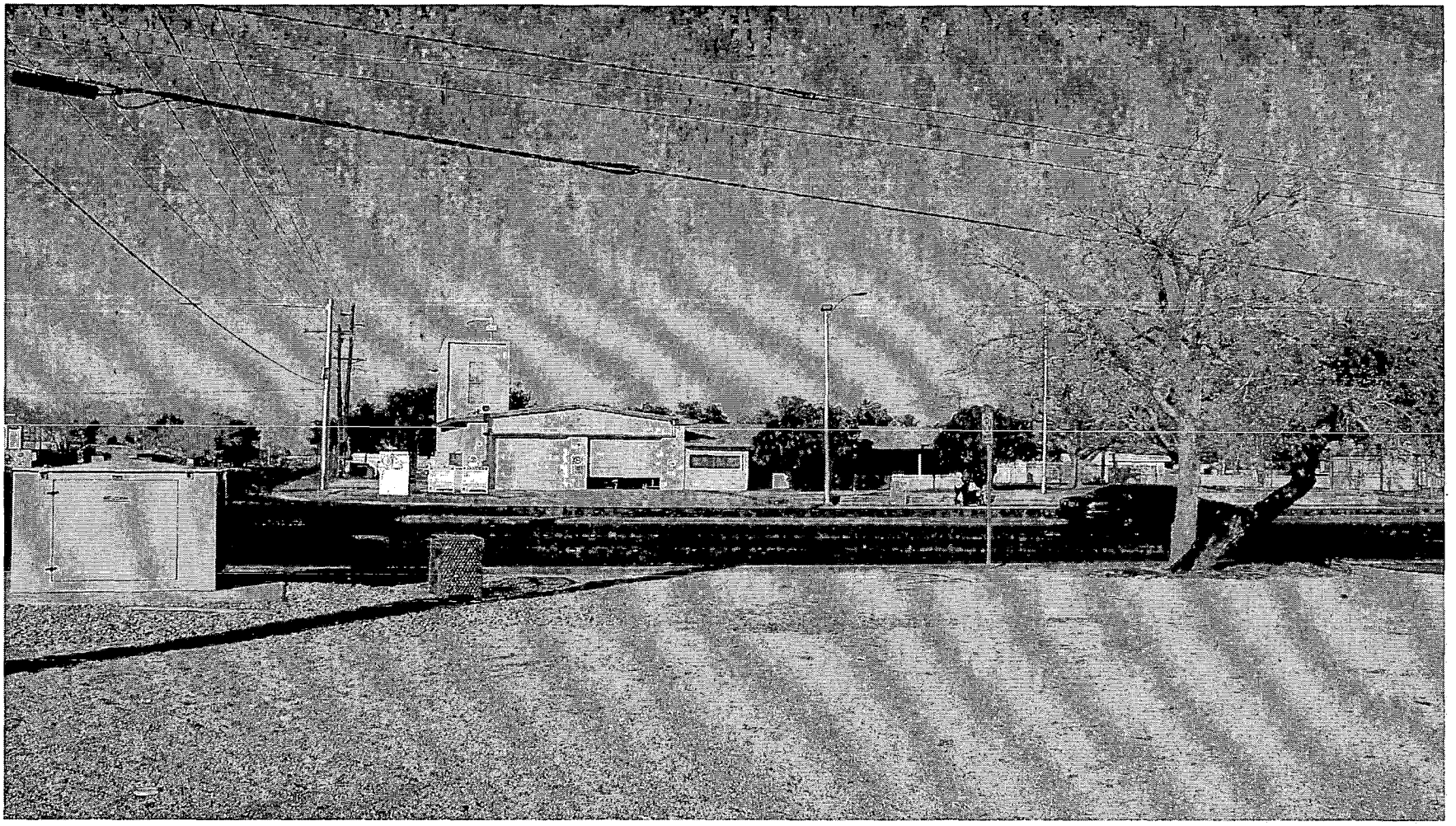
GPA-3532 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



GPA-3532 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



GPA-3532 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 113

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
REZONING RELATED TO GPA-3532 - PUBLIC HEARING - **ZON-3533 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: C-V (Civic) on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions – UNANIMOUS

MINUTES:
NOTE: See Item 112 [GPA-3532] for all related discussion.

(2:37 – 2:41)

3-66

CONDITIONS:
Planning and Development

1. A General Plan Amendment (GPA-3532) to a PF (Public Facilities) land use designation approved by the City Council.

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

3. A Site Development Plan Review application (SDR-3534) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

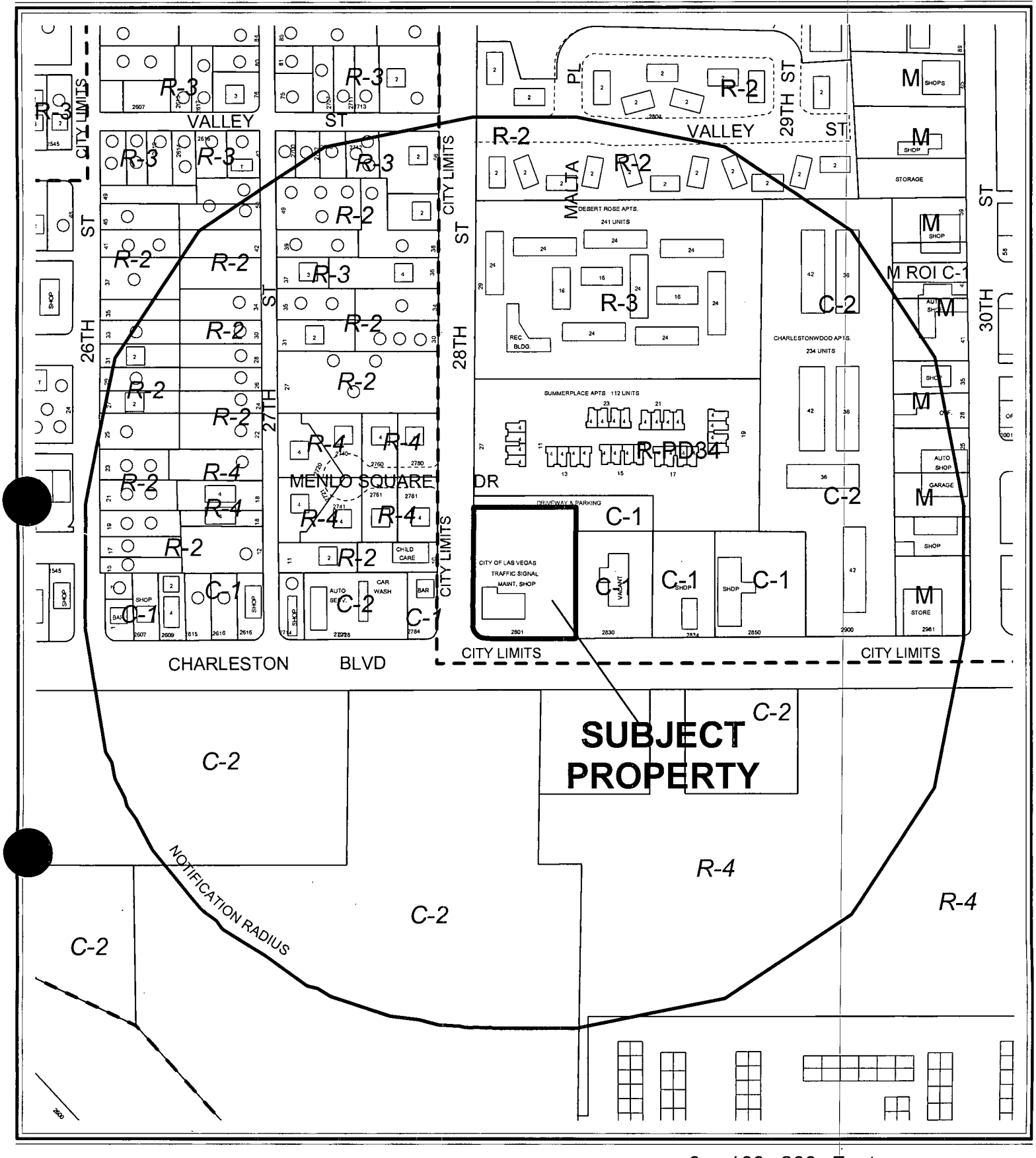
CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 113 – ZON-3533

CONDITIONS – Continued:

Public Works

4. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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



0 100 200 Feet

CASE: **ZON-3533**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3533 - CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3532) to a PF (Public Facilities) land use designation approved by the City Council.

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

3. A Site Development Plan Review application (SDR-3534) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from C-1 (Limited Commercial) to C-V (Civic) on 1.14 acres at 2824 East Charleston Boulevard. A General Plan Amendment to amend the Southeast Sector Plan of the General Plan from SC (Service Commercial) to PF (Public Facilities) and a Site Development Plan Review (SDR-3534) for a proposed single-story, 10,670 square-foot traffic signal maintenance facility will also be considered as companion agenda items.

B) Applicant's Justification

The applicant's justification letter states the applicant (City of Las Vegas) wishes to apply for a site development plan review, zone change, and general plan amendment. The site is to be used for a traffic signal repair shop for the City of Las Vegas. The existing facility on the site will be demolished and a new facility will be constructed. The facility will be used to monitor and repair traffic signals within the Las Vegas valley.

BACKGROUND INFORMATION

A) Previous Actions

02/01/89 The City Council approved a Rezoning (Z-0136-88) from C-V (Civic) to C-1 (Limited Commercial) on the subject site. The Planning Commission recommended approval on 1/12/89.

1/08/03 The Planning Commission recommended approval of two related items, A General Plan Amendment (GPA-3532) to amend the Southeast Sector Plan of the General Plan from SC (Service Commercial) to PF (Public Facilities) and a Site Development Plan Review (SDR-3534) for a proposed single-story, 9,260 square foot traffic signal repair facility.

01/08/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #28/lm).

B) Pre-Application Meeting

10/23/03 At the pre-application meeting, the pertinent issues discussed included:

- The rear security gate will require an access agreement with the adjacent property owner;
- The entry gate will be left open during business hours;
- The applicant will be required to meet with Flood Control Section;
  - Provide a setback and landscaping on the west side of the building; and
  - Need to provide an elevation/detail of perimeter wall (in accordance with Title 19).

C) Neighborhood Meetings

A neighborhood meeting is not required for this Rezoning application. A neighborhood meeting will be held on December 30, 2003 to discuss the proposed General Plan Amendment.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.14 Acres

B) Existing Land Use

Subject Property:	City of Las Vegas Traffic Signal Maintenance Shop
North:	Driveway; and Multi-Family Residential
South:	Clark County – Commercial (Lowe's Home Improvement)
East:	Commercial
West:	Clark County – Liquor Establishment (Tavern), Child Care Facility; Multi-Family Residential

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial); H (High Density Residential)
South:	Clark County
East:	SC (Service Commercial)
West:	Clark County

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial
North:	C-1 (Limited Commercial); R-PD34 (Residential Planned Development – 34 units per acre)
South:	Clark County
East:	C-1 (Limited Commercial)
West:	Clark County

E) General Plan Compliance

The Southeast Sector Plan currently designates the site as 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. A related General Plan Amendment (GPA-3532) application seeks to change land use designation to PF (Public Facilities), which would support the proposed zoning to C-V (Civic). The PF (Public Facilities) 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.

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-3534) application.

B) General Analysis and Discussion

The zone change to C-V (Civic) zone will be consistent with the proposed General Plan Amendment to PF (Public Facilities). The C-V (Civic) district is intended to provide for existing public and quasi-public uses and for the development of schools, libraries, public parks, public flood control facilities, police, fire, electrical transmission facilities, Water District, Nevada Power and other public facilities. In addition, the C-V (Civic) District may provide for any public or quasi-public use operated or controlled by any recognized religious, fraternal, veteran, civic or service organization.

The current use of the property is the City of Las Vegas traffic signal maintenance shop, which is considered a public use. The zoning request to C-V (Civic) brings the site into conformance with the existing use of the site. The city is proposing to relocate the one-story 10,670 square foot facility to the north of the existing traffic signal maintenance shop. The existing structure will be demolished. The proposed relocation of the traffic signal maintenance shop represents an opportunity for redevelopment and improvement of the site. The use of the site is not changing, and therefore the use will still be compatible with the mixture of multi-family development and commercial development in the area.

FINDINGS

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

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

   The site is currently designated as SC (Service Commercial) on the Southeast Sector Land Use Plan Map of the General Plan. A related General Plan Amendment application (GPA-3532) proposes to amend the land use designation to PF (Public Facilities). The zone change to C-V (Civic) zone will be consistent with the proposed General Plan Amendment to PF (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."**

   Adjacent to the site is a multi-family residential complex to the north, a commercial center (Lowe's Home Improvement store) located in Clark County to the south, commercial property to the east, and a liquor establishment, child care facility, and multi-family residential located in Clark County to the west. The current use of the property is for the City of Las Vegas traffic signal maintenance shop. The applicant proposes to relocate facility north of the existing traffic signal maintenance shop. The proposed rezoning to C-V (Civic) will be compatible with the surrounding land uses and zoning districts.

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

   The proposed relocation of the traffic signal maintenance shop represents an opportunity for redevelopment and improvement of the site. The use of the site is not changing, and therefore the use will still be compatible with the mixture of multi-family development and commercial development in the area and will bring the existing use into conformance with the appropriate zoning district.

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

   The site is accessed via East Charleston Boulevard, a 100-foot Primary Arterial, and 28th Street, a 70-foot wide Secondary Collector. These rights-of-way provide adequate access to the site.

NOTICES MAILED 77 by Planning Department

APPROVALS 0

PROTESTS 0

2

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3533 APN: 139-36-402-011 ZONING

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS - PUBLIC WORKS

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: David Roark

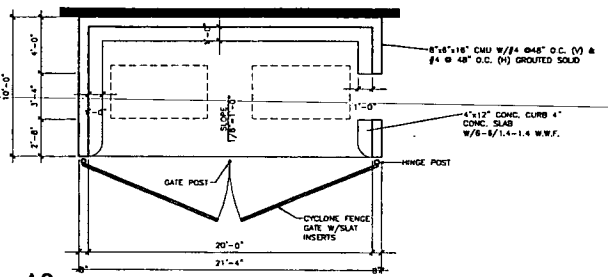
Print Name: David Roark

Subscribed and sworn before me

This 4th day of Dec., 2003

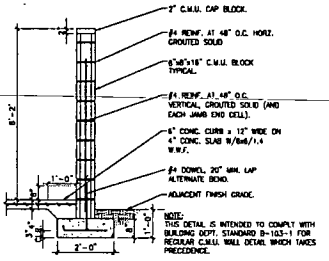
Jill Melone
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires Feb. 16, 2007



A3 ENLARGED TRASH ENCLOSURE

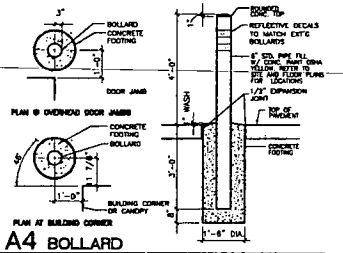
1/4" = 1'-0"



A3 CMU WALL SECTION

1/2" = 1'-0"

003167001



A4 BOLLARD

1/2" = 1'-0"

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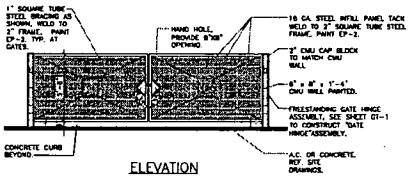
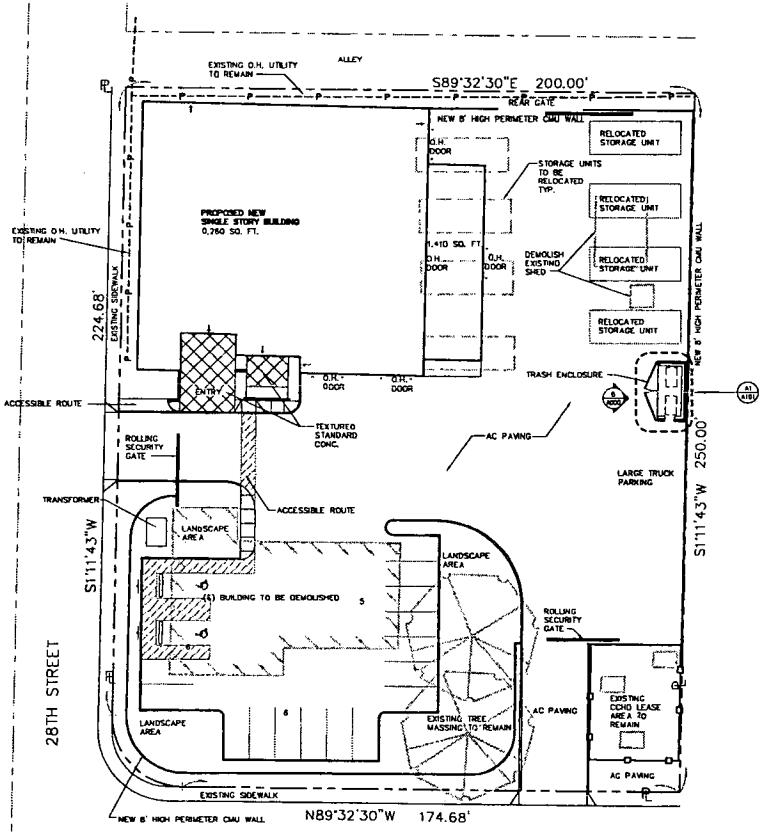


ELEVATION

B4 TRASH ENCLOSURE ELEVATION

3/4"=1'-0"

003167008



EAST CHARLESTON BLVD.

E1 SITE PLAN

1" = 20'-0"

GPA-3532
ZON-3533
SDR-3534

01-08-04 PC

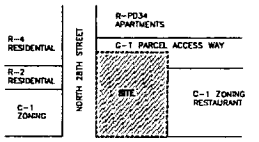
SITE INFORMATION

LEGAL DESCRIPTION:
PT SE4 SW4 SEC 36 20 61

PROPERTY ADDRESS:
2824 E CHARLESTON BLVD
LAS VEGAS NEVADA

VICINITY LAND USE MAP

NOT TO SCALE



C-2 ZONING
COMMERICAL

SITE INFORMATION

SITE AREA	49,750 SQ. FT.
OFFICE/SHOP	8,280 SQ. FT.
STORAGE	1,410 SQ. FT.
TOTAL BUILDING AREA	10,670 SQ. FT.
BUILDING COVERAGE	16%
LANDSCAPE AREA	15%
PARKING SPACES	18 STALLS

ARCHITECTURE
103 EAST BEND AVENUE
LAS VEGAS NEVADA 89119
TEL 702 891 5201
FAX 702 891 5212

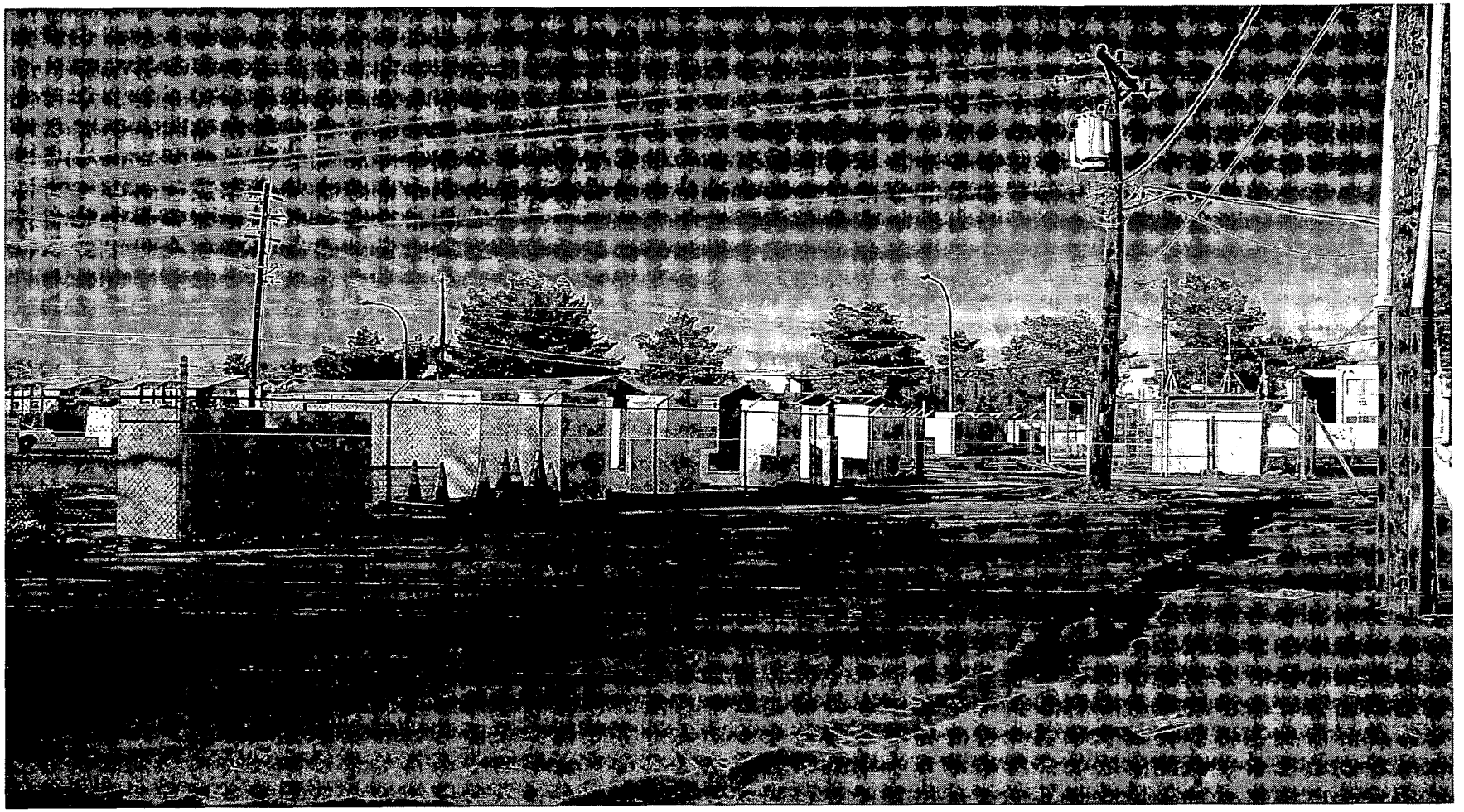
TRAFFIC SIGNAL REPAIR SHOP
2824 E CHARLESTON BLVD - 89101

SITE PLAN
GENERAL NOTES

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

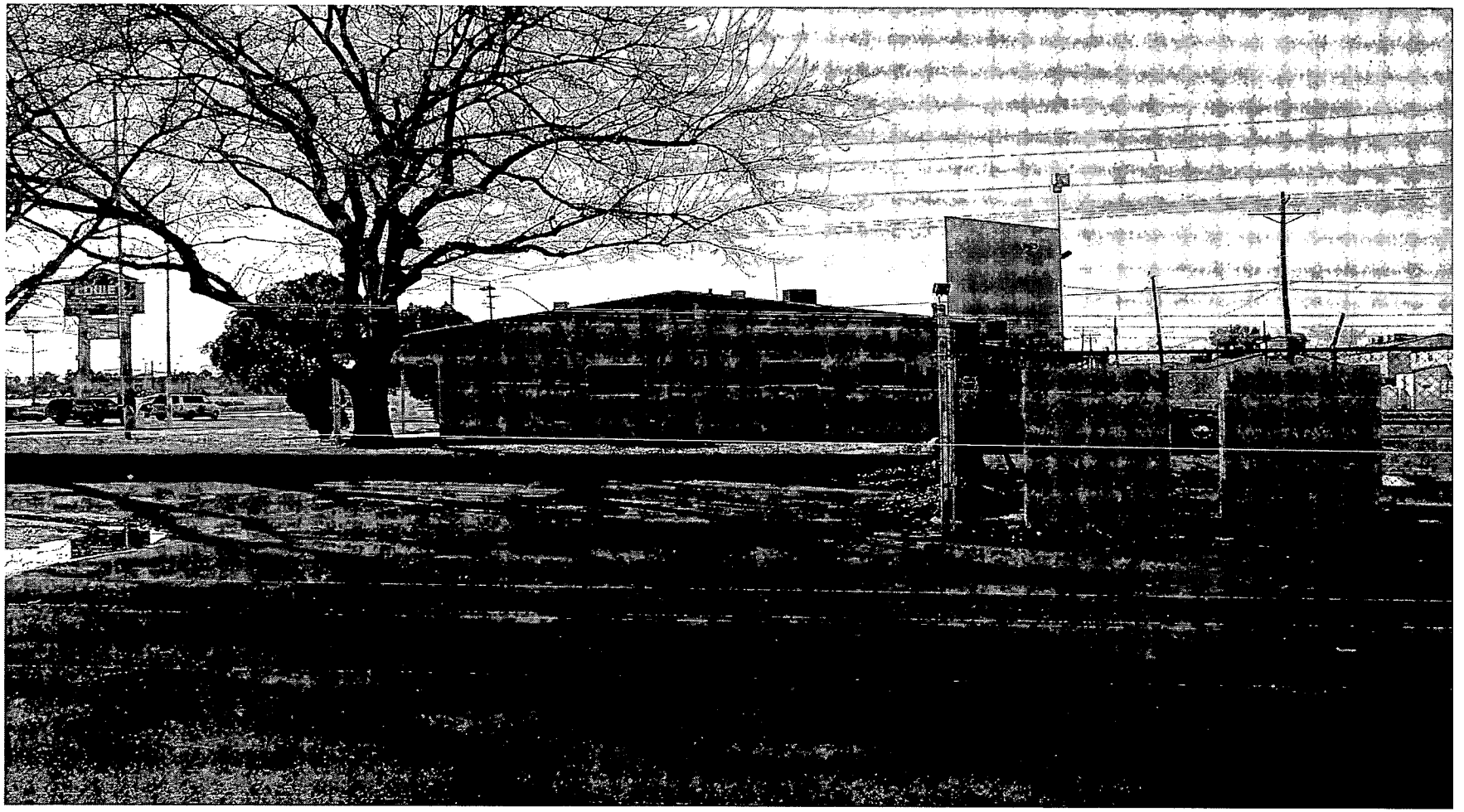
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6339
FAX: (702) 382-2232
TDD: (702) 386-9108

PROJ NO 03167101
DATE 12-15-03
SCALE
DRN BY
CHK'D BY
SHT NO A101



ZON-3533 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



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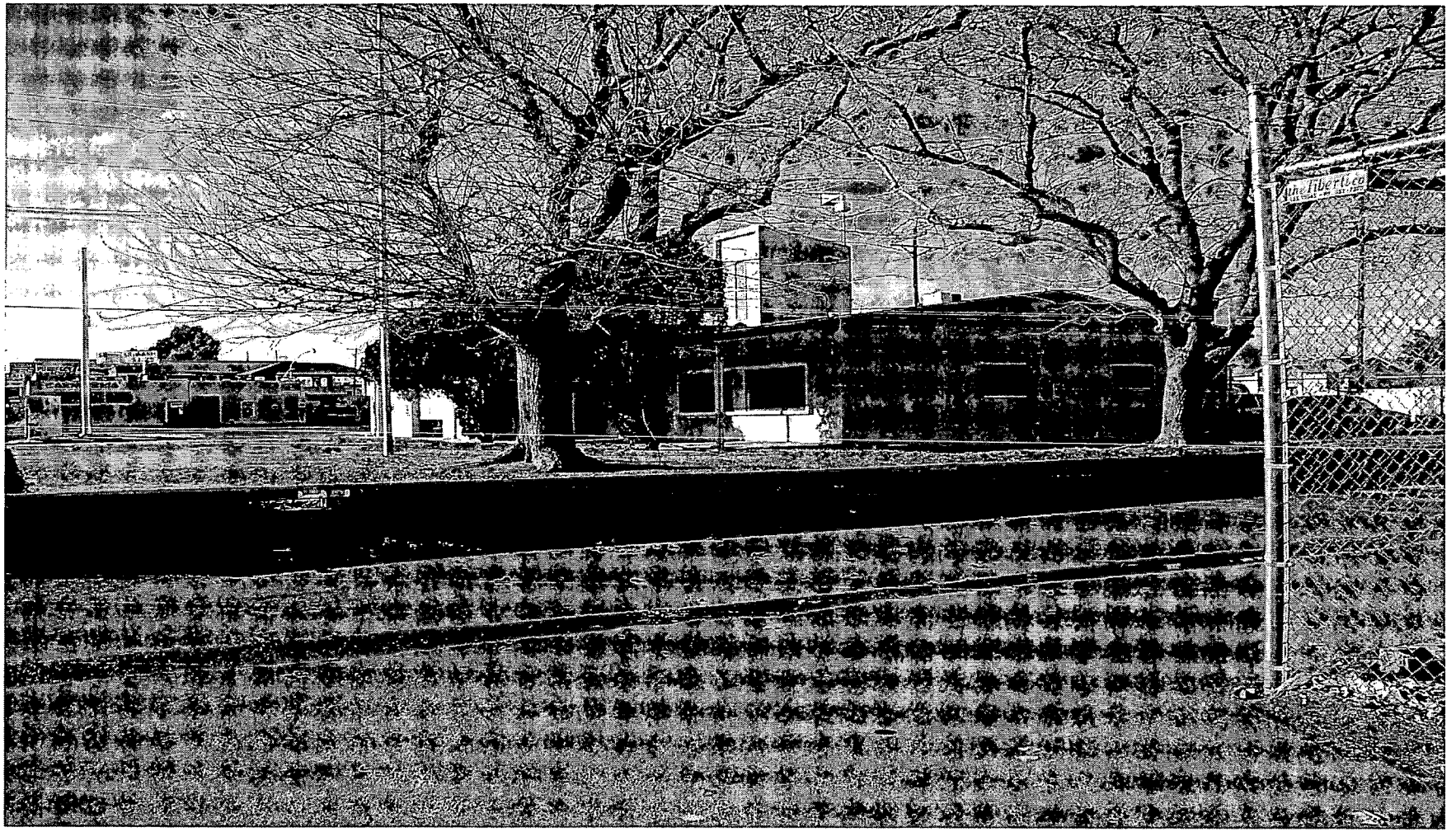
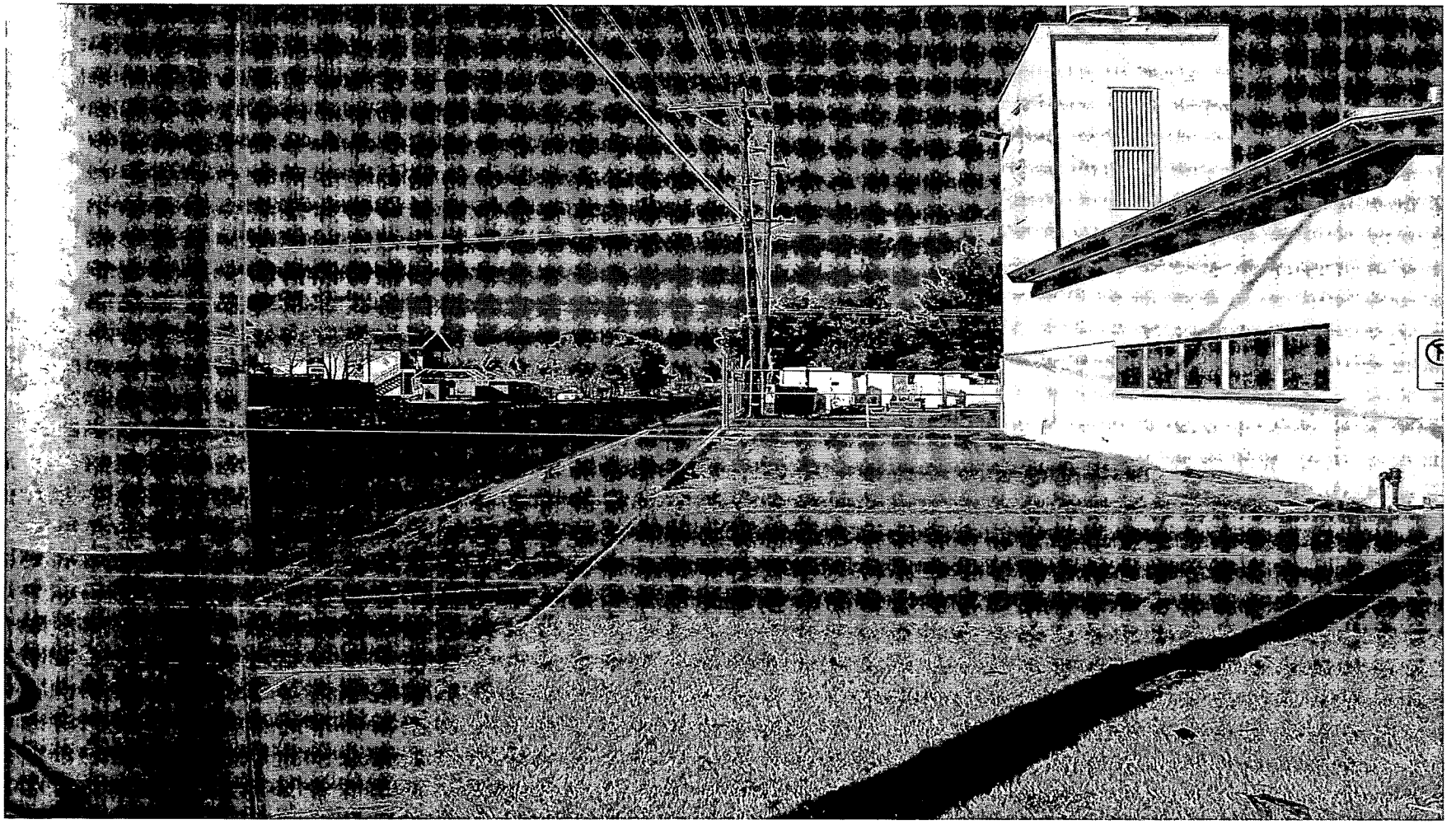


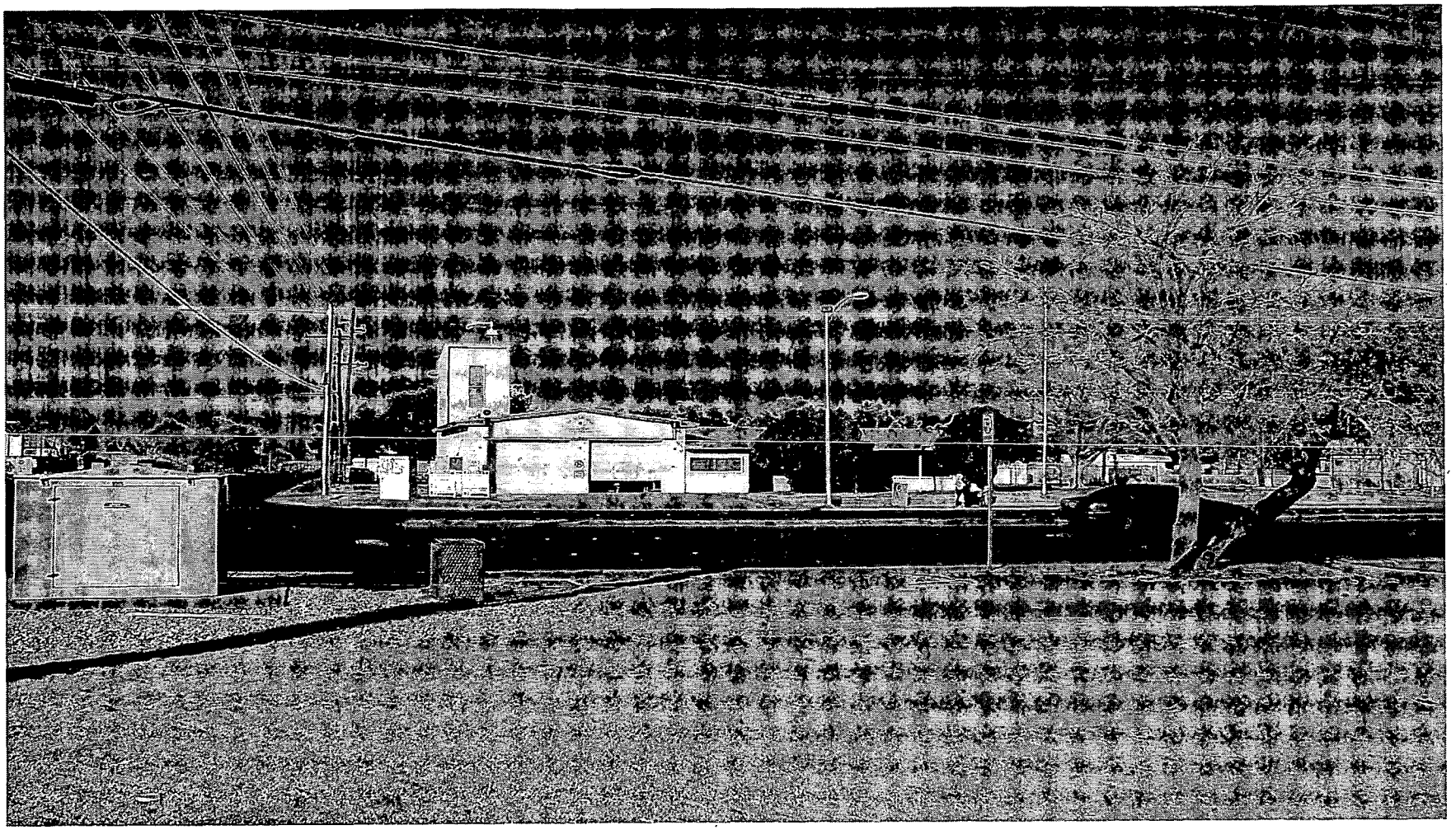
ZON-3533 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



ZON-3533 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



ZON-3533 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 114

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3532 AND ZON-3533 - PUBLIC HEARING - **SDR-3534 - CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 9,260 SQUARE-FOOT TRAFFIC SIGNAL REPAIR FACILITY on 1.14 acres at 2824 East Charleston Boulevard (APN: 139-36-402-011), C-1 (Limited Commercial) Zone [PROPOSED: C-V (Civic) Zone], Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

RECOMMENDATION:
The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

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

MOTION:
REESE – APPROVED subject to conditions – UNANIMOUS

MINUTES:
NOTE: See Item 112 [GPA-3532] for all related discussion.

(2:37 – 2:41)

3-66

CONDITIONS:
Planning and Development

1. A Rezoning (ZON-3533) to a C-V (Civic) Zoning District approved by the City Council.

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

3. The setbacks, building height and lot coverage standards shown on the site plan shall be enforced at the time of building permit.

CONDITIONS – Continued:

4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 24-inch box trees spaced twenty feet on center on alternating sides of the eight-foot tall block wall. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

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

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

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property.

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

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

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

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

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

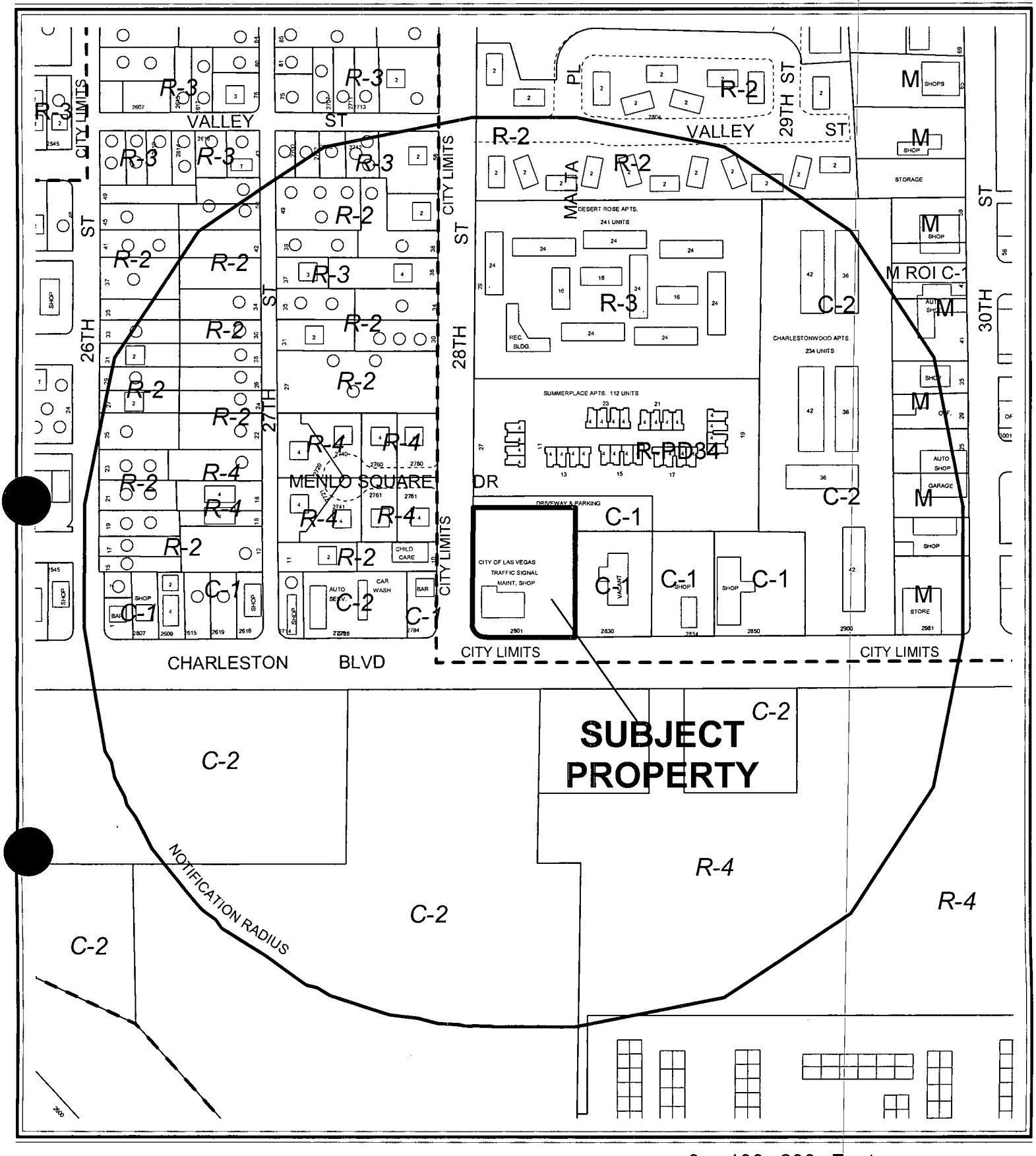
CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Planning and Development Department
Item 114 – SDR-3534

CONDITIONS – Continued:

Public Works

13. 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 revised driveways should be designed, located and constructed in accordance with Standard Drawing #222A.

14. Site development to comply with all applicable conditions of approval for ZON-3533 and all other subsequent site-related actions.

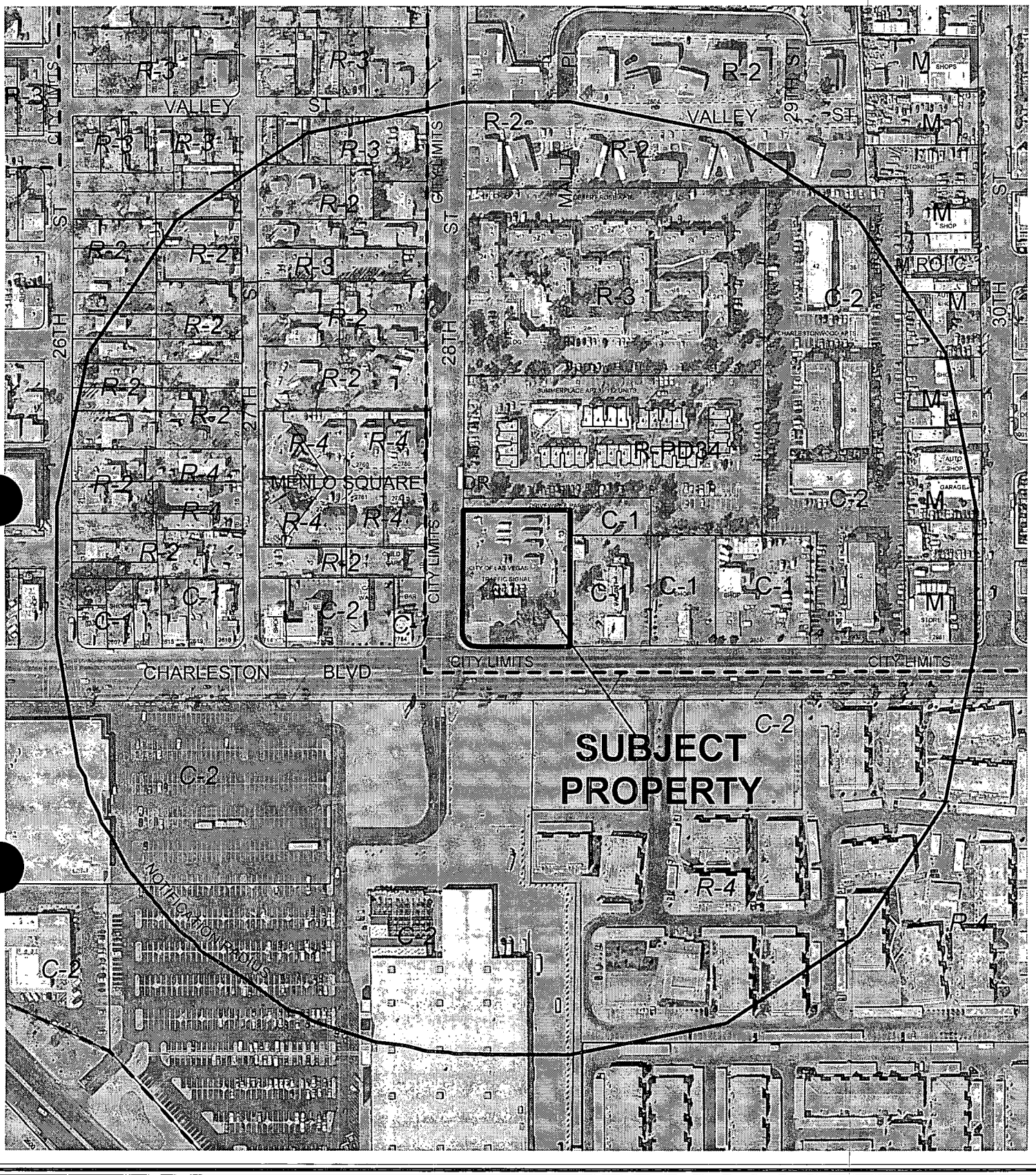


CASE: **SDR-3534**

RADIUS: 750 FT

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

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



CASE: SDR-3534

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 4, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3534 - CITY OF LAS VEGAS

** CONDITIONS **

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Rezoning (ZON-3533) to a C-V (Civic) Zoning District approved by the City Council.

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

3. The setbacks, building height and lot coverage standards shown on the site plan shall be enforced at the time of building permit.

4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect 24-inch box trees spaced twenty feet on center on alternating sides of the eight-foot tall block wall. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

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.]

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

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

Public Works

13. 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 revised driveways should be designed, located and constructed in accordance with Standard Drawing #222A.

14. Site development to comply with all applicable conditions of approval for ZON-3533 and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review for a proposed single-story, 10,670 square-foot traffic signal repair facility on 1.14 acres at 2824 East Charleston Boulevard. Related companion items are a General Plan Amendment to amend the Southeast Sector Plan of the General Plan from SC (Service Commercial) to PF (Public Facilities) and a Rezoning from C-1 (Limited Commercial) to PF (Public Facilities).

B) Applicant's Justification

The applicant's justification letter states the applicant (City of Las Vegas) wishes to apply for a Site Development Plan Review, Rezoning, and General Plan Amendment. The site is to be used for a traffic signal repair shop for the City of Las Vegas. The existing facility on the site will be demolished and a new facility will be constructed. The facility will be used to monitor and repair traffic signals within the Las Vegas valley

BACKGROUND INFORMATION

A) Previous Actions

02/01/89 The City Council approved a Rezoning (Z-0136-88) from C-V (Civic) to C-1 (Limited Commercial) on the subject site. The Planning Commission recommended approval on 01/12/89. Staff also recommended approval.

01/08/04 The Planning Commission recommended approval of two related items, A General Plan Amendment (GPA-3532) to amend the Southeast Sector Plan of the General Plan from SC (Service Commercial) to PF (Public Facility) and a Rezoning (ZON-3533) from C-1 (Limited Commercial) to C-V (Civic).

01/08/04 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #29/lm).

B) Pre-Application Meeting

10/23/03 The pertinent issues discussed included:

- The rear security gate will require an access agreement with the adjacent property owner;
- The entry gate will be left open during business hours;
- The applicant will be required to meet with Flood Control Section;
- Provide a setback and landscaping on the west side of the building; and
- Need to provide an elevation/detail of perimeter wall (in accordance with Title 19).

C) Neighborhood Meetings

A neighborhood meeting is not required for this Site Development Plan Review application. A neighborhood meeting is scheduled to be held on December 30, 2003 to discuss the proposed General Plan Amendment.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.14 Acres

B) Existing Land Use

Subject Property:	City of Las Vegas Traffic Signal Maintenance Shop
North:	Driveway; and Multi-Family Residential
South:	Clark County – Commercial (Lowe's Home Improvement)
East:	Commercial
West:	Clark County – Liquor Establishment (Tavern), Child Care Facility; Multi-Family Residential

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial); H (High Density Residential)
South:	Clark County
East:	SC (Service Commercial)
West:	Clark County

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial
North:	C-1 (Limited Commercial); R-PD34 (Residential Planned Development – 34 units per acre)
South:	Clark County
East:	C-1 (Limited Commercial)
West:	Clark County

E) General Plan Compliance

The Southeast Sector Plan currently designates the site as 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. A related General Plan Amendment (GPA-3532) application seeks to change land use designation to PF (Public Facilities), which would support the proposed zoning to C-V (Civic). The PF (Public Facilities) 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.

PROJECT DESCRIPTION

- Site Plan

This application proposes a new traffic signal maintenance shop for the City of Las Vegas. The existing facility on the site, located at the southwest corner of the site, will be demolished and a new facility will be constructed on the northwest portion of the site. The proposed one-story structure is approximately 10,670 square feet. Four storage units will be relocated to the northeast corner. The parking area is proposed at the southwest portion of the site, where the original building stood. Vehicular access will be via two access points, one from 28th Street and the other from Charleston Boulevard.

- Landscape Plan

The landscape plan shows ten-foot (10') wide planters along the Charleston Boulevard and 28th Street frontages with deciduous trees. Approximately twenty-one (21) deciduous trees (including Shoestring Acacia, Strawberry tree, Desert Willow, Chilean Mesquite), are noted on site, as well as two (2) mature Mulberry trees. A majority of the trees are found along the rights-of-way, while others are provided in the parking area. Shrubs consist of the Trailing Indigo Bush, Desert Spoon, Rio Bravo Sage, Purple Fountain Grass, Firecracker Penstemon and Star Jasmine. Ground covers indicated include non-vegetative covers including rocks, small stones, and crushed/decomposed granite. All plants will be low maintenance and drought tolerant. An eight-foot tall painted perimeter block wall is proposed with intermittent bands of ribbed face block. The block wall will be located in the middle of the ten-foot (10') wide landscape planters. The landscape plan notes specifies that all landscaping shall meet minimum code requirements of Title 19.12.

- Building Elevations

The new traffic signal maintenance shop will be located in a one-story square-shaped structure. The 10,670 square foot building has a flat roof. The tan colored CMU building will consist of long rectangular spans of split face gray CMU as well as painted accents in creamy white, dark gray and copper to add visual interest to the building. Rolling metal doors are located on the south and east elevations.

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	49,750 Sq.Ft.	N/A
Min. Lot Width	N/A	200 Feet	N/A
Min. Setbacks			
• Front	N/A	150 Feet	N/A
• Side	N/A	74 Feet	N/A
• Corner	N/A	5 Feet	N/A
• Rear	N/A	5 Feet	N/A
Max. Lot Coverage	N/A	21.5%	N/A
Max. Building Height	N/A	20 Feet	N/A
Trash Enclosure	N/A	No	N/A
Loading Zone	N/A	No	N/A
Mech. Equipment	N/A	Screened	N/A
Other …	N/A	N/A	N/A

Title 19.06.020 states that minimum development standards for each property to be zoned C-V (Civic) are set at the time of rezoning. The proposed standards depicted on this site development plan should not pose any conflicts for the area. The standards and dimensions shown on this plan will be enforced at the time of building permit.

A2) Residential Adjacency Standards

This proposal complies with the City's Residential Adjacency Standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Industrial/ Warehousing	10,670 SF.	1/1000 SF of GFA	10	1	17	2

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

A Public Works condition requires the removal of all substandard public street improvements and unused driveway cuts adjacent to this site, and replace with new improvements meeting current City Standards concurrent with development of this site.

A4) Landscape Standards

Title 19.06.020 states "Minimum developments standards for property in the C-V zoning district shall be established by the City Council in connection with the

approval of a rezoning application. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area." These standards also include landscaping standards. The applicant has indicated that the landscaping will meet the requirements of Title 19.12.

A5) Sign Standards

The application submittal did not include information regarding freestanding, monument or wall signs. Pursuant to Title 19.14, the Sign Standards for the C-V (Civic) apply to the subject proposal.

B) General Analysis and Discussion

- Zoning

The City of Las Vegas signal repair maintenance shop development is an allowed use in the C-V (Civic) zoning district.

- Site Plan

The proposed site design provides a logical layout for the site.

- Waivers

Waivers are not requested as part of this application.

- Landscape Plan

The landscape plan depicts perimeter and parking lot landscaping. The perimeter landscaping along Charleston Boulevard and 28th Street is located on both sides of the eight-foot tall block wall. A condition is recommended to provide 24-inch box trees spaced twenty feet on center on alternating sides of the block wall to better provide a buffer. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

- Elevation

The submitted elevations are appropriate for the proposed project.

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 relocation of the traffic signal maintenance shop represents an opportunity for redevelopment and improvement of the site. Theoretically, the use of the site is not changing, and therefore the use will still be compatible with the mixture of multi-family development and commercial 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 development is consistent with the applicable requirements. Title 19.06.020 states "Minimum developments standards for property in the C-V zoning district shall be established by the City Council in connection with the approval of a rezoning application. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area." Additional conditions are suggested that will improve the design of the site.

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

   The site access and circulation will not negatively impact adjacent roadways, including Charleston Boulevard, a fully developed as a 100-foot wide Primary Arterial and 28th Street, a 70-foot wide Secondary Collector. These rights-of-way provide adequate access to the site.

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

   The proposed building materials and landscaping materials will be appropriate with the listed conditions that require the provision of additional perimeter landscaping.

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

   The submitted elevations are appropriate for the proposed project.

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

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

NOTICES MAILED 77 by Planning Department

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3534 APN: 139-36-402-011 SITE REVIEW

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: CITY OF LAS VEGAS - PUBLIC WORKS

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: David Roark

Print Name: David Roark

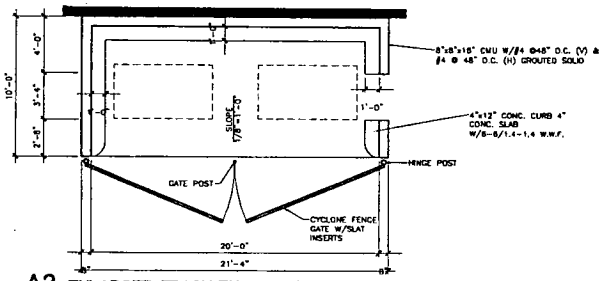
Subscribed and sworn before me

This 4th day of Dec., 2003

Jill Melone

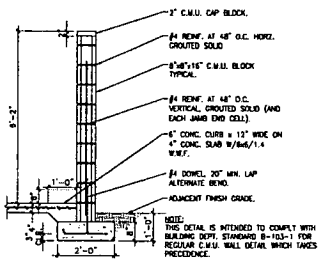
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
JILL MELONE
No. 99-51646-1 My Appointment Expires Feb. 16, 2007



A3 ENLARGED TRASH ENCLOSURE

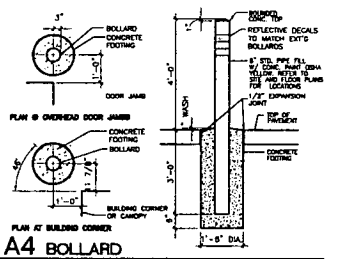
1/4"= 1'-0"



A3 CMU WALL SECTION

1/2" = 1'-0"

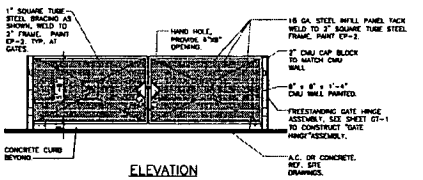
003107001



A4 BOLLARD

1/2" = 1'-0"

003167003

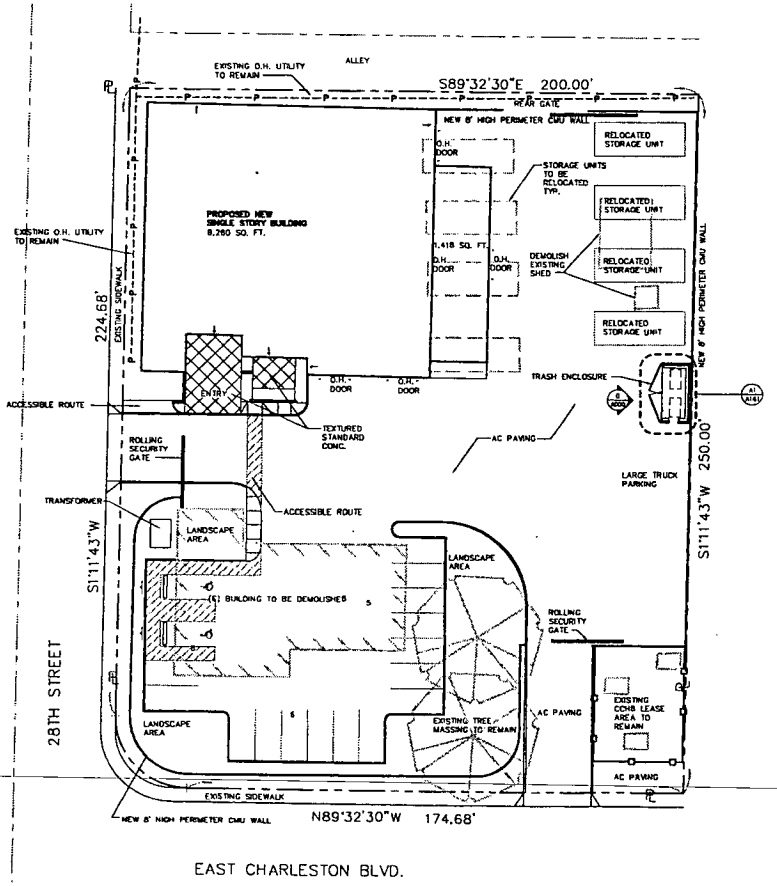


ELEVATION

B4 TRASH ENCLOSURE ELEVATION

3/4"=1'-0"

003187008



E1 SITE PLAN

1" = 20'-0"

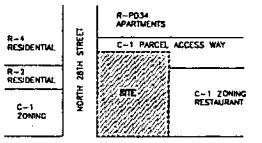
SITE INFORMATION

LEGAL DESCRIPTION:
PT SE4 SW4 SEC 36 20 61

PROPERTY ADDRESS:
2824 E CHARLESTON BLVD
LAS VEGAS NEVADA

VICINITY LAND USE MAP

NOT TO SCALE



C-2 ZONING
COMMERCIAL

SITE INFORMATION

SITE AREA	48,750 SQ. FT.
OFFICE/SHOP	8,260 SQ. FT.
STORAGE	1,410 SQ. FT.
TOTAL BUILDING AREA	10,670 SQ. FT.
BUILDING COVERAGE	16%
LANDSCAPE AREA	15%
PARKING SPACES	18 STALLS

GPA-3532
ZON-3533
SDR-3534

01-08--04 PC

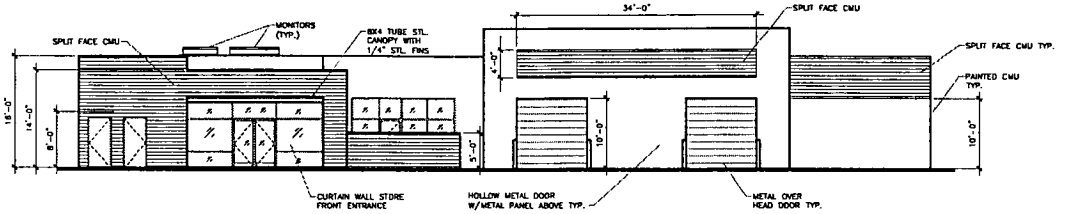
WPS ARCHITECTURE
105 EAST RENO AVENUE 6
LAS VEGAS NEVADA 89119
TEL 702 891 8201
FAX 702 891 8202

TRAFFIC SIGNAL REPAIR SHOP
2824 E CHARLESTON BLVD - 89101
SITE PLAN
GENERAL NOTES

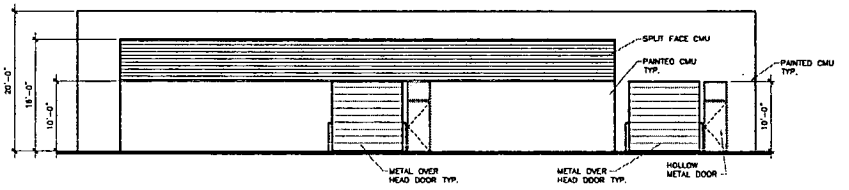
OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6335
FAX: (702) 383-9128
TDD: (702) 386-9108

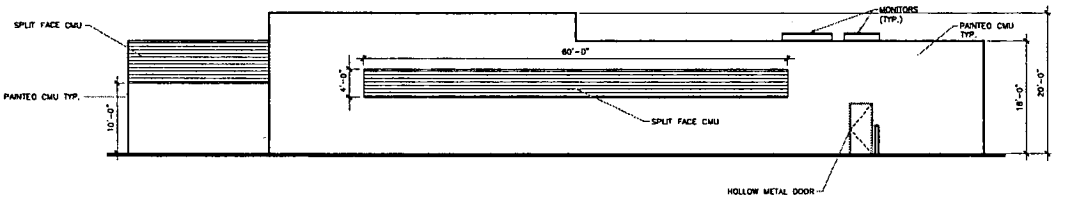
DRAWN
PLT 03187101
DATE 12-18-03
SCALE
JOB NO
SHT NO A101



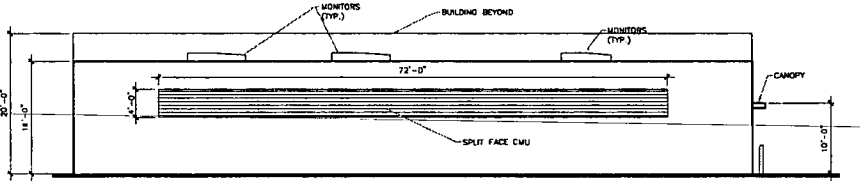
1 SOUTH ELEVATION
1/8 = 1'-0"



2 EAST ELEVATION
1/8 = 1'-0"



3 NORTH ELEVATION
1/8 = 1'-0"



4 WEST ELEVATION
1/8 = 1'-0"

GPA-3532
ZON-3533
SDR-3534

01-08-04 PC

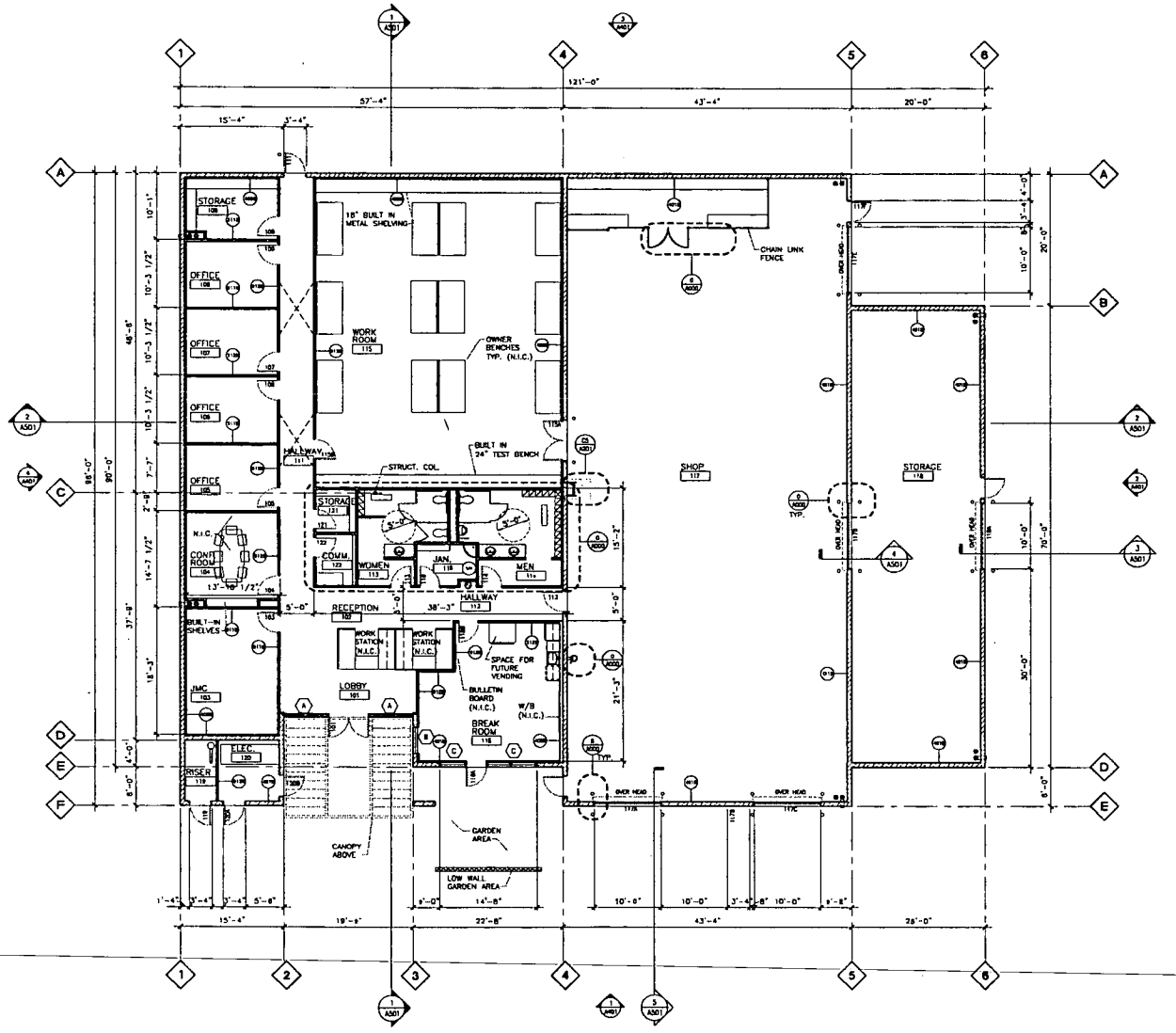
WPH ARCHITECTURE, INC.
108 EAST BONNEVILLE AVENUE
LAS VEGAS NEVADA 89101
TEL 702 891 8201
FAX 702 891 8212

TRAFFIC SIGNAL REPAIR SHOP
2824 E CHARLESTON BLVD - 89101
ELEVATIONS

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES
333 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6133
FAX: (702) 382-3232
TDD: (702) 384-9108

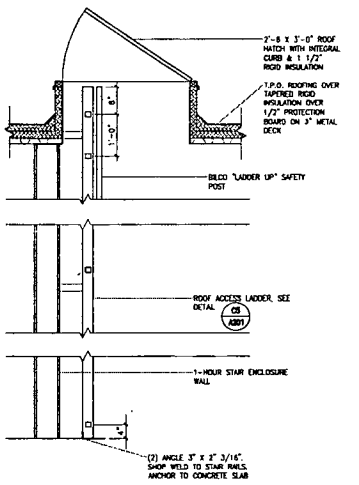
03107401
11-18-03

A401



E1 FLOOR PLAN

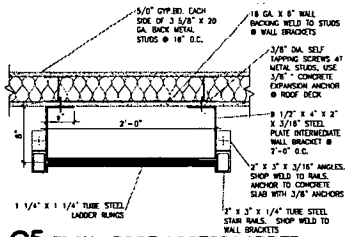
1/8" = 1'-0"



B5 ROOF ACCESS HATCH

3/4"=1'-0"

D03107110



C5 PLAN • ROOF ACCESS LADDER

DETAIL SCALE

D03107111

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO FACE OF FRAMING AND MASONRY OR TO CENTERLINE OF COLUMNS AND OPENINGS U.N.O.
2. INTERIOR FRAMED WALLS ARE ASSEMBLY TYPE 617B U.N.O. EXTERIOR FRAMED FURRING WALLS ARE ASSEMBLY TYPE 980B U.N.O.
3. REFER TO PROJECT MANUAL FOR DOOR SCHEDULE.
4. PROVIDE BACKING FOR ALL WALL MOUNTED ACCESSORIES, FURNISHINGS AND EQUIP. VERIFY WEIGHTS AND LOCATIONS.
5. PROVIDE SOUND ATTENUATION INSULATION AT TOILET ROOM WALLS.
6. SEE FINISH SCHEDULE FOR ALL FINISHES.
7. SEE DTL. E5/A811 FOR ALL TYP. FLOOR TRANSITION DETAILS.

FLOOR PLAN LEGEND

PARTITION

- NEW WALL CONSTRUCTION
- NEW CMU WALL
- NEW LOW WALL
- NEW 1 HOUR RATED WALL

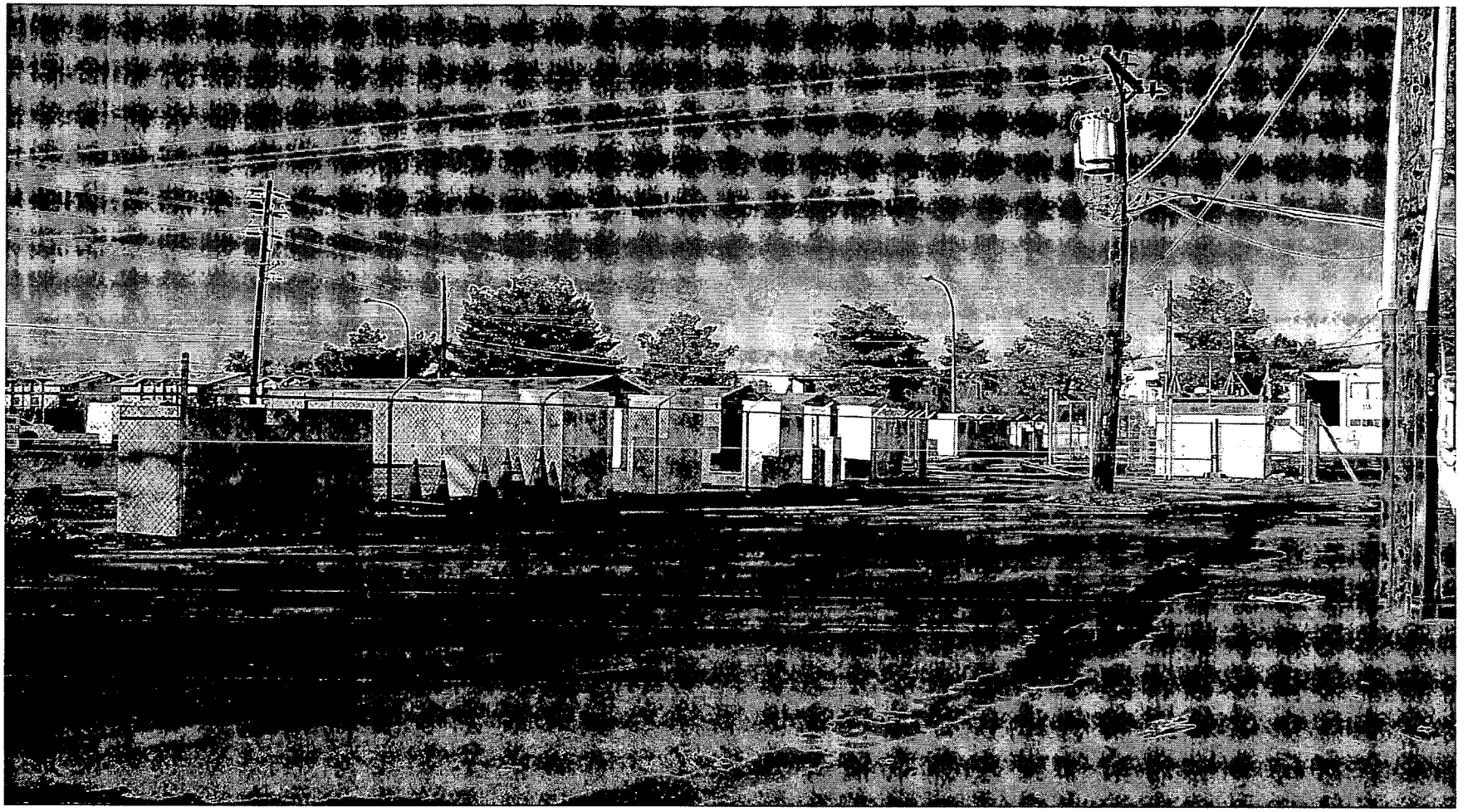
GPA-3532
ZON-3533
SDR-3534
01-08-04 PC

WPH ARCHITECTURE, Inc.
105 EAST BONNEVILLE AVENUE
LAS VEGAS NEVADA 89101
TEL 702 891 5201
FAX 702 891 5212

TRAFFIC SIGNAL REPAIR SHOP
2824 E. CHARLESTON BLVD ~ 89101
FLOOR PLAN

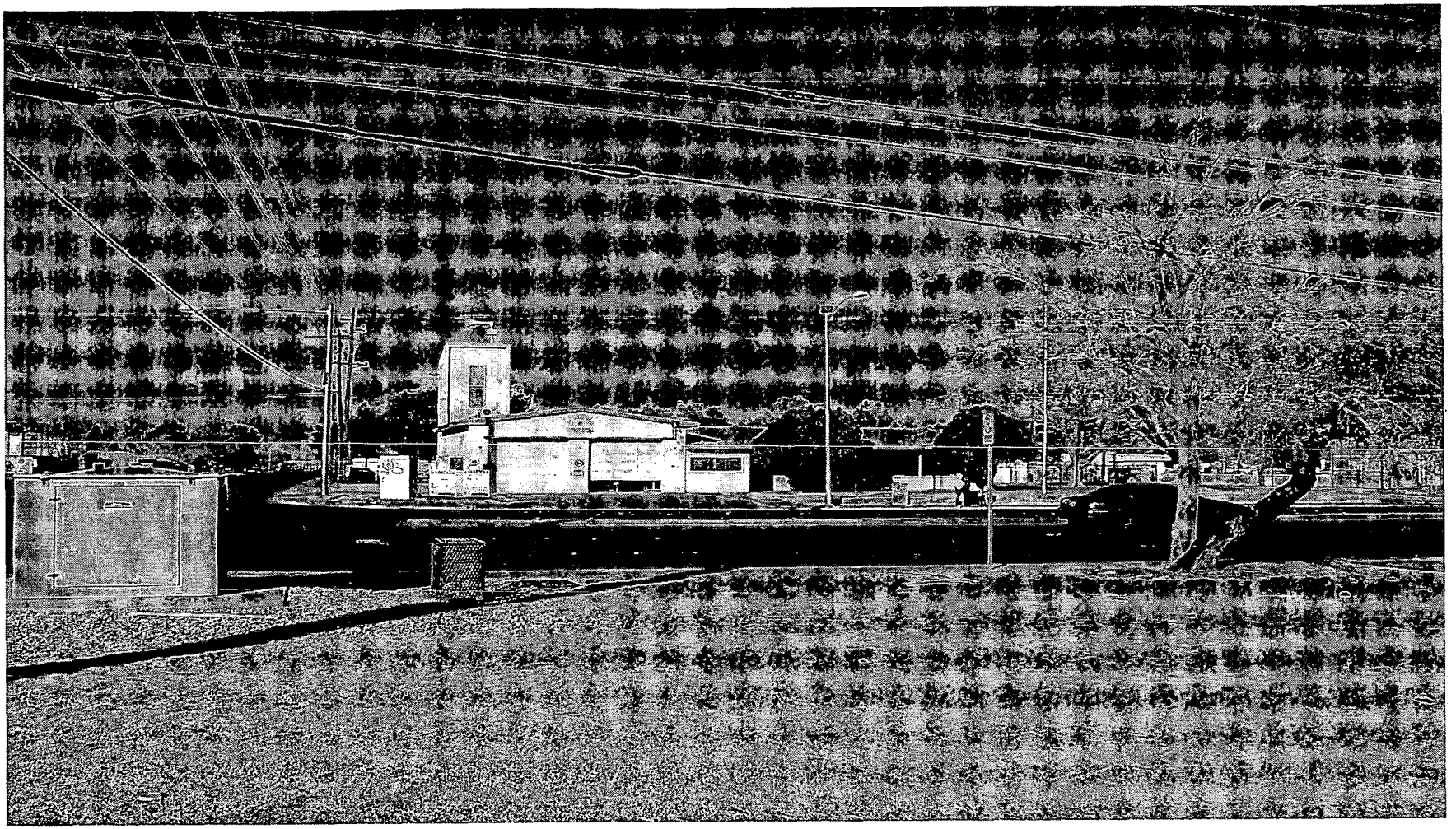
OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6319
FAX: (702) 382-2728
TDD: (702) 386-9108

JOB NO. 03107201
DATE 12-18-03
SCALE
DWG NO. A201



SDR-3534 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03



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JANUARY 8, 2004 PLANNING COMMISSION

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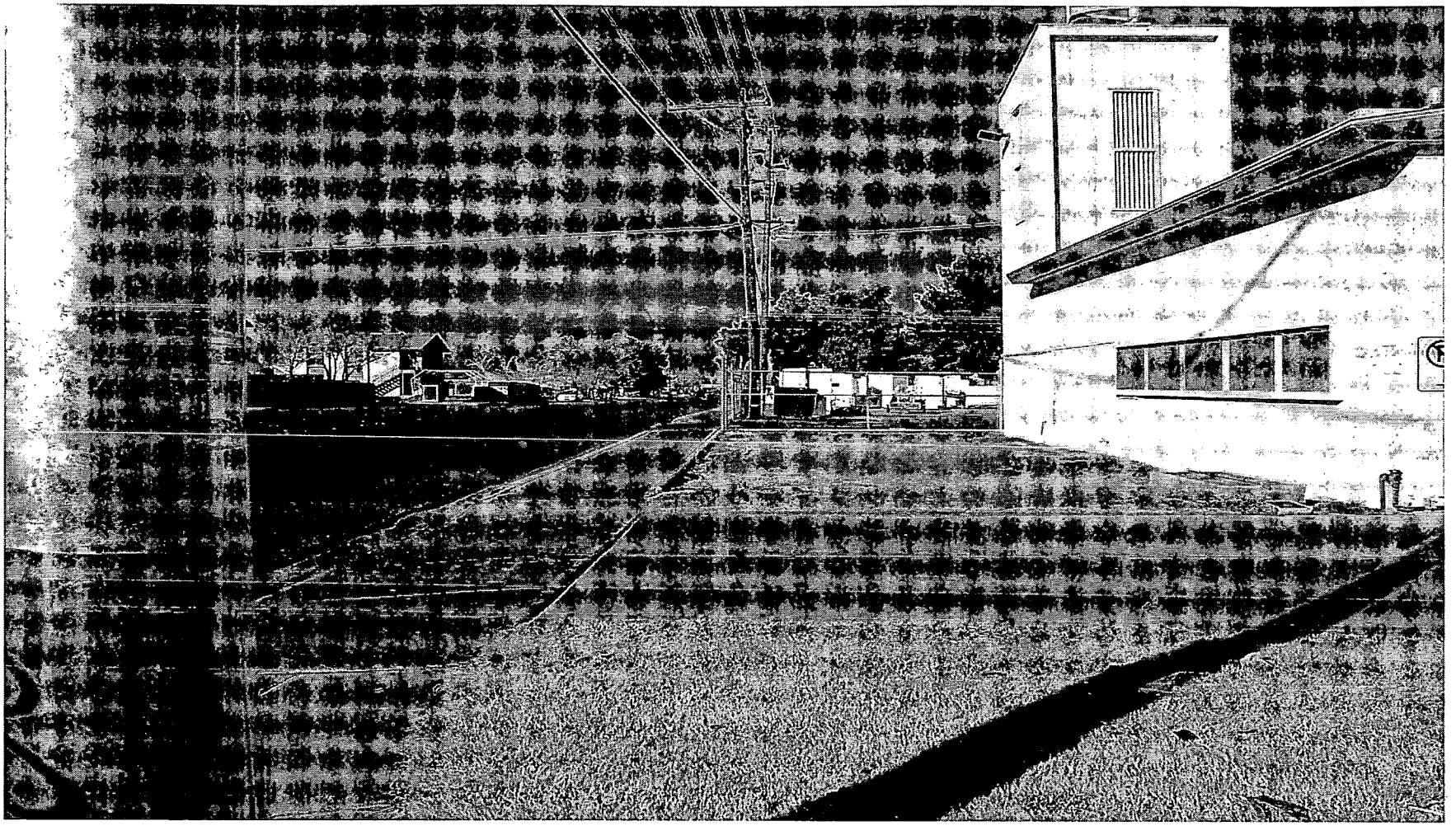

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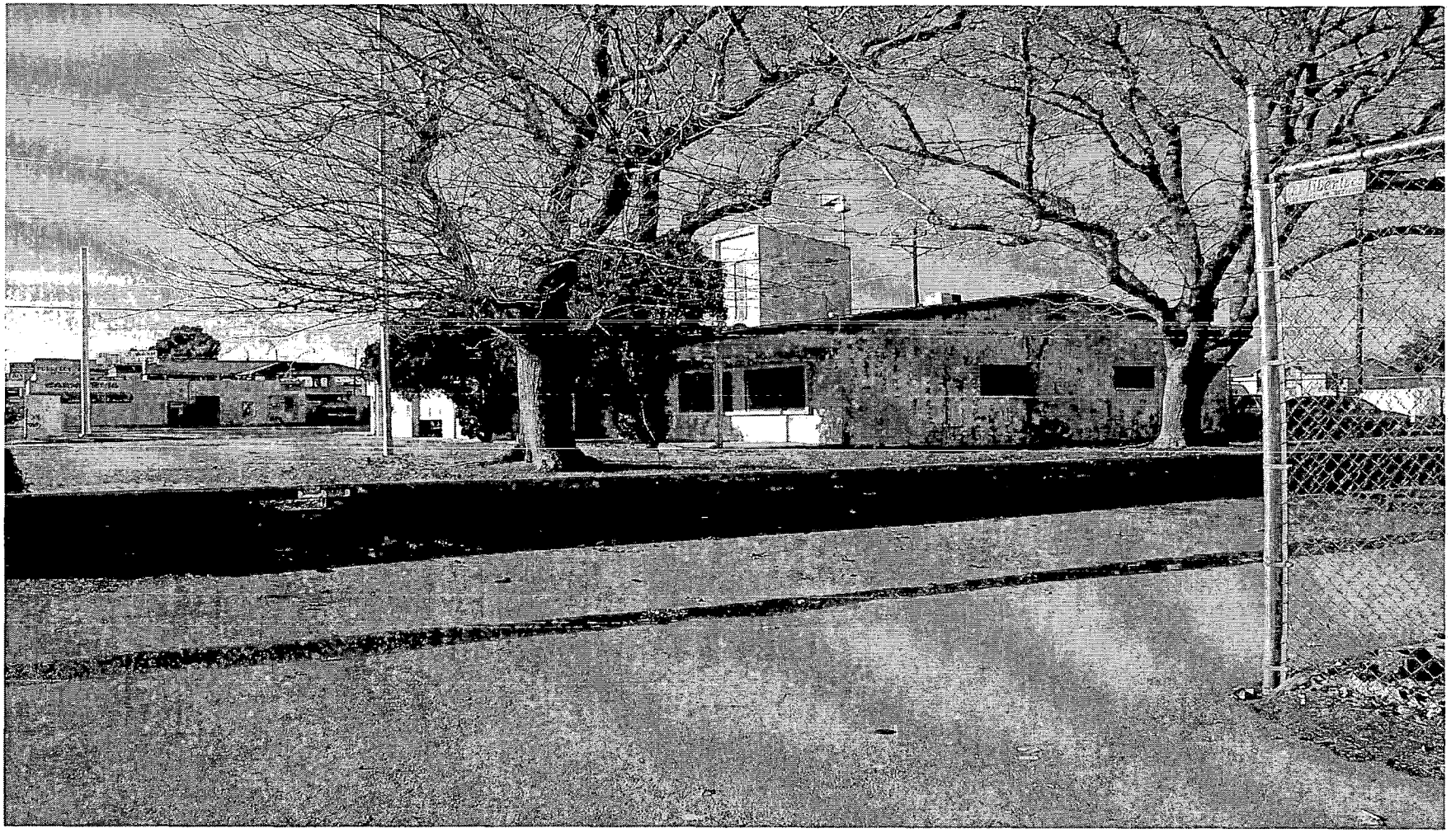

SDR-3534 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

SDR-3534 - CITY OF LAS VEGAS
2824 EAST CHARLESTON BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No. 115

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

DEPARTMENT: CITY CLERK

DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

DB 1611 EUCLID AVENUE, DB 328 N. 16TH STREET, NL N/E CORNER OF H STREET AND JACKSON AVENUE, MSH-3453, ROC-2671, SUP-3432, SUP-3463, SUP-3479, SUP-3491, SUP-3518, SUP-3537, VAC-3433, VAC-3506, VAR-3480, VAR-3487, VAC-3488 and VAR-3510 – 2/18/2004 AGENDA

City of Las Vegas

AGENDA SUMMARY PAGE

CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

DEPARTMENT: CITY CLERK
DIRECTOR: BARBARA JO (RONI) RONEMUS ☐ **CONSENT** ☐ **DISCUSSION**

SUBJECT:
ADDENDUM:

None.

City of Las Vegas

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: FEBRUARY 4, 2004

CITIZENS PARTICIPATION:

Items raised under this portion of the City Council Agenda cannot be deliberated or acted upon until the notice provisions of the Open Meeting Law have been met. If you wish to speak on a matter not listed on the agenda, please step up to the podium and clearly state your name and address. In consideration of others, avoid repetition, and limit your comments to no more than three (3) minutes. To ensure all persons equal opportunity to speak, each subject matter will be limited to ten (10) minutes.

MINUTES:

TODD FARLOW, 240 N. 19th Street, thanked the Council for saving the tree under the last agenda item. After the previous Planning Commission, he recalled an application at Bonanza and First Street for a very nice apartment building with hanging gardens. He questioned if that project would ever be built. DEPUTY CITY ATTORNEY BRYAN SCOTT responded that the City won litigation at the District Court level and the matter is pending before the Supreme Court. The issue is whether the Council was arbitrary and capricious in granting the variance and the 74% lot coverage on the parcel where 50% is permitted. The neighbor also protested the height of the building. MR. FARLOW expressed concern that the delay may result in investors pulling out of the project. DEPUTY CITY ATTORNEY SCOTT advised that Bonanza Realty, a developing real estate company, is actively involved in the litigation.

(2:41 – 2:43)

3-194

TOM McGOWAN, Las Vegas resident, described the offense of millions to the half-time show and many commercial advertisements during the Super Bowl. He recommended the City Council send a demand for an apology to the President of the National Football League regarding the insensitivity, assuming they can do so over the defenses of the American Civil Liberties Union for freedom of speech and expression. This issue will now be part of the City's Centennial history and record.

(2:43 – 2:47)

3-252

MINUTES – Continued:

LEE HAYNES, 1101 North Las Vegas Boulevard #113, outlined the Downtown Turn-Around Organization, 501-(C)(3) corporation, composed of very disparate individuals who have gathered as a group to assist those impacted in the downtown area. He encouraged the Mayor and representatives from the Wards to participate. They have one project and intend to form a small business investment corporation to fill the vacant businesses downtown while promising to never seek eminent domain. It will not be a private/public partnership like Neonopolis and Fremont Street Experience that have embroiled the City in so many problems. He will report back to the Council soon. The goal is to turn the City around to what it used to be. He also expressed his appreciation to the Council for their efforts to turn things around.

(2:47 – 2:50)

3-400

STEVEN "CAPTAIN TRUTH" DEMPSEY provided a handout article (not submitted for the record) by KATHY SCOTT regarding continuing problems at the Crazy Horse II. It is his conclusion that not everyone on the Council is interested in the problem. He confirmed with MAYOR GOODMAN the Channel 13 report that there will be a court hearing on the Galardi fine 2/5/2004. He reviewed his comments from past Council meetings regarding the Social Security building application. He added that COUNCILMAN MACK alleged that he could not call a show cause hearing for the Crazy Horse II because he worked for a competitor. The Councilman then refused to respond to the questions regarding his employment capacity and qualifications. If disclosure of that information is not required, it should be. He wished to remind both the County and City elected officials of their oath to protect against all enemies, foreign and domestic. A domestic enemy may be the person sitting next to you. Elected officials represent a check and balance system to prevent inappropriate things from happening. The public depends on elected officials for that.

(2:50 – 2:55)

3-489

MEETING ADJOURNED AT 2:55 P.M.