

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

FEBRUARY 12, 2004

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

TODD NIGRO, VICE-CHAIRMAN

BYRON GOYNES

LAURA McSWAIN

STEVEN EVANS

LEO DAVENPORT

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

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

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

CALL TO ORDER:

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

ROLL CALL:

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements

NOTICE:

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

Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES:

Approval of the minutes of the January 8, 2004 Planning Commission Meeting

ACTIONS:

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

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ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

1. ABEYANCE - TMP-3133 - CENTENNIAL PARK II - APPLICANT: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 101-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).
2. TMP-3396 - SKY RIDGE - APPLICANT: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - OWNER: SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 258-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 24.30 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).
3. TMP-3466 - HORSE AND THOM - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY - Request for a Tentative Map Plan Review FOR A PROPOSED 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

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4. **TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway (APN: 125-25-601-022 and 023), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
5. **TMP-3632 - LEON AND DEER SPRINGS - APPLICANT: RAZI INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: DEER SPRINGS ESTATES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 29-LOT RESIDENTIAL DEVELOPMENT on 10.19 acres adjacent to the northwest corner of Deer Springs Way and Leon Avenue (APN: 125-24-201-003, 004, and 005), R-E (Residence Estates) Zone, under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
6. **TMP-3647 - PENNINGTON ESTATES - APPLICANT: JL & VIRGINIA PENNINGTON** - Request for a Tentative Map FOR AN 11-LOT RESIDENTIAL DEVELOPMENT on 5.57 acres adjacent to the northwest corner of El Campo Grande and Rebecca Road (APN: 125-26-304-008 and 125-26-401-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
7. **TMP-3656 - TAOS ESTATES III - APPLICANT: TANEY ENGINEERING - OWNER: DISTINCTIVE HOMES AT TAOS ESTATES III, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone, under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
8. **EOT-3659 - APPLICANT: TIPANAN SA FRANKLYNS - OWNER: HOVANEC ETHNEY LIVING TRUST** - Request for an Extension of Time for an approved Special Use Permit (SUP-1132) FOR A PROPOSED RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (TIPANAN SA FRANKLYN'S) at 2202 West Charleston Boulevard (APN: 139-32-804-007), PD (Planned Development) Zone, Ward 5 (Weekly).

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ONE MOTION – ONE VOTE:

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

9. **PUBLIC HEARING - SUP-3653 - APPLICANT: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT, OFF-PREMISE CONSUMPTION in conjunction with a proposed 39,960 square-foot Grocery Store adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street (APN: 137-12-401-030 and 022; 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) general plan designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special land use designation], Ward 4 (Brown).
10. **PUBLIC HEARING - SDR-3651 - APPLICANT: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Waiver of the foundation landscaping buffer FOR A PROPOSED 87,790 SQUARE-FOOT RETAIL CENTER on 11.73 acres adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street (APN: 137-12-401-030 and 022; 137-12-201-001), U (Undeveloped) Zone [PCD (Planned Community Development) general plan designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special land use designation], Ward 4 (Brown).
11. **PUBLIC HEARING - SUP-3542 - APPLICANT: PAT MARCY - OWNER: TRAILS VILLAGE CENTER COMPANY** - Request for a Special Use Permit and a Waiver of the distance separation requirements FOR A PROPOSED SUPPER CLUB located at 1916 Village Center Circle, Suite 7 (APN: 138-19-719-003), P-C (Planned Community) Zone, Ward 4 (Brown).
12. **PUBLIC HEARING - SUP-3545 - APPLICANT: SHOW MEDIA - OWNER: NEVADA SPACE, INC.** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located at 2798 Highland Drive (APN: 162-09-202-007), M (Industrial) Zone, Ward 1 (Moncrief).

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13. **PUBLIC HEARING - SUP-3642 - APPLICANT: JORGE CALDERA - OWNER: NAMCO 8 LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR AN AUTO PAINT AND BODY REPAIR SHOP located at 4920 West Cheyenne Avenue (APN: 138-12-813-001), C-2 (General Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 6 (Mack).
14. **PUBLIC HEARING - SUP-3644 - APPLICANT: LUKEGROUP, LIMITED LIABILITY COMPANY - OWNER: ITALIAN-AMERICAN CLUB OF SOUTHERN NEVADA** - Request for a Special Use Permit and a Waiver of the minimum 400 square-foot size requirement of which a minimum of 200 square feet must be an enclosed structure and the required 20-foot minimum front yard setback FOR AN AUTO SMOG CHECK FACILITY located adjacent to the north side of Sahara Avenue, approximately 650 feet east of Eastern Avenue (A portion of APN: 162-01-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
15. **PUBLIC HEARING - ROC-3666 - APPLICANT: UNIVEST I, LIMITED LIABILITY COMPANY** - Request for a Review of Condition No. 5 of an approved Site Development Plan Review (SDR-2853), to allow a front setback of 17 feet where 20 feet is required for lots in association with a proposed 58-lot single-family residential development on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: portions of 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).
16. **PUBLIC HEARING - VAC-3467 - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY** - Petition to Vacate a portion of the west half of Thom Boulevard, south of Horse Drive, Ward 6 (Mack).
17. **PUBLIC HEARING - VAC-3555 - APPLICANT: CENTEX HOMES - OWNER: CENTEX HOMES AND R & S EL CAPITAN** - Petition to Vacate public sewer and drainage easements generally located south of Racel Street, north of Grand Teton Drive between Durango Drive and Al Carrison Street, Ward 6 (Mack).
18. **PUBLIC HEARING - VAC-3643 - APPLICANT: CITY PARKWAY IV, INC. AND CITY PARKWAY V, INC.** - Petition to Vacate a portion of the east half of Grand Central Parkway, a portion of the north half of Bonneville Avenue and a portion of a sixty-foot wide Public Drainage Easement generally located north of Bonneville Avenue, between the Union Pacific Railroad Right-of-Way and Grand Central Parkway, Ward 5 (Weekly).

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19. **PUBLIC HEARING - VAC-3654 - APPLICANT: RICK WILLIAMS, ET AL - OWNER: CRAIG BUFFALO LIMITED** - Petition to Vacate the north 30 feet of Helena Avenue, between Buffalo Drive and Quadrel Street, Ward 4 (Brown).

20. **NON-PUBLIC HEARING - SDR-3631 - APPLICANT: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED FIRE STATION on a portion of 5.52 acres adjacent to the northwest corner of Harris Avenue and Mojave Road (APN: 139-25-303-014), C-V (Civic) Zone, Ward 3 (Reese).

PUBLIC HEARING ITEMS:

21. **PUBLIC HEARING - ABEYANCE - VAR-3288 - APPLICANT: PAUL AND SANDY BROSSAU** - Request for a Variance TO ALLOW A 5 FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED FOR AN ADDITION TO AN EXISTING SINGLE FAMILY DWELLING at 304 Canyon Drive (APN: 139-32-211-031), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

22. **PUBLIC HEARING - ABEYANCE - SDR-2997 - APPLICANT: UNION LAND & DEVELOPMENT - OWNER: HAROLD-RIYOKO LIVING TRUST** - Request for a Site Development Plan Review FOR A 6,500 SQUARE FOOT GENERAL RETAIL BUILDING AND A REDUCTION OF THE FRONT YARD SETBACK TO ALLOW 10 FEET WHERE 20 FEET IS THE MINIMUM REQUIRED, A REDUCTION IN THE SIDE YARD SETBACK TO ALLOW 5 FEET WHERE 10 FEET IS THE MINIMUM REQUIRED, AND A REDUCTION IN THE REQUIRED AMOUNT OF PERIMETER LANDSCAPING on 0.44 acres adjacent to the east side of Decatur Boulevard, approximately 275 feet south of Lake Mead Boulevard (APN: 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

23. **PUBLIC HEARING - ABEYANCE - SDR-3386 - APPLICANT: FM PARKING FACILITIES, LIMITED LIABILITY COMPANY - OWNER: JERRY J. KAUFMAN, ET AL** - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Transportation and Parking Standards FOR A COMMERCIAL PARKING LOT (VALET) on 0.97 acres located at 601 South Casino Center Boulevard (APN: 139-34-311-058 through 063), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

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24. PUBLIC HEARING - VAR-3736 - APPLICANT: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY - OWNER: DURANGO ELK HOLDING COMPANY, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 109 PARKING SPACES WHERE 138 PARKING SPACES ARE THE MINIMUM REQUIRED in conjunction with a proposed office/retail development on 1.75 acres adjacent to the west side of Durango Drive, approximately 350 feet south of Elkhorn Road (portion of APN: 125-20-101-008 and 009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Land Use Designation], Ward 6 (Mack).
25. PUBLIC HEARING - SDR-3657 - APPLICANT: DURANGO AND ELKHORN, LIMITED LIABILITY COMPANY - OWNER: DURANGO ELK HOLDING COMPANY, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards for the two-story minimum height requirement in the Urban Center Mixed Use District and the 70 percent clear glazing requirement at the ground floor level along primary pedestrian routes FOR A 17,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 1.75 acres adjacent to the west side of Durango Drive, approximately 350 feet south of Elkhorn Road (portion of APN: 125-20-101-008 and 009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use) Land Use Designation], Ward 6 (Mack).
26. PUBLIC HEARING - MOD-3652 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: AZURE SOUTH, INC. - Request for a Major Modification to the Town Center Development Standards TO ALLOW AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AS A PERMITTED USE IN THE SX-TC (SUBURBAN MIXED USE - TOWN CENTER) DISTRICT with the approval of a Special Use Permit and Conditions of approval, Ward 6 (Mack).
27. PUBLIC HEARING - SUP-3650 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: AZURE SOUTH, INC. - Request for a Special Use Permit FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) USE on a 0.92 acre portion of 7.24 acres adjacent to the south side of Azure Drive, approximately 1,100 feet west of Tenaya Way (APN: 125-27-222-002), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).
28. PUBLIC HEARING - SDR-3648 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: AZURE SOUTH, INC. - Request for a Site Development Plan Review and a Waiver of the perimeter and buffering landscaping requirements FOR A 7,852 SQUARE FOOT AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) STORE on a 0.92 acre portion of 7.24 acres adjacent to the south side of Azure Drive, approximately 1,100 feet west of Tenaya Way (APN: 125-27-222-002), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack).

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29. **PUBLIC HEARING - VAR-3575 - APPLICANT: CARL AND ANGELA ANDERSON** - Request for a Variance TO ALLOW AN 8-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED 312 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE on 0.20 acres located at 5601 Desert Eagle Court (APN: 125-13-412-001), R-1 (Single-Family Residential) Zone, Ward 6 (Mack).
30. **PUBLIC HEARING - VAR-3658 - APPLICANT: BOBBYE EVANS** - Request for a Variance TO ALLOW AN 8-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION on 0.15 acres located at 5528 Green Willow Street (APN: 125-34-511-064), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Mack).
31. **PUBLIC HEARING - SUP-3635 - APPLICANT: LOUIS SELIGMAN - OWNER: PARAMOUNT INVESTMENTS COMPANY** - Request for a Special Use Permit FOR OPEN AIR VENDING (HOT DOG CART) at 1924 East Charleston Boulevard (APN: 162-02-512-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
32. **PUBLIC HEARING - SUP-3636 - APPLICANT: ACOSTA ENTERPRISE - OWNER: VRAAM LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) in conjunction with a proposed grocery store adjacent to the east side of Eastern Avenue 150 feet north of Mesquite Avenue (APN: 139-36-110-002, 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).
33. **PUBLIC HEARING - SDR-3638 - APPLICANT: STATE OF NEVADA PUBLIC WORKS BOARD** - Request for a Site Development Plan Review FOR A 101,600 SQUARE-FOOT PSYCHIATRIC HOSPITAL on a portion of 67 acres adjacent to the northwest corner of Jones Boulevard and Oakey Boulevard (APN: 163-02-601-007), C-V (Civic) Zone, Ward 1 (Moncrief).

DIRECTOR'S BUSINESS:

34. **PUBLIC HEARING - TXT-2450 - CITY OF LAS VEGAS** - Discussion and possible action to add a new Scenic Byway Overlay District in Title 19.06, to define the boundaries and intent of the District, and to add language regarding on-site and off-site signage within the District.

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35. PUBLIC HEARING - DIR-3733 - APPLICANT: HORIZON SURVEY'S - OWNER: RONALD H AND ROSE M RIEGER - Appeal of Director's decision per Title 18.16.010 to deny a Parcel Map (PMP-3730) for failure to comply with Title 18.06.070.

36. PUBLIC HEARING - DIR-3803 - CITY OF LAS VEGAS - Election of Planning Commission Officers for 2004.

CITIZENS PARTICIPATION:

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

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:40 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

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

EXCUSED: VICE CHAIRMAN TODD NIGRO

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., RICHARD SCHRODER - PUBLIC WORKS, GINA VENGLASS - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, KRISTENE HONZIK - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, listed the following items that were requested to be held in abeyance or Withdrawn Without Prejudice:

Item 3	TMP-3466	Abeyance to 3/11/2004	Requested by the applicant
Item 4	TMP-3624	Abeyance to 3/11/2004	Design review
Item 22	SDR-2997	Request to Table	
Item 34	TXT-2450	Abeyance to 2/26/2004	Additional Review

With regard to Item 3 [TMP-3466], the applicant submitted a letter requesting the Tentative Map be held to 3/11/2004 because the Site Plan Review and the Modification was held in abeyance at City Council.

OTHER ITEMS

MR. CLAPSADDLE informed that staff will, for the first time, be doing video presentations of Items 31 [SUP-3635], Item 32 [SUP-3636], and Item 33 [SDR-3638]. He remarked that staff would appreciate any comments or suggestions regarding the presentations. DEPUTY CITY ATTORNEY BRYAN SCOTT asked whether copies of videos would be provided to the City Clerk's Office. MR. CLAPSADDLE replied that the presentations were done in Power Point and could be sent via email or by disc to the Clerk's Office.

During the One Motion - One Vote segment of the Agenda, regarding Item 9 [SUP-3653] and Item 10 [SDR-3651], the applicant has agreed to all conditions but desired to make a statement. Therefore, the items will be removed and discussed separately. Additionally, regarding Item 14 [SUP-3644], a telephone protest was received prior to the meeting and the complainant may wish to discuss his concerns necessitating removal of this item from the One Motion - One Vote section.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Briefing

MINUTES – Continued:

Because the applicant representing Item 15 [ROC-3666] has requested the opportunity to clarify a number of issues, that item will also be pulled from the One Motion – One Vote portion of the agenda.

MR. CLAPSADDLE stated that Item 11 [SUP-3542] will be fast-tracked to the 3/3/2004 City Council Meeting

CHAIRMAN TRUESDELL questioned whether all applicants who have items listed in the above-mentioned section are aware that they still have an obligation to appear. MR. CLAPSADDLE replied affirmatively.

CONDITION CHANGES:

The Department of Public Works has provided a handout indicating condition changes for Item 1 [TMP-3133], Item 10 [SDR-3651], and Item 33 [SDR-3638].

MISCELLANEOUS:

With regard to Item 33 [SDR-3638], a copy of a section of the Las Vegas Municipal Code was distributed listing the six criteria for making a decision regarding a site plan. He emphasized that only the site plan is under consideration and not the use for the location.

MR. CLAPSADDLE recommended that at the conclusion of Item 33, it would be appropriate to announce that the item will be heard at the 3/17/2004 City Council Meeting, no later than 4:00 p.m.

COMMISSIONER McSWAIN, referencing One Motion – One Vote items, stated her concern regarding the applications chosen for this action particularly special use permits because of their uniqueness. She also commented on an application that did not include site elevations and another application where photographs were provided but lacked clarity therefore indicating to her the need for discussion. Lastly she maintained that Vacations seem more appropriate for the Public Hearing portion of the Agenda. MR. CLAPSADDLE affirmed that all of the applications listed on the One Motion – One Vote section are opened at one time but does not alleviate the opportunity to pull any of those items. Explaining staff's determination as to which items will be grouped in this category, MR. CLAPSADDLE stated that staff examines each case based on a set criteria which includes applications that are fairly routine, staff's recommendation for approval, conditions that are straight forward, no protests and the applicant's letter of acceptance of all conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Briefing

MINUTES – Continued:

MR. CLAPSADDLE explained that staff is open to any recommendations or suggestions and emphasized that action taken on these applications was not intended to circumvent the system. He also mentioned that combining items in one motion and one vote would speed up the meeting as well as enable the Commission to address the impending applications listed on the agenda.

CHAIRMAN TRUESDELL encouraged the Commissioners to pull any application that might appear to be controversial whether it be a Consent item or a One Motion – One Vote item. He felt that pulling any application lacking the appropriate backup would be a valid cause. COMMISSIONER McSWAIN replied that she understood the concept of the arrangement of items but emphasized that there may be applications that are inappropriately located or due to the deficiency of information that might prompt her to disagree with the new concept. DEPUTY CITY ATTORNEY SCOTT noted that should there be concern regarding all items listed on the One Motion – One Vote agenda, the Commission would have the ability to pull them.

MEETING ADJOURNED AT 5:59 p.m.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:06 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., RICHARD SCHRÖDER - PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, KRISTENE HONZIK – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

(6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

SUBJECT:

Approval of the minutes of the January 8, 2004, Planning Commission Meeting

MOTION:

NIGRO- APPROVED - UNANIMOUS

MINUTES:

There was no discussion.

(6:08)

1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

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

ACTIONS:

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

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

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

(Mailing required under the provisions of NRS Chapter 241)

I **Carole L. Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **30th** day of **January, 2004**, a copy of the **February 12, 2004** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

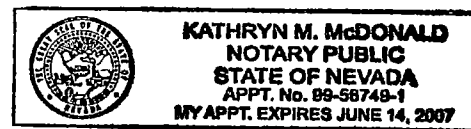
Carol L. Corn

Planning and Development Department

Subscribed and sworn to before me this

30 day of JANUARY, 2004

Kathryn M. McDonald
NOTARY PUBLIC in and for said County and State



AFFIDAVIT OF POSTING

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

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

I John Holliday, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 5th day of February, 2004, at the hour of 10:00 AM, there were posted copies of the February 12, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Las Vegas Library
833 Las Vegas Boulevard North
3. In the Grant Sawyer Building
555 East Washington Boulevard
4. On the Special Public Bulletin Board at the Plaza Level of City Hall
400 Stewart Avenue
(Near the entrance to the City Council Chambers)
5. On the Public Bulletin Board at the Plaza Level to the City Hall
400 Stewart Avenue
(Near the entrance to the Court Clerk's Office)

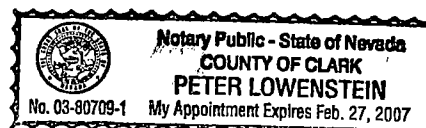
John P Holliday
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 5th day of February, 2004.

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ABEYANCE - TMP-3133 - CENTENNIAL PARK II - APPLICANT: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 101-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 1 and 2 and 5 through 8 subject to conditions and amending Condition 11 of Item 1 [TMP-3133] as follows:

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

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 1 – TMP-3133

MOTION - Continued
– UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, noted the Department of Public Works recommendation to amend Condition 11 of Item 1 [TMP-3133]. He also noted that the applicant concurred with the changed condition.

(6:13 – 6:17)

1-123

CONDITIONS:

Planning and Development

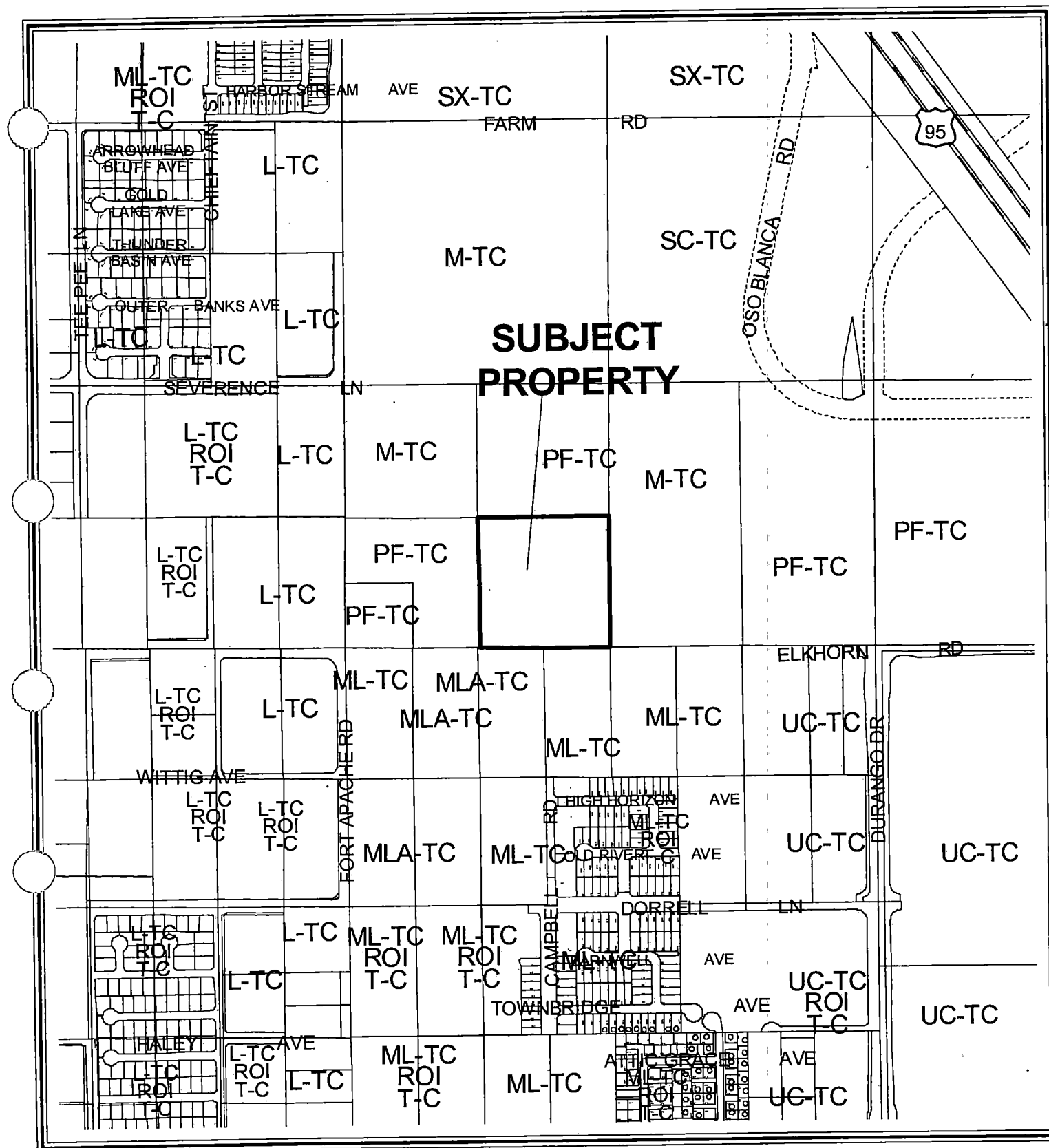
1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2663), a Waiver (WVR-3222) of the Town Center Development Standards allowing a 46-foot right-of-way for Solar Avenue where a 80-foot right-of-way is required, and all applicable Town Center Plan Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 1 – TMP-3133

CONDITIONS - Continued

Public Works

6. As per WVR-3222 Solar Avenue shall be constructed to a total width of 46 feet, to include a five-foot wide sidewalk on the north side, a four-foot sidewalk on the south side, L-curb and gutter on both sides of the street and an "elbow" corner at the intersection of Solar Avenue and Dapple Gray Road. Appropriate public street dedication and/or easement rights for the full 46-foot width shall be provided prior to approval of any construction drawings for the abutting sites. The applicant shall be responsible for the full width of all construction required on Solar Avenue concurrent with development of the site.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Landscape and maintain all unimproved rights-of-way adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
10. Site development to comply with all applicable conditions of approval for SDR-2663 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: **TMP-3133**

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) LAND USE DESIGNATION]



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: TMP-3133 - SOUTHWEST ENGINEERING ON BEHALF OF
SOUTHWEST HOMES, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2663), a Waiver (WVR-3222) of the Town Center Development Standards allowing a 46-foot right-of-way for Solar Avenue where a 80-foot right-of-way is required, and all applicable Town Center Plan Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. As per WVR-3222 Solar Avenue shall be constructed to a total width of 46 feet, to include a five-foot wide sidewalk on the north side, a four-foot sidewalk on the south side, L-curb and gutter on both sides of the street and an "elbow" corner at the intersection of Solar Avenue and Dapple Gray Road. Appropriate public street dedication and/or easement rights for the full 46-foot width shall be provided prior to approval of any construction drawings for the abutting sites. The applicant shall be responsible for the full width of all construction required on Solar Avenue concurrent with development of the site.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

TMP-3133 - Conditions Page Two
February 12, 2004 Planning Commission Meeting

8. Landscape and maintain all unimproved rights-of-way adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
10. Site development to comply with all applicable conditions of approval for SDR-2663 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 101-lot single-family residential subdivision on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road, in the Centennial Hills Town Center Plan area.

This item was abeyed from the January 8, 2004 Planning Commission meeting, in order for the applicant to address the issue of dedication of the Solar Avenue right-of-way and issues of conformance to the approved site development plan.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of land, including the subject property, located within the area designated Town Center on the Northwest Amendment to the General Plan. The Planning Commission and Staff recommended approval on 11/05/98.

09/17/03 The City Council approved a Site Development Plan Review (SDR-2663) for a 100-lot single-family residential subdivision, a Special Use Permit (SUP-1926) for Private Streets, and a Variance (VAR-2665) to reduce the amount of required open space from 1.65 acres to 0.76 acres for the proposed development on the subject site. The Planning Commission and Staff recommended approval of all items on 08/14/03. Staff recommended denial of all items.

12/17/03 The City Council approved a request for a Waiver (WVR-3222) of the Town Center Development Standards to allow a 46-foot street right-of-way width where 80 feet of right-of-way is required for Solar Avenue, located between Campbell Road and Dapple Gray Road. The Planning Commission and Staff recommended approval on 11/20/03.

TMP-3133 - Staff Report Page Two
February 12, 2004 Planning Commission Meeting

01/08/04 The Planning Commission voted to hold this item in abeyance to the February 12, 2004 Planning Commission meeting.

B) Pre-Application Meeting

09/04/03 Development issues were discussed, including the required dedication of Solar Avenue, the use of internal streets commencing in a 'knuckle' design, private streets either being 39 feet wide or depicting an 'L' curb design, the subdivision entrance location versus the alignment with an existing street across Elkhorn Road, and lastly, the requirement for cross-sectional drawings.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.3

B) Existing Land Use

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

C) Existing Zoning

Subject Property: T-C (Town Center) [M (Medium Density Residential) Land Use Designation]
North: T-C (Town Center) [PF (Public Facilities) Land Use Designation]
South: T-C (Town Center) [ML (Medium-Low Density Residential) Land Use Designation] and [MLA (Medium-Low Attached Density Residential) Land Use Designation]
East: T-C (Town Center) [M (Medium Density Residential) Land Use Designation]
West: T-C (Town Center) [PF (Public Facilities) Land Use Designation]

D) General Plan Compliance

This site is located within the Town Center Plan Area of the Centennial Hills Sector Plan. The site is designated M-TC (Medium Density Residential - Town Center) within the Town Center Land Use Map, which allows residential densities between 12.1 to 25 dwelling units per acre. The Tentative Map proposes a gross density of 9.8 units per acre, which is below the M-TC density range.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
<i>Centennial Hills Town Center</i>	<i>X</i>	
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Town Center – This site is included within the Centennial Hills Town Center Plan Area. The proposed Tentative Map is in conformance with the applicable standards set forth in the Town Center Development Standards for the M-TC (Medium Residential Density – Town Center) designation.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Development Standards within the T-C (Town Center) District are established by the Site Development Plan and the Town Center Development Standards. The development standards that have been approved for this site through Site Development Plan Review [SDR-2663] are as follows:

Standards	Approved	Provided	Compliance
Min. Lot Size	2,200 SF	2,200 SF	Y
Min. Distance Between Buildings	10 Feet	10 Feet	Y
Min. Setbacks			Y
• Front (dwelling)	10 Feet	10 Feet	
• Front (garage door)	Less than 5 Ft./More than 18 Ft.	Less than 5 Ft./More than 18 Ft.	
			Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	5 Feet	Y
• Rear	5 Feet	5 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y
Number of Lots	100	101	N
Max. Density	25 Units per Acre	9.8 Units per Acre	Y
Private/Public Street	Private	Private	Y
Min. Street Width	37 Feet	37 Feet	Y

The approved site plan from SDR-2663 included 101 lots; however, the lots on that plan were incorrectly numbered. The proposed Tentative Map properly numbers the lots, so that the sum of numbered lots is equal to 101.

A2) Open Space Requirements

Pursuant to Subsection E.G of the Town Center Development Standards Manual (pg. 135, 12/17/03 Revision), residential development with private streets in Town Center must comply with Title 19 R-PD standards for open space. As a result, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
10.3 acres	9.8 du/ac	1.65	16.2 %	1.67 acres 72,549 SF	7.9 %	0.81 acres 35,283 SF

The proposal does not meet the requirement for open space in the Zoning Code. This deficiency was the basis for Variance application (VAR-2665), which was approved by the City Council on September 17, 2003. The approved deviation is 54 percent.

B) General Analysis Discussion

- **General information**

The submitted Tentative Map contains 101 single-family residential lots; however, the related Site Development Plan Review (SDR-2663) was only approved for 100 lots because of an error in numbering of lots on the site plan. The intention was for the site plan to include 101 lots.

The project includes a 0.81-acre common recreational area in the southern portion of the site. Other open space is provided on small strips of common land throughout the development; nevertheless, the total amount provided is deficient with respect to R-PD standards, which are required for developments using private streets.

Access to a network of 37-foot wide private streets is provided at a single gated entry point from Elkhorn Road, which is a Primary (100-foot) Arterial with a 15-foot central median.

- **Cross Section**

Cross-sections have been provided and depict maximum natural grades between two-percent and four-percent across the site. Per Table A Subdivision Code 18.08.110 a development with a natural slope of between two-percent and four-percent, such as this development, is allowed a maximum six-foot retaining wall. No retaining walls are shown on the cross-sectional drawings; however, it would appear that retaining walls may be built based on the street-section drawings, but not higher than six feet.

- **Trails**

No trails are required for the proposed development.

- **Special Conditions of Approval (from WVR-3222 and SDR-2663)**

[WVR-3222]

1. Solar Avenue shall be constructed to a total width of 46 feet, to include a five-foot wide sidewalk on the north side, a four-foot sidewalk on the south side, L-curb and gutter on both sides of the street and an "elbow" corner at the intersection of Solar Avenue and Dapple Gray Road. Appropriate public street dedication and/or easement rights for the full 46-foot width shall be provided prior to approval of any construction drawings for the abutting sites. The applicant shall be responsible for the full width of all construction required on Solar Avenue concurrent with development of the site.

[SDR-2663]

4. The standards for this development shall include the following: minimum lot size of 2,200 square feet, minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 5 feet on the side, 5 feet on the corner side and 5 feet on the rear. Any driveway to a garage door shall either be less than five feet in length or more than 18 feet in length.
6. A detailed landscaping plan shall be approved by the Planning and Development Department staff, prior to application for a building permit, that depicts the landscaping and hardscaped areas in the Campbell Road and Elkhorn Road Amenity Zones as shown in the Town Center Development Standards (TCDS). The landscape plan shall detail plant types, sizes and locations as required by the TCDS. On site trees shall conform to the landscaping standards Town Center. Palm trees shall be at least 25 feet in height. All other trees shall be 18 feet in height. The landscape plan shall include sufficient information to confirm conformance with spacing requirements.

7. The intersection of Campbell Road and Elkhorn Road shall comply with the design of Intersection Type B as specified by the TCDS.
8. The developer shall construct and landscape a 15-foot wide median within Elkhorn Road as required by the TCDS.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. The developer shall be required to install the landscape requirements for the median in Elkhorn Road where adjacent to the subject site and assign the maintenance of such to the homeowners' association.
15. Dedicate 50 feet of right-of-way adjacent to this site for Elkhorn Road, 30 feet for Campbell Road, and a 25-foot radius on the northwest corner of Elkhorn Road and Campbell Avenue. In addition, dedicate appropriate right-of-way for Solar Avenue, including corner radii and/or knuckle, to meet the Town Center roadway standards unless a waiver of such standards is approved by City Council prior to the submittal of construction plans or a Final Map abutting or overlying the Solar Avenue alignment. Such Waiver, if approved, shall identify alternative dedication requirements for the Solar Avenue alignment.
16. Construct half-street improvements including appropriate overpaving (if legally able) on Elkhorn Road and on Campbell Road adjacent to this site concurrent with development of this site. In addition, construct appropriate public street improvements on Solar Avenue adjacent to this site to meet Town Center standards unless a waiver of such standards is approved prior to the submittal of construction plans. Such Waiver, if approved, shall identify the alternative public street improvements required for the Solar Avenue alignment. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western and northern boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
17. The proposed 37-foot wide streets internal to this subdivision shall be constructed with L-Curbs in accordance with Title 18 requirements, and the detail section shown on a Tentative Map for this site shall acknowledge such requirements. Alternatively, if rolled curb is desired, the internal streets shall be shown as 39 feet wide.
18. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

The Tentative Map shows conformance to these conditions.

TMP-3133 - Staff Report Page Seven
February 12, 2004 Planning Commission Meeting

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3133 APN: 125-17-401-004

Name of Property Owner: Southwest Homes LLC

Name of Applicant: _____

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

_____ Yes

✓ No

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

City Official: _____

Partner(s): _____

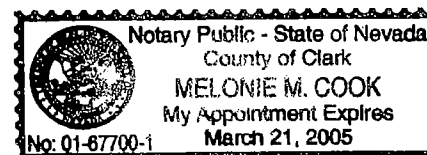
APN: _____

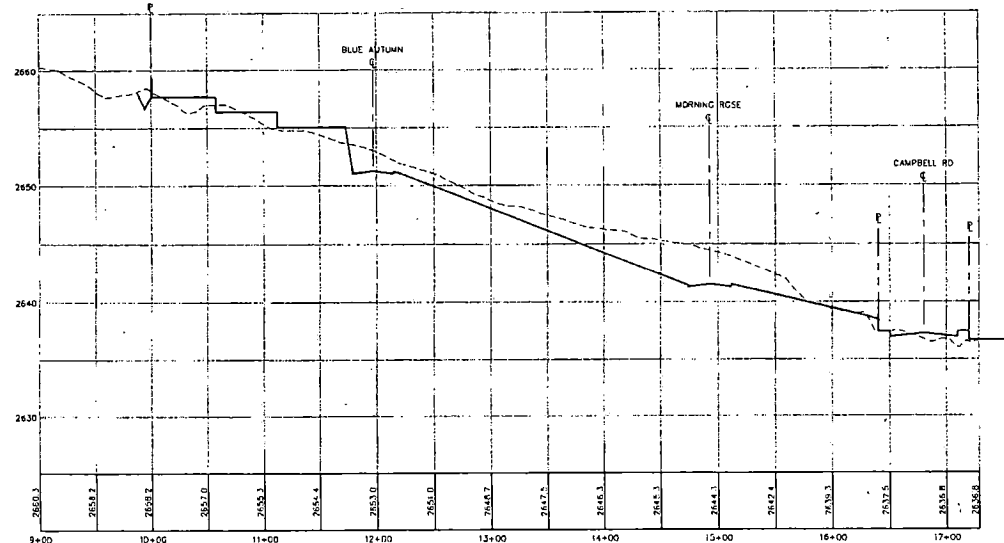
Signature of Property Owner/Authorized Agent: Tk

Print Name: TODD SLUSHER

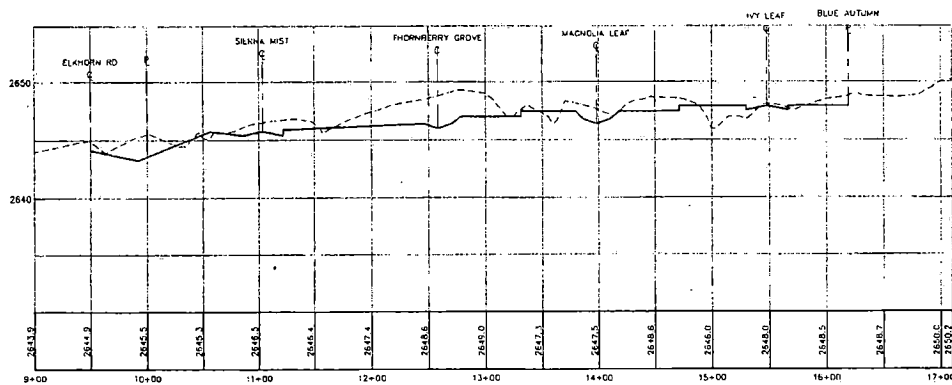
Subscribed and sworn before me

This 29 day of August, 2003
Melanie M. Cook
Notary Public in and for said County and State



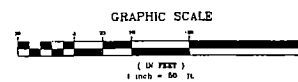


EAST-WEST SECTION



NORTH-SOUTH SECTION

TMP-3133
02-12-04 PC
REVISED 02-04-04

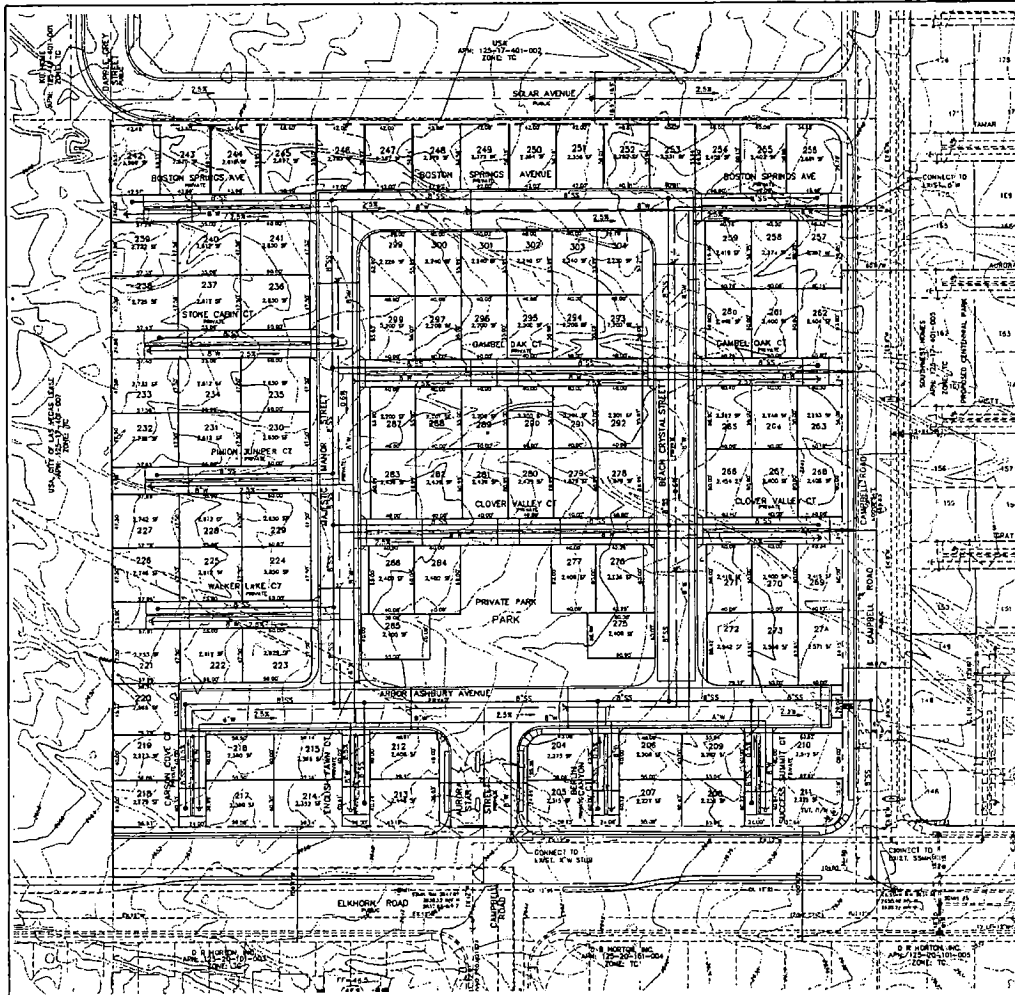


NOTICE TO CONTRACTOR:
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES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

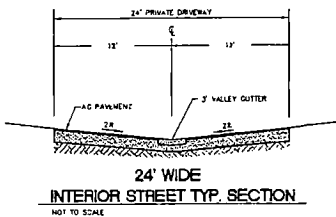
CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USGS)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL 1-800-227-2600
BEFORE YOU DIG

REVISION RECORD	
NO.	DATE
1	02/12/04
2	02/04/04
STAMP: 02/12/04 3510 North Nevada Drive Las Vegas, Nevada 89130 Telephone: (702) 444-1113 Fax: (702) 444-1114 ENGINEERING - SURVEYING - MAPPING - DEVELOPMENT SOUTHWEST LAND PLANNING	
TITLE: TENTATIVE MAP PROJECT: CENTENNIAL PARK II CITY OF LAS VEGAS	
PREPARED BY: DLS DESIGN BY: TEAM 1 DATE: 02-12-03 SCALE: 1"=50' CHECKED: CP2-TM SHEET: 2 OF 2 SHEETS DLS DWG NO.	REVISION RECORD



APN: 125-17-401-004



TMP-3133
02-12-04 PC
REVISED 02-04-04

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

ZONING DATA

APN: 125-17-401-004
 EXISTING ZONING: M-10
 PARCEL ADDRESS: 1038 AC
 10144, LOTS 1-11
 DWELLING UNITS PER ACRE: 8.81 DUA
 OPEN SPACE REQUIRED: 1.57 AC
 OPEN SPACE PROVIDED: 0.81 AC

NO DRIVE-THRU PARKING IS PROPOSED IN THIS PROJECT EXCEPT FOR PARALLEL PARKING ON ONE SIDE OF THE PROPOSED 37' FEET WIDE PRIVATE STREET

WAIVER

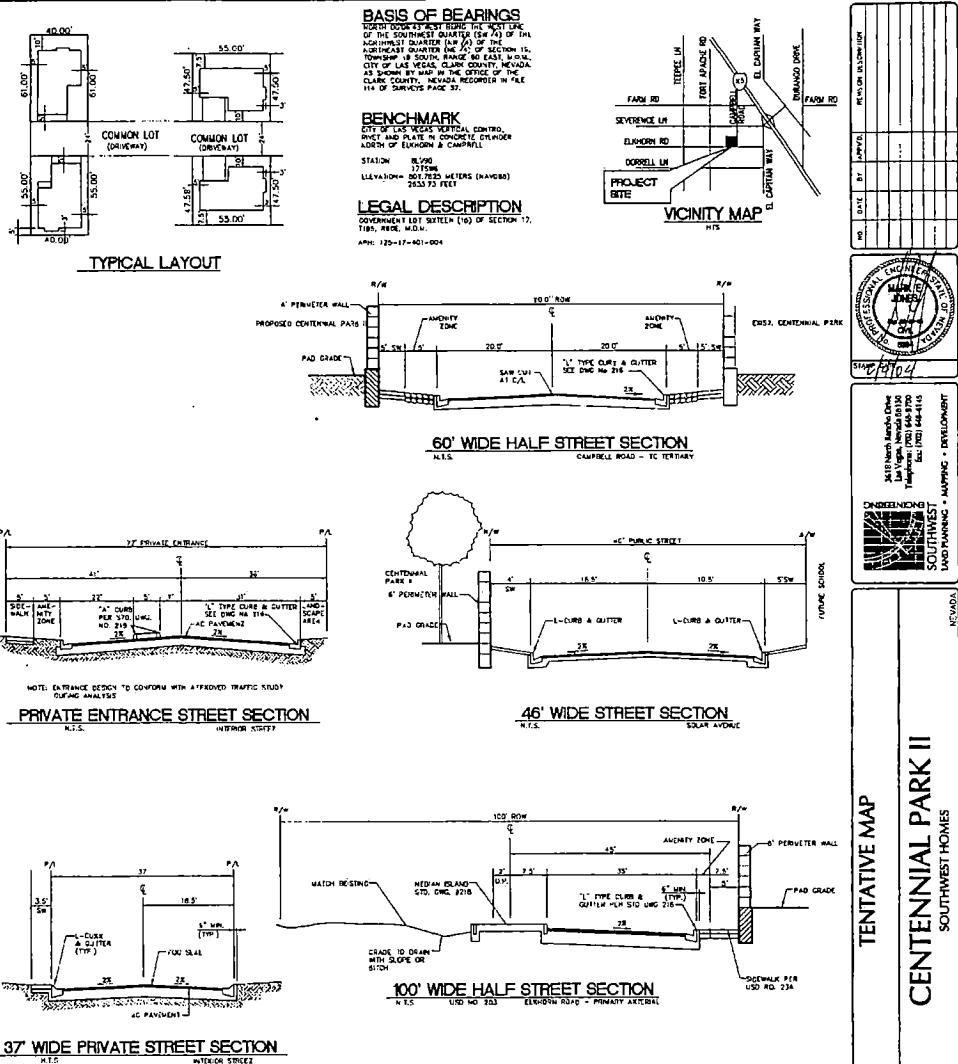
TO ALLOW SOLAR AVENUE TO BE 46' FT ROW IN LIEU OF TYPICAL 66' FT ROW PER TOWN CENTER STANDARDS

VARIANCE

OPEN SPACE: 0.81 ACRE IN LIEU OF 1.67 ACRES

OWNER/DEVELOPER

SOUTHWEST HOMES, LLC
 SUITE 108
 1415 S. WARM SPRING ROAD
 LAS VEGAS, NV
 89110
 PHONE: 702-587-1233



TENTATIVE MAP
CENTENNIAL PARK II
 SOUTHWEST HOMES

PROJECT
 SHEET NO. 02-12-04
 DESIGN TEAM 1
 DATE: 1-21-04
 SCALE: 1"=50'
 CHECKED: CP2-TM
 DESIGNED BY: TM
 DRAWN BY: TM
 CITY OF LAS VEGAS

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3396 - SKY RIDGE - APPLICANT: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - OWNER: SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 258-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 24.30 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).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 1 and 2 and 5 through 8 subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

COMMISSIONER McSWAIN recalled that this application was denied at Planning Commission and asked if it subsequently was approved by the City Council. DAVID CLAPSADDLE, Planning and Development Department, acknowledged that to be correct. He noted that the number of lots was reduced since the application was first submitted.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 2 – TMP-3396

MINUTES – Continued:

MR. CLAPSADDLE explained that the Site Development Plan has been approved by the City Council and is now before the Commission. Staff reviewed the application to ensure it conforms to all conditions imposed by the City Council as well as all Standards of Title 19 and the Subdivision Ordinance, Title 18. COMMISSIONER McSWAIN asked for direction as far as addressing the Tentative Map. DEPUTY CITY ATTORNEY BRYAN SCOTT noted that the item could be pulled from the Consent Agenda and considered separately.

VICE CHAIRMAN NIGRO stated that the Tentative Map coincides with the Site Plan approved by the City Council. MR. CLAPSADDLE, acknowledging the Commission's recommendation for denial, clarified that at this stage, the rezoning issue is done with and the matter at hand deals with looking at the conditions and its conformance to the Code.

(6:13 – 6:17)

1-123

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3320) and the Town Center Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

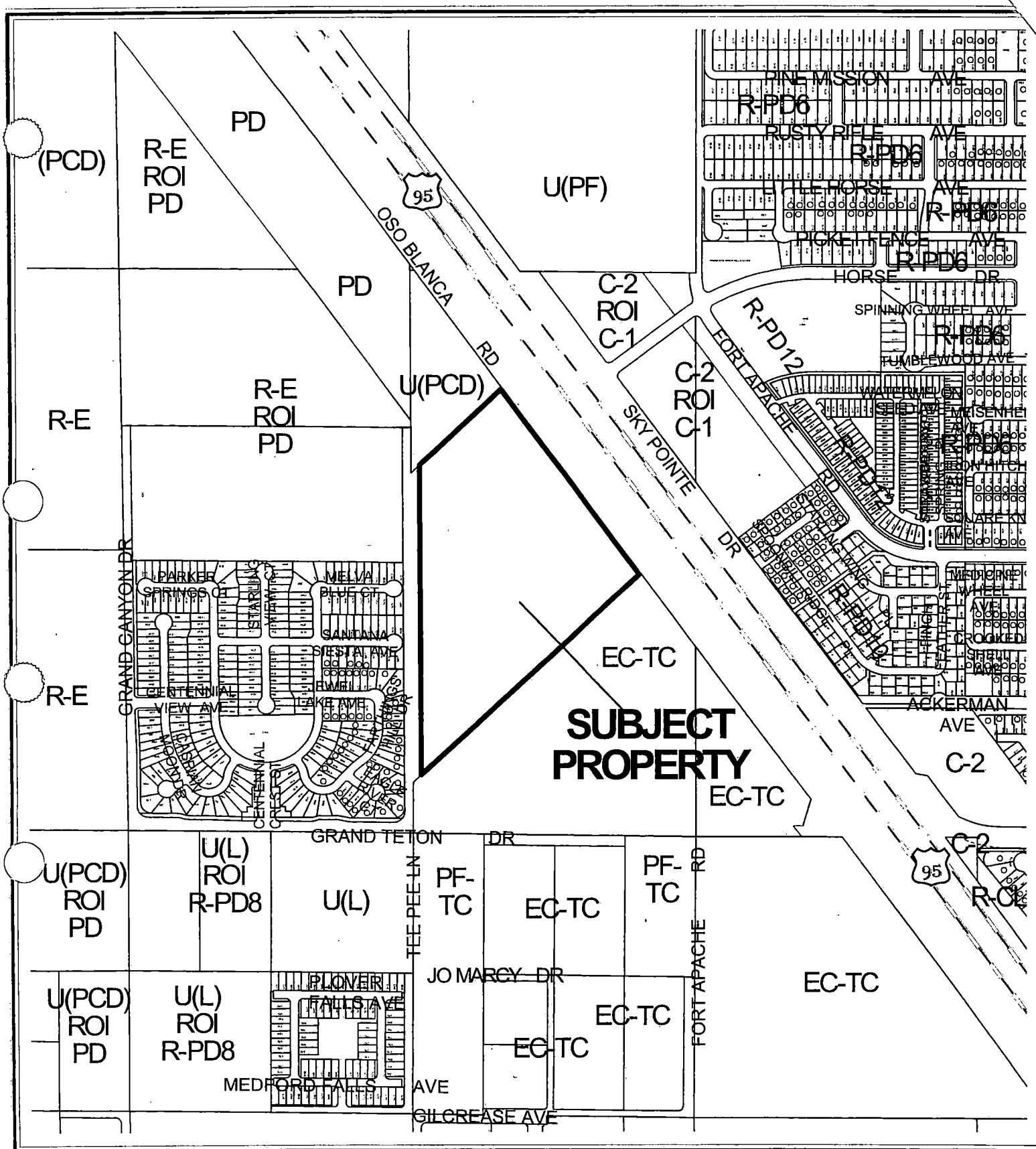
Public Works

6. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
7. Site development to comply with all applicable conditions of approval for SDR-3320 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 2 – TMP-3396

CONDITIONS – Continued:

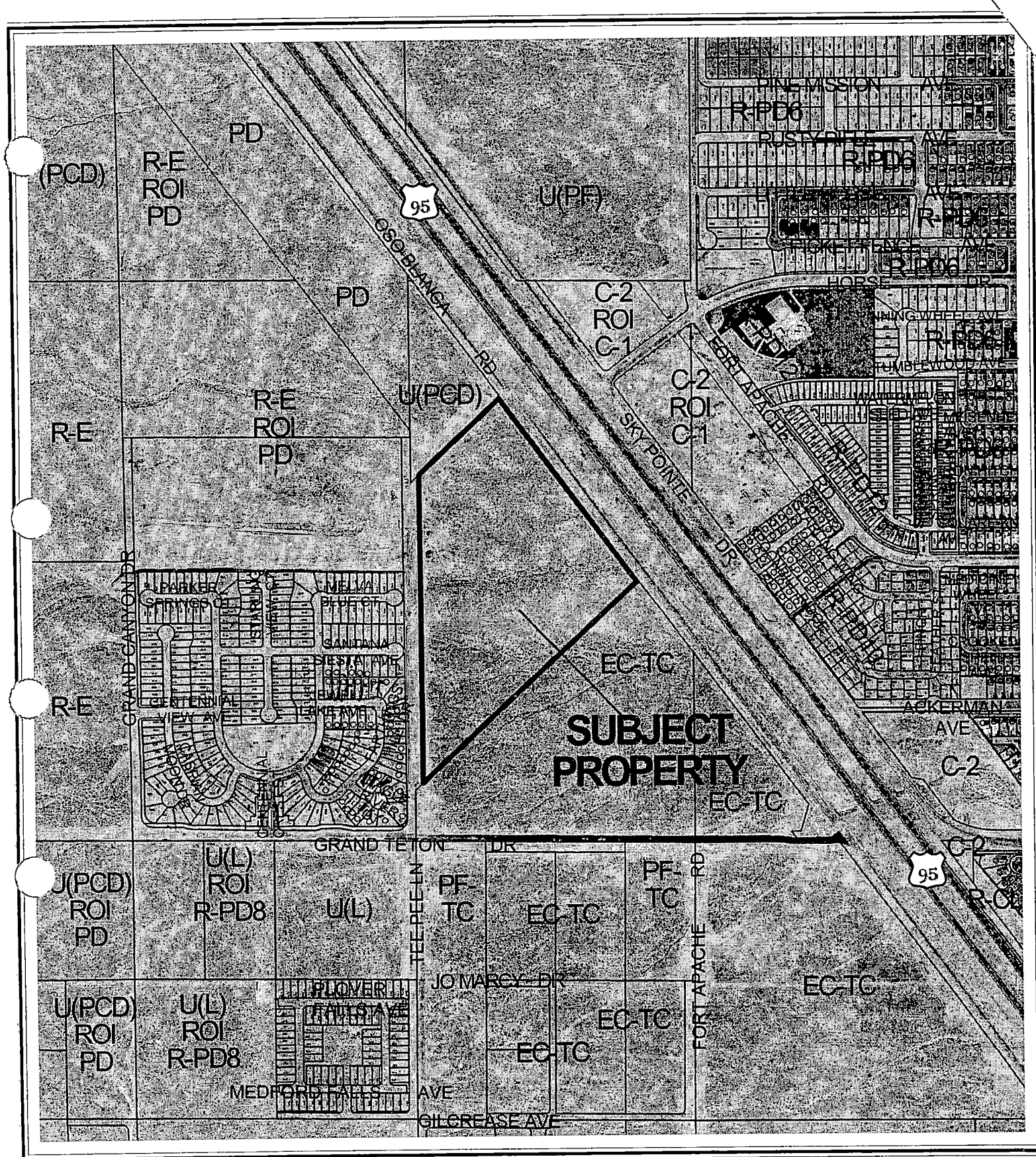
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval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



CASE: **TMP-3396**

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [MLA-TC (MEDIUM-LOW ATTACHED RESIDENTIAL - TOWN CENTER) LAND USE DESIGNATION]



CASE: **TMP-3396**

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [MLA-TC (MEDIUM-LOW ATTACHED RESIDENTIAL - TOWN CENTER) LAND USE DESIGNATION]

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-3396 - SKY RIDGE - APPLICANT: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY - OWNER: SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3320) and the Town Center Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
7. Site development to comply with all applicable conditions of approval for SDR-3320 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 252-lot single-family residential subdivision on 24.3 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive.

B) Applicant's Justification

No justification letter is required for a Tentative Map application.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/98 The City Council approved a Rezoning (Z-0076-98) to T-C (Town Center) of a 1,468-acre portion of the Northwest, including the subject site. Staff recommended approval. The Planning Commission recommended approval on 11/05/98.
- 08/21/02 The City Council approved an 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 and Staff recommended approval on 07/25/02.
- 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 per dwelling unit where two spaces per dwelling unit are required in this development. Staff recommended denial of the Variance request.

TMP-3396 - Staff Report Page Two
February 12, 2004 Planning Commission Meeting

- 05/21/03 The City Council approved a Site Development Plan Review (SDR-2035) for a 250-lot single-family residential development and a Special Use Permit (SUP-2036) to allow a gated community with private streets within Town Center on this site. The Planning Commission and Staff recommended approval on 04/24/03.
- 06/12/03 The Planning Commission approved the Tentative Map for Rancho 25 on this site. Staff recommended approval.
- 02/04/04 The City Council approved requests for a Site Development Plan Review (SDR-3320) for a 252-lot single-family residential development and a Variance (VAR-3322) to allow 3.16 acres of open space where 4.16 acres are required on the subject site. The Planning Commission and Staff recommended denial of both items on 01/08/04.

B) Pre-Application Meeting

- 10/21/03 Town Center Development Standards were discussed in conjunction with the related Site Development Plan Review and Variance applications, including landscaping, site design, trails, and open space requirements. The requirements for submittal of a Tentative Map were also discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 24.30
Net Acres: 23.33

B) Existing Land Use

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

C) Existing Zoning

Subject Property: T-C (Town Center) [MLA-TC (Medium Low Attached Density Residential – Town Center) Land Use Designation]
North: C-2 (General Commercial) and R-E (Residence Estates)
South: T-C (Town Center) [EC-TC (Employment Center Mixed Use – Town Center) Land Use Designation]
East: Right-of-Way (Frontage Road)
West: R-E (Residence Estates) under Resolution of Intent to PD (Planned Development)

D) General Plan Compliance

This site is designated MLA-TC (Medium Low Attached Density Residential – Town Center) within the Centennial Hills Sector Plan of the General Plan. This category has a density range from 8.1 to 12.0 dwelling units per gross acre. This district includes a variety of multi-family units, low density apartments and permits single-family detached homes at a higher density level. It is also an appropriate transitional zone. The proposed Tentative Map conforms to the MLA-TC (Medium Low Attached Density Residential – Town Center) designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
<i>Centennial Hills Town Center</i>	<i>X</i>	
Special Overlay District		X
Trails	X	
Study Area	X	
<i>Kyle Canyon</i>	<i>X</i>	
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. It is also 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 – Multi-use Transportation Trails are required along the east and north sides of Tee Pee Lane and along the west side of the Frontage Road. The submitted Tentative Map shows the multi-use trails. The trails shall be designed and constructed in accordance with Exhibit 1 of the Transportation Trails Element of the Las Vegas 2020 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. Now at the outer northwest rim of the valley, the study area 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

Pursuant to Title 19.06.110(B), development within the Town Center zoning district shall conform to the Town Center Development Standards. The 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). The following standards were established by the approved site plan (SDR-3320):

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2,400 SF	N/A
Min. Lot Width	N/A	40 Feet	N/A
Min. Setbacks			
• Front (house/garage)	Max. 5 Feet or Min. 18 Feet	Not provided	-
• Side	5 Feet	Not provided	-
• Corner	N/A	N/A	N/A
• Rear	5 Feet	Not provided	-
Max. Building Height	2 Stories / 35 Feet	2 Stories/ 35 Feet	Y
Number of Lots	252	252	Y
Max. Density	12 du/ac	10.37 du/ac	Y
Private/Public Street	Private	Private	Y
Min. Street Width	37 Feet	37 Feet	Y

The proposed development appears to meet the requirements of the Zoning Code. A typical lot layout, which normally depicts approved setbacks, was not shown on the proposed Tentative Map.

A2) Open Space Requirements

Pursuant to Subsection E.G of the Town Center Development Standards Manual, residential development using private streets in Town Center must comply with Title 19.06.040 R-PD standards for open space. As a result, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
24.3 acres	10.37 du/ac	1.65	17 %	181,116 SF 4.16 acres	13 %	137,650 SF 3.16 acres

The City Council approved a Variance request (VAR-3322) to reduce the amount of required open space.

B) General Analysis / Discussion

- General information

The proposed Tentative Map depicts 252 single-family residential lots on 24.3 gross acres, developed at a density of 10.37 units per acre. The subject site is accessed by two gated private drives via Tee Pee Lane, which is designated as an 80-foot wide Town Center Residential Collector Street. All lots are accessed by 37-foot wide private streets internal to the site. Typical lot sizes are 2,400 square feet with 40-foot wide by 60-foot deep lot dimensions. Additional parking is provided along the southern portion of the site. A 30-foot wide open space corridor bisects the property. It will contain various amenities, including a meandering path, exercise stations, and a picnic area. A Variance (VAR-3322) to reduce open space requirements was approved for the site.

- Cross Section

The submitted east/west cross-sections depict a maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 2% to 4%, such as this development, is allowed a maximum six-foot retaining wall. No retaining walls are shown.

The submitted north/south cross-sections depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, such as this development, is allowed a maximum four-foot retaining wall. The submitted cross sections do not show any retaining walls; however, the Department of Public Works believes the proposed flood walls may retain earth on either side of the proposed drainage swale.

- Trails

A Multi-Use Transportation Trail is required along the west side of the Frontage Road (Oso Blanca Road) on the northeastern edge of this site. The trail is to be 20 feet wide in accordance with the Transportation Element of the General Plan. This trail has been provided, with approval, showing 10 feet within the proposed right-of-way. Another

20-foot Multi-Use Transportation Trail is required along the east side of Tee Pee Lane. This trail has been provided on the Tentative Map according to the specifications of the Transportation Element of the General Plan.

- **Special Conditions of Approval (from Zoning or SDPR)**

The City Council approved a Site Development Plan Review (SDR-3320) for a 252-lot single-family residential subdivision for this site. In addition to the standard conditions, the following conditions were added by the Departments of Planning and Development and Public Works:

1. Approval of Variance (VAR-3322).
3. All development shall be in conformance with the site plan dated January 24, 2004 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.
7. Design of the perimeter walls shall conform to Figure 28 and/or Figure 28A of the Town Center Development Standards.
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.
11. All sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatment.
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 (a.k.a. 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.
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.

Additional conditions were added limiting the site to 252 building lots; requiring the provision of pedestrian access gates onto Tee Pee Lane and Osa Blanca Road; the provision of tot lot and barbecue facilities in open spaces; and the provision of a minimum number of amenities within the drainage easement.

TMP-3396 - Staff Report Page Eight
February 12, 2004 Planning Commission Meeting

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

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?

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.

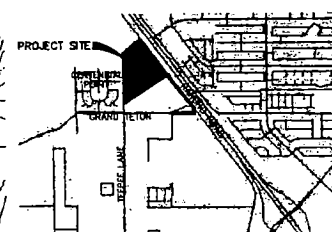
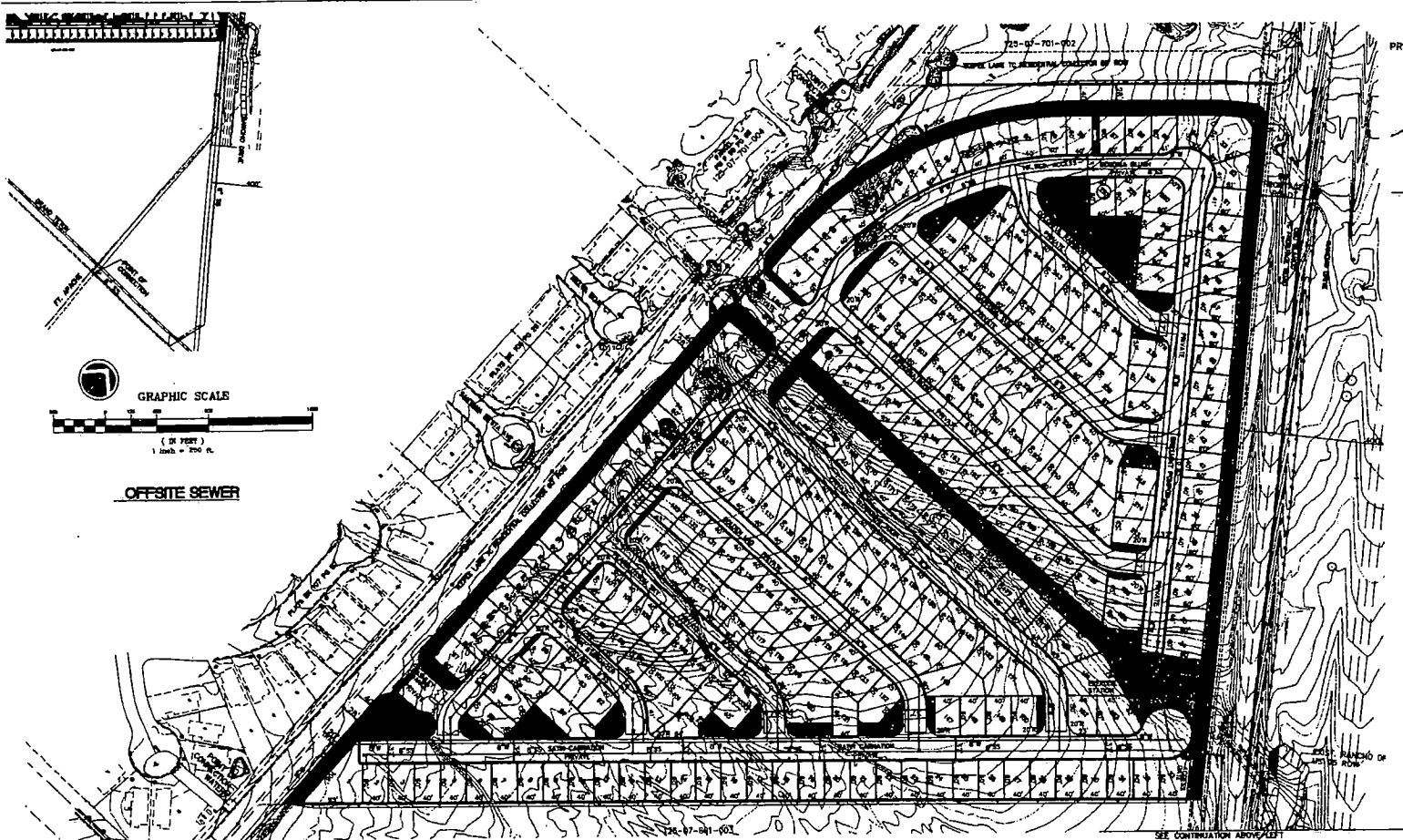
APN: _____

Print Name: Todd Slusher

Subscribed and sworn before me

Notary Public in and for said County and State



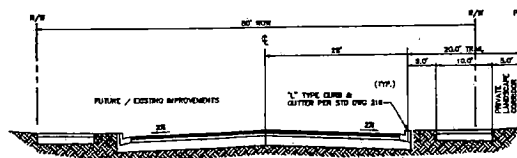
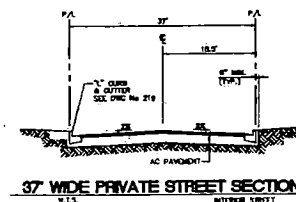


OWNER/DEVELOPER

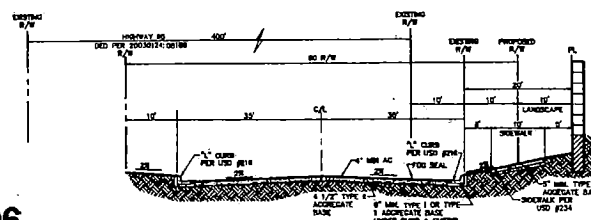
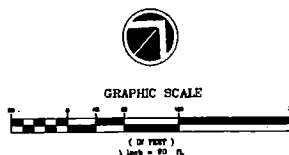
SOUTHWEST HOMES, LLC
240 E. WASH. SPRINGS ROAD
LAS VEGAS, NV
89118
PHONE: 702-347-3333

SITE SUMMARY

APN: 125-07-001-002
EXISTING ZONING: M-70
GROSS ACREAGE: 24.30 AC
NET ACREAGE: 24.33 AC
TOTAL LOTS: 222
DWELLING UNITS PER ACRE (GROSS): 252/24.30=10.37 DIA
OPEN SPACE REQUIRED: 10.29 + 1.89 + 1.11 (TYP.) = 4.18 ACRES
OPEN SPACE PROVIDED: 3.96 AC (BALANCE OF REQUIRED)
IMPROVED DRAINAGE ECH: 0.19 AC
TOTAL PROVIDED: 3.18 AC (75.94% OF REQUIRED)



80' WIDE HALF STREET SECTION
N.T.S.



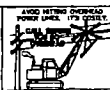
90' WIDE STREET SECTION
N.T.S.

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

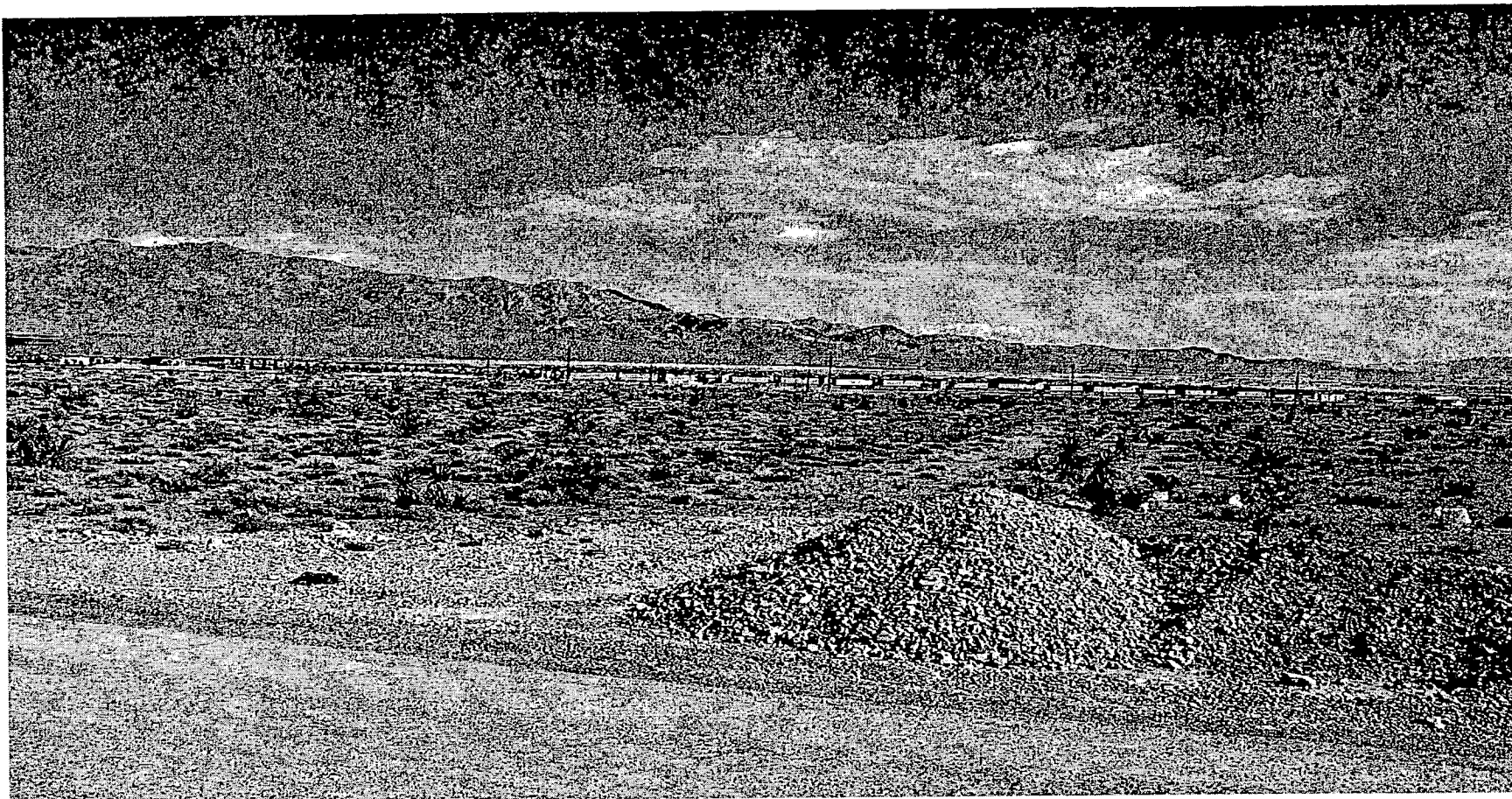
TMP-3396
02-12-04 PC
REVISED 02-02-04

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.

CALL before you Dig
1-800-227-2600



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TMP-3396 - SKY RIDGE - APPLICANT: SOUTHWEST HOMES, LIMITED LIABILITY COMPANY -
OWNER: SKY RIDGE LIMITED, LIMITED LIABILITY COMPANY
ADJACENT TO THE EAST SIDE OF TEE PEE LANE, APPROXIMATELY 250 FEET NORTH OF GRAND
TETON DRIVE
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3466 - HORSE AND THOM - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY - Request for a Tentative Map Plan Review FOR A PROPOSED 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 9.8 acres adjacent to the southwest corner of Horse Drive and Thom Boulevard (APN: 125-12-701-005), R-E (Residence Estates) under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

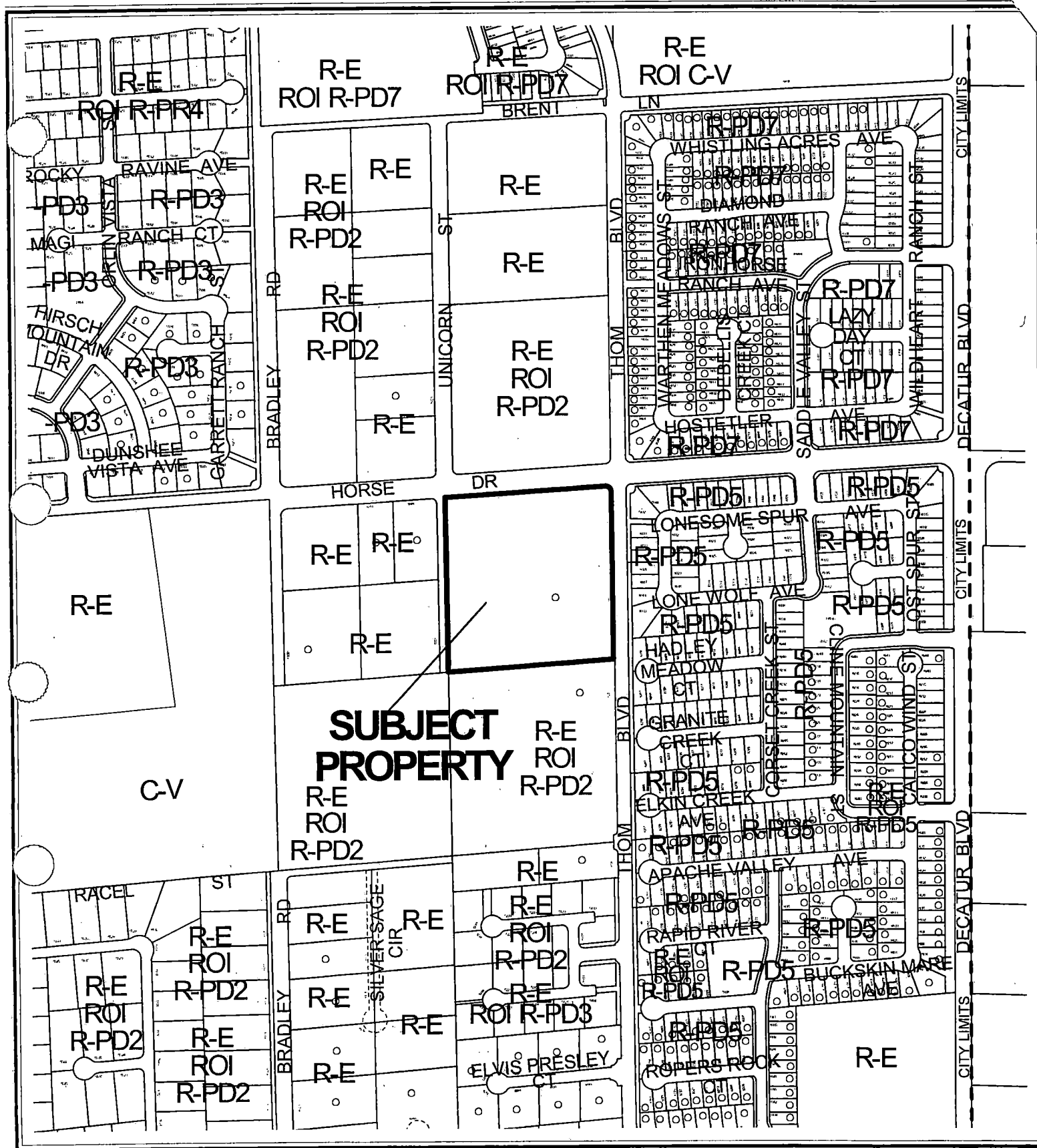
NIGRO – ABEYANCE to 3/11/2004 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3466] as her firm is awaiting final payment for work done for Signature Homes

MINUTES:

CHAIRMAN TRUESDELL stated that the applicant requested this application be held in abeyance to the 3/11/2004 Planning Commission meeting.

(6:11)

1-61

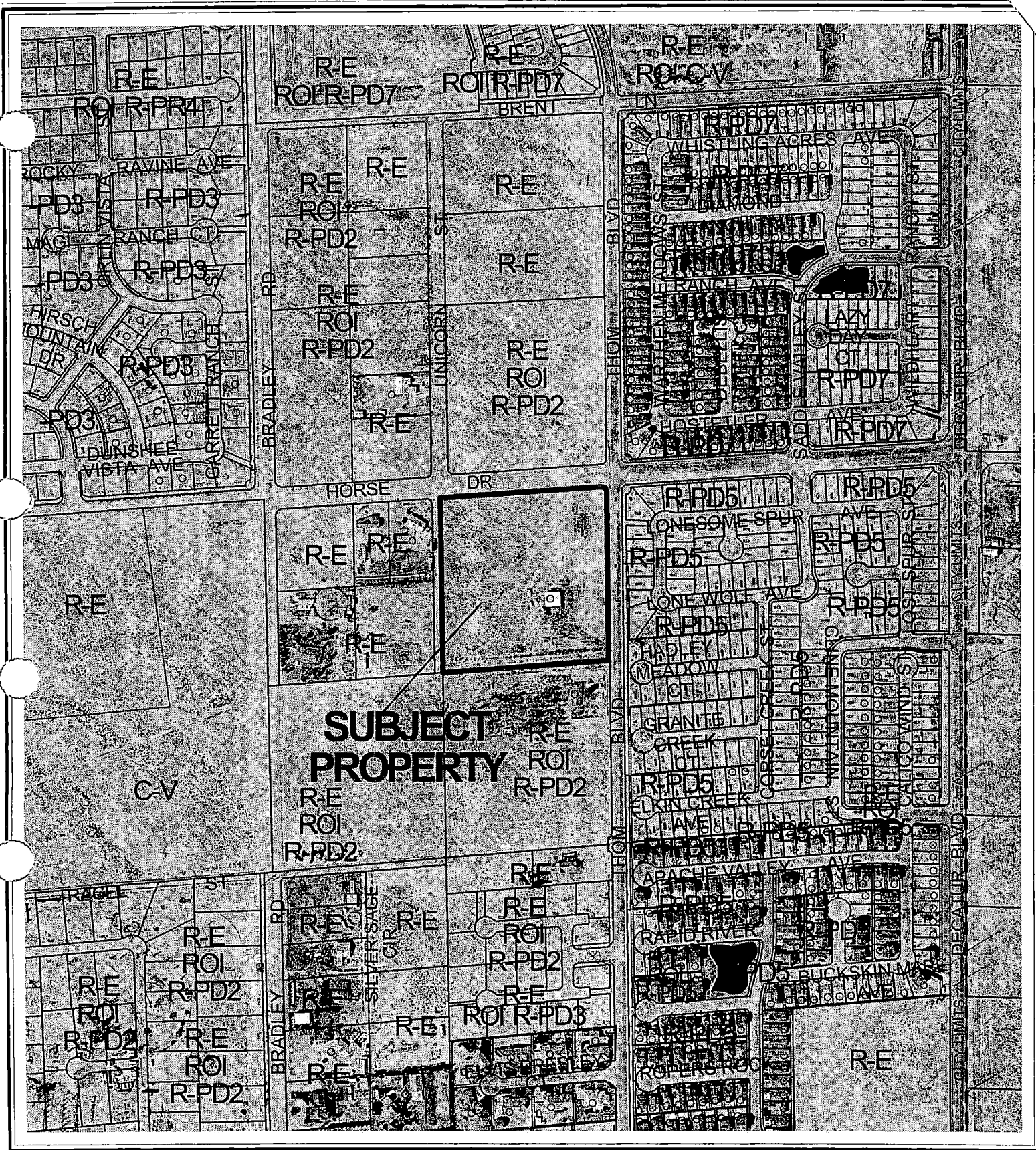


CASE: **TMP-3466**

ZONING OF SUBJECT PROPERTY:

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





CASE: **TMP-3466**

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-3466 - HORSE AND THOM - APPLICANT:

SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3072) and the Iron Mountain Ranch Master Plan Development Standards.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting 16 lots shall be approved by the Planning and Development Department and Public Works Department staff.
4. Prior to submission of a Final Map, the Clark County School District requests that the developer meet with CCSD Staff to evaluate impacts on educational facilities in the area.
5. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that demonstrates the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.
6. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment and will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
7. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is the available to meet the demands upon the system.

8. Improvement plans must be submitted to the Environmental Health Division of the Clark County Health District for review prior to the approval of the Final Map. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all Utility Plans to expedite review of the required sewer "Back Water Valves" on the improvement plans.
9. The Engineering Services Division of the Las Vegas Valley Water District requires a water commitment for water service. The proposed project will not be provided water service from the District's system without a water commitment. A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met.
10. Street names must be provided in accordance with the City's Street Naming Regulations.
11. All development is subject to the conditions of City Departments and State Subdivision Statutes.
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.

Public Works

13. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
14. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
15. Site development to comply with all applicable conditions of approval for Z-16-98, SDR-3072, Iron Mountain Ranch Master Plan and all other subsequent site-related actions.
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations..

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 16-lot Single-Family Residential Subdivision on 9.80 acres adjacent to the southwest corner of Thom Boulevard and Horse Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

10/12/98 The City Council approved a Rezoning (Z-0016-98) to R-PD2 (Residential Planned Development – 2 Units Per Acre) on this site as part of a larger request. Staff had recommended approval and the Planning Commission recommended approval on 8/13/1998.

11/01/00 The City Council approved an Extension of Time [Z-0016-98(1)] for an approved rezoning to R-PD2 (Residential Planned Development – 2 Units Per Acre). The Planning Commission and staff recommended approval on 9/28/00.

02/04/04 The City Council abeyed a Major Modification (MOD-3069) to the Iron Mountain Ranch Plan to allow 14,000 square foot lots on this site where 20,000 square feet is required to the March 3, 2004 City Council Meeting. The Planning Commission and Staff recommended approval on 11/20/03.

02/04/04 The City Council abeyed a Site Development Plan Review (SDR-3072) for a proposed 16- lot single-family residential development to the March 3, 2004 City Council Meeting. The Planning Commission and staff recommended approval on 11/20/03.

B) Pre-Application Meeting

11/12/03 Issues discussed included the need for 39-foot street widths, cross sections, and a

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 9.8
Net Acres: 8.5

B) *Existing Land Use*

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

C) *Existing Zoning*

Subject Property: R-E [(Residence Estates) Under Resolution of Intent to R-PD2
(Residential Planned Development – 2 Units per Acre)]
North: R-E [(Residence Estates) Under Resolution of Intent to R-PD2
(Residential Planned Development – 2 Units per Acre)]
South: R-E [(Residence Estates) Under Resolution of Intent to R-PD2
(Residential Planned Development – 2 Units per Acre)]
East: R-PD5 (Residential Planned Development – 5 Units per Acre)
West: R-E (Residence Estates)

D) *General Plan Compliance*

The subject site is located within the Centennial Hills Sector or the General Plan with a DR (Desert Rural Density Residential), which allows single-family residential on large lots with a density up to two dwelling units per acre. The proposed R-PD2 (Residential Planned Development – 2 Units per Acre) zoning is consistent with the general plan, and the proposed single-family residential development is permitted use in the district.

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

Special Plan Area

The site is located within the Iron Mountain Ranch Master Development Plan Area. Upon approval of this proposal all development shall take place in accordance with the guidelines of the Iron Mountain Ranch Master Development Plan requirements.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Site Development Plan Review SDR-3072, the following standards apply:

Standards	Required	Provided	Compliance
Min. Lot Size	14,000 Feet	14,175 Feet	Y
Min. Lot Width	105 Feet	120 Feet	Y
Min. Setbacks			
• Front (Garage)	20 Feet	20 Feet	Y
• Front (House)	15 Feet	15 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y
Number of Lots	16	16	Y
Max. Density	2 DUA	1.63 DUA	Y
Private/Public Street	Private	Private	Y
Min. Street Width	37'	37'	Y

The proposed project meets development criteria as established by Site Development Plan Review SDR-3072.

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
9.8 acres	1.63	1.65	3.04 %	12,977 SF	0%	0

The plan depicts single-family lots with no internal open space. Since open space is being provided throughout the Iron Mountain Ranch development and this site was not required to provide open space, this proposal is in compliance with the intent of the overall plan.

B) General Analysis Discussion

• General information

The proposed development will consist of 16 single-family residential lots. The proposed density for the project is approximately 1.63 units per acre, which meets R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning requirements. The main access for the site is provided via a drive off of Thom Boulevard, a 60-foot collector street. Internal to the site, 37-foot wide private streets service the subdivision.

- Cross Section

The submitted north/south cross-sections have been provided and depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The submitted cross sections do not show any retaining walls greater than 4-feet in height.

The submitted east/west cross-sections have been provided and depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The submitted cross sections do not show any retaining walls greater than 4-feet in height.

- Special Conditions of Approval (from Zoning or SDPR)

1. A Petition of Vacation for the purpose of vacating a portion of Thom Boulevard to match the existing section south of this site must record prior to the recordation of a Final Map overlying or abutting the area to be vacated.
2. Dedicate 25.5 feet of right-of-way adjacent to this site for Unicorn Street, a 20-foot radius at the southeast corner of Unicorn Street and Horse Drive and a 20-foot radius at the southwest corner of Thom Boulevard and Horse Drive prior to the issuance of any permits.

The proposal meets these standards.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



Case Number: **TMP-3466** APN: 125-12-701-005
Name of Property Owner: PILASTER DEVELOPMENT
Name of Applicant: SIGNATURE HOMES

Yes No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

Print Name:

Subscribed and sworn before me

This 7th day of November, 2003

Deanna C. Benitez
Notary Public in and for said County and State



APN: 125-12-701-005
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APN: 125-12-701-005

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

THE LAND RETURNED TO IS SITUATED IN THE STATE OF MICHIGAN,
COUNTY OF CLARE, CITY OF LAKE MICHIGAN, AND IS
DESCRIBED AS FOLLOWS:

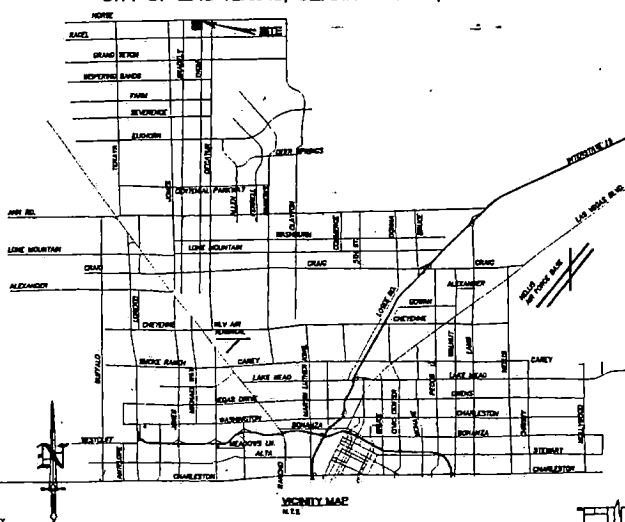
THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER
(NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12,
TOWNSHIP 14 NORTH, RANGE 10 EAST, MERIDIAN
EXCEPTING THEREOUTH THE EAST THIRTY FEET (30.00') AS
CONVEYED TO THE CITY OF LAKE MICHIGAN IN A DEED RECORDED
IN THE OFFICE OF THE CLERK OF CLARE COUNTY, MICHIGAN
ON MARCH 3, 1975 IN BOOK 1975 AS DOCUMENT NO. 0018187,
AND THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST
QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 14 NORTH,
RANGE 10 EAST, MERIDIAN AS CONVEYED TO THE CITY OF
LAKE MICHIGAN IN A DEED RECORDED IN THE OFFICE OF THE
CLERK OF CLARE COUNTY, MICHIGAN ON MARCH 24, 1975 IN BOOK 1975
AS DOCUMENT NO. 0020018, OFFICIAL RECORDS, JOSEPH W. HARTSHORN
CLERK OF CLARE COUNTY, MICHIGAN. (150.00')

FIVE LANE TURNING BAY

POKE RAD9 - 38'

C.C. AND P.B.
THE DEVELOPER SHALL FORGATE AND RECORD
PROTECTIVE COVENANTS AND DEED RESTRICTIONS
FOR ENFORCEMENT COLLECTIVELY REQUIRED BY
EACH MONUMENT.

TRASH DISPOSAL
TRASH DISPOSAL SHALL BE HANDLED BY REPUBLIC SERVICES DISPOSAL COMPANY THE FRANCHISEE FOR THE CITY OF NORTH LAS VEGAS



OWNER
PLASTER DEVELOPMENT COMPANY INC
801 S. RANCHO DRIVE
LAS VEGAS, NV
ATTN: DAVE SMITH
TEL: (702) 380-3041
FAX: (702) 384-9798

DEVELOPER
SIGNATURE MONEY
HOT 2 BANCORP
LAS VEGAS NEVADA 89109
ATTN: DAVE SMITH
TEL: (702) 380-3071
FAX: (702) 384-8788

SITE DATA
LAND USE
EXISTING = DESERT RURAL

ZCNRND
EXISTING FURNING = RT
EXISTING FURNING = WFO-2 (DOLL) (SET FROM MT. MASTER PLAN)

FIG-2 DIMENSIONS
FRONT = 30' GARAGE, 15' LIVING AREA, 15' SIDE LEAD GARAGE
CORNER = 15'
SIDE = 10'
REAR = 30'

ACREAGE
GROSS AREA - 8.8 ACRES
NET AREA - 8.8 ACRES
TOTAL UNITS - 18
DENSITY - 2.05 CU/ACRE

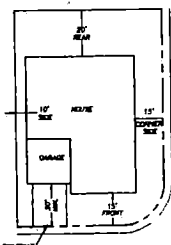
LOT SIZE
MIN LOT = 14,175 SF
MAX LOT = 20,876 SF
AVG LOT = 18,380 SF

PARKING
PARKING REQUIRED = 38
PARKING PROVIDED = 10

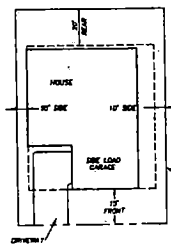
BASES OF BEATING

ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 80 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS DEPICTED UPON FILE 80 PAGE 80 OF PARCEL MAPS, OFFICIAL RECORDS CLARK COUNTY, NEVADA, AND LINE BEARS BEARING N071°30' EAST.

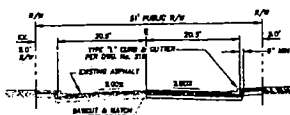
BENCHMARK
 BEING CITY OF LAS VEGAS BENCHMARK NUMBER 8, WOTER, A
 CONCRETE MONUMENT MARKED 105' HIGH AND 8" DIA. AT
 INTERSECTION DECATUR BLVD. AND LOS CARM WAY,
 PUNTEROS ELEVATION = 714.853 METERS HAVE BE DATED
 1987. CLOSURE - 754.131 METERS BE DATED



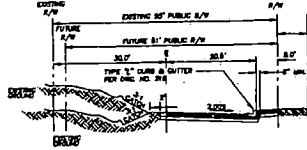
TYPICAL CORNER LOT RETRACK



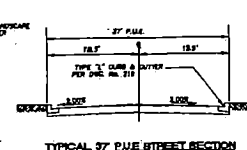
INTERNAL INTERIOR LOT DETAIL



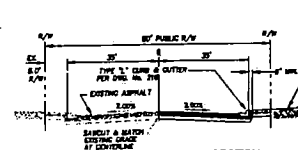
TYPICAL ST. PUBLIC STREET SECTION



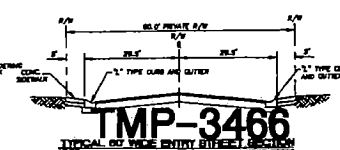
TYPICAL 55' PUBLIC STREET SECTION
N.E. LINCOLN STREET



TYPICAL 37 P.U.E STREET SECTION
N.Y.C. INTERIOR STREET



EXISTING GRADE
AT CENTERLINE
TYPICAL 80' PUBLIC STREET SECTION



TYPICAL 60" WIDE ENTRY BUTTRESS SECTION

02-12-04 PC

M:\Project\053\0306\TM\0306-TM.dwg, 12/09/2003 09:54:28 AM, ayatk

[illegible]

TENTATIVE MAP
.
HORSE AND THOMAS
SIGNATURE HOME

SION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 738-5821 FAX (702) 738-5829



SHEET
of :

No.	RADIUS	DELTA	LENGTH	TANGENT
C1	23.00	83.12 28	40.67	28.00
C2	20.00	86.47 18	30.30	18.00
C3	20.00	87.17 28	32.54	28.00
C4	20.00	89.00 00	33.87	00.00
C5	23.00	87.03 28	36.40	28.00
C6	20.00	131.44 35	48.01	35.00
C7	20.00	80.14 30	31.58	30.00
C8	20.00	86.33 40	31.77	18.00
C9	20.00	81.21 35	16.85	35.00
C10	34.00	237.14 35	87.74	35.00
C11	20.00	70.12 30	28.00	18.00

BASIS OF BEARING
BEING THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 80 EAST, N.E.O.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS DEPICTED UPON FILE #3 PAGE 80 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA. SAID LINE BEARS NORTH 02°43'38" EAST.

BENCHMARK
 BIDDING CITY OF LAS VEGAS BENCHMARK NUMBER 14510764, A
 CONCRETE MONUMENT MARKED FILE 1824 AND BLM AT
 INTERSECTION DECATUR BLVD. AND 100 CARMICHAEL AVE.
 PUBLISHED ELEVATION = 714.253 METERS (NAVD 83) BEAR LUM
 04/01/93 05 04 30.84

INTERPOL CANADIAN DIVISION
PUBLISHED ELECTRONICALLY - 714.253.4675 METERS HAVE NO DATA
CONVERTED TELEPHONE - 242.325.7575 METERS HAVE NO DATA

TMP-3466

02-12-04 PC

[illegible]

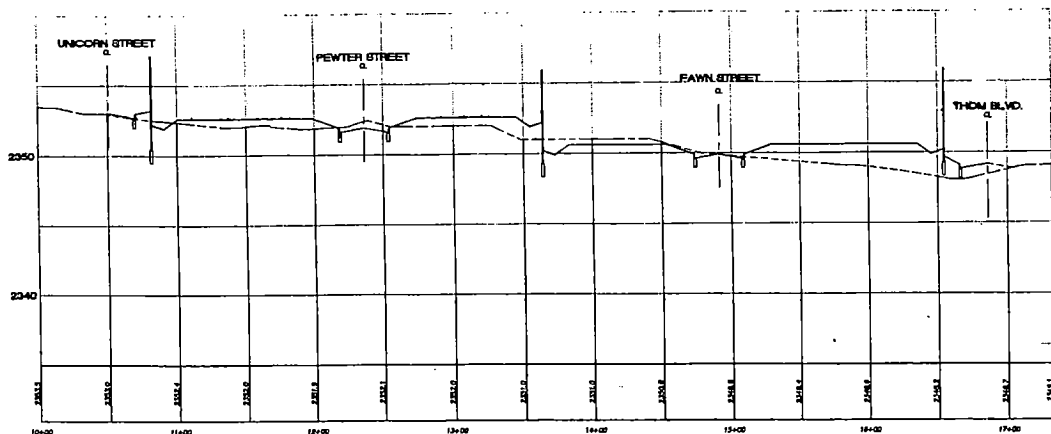
TENTATIVE MAP
HORSE AND THOM
SIGNATURE HOMES

[illegible]

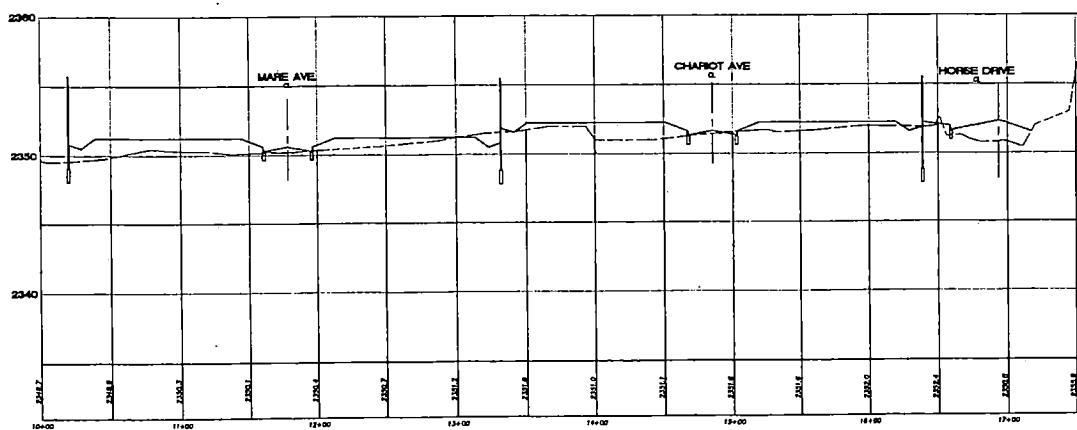
ORION ENGINEERING AND SURVEYING, INC.
3068 E. SUNSET ROAD, SUITE 8
LAS VEGAS, NEVADA, 89120
(702) 738-5821 FAX (702) 739-5829

Orion

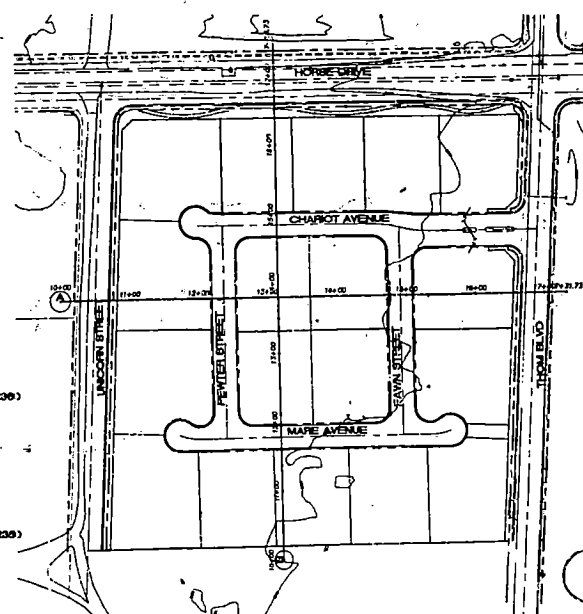
SHEET 2
of 2



SECTION A (EAST TO WEST)
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SECTION B (SOUTH TO NORTH)
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 8'



1 inch = 30 ft.
TMP-3466
02-12-04 PC

DESIGNED BY: JLF	GRANT BY: JLF	DATE: 6/12/03
DRAWN BY: JLF	JOB NUMBER: 003-0300	
DATE: 6/12/03	BY: JLF	DATE: 6/12/03

PRELIMINARY SITE PLAN
HORSE AND THOM

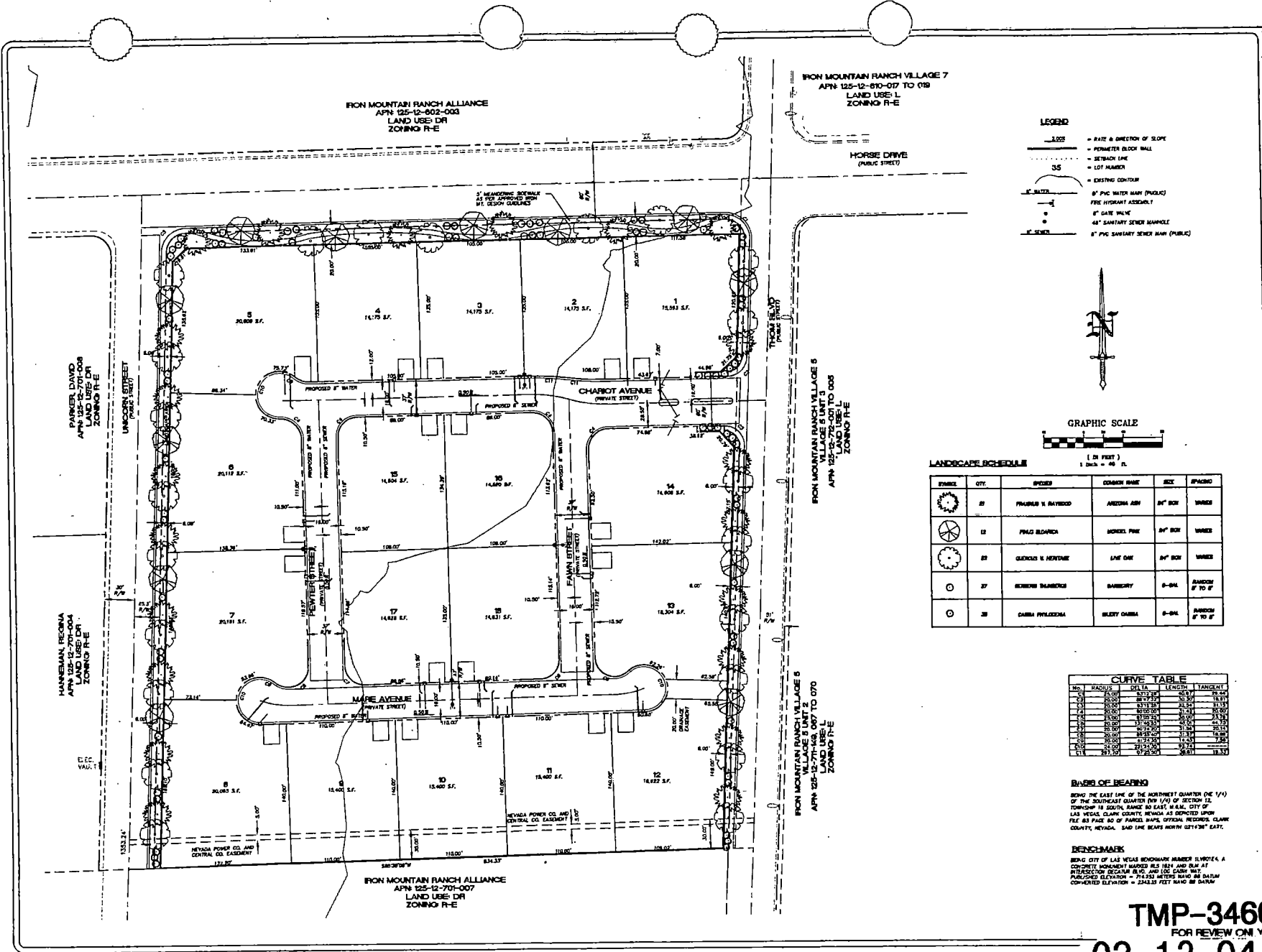
SIGNATURE HOMES

CITY OF LAS VEGAS, CLARK COUNTY

ORION ENGINEERING AND SURVEYING, INC.
3068 E SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89120
(702) 739-5921 FAX (702) 739-5929

Orion

Sheet 1
of 1



LANDSCAPE PLAN
HORSE AND THOM
SIGNATURE HOMES

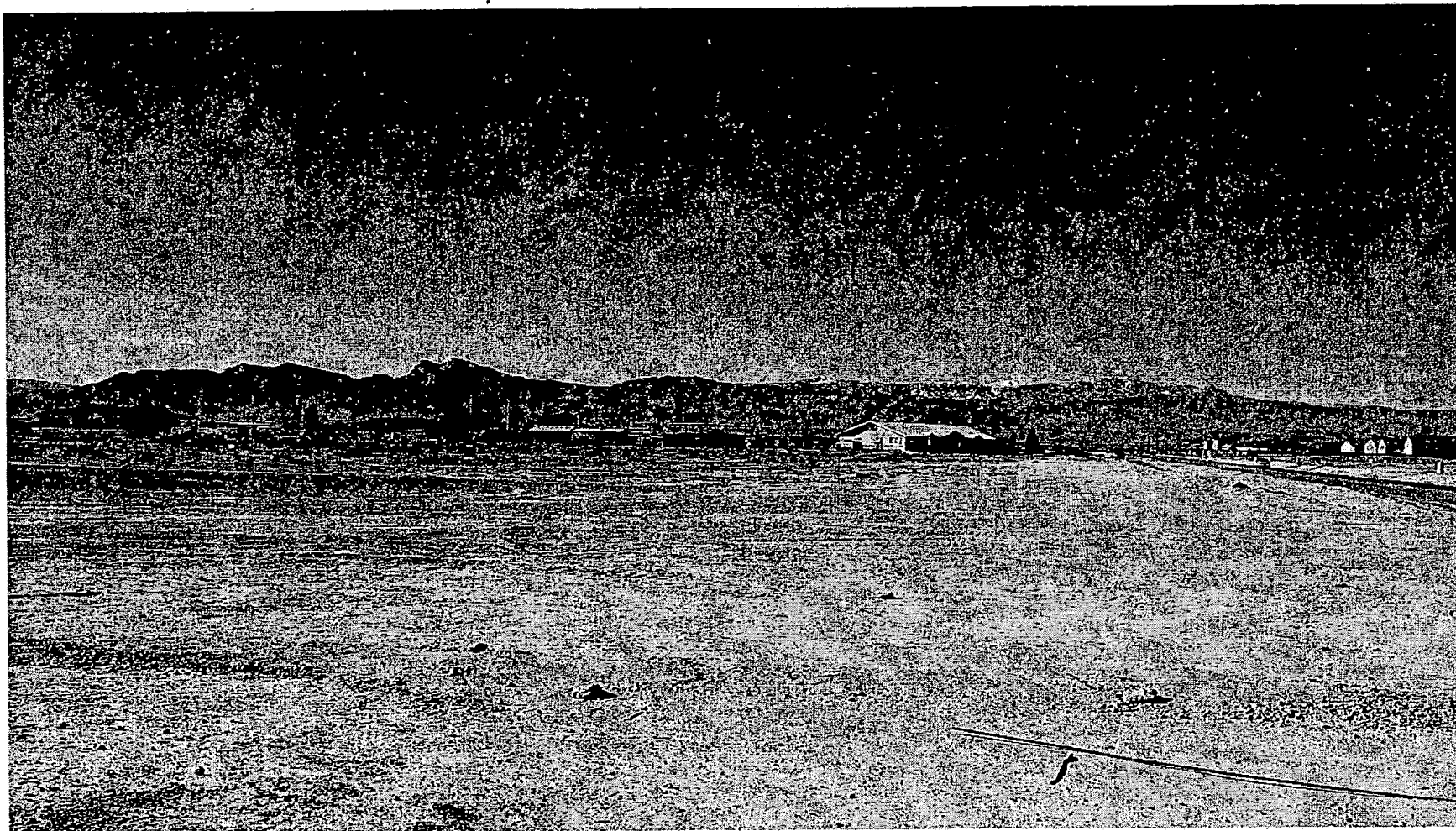
ORION ENGINEERING AND SURVEYING INC.
9008 E. SUNSET ROAD, SUITE 9
LAS VEGAS, NEVADA 89123
(702) 798-5821 FAX (702) 798-5829

ORION

TMP-3466
FOR REVIEW ONLY

02-12-04 PC

SHEET 1
OF 1



TMP-3466 - HORSE AND THOM - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER
DEVELOPMENT COMPANY
ADJACENT TO THE SOUTHWEST CORNER OF HORSE DRIVE AND THOM BOULEVARD
JANUARY 8, 2004 PLANNING COMMISSION

12/29/03

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A TWO-LOT COMMERCIAL SUBDIVISION on 27.38 acres adjacent to the northwest corner of Decatur Boulevard and Tropical Parkway (APN: 125-25-601-022 and 023), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

ABEYANCE TO THE MARCH 11, 2004 PLANNING COMMISSION MEETING

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

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

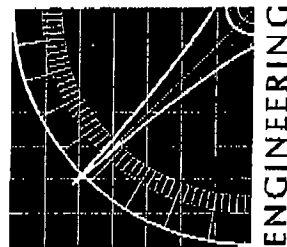
MOTION:

NIGRO – ABEYANCE to 3/11/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL explained that the applicant requested this application be held in abeyance to the 3/11/2004 Planning Commission meeting in order to review the design.

(6:11)

**SOUTHWEST**

LAND PLANNING • MAPPING • DEVELOPMENT

February 6, 2004

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

Re: **SWE Ref. No. 010110 - Decatur III
Tentative Map**

Dear Gary:

It is our understanding the City of Las Vegas is placing our Tentative Map, TMP-3624, on hold at the Planning Commission of February 12, 2004 due to revised plans being submitted to the City of Las Vegas.

Our client, R & S Investments, is now submitting the revised plan to the City of Las Vegas. Therefore, please schedule the tentative map for the Planning Commission of March 11, 2004.

If you have any questions, please do not hesitate to contact me.

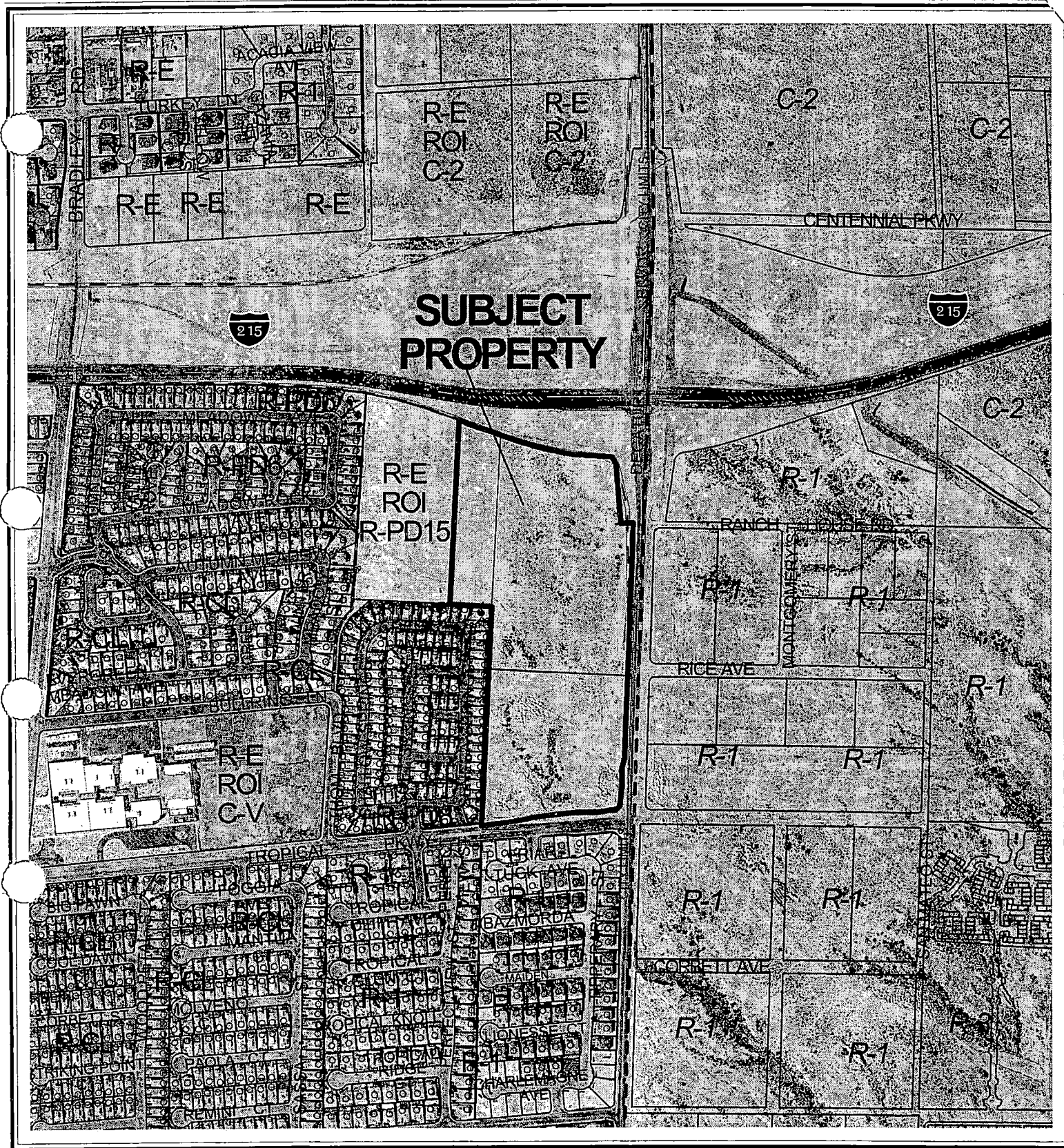
Thank you.

Sincerely,

SOUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SIP:jkd



CASE: TMP-3624

0 500 1000 Feet

ZONING OF SUBJECT PROPERTY:

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-3624 - DECATUR III - APPLICANT: R & S

INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY

***ON FEBRUARY 6, 2004 THE APPLICANT
REQUESTED THIS ITEM BE HELD IN
ABEYANCE TO THE MARCH 11, 2004***

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3624 APN: 125-25-601-022.023

Name of Property Owner: DECATUR III

Name of Applicant: R & S Investment Group

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

Yes

✓ No

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

City Official: _____

Partner(s): _____

APN: _____

APN: _____

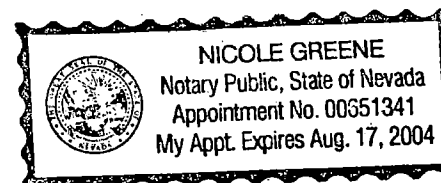
Signature of Property Owner/Authorized Agent: L. Forouzan Rad

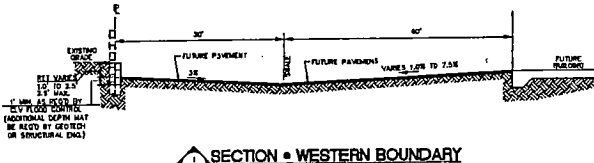
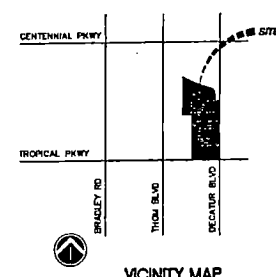
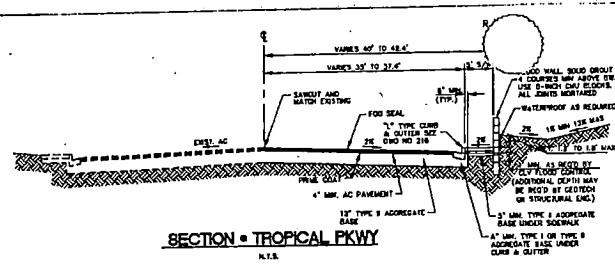
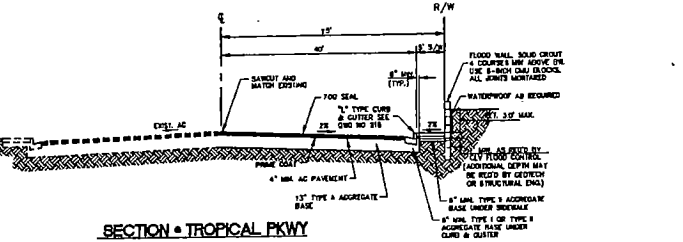
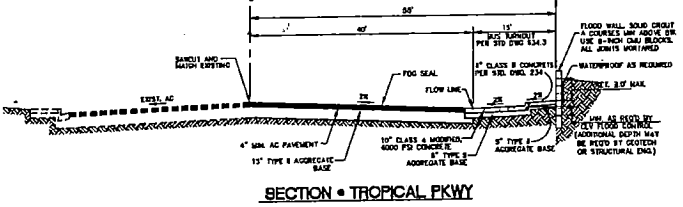
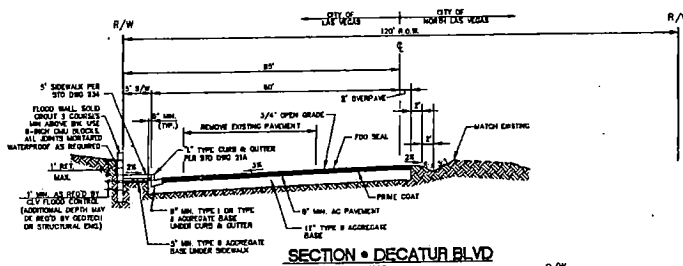
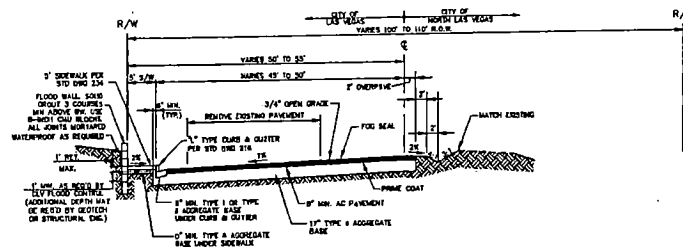
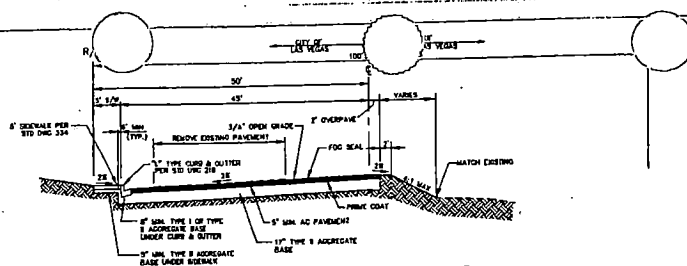
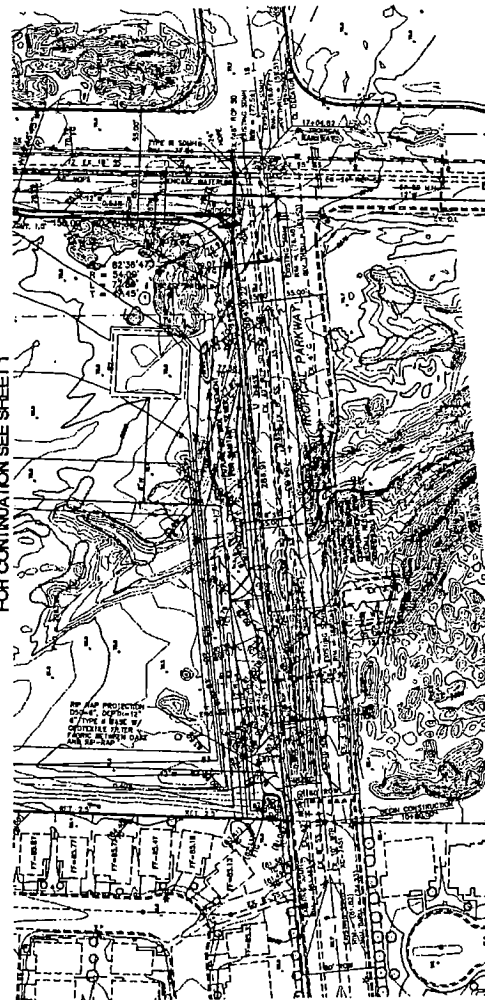
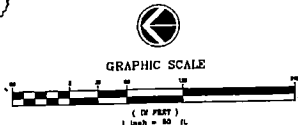
Print Name: Said Forouzan Rad

Subscribed and sworn before me

This 13th day of November, 2003

Notary Public in and for said County and State



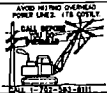


BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL
ONLY BM #530133, DECATUR BLVD. & CENTENNIAL PKWY, 75' S. OF SECTION LINE NEXT TO POWER POLE
STATION 11V80 25465
CURRENT ELEVATION AS OF 12/26/02 = 688.255 METERS (NAV80) 2291.236 FEET
PROJECT ELEVATION = 688.3703 METERS (NAV80) 2291.236 FEET
EQUATION: (PROJECT ELEV.) - (0.387) = CURRENT ELEVATION

BASIS OF BEARING
NORTH 02°01'35" EAST BEING THE CENTERLINE OF DECATUR BLVD. BETWEEN TROPICAL PARKWAY AND CENTENNIAL PARKWAY IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDS IN FILE #2 OF PARCEL MAPS PAGE 07.

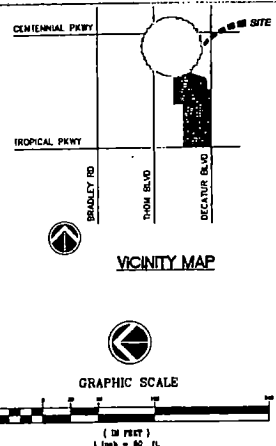
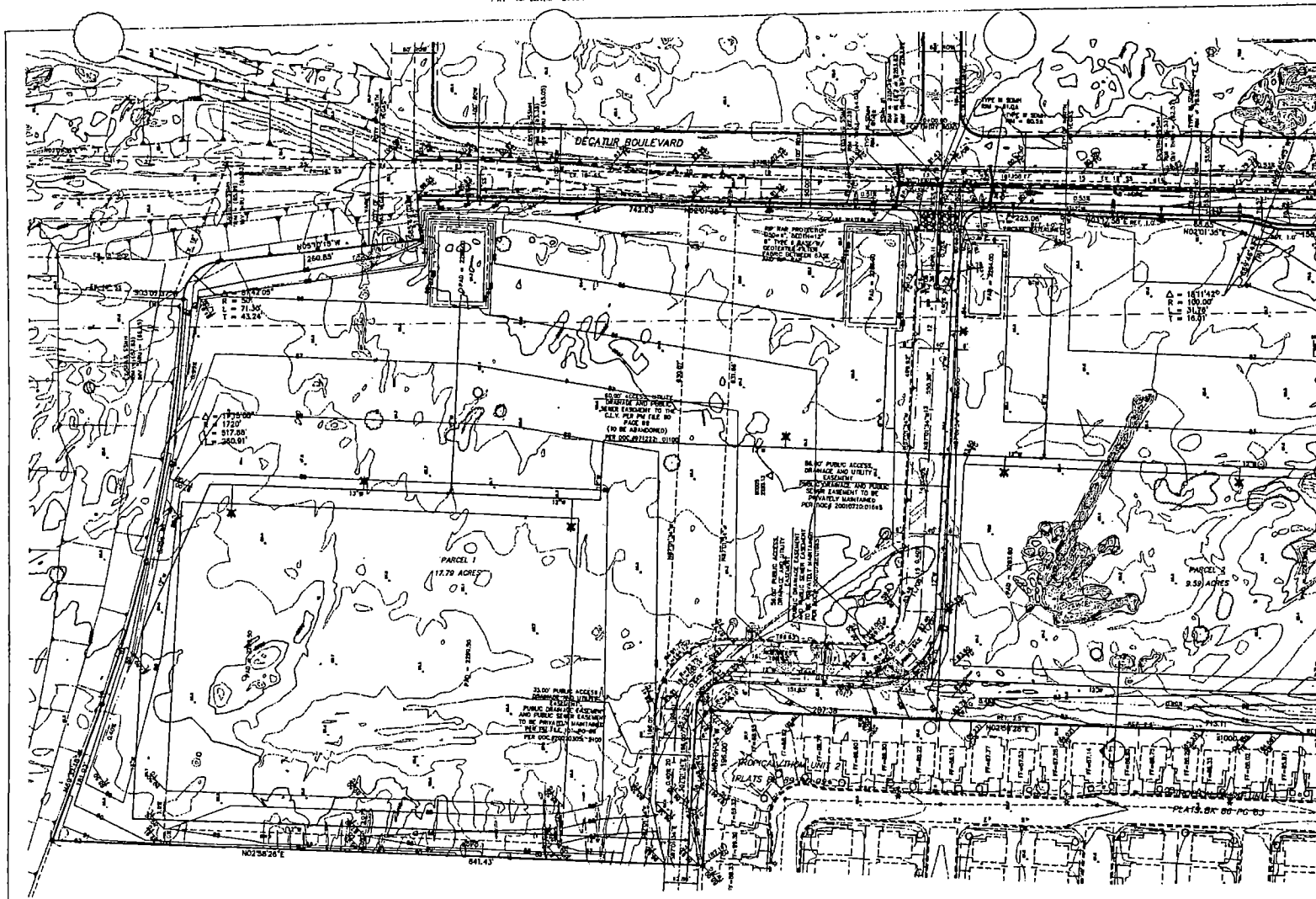
NOTICE TO CONTRACTOR
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES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

CALL before you Dig
1-800-227-2600
UNDERGROUND SERVICE (UTS)



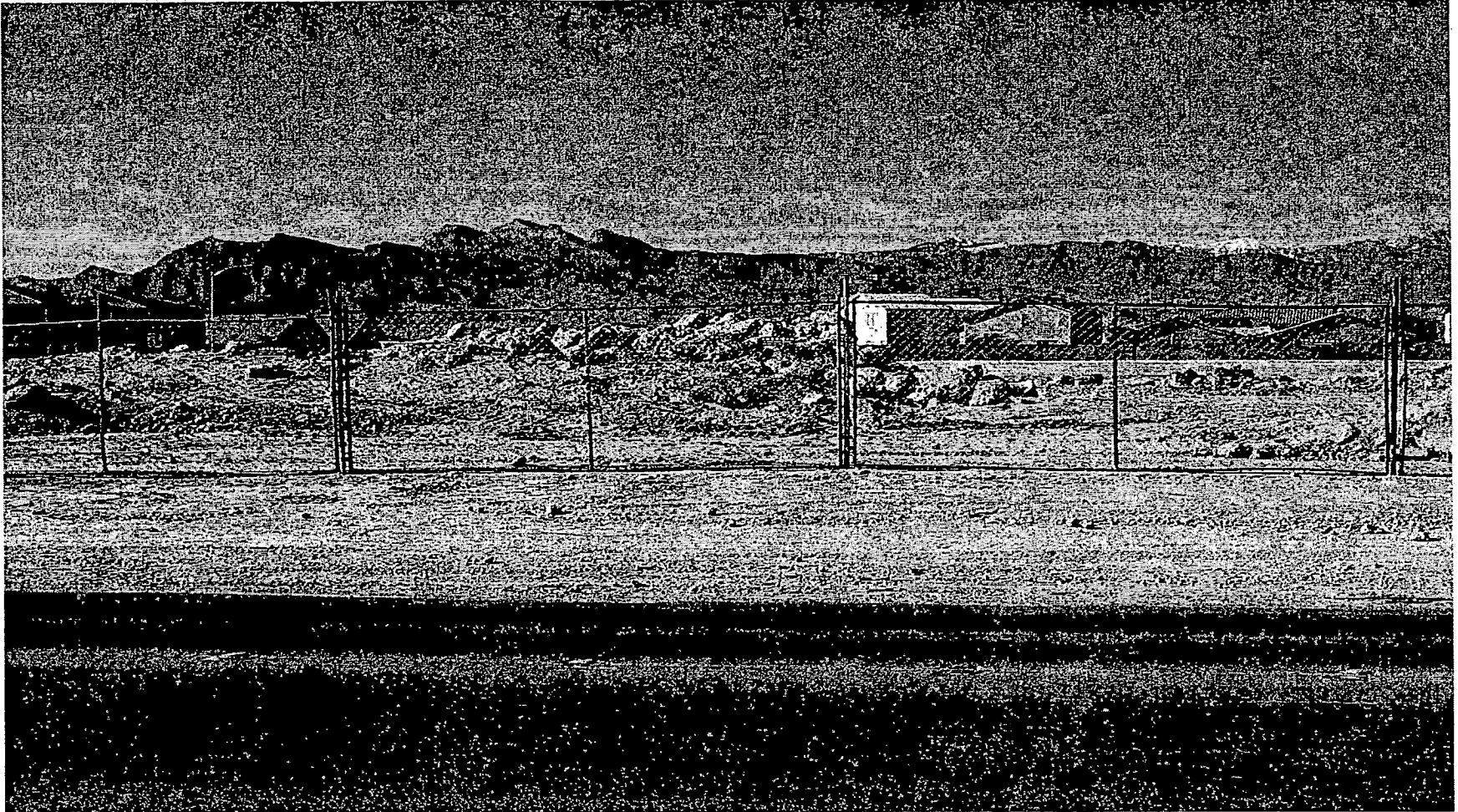
PROJECT	DECATUR III
DATE	01/01/03
DESIGN BY	12/12/03
SCALE	1" = 80'
CHECKED	
SHEET	2 OF 2
CLY DND NO.	

TMP-3624
02-12-04 PC



LEGEND

	UNIT/PARCEL LINE
	EDGE OF PAVEMENT
	EXISTING GRADE CONTOUR
	EXISTING GRADE CONTOUR
	PROPOSED FG CONTOUR
	EXISTING
	PROPOSED BY OTHERS OR FUTURE
	RATE & DIRECTION OF FLOW
	LOT DRAINAGE SWALE
	CUT OR FILL SLOPE
	USE OF SLOPE
	EXIST. 350W LUMINAIRE
	EXIST. 300W LUMINAIRE
	EXIST. 150W LUMINAIRE
	EXIST. 100W LUMINAIRE
	PROPOSED 400W LUMINAIRE
	PROPOSED 350W LUMINAIRE
	PROPOSED 300W LUMINAIRE
	PROPOSED 150W LUMINAIRE
	PROPOSED 100W LUMINAIRE
	PROPOSED 50W LUMINAIRE
	PAG MOUNTED SIGN POST
	LOT NUMBER
	BWD
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING SEWER MAIN
	PROPOSED SEWER MAIN
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING DROP INLET
	PROPOSED DROP INLET
	EXISTING CULM & OUTLET
	EXISTING POWER POLE
	EXISTING GAS MAIN
	STOP & STREET NAME SIGN
	STREET NAME SIGN
	TRAFFIC SIGN



TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III,
LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF DECATUR BOULEVARD AND TROPICAL PARKWAY
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3632 - LEON AND DEER SPRINGS - APPLICANT: RAZI INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: DEER SPRINGS ESTATES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 29-LOT RESIDENTIAL DEVELOPMENT on 10.19 acres adjacent to the northwest corner of Deer Springs Way and Leon Avenue (APN: 125-24-201-003, 004, and 005), R-E (Residence Estates) Zone, under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 1 and 2 and 5 through 8 subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:13 – 6:17)

1-123

CONDITIONS:

Planning and Development

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

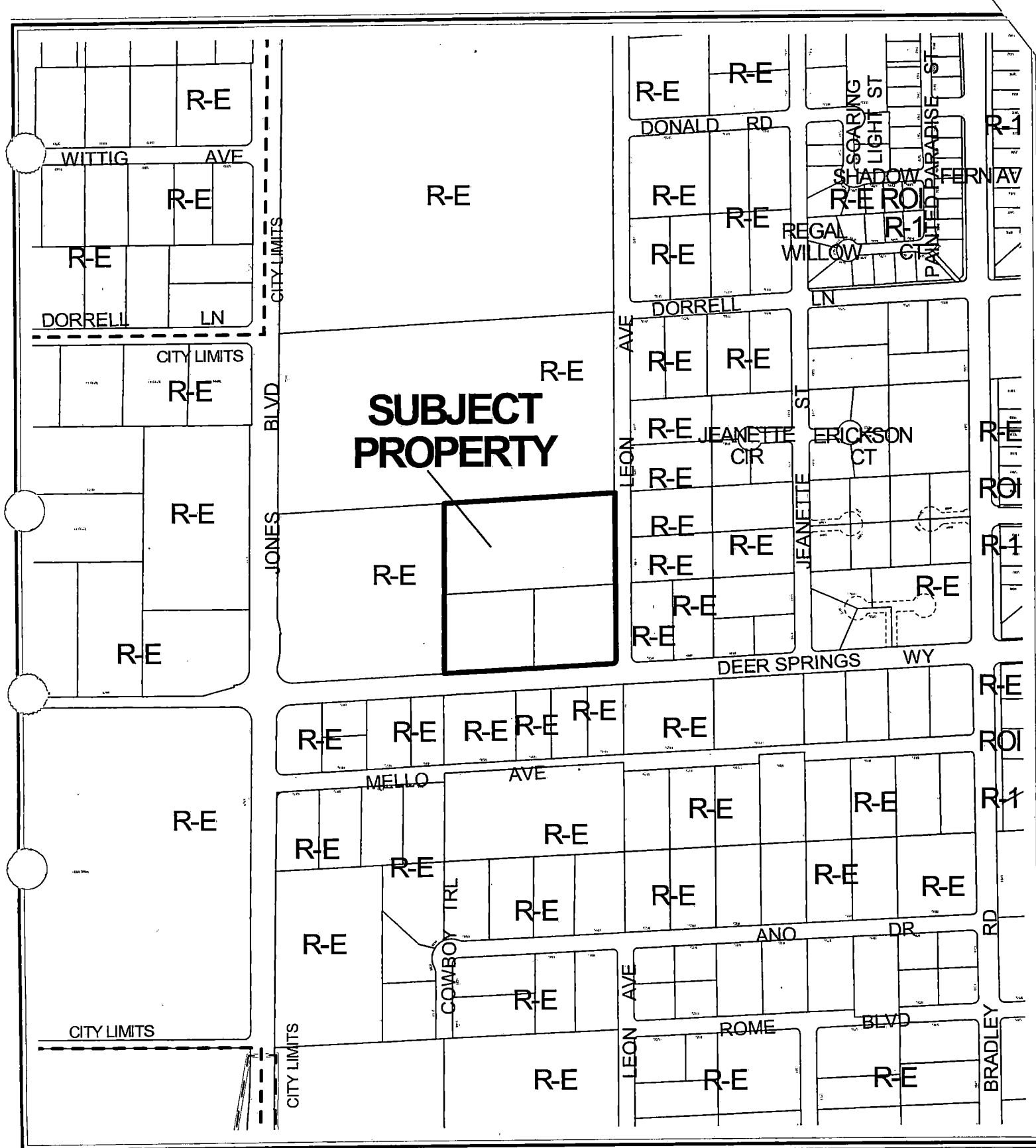
PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 5 – TMP-3632

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2437), Review of Condition [(ROC-3283) and (ROC-3286)] and Rezoning (ZON-2436).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate an additional 5 feet of right-of-way for a total radius of 20 feet on the northwest corner of Leon Avenue and Deer Springs Way.
7. Extend public sewer in Leon Avenue to the north edge of this site, to a location, depth and alignment acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
8. Site development to comply with all applicable conditions of approval for ZON-2436, SDR-2437, and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

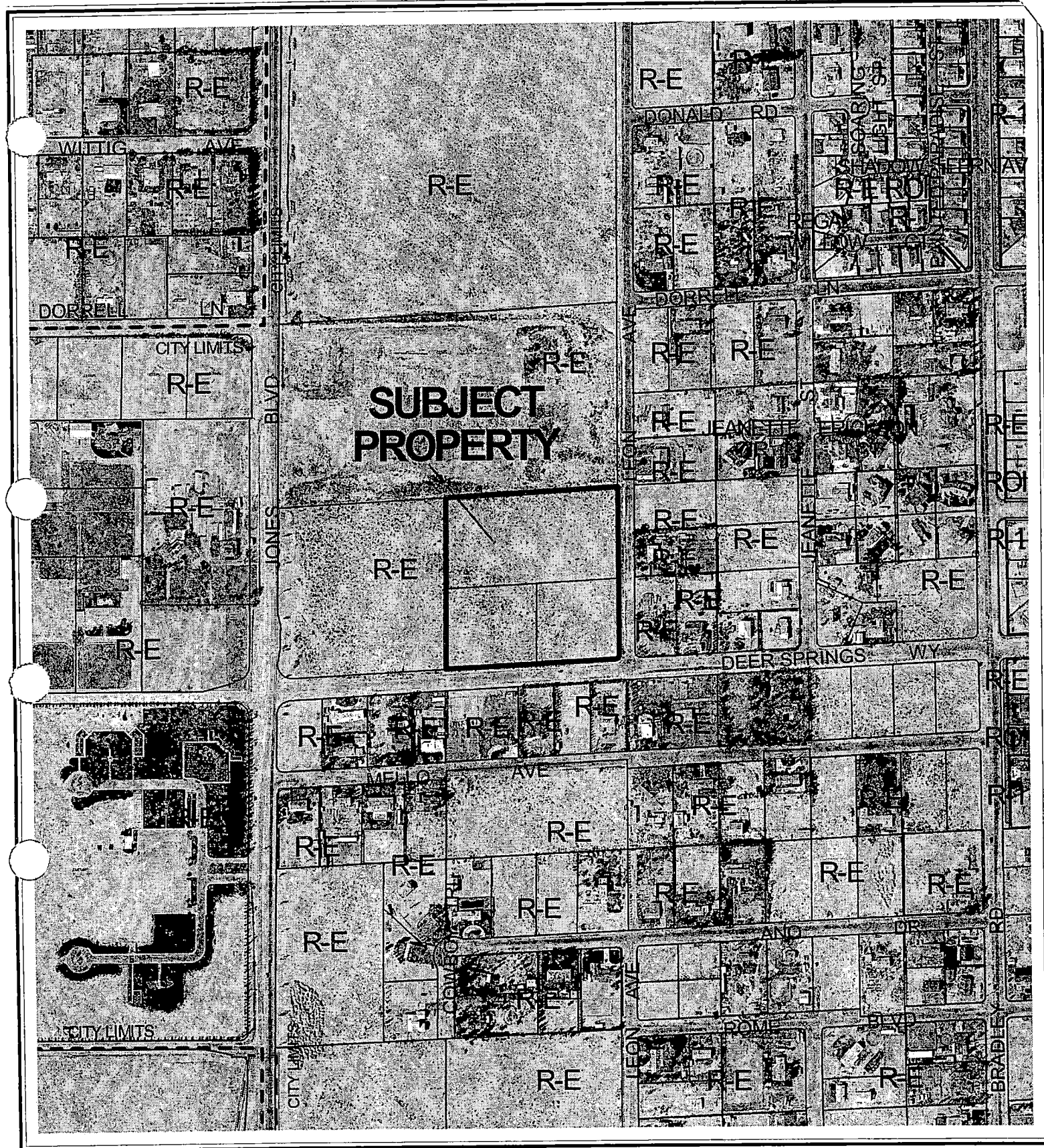


CASE: **TMP-3632**

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO R-PD3
(RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)





CASE: **TMP-3632**

0 400 800 Feet

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) ZONE UNDER RESOLUTION OF INTENT TO R-PD3
(RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: TMP-3632 - LEON AND DEER SPRINGS - APPLICANT:
RAZI INVESTMENTS, LIMITED LIABILITY COMPANY - OWNER: DEER SPRINGS
ESTATES, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2437), Review of Condition [(ROC-3283) and (ROC-3286)] and Rezoning (ZON-2436).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate an additional 5 feet of right-of-way for a total radius of 20 feet on the northwest corner of Leon Avenue and Deer Springs Way.
7. Extend public sewer in Leon Avenue to the north edge of this site, to a location, depth and alignment acceptable to the City Engineer. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits.
8. Site development to comply with all applicable conditions of approval for ZON-2436, SDR-2437, and all other subsequent site-related actions.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 29-lot Single-Family Residential Subdivision on 10.19 acres adjacent to the northwest corner of Deer Springs Way and Leon Avenue.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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 29-Lot Single-Family Residential Development on 9.15 acres adjacent to the northwest corner of Leon Avenue and Deer Springs Way. The Planning Commission and staff recommended denial on June 26, 2003.

01/07/04 The City Council approved a request for a Review of Condition (ROC-3283) / ROC-3286) No. 3 of an approved Rezoning (ZON-2436) and Site Development Plan Review (SDR-2437) to allow a minimum lot size of 8,600 square feet where a minimum lot size of 11,000 square feet is required for a proposed Single-Family Residential Development on the subject site. The Planning Commission forwarded the request with no recommendation on December 4, 2003. The Planning and Development Department recommended approval.

B) Pre-Application Meeting

12/09/03 Discussion included revising the Tentative Map to depict the location of the Rural Preservation Neighborhood buffer zone. In addition, it was noted that trails were not required, combination perimeter and retaining wall height can not exceed eight feet, and street naming must meet the Street Naming and Assignment of Address ordinance.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 10.19
Net Acres: 9.15

B) *Existing Land Use*

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

C) *Existing Zoning*

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

D) *General Plan Compliance*

The subject site is located within the Centennial Hills Sector Plan of the General Plan. The site is designated as R (Rural Density Residential) within the Plan. The Centennial Hills General Plan R (Rural Density Residential) category allows a maximum of 3.59 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.

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

A portion of 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 and Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The portion of the site within the RPN buffer conforms to this standard.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards were approved under the previous Site Development Plan Review (SDR-2437) and apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	8,600 Feet	8,614	Y
Min. Setbacks			
• Front (House)	15 Feet	15 Feet	Y
• Front (Garage)	18 Feet	18 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear (Interior Lots)	15 Feet	15 Feet	Y
• Rear (Along R.O.W.)	20 Feet	20 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y
Number of Lots	29	29	Y
Max. Density	3.49 (gross)	3.17 (net), 2.85 (gross)	Y
Private/Public Street	Public or Private	Private	Y
Min. Street Width	37 Feet (Private)	37 Feet	Y

The proposed Tentative Map meets the development standards as established under Site Development Plan Review (SDR-2437) and Review of Condition cases (ROC-3283) and (ROC-3286).

Pursuant to Title 19.06, the following Open Space Standards were approved under the previous Site Development Plan Review (SDR-2437) and apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
9.15 acres	3.17	1.65	5.2 %	20,847 SF	5.2%	20,948 SF

The proposed development meets the amount of open space required for a R-PD (Residential Planned Development) zoning district, as the development contains 20,948 square feet of open space where 20,847 square feet is required.

B) General Analysis Discussion

- General information

The proposed development will result in the construction of 29 lots on 9.15 net acres, for a net density of 3.17 dwelling units per acre. The lots will be on a 37-foot wide, private street. Lot sizes range in size from 8,614 square feet to 19,377 square feet. Open space, in the form of a centrally located park is provided in accordance with R-PD (Residential Planned Development) requirements. Landscape planters of the appropriate width are depicted adjacent to Deer Springs Way and Leon Avenue.

- Cross Section

The submitted cross-sections depict a maximum natural grade between zero and two-percent across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope of zero to two-percent, such as this development, is allowed a maximum four-foot retaining wall. The submitted cross sections do not show any retaining walls that exceed four feet. In addition, no combination perimeter and retaining wall exceeds an overall height of eight feet as required by condition 10 of Site Development Plan Review, (SDR-2437).

- Trails

Trails are not required for this Tentative Map subdivision.

- Special Conditions of Approval (from SDR-2437, or ROC-3286)

SDR-2437

6. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, 15 feet in the rear for interior lots, 20 feet in the rear for lots adjacent to Deer Springs Way and Leon Avenue.
7. The landscape plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
10. 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. No perimeter or retaining wall shall exceed a height of eight feet without step backs in accordance with the Code.

TMP-3632 - Staff Report Page Five
February 12, 2004 Planning Commission Meeting

ROC-3286

1. Condition Number 3 shall be removed from the approval of Site Development Plan Review (SDR-2437).

*Condition No.3 from SDR-2437 stated: "The site plan shall be revised and approved by the Planning and Development Department prior to the time application is made for a tentative map, to reflect a minimum lot size of 11,000 square feet."

The project meets all of these standards.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: DEERSPRINGS ESTATES, LLC

Name of Applicant: RAZI INVESTMENTS GROUP 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

.. 7 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: N/A

Partner(s): N/A

APN: _____

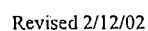
Signature of Property Owner/Authorized Agent:

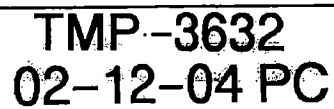
Print Name: _____

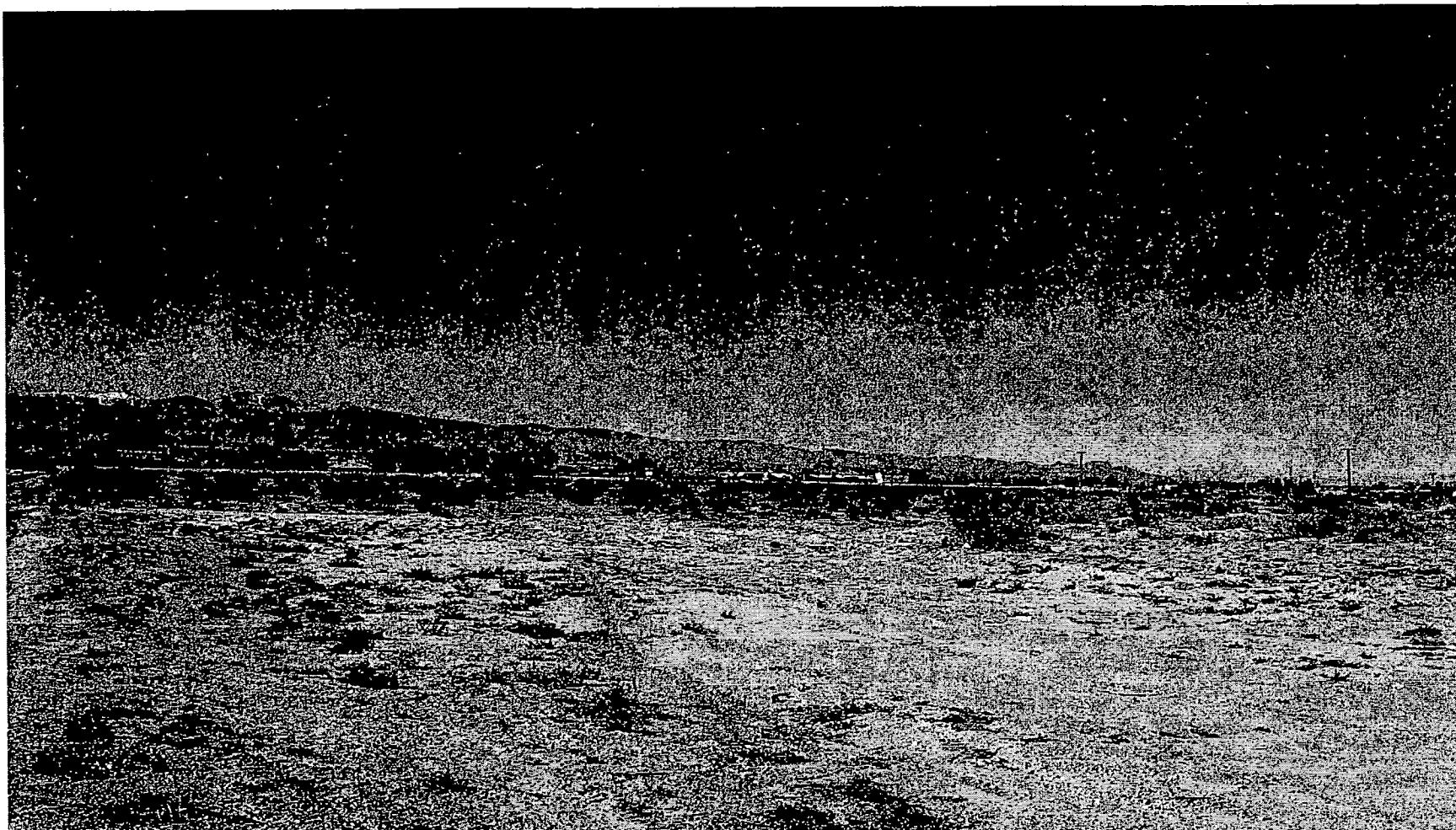
Subscribed and sworn before me

This 2nd day of December, 2003

Maureen
Notary Public in and for said County and State
Clark County, Nevada







TMP-3632 - LEON AND DEER SPRINGS - APPLICANT: RAZI INVESTMENTS, LIMITED LIABILITY
COMPANY - OWNER: DEER SPRINGS ESTATES, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF DEER SPRINGS WAY AND LEON AVENUE
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-3647 - PENNINGTON ESTATES - APPLICANT: JL & VIRGINIA PENNINGTON - Request for a Tentative Map FOR AN 11-LOT RESIDENTIAL DEVELOPMENT on 5.57 acres adjacent to the northwest corner of El Campo Grande and Rebecca Road (APN: 125-26-304-008 and 125-26-401-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 1 and 2 and 5 through 8 subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:13 – 6:17)

1-123

CONDITIONS:

Planning and Development

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

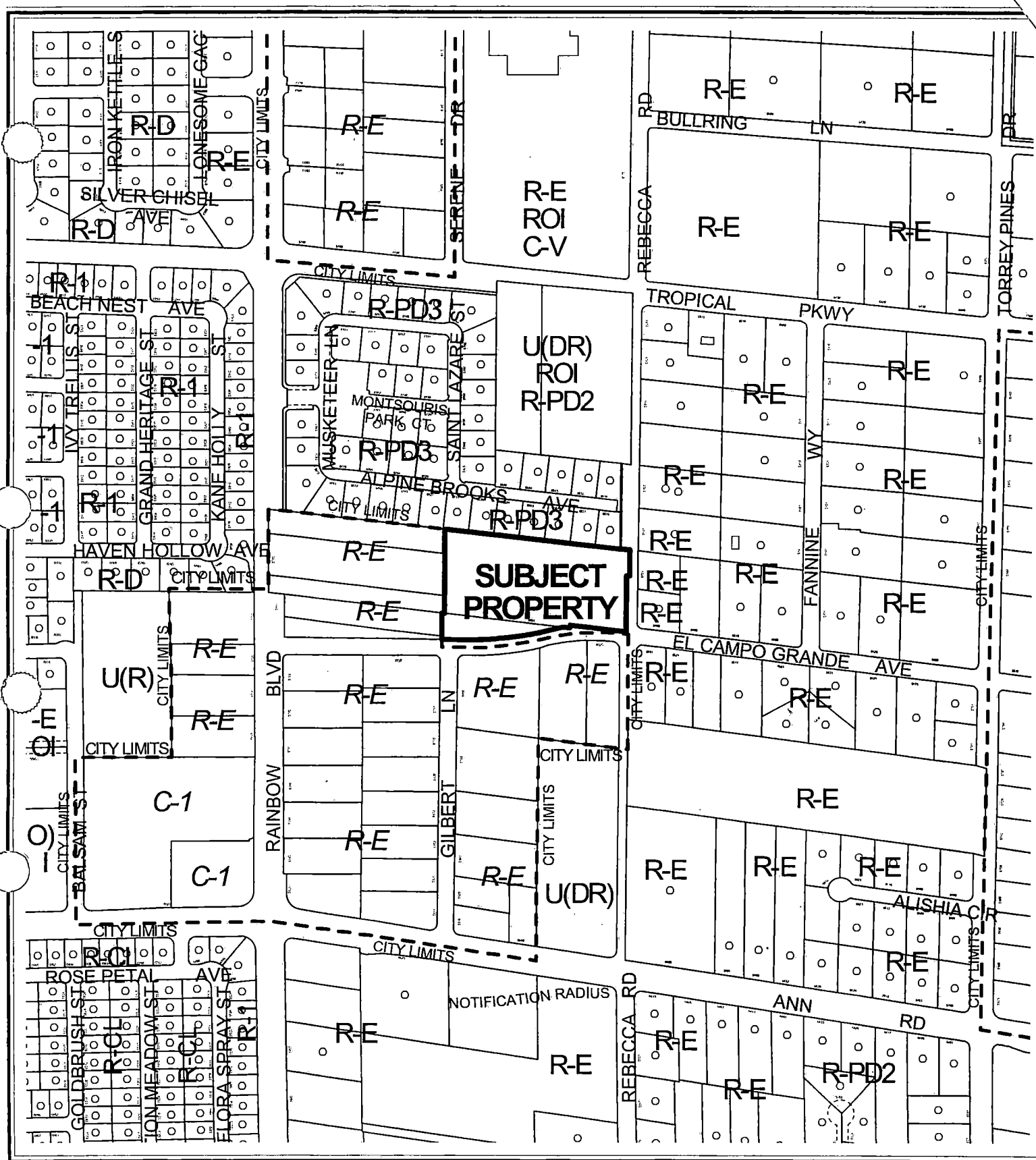
PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 6 – TMP-3647

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-3348 and Rezoning ZON-3345.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

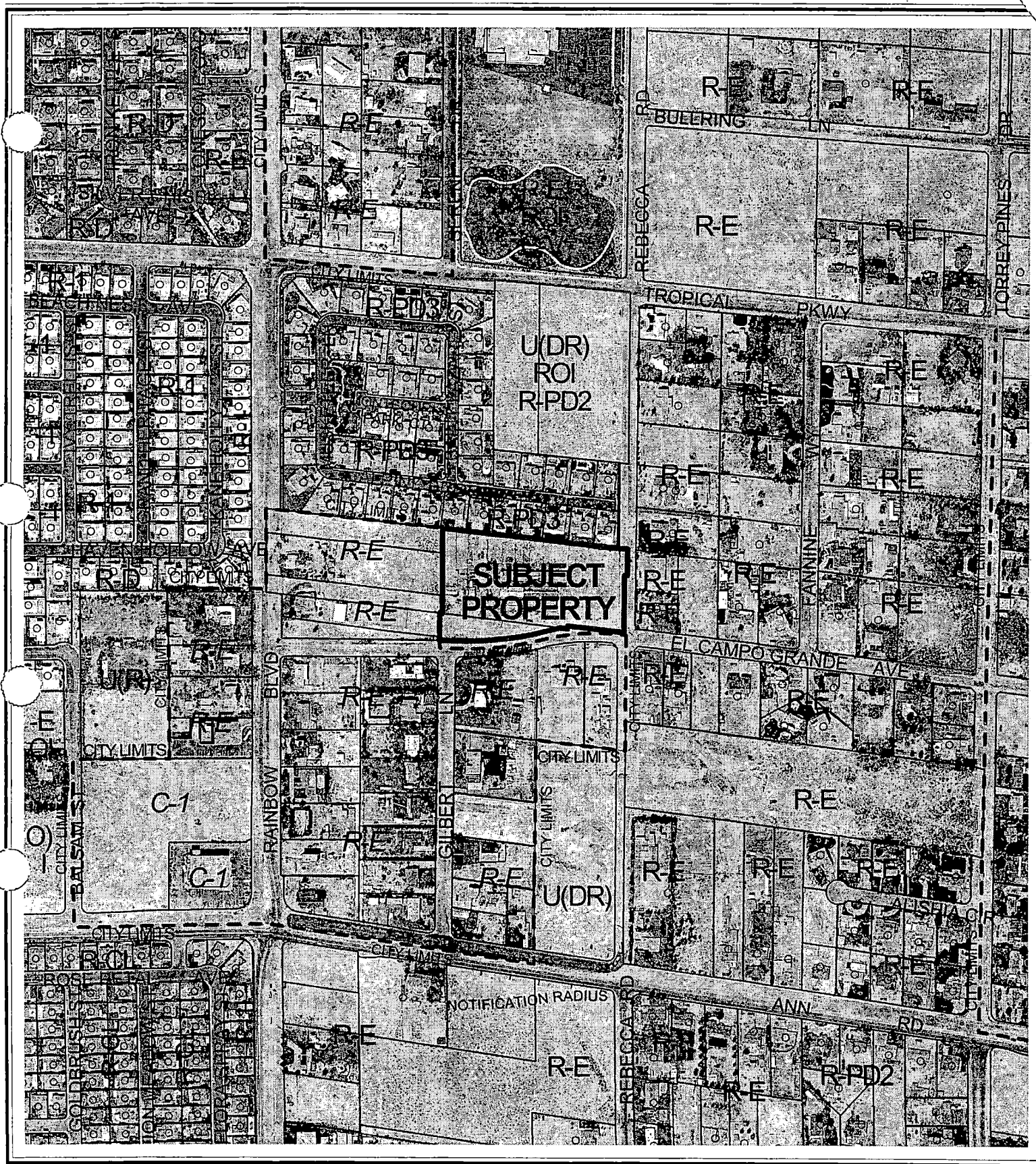
6. El Campo Grande Avenue must be designed in accordance with Rezoning application ZON-3345, Condition No. 4.
7. Site development to comply with all applicable conditions of approval for ZON-3345, SDR-3348, and all other site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: **TMP-3647**

ZONING OF SUBJECT PROPERTY:

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



CASE: **TMP-3647**

ZONING OF SUBJECT PROPERTY:

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-3647 - APPLICANT: JL & VIRGINIA PENNINGTON

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-3348 and Rezoning ZON-3345.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. El Campo Grande Avenue must be designed in accordance with Rezoning application ZON-3345, Condition No. 4.
7. Site development to comply with all applicable conditions of approval for ZON-3345, SDR-3348, and all other site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for an 11-lot Single-Family Residential Subdivision on 5.57 acres adjacent to the northwest corner of Rebecca Road and El Campo Grande.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

10/01/03 The City Council approved an Annexation (ANX-2424), which brought this property into the City and established the R-E (Residence Estates) zoning district. The effective date of the Annexation was October 10, 2003. The Planning Commission and staff recommended approval on 6/26/03.

01/21/04 The City Council approved a Rezoning request (ZON-3345) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre). The Planning Commission and staff recommended approval on 12/18/03.

01/21/04 The City Council approved a Site Development Plan Review (SDR-3348) for a proposed 11 lot single-family development. The Planning Commission and staff recommended approval on 12/18/03.

B) Pre-Application Meeting

12/03/03 General map and application requirements were discussed and there were no major issues identified.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.57

B) Existing Land Use

Subject Property: Chicken Farm
North: Single Family Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence

C) Existing Zoning

Subject Property: R-E (Residence Estates) under Resolution of Intent to R-PD2
(Residential Planned Development - 2 Units Per Acre)
North: R-PD3 (Residential Planned Development - 3 Units Per Acre)
South: R-E (Residence Estates)
East: R-E (Residence Estates)
West: R-E (Residence Estates)

D) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a RNP (Rural Preservation Neighborhood) land use designation. The proposed R-PD2 (Residential Planned Development - 2 Units Per Acre) zoning district is in conformance with the General Plan, and the proposed residential development is a permitted use within the R-PD2 zone.

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 buffer

The eastern 330 feet of this site is located in a Rural Preservation Neighborhood buffer zone that limits the density in that area to 3 units per acre. The proposed density of 1.97 units per acre is compatible with the requirements of this buffer.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Site Development Plan Review SDR-3348, the following standards apply:

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	20 Feet	20 Feet	Y
• Corner	10 Feet	15 Feet	Y
• Rear	10 Feet	10 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y
Number of Lots	11	11	Y
Max. Density	3 DUA	1.97 DAU	Y
Private/Public Street	Private	Private	Y
Min. Street Width	39 feet	39 feet	Y

The project meets all applicable development standards as outlined by Site Development Plan Review SDR-3348.

A2) Open Space Requirements

Pursuant to Title 19.06, no open space is required in the R-PD zoning district for developments with less than 12 units/lots.

B) General Analysis Discussion

- General information

The proposed development will consist of 11 single-family residential lots. The proposed density for the project is approximately 1.97 units per acre, which meets R-PD2 (Residential Planned Development – 2 Units Per Acre) zoning and Rural Preservation Neighborhood buffer zone standards. The main access for the site is provided via a drive off of El Campo Grande Avenue, a 60-foot collector street. Internal to the site, 39-foot wide private streets service the subdivision.

- Cross Section

The submitted cross-sections depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope of 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The submitted cross sections do not show any retaining walls, however per discussions with the applicant, this development will have perimeter walls with a 1.5-foot maximum retaining wall height.

- Special Conditions of Approval (from Zoning or SDPR)

TMP-3647 - Staff Report Page Four
February 12, 2004 Planning Commission Meeting

1. Dedicate those portions of rights-of-way necessary to provide a 60-foot wide total right of way on El Campo Grande Avenue and Rebecca Road adjacent to this site. Additionally, dedicate a 15 foot radius on the northwest corner of El Campo Grande Avenue and Rebecca Road.
2. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in El Campo Grande Avenue to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3647 APN: 125-26-304-008 & 125-26-401-00

Name of Property Owner: Jay & Virginia Pennington

Name of Applicant: Jay Pennington

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: _____

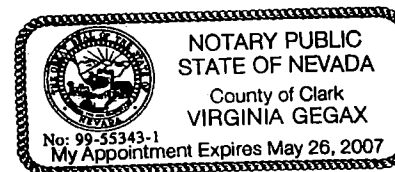
Signature of Property Owner/Authorized Agent: _____

Print Name: _____

Subscribed and sworn before me

This 22nd day of December, 2003

Virginia Megaf
Notary Public in and for said County and State



OWNER:
APR 125-36-304-008 &
125-36-402-003
AL & VIRGINIA PENNINGTON
SAGE ESTATE NO
LAS VEGAS, NV 89130
PHONE (702) 886-5005

ENGINEER:
JPL ENGINEERING INC.
1111 SOUTH LAS VEGAS AVE. SUITE 8
LAS VEGAS, NV 89102
PHONE (702) 886-5005

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK ELEVATION
A NINETEEN AND SEVEN EIGHTY EIGHT
FOOT AND SEVEN EIGHT EIGHT
EIGHTEEN INCHES CORNER OF PLAT
THIRTY EIGHT, PAGE 14, CLARK
COUNTY, NEVADA RECORD.

ELEVATION:
704.808 METERS (DAVID 80)
2312.30 FEET (DAVID 80)

BASIS OF BEARING

SOUTH 07°28'15" EAST
BEING THE CENTERLINE OF REBECCA ROAD
AS SHOWN ON MAP IN BOOK 98 OF PLATS
"AIRBORNE ESTATE", PAGE 14, CLARK
COUNTY, NEVADA RECORD.

NOTES:

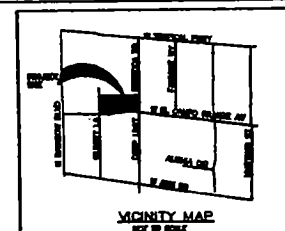
1. NO EXISTING OR PROPOSED STORM DRAIN AT THE TIME.
2. NO EXISTING OR PROPOSED DRAINAGE CHANNELS PROPOSED AT THE TIME.
3. NO DEDICATIONS FOR PARKS, SCHOOLS, OR PUBLIC UTILITIES ARE PROPOSED AT THE TIME.
4. THE NEAREST WATER AND SANITARY SEWER UTILITY DISTRIBUTION SYSTEMS TO BE USED ARE:
WATER: L.V.M.S.D. 8" MAIN AT THE INTERSECTION OF EL CAMPO GRANDE RD. AND RANDSON BOULEVARD.
SEWER: CITY OF LAS VEGAS 8" SEWERLINE LOCATED SOUTH OF THE PROJECT APPROXIMATELY 10' NORTH OF THE CENTERLINE OF EL CAMPO GRANDE RD.
5. NO CROWNED OR INTERFERED FOR THE DEVELOPMENT OF THE PROJECT SITE WITHIN 30 FEET OF THE EXISTING GROUND SURFACE.
6. NO KNOWN FAULTS AND FEATURES EXIST WITHIN THE VICINITY OF THIS PROJECT.
7. LANDSCAPING TO BE MAINTAINED BY THE DEVELOPER THROUGH PERPETUITY FOR TITLE 30.
8. THERE ARE NO PROTECTIVE CONSTRAINTS AND USED INSTRUMENTS FOR THIS PROJECT BUT THERE WILL BE COAST'S FILED BY THE DEVELOPER.
9. ANY PROPOSED STORM DRAIN FACILITIES WILL BE SIZED WITH A TECHNICAL DRAINAGE STUDY FOR THE SITE.

TENTATIVE MAP PENNINGTON ESTATES

A PORTION OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 80 EAST M.D.B. AND M

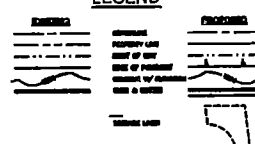
ALSO

A PORTION OF THE NORTHEAST (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 80 EAST, M.D.B. AND M.



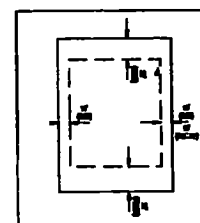
0 40 80 120
VICINITY MAP
NOT TO SCALE

LEGEND



SITE DATA:

PROPOSED 11 LOT RESIDENTIAL SUBDIVISION
APR 125-36-304-008 &
125-36-402-003
OVERSIZED ZONING: R-E (1980-12)
PROPOSED ZONING: RPD-2
LOT AREA (GROSS): APPROX. 0.07 ACRES
DENSITY OF THE SUBDIVISION: 2
UNITS/AC
MAX. HEIGHT OF DISTRICT: 2 STORIES/30'
60.0' (60') ESTIMATED AVERAGE DAILY
PEAK 107.3 PEAK DAILY



TYPICAL LOT LAYOUT

NOTE:

ALL PRIVATE STREETS WILL BE CITY OF LAS VEGAS PUBLIC UTILITY EASEMENTS

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	115.01	284.81	100.00	100.00
C2	20.00	100.00	100.00	100.00
C3	20.00	100.00	100.00	100.00
C4	20.00	100.00	100.00	100.00
C5	20.00	100.00	100.00	100.00
C6	20.00	100.00	100.00	100.00
C7	20.00	100.00	100.00	100.00
C8	20.00	100.00	100.00	100.00
C9	20.00	100.00	100.00	100.00
C10	20.00	100.00	100.00	100.00
C11	20.00	100.00	100.00	100.00
C12	20.00	100.00	100.00	100.00
C13	20.00	100.00	100.00	100.00
C14	20.00	100.00	100.00	100.00
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C99	20.00	100.00	100.00	100.00
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TMP-3647
02-12-04 PC
REVISED 01-20-04

JPL ENGINEERING INC.

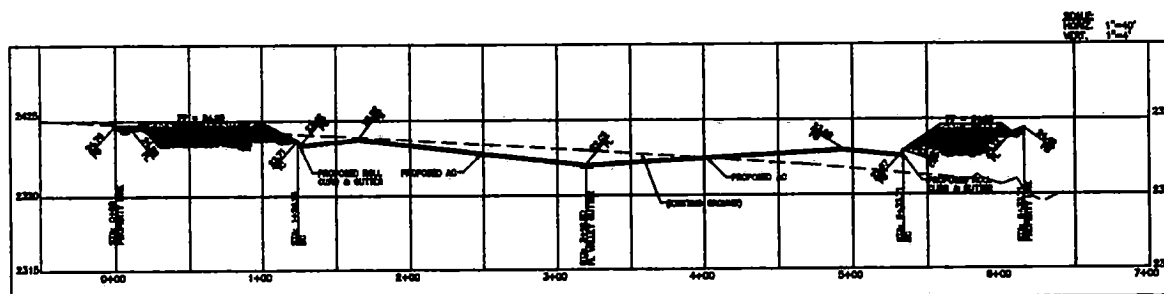
6820 SOUTH EASTERN AVE. SUITE 8
LAS VEGAS, NV 89128
Phone (702) 886-5005 • Fax (702) 886-0847

PENNINGTON ESTATES

TENTATIVE MAP

JOB #
SHEET NO. 1
T1

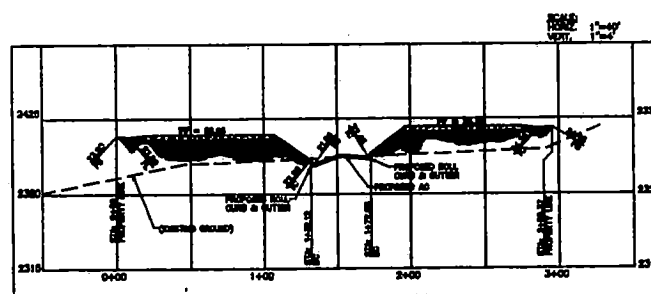
1 OF 2 SHEETS



D
C1

EAST/WEST SITE CROSS SECTION

N.T.S.



E
C1

NORTH/SOUTH SITE CROSS SECTION

N.T.S.

TMP-3647

02-12-04 PC

REVISED 01-20-04

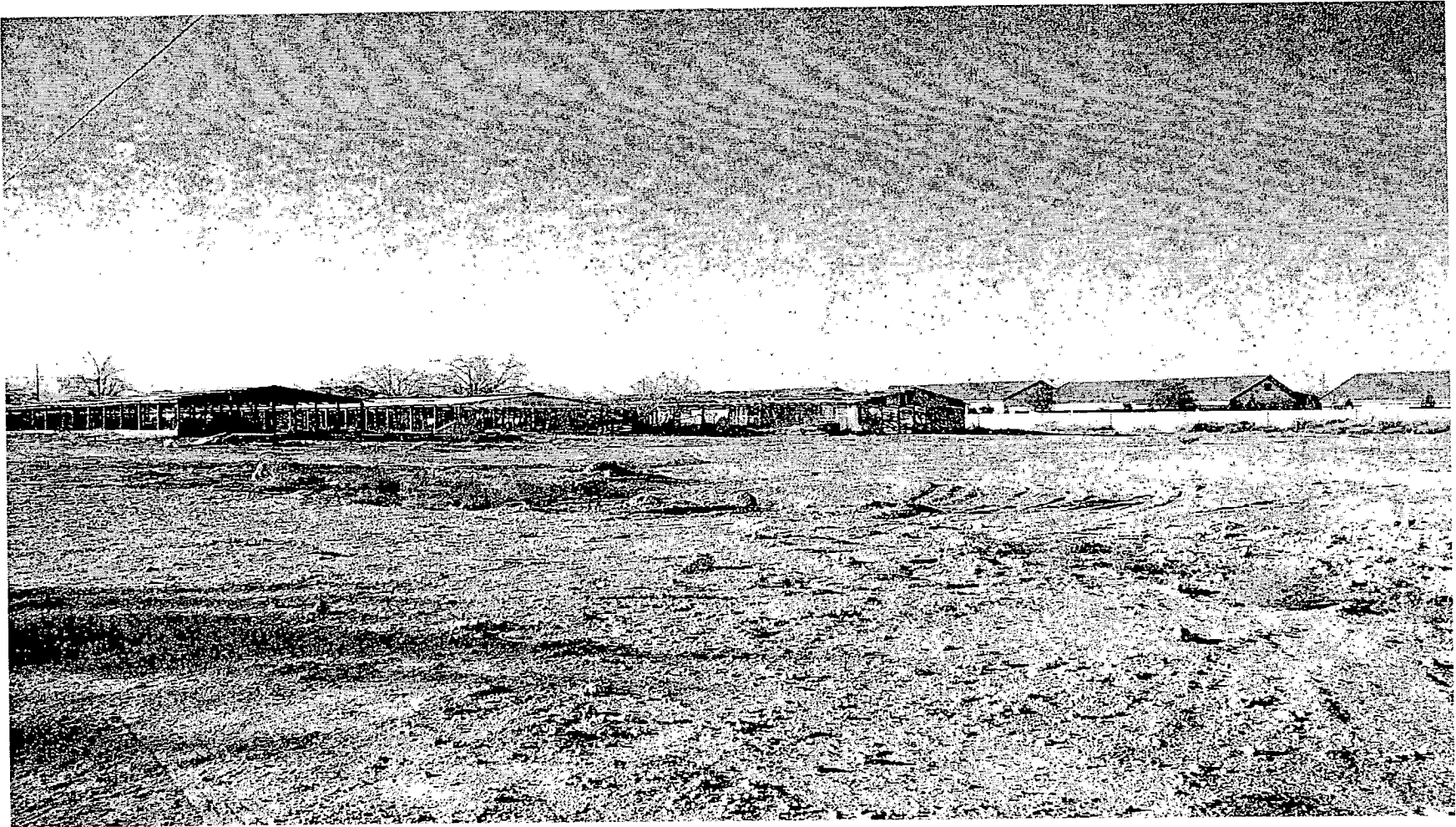
JPL ENGINEERING INC.

8620 SOUTH EASTERN AVE. SUITE 8
LAS VEGAS, NV 89123
Phone (702) 888-0280 • Fax (702) 888-0647

PENNINGTON ESTATES

TENTATIVE MAP

JOB #
SHEET NO. 72
2 OF 2 SHEETS



TMP-3647 - PENNINGTON ESTATES - APPLICANT: JL & VIRGINIA PENNINGTON
NORTHWEST CORNER OF EL CAMPO GRANDE AND REBECCA ROAD
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3656 - TAOS ESTATES III - APPLICANT: TANEY ENGINEERING - OWNER: DISTINCTIVE HOMES AT TAOS ESTATES III, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 30-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street (APN: 125-27-503-013 and 014), R-E (Residence Estates) Zone, under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 1 and 2 and 5 through 8 subject to conditions – UNANIMOUS

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:13 – 6:17)

1-123

CONDITIONS:

Planning and Development

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

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 7 – TMP-3656

CONDITIONS– Continued:

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-1855), Site Development Plan Review (SDR-3078) and Variance (VAR-3076).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

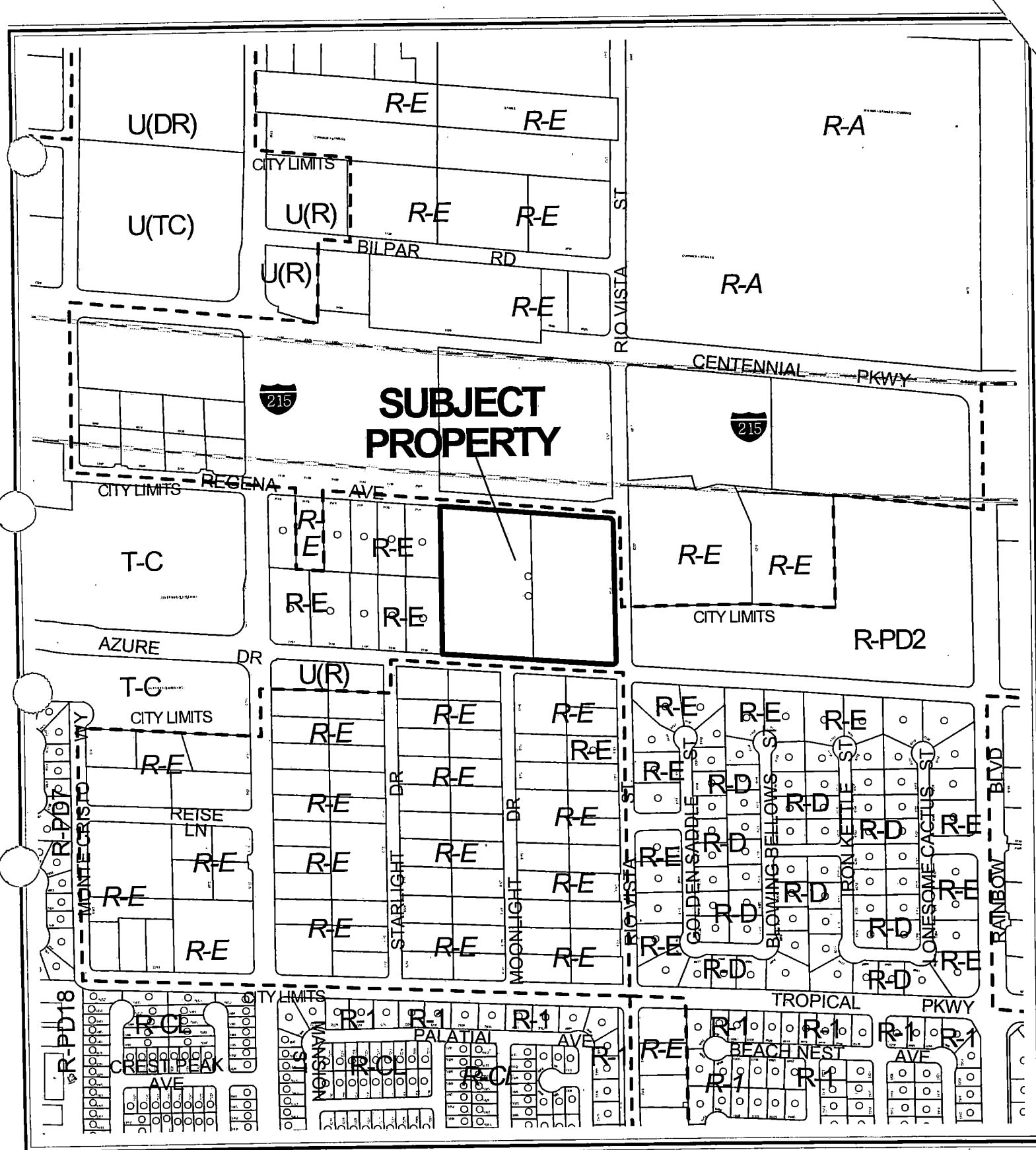
Public Works

6. Vacate any easements in conflict with this development prior to or concurrent with the recordation of a Final Map for this site.
7. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
8. Landscape and maintain all unimproved rights-of-way on Rio Vista Street adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Rio Vista Street public right-of-way adjacent to this site prior to occupancy of this site.
10. The modified knuckle at the intersection of Chimayo Court and Costilla Street as proposed on the submitted Tentative Map stamped and dated 1/7/04 and accepted by the City Engineer may be incorporated into the civil drawings and Final Map.
11. Site development to comply with all applicable conditions of approval for ZON-1855, SDR-3078, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 7 – TMP-3656

CONDITIONS– Continued:

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

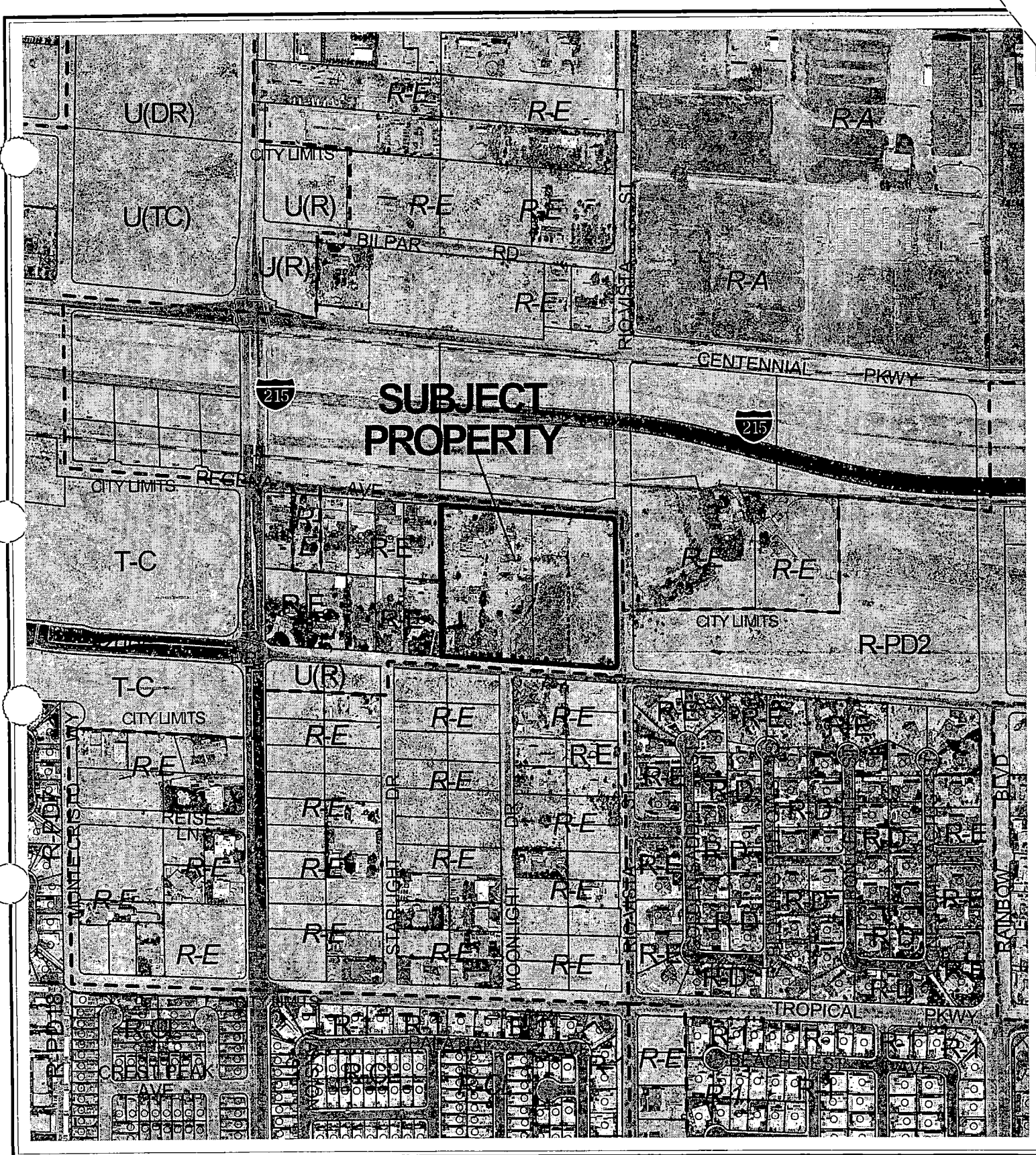


CASE: TMP-3656

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD3
(RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)





CASE: **TMP-3656**

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD3
(RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-3656 - APPLICANT: TANEY ENGINEERING -

OWNER: DISTINCTIVE HOMES AT TAOS ESTATES III, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-1855), Site Development Plan Review (SDR-3078) and Variance (VAR-3076).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Vacate any easements in conflict with this development prior to or concurrent with the recordation of a Final Map for this site.
7. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
8. Landscape and maintain all unimproved rights-of-way on Rio Vista Street adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Rio Vista Street public right-of-way adjacent to this site prior to occupancy of this site.

TMP-3656 - Conditions Page Two
February 12, 2004 Planning Commission Meeting

10. The modified knuckle at the intersection of Chimayo Court and Costilla Street as proposed on the submitted Tentative Map stamped and dated 1/7/04 and accepted by the City Engineer may be incorporated into the civil drawings and Final Map.
11. Site development to comply with all applicable conditions of approval for ZON-1855, SDR-3078, and all other subsequent site-related actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 30-lot Single-Family Residential Subdivision on 9.46 acres adjacent to the northwest corner of Azure Drive and Rio Vista Street.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 04/19/00 The City Council approved an annexation (A-0044-99) for the subject site as part of a larger request. The Planning Commission recommended approval. The effective date was May 26, 2000.
- 04/24/03 The Planning Commission approved a request to Withdraw without Prejudice a Vacation (VAC-1857) request to vacate the western 4.5 feet of Rio Vista Street between Azure Drive and Regena Avenue and to vacate the south half of Regena Avenue generally located west of Rio Vista Street.
- 05/21/03 The City Council approved a request for a Rezoning (ZON-1855) from: R-E (Residence Estates) to: R-PD3 (Residential Planned Development - 3 Units Per Acre) on the subject site. The Planning Commission and staff recommended approval on April 24, 2003.
- 11/19/03 The City Council approved a request for a Variance (VAR-3076) to allow 7,081 square feet of open space where 21,554 square feet is required and a Site Development Plan Review (SDR-3078) for a 30-lot single-family development on the subject site. The Planning Commission and staff recommended denial on October 23, 2003.

B) Pre-Application Meeting

- 12/22/03 Submittal requirements were reviewed regarding the Tentative Map application. In addition, it was noted that a condition from Site Development Plan Review (SDR-3078) modified the allowed building heights along the west side of the project to single story.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 9.46
Net Acres: 8.15

B) *Existing Land Use*

Subject Property: Vacant and Undeveloped
North: 215-Expressway
South: Undeveloped and Single-Family Dwellings
East: Undeveloped and Single-Family Dwellings
West: Single-Family Dwellings

C) *Existing Zoning*

Subject Property: R-E (Residence Estates) under Resolution of Intent to R-PD3
(Residential Planned Development – 3 Units per Acre)
North: Right-of-Way
South: Unincorporated Clark County R-E (Residence Estates)
East: R-PD2 (Residential Planned Development – 2 Units per Acre) and
Unincorporated Clark County R-E (Residence Estates)
West: R-E (Residence Estates)

D) *General Plan Compliance*

The subject site is designated as R (Rural Density Residential) on the Centennial Hills Sector Plan of the General Plan. The R (Rural Density Residential) district allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. The R-PD3 (Residential Planned Development – 3 Units per Acre) zoning designation is in conformance with the General Plan designation.

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

TRAILS

A Multi-Use Transportation trail is required to be constructed along the west side of Rio Vista Street in accordance with Exhibit 1 of the Transportation Trails Element of the Las Vegas Master Plan. The site plan depicts the 15-foot wide trail in the correct location.

The applicant will also be required to construct a 5-foot transition strip within the street right-of-way as part of the overall trail configuration.

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 and Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The submitted Tentative Map conforms to the Rural Preservation Neighborhood buffer zone restrictions with a 2.73 dwelling unit per acre density within the buffer zone.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards were approved under Site Development Plan Review SDR-3078, and apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Building Height			
Adj. To West P.L.	1 Story	1 Story	N/A
All other Lots	2 Stories / 35 Feet	2 Stories / 35 Feet	
Max. Number of Lots	30	30	Y
Max. Density	3.17	3.17	Y
Private/Public Street	Private	Private	Y
Min. Street Width	37-Foot (L-Curb)	37-Foot (L-Curb)	Y

The submitted Tentative Map depicts minimum required setback standards, maximum number of lots and density, in addition to private streets as approved under Site Development Plan Review (SDR-3078). A condition was included under the Site Development Plan Review to limit the height of homes adjacent to the western property line to a single story. The submitted Tentative Map does not depict housing elevations; however, there is a note on the map stating that buildings along the west side of the development shall be one-story. This condition will be enforced during the review of the building permit application by the Planning and Development Department.

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
9.46 acres	3.17	1.65	5.23 %	21,554 SF	1.7 %	7,081

The proposed open space does not meet minimum code requirements per Title 19.06 regulations for Residential Planned Developments. A Variance, VAR-3076, was approved by City Council on November 19, 2003 approving the reduction in required open space for the project from 21,554 square feet to 7,081 square feet. The submitted Tentative Map depicts the approved 7,081 square feet of open space.

B) General Analysis Discussion

- General information

The site plan depicts a 30-lot single-family development with a single access point. The lots will be accessed from 37-foot wide private streets. Lot sizes within the southern portion of the site are range from 10,729 square feet to 15,888 square feet in size. The proposed density of 3.17 units per acre is compatible with the current general plan designation, and the proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning. A Rural Preservation Neighborhood (RPN) buffer zone covers approximately the southern half of the site. As required by Condition Number 3 of the approved Rezoning (ZON-1855), density within the RPN buffer is less than 3.0 dwelling units per acre. Fourteen lots are depicted within the 5.12-acre portion of the site that is within the buffer, resulting in a density of 2.73 dwelling units per acre. With the exception of minor street design changes, the submitted Tentative Map matches the approved site plan from Site Development Plan Review (SDR-3078).

- Cross Section

The submitted cross-sections depict a maximum natural grade between zero-percent and two-percent across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope of zero-percent to two-percent, such as this development, is allowed a maximum four-foot retaining wall. The submitted cross sections do not show any retaining walls that exceed 4 feet. Further, a condition from Site Development Plan Review (SDR-3078) limited the height of perimeter walls to six feet as measured from the side of the wall with the least vertical exposure above finished grade. The cross-sections meet this conditional requirement.

Cross-Section 'C' depicting the details for Regena Avenue and Azure Way does not include the required six-foot landscape planter as approved under Site Development Plan Review (SDR-3078). The Tentative Map plot map; however, does show the six-foot wide planter designated as landscape area along these street sections. A condition has been included requiring conformance to previous actions, including Site Development Plan Review (SDR-3078), which sets forth the required landscaping plan for the subject site.

- Trails

A multi-use trail is located along the west side of Rio Vista Street, as required by the Las Vegas Master Plan. The submitted Tentative Map depicts a five-foot transition strip located within the right-of-way, followed by a ten-foot public transportation trail path, commencing with a five-foot private landscape corridor as required by Exhibit 1 of the Transportation Trails Element of the Las Vegas Master Plan.

- Special Conditions of Approval (from ZON-1855, SDR-3078 and VAR-3076)

ZON-1855

2. Density within the portion of the site that lies in the Rural Preservation Neighborhood Buffer shall be limited to 3.0 Units Per Acre.
4. The submitted Vacation Application VAC-1857, if approved, shall record prior to the submittal of a Final Map for this subdivision.

SDR-3078

1. The \$57,000 in lieu of payment (condition #3 of VAR-3076) shall be earmarked for the Estelle Neal Park.
3. A multi-use transportation trail is required along the west side of Rio Vista Street. The trail shall be constructed in accordance with Exhibit One of the Transportation Trails Element of the 2020 Master Plan.
4. The building height shall not exceed two stories or 35 feet, whichever is less, except for the buildings on the lots adjacent to the western property line which shall be restricted to single story.
5. The setbacks for this development shall be a minimum of 20 feet to the front of the house, as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 20 feet in the rear.

VAR-3076

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 \$57,892.00 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.

TMP-3656 - Staff Report Page Six
February 12, 2004 Planning Commission Meeting

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3456 APN: 125-27-503-013 & 014
Name of Property Owner: Distinctive Homes AT TAOS ESTATES III, LLC.
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: _____

BY: DISTINCTIVE HOMES OF NEVADA, INC. MANAGING MEMBER

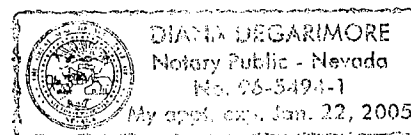
Signature of Property Owner/Authorized Agent: _____

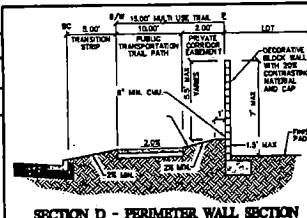
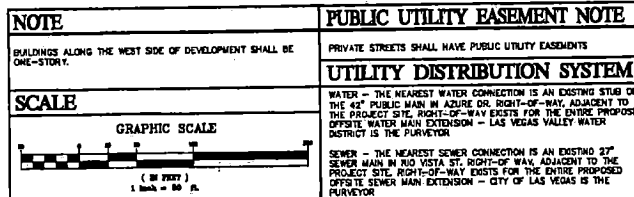
Print Name: ANTHONY J. MUSSO, PRESIDENT

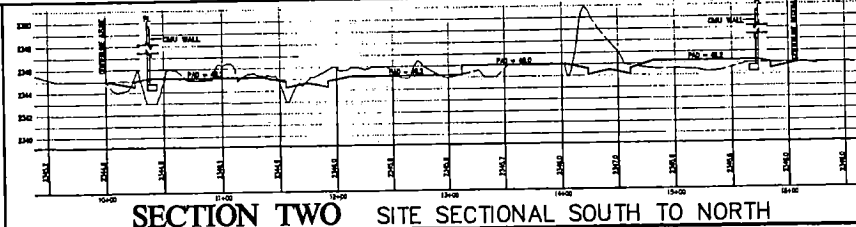
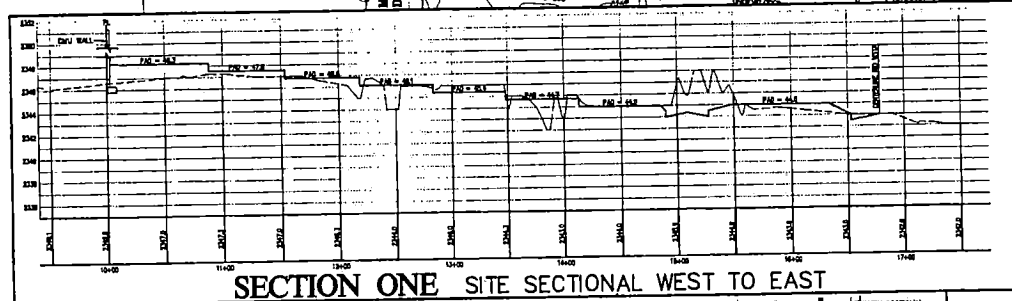
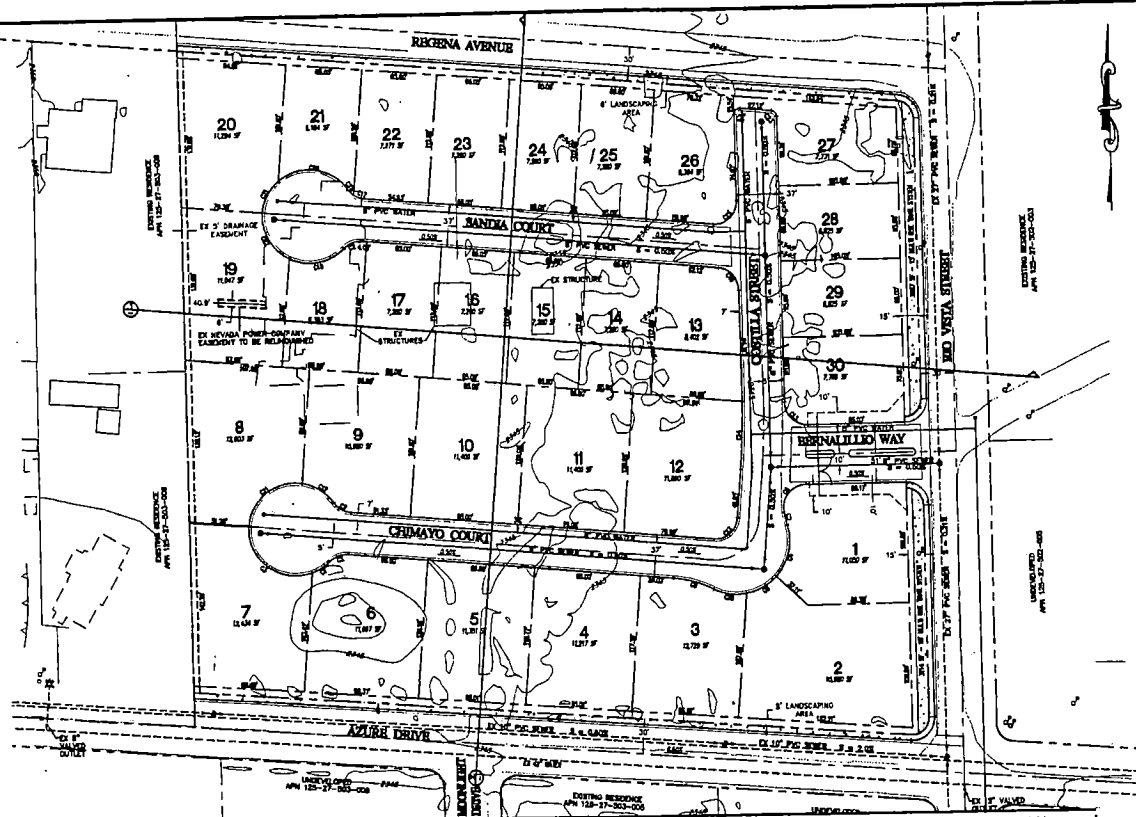
Subscribed and sworn before me

This 23rd day of December, 2003.

Diana DeGarinore
Notary Public in and for said County and State



[illegible]

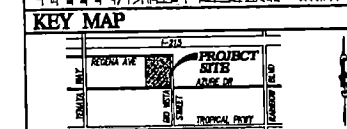
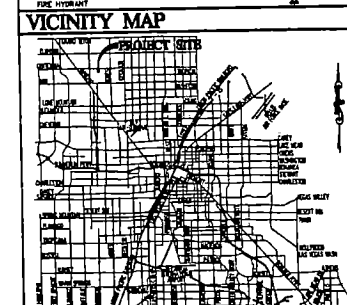


SITE INFORMATION

ASSESSOR'S PARCEL NUMBER	165-27-00-00-0-004
CERTIFIED ZONING	WP-3 (SINGLE FAMILY PLANNED INT DEVELOPMENT)
TOTAL PROPOSED LOTS	30 LOTS/ACRES
GROSS ACRES	0.0000
NET ACRES	0.1560
DENSITY (BASED ON GROSS ACRES)	3.17 LOTS/ACRES
PARKING PROVIDED	80 SPACES IN 2 CAR DRIVEWAYS/800 SQ FT
OPEN SPACE REQUIRED	1.652SL17 = 0.1238 - CAR ADJ-30.00 SQ FT
OPEN SPACE PROVIDED (WARRANT REQUIRED TO REDUCE OPEN SPACE)	2.0000 SQ FT
OPEN SPACE	0.16 ADJUSTED=0.1560
PERMITS	14 UTILITIES= 875 LOTS/ACRES
PERMITS	

LEGEND

PERSON ELEVATION	10.00
EXISTING ELEVATION	(10.00)
SHARP SLOPE VARIUS	
EXISTING CONTOUR (1' INTERVAL)	
EXISTING CONTOUR (6' INTERVAL)	
DIRECTION OF FLOW	
RETAINED WALL	
CONTROL LINE	
RIGHT-OF-WAY	
CUT LINE-ASPHALT	
EASEMENT	
BOUNDARY LINE	
SEWER LINE	
WATER LINE	
PROPERTY LINE	
LINE WITH USE	



ENGINEER	UTILITY COMPANIES
TASKY ENGINEERING 4440 SOUTH GARDEN LOS ANGELES, CALIF. 90008 323-383-8444 323-383-1333 FAX	• NEVADA POWER COMPANY 3225 S. GARDEN AVE. 387-5005 • SPRINT TELEPHONE COMPANY 330 S. VALLEY VIEW 444-7400 • SOUTHERN GAS CORP. 4300 S. TROPICANA AVE. 388-7111 • BUREAU OF WATER 770 S. BARRERA AVE. 733-7100 • CITY OF LAS VEGAS PUBLIC WORKS (NEWTR) 781 SOUTH 10TH STREET 252-1001 • CITY OF LAS VEGAS VALLEY WATER (NEWTR) 100 SOUTH VALLEY 444-7400 • SOUTHERN CALIFORNIA GAS CO. 1601 SOUTH LUTHERN RD. 383-6000
OWNERS	SEWER CONTRIBUTION
APRIL 1983-27-863-013 JAMES J. JAMES JAMES JAMES INC. ALBUQUE. NEW MEX. 871-01-1 C/O S. JAMES INC. ALBUQUE. NEW MEX. 3617-2874	30 LITERS = 250 GALLONS = 2,500 GPM (AVERAGE) 250 LITERS = 250 GALLONS = 2,500 GPM (AVERAGE) 25,000 LITERS = 25,000 GALLONS = 25,000 GPM (PEAK)
DEVELOPER	

DEVELOPER E DEFINITIVE HOMES MR. ANTHONY MUZZO 2300 W BARAKA, SUITE 111 LAS VEGAS, NV 89102 702-871-8000 PHONE 702-871-8995 FAX		ABBREVIATIONS AC ASPHALTIC CONCRETE B/C BAZZ OF CURVE ROR BAZZ OF CURB RADIUS BWC BORDING OF VERTICAL CURVE B/M BENCH MARK C/CV CENTER OF CURVE RT RIGHT R/W RIGHT-OF-WAY SS SANITARY SEWER S/WALK SIDEWALK STA STATION SO STORM DRAIN	

STATION SYSTEM	CLAY	STD	STANDARD
	CONCRETE	BL	BRETLIGHT
	CITY OF BOULDER CITY	TOP	TOP OF CURB
	CLARK COUNTY	TYP	TYPICAL
	CLEAN OUT	VERT	VERTICAL
	CURB YARD	VE	VERTICAL CURVE
	DROP INLET	VAL	VALLEY CUTTING
	DESIGN GRADE	W	WETTED GAGE MARK
	EDGE OF PAVEMENT	WM	WATER METER
	END OF CURVE		
	END OF VERTICAL CURVE		

VEGAS VALLEY WATER

CE	EXISTING
FG	FRESH GRADE
FF	FRESH FLOOR ELEVATION
FT	FEET
PH	PURE HYDRANT
PL	PLUM LINE
SD	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LY	LOWER FRESH FLOOR ELEVATION
	FEET

Call Two Working Days Before You Dig

A circular sign with a diagonal line through it, indicating that digging is prohibited. The sign is black and white, with the text "NO DIGGING" visible around the perimeter.

LYWD	LAS VEGAS VALLEY WATER DISTRICT	
MANHOLE	MANHOLE	
WAK	WAKESMAN	
WIN	WINNEMAN	
NTS	NOT TO SCALE	
OC	ON CENTER	
PI	POINT OF INTERSECTION	
PRG	POINT OF REVERSE CURVE	
PC	POINT OF CURVE	
PT	POINT OF TANGENCY	

PDC	POINT OF COMPOUND CURVE
PP	POWER POLE
PL	PROPERTY LINE
PR	PULL BOX
R	RADIUS

RETAINING WALL NOTE	
PER TITLE 18.05.110, THE MAXIMUM PERMITTED RETAINING WALL HEIGHT ALLOWED FOR A SLOPE OF NATURAL GRADE BETWEEN 2:1 TO 3:1 IS 4 FEET.	DESTRUCTIVE HOMER MR. ANTHONY LAUZZO 2300 W. HAWAII, SUITE 111 LAS VEGAS, NV 89102
	702-871-8000 PHONE 702-871-8990 FAX

UTILITY DISTRIBUTION SYSTEM

WATER - THE NEAREST WATER CONNECTION IS AN EXISTING 30" WATER MAIN IN AZURE DR. RIGHT-OF-WAY, ADJACENT TO THE PROJECT SITE. RIGHT-OF-WAY EXISTS FOR THE ENTIRE PROPOSED OFFSITE WATER MAIN EXTENSION - LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR.

SEWER - THE NEAREST SEWER CONNECTION IS AN EXISTING 30" SEWER MAIN IN RG VISTA ST. RIGHT-OF-WAY, ADJACENT TO THE PROJECT SITE. RIGHT-OF-WAY EXISTS FOR THE ENTIRE PROPOSED OFFSITE SEWER MAIN EXTENSION - CITY OF LAS VEGAS IS THE PURVEYOR.

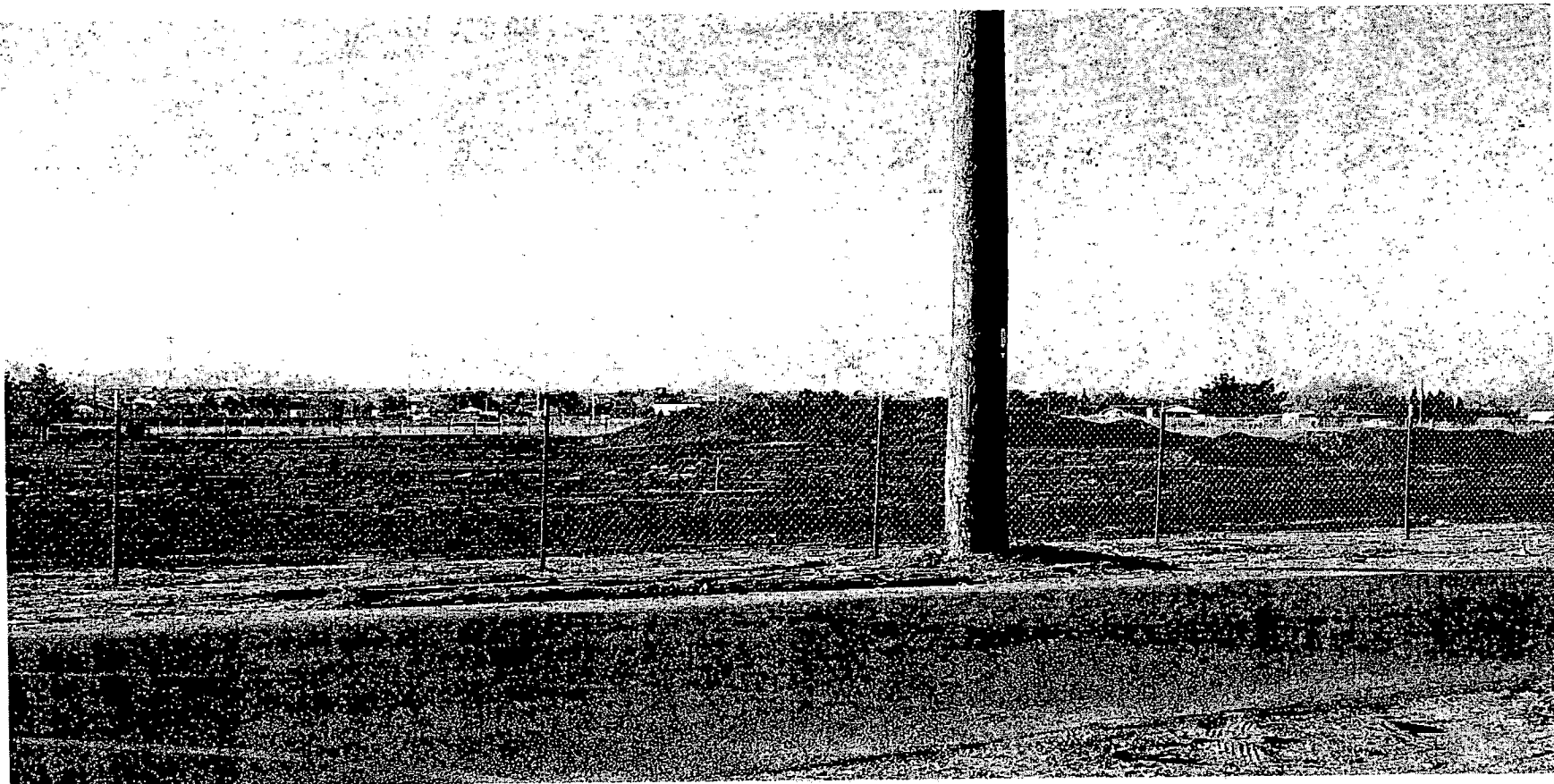
SCALE

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

 ENGINEER'S SEAL	TACS ESTATES III A RESIDENTIAL SUBDIVISION	DISTINCTIVE HOMES 2301 EAST WILSON, SUITE 111 DALLAS, TEXAS 75202 702-871-9800 / 702-752-5711 - 9990	 TANSEY ENGINEERING 4442 S. JONES BLVD., SUITE #1 DALLAS, TEXAS 75244 (702) 362-5444 / FAX (702) 362-5333	RETURNS	
				DESCRIPTION	BY DATE APPR.
SITE SECTIONS					
DATE: 12-15-03					
SCALE: 1"=50'					
JOB NO: DSN-03-01					
DESIGNED BY: RD					
DRAWN BY: RD					
SHEET NAME: SSI					
SHEET 1 OF 1					



TMP-3656 - TAOS ESTATES III - APPLICANT: TANEY ENGINEERING - OWNER: DISTINCTIVE
HOMES AT TAOS ESTATES III, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF AZURE DRIVE AND RIO VISTA STREET
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

**EOT-3659 - APPLICANT: TIPANAN SA FRANKLYNS - OWNER: HOVANEK
ETHNEY LIVING TRUST - Request for an Extension of Time for an approved Special Use
Permit (SUP-1132) FOR A PROPOSED RESTAURANT SERVICE BAR IN CONJUNCTION
WITH AN EXISTING RESTAURANT (TIPANAN SA FRANKLYN'S) at 2202 West
Charleston Boulevard (APN: 139-32-804-007), PD (Planned Development) Zone, Ward 5
(Weekly).**

C.C. 03/17/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

**NIGRO -- APPROVED Items 1 and 2 and 5 through 8 subject to conditions --
UNANIMOUS**

To be heard by the City Council on 3/17/2004

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:13 – 6:17)

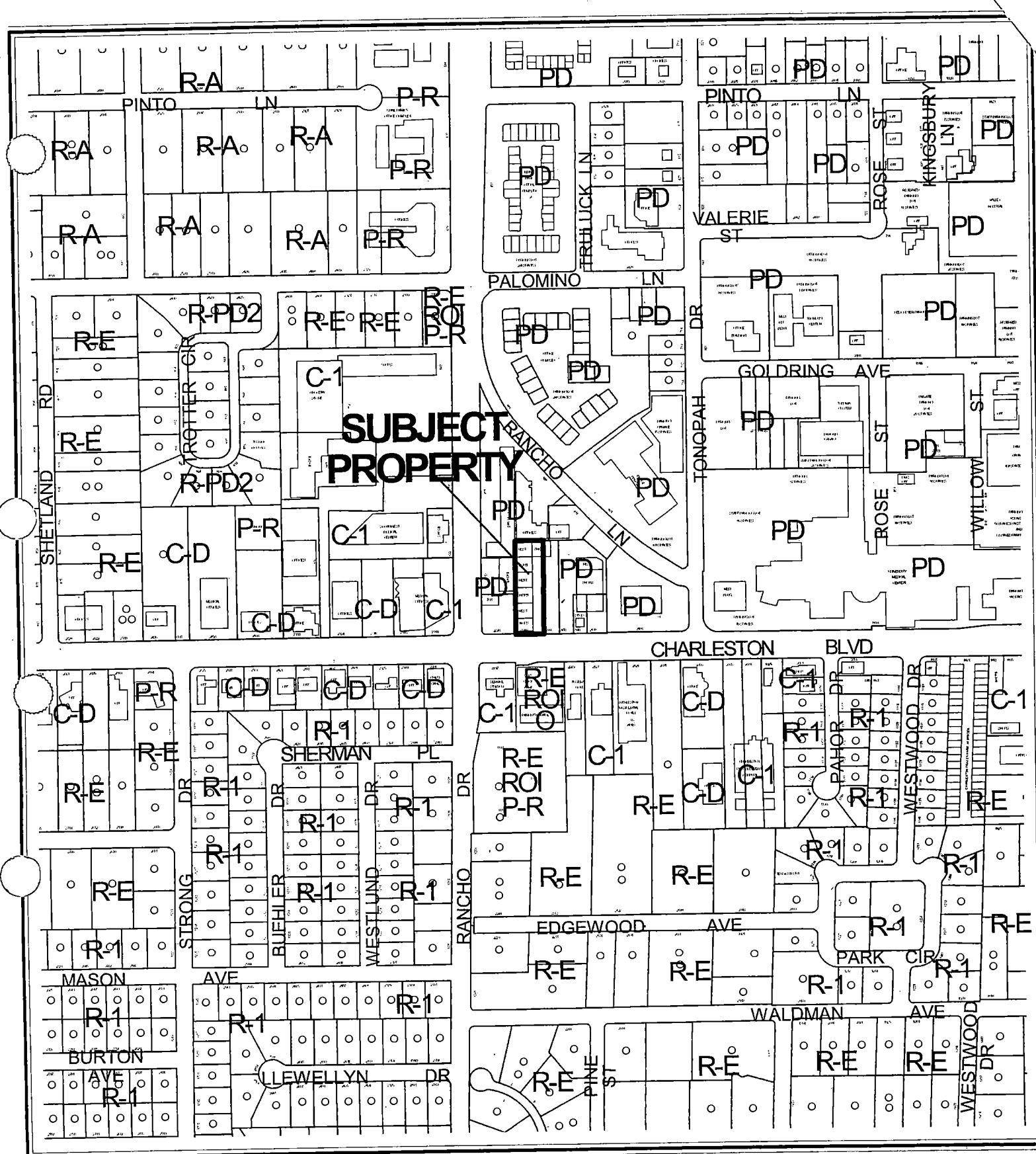
1-123

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 8 – EOT-3659

CONDITIONS:

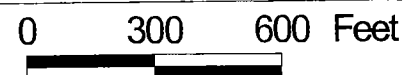
Planning and Development

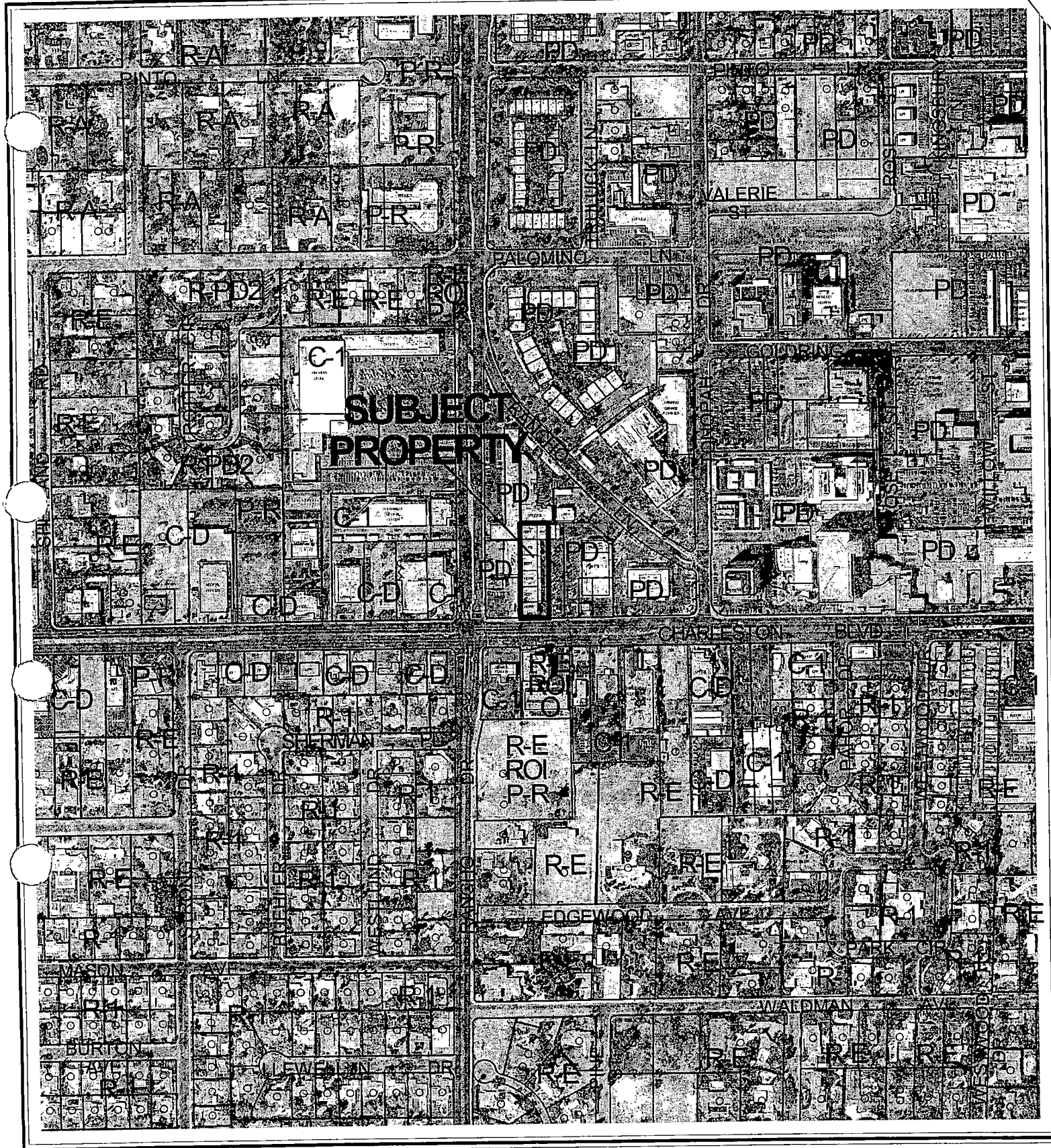
1. This Reinstatement and Extension of Time will expire on December 18, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Rezoning (Z-0020-97) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.
3. Conformance to all minimum requirements under Title 19.04.050 for a Restaurant Service Bar use.



CASE: EOT-3659

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





CASE: EOT-3659

○ ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-3659 - APPLICANT: TIPANAN SA FRANKLYNS -

OWNER: HOVANEC ETHNEY LIVING TRUST

**** CONDITIONS ****

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

Planning and Development

1. This Reinstatement and Extension of Time will expire on December 18, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Rezoning (Z-0020-97) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.
3. Conformance to all minimum requirements under Title 19.04.050 for a Restaurant Service Bar use.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The request is for an Extension of Time for a Special Use Permit to allow a Restaurant Service Bar in conjunction with an existing restaurant (Tipanan Sa Franklyns), located at 2202 West Charleston Boulevard.

B) Applicant's Justification

An internal reorganization within the applicant's corporation has made it impossible to file for a Beer and Wine License. The applicant intends to file for a license in the coming year.

BACKGROUND INFORMATION

A) Previous Actions

05/27/97 The City Council approved a Rezoning (Z-0020-97) to PD (Planned Development) on properties located between Alta Drive and Charleston Boulevard and Martin L. King Boulevard and Rancho Drive. The Planning Commission recommended approval on 4/24/97.

06/19/02 The City Council approved a Major Modification [Z-0020-97(33)] to The Las Vegas Medical District Plan. The Planning Commission and staff recommended approval on 4/11/02.

12/18/02 The City Council approved a Special Use Permit (SUP-1132) to allow a Restaurant Service Bar in conjunction with a proposed restaurant. The Planning Commission and staff recommended approval on 11/21/02.

B) Pre-Application Meeting

A pre-application meeting is not required for an Extension of Time application, nor was one held for this request.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 1.26

B) *Existing Land Use*

Subject Property: Commercial Center
North: Offices
South: UMC Quickcare
East: Drugstore
West: 7-11 and retail shops

C) *Planned Land Use*

Subject Property: UMC [Las Vegas Medical District (Service Commercial)]
North: UMC [Las Vegas Medical District (Service Commercial)]
South: O (Office)
East: UMC [Las Vegas Medical District (Service Commercial)]
West: UMC [Las Vegas Medical District (Service Commercial)]

D) *Existing Zoning*

Subject Property: PD (Planned Development)
North: PD (Planned Development)
South: R-E (Residence Estates) under Resolution of Intent to O (Office)
East: PD (Planned Development)
West: PD (Planned Development)

E) *General Plan Compliance*

The subject site is located within the Southeast Sector of the General Plan with a UMC (Las Vegas Medical District – Service Commercial) land use designation, which allows for low to medium density retail, office, or other commercial that serve local patrons. The existing PD (Planned Development) zoning district is consistent with the General Plan designation, and the proposed Restaurant Service Bar is a permitted use within an SC (Service Commercial) designated parcel of the UMC (Las Vegas Medical District Plan) with the approval of a Special Use Permit.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Las Vegas Medical District	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

Las Vegas Medical District

The purpose of the Las Vegas Medical District is to create a regional medical district that will provide a complete range of medical related services. Additionally, compatible and supporting uses are encouraged within the district.

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
Restaurant	4,235 SF.	1/50 of public seating and waiting area, plus 1/200 for the remaining GFA	56	3	108	Not Provided

This commercial center is parking-impaired. Title 19.10.010 defines a parking-impaired development as a development, which complied with the applicable parking standards at the time the building or use was established, but does not comply with the requirements of Title 19. In this case, the addition of beer and wine is not expected to increase the parking demand of the existing restaurant.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Restaurant Service Bar	400 feet from any church, synagogue, school, child care facility licensed for more than twelve children, or City park.	270 feet from a child care facility

Because the proposed use lies within an established commercial center and is separated from the childcare facility by Charleston Boulevard, a 100-foot primary arterial, the Restaurant Service Bar can be conducted in a manner that is harmonious and compatible with the development in the area.

B) General Analysis and Discussion

- **Zoning**

The proposed Restaurant Service Bar is a permitted use within the SC (Service Commercial) land use designation of the UMC (Las Vegas Medical District Plan) with the approval of a Special Use Permit.

- **Use**

Title 19.04.050 establishes the criteria for the approval of alcohol-related uses. The Code requires a restaurant service bar to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or City park as measured from property line to property line. In this case there is a protected use known to be within the minimum distance requirement. A childcare facility, Little Scholar, which is licensed for 126 children is located approximately 270 feet from the parcel line of the proposed restaurant service bar. Because the use lies within an established commercial center and is separated from the protected use by Charleston Boulevard, a 100-foot primary arterial, the restaurant service bar can be conducted in a manner that is harmonious and compatible with the development in the area.

- **Conditions**

1. No restaurant service bar business use shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.
2. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

The request will conform to these standards.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The proposed Restaurant Service Bar for the sale of beer and wine for on-premise consumption will be an accessory use to an existing restaurant. The proposed use will not adversely affect the current or future surrounding uses.

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

The restaurant service bar use continues to be an appropriate use within this commercial center.

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 will have direct access from Charleston Boulevard, a Primary (100-foot wide) Arterial designated on the Master Plan of Streets and Highways, and is adequate in size to accommodate any additional traffic generated by the proposed Restaurant Service Bar.

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 restaurant service bar on this site will be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EDT-3659 APN: 139-32-804-007

Name of Property Owner: Ethney Hovane

Name of Applicant: Tipanan Son Franklyn's

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:

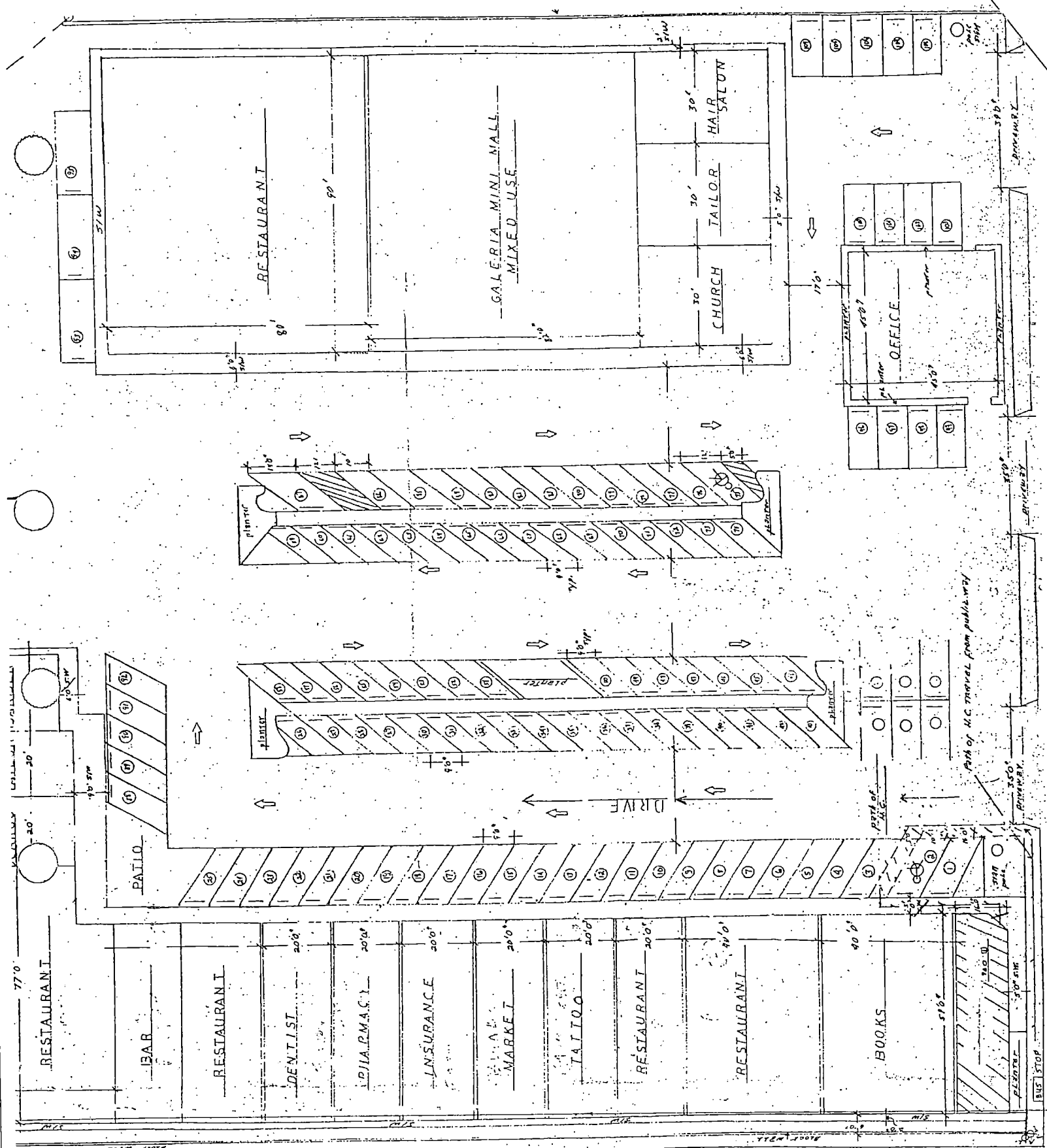
Subscribed and sworn before me

This 17th day of December, 2003

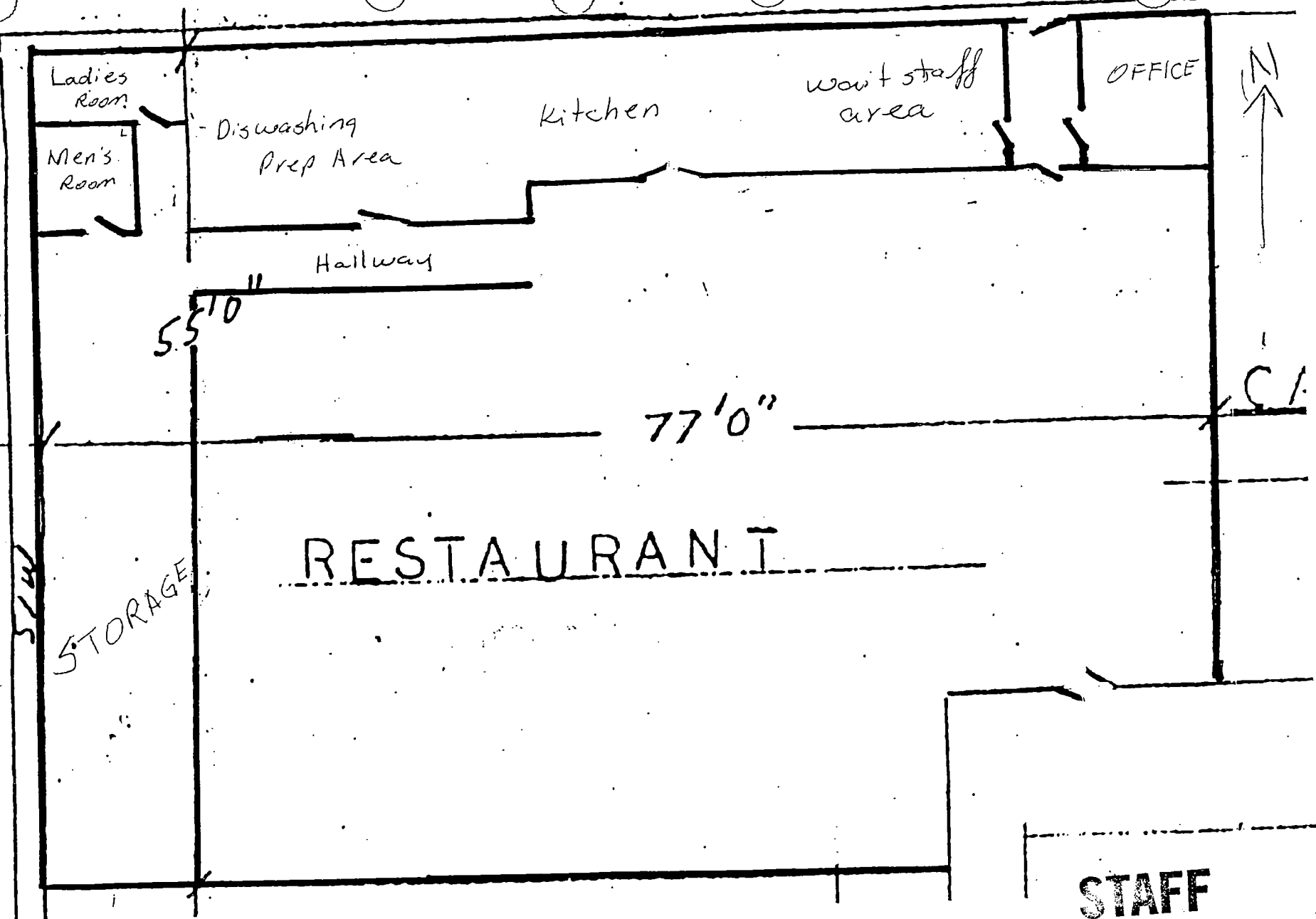
Clark County / State of Nevada
Notary Public in and for said County and State



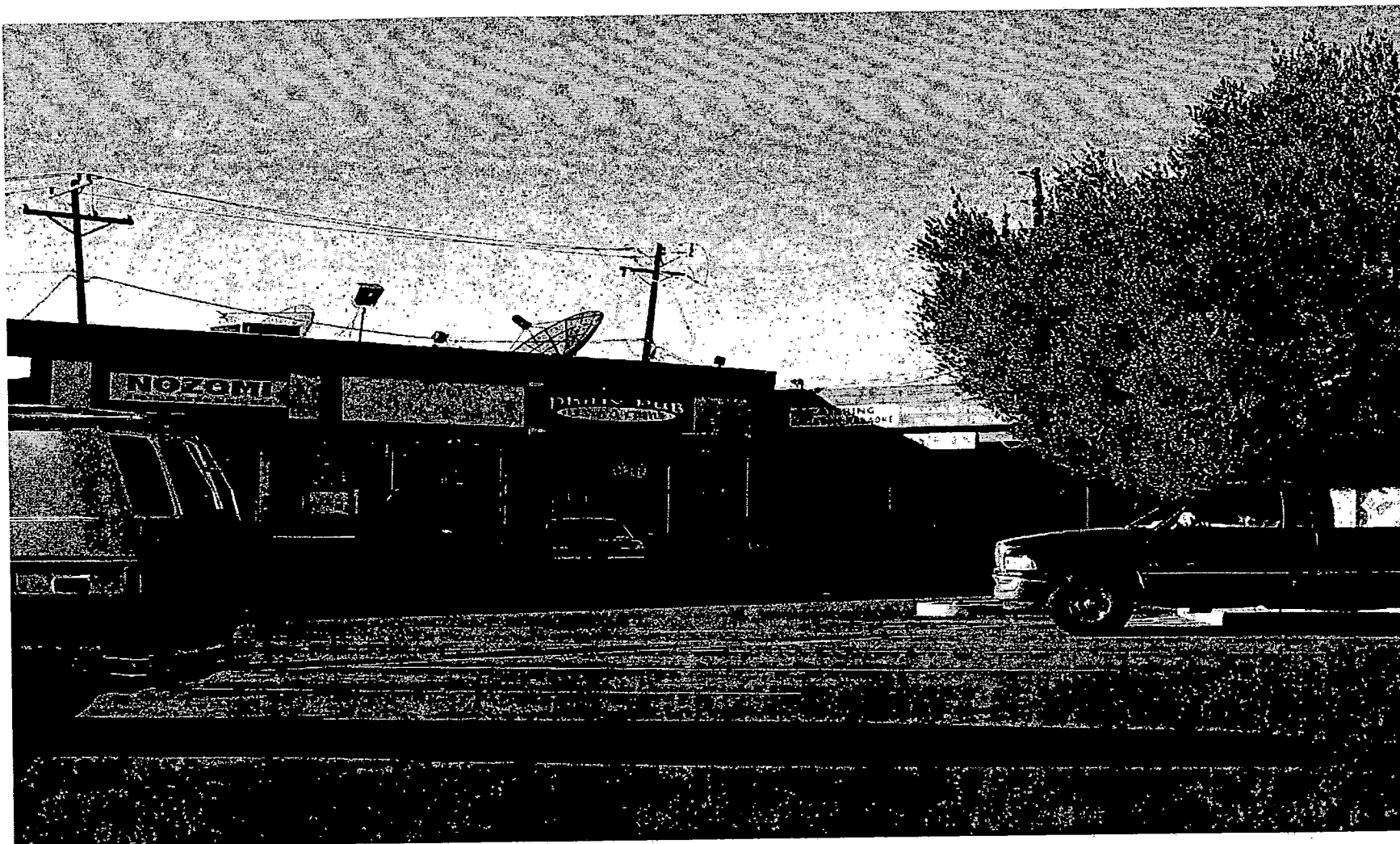
TITA S. SANTOS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 02-73951-1
MY APPT. EXPIRES MARCH 5, 2006



EOT--3659
02-12-04 PC



EOT-3659
02-12-04 PC



EOT-3659 - APPLICANT: TIPANAN SA FRANKLYNS - OWNER: HOVANEC ETHNEY LIVING TRUST
2202 WEST CHARLESTON BOULEVARD
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-3653 - APPLICANT: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT, OFF-PREMISE CONSUMPTION in conjunction with a proposed 39,960 square-foot Grocery Store adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street (APN: 137-12-401-030 and 022; 137-12-801-001), U (Undeveloped) Zone [pcd (Planned Community Development) general plan designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain special land use designation], Ward 4 (Brown).

C.C.: 03/17/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 3/17/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 9 [SUP-3653] and Item 10 [SDR-3651].

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant submitted a letter agreeing to the conditions of both items but requested the opportunity to appear to make a statement.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 9 – SUP-3653

MINUTES – Continued:

MR. CLAPSADDLE explained that the use permit is for off-site sale of beer and wine in conjunction with a grocery store and a Site Development Plan Review for 87,790 square foot retail center. The special use permit meets the distance separation requirements and is a permitted use in the Village Commercial District in Lone Mountain West and meets Residential Adjacency Standards of the Code. MR. CLAPSADDLE noted that the only approval is for the Walmart Neighborhood Center. The remainder will be reviewed on a case-by-case basis and if there are any significant modifications to the site plan, it would be brought back before the Commission. He added that staff would monitor the parking to ensure it is sufficient for the entire site.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She stated that the applicant concurs with all the conditions including the added conditions referenced by MR. CLAPSADDLE regarding increased landscaping along Shady Timber Street and Cheyenne Avenue. ATTORNEY LAZOVICH also confirmed that the applicant would be meeting with the adjacent neighbors prior to the items being heard by the City Council.

Because of continued concern regarding applications that do not include site elevations, COMMISSIONER McSWAIN asked staff if they would ensure that elevations for the appropriate applications are included as part of the backup. MR. CLAPSADDLE acknowledged the recommendation.

MIKE GIDDINGS, 3455 River Street, an employee of United Food and Commercial Workers, Local 711, commented on the number of employees who are currently on strike as a result of Walmart entering the grocery business. Speaking on behalf of the union workers, he stated their opposition to the approval of any Walmart.

LARRY ALLEN, 10701 South Eastern Avenue, a former Walmart employee also appeared in protest to Walmart but had no specific comments to make regarding the subject applications.

TINA RECK, 3317 Autumn Vail Street, appeared in opposition to the proposed project, feeling that it would be an imposition on her privacy and would turn an adjoining street into a Walmart parking lot. COMMISSIONER McSWAIN suggested MS. RECK meet with ATTORNEY LAZOVICH inasmuch as a neighborhood meeting has already been scheduled to address concerns.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 9 – SUP-3653

MINUTES – Continued:

COMMISSIONER EVANS reiterated his beliefs as previously stated for the record and stated that he would cast his vote based on Title 19 of the Municipal Code in terms of the site development plan review.

CHAIRMAN TRUESDELL questioned the purpose of the multiple traffic signals along Cheyenne Avenue. RICHARD SCHRODER, Public Works Department, explained that once the warrants are met, only the Traffic Engineer is able to approve the traffic signals. Secondly, staff has worked with the applicant's engineer and has worked out a solution that will not impact the progression of traffic on Cheyenne Avenue. CHAIRMAN TRUESDELL asked whether redirecting the trucks pad through the center of the site, both in and out, might not be a better plan that would lessen any impact to the Shady Timber thoroughfare. MR. SCHRODER replied that staff would look into any adjustments that could be made to the circulation. In conclusion, CHAIRMAN TRUESDELL recommended a condition prohibiting the access of heavy delivery trucks onto Shady Timber Street. Knowing that a meeting with the residents is forthcoming, ATTORNEY LAZOVICH committed to making that recommendation to the residents.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 9 [SUP-3653] and Item 10 [SDR-3651].

NOTE: All discussion for Item 9 [SUP-3653] and Item 10 [SDR-3651] was held under Item 9 [SUP-3653].

(6:25 – 6:44)

1-513

CONDITIONS:

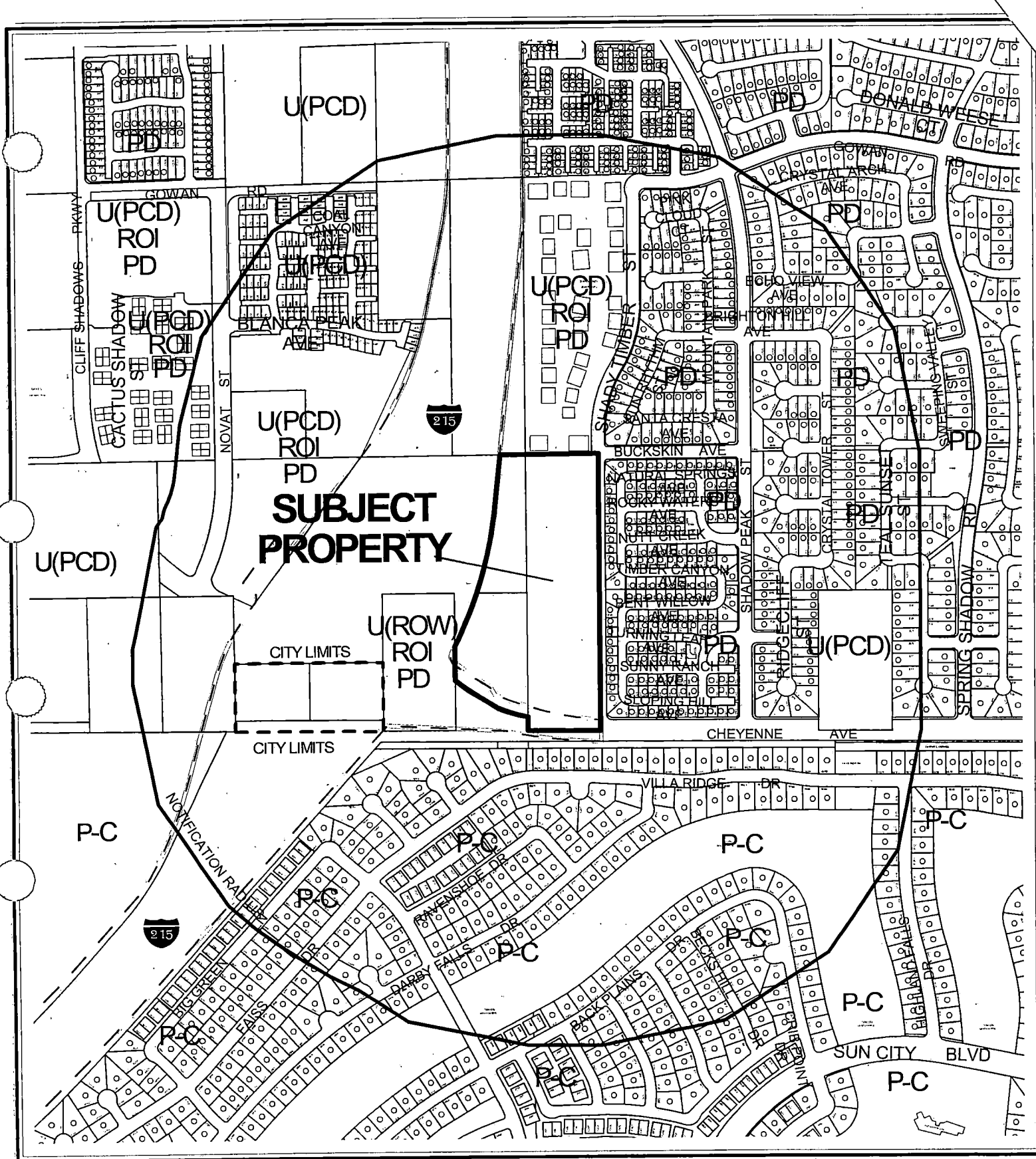
Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Off-Premise) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0033-97) and Site Development Plan Review SDR-3651.
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.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 9 – SUP-3653

CONDITIONS– Continued:

6. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

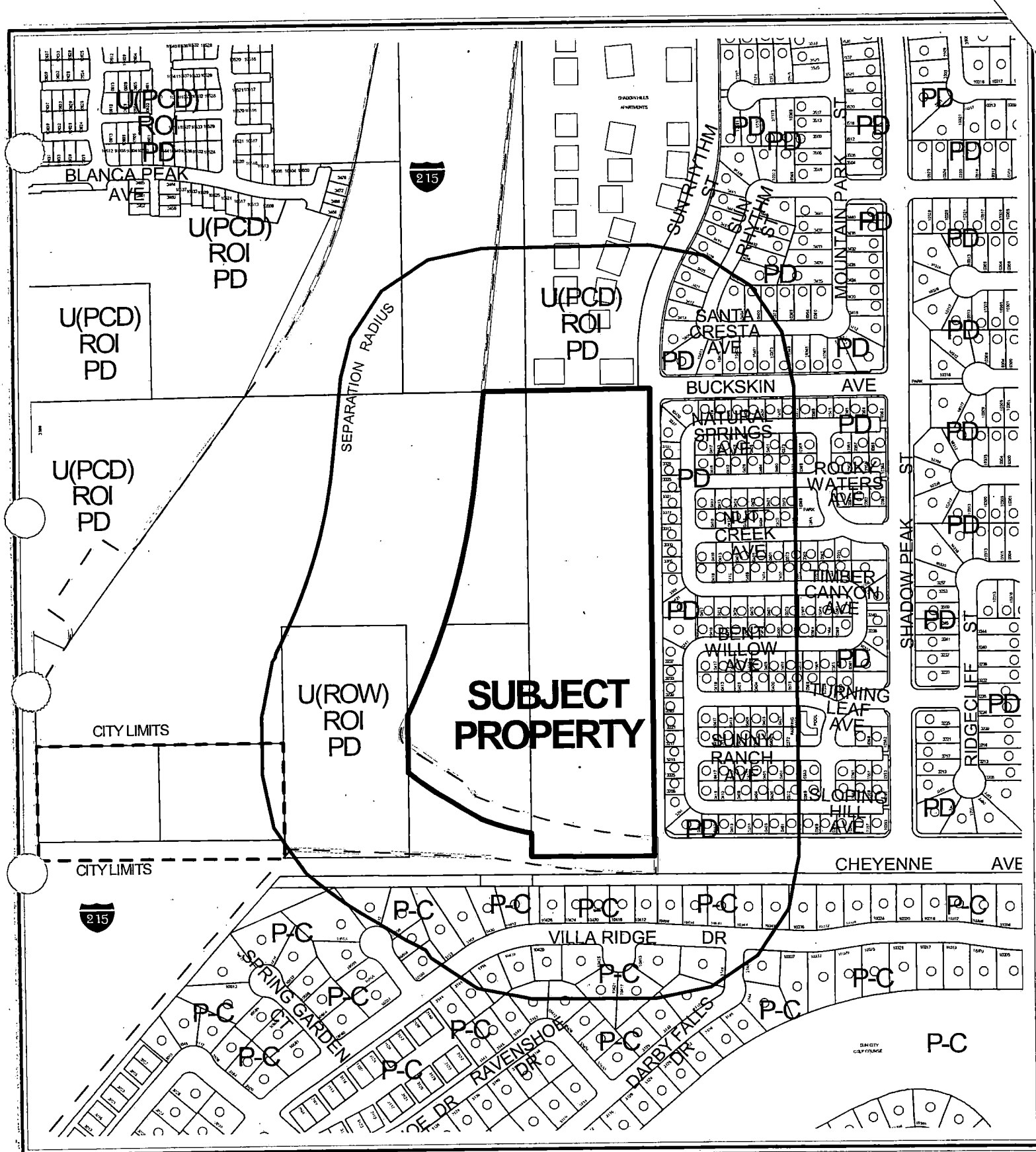


CASE: SUP-3653

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]



CASE: SUP-3653

SEPARATION RADIUS: 400 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PDC (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-3653 - PUBLIC HEARING - APPLICANT: SHADOW
HILLS PLAZA, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Off-Premise) use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0033-97) and Site Development Plan Review SDR-3651.
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.
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8. 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

The request is for a Special Use Permit for a Liquor Establishment (Off-Premise Consumption) in conjunction with a proposed grocery store located adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street. The Planning Commission will hear a related Site Development Plan Review (SDR-3651) concurrently with this item.

B) Applicant's Justification

The neighboring uses are compatible with the proposed use, and the site meets all distance separation requirements.

BACKGROUND INFORMATION

A) Previous Actions

06/23/97 City Council/ approved a rezoning request (Z-0033-97) for to PD (Planned Development) as a part of a larger request. The Planning Commission and staff recommended approval on 6/12/97.

02/13/04 The Planning Commission will hear a related Site Development Plan Review request (SDR-3651) for an 87,790 square-foot shopping center.

B) Pre-Application Meeting

12/05/03 General Special Use Permit requirements were discussed and no significant issues were identified.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 11.78

B) Existing Land Use

Subject Property: Undeveloped
 North: Multi-Family Residential
 South: Single-Family Residential
 East: Single-Family Residential
 West: Proposed I-215 Beltway

C) Planned Land Use

Subject Property: PCD (Planned Community Development – Village Commercial)
 North: PCD (Planned Community Development – Medium Density Residential)
 South: ML (Medium Low Density Residential)
 East: PCD (Planned Community Development – Medium Low Attached Density Residential)
 West: Proposed I-215 Beltway

D) Existing Zoning

Subject Property: U (Undeveloped) Zone, Under Resolution of Intent to PD (Planned Development)
 North: U (Undeveloped) Zone, Under Resolution of Intent to PD (Planned Development)
 South: P-C (Planned Community)
 East: PD (Planned Development)
 West: Proposed I-215 Beltway

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. The site is zoned U (Undeveloped) and is under Resolution of Intent to PD (Planned Development) within the Lone Mountain Master Plan area. The PD (Planned Development) zoning district is consistent with the General Plan designation, and the proposed Liquor Establishment (Off-Premise Consumption) is a permitted use within the PD zoning district with the approval of a Special Use Permit.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Lone Mountain	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

Special Plan Area

The subject site is located within the Lone Mountain Master Plan area with a Village Commercial land use designation. The Village Commercial category address parcels of not more than 20 acres and a Floor Area Ratio of less than 30% gross coverage. Village Commercial 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. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to the intersections of major arterials and major freeways.

The proposed Liquor Establishment (Off-Premise Consumption) is a permitted use within a Village Commercial designated parcel of the Lone Mountain 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
General Retail Store (Greater than 25,000 Feet)	39,690 SF.	1 space per 250 square feet	153	6	193	6

The proposed project exceeds Title 19 parking requirements.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Liquor Establishment (Off-premise)	400 feet from any Church, synagogue, school, child care facility licensed for more than twelve children, or City park.	400 feet from any Church, synagogue, school, child care facility licensed for more than twelve children, or City park.

The proposed project meets Title 19 distance separation requirements for the Liquor Establishment (Off-Premise Consumption) use.

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 Liquor Establishment (Off-Premise Consumption) is a permitted use within a Village Commercial designated parcel of the Lone Mountain Master Plan with the approval of a Special Use Permit.

- Conditions

1. No Liquor Establishment (on-sale/off-sale/on-off-sale) use shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.
2. Conformance to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

The proposal conforms to these standards.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."

The Liquor Establishment (Off-Premise Consumption) use is requested in conjunction with a grocery store located within a proposed shopping center. The use can be conducted in a manner that is harmonious with existing and future 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 proposed Liquor Establishment (Off-Premise Consumption) will be located within a shopping center, which is physically suitable for the requested 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."**

Access is provided via three drives from Shady Timber Road, a 60-foot Local Street, and a drive from Cheyenne Avenue, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use.

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 City Business License requirements and periodic City inspections for code compliance, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 841 (Mailed with SDR-3651)

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

137-12-401-022

137-12-801-001

Case Number: SUP-3653 APN: 137-12-401-030

Name of Property Owner: Shadow Hills Plaza, L.L.C.

Name of Applicant: Shadow Hills Plaza, L.L.C.

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

Yes

 No

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

City Official: _____

Partner(s): _____

APN: _____

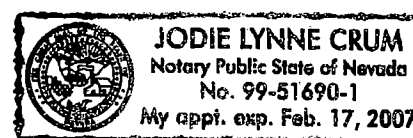
Signature of Property Owner/Authorized Agent:

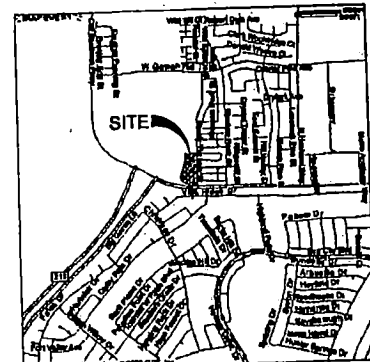
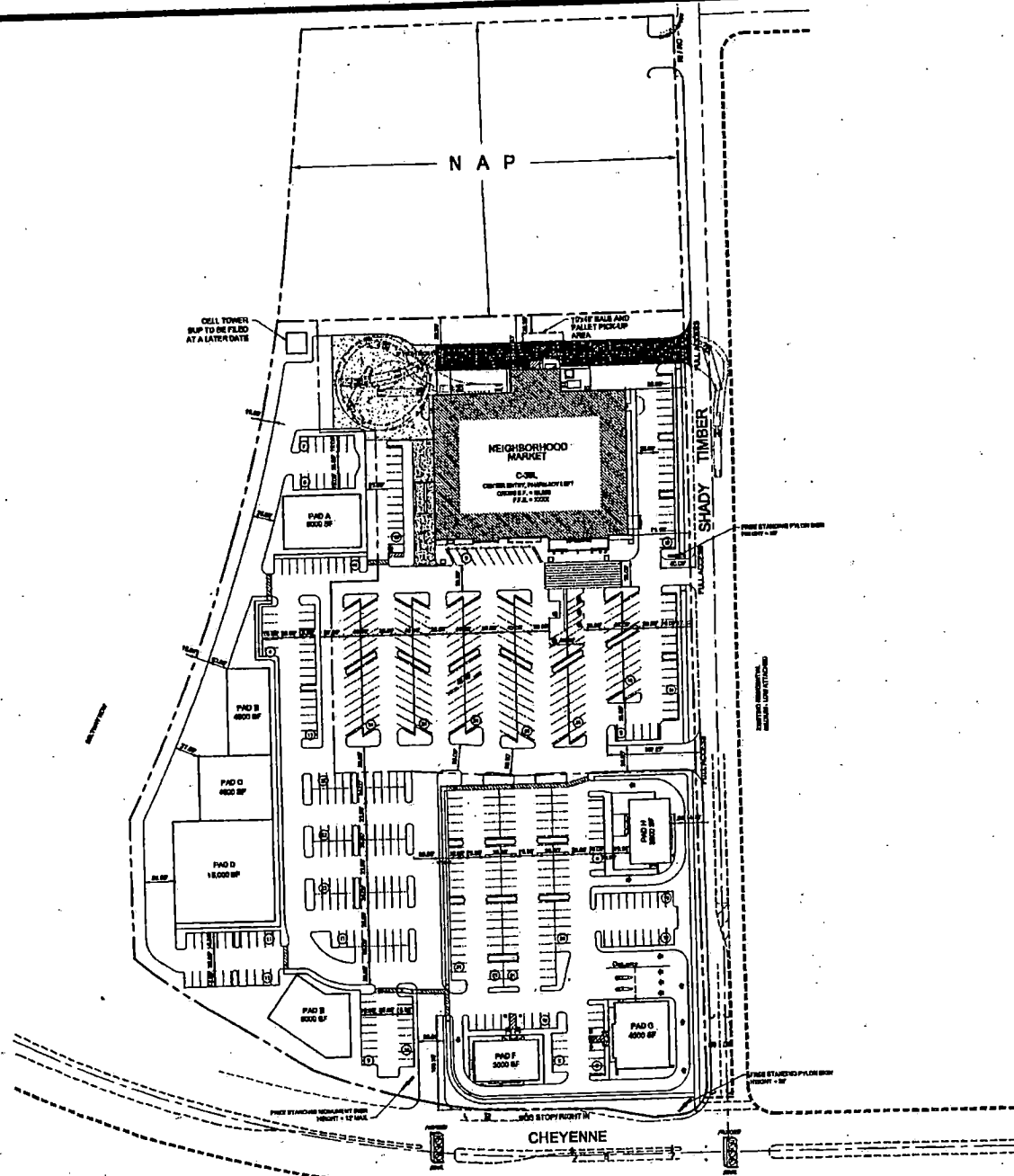
Print Name: Phil Davis

Subscribed and sworn before me

This 17th day of December, 2003

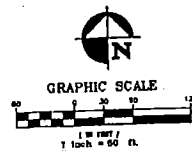
Notary Public in and for said County and State





SITE DATA	
ACREAGE:	
NEIGHBORHOOD MARKET SITE:	4.67 AC.
PAD A-H	6.91 AC.
TOTAL	11.58 AC.
	(513,127) SF
BUILDING AREA:	
NEIGHBORHOOD MARKET:	39,800 S.F.
PAD A-G RETAINED RETAIL:	30,800 S.F.
PAD E-F RETAIL/RESTAURANT:	15,000 S.F.
PAD G BANK:	4,800 S.F.
TOTAL:	80,400 S.F.
FLOOR AREA RATIO:	17.10%
PARKING PROVIDED:	
NEIGHBORHOOD MARKET:	180 / 6.0
PAD A-G RETAINED RETAIL:	180 / 6.0
PAD E-F RETAIL/RESTAURANT:	130 / 10.0
PAD G BANK:	20 / 6.0
TOTAL PARKING PROVIDED:	490 / 6.74
PARKING PROVIDED:	
NEIGHBORHOOD MARKET:	200 / 8.04
PAD A-G RETAINED RETAIL:	180 / 6.0
PAD E-F RETAIL/RESTAURANT:	140 / 11.36
PAD G BANK:	20 / 6.0
TOTAL PARKING PROVIDED:	540 / 8.81

SUP-3653
SDR-3651
02-12-04 PC



APN # 13712601001, 13712401022, 13712401030

REVISIONS	DATE	BY	DESCRIPTION
1	02/12/04	PC	INITIAL DESIGN

Planning Civil Engineering Surveying
☐ Survey
☐ Engineering
☐ Surveying
☐ Engineering
☐ Surveying
☐ Engineering

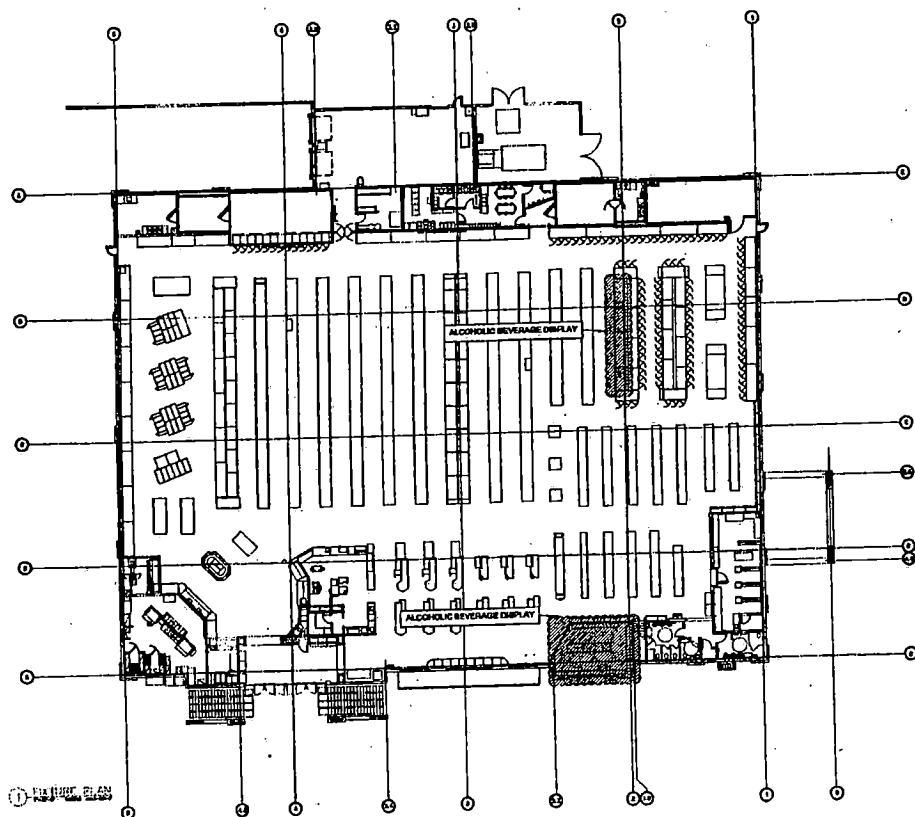
EN
ENGINEERING

SITE DEVELOPMENT
FEASIBILITY PLANS
ENTITLEMENT
SITE PLAN

PHD
SHADOW HILLS PLAZA, LLC
LAS VEGAS (CHEYENNE), NV
PHD PROPERTIES
LAS VEGAS, NV

DRAWN	VC
CHECKED	EN
IN CHARGE	EN
REAL ESTATE	EN
APPROVAL DATE TWO	EN
ORIGINAL	EN
MAKE DATE	12/04/04
PERMIT SET	TWO
CONSTRUCTION SET	TWO
SUBMIT DATE	TWO
DATE	TWO
E-1	
1 OF 1 SHEETS	

NEIGHBORHOOD MARKET FLOOR PLAN
ALCOHOLIC BEVERAGE DISPLAY



SUP-3653
SDR-3651
02-12-04 PC

REVISIONS	DATE	BY

Planning/ Civil Engineering Surveying
☐ All work shall be done in accordance with the Nevada State Board of Engineering and Surveying
☐ All work shall be done in accordance with the Nevada State Board of Engineering and Surveying
☒ All work shall be done in accordance with the Nevada State Board of Engineering and Surveying

EN
ENGINEERING

SITE DEVELOPMENT
FEASIBILITY PLANS
FLOOR PLAN
PACKAGE LIQUOR

PHD
SHADOW HILLS PLAZA, LLC
LAS VEGAS (CHRYSLER), NV
PHD PROPERTIES
LAS VEGAS, NV

DRAWN	10
CHECKED	10
EN JOB NO.	10
REAL ESTATE	10
APPROVAL DATE	10
ORIGINAL	10
ISSUE DATE	12/04/02
PERMIT SET	10
ISSUE DATE	10
CORRECTION SET	10
ISSUE DATE	10
SHEET	10

E-2
1 OF 1 SHEETS



PUBLIC HEARING - SUP-3653 - APPLICANT: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVNEUE AND SHADY TIMBER STREET
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04



PUBLIC HEARING - SUP-3653 - APPLICANT: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND SHADY TIMBER STREET
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - SDR-3651 - APPLICANT: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of the foundation landscaping buffer FOR A PROPOSED 87,790 SQUARE-FOOT RETAIL CENTER on 11.73 acres adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street (APN: 137-12-401-030 and 022; 137-12-201-001), U (Undeveloped) Zone [PCD (Planned Community Development) general plan designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain special land use designation], Ward 4 (Brown).

C.C. 03/17/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions with the deletion of Condition 20 and adding the following condition:

- *The site shall be designed to prohibit heavy delivery trucks from using Shady Timber Street. The applicant shall ensure that this restriction is observed by heavy delivery vehicles.*

– UNANIMOUS**To be heard by the City Council on 3/17/2004****MINUTES:**

NOTE: See Item 9 [SUP-3653] for related discussion.

(6:25 – 6:44)

1-513

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 10 – SDR-3651

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.
3. Separate site plan review is required for Pad Sites "A" thru "H". Each individually submitted site plan application must independently comply with all applicable Title 19 and Lone Mountain Master Plan standards prior to approval.
4. The site plan shall be revised and approved by Planning and Development Department prior to the time application is made for a building permit, to depict the addition of an outdoor Employee Patio Area as outlined in Section 5.3.5 of the Lone Mountain Master Plan, a revised parking analysis and building area total.
5. Prior to the submittal of a building permit, the applicant shall meet with the Planning and Development Department to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to show a minimum 20 foot wide landscape planter along Shady Timber Street and the east 200 feet of frontage along Cheyenne Avenue, to the first driveway with planting material in accordance to Code standards and parking lot landscaping planters placed every sixth space within a parking row and an eight foot high perimeter screen wall as required by Title 19.12.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 10 – SDR-3651

CONDITIONS - Continued:

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. 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.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Dedicate 30 feet of right-of-way adjacent to this site for Shady Timber Street and an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Cheyenne Avenue and Shady Timber Street. In addition, grant a traffic chord easement on the northwest corner of Cheyenne Avenue and Shady Timber Street. Additional right-of-way dedications per Standard Drawing #201.1 and #234 shall be shown, unless specifically not required by the update to the Traffic Impact Analysis.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 10 – SDR-3651

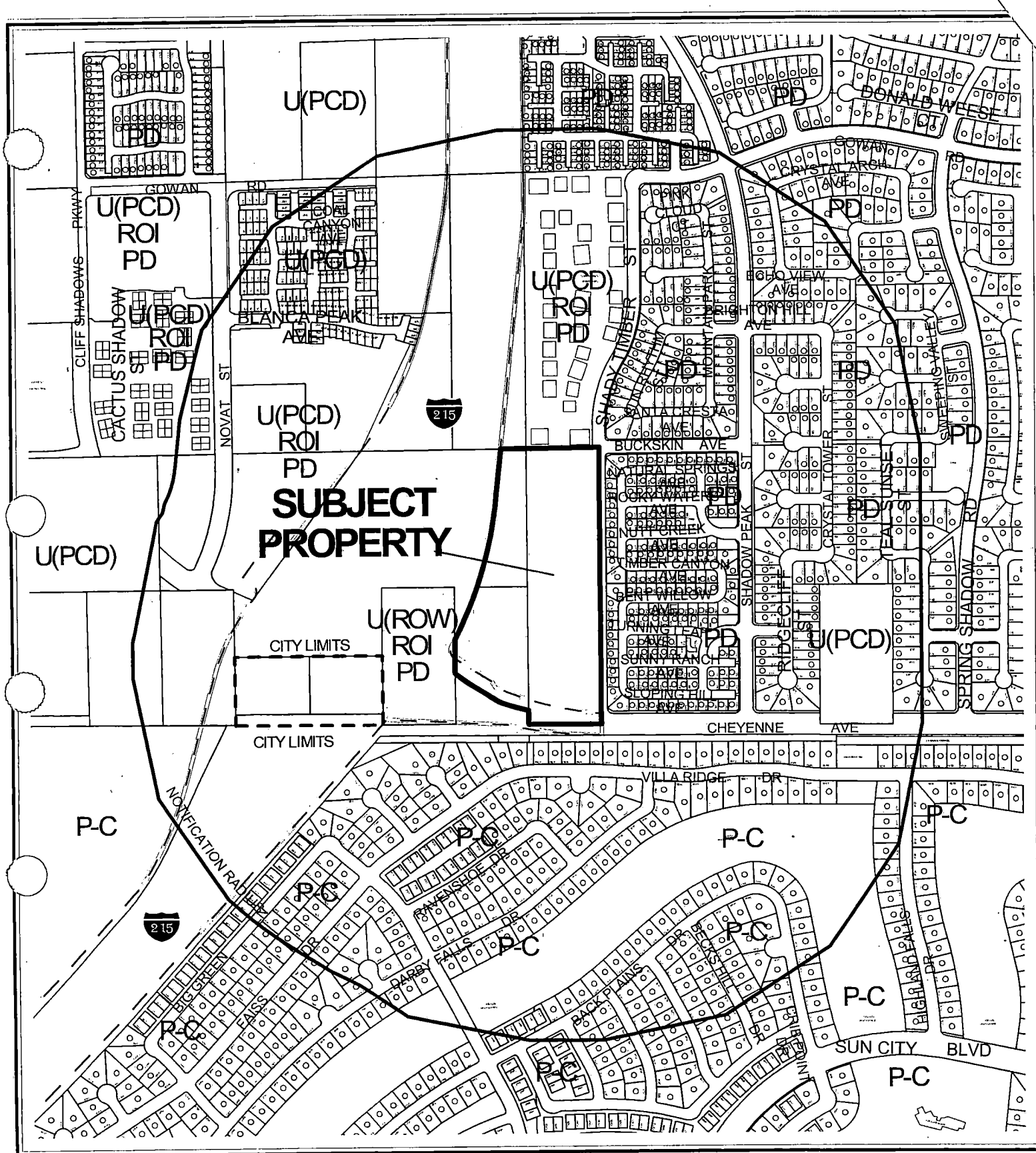
CONDITIONS - Continued:

17. Construct half-street improvements including appropriate overpaving on Shady Timber Street adjacent to this site concurrent with the first phase of development anywhere on this site. Construct all incomplete half-street improvements on Cheyenne Avenue 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). Coordinate with Clark County Public Works for all improvements within the Cheyenne Avenue/I-215 Beltway interchange right-of-way.
18. 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. 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. All proposed driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
19. A Master Streetlight Plan must be submitted and approved prior to the submittal of any construction drawings for this site.
20. Provide a 20-foot wide private access and public utility easement to Clark County and their successors for the remnant parcel adjacent to the beltway (APN 137-12-301-018) at the north edge of legal boundary of this site.
21. Landscape and maintain all unimproved rights-of-way on Shady Timber Street and Cheyenne Avenue adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping and private improvements located in the Shady Timber Street and Cheyenne Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
23. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 10 – SDR-3651

CONDITIONS - Continued:

- C
24. An update to the previously approved Lone Mountain Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for 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 Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. We note that new traffic signals are proposed at Shady Timber Street and the southern driveway access to this site. The Public Works Department may support the proposed traffic signals provided that the intersections meet warrants. 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.
- C
25. 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.
26. Site development to comply with all applicable conditions of approval for rezoning application Z-33-97, the Lone Mountain Development Master Plan, and all other applicable site-related actions.

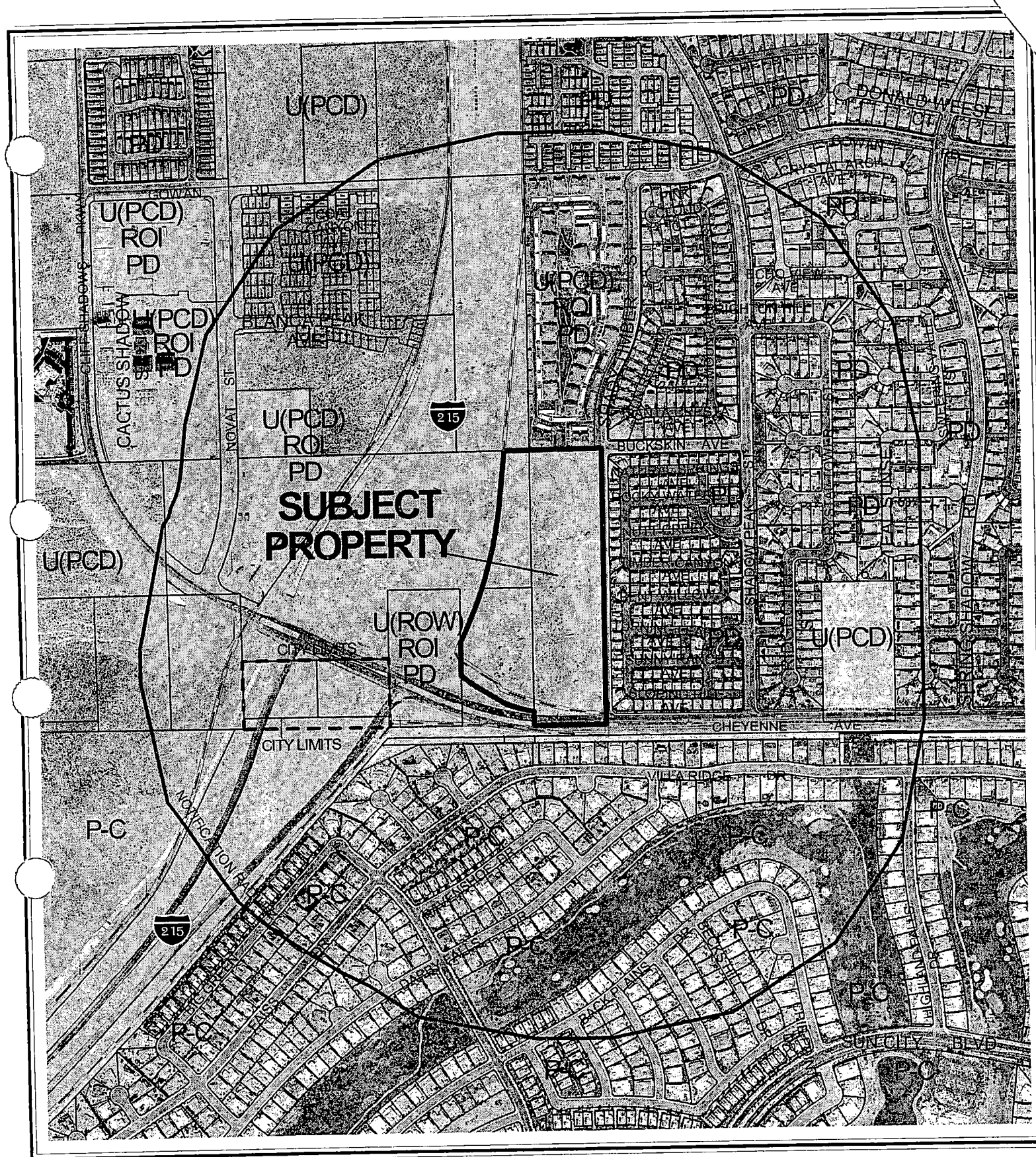


CASE: SDR-3651

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]



CASE: **SDR-3651**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) LONE MOUNTAIN SPECIAL LAND USE DESIGNATION]

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3651 - PUBLIC HEARING - APPLICANT: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: 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. Separate site plan review is required for Pad Sites "A" thru "H". Each individually submitted site plan application must independently comply with all applicable Title 19 and Lone Mountain Master Plan standards prior to approval.
4. The site plan shall be revised and approved by Planning and Development Department prior to the time application is made for a building permit, to depict the addition of an outdoor Employee Patio Area as outlined in Section 5.3.5 of the Lone Mountain Master Plan, a revised parking analysis and building area total.
5. Prior to the submittal of a building permit, the applicant shall meet with the Planning and Development Department to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to show a minimum 20 foot wide landscape planter along Shady Timber Street and the east 200 feet of frontage along Cheyenne Avenue, to the first driveway with planting material in accordance to Code standards and parking lot landscaping planters placed every sixth space within a parking row and an eight foot high perimeter screen wall as required by Title 19.12.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

SDR-3651 - Conditions Page Two
February 12, 2004 Planning Commission Meeting

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. 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.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Dedicate 30 feet of right-of-way adjacent to this site for Shady Timber Street and an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Cheyenne Avenue and Shady Timber Street. In addition, grant a traffic chord easement on the northwest corner of Cheyenne Avenue and Shady Timber Street. Additional right-of-way dedications per Standard Drawing #201.1 and #234 shall be shown, unless specifically not required by the update to the Traffic Impact Analysis.
17. Construct half-street improvements including appropriate overpaving on Shady Timber Street adjacent to this site concurrent with the first phase of development anywhere on this site. Construct all incomplete half-street improvements on Cheyenne Avenue 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). Coordinate with Clark County Public Works for all improvements within the Cheyenne Avenue/I-215 Beltway interchange right-of-way.

SDR-3651 - Conditions Page Three
February 12, 2004 Planning Commission Meeting

18. 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. 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. All proposed driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
19. A Master Streetlight Plan must be submitted and approved prior to the submittal of any construction drawings for this site.
20. Provide a 20-foot wide private access and public utility easement to Clark County and their successors for the remnant parcel adjacent to the beltway (APN 137-12-301-018) at the north edge of legal boundary of this site.
21. Landscape and maintain all unimproved rights-of-way on Shady Timber Street and Cheyenne Avenue adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping and private improvements located in the Shady Timber Street and Cheyenne Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
23. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
24. An update to the previously approved Lone Mountain Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for 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 Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. We note that new traffic signals are proposed at Shady Timber Street and the southern driveway access to this site. The Public Works Department may support the proposed traffic signals provided that the intersections meet warrants. 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.

25. 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.
26. Site development to comply with all applicable conditions of approval for rezoning application Z-33-97, the Lone Mountain Development Master Plan, and all other applicable site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a proposed 87,790 square-foot Retail Center and a Waiver of required six-foot foundation buffers on 11.78 acres located adjacent to the northwest corner of Shady Timber Street and Cheyenne Avenue.

A related Special Use Permit (SUP-3653) to allow a Liquor Establishment (Off Premise Consumption) in conjunction with a Wal-Mart Neighborhood Market will be considered concurrently with this application.

B) Applicant's Justification

The neighboring uses are compatible with the proposed retail center, and the design complies with all Residential Adjacency Standards.

BACKGROUND INFORMATION

A) Previous Actions

06/23/97 The City Council approved a rezoning request (Z-0033-97) for the subject site to PD (Planned Development) as a part of a larger request. The Planning Commission recommended and staff approval on 6/12/97.

02/13/04 The Planning Commission will hear a related Special Use Permit request (SUP-3653) to allow a Liquor Establishment (Off Premise Consumption) in conjunction with a Wal-Mart Neighborhood Market. Staff recommends approval.

B) Pre-Application Meeting

12/05/03 Issues discussed included the need for building elevations and a waiver of the required six-foot foundation buffers.

C) Neighborhood Meetings

A Neighborhood meeting is not required for a Site Development Plan Review application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 11.78

B) *Existing Land Use*

Subject Property: Undeveloped
North: Multi-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Proposed I-215 Beltway

C) *Planned Land Use*

Subject Property: PCD (Planned Community Development – Village Commercial)
North: PCD (Planned Community Development – Medium Density Residential)
South: ML (Medium Low Density Residential)
East: PCD (Planned Community Development – Medium Low Attached Density Residential)
West: Proposed I-215 Beltway

D) *Existing Zoning*

Subject Property: U (Undeveloped) Zone, Under Resolution of Intent to PD (Planned Development)
North: U (Undeveloped) Zone, Under Resolution of Intent to PD (Planned Development)
South: P-C (Planned Community)
East: PD (Planned Development)
West: Proposed I-215 Beltway

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 Master Plan area. The PD (Planned Development) zoning district is consistent with the General Plan designation, and the proposed Retail Center is a permitted use within the PD zoning district.

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

Special Plan Area

The subject site is located within the Lone Mountain Master Plan area with a Village Commercial land use designation. The Village Commercial category address parcels of not more than 20 acres and a Floor Area Ratio of less than 30% gross coverage. Village Commercial 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. Village Commercial is typically located on the periphery of residential neighborhoods and should be confined to the intersections of major arterials and major freeways.

PROJECT DESCRIPTION

The proposed Retail Center consists of a Wal-Mart Neighborhood Market and eight pad sites totaling 87,790 square feet.

<u>USE</u>	<u>SQ. FT</u>	<u>PROPOSED USE</u>
Wal-Mart Neighborhood Market	39,690 SF	Retail
Pad Site "A"	6,000 SF	Retail
Pad Site "B"	4,800 SF	Retail
Pad Site "C"	4,800 SF	Retail
Pad Site "D"	15,000 SF	Retail
Pad Site "E"	6,000 SF	Restaurant
Pad Site "F"	3,500 SF	Restaurant
Pad Site "G"	4,500 SF	Restaurant
Pad Site "H"	3,500 SF	Financial Institution

Because the site is in a conceptual stage and plans have been finalized only for the Wal-Mart, a Condition of Approval has been included as part of this application to require individual Site Plan reviews for Pad Sites "A" thru "H". Future site plan applications will be required to individually comply with all applicable Title 19 and Lone Mountain Master Plan requirements prior to approval.

The proposed 39,690 square-foot Wal-Mart Neighborhood Market is located on the north portion of the site and access is provided via three drives from Shady Timber Street and one drive from Cheyenne Avenue. On site parking for the Wal-Mart exceeds Title 19 requirements, and the building elevations depict a 24-foot structure with a generally flat roof. The Landscape Plan shows adequate perimeter landscaping, but a deficiency in parking lot landscaping. The parking lot landscaping deficiency results from landscaping planters not being placed every sixth parking space. A Condition of Approval has been included to ensure compliance with Title 19 parking lot landscaping requirements.

The Lone Mountain Master Plan (Sec. 5.3.5) requires an Employee Patio Area for projects over 20,000 square feet of building area. Elements of the outdoor patio shall include landscaping, shade structures, seating, low walls, and enhanced specialty paving. It shall be removed from building entryways and parking area. The patio shall be accessible to all onsite users, and must be centrally located for multi-tenant sites. A Condition of Approval has been included to ensure compliance with this requirement.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08 and the Lone Mountain Master Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Setbacks			
• Front	37 Feet	37 Feet	Y
• Side	38 Feet	38 Feet	Y
• Corner	31 Feet	31 Feet	Y
• Rear	51 Feet	51 Feet	Y
Max. Lot Coverage	30 %	17.15%	Y
Max. Building Height	2 Stories / 35 Feet	24 Feet	Y
Trash Enclosure	Screened w / 6-foot masonry wall and roofed	Screened w / 10-foot wall and roofed	Y
Mech. Equipment	Screened	Screened	Y
Loading Area	Screened and located away from public view	Screened w/ 10-foot wall at rear of building	Y

The project meets applicable Title 19 and Lone Mountain Master Plan requirements.

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, 24-foot Wal-Mart Neighborhood Market is setback approximately 131 feet from the west property line of the residentially zoned tract on the east side of Shady Timbers Street. At this distance a 3:1 slope would intersect a building at a height of 43.6 feet. The proposed 24-foot building falls below the proximity slope, and therefore meets Residential Adjacency Standards.

b) Building setback

The proposed Wal-Mart Neighborhood Market is setback approximately 131 feet from the west property line of the residentially zoned tract on the east side of Shady Timbers Street.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Retail (Wal-Mart)	39,690 SF	1/250 GFA	153	6	193	6
Retail (Pads A thru D)	30,600 SF	1/175 GFA	To Be Determined	TBD	151	2
Restaurant (Pads E, F, H)	13,000 SF	1 per 50 SF of public seating + 1 space for each 200 SF of the total remaining GFA	To Be Determined	TBD	148	0
Financial Institution (Pad "G")	4,500 SF	1 per 200 SF + 1 lane per drive up window or ATM with stacking for 6	To Be Determined	TBD	23	0

The project exceeds Title 19 parking standards for the Wal-Mart Neighborhood Market use. A total of 524 parking spaces are proposed for the overall site, and parking requirements for the remaining uses will be determined at the time of Site Plan review for each individual pad site.

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 (Wal-Mart)	1 Trees/ 6 Spaces	33 Trees	58 Trees
Buffer: (Overall Site)			
• Min. Trees (Street)	1 Tree / 20 Linear Feet + 1	89	92
• Buffer (Commercial)	1 Tree / 30 Linear Feet	14	19
• Min. Zone Width	8 Feet		15 Feet
• Wall height	8 Feet		Not Provided

The proposal exceeds the number of trees required for this project, however parking lot landscape planters are not provided for every sixth parking space. In addition, an 8-foot screen wall is not depicted on the landscape plan. Conditions of Approval have been included as a part of this application to ensure compliance with Title 19.12.

A5) Sign Standards

A Master Sign Plan shall be submitted for approval by the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

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.

- **Site Plan**

The proposed Retail Center consists of a Wal-Mart Neighborhood Market and eight pad sites totaling 87,790 square feet.

Because the site is in a conceptual stage and plans are final only for the Wal-Mart, a condition has been included as part of this application to require individual Site Plan reviews for Pad Sites "A" thru "H". Future Site Plan applications will be required to individually comply with all applicable Title 19 and Lone Mountain Master Plan requirements prior to approval.

The site plan depicts 524 parking spaces for the overall site, and parking requirements for Pad Sites "A" thru "H" will be determined when individual Site Plans are submitted.

The proposed 39,690 square-foot Wal-Mart Neighborhood Market is located on the north portion of the site and access is provided via three drives from Shady Timber Street and one drive from Cheyenne Avenue. A drive-thru Pharmacy is planned adjacent to the west side of the building, and on site parking exceeds Title 19 requirements.

The Lone Mountain Master Plan (Sec. 5.3.5) requires an Employee Patio Area for projects over 20,000 square feet of building area. Elements of the outdoor patio shall include landscaping, shade structures, seating, low walls, and enhanced specialty paving. It shall also be removed from building entryways and parking areas. The Patio shall be accessible to all onsite users, and must be centrally located for multi-tenant sites. A Condition of Approval has been included to ensure compliance with this requirement.

- **Waivers**

A Waiver is requested for relief from the six-foot foundation buffer requirement.

- **Landscape Plan**

The Landscape Plan shows adequate perimeter landscaping, but a deficiency in parking lot landscaping. The landscape plan depicts a 15-foot wide planter along the perimeter of the site planted with various 24 and 36-inch box trees. The parking lot landscaping deficiency results from landscaping fingers not being located between every six parking spaces. A Condition of Approval has been included to ensure compliance with this requirement.

- Elevation

The elevations for the Wal-Mart Neighborhood Market depict a 24-foot high structure with an exterior consisting of Split Face CMU and a generally flat roof. The color palette used consists of earth tones and is appropriate for the area.

Elevations were not provided for Pad Sites "A" thru "H".

- Floor Plan

The floor plan depicts a general retail store configuration with parallel aisles for merchandise, two alcoholic beverage display areas, a number of checkout counters, and various offices and storage areas.

Floor Plans were not provided for Pad Sites "A" thru "H".

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 Center is within the range of allowable uses in a Village Commercial designated parcel of the Lone Mountain Master Plan. The proposed development and uses can be operated in a manner that is compatible with the existing land uses in the vicinity of this 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;"**

With the inclusion of the proposed Conditions of Approval and Waiver request, the development will be consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and the Lone Mountain Master Plan.

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

Access is provided via three drives from Shady Timber Road, a 60-foot Local Street, and a drive from Cheyenne Avenue, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The street facilities are adequate in size to meet the requirements of the proposed use and will not negatively impact neighborhood traffic.

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

The proposed building is an aesthetically appropriate structure for a Wal-Mart Neighborhood Market and landscape materials as proposed are appropriate for this project

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

The building elevations and design characteristics of the proposed Wal-Mart Neighborhood Market are well suited for a Retail building. The proposal exceeds residential adjacency standards, and all trash enclosures and mechanical equipment will be screened from view.

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

The subject site will be subject to City Business License requirements and periodic City inspections for code compliance, and will therefore not compromise the public health, safety and welfare.

NOTICES MAILED 841 (Mailed with SUP-3653)

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

137-12-401-022

137-12-801-001

Case Number: SPR-3651 APN: 137-12-401-030

Name of Property Owner: Shadow Hills Plaza, L.L.C.

Name of Applicant: Shadow Hills Plaza, L.L.C.

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

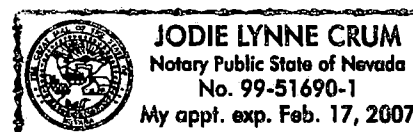
Signature of Property Owner/Authorized Agent: _____

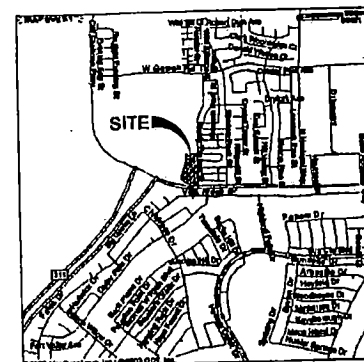
Print Name:

Subscribed and sworn before me

This 4th day of December, 2003

Notary Public in and for said County and State





VICINITY MAP
NOT TO SCALE

SITE DATA

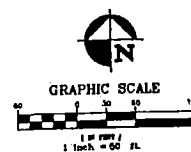
ADDRESS:
MEMPHIS/GOOD MARKET BITE:
P40 D A1 RETAIL
P40 D A1 RETAIL
TOTAL
[714.137] SF

LOCAL AGEN:
MEMPHIS/GOOD MARKET:
P40 A1 RETAIL
P40 E P1 RESTAURANT
P40 D B1 BK
TOTAL:
FLOOR AREA RATIO:
17.16%

P40 D A1 RETAIL:
MEMPHIS/GOOD MARKET:
P40 A1 RETAIL
P40 E P1 RESTAURANT
TOTAL:
TOTAL FLOOR RATIO (GROSS FLOORING)
186 / 1,074

ENTRANCE PROVIDED:
MEMPHIS/GOOD MARKET:
P40 A1 RETAIL
P40 E P1 RESTAURANT
P40 D B1 BK
TOTAL PARKING PROVIDED:
201 / 6,80

SUP-3653
SDR-3651
02-12-04 PC



APH # 13712001001, 13712401022, 13712401030

[illegible]

Planning/Civil Engineering/Surveying



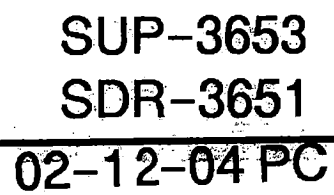
SITE DEVELOPMENT

MENTIONEMENT

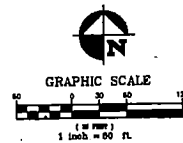
PHD

SHADOW HILLS PLAZA, LLC
LAS VEGAS (CHEYENNE), NV

DRAWN
VC
CHECKED
JL
EN JOB NO.
07-138
REAL ESTATE
APPROVAL DATE: TBD
ORIGINAL
ISSUE DATE: 12/04/09
PERMIT SET
ISSUE DATE: TBD
CONSTRUCTION SET
ISSUE DATE: TBD
SHEET
E-1
1 OF 1 SHEETS

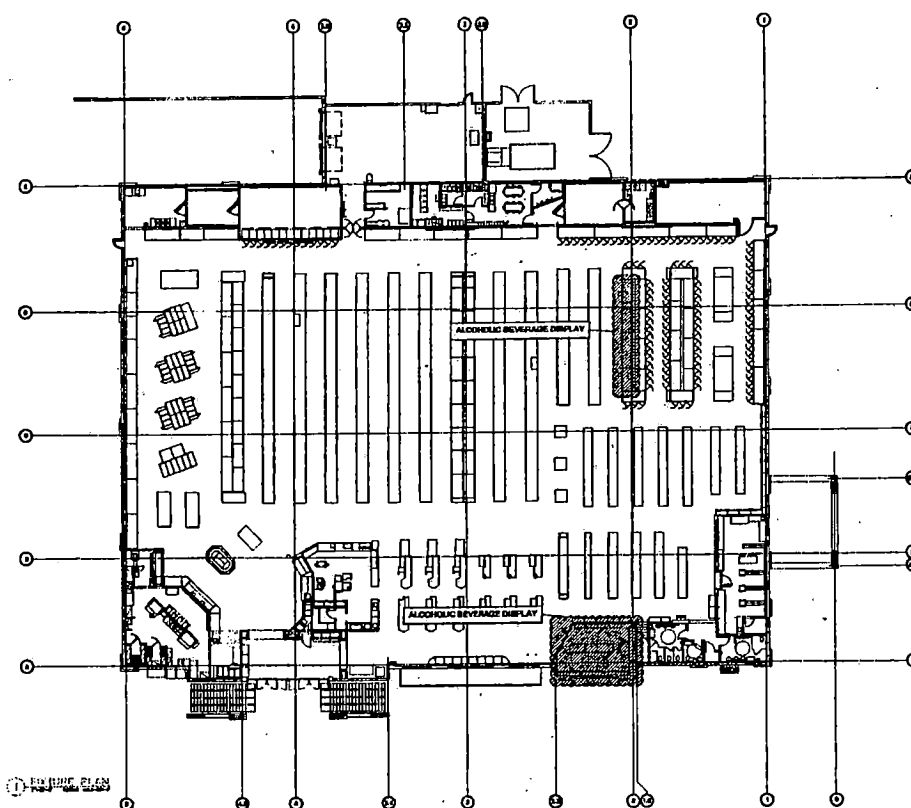
[illegible]

- **IRRIGATION SYSTEM:**
 - **General Considerations:** The irrigation system should be designed according to plant type, growth rate and amount of available water. It should provide adequate water uniformly to required plants, and should be designed to be efficient, economical, and easy to maintain. It should be designed to be flexible, adaptable to future changes in plant type and water needs with a minimum expense. The system can be installed in a permanent or temporary form. A permanent system will be installed to prevent any future changes in plant type. A temporary system will be installed to prevent any future changes in plant type. A permanent system will be installed to prevent any future changes in plant type.
- **LANDSCAPE CONCEPT:**
 - **General Considerations:** The landscape concept should be designed according to the site conditions and the client's requirements. It should be designed to be aesthetically pleasing, functional, and easy to maintain. It should be designed to be flexible, adaptable to future changes in site conditions and client's requirements with a minimum expense. The landscape concept can be installed in a permanent or temporary form. A permanent landscape concept will be installed to prevent any future changes in site conditions and client's requirements. A temporary landscape concept will be installed to prevent any future changes in site conditions and client's requirements.



DRAWN
UT-6
CHECKED
JM
ENJOBS NO.
01532
REAL ESTATE
APPROVAL DATE: TBD
ORIGINAL
ISSUE DATE: 12/24/03
PERMIT SET
ISSUE DATE: TBD
CONSTRUCTION SET
ISSUE DATE: TBD
SHEET
E-3
1 OF 3 SHEETS

NEIGHBORHOOD MARKET FLOOR PLAN
ALCOHOLIC BEVERAGE DISPLAY



SUP-3653
SDR-3651
02-12-04 PC

REVISIONS	DATE	BY	DESCRIPTION

Planning/Civil Engineering Services
10000 S. Las Vegas Blvd., Suite 100
Las Vegas, NV 89148
Tel: 702.735.1234
Fax: 702.735.1235



SITE DEVELOPMENT
FEASIBILITY PLANS
FLOOR PLAN
PACKAGE LIQUOR

PHD
SHADOW HILLS PLAZA, LLC
LAS VEGAS (CHRYSLER), NV
PHD PROPERTIES
LAS VEGAS, NV

DRAWN	VO
CHECKED	
IN CHARGE	
REAL ESTATE	
APPROVAL DATE	TBD
ORIGINAL	
CONSENT DATE	12/04/03
PERMIT SET	TBD
ISSUE DATE	TBD
CONSTRUCTION SET	TBD
ISSUE DATE	TBD

E-2
1 OF 1 SHEETS



PUBLIC HEARING - SDR-3651 - APPLICANT: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND SHADY TIMBER STREET
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04



PUBLIC HEARING - SDR-3651 - APPLICANT: SHADOW HILLS PLAZA, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF CHEYENNE AVENUE AND SHADY TIMBER STREET
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-3542 - APPLICANT: PAT MARCY - OWNER: TRAILS VILLAGE CENTER COMPANY - Request for a Special Use Permit and a Waiver of the distance separation requirements FOR A PROPOSED SUPPER CLUB located at 1916 Village Center Circle, Suite 7 (APN: 138-19-719-003), P-C (Planned Community) Zone, Ward 4 (Brown).

C.C.: 03/03/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Item 11 [SUP-3542], Item 16 [VAC-3467], Item 17 [VAC-3555], Item 18 [VAC-3643], Item 19 [VAC-3654], and Item 20 [SDR-3631] subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 16 [VAC-3467] as her firm is awaiting final payment for work performed for Signature Homes and on Item 17 [VAC-3555] as her firm is currently doing work for the sister company of Centex Homes.

To be heard by the City Council on 3/3/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [SUP-3542], Item 16 [VAC-3467], Item 17 [VAC-3555], Item 18 [VAC-3643], Item 19 [VAC-3654], and Item 20 [SDR-3631].

DAVID CLAPSADDLE, Planning and Development Department, confirmed the receipt of letters from the applicants agreeing to all conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 11 – SUP-3542

MINUTES – Continued:

DEPUTY CITY ATTORNEY BRYAN SCOTT suggested each application be read separately to reflect the action to be taken by the Commission. ROBERT GENZER, Director of Planning and Development Department, complied with the City Attorney's request.

For the record, Item 13 [SUP-3642], listed on the One Motion – One Vote Agenda and originally considered for approval was pulled to allow for additional discussion at the request of COMMISSIONER McSWAIN.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed Item 11 [SUP-3542], Item 16 [VAC-3467], Item 17 [VAC-3555], Item 18 [VAC-3643], Item 19 [VAC-3654], and Item [20 [SDR-3631].

NOTE: All discussion for Item 11 [SUP-3542], Item 16 [VAC-3467], Item 17 [VAC-3555], Item 18 [VAC-3643], Item 19 [VAC-3654], and Item [20 [SDR-3631] was held under Item 11 [SUP-3542].

(6:17 – 6:25)

1-259

CONDITIONS:

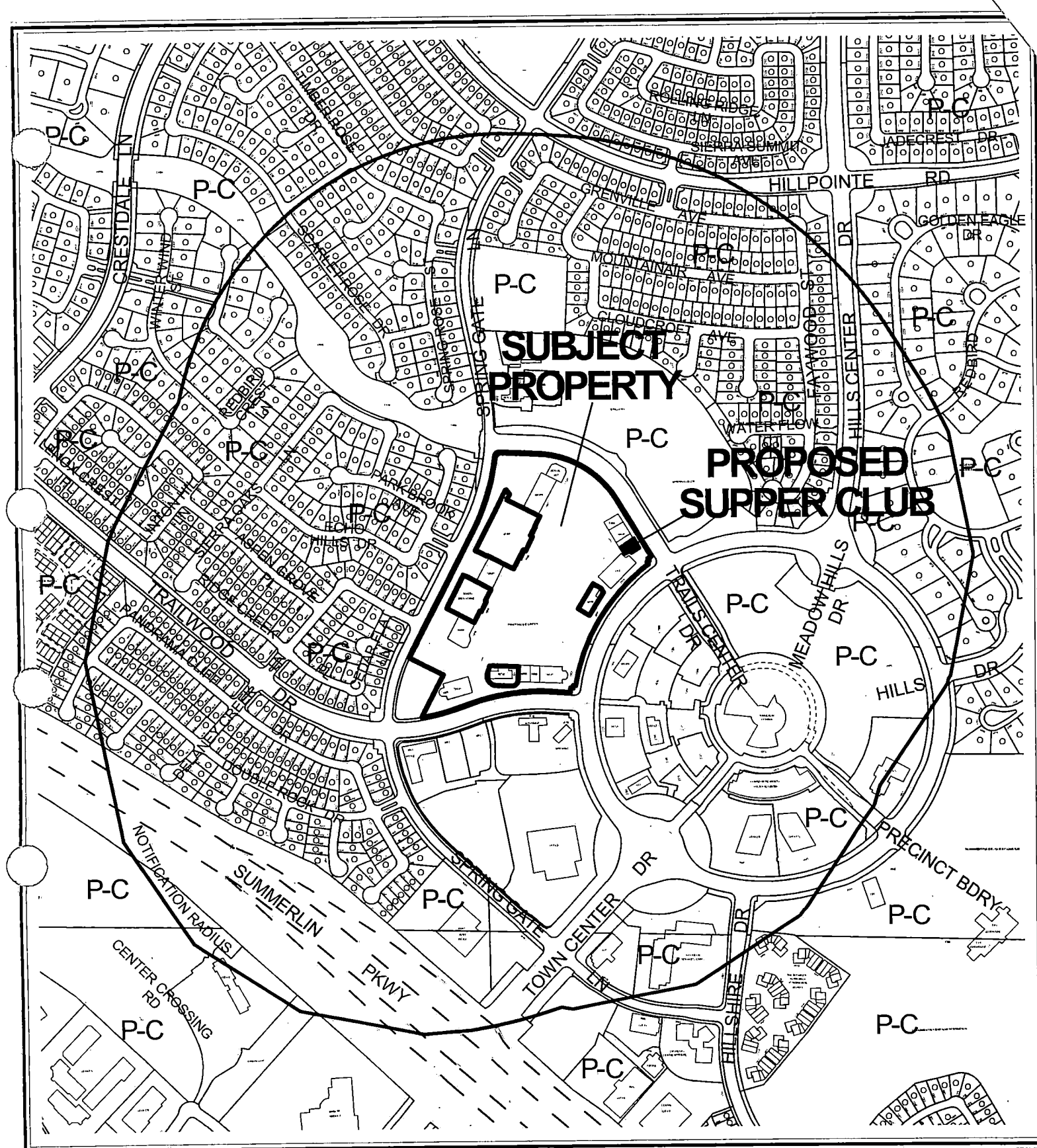
Planning and Development

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-0044-87) and Summerlin Development Plan Review (SV-0033-96).
4. The site plan shall be revised, prior to the issuance of any permits, to show how trash collection for the proposed Supper Club will be managed in accordance with Code requirements.
5. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 11 – SUP-3542

CONDITIONS– Continued:

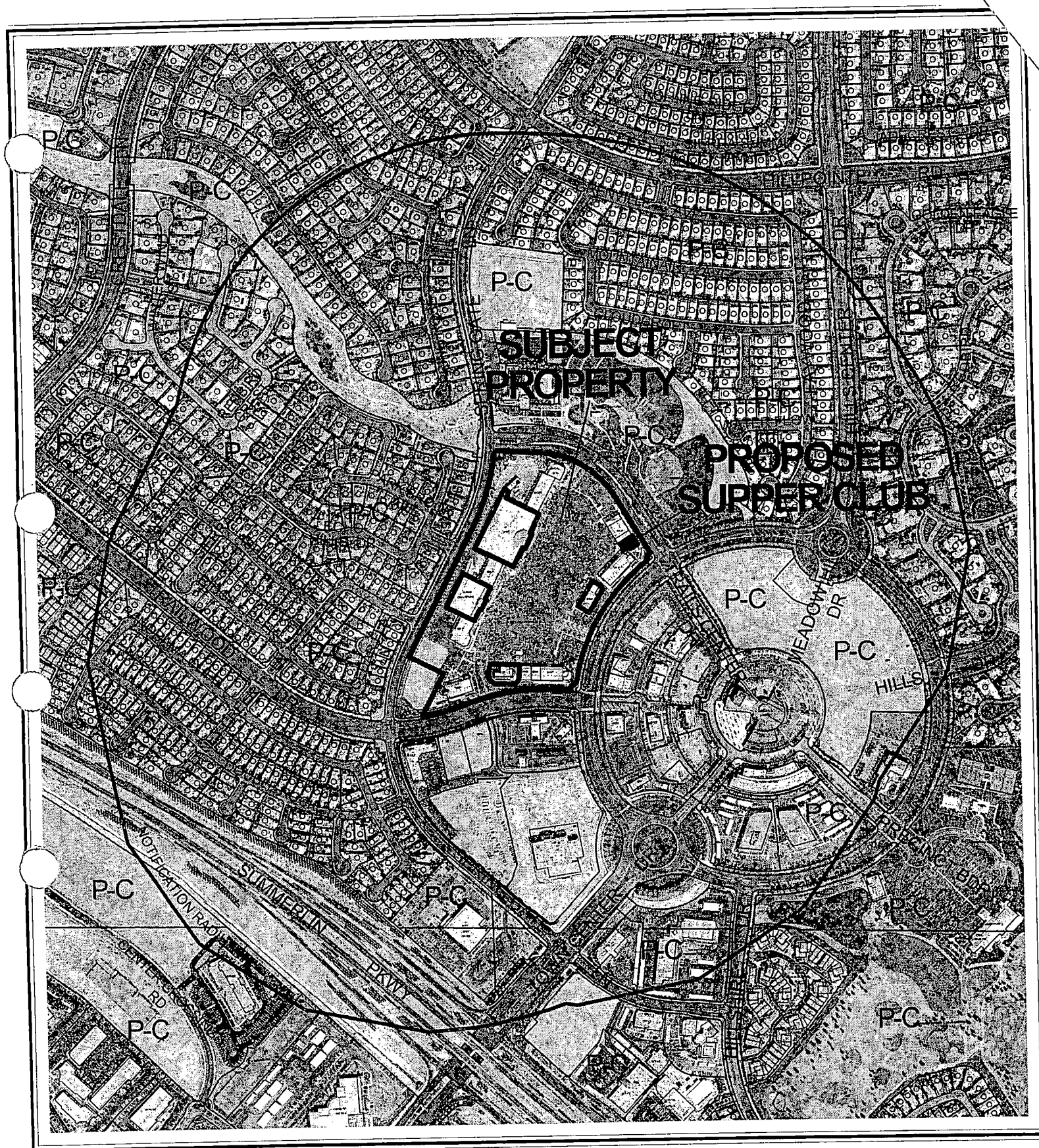
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: SUP-3542

RADIUS: 1500 FT

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



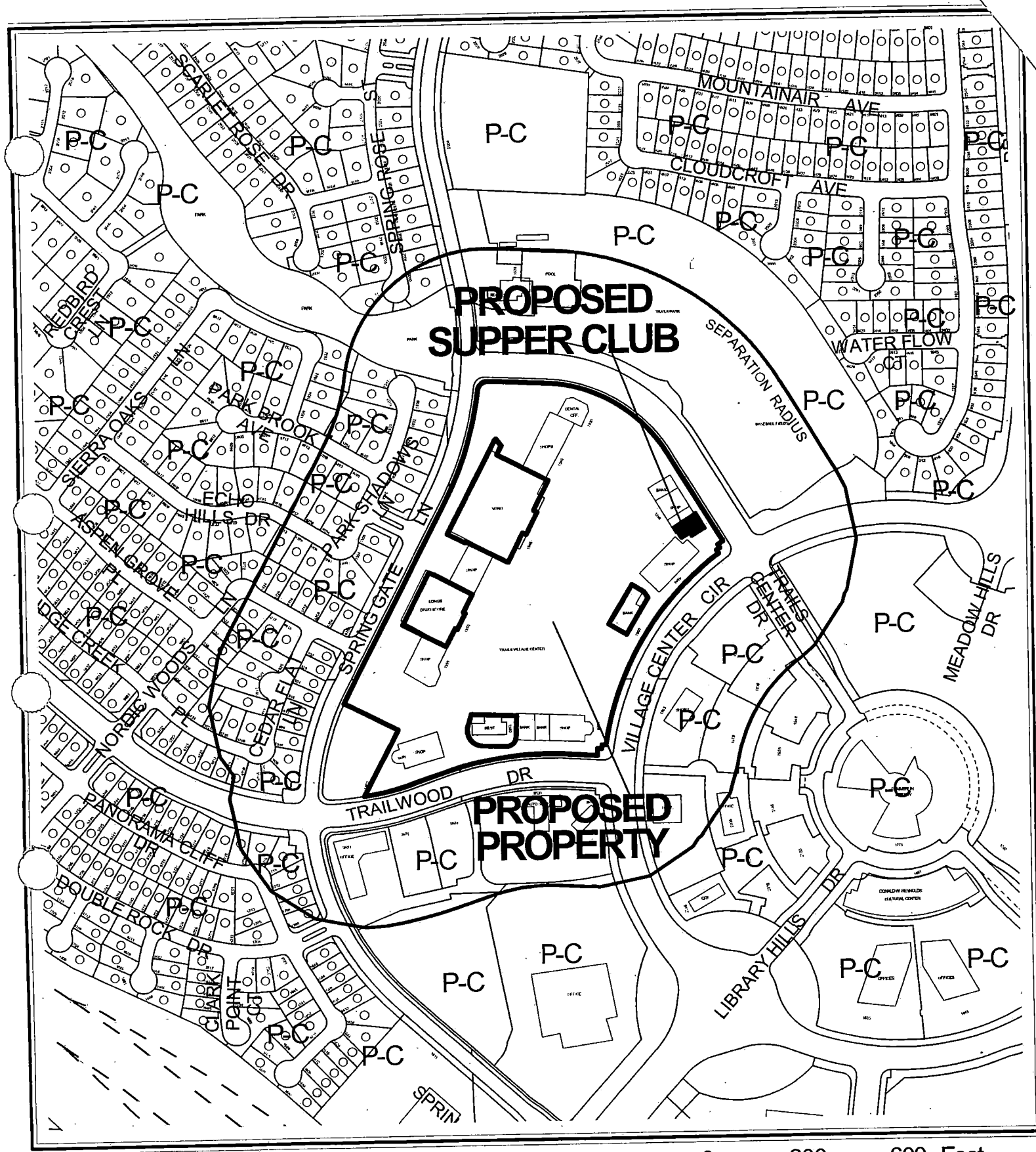
CASE: SUP-3542

RADIUS: 1500 FT

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

0 400 800 Feet





CASE: SUP-3542

SEPARATION RADIUS: 400 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-3542 - PUBLIC HEARING - APPLICANT: PAT MARCY

- OWNER: TRAILS VILLAGE CENTER COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: **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-0044-87) and Summerlin Development Plan Review (SV-0033-96).
4. The site plan shall be revised, prior to the issuance of any permits, to show how trash collection for the proposed Supper Club will be managed 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit and a waiver of minimum separation distances to allow the development of a 5,823 square-foot Supper Club (Benedict's Bistro), including outdoor seating, on a 16.7-acre parcel at the southwest corner of 1916 Village Center Circle, Suite 7, in the Trails Village Center shopping center in Summerlin. This use will occupy an existing commercial space formerly occupied by Ferraro's Restaurant.

B) Applicant's Justification

The applicant has justified this request by stating that the proposed Supper Club will replace an existing restaurant. The waiver request from the park was justified by stating that walking access from the park is limited to certain portions of the overall site that create a walking distance greater than 400 feet to the Supper Club. The waiver request from the pool was justified by stating that there are other liquor-related businesses in the center and that they are seeking to replace a former restaurant.

BACKGROUND INFORMATION

A) Previous Actions

06/03/87	The City Council approved a request (Z-0044-87) to Rezone property, including the subject site, generally located between Lake Mead Boulevard and Summerlin Parkway west of Rampart Boulevard from N-U (Non-Urban) to PC (Planned Community). The Planning Commission recommended approval on 06/03/87.
11/26/96	The Board of Zoning Adjustment approved a request (U-0126-96) for a Special Use Permit to allow Package Liquor Sales on the subject site, in conjunction with a Long's Drug Store.
01/08/97	The Planning and Development Department administratively approved a request (SV-0033-96) to allow a 19.48 acre retail shopping center on the west side of Village Center Drive between Trailwood Drive and Trails Center Drive, Parcel 14, Summerlin Village 7, The Trails.
03/09/98	The City Council approved a request (U-0008-98) for a Special Use Permit on the subject site for packaged liquor sales in conjunction with an approved supermarket. The Planning Commission recommended approval on 02/12/98.

SUP-3542 - Staff Report Page Two
February 12, 2004 Planning Commission Meeting

- 04/13/98 The City Council approved a request (U-0016-98) for a Special Use Permit on the subject site to allow the on-premise sale of beer and wine in conjunction with a proposed restaurant, and a waiver of the minimum 400-foot separation distance requirement from a city park. The Planning Commission and Staff recommended approval on 03/12/98.
- 02/16/00 The City Council approved a request (U-0157-99) for a proposed 4,475 square-foot Supper Club (Ferraro's) in conjunction with an existing shopping center on the subject site. The Planning Commission and Staff recommended approval on 01/13/00.

B) Pre-Application Meeting

- 12/08/03 The proposed layout of seating in the existing space was discussed at the pre-application meeting, and the applicant was asked to provide an accurate parking count for the development. The issue of a minimum distance separation was raised and the concept of a waiver request was discussed.

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: 16.7
Net Acres: 0.11

B) Existing Land Use

Subject Property: Commercial Retail Center
North: Park and Ballfields
South: Commercial Retail Center
East: Offices
West: Single Family Residential

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: PR (Park/Recreation/Open Space)
South: SC (Service Commercial)
East: SC (Service Commercial)
West: M (Medium Density Residential)

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 SC (Service Commercial) on the Summerlin Special Land Use Plan for the Trails, Village 7, within the Summerlin Master Planned Community. The proposed Supper Club is a permitted use within the SC (Service 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

There are no trails in the vicinity of the subject site other than those identified as Multi-use Trails or On-street Bicycle Trails for the Summerlin area on Maps 4 and 5 of the Transportation Trails Element. These trails are entirely the responsibility of the Summerlin master developer.

INTERAGENCY ISSUES

As this project does not meet the criteria to be deemed as a "Project of Regional Significance" pursuant to Ordinance No. 5477, no Environmental Impact Assessment was required.

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	5,823 s.f.. total					
	2,662 s.f. public seating	1 space/ 50 s.f. of Public Seating Area	53			
	1,161 s.f. outdoor seating	same	23			
	2,000 s.f. remaining gfa	1 space/ 200 s.f. of remaining GFA	10			
Totals			86	4	902*	15*

* This site is located within a larger commercial subdivision, which allows for cross-access throughout the entire commercial center. As a result, there is adequate parking for the proposed use.

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, there is a city park within the minimum distance separation as indicated in Title 19. The applicant has requested a waiver of this requirement. This waiver is reasonable, given the blend of uses in the overall site and the fact that this proposed use will replace a restaurant that previously occupied this space with no reported problems. The proposed development is a family-oriented bistro that should not provide conflicts with the nearby park use.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled, gated, roofed	Not indicated

There is no trash collection area shown on the floor plan. It is unclear how trash collection on the site will be managed with respect to this use. A condition of approval will address this issue.

GL

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned P-C (Planned Community) and has a Summerlin Land Use designation of SC (Service Commercial). The proposed Supper Club will be within the range of uses permitted, with approval of a Special Use Permit, in the SC (Service 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 80 seats available in a dining area and 66 seats available as outdoor seating, with another 11 seats within the bar area and 23 seats in the lounge area. The bar area is sectioned off, but visible from, the dining room. It, therefore meets the criteria for a supper club.

- 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-0044-87).

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 an existing commercial center with a wide blend of retail and service commercial uses. 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, and indeed it replaces a former restaurant in the same commercial space. Parking for the overall site appears to be sufficient to accommodate all existing uses and the current proposal. The proposed use is compatible with the other commercial stores and outlets 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 proposed Supper Club use will be accessed through the Trails Village Center commercial site with access from Village Center Circle (a 100-foot Primary Arterial on the Master Plan of Streets and Highways), Trailwood Drive and Trails Center Drive, both local streets. 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 1,078

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

RECEIVED
DEC - 1 2003

Case Number: SUP-3542 APN: 138-19-719-003

Name of Property Owner: Rais Village Center Co.

Name of Applicant: Predict's Garden BISTRO & Terrace

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: _____

**TRAILS VILLAGE CENTER COMPANY,
A Nevada partnership**

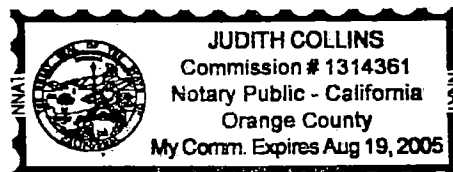
Signature of Property Owner/Authorized Agent: _____ By its Managing Partner, Investment Properties II, LLC,
a Nevada limited liability company

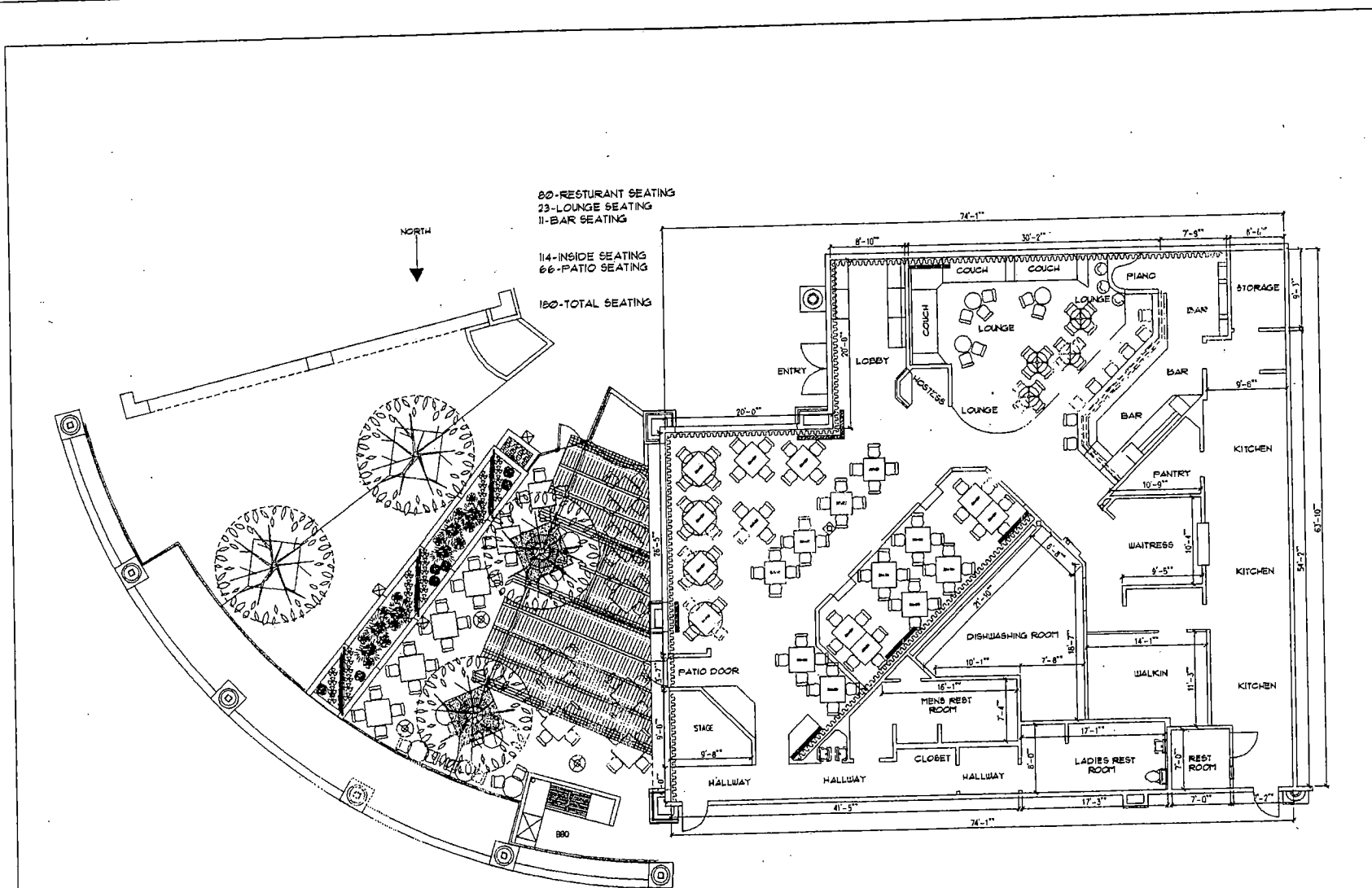
Print Name: _____ By: James A. Christensen
James A. Christensen
Managing Member

Subscribed and sworn before me

This 1st day of December 2003

Judith Collins
(Notary Public in and for said County and State)





FLOORPLAN LAYOUT

3/16" = 1'-0"

SUP-3542

02-12-04 PC

BENEDICTS BISTRO

CITY OF LAS VEGAS, NEVADA

SHEET CONTENT

FLOORPLAN

REVISIONS:

SHEET

FLP



PUBLIC HEARING - SUP-3542 - APPLICANT: PAT MARCY - OWNER: TRAILS VILLAGE CENTER
COMPANY
1916 VILLAGE CENTER CIRCLE, SUITE 7
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

RECEIVED
2 February 2004
04 FEB -5 PM 4:22

PLANNING AND
DEVELOPMENT

City Planning Commission
Development Services Center
731 S. Fourth St.
Las Vegas, NV 89101

SUBJ: SUP-3542 Proposed Supper Club, Trails Village Center

2/12

I wish to place on record our official objection to the subject proposal. Please consider my objection in your final decision.

Regards

nuleeks
Megan K. Weeks

Megan K. and Robert L. Weeks
9720 Echo Hills Drive
Las Vegas, NV 89134

SUP-3542 P.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-3545 - APPLICANT: SHOW MEDIA - OWNER: NEVADA SPACE, INC. - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN located at 2798 Highland Drive (APN: 162-09-202-007), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 03/17/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
- 4.

MOTION:

McSWAIN – ABEYANCE to 2/26/2004 Planning Commission meeting – UNANIMOUS

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

In response to TODD FARLOW, 240 North 19th Street, DAVID CLAPSADDLE, Planning and Development Department, explained that there are now conditions that require the applicants to keep the property maintained and billboards graffiti-free at all times.

The applicant was not present.

Inasmuch as the applicant requested the Special Use Permit be pulled off of the One Motion – One Vote Agenda, CHAIRMAN TRUESDELL felt that some technical questions may exist that the applicant wished to address and recommended holding the application in abeyance for two weeks.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 12 – SUP-3545

MINUTES – Continued:

MR. CLAPSADDLE informed that staff was able to contact the applicant and inasmuch as he could not get to the meeting, recommended holding the application in abeyance for two weeks to the 2/26/2004 Planning Commission meeting.

No one appeared in opposition

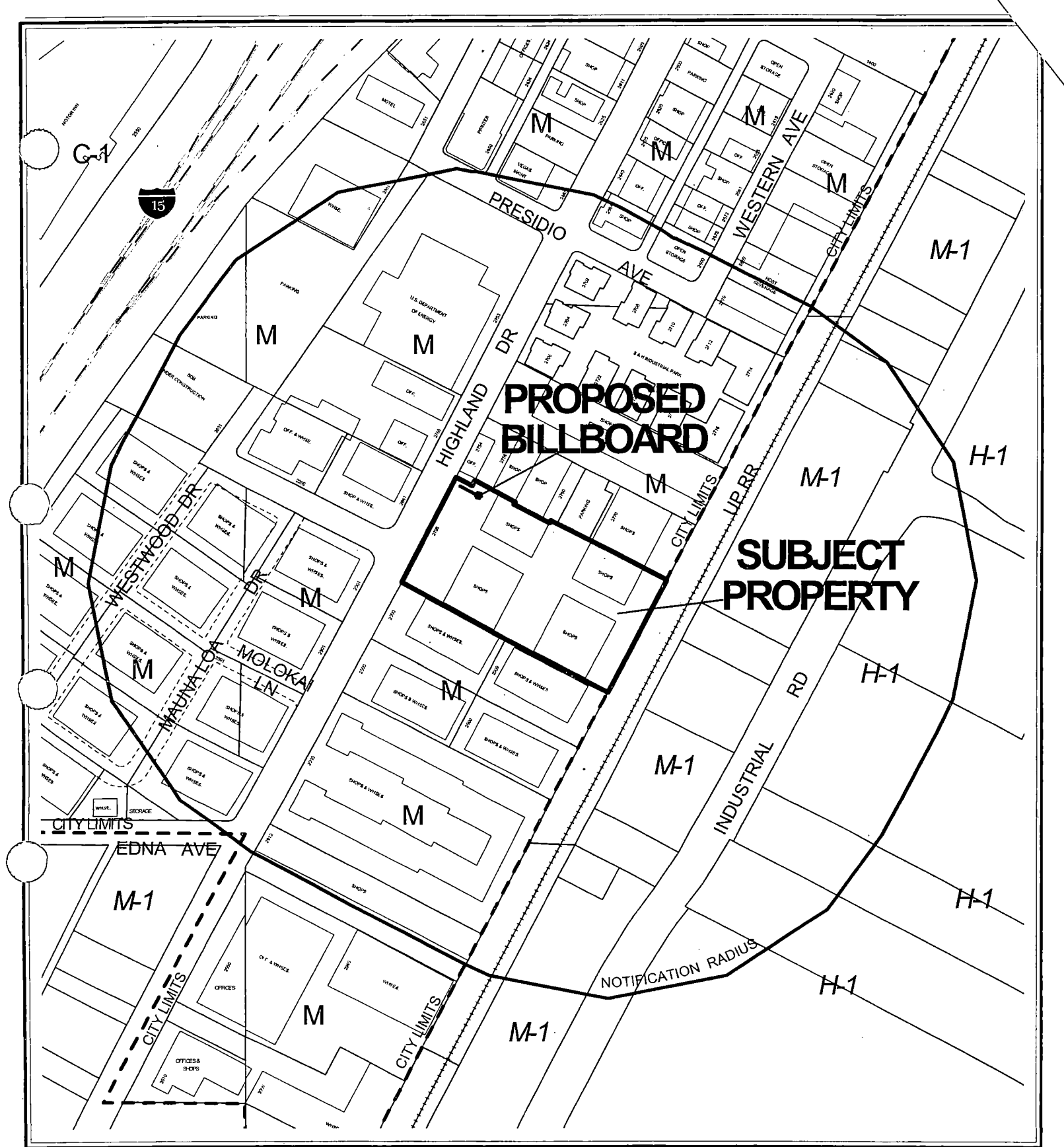
There was no further discussion.

C CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:43 –6:44/6:50)

1-1111/1-1388

C



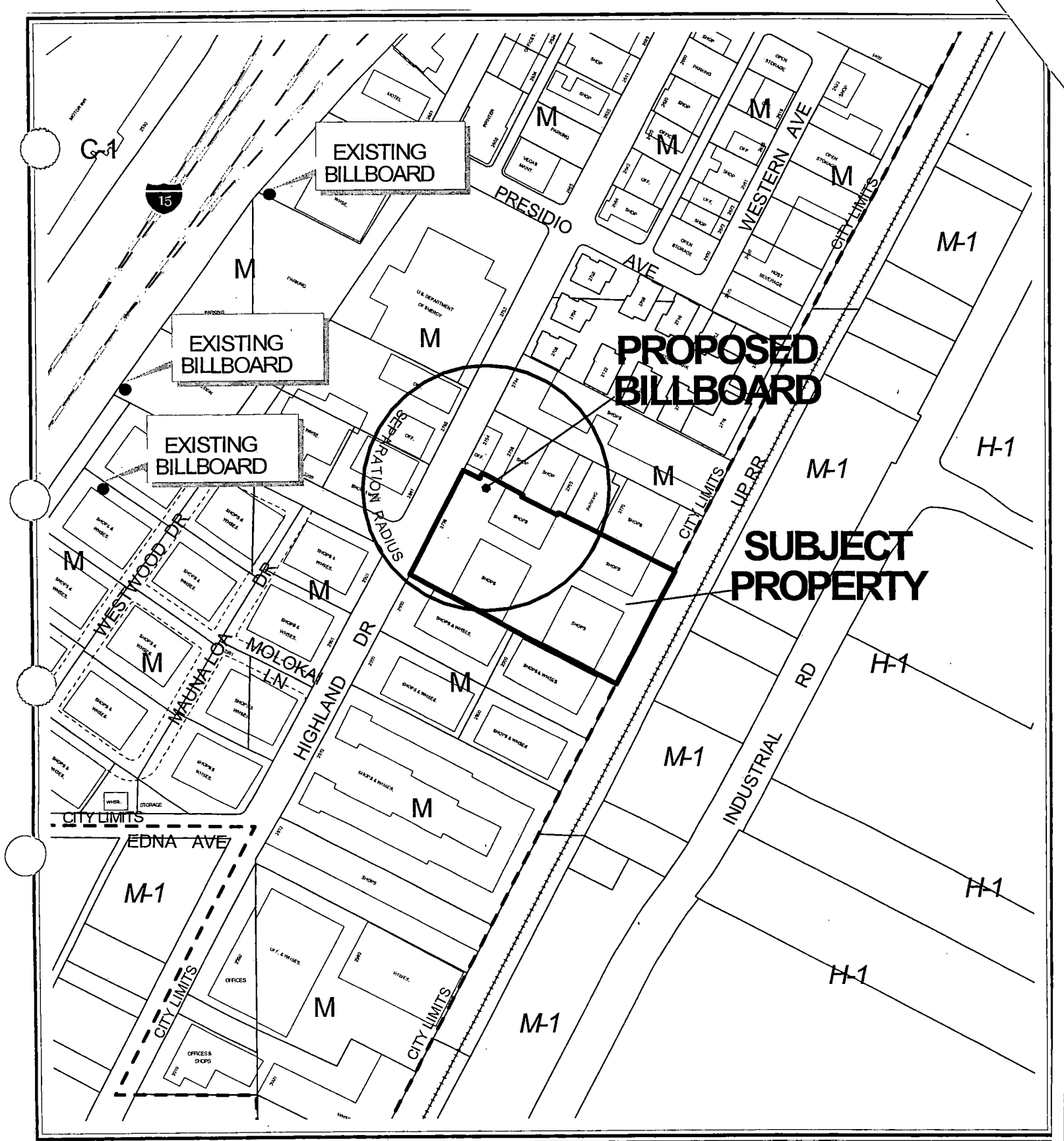
CASE: SUP-3545

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet

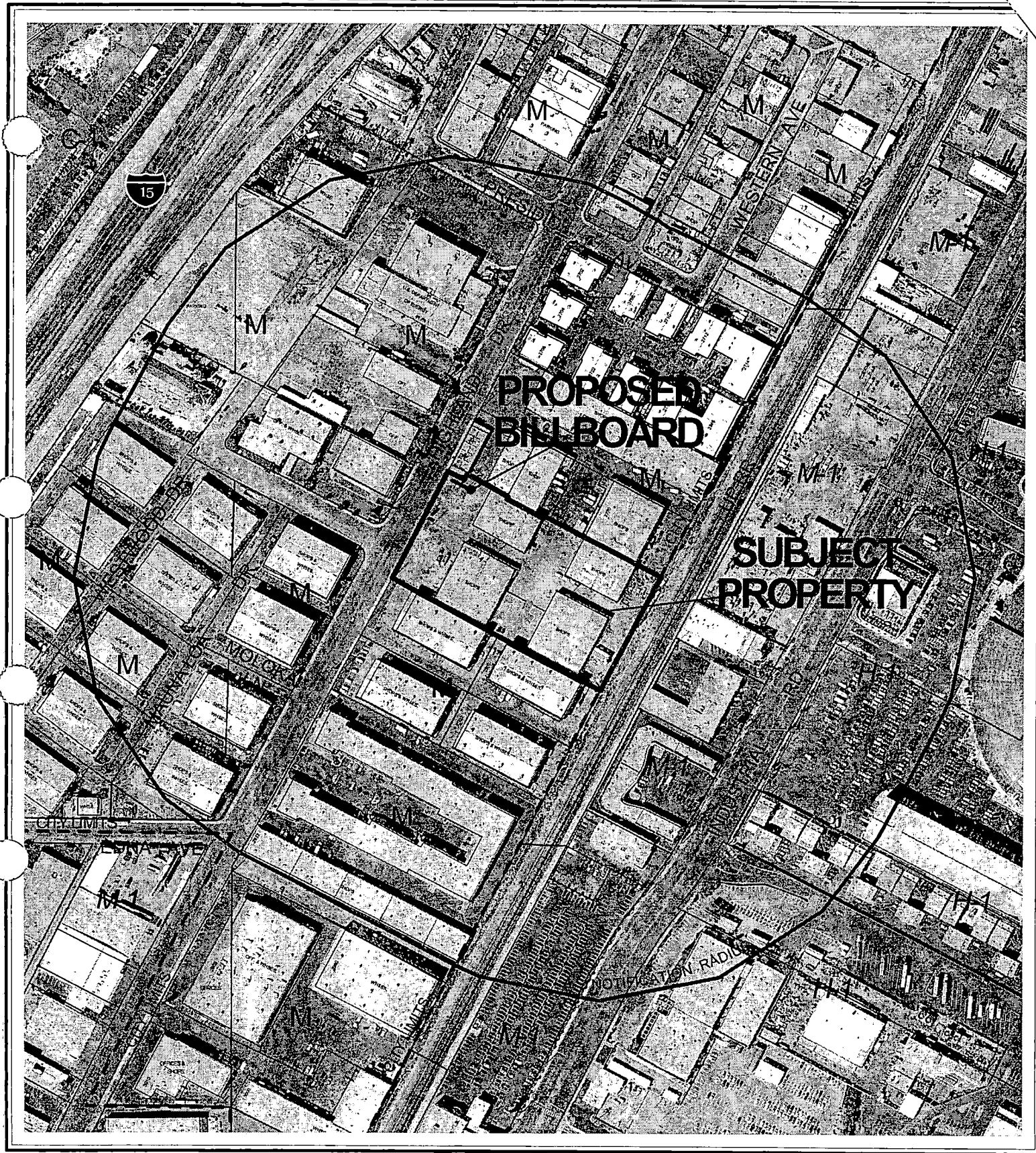




CASE: SUP-3545

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



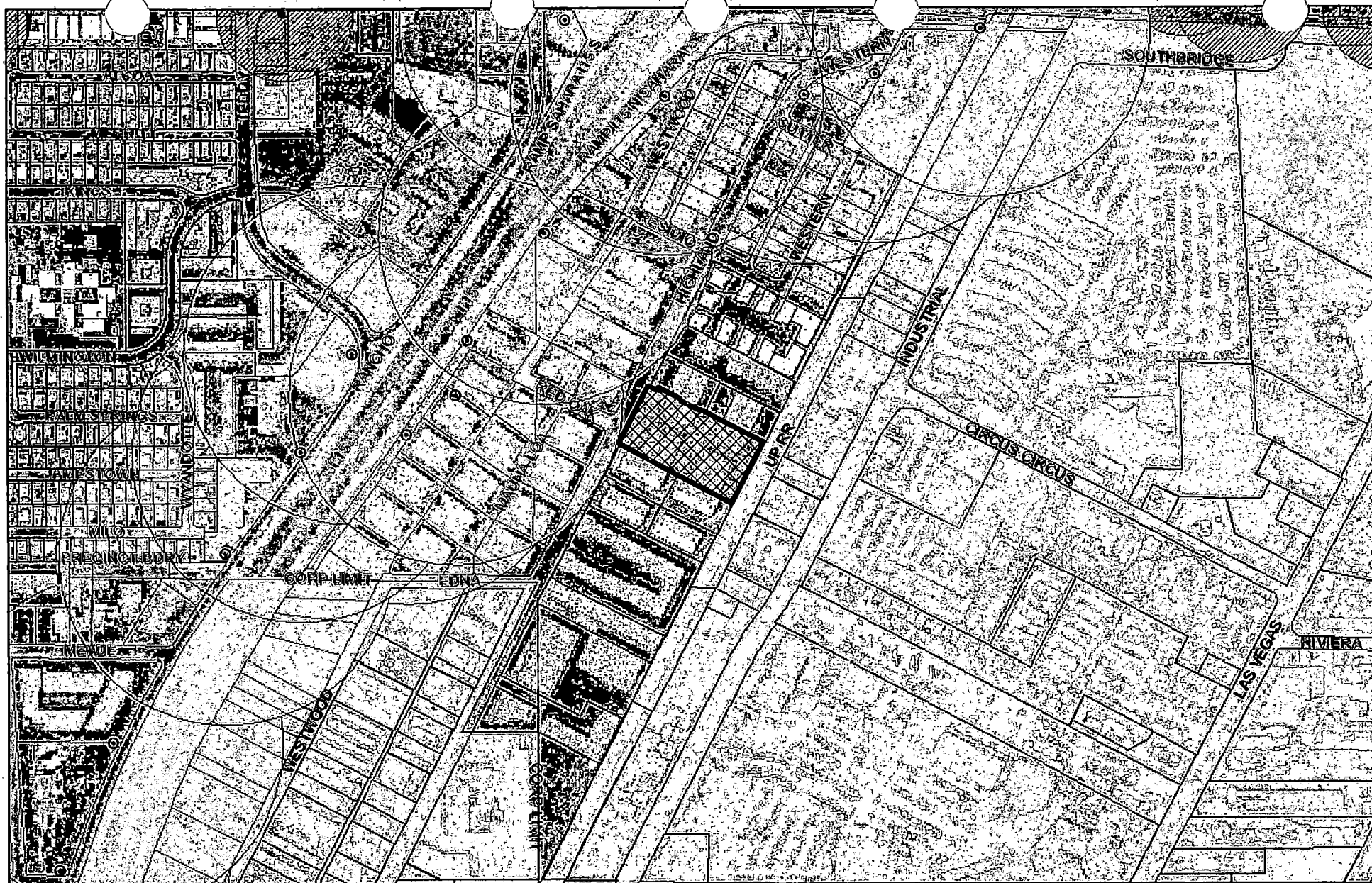
CASE: SUP-3545

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





SUP-3545

City of Las Vegas Billboard Data

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-3545 - PUBLIC HEARING - APPLICANT: SHOW
MEDIA - OWNER: NEVADA SPACE, INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: 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. 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. 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.
4. 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.
5. Only one advertising sign is permitted per sign face.
6. 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.
7. If the existing 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 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.

Public Works

9. 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 at 2798 Highland Drive.

B) Applicant's Justification

The applicant's justification letter indicates that the proposed billboard structure is compatible with the industrial character of the surrounding area. The proposed billboard meets separation distance requirements. Similar billboards already exist along Highland Drive that have not created deleterious effects on neighboring properties.

BACKGROUND INFORMATION

A) Previous Actions

- 01/18/61 The Board of City Commissioners approved the Rezoning of this site to M-1 (Light Industry) as part of a larger request (Z-0062-60). The zoning was later changed to the current equivalent M (Industrial) designation. The Planning Commission and staff recommended approval on 01/12/61.
- 10/20/93 The City Council approved a Special Use Permit (U-0202-93) for a Tavern in conjunction with a proposed Banquet Facility on the subject site. The Board of Zoning Adjustment and staff recommended approval on 09/28/93.
- 06/15/94 The City Council approved a Special Use Permit (U-0107-94) for Open Air Vending/Transient Sales Lot (Two Hot Dog Carts) on the subject site. The Board of Zoning Adjustment and staff recommended approval on 05/24/94. The Special Use Permit on this site has since expired.

B) Pre-Application Meeting

- 12/11/03 Special Use Permit submittal requirements were discussed including the completion of a Project of Regional Significance questionnaire. In addition, Off-Premise Advertising (Billboard) Sign design and separation 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: 3.97

B) Existing Land Use

Subject Property: Commercial Wholesale and Industrial Shops
North: Commercial Wholesale and Industrial Shops
South: Commercial Wholesale and Industrial Shops
East: Commercial Wholesale and Industrial Shops
West: Commercial Wholesale and Industrial Shops

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: LI/R (Light Industry/Research)

D) Existing Zoning

Subject Property: M (Industrial)
North: M (Industrial)
South: M (Industrial)
East: M-1 (Light Industrial) – Clark County
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 heavier manufacturing industries and warehouses 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		
Project of Regional Significance	X	

County Notification – Property located within the notification radius falls within a portion of unincorporated Clark County. The Clark County Planning Department has been notified of the land use application.

Project of Regional Significance – An application for Special Use Permit concerning property within 500 feet of the City boundary with Clark County is deemed a Project of Regional Significance. The subject property abuts the Union Pacific Railroad right-of-way, which, in this area, serves as the divider between City and unincorporated Clark County property.

INTERAGENCY ISSUES

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

- Any Special Use Permit within 500 feet of unincorporated Clark County. In this case, County property is located on the east side of the Union Pacific Railroad right-of-way, which abuts this site.

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

The Flood Control Division of Public Works had no comment. A drainage study will not be required for this project.

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The proposed Off Premise Advertising (Billboard) Sign will not create additional on-site parking demand, nor is the sign proposed to occupy any required on-site parking spaces; therefore, the subject Special Use Permit application does not affect parking requirements.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	300 Feet minimum from another off-premise sign; 300 Feet minimum from "U" or "R" zoning district	860 Feet from nearest off-premise sign; 1,460 Feet from R-4 Zoning District

The subject sign meets all distance separation requirements of the Zoning Code.

A3) Development Standards

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

Standards	Code Requirement	Proposed
Location	No Off-Premise Signs in the right-of-way	Sign is not in right-of-way
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in M Zoning District
Off-premise sign area (max.)	672 SF	672 SF
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	215 Feet

The subject sign meets all developmental requirements of the Zoning Code.

B) General Analysis and Discussion

- Zoning**

The subject property is currently zoned M (Industrial). The Off-Premise Advertising (Billboard) Sign proposed for this site is within the range of uses permitted, with the approval of a Special Use Permit, in the M (Industrial) zoning district. The billboard would not be located within of the Off-Premise Sign Exclusionary Zone.

- Use**

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 by the Zoning Code in connection with off-premise signs as a permitted use in certain zoning districts. The proposed Off-Premise Advertising (Billboard) Sign meets these requirements. The center of the proposed sign is located more than 300 feet from

property having a "U" or "R" zoning designation. The nearest billboard is located 860 feet from the proposed site. The sign does not exceed the 40-foot maximum height restriction. The proposed sign will not interfere with sight visibility zones, impede traffic flow, or reduce the number of required on-site parking spaces. Given this and the data that support conformance to all applicable off-premise sign standards, there is no objection to the granting of a Special Use Permit for the proposed Off-Premise Advertising (Billboard) Sign use on this site, subject to the conditions outlined below.

- **Conditions**

In addition to the minimum distance separation conditions listed above, Title 19.14.100(D) specifies the following additional provisions applicable to the proposed Off-Premise Advertising (Billboard) Sign:

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. 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.
4. 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.

A condition of approval of this Special Use Permit application recommends 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 approved, to ensure the billboard and property is 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. The subject property and surrounding properties are zoned M (Industrial), which is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. Furthermore, the General Plan designation of surrounding properties is LI/R (Light Industry/Research), which establishes that 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 contains some industrial and commercial uses. The addition of the proposed Off-Premise Advertising (Billboard) Sign will not change the primary uses on the subject site. The sign will be located near the northwest corner of the property, about 20 feet south of a building on the adjacent property. In this location, erection of the sign would not reduce the number of required on-site parking spaces. In addition, the sign is proposed in an area that is outside of the minimum distance separation buffer from other Off-Premise Signs or residential zones. It also maintains minimum setback requirements from the right-of-way and from 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 Highland Drive, which is a fully-dedicated 80-foot wide right-of-way. The proposed use will not generate 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 would be subject to ongoing City inspection and enforcement.

SUP-3545 - Staff Report Page Seven
February 12, 2004 Planning Commission Meeting

NOTICES MAILED 43

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3545 APN: 162-09-202-007

Name of Property Owner: NEVADA SPACE INC

Name of Applicant: Show Media, 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: _____

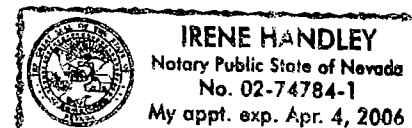
Signature of Property Owner/Authorized Agent: Whitaker

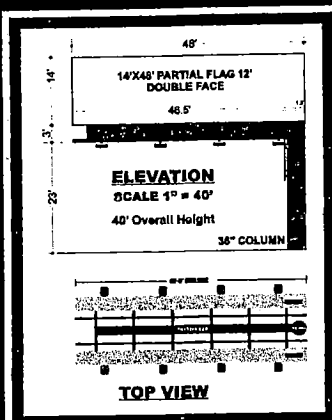
Print Name: William Loddecke

Subscribed and sworn before me

This 11th day of November, 2003

Gene Handley
Notary Public in and for said County and State



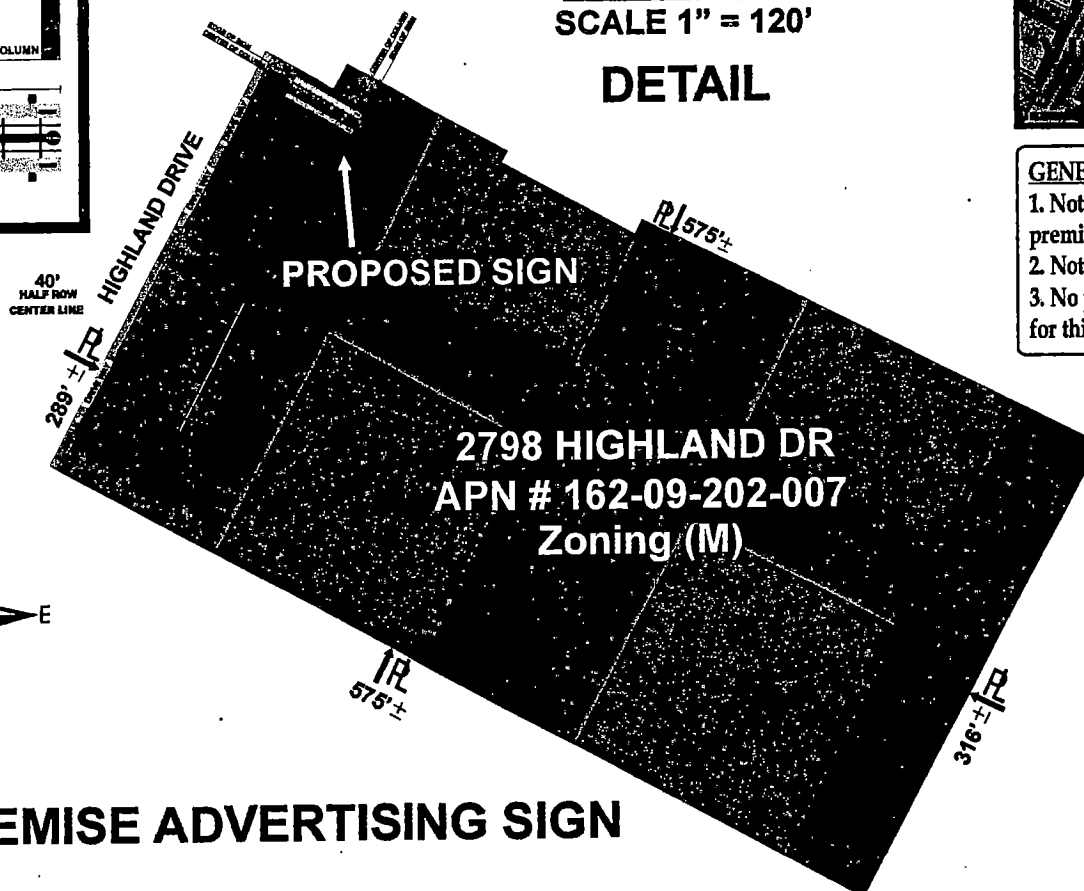
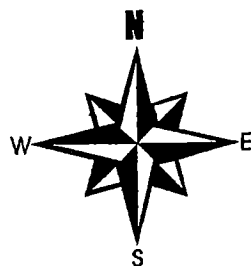


TOP VIEW SCALE 1" = 120' DETAIL



GENERAL NOTES

1. Not within 300 feet radius of another off-premise billboard.
2. Not within 300 feet of any R zone.
3. No parking spaces will be taken for this location.



OFF-PREMISE ADVERTISING SIGN

SHOW MEDIA
CHRIS YERGENSEN
303 4688

OWNER: NEVADA SPACE INC		
SCALE: NOTED	APPROVED BY:	DRAWN BY: FF
DATE: 12-03-03	REVIEWED:	
LOCATION: 2798 HIGHLAND DR		
APN# 162-09-202-007	DRAWING NUMBER: 12	

SUP-3545
02-12-04 PC



PUBLIC HEARING - SUP-3545 - APPLICANT: SHOW MEDIA - OWNER: NEVADA SPACE, INC. -
2798 HIGHLAND DRIVE
FEBRUARY 12, 2004 PLANNING COMMISSION

01/26/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-3642 - APPLICANT: JORGE CALDERA - OWNER: NAMCO 8 LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR AN AUTO PAINT AND BODY REPAIR SHOP located at 4920 West Cheyenne Avenue (APN: 138-12-813-001), C-2 (General Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 6 (Mack).

C.C.: 03/17/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following conditions:

- *This Special Use Permit is limited to operation solely at 4920 West Cheyenne Avenue.*

– UNANIMOUS

To be heard by the City Council on 3/17/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that the special use permit is for an auto paint and body repair shop located within an existing building. There is no visibility to the adjacent residential neighborhood and seeing as any impact will be minimal, staff recommended approval subject to conditions.

JORGE CALDERA, 3414 Mosaic Street, appeared on behalf of the applicant and concurred with staff's recommendation and conditions.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 13 – SUP-3642

MINUTES – Continued:

COMMISSIONER McSWAIN stated that she had no concerns with the use itself, but was apprehensive because the special use permit applies to the entire parcel and she wanted to ensure that nothing is located to the north portion of the site that might impact the R-E land to the north. MR. CALDERA stated that he does not plan to make any changes to the building. GARY LEOBOLD, Planning and Development Department, interjected that staff would review any application that might appear close to the R-E land and assured that the recommendation would be different. CHAIRMAN TRUESDELL added that the special use permit is site specific and applies to the leased premises. DEPUTY CITY ATTORNEY BRYAN SCOTT noted that a condition could be added limiting the operation to that particular corner of the parcel.

No one appeared in opposition

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

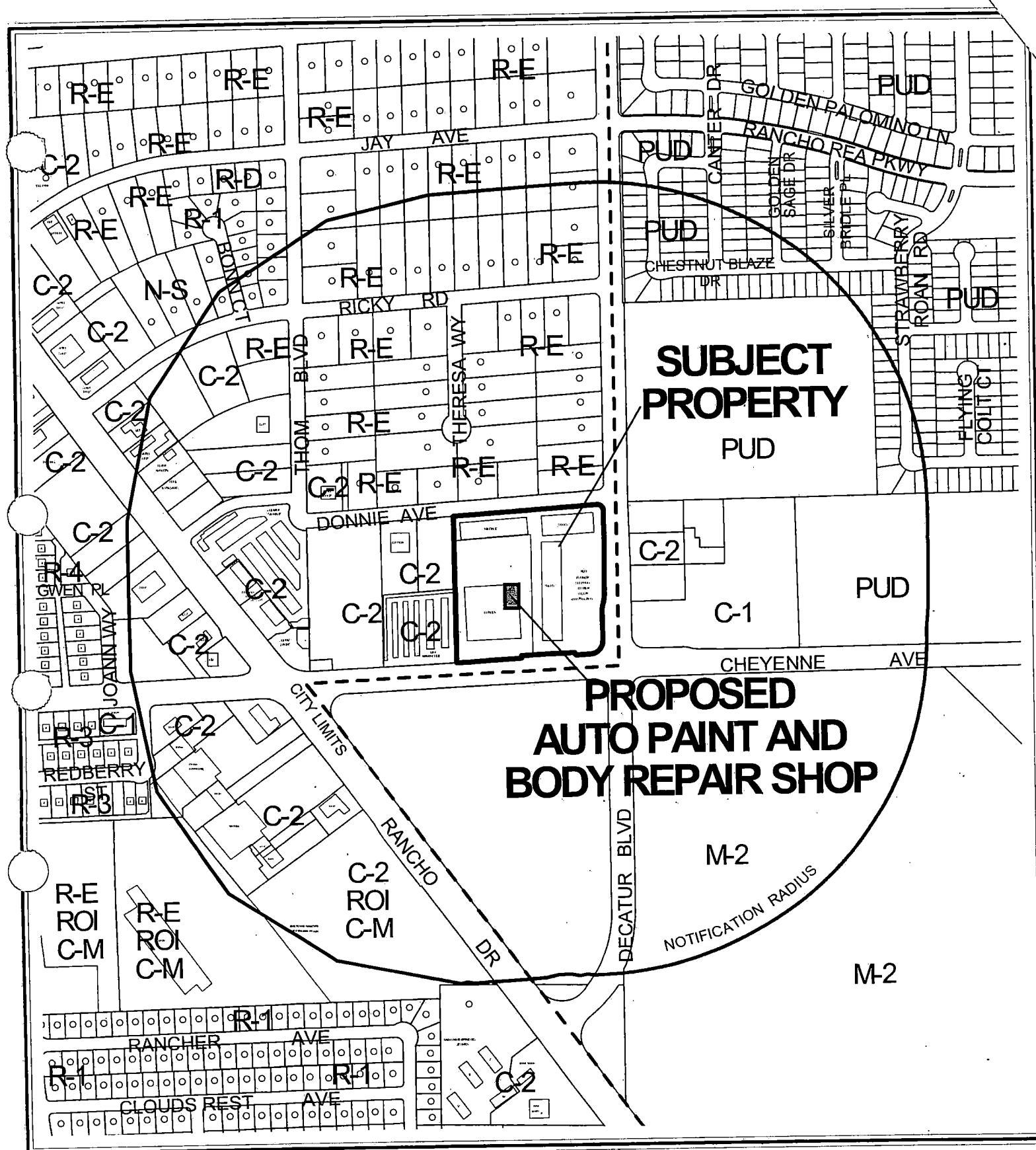
(6:44 – 6:50)

1-1178

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for an Auto Paint and Body Repair Shop 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-0079-97).
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.



CASE: SUP-3642

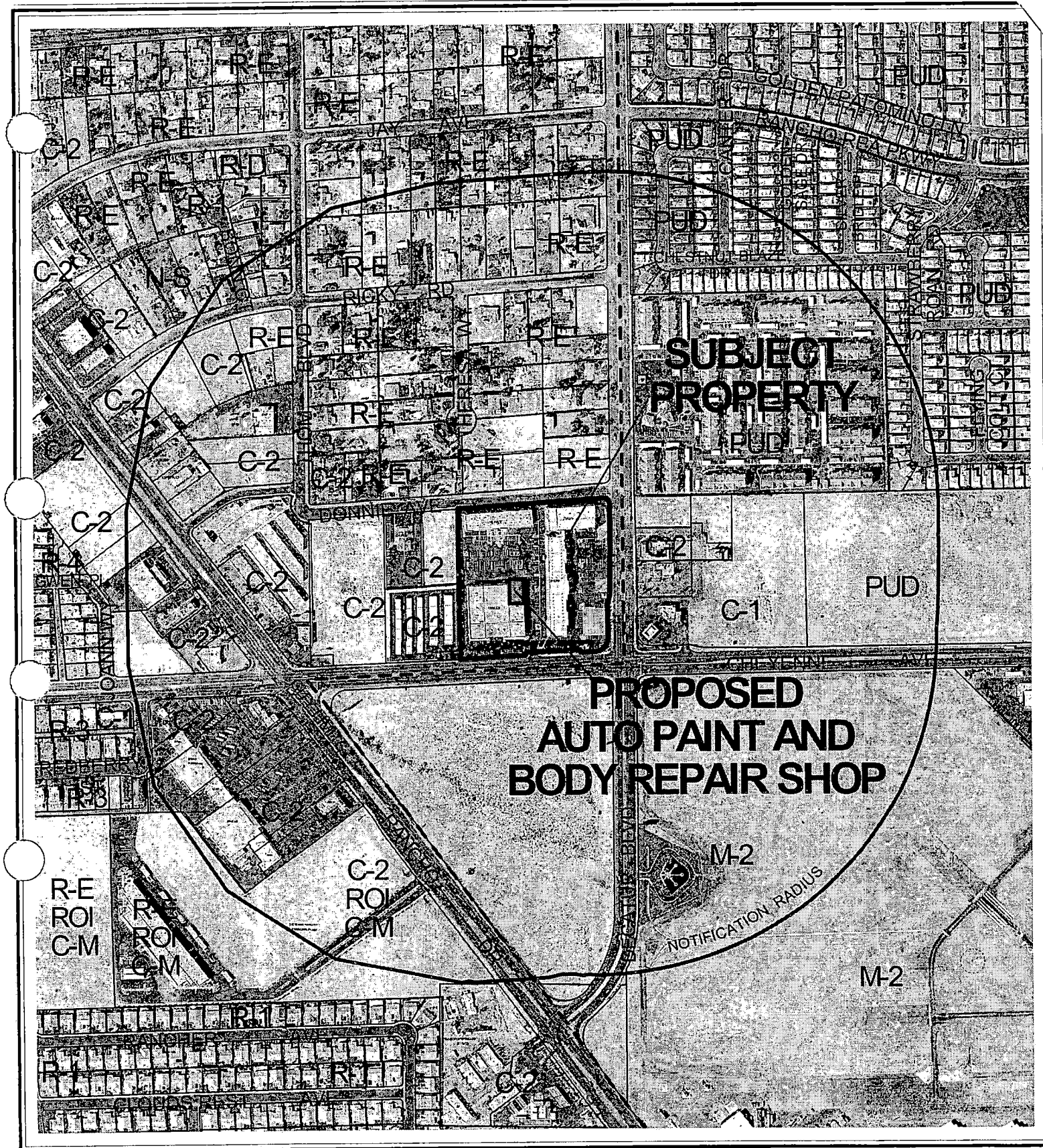
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

0 400 800 Feet





CASE: SUP-3642

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION
OF INTENT TO C-2 (GENERAL COMMERCIAL)

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-3642 - PUBLIC HEARING - APPLICANT: JORGE CALDERA - OWNER: NAMCO 8 LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for an Auto Paint and Body Repair Shop 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-0079-97).
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 approval of a Special Use Permit to allow a proposed 5,700 square-foot Auto Paint and Body Repair use located at 4920 West Cheyenne Avenue. The proposed use is to be developed within an existing building on the site that also contains 44,710 square feet of office and warehouse space.

B) *Applicant's Justification*

The applicant has justified this request by stating that this operation will meet all city standards and Code requirements and be beneficial to the two existing automotive shops to the north of this proposed operation.

BACKGROUND INFORMATION

A) *Previous Actions*

- 01/02/91 The City Council approved a Reclassification (Z-0122-90) of property located on the northwest corner of Decatur Boulevard and Cheyenne Avenue, from R-E (Residence Estates) and C-2 (General Commercial) Zones to C-2 (General Commercial) and R-D (Single Family Residential-Restricted) [later amended to R-E by condition], to allow offices, warehouses and single-family dwellings. The Planning Commission and staff recommended approval on 12/13/90.
- 08/05/92 The City Council approved a request for a Review of Condition ((Z-0122-90(1)) to modify wall height and landscaping conditions for the approved project. The Planning Commission recommended approval on 06/25/92.
- 09/22/97 The City Council approved a request for Rezoning (Z-0079-97) on property located on the west side of Decatur Boulevard, between Cheyenne Avenue and Donnie Avenue, from R-E (Residence Estates) to R-D (Single Family Residential Restricted) and C-2 (General Commercial), for three proposed single-family dwellings and a 25,800 square-foot, two-story shopping center (Red Feather Shopping Center).
- 05/14/98 The Planning and Development Department administratively approved a revised site plan for the shopping center (Z-0079-98(2)) to modify access and to require landscaping in accordance with city standards.

SUP-3642 - Staff Report Page Two
February 12, 2004 Planning Commission Meeting

- 06/19/02 The City Council denied a request for a Special Use Permit (U-0020-02) for a proposed Tattoo Parlor/Body Piercing Studio located on the subject site. Staff had recommended approval. The Planning Commission recommended approval on 04/11/02.
- 12/18/02 The City Council approved a request for a Special Use Permit (SUP-1097) for a proposed Restaurant Service Bar on the subject site. The Planning Commission and staff recommended approval on 11/21/02.

B) Pre-Application Meeting

- 12/05/03 The applicant was advised that there were base conditions that would have to be satisfied for approval of the requested use. The applicant indicated that there would be no exterior alterations to the existing building. The applicant was advised to show a parking analysis of the overall site on the site plan and to review UBC issues with the Building and Safety Department. The applicant was advised of the status of this request as a Project of Regional Significance, and the necessary submission requirements.

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: 8.43
Net Acres: 0.13

B) Existing Land Use

Subject Property: Commercial Shopping Center
North: Undeveloped
South: Undeveloped
 North Las Vegas Air Terminal
East: Commercial
West: Commercial

C) Planned Land Use

Subject Property: GC (General Commercial)
North: DR (Desert Rural Residential)
South: City of North Las Vegas
East: City of North Las Vegas
West: GC (General Commercial)

D) Existing Zoning

Subject Property: R-E (Residence Estates) under Resolution of Intent to C-2 (General Commercial) and C-2 (General Commercial)
North: R-E (Residence Estates)
South: (No Zoning Available - City of North Las Vegas)
East: C-1 (Neighborhood Commercial - City of North Las Vegas) and C-2 (General Commercial - City of North Las Vegas)
West: C-2 (General Commercial)

E) General Plan Compliance

The subject property is designated GC (General Commercial) on the Centennial Hills Sector Plan map. The current C-2 (General Commercial) zoning of the site complies with the current land use designation. The proposed Auto Paint and Body Repair Shop is a permitted use within the C-2 (General Commercial) zoning district with approval of a Special Use Permit.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District	X	
<i>Airport Overlay District</i>	<i>X</i>	
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	

Special Overlay District

The subject site is located within the North Las Vegas Airport Overlay District; however, as the proposed use is being located within an existing building, there will be no impact on the Airport Overlay District.

Rural Preservation Neighborhood

This site is located within the buffer zone of a Rural Preservation Neighborhood. This designation has no impact on the submittal. The use is being proposed within an existing commercial center.

County/North Las Vegas/HOA Notification

As the notification radius for this application includes lands within the City of North Las Vegas, notification of this request was sent to this entity. The City indicated by letter that it had no comment with respect to this application.

Project of Regional Significance

This request was determined to be a Project of Regional Significance. Information relative to this status is provided below.

INTERAGENCY ISSUES

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

1) Any Special Use Permit within 500 feet of the City of North Las Vegas

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No adverse comments were received from the involved agencies during this period. The Flood Control Division of Public Works has noted, however, that this site is located within FEMA Flood Zone A. If any onsite improvements other than to the interior of the building are to be done, a drainage study will be required. No onsite improvements are planned in relation to this project.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal. There were no environmental impacts associated with this request.

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		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Auto Paint and Body Repair	5,700 s.f.	5 spaces plus 1 space/200 s.f. GFA	34 spaces	2 spaces	234 spaces*	6 spaces*

*The parking provided on the site is shared between all uses on the site; however, as the overall parking requirement is for 151 spaces, the parking provided exceeds the requirement of the Code. Currently only three handicap spaces are provided, therefore, three more are to be converted.

GL

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 Repair use.

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

Standards	Code Requirement	Provided
Trash Enclosure	Walled, roofed, gated	Y

The proposed use will utilize the two existing trash enclosures located on the site to the north of the building to contain this use. The enclosures do not meet current standards but meet the standards in place at the time the overall project was approved. As these enclosures are placed in an internal location on the site, and are not visible from nearby residential areas, no changes to these facilities are required.

B) General Analysis and Discussion

- Zoning

The subject site is currently zoned through a Resolution of Intent, as C-2 (General Commercial) and has a General Plan land use designation of GC (General Commercial). The proposed Auto Paint and Body Repair use is within the range of uses permitted, with approval of a Special Use Permit, in the GC (General Commercial) land use designation with C-2 (General Commercial) zoning.

- Use

There are no minimum separation distances or similar criteria that are applicable to the Auto Paint and Body Repair use; however, while this is a conditional use in the C-M (Commercial/Industrial) and M (Industrial) zoning districts, a Special Use Permit is required for this use in the C-2 (General Commercial) zoning district.

- Conditions

Title 19.04.040 sets out the base conditions that must be met for an Auto Paint and Body Repair use:

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, which is screened from view from the surrounding properties and adjoining streets.
3. Openings in service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.
4. All repair work shall be performed in an enclosed building.

The application as submitted meets all the base conditions for an Auto Paint and Body Repair use.

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 Repair use is an industrial/commercial use that will be conducted in an existing and fully enclosed building, screened from residential uses to the north by other existing buildings on the site, and surrounded by warehousing and other similar uses; as a result, the use can be expected to be compatible with existing and future uses on this site that are consistent with the approved GC (General Commercial) land use designation, and with nearby single-family development.

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

There are no constraints to the development of this use on the site, as the proposed use will be entirely located within an existing enclosed building on the site. There is sufficient on-site parking to accommodate this and other uses on the property.

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 direct access to Decatur Boulevard and Cheyenne Avenue, which are both designated as Primary (100-foot) Arterials on the Master Plan of Streets and Highways. As a result, the abutting street network will be adequate for the traffic generated by this project.

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 Auto Paint and Body Repair use is use that is consistent with the GC (General Commercial) land use designation, through C-2 (General Commercial) zoning, with the approval of a Special Use Permit. The proposed use on this site will be subject to periodic inspection by regulatory agencies for business licensing, and will therefore not compromise the public health, safety and welfare.

SUP-3642 - Staff Report Page Seven
February 12, 2004 Planning Commission Meeting

NOTICES MAILED 176

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Jorge Caldera

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?

~~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: _____

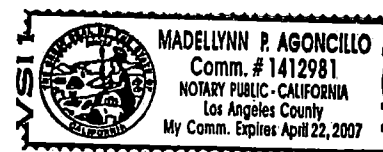
Signature of Property Owner/Authorized Agent: _____

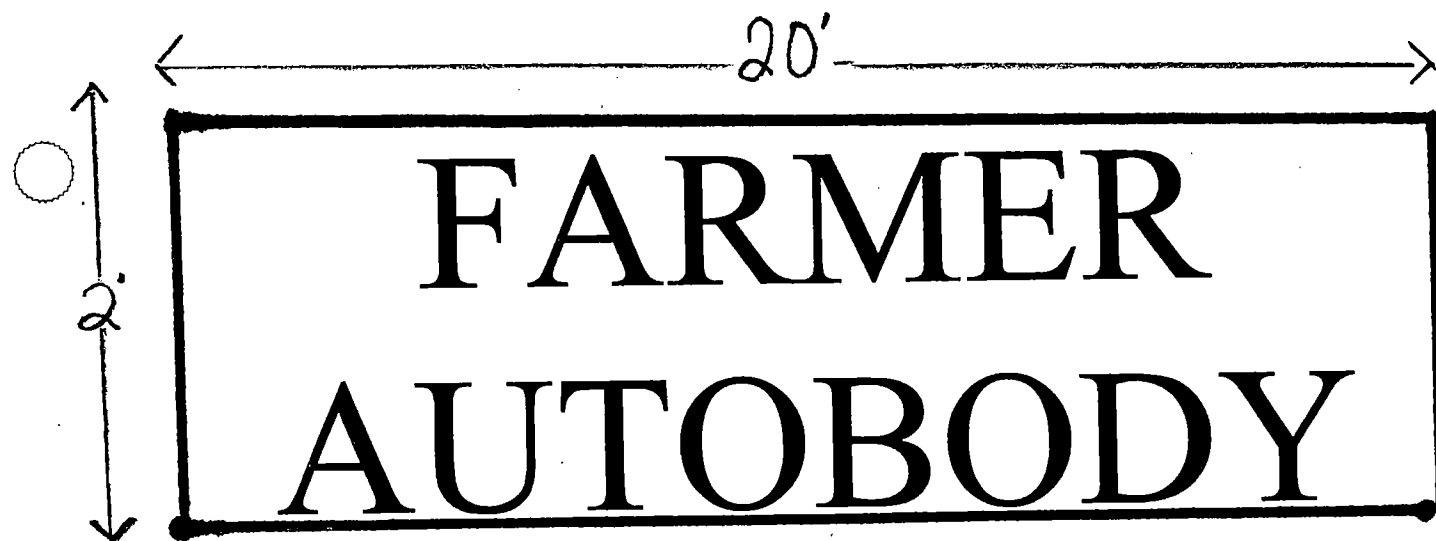
Print Name: Hunter Marr

Subscribed and sworn before me

This 17th day of November, 2003

Notary Public in and for said County and State





- Sign Measurements -

SUP-3642
02-12-04 PC

SITE DATA	
DESCRIPTION	AREA
C-2 COMMERCIAL CENTER	373,84 S.F. (3.63 ACRES)
ZONING (EXISTING)	C-2
BUILDING #1 RETAIL-OFFICE	40,567 S.F. TOTAL
BUILDING #2 RETAIL-OFFICE WAREHOUSE BUILDING	24,499 S.F. TOTAL
BUILDING #3 RETAIL-OFFICE WAREHOUSE BUILDING	49,710 S.F. TOTAL
BUILDING #4 OFFICE / WAREHOUSE BUILDING	16,684 S.F. TOTAL
FUTURE RETAIL PAD #1	9,000 S.F. TOTAL
GRAND TOTAL	141,229 S.F. TOTAL

PARKING REQUIRED

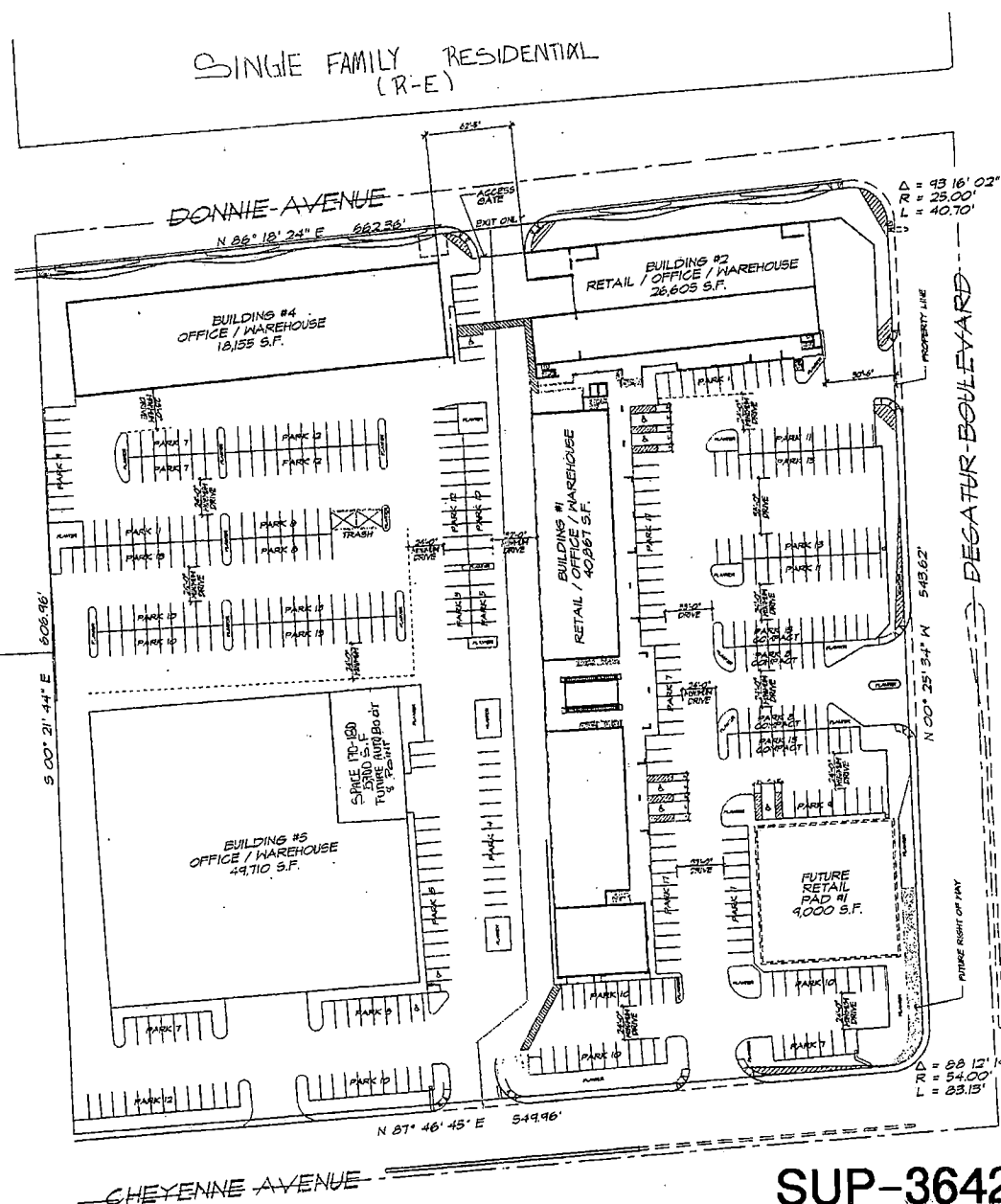
BUILDING #4
MINOR AUTO REPAIR
1: 200 S.F. = 5 SPCS
1,932 S.F. = 10 SPCS
2: 200 S.F. = 5 SPCS
3,808 S.F. = 19 SPCS
3: 200 S.F. = 5 SPCS
3,921 S.F. = 20 SPCS
WAREHOUSE: 8,474 S.F. / 1,000 = 9 SPCS
BUILDING #3
AUTO BODY & PAINT (FUTURE)
1: 200 S.F. = 5 SPCS
5,700 S.F. = 29 SPCS
WAREHOUSE: 44,010 S.F. / 1,000 = 44 SPCS

TOTAL PARKING REQUIRED: 151 SPACES
(3 HANDICAPPED SPACES EXISTING
3 MORE TO BE CONVERTED)

TOTAL PARKING PROVIDED: 234 SPACES
(AFTER 3 MORE HANDICAPPED SPACES ARE
CONVERTED)

C-2
VACANT
LAND
(COMMERCIAL)

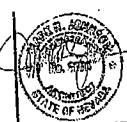
C-2
STORAGE UNITS
(COMMERCIAL)



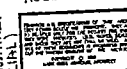
① OVERALL PARKING PLAN
SCALE: 1" = 40'-0"

VACANT PARCEL
(UNDEVELOPED)

SUP-3642
02-12-04 PC



AUG 20 2002



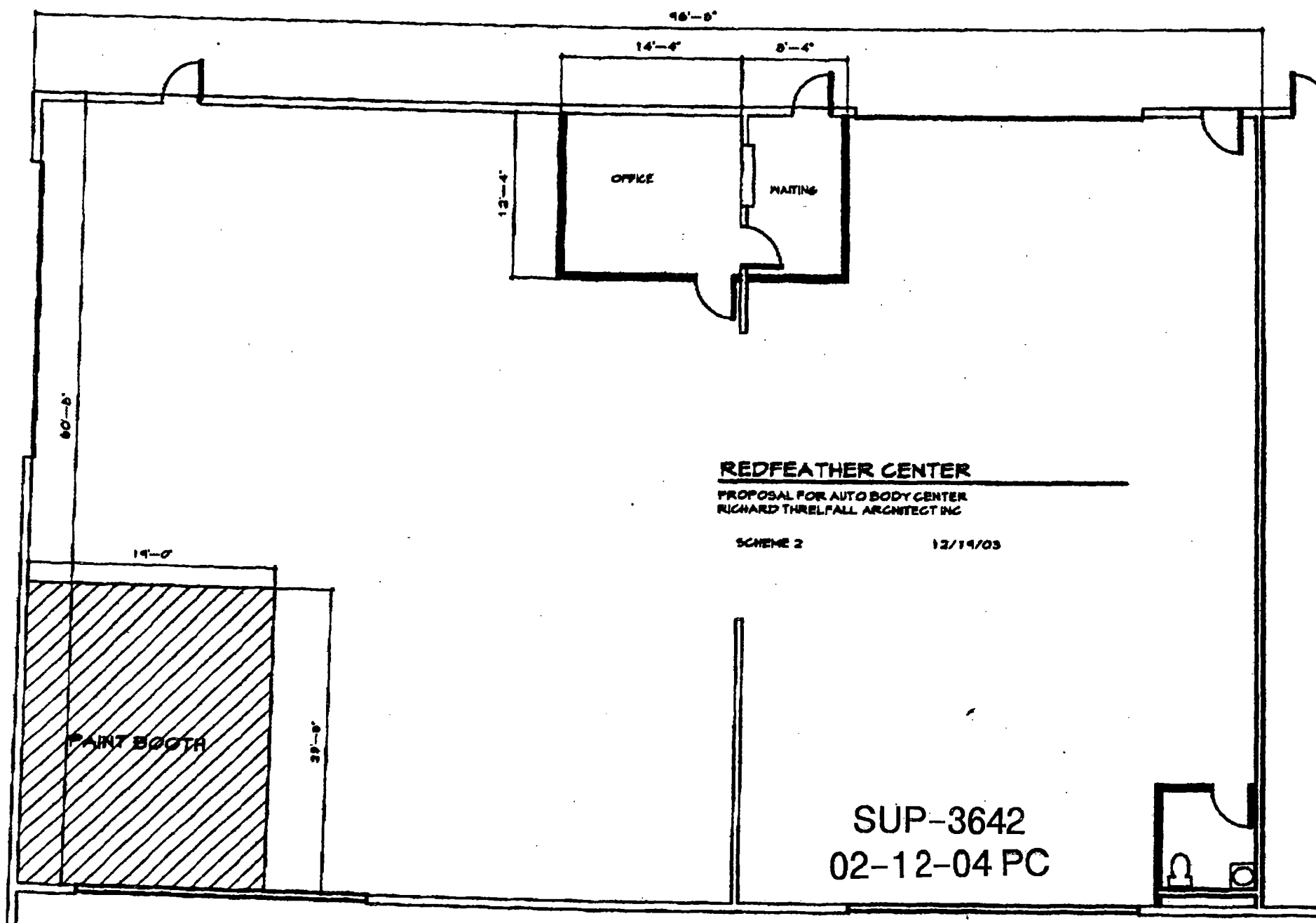
MARK ROSS JOHNSON
ARCHITECT
11111 W. LAS VEGAS BLVD., SUITE 200
LAS VEGAS, NEVADA 89135
TEL: 702.844.1555 FAX: 702.844.1556

C-1 (GAS STATION) (COMMERCIAL)
RED FEATHER SHOPPING CENTER

NW CORNER OF CHEYENNE AVE. AND DECATUR BOULEVARD
FOR: NAMCOB LLC
LAS VEGAS, NEVADA

Date: 8-20-02

A-1.5



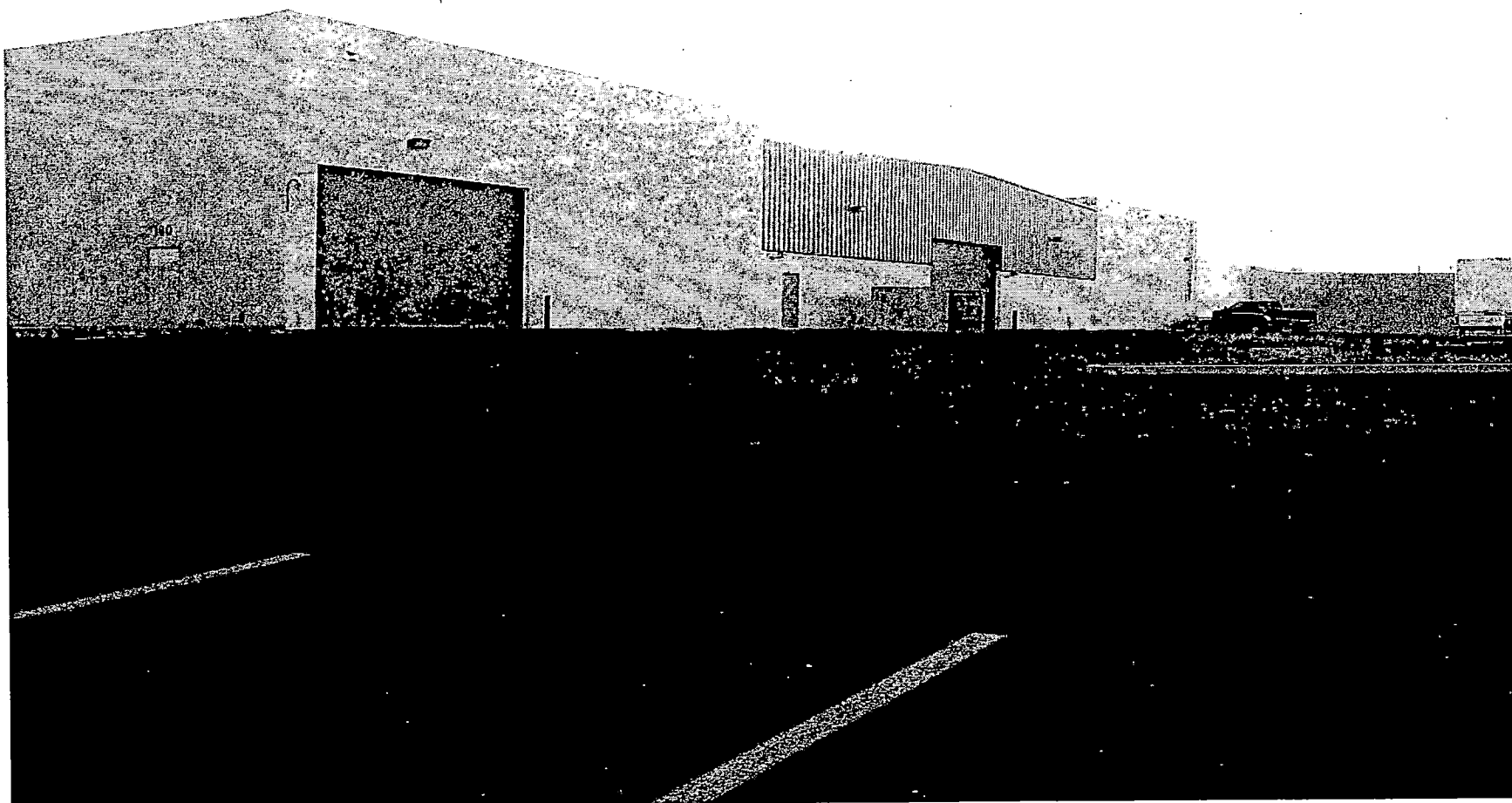
REDFEATHER CENTER

PROPOSAL FOR AUTO BODY CENTER
RICHARD THRELFALL ARCHITECT INC

SCHEME 2

12/14/03

SUP-3642
02-12-04 PC



PUBLIC HEARING - SUP-3642 - APPLICANT: JORGE CALDERA - OWNER: NAMCO 8 LIMITED
LIABILITY COMPANY
4920 WEST CHEYENNE AVENUE
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - SUP-3644 - APPLICANT: LUKEGROUP, LIMITED LIABILITY COMPANY - OWNER: ITALIAN-AMERICAN CLUB OF SOUTHERN NEVADA -
 Request for a Special Use Permit and a Waiver of the minimum 400 square-foot size requirement of which a minimum of 200 square feet must be an enclosed structure and the required 20-foot minimum front yard setback FOR AN AUTO SMOG CHECK FACILITY located adjacent to the north side of Sahara Avenue, approximately 650 feet east of Eastern Avenue (A portion of APN: 162-01-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 03/17/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 3/17/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the parcel is currently developed as the Italian-American Club and has a kiosk located at the front portion of the site. As noted in the conditions, the kiosk is required to be 400 square feet and must be 20 feet from the property line. MR. CLAPSADDLE went on to detail the intended use and described the proposed changes to the kiosk. Furthermore, staff recommended the addition of decorative material since the kiosk is being converted from an accessory use to a primary use and the assignment of three handicap-accessible spaces as required by Code.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 14 – SUP-3644

MINUTES – Continued:

LAWRENCE LUCAS, 3163 El Clover Street, appeared on behalf of the applicant and concurred with staff's recommendations and conditions.

CHAIRMAN TRUESDELL noted that staff recommended enhancement along the perimeter of the kiosk more in line with shrubbery as opposed to just adding desert rock. MR. LUCAS expressed that the only concern is the cost factor to install the appropriate irrigation. MR. CLAPSADDLE stated that staff could work with the applicant in this regard.

TODD FARLOW, 240 North 19th Street, opposed any spray-painted signage and felt that installing a canopy over the existing kiosk is not suitable.

DAVID FRANK, 2964 East Sahara, expressed concern that the kiosk did not meet code requirements specifically in regard to the 20-foot setback.

COMMISSIONER McSWAIN stated that the property owner should be held responsible for meeting the requirements of the code in order to be granted approval of a special use permit. MR. LUCAS conveyed that he would be willing to work with staff to arrive at an acceptable solution.

COMMISSIONER NIGRO asked if staff intends to modify the conditions related to the landscaping requirements. MR. CLAPSADDLE felt it appropriate to retain those conditions and work with the applicant prior to the City Council meeting.

COMMISSIONER EVANS expressed that there are several smog facilities in the same general area and asked whether any consideration has been given to air pollution insofar as the process utilized for each smog check. MR. LUCAS stated that there are two variations of smog checks. For the older model cars, a tailpipe emission test is used. For the newer model vehicles, diagnostic testing is done. MR. CLAPSADDLE stated that this type of use must conform to current law as far as smog checks are concerned.

COMMISSIONER EVANS further stated that he lives in this older community and felt that the apparent proliferation of these types of business will eventually impact the area. He disagreed with the applicant's proposal to lay desert rock as opposed to staff's recommendation for beautifying that particular area.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 14 – SUP-3644

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:51 – 7:09)

1-1412

CONDITIONS:

Planning and Development

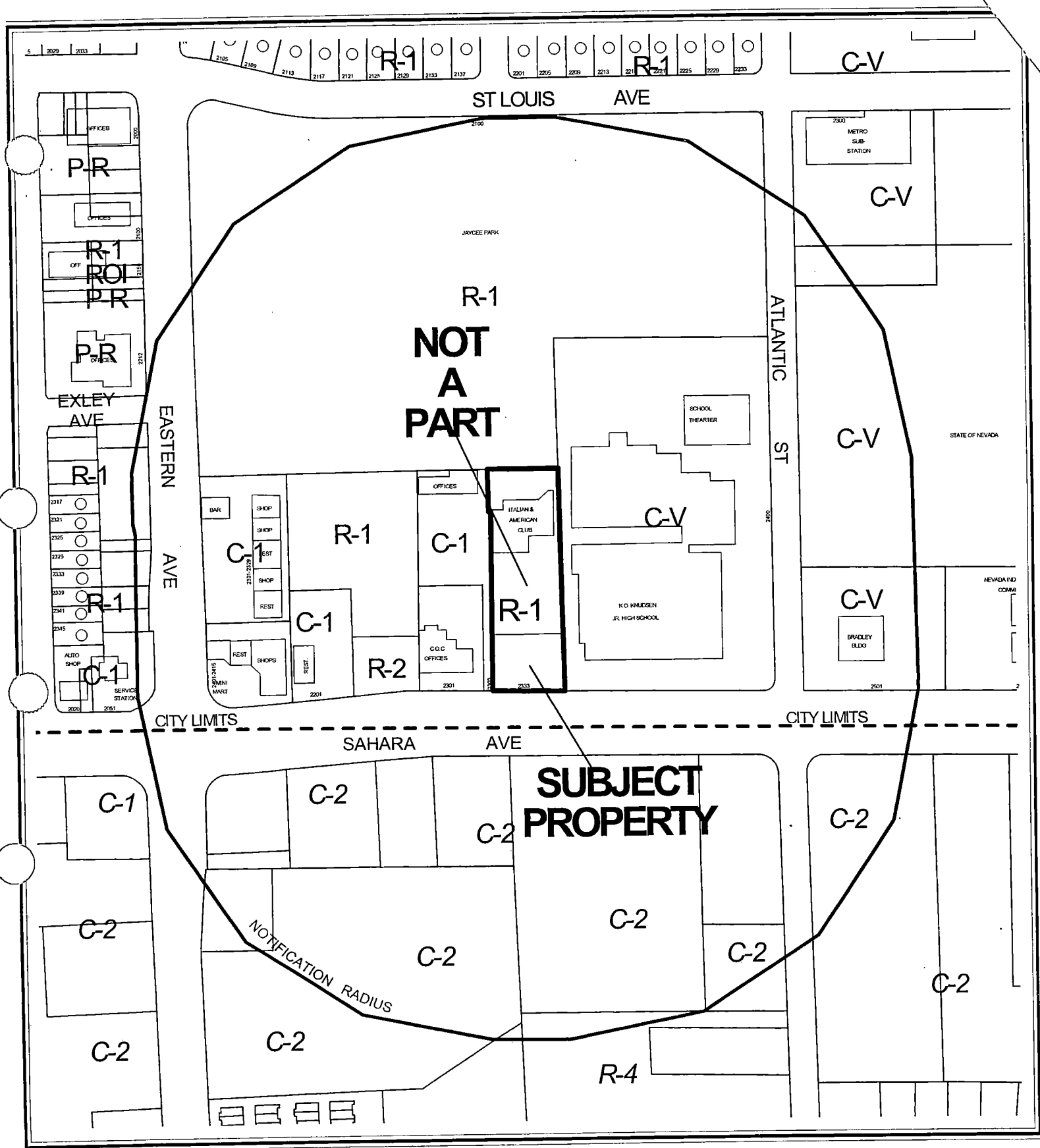
1. Conformance to all minimum requirements under Title 19.04.040 for an Auto Smog Check Facility use, with the exception of Condition #1.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect three Handicap Accessible parking spaces (one Van Accessible), within the parking lot. Accessible parking spaces shall be located with the most direct and practical access to a primary accessible building entrance.
5. A landscape plan shall be approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum 24-inch box tree within each planter adjacent to the Facility and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 14 – SUP-3644

CONDITIONS – Continued:

Public Works

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The structure and use shall not cause an obstruction to on or off-site vehicular travel. Any modifications required to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation. Planning and Development

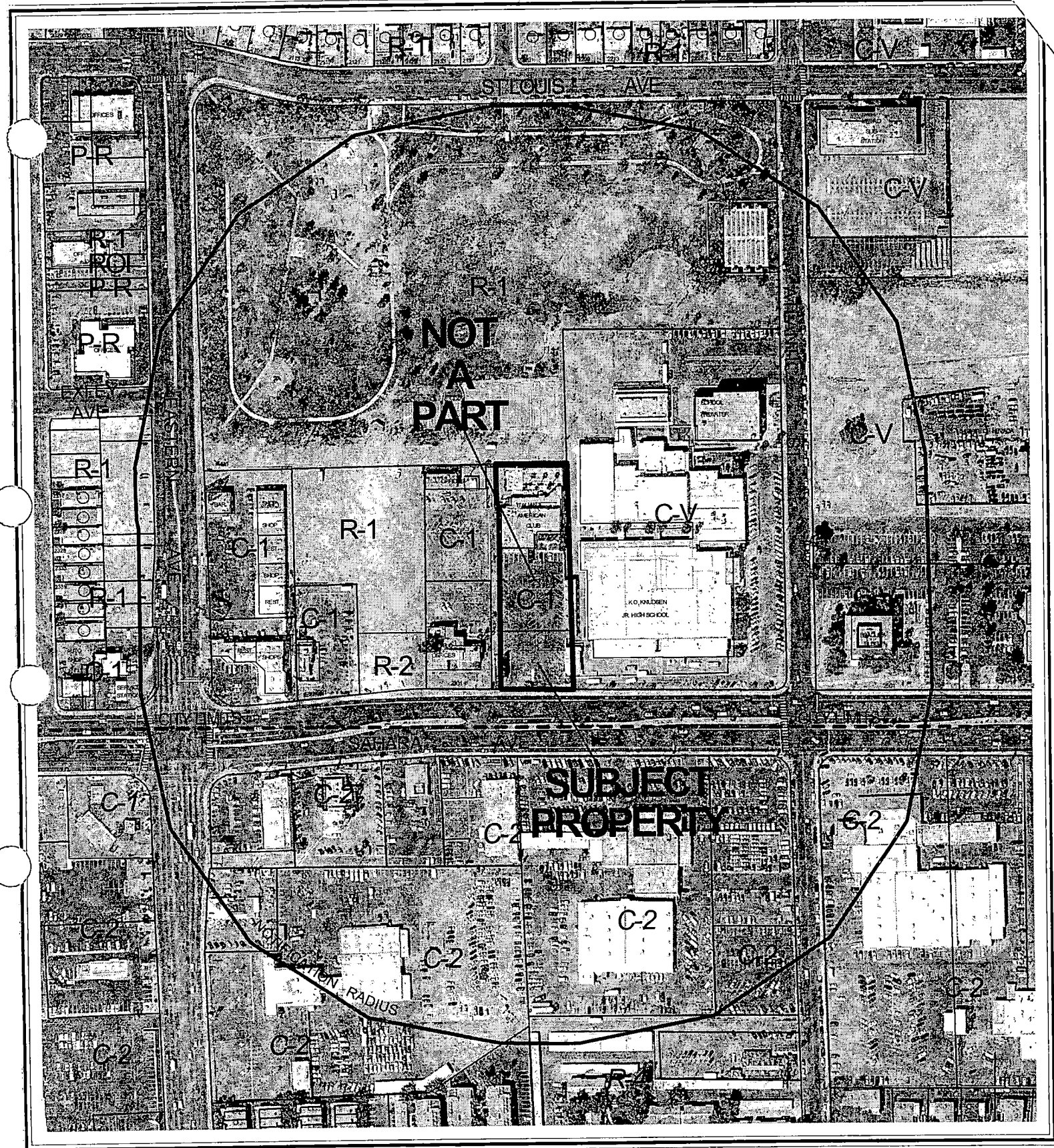


CASE: SUP-3644

RADIUS: 750 FT

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





CASE: SUP-3644

RADIUS: 750 FT

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

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-3644 - PUBLIC HEARING - APPLICANT:
LUKEGROUP, LIMITED LIABILITY COMPANY - OWNER: ITALIAN-AMERICAN
CLUB OF SOUTHERN NEVADA**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.040 for an Auto Smog Check Facility use, with the exception of Condition #1.
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 development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect three Handicap Accessible parking spaces (one Van Accessible), within the parking lot. Accessible parking spaces shall be located with the most direct and practical access to a primary accessible building entrance.
5. A landscape plan shall be approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum 24-inch box tree within each planter adjacent to the Facility and a minimum of four five-gallon shrubs for each tree within provided planters.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The structure and use shall not cause an obstruction to on or off-site vehicular travel. Any modifications required to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A and shall also receive approval from the Nevada Department of Transportation.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit and a Waiver of the minimum 400 square-foot size requirement of which a minimum of 200 square feet must be an enclosed structure and the required 20-foot minimum front yard setback for an Auto Smog Check Facility located adjacent to the north side of Sahara Avenue, approximately 650 feet east of Eastern Avenue.

B) Applicant's Justification

The applicant's justification letter states that the intent of the project is to refurbish and occupy an existing building on the premises, which was previously used as a bank ATM kiosk. Because the existing building is smaller than the area required for an auto smog check facility, a special use permit is being requested. The existing building location is also the reason for a front yard setback waiver request. All smog check equipment will be located within the building. In addition, the building will be painted and a canopy will be added to improve the building appearance, as currently the building is vacant with little or no care being given to landscaping or the adjacent parking lot. Lastly, it is stated that all other applicable conditions under Title 19 shall be met with regards to the smog check use.

BACKGROUND INFORMATION

A) Previous Actions

01/24/73 The City Council approved a Rezoning (Z-0098-72) From R-1 (Single-Family Residential) and R-2 (Two-Family Residence) to C-1 (Limited Commercial) on the subject site. The Planning Commission and staff recommended approval on January 12, 1973.

B) Pre-Application Meeting

12/11/03 The conditional use requirements were reviewed regarding the proposed Smog Check Facility and it was determined that condition #1, relating to minimum size requirements was not met; therefore, a Special Use Permit was required. It was noted that the building was an existing kiosk, the parking on site exceeded the parking demand, and that a Site Development Plan Review would not be required due to the only addition on site being a small canopy interior to the site. The Department of Public Works noted that non-standard off-site improvements would be required to meet current code regulations.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.62

B) Existing Land Use

Subject Property: Vacant
North: Italian American Club
South: Automotive Dealership
East: Middle School
West: Office building

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: CG (Commercial/General) Unincorporated Clark County
East: PF (Public Facilities)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: R-1 (Single-Family Residential)
South: C-2 (Commercial/General) Unincorporated Clark County
East: C-V (Civic)
West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is designated as SC (Service Commercial) within the Southeast Sector Plan of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in compliance with the SC (Service Commercial) General Plan designation. Further, an Auto Smog Check Facility is in conformance with the C-1 (Limited Commercial) Zoning designation with Title 19 conditions.

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/HOA Notification and Project of Regional Significance

The subject site is located adjacent to Sahara Avenue, which is a shared border with Unincorporated Clark County in this area. The Clark County Planning Department and all neighborhood associations within Ward 3 were notified of the project due to the Special Use Permit application and its proximity to Unincorporated Clark County.

Pursuant to Ordinance N. 5477, a project is deemed to be a Project of Regional Significance if it meets the following criteria:

- 1) A Special Use Permit application concerning property within 500 feet of the City boundary with Clark County or North Las Vegas.

This site is within 500 feet of Unincorporated Clark County.

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'

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:

Replies were received from the Flood Control Division of Public Works Department with no significant issues and not requiring a drainage study for the project. The Regional Transportation Commission and the Las Vegas Metropolitan Police Department Office of Intergovernmental Services also have no comment on the project.

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

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Use	Ratio	Required		Provided	
		Parking		Parking	
		Regular	Handicap	Regular	Handicap
Auto Smog Check Facility (Based on 'Auto Lube')	1 per employee + 1 per bay + 2 stacking spaces per bay	4	0	84	0
Italian American Club (Based on 'Community Recreation Facility')	1 per 200 SF of GFA (11,709 SF)	56	3		

The proposed Auto Smog Check Facility is located on property shared with the Italian American Club. The overall site contains 84 parking spaces. The proposed Smog Check use requires four parking spaces and the Italian American Club requires 59 spaces for a total of 63 parking spaces. The site meets minimum parking requirements in terms of number of spaces required; however, it does not depict any handicap accessible parking spaces. A condition has been included requiring three handicap accessible parking spaces, one being van accessible, to meet Title 19 requirements.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Auto Smog Check Facility use.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-1 (Limited Commercial), which permits an Auto Smog Check Facility use as a Conditional use, which is subject to the six conditions listed below. In addition, the C-1 (Limited Commercial) Zone requires a minimum 20-foot front yard setback for all structures not considered accessory structures. At the time the original ATM kiosk was constructed it was considered an accessory structure; therefore, permitted to be built within eight-feet of the front property line. Now that the use has changed to a primary stand alone business, the minimum front yard setback for a C-1 (Limited Commercial) Zone must be met. The applicant has requested a waiver of the front yard setback due to the fact the building is pre-existing and the intention was to re-occupy a vacant building. This waiver is appropriate due to the fact that it was conforming to setback requirements when constructed, and because the proposed 17-foot by 20-foot canopy addition will be internal to the site; thus not further encroaching into required setbacks.

- Use

An Auto Smog Check Facility can either be a stand-alone business or conducted as an accessory use to a service station, minor auto repair facility, or major auto repair facility. When used as an accessory use, the facility shall be designed to be architecturally compatible with the primary building on the site. When operating as a primary use, no other automobile repair shall be permitted in conjunction with the facility.

- Conditions

Per Title 19.04.040 the following conditions must be met in order to permit an Auto Smog Check Facility without the approval of a Special Use Permit.

1. The facility must have a minimum size of 400 square feet, of which a minimum of 200 square feet must be an enclosed structure, with the remainder of the facility allowed to be located under service canopies.
2. All equipment must be stored and utilized within the enclosed structure.
3. If conducted as an accessory use to a service station, minor auto repair facility, or major auto repair facility, the Auto Smog Check Facility shall be designed to be architecturally compatible with the primary building on the site.
4. If service bay doors are provided, openings to service bay doors shall not face public right-of-way and shall be designed to minimize the visual intrusion into adjoining properties.
5. When operated as a primary use, no other automobile repair shall be permitted in conjunction with an Auto Smog Check Facility.
6. No required parking spaces shall be used or eliminated to provide for the Auto Smog Check Facility.

Condition number one as listed above is not being met with regards to the subject proposal as the site plan indicates a 136 square-foot building with a 340 square-foot service canopy; therefore a Special Use Permit is required for the subject 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 Auto Smog Check Facility can be conducted in a manner that is harmonious and compatible with the existing surrounding land uses as private clubs, office buildings, and an auto dealership surround the subject site. The facility shall have minimal impact with regards to the existing school to the east of the subject site. Future land uses

surrounding the subject site indicate a continued Service Commercial land use designation within the City and a Commercial/General use within the County, again with the exception of the existing school. The subject site is located on Sahara Avenue, which will continue to serve as a commercial corridor for both the City of Las Vegas and Clark County.

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

The subject site is currently host to a vacant ATM Kiosk, which will be refurbished for the proposed Auto Smog Check Facility. A condition has also been included to require landscaping immediately surrounding the facility to further enhance the aesthetic quality of the project. The intensity of the proposed use is appropriate as the subject site contains a surplus number of parking spaces and the facility will serve as a proper re-use or infill project. The front setback waiver request is appropriate as the former Kiosk use, which allowed for reduced setback requirements, was built to Title 19 standards. The proposed canopy addition will not further reduce the required front setbacks as the canopy is proposed to extend interior to 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 subject site is located adjacent to and accessed from Sahara Avenue which is designated as a Primary (150 foot) Arterial on the City of Las Vegas Master Plan of Streets and Highways, which is adequate in size to meet the requirements of the proposed use.

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 Auto Smog Check Facility will be subject to all City of Las Vegas Business Licensing requirements in addition to Building and Safety Department requirements including the attainment of all necessary building permits and inspections prior to occupancy; therefore, the public health, safety, and welfare will not be compromised.

NOTICES MAILED 62

APPROVALS 0

PROTESTS 0



Case Number: SUP-3644 APN: 162-01-401-001

Name of Property Owner: Italian-American Club of Southern Nevada

Name of Applicant: LUKEGROUP, LLC

 Yes ^ No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent _____

Print Name:

This 17 day of DECEMBER, 2003

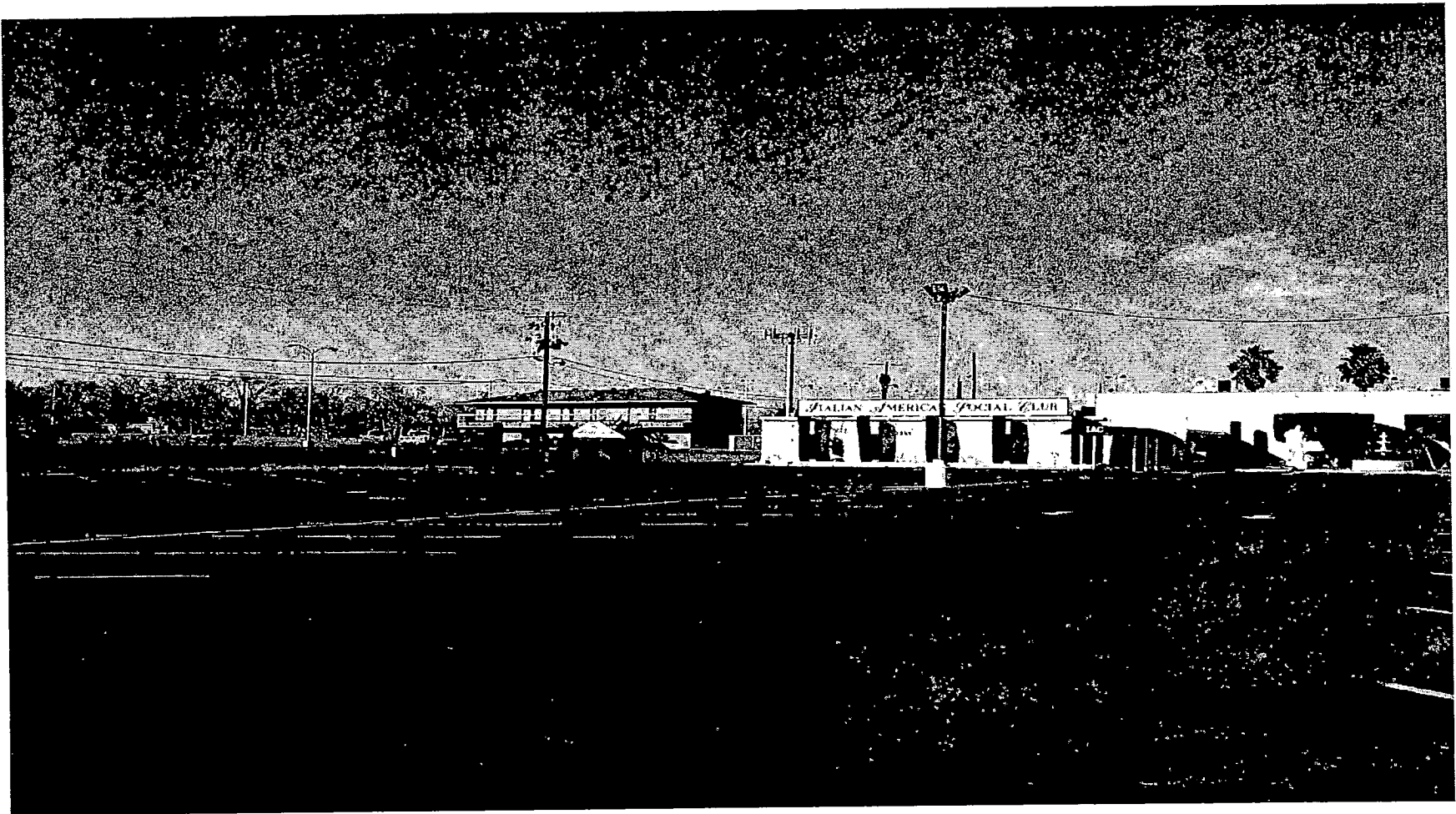
Notary Public in and for said County and State





PUBLIC HEARING - SUP-3644 - APPLICANT: LUKEGROUP, LIMITED LIABILITY COMPANY -
OWNER: ITALIAN-AMERICAN CLUB OF SOUTHERN NEVADA
ADJACENT TO THE NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 650 FEET EAST OF EASTERN
AVENUE FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04



PUBLIC HEARING - SUP-3644 - APPLICANT: LUKEGROUP, LIMITED LIABILITY COMPANY -
OWNER: ITALIAN-AMERICAN CLUB OF SOUTHERN NEVADA
ADJACENT TO THE NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 650 FEET EAST OF EASTERN
AVENUE FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ROC-3666 - APPLICANT: UNIVEST I, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 5 of an approved Site Development Plan Review (SDR-2853), to allow a front setback of 17 feet where 20 feet is required for lots in association with a proposed 58-lot single-family residential development on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: portions of 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C. 03/17/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions and amending Condition 1 as follows:

1. Revise Condition No. 5 of SDR-2853 to read as follows:

“5. The setbacks for this development shall be a minimum of 20 feet to the front of the house (11 feet to porch element, 17 feet to non-garage living area), 3 feet on the side, and 5 feet in the rear.”

– UNANIMOUS

To be heard by the City Council on 3/17/2004.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 15 – ROC-3666

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the City Council reviewed the conditions when the application was submitted; however, those conditions were left unchanged, necessitating cleanup action by the Planning Commission. No protests were received in response to the public hearing mailings.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He appreciated the application being removed from the One Motion – One Vote Agenda and affording the applicant the opportunity to provide additional information to the residents who might still have concerns. Pertaining to the condition relative to the front setback on this development, ATTORNEY ROWE clarified that subsequent modifications were not made to the appropriate condition.

For the benefit of the Planning Commission, CHAIRMAN TRUESDELL explained that the application at hand can be considered a housekeeping item.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:09 – 7:15)

1-2146

CONDITIONS:

Planning and Development

1. Revise Condition No. 5 of SDR-2853 to read as follows:

“5. The setbacks for this development shall be a minimum of 20 feet to the front of the house (11 feet to porch element, 17 feet to non-garage living area), 3 feet on the side, and 10 feet in the rear.”

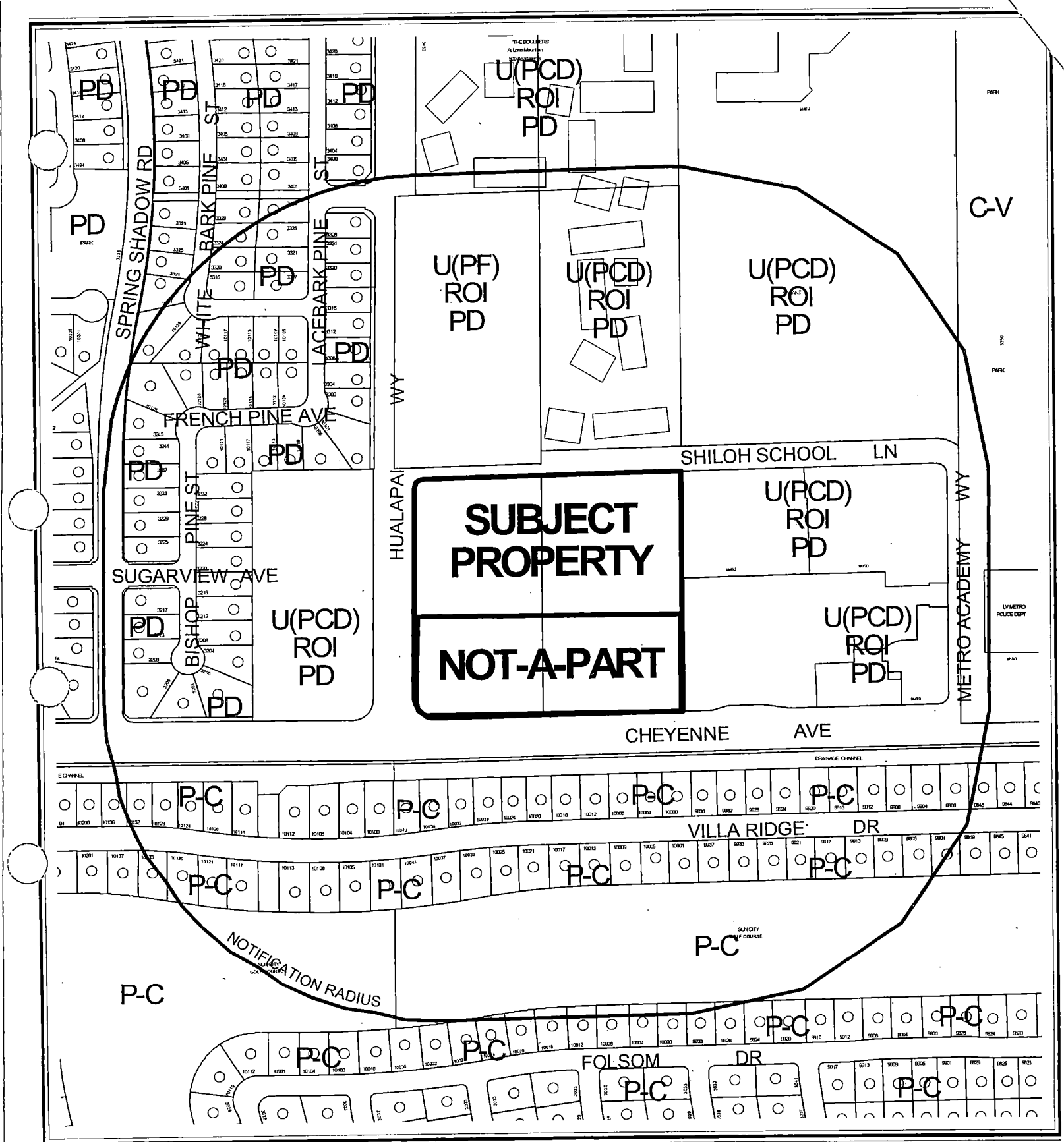
Public Works

2. The length of any driveway from the face of a structure to the back of sidewalk (or curb, if no sidewalk is proposed) shall be either a minimum distance of 18 feet in length or a maximum of 5 feet in length.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 15 – ROC-3666

CONDITIONS – Continued:

3. Site development to comply with all applicable conditions of approval for SDR-2853, and all other site-related actions.



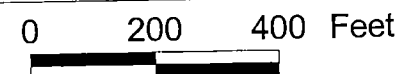
CASE: ROC-3666

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)





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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ROC-3666 - PUBLIC HEARING - APPLICANT: UNIVEST I,
LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Revise Condition No. 5 of SDR-2853 to read as follows:

“5. The setbacks for this development shall be a minimum of 20 feet to the front of the house (11 feet to porch element, 17 feet to non-garage living area), 3 feet on the side, and 10 feet in the rear.”

Public Works

2. The length of any driveway from the face of a structure to the back of sidewalk (or curb, if no sidewalk is proposed) shall be either a minimum distance of 18 feet in length or a maximum of 5 feet in length.
3. Site development to comply with all applicable conditions of approval for SDR-2853, and all other site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This application is a request for a Review of Condition No. 5 of an approved Site Development Plan Review (SDR-2853) to allow for front yard setbacks consistent with the previously submitted site plan. These revised setbacks will not affect the front setbacks where garages and driveways are to be located.

B) Applicant's Justification

The applicant has justified this request by stating that the request will be consistent with the site plan as submitted with SDR-2853.

BACKGROUND INFORMATION

A) Previous Actions

- 02/24/97 The City Council approved a request for a Rezoning (Z-0117-96) from N-U (Non-Urban) to R-2 (Medium Density Residential), for a proposed 384-bed convalescent care facility, on 10.87 Acres. The Planning Commission recommended approval. That zoning was expunged by Z-0033-97.
- 06/23/97 The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on this site as part of a larger request (Lone Mountain Master Plan Area). The Planning Commission and Staff recommended approval on 06/12/97.
- 04/29/98 The Planning and Development Department administratively approved a Site Development Plan Review [Z-0033-97(4)] for an assisted living facility, nursing home and convalescent care facility on this site. Condition #3 of (Z-0033-97) permitted this use on this property.
- 09/19/01 The City Council approved a request for a Site Development Plan Review [Z-0095-98(5)] for a proposed 65,700 square-foot office complex on a portion of 8.8 acres at the northwest corner of the intersection of Cheyenne Avenue and Conquistador Street. The Planning Commission and Staff recommended approval on 08/23/01. This application was for the site to the east of the subject property.

ROC-3666 - Staff Report Page Two
February 12, 2004 Planning Commission Meeting

- 06/02/03 A Parcel Map was submitted depicting the two parcels to be split into two lots, which includes this site.
- 08/14/03 The Planning Commission accepted a request to withdraw without prejudice a request for a Major Modification (MOD-2356) to the Lone Mountain Master Development Plan of the southern portion of the overall site from NC (Neighborhood Commercial) to VC (Village Commercial). The Planning Commission also recommended approval of a companion Site Development Plan Review (SDR-2612) to allow a 38,800 square-foot office/retail center and Waivers of perimeter landscaping, building landscape buffers and parking lot landscaping on the site.
- 10/29/03 The City Council approved SDR-2853, as well as a companion Major Modification (MOD-2851) to the Lone Mountain Master Development Plan from NC (Neighborhood Commercial) to MLA (Medium-Low Attached Density Residential), and to request a waiver of the provisions of Section 6.2.3.A.c. of the Plan, and tabled a Variance (VAR-2864) to allow 11,303 square feet of open space where 23,430 square feet are required, and to allow relief from the on-site parking provisions of the Code. The Planning Commission and staff recommended denial of all applications on 09/11/03.

B) Pre-Application Meeting

- 12/31/03 At the pre-application meeting, the applicant explained the request and was advised of additional submission materials that were required.

C) Neighborhood Meetings

No neighborhood meetings are required as a result of a Review of Condition submittal.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 6.26

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped and Apartment Complex
South: Undeveloped
East: Office Building Development
West: Undeveloped

C) Planned Land Use

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development) and PF (Public Facility)
South: PCD (Planned Community Development) - southern half of subject parcels
East: PCD (Planned Community Development)
West: PCD (Planned Community Development)

D) Existing Zoning

Subject Property: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North: U (Undeveloped) Zone [PCD (Planned Community Development) and PF (Public Facilities) General Plan Designations] under Resolutions of Intent to PD (Planned Development)
South: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) – southern half of subject parcels
East: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

This site is located on the Centennial Hills Sector Plan Map of the General Plan. The Centennial Hills Sector Plan designates this site as PCD (Planned Community Development). The requested Review of Condition is not affected by any General Plan policy.

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

Lone Mountain Master Development Plan

The site also falls within the Lone Mountain Master Development Plan, which designates this site as MLA (Medium-Low Attached Density Residential). The allowable density range for lands so designated is between 8.1 and 12 units per acre. The approved Site

GL

ROC-3666 - Staff Report Page Four
February 12, 2004 Planning Commission Meeting

Development Plan, at a density of approximately 9.3 units per acre, conforms to the overall density provisions of the existing Medium-Low Attached Density Residential land use designation. The requested Review of Condition is not affected by any policy of the Lone Mountain Master Development Plan.

ANALYSIS

This request will bring the conditions of approval of an approved Site development Plan Review in line with the site plan submitted with that application. The revised condition will have no effect on the design or layout of the housing product that was intended to be constructed on the site as part of the approved site plan. Given this situation, the request for a revised condition is reasonable.

FINDINGS

The nature of the request is minor. The revised front setback dimensions that will be allowed as a result of the approval of this Review of Condition are consistent with the design and intent of the original Site Plan Review and can be approved.

NOTICES MAILED 139

APPROVALS 0

PROTESTS 1



STATEMENT OF FINANCIAL INTEREST

Name of Property Owner: UNIVEST I, LLC

Name of Applicant: UNIVEST, I, LLC

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

 Yes XX No

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

City Official: _____

Partner(s): _____

APN: _____

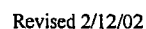
Signature of Property Owner/Authorized Agent: 

Print Name: Jim Levy

Subscribed and sworn before me

This 30th day of December, 2003

Angela L. Roberts
Notary Public in and for said County and State

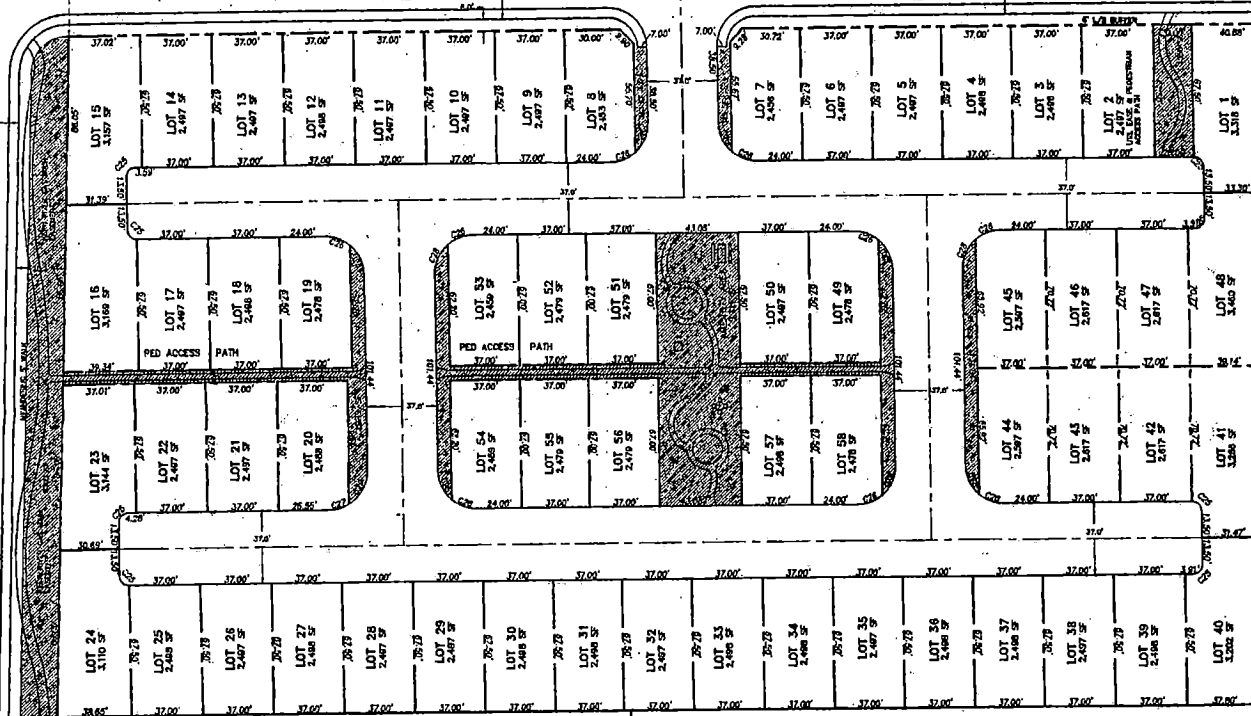


MAJOR MODIFICATION & SITE PLAN REVIEW FOR APN's 138-07-401-003 & 004

HUALAPAI WAY

SHILOH SCHOOL LANE

SHILOH SCHOOL LANE



APN 138-07-401-003
ZONED R3
PROPOSED COMMERCIAL

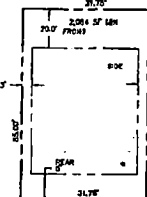
APN 138-07-401-004
ZONED R3
PROPOSED COMMERCIAL

Call Two Working Days
Before You Dig!



Dig Safely. Dig Right!
1-800-227-2800

NOTE: INTERNAL STREETS
AND PUBLIC UTILITY
EASEMENTS, COMMON LOTS
ARE TO BE MAINTAINED BY
THE HOA.

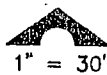


TYPICAL LOT

ALL LANDSCAPE BUFFERS
ARE TO BE COMMON LOTS

PROPERTY LINE CURVE & LINE TABLES

Lot No.	Area (sq. ft.)	Perimeter (ft.)	Length (ft.)	Width (ft.)
1	2,487	117.0	31.7	31.7
2	2,487	117.0	31.7	31.7
3	2,487	117.0	31.7	31.7
4	2,487	117.0	31.7	31.7
5	2,487	117.0	31.7	31.7
6	2,487	117.0	31.7	31.7
7	2,487	117.0	31.7	31.7
8	2,487	117.0	31.7	31.7
9	2,487	117.0	31.7	31.7
10	2,487	117.0	31.7	31.7
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20	2,487	117.0	31.7	31.7



1" = 30'

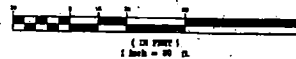


TYPICAL PRIVATE STREET SECTION

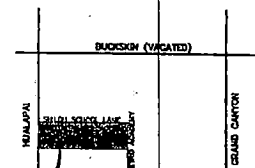
A VARIANCE FOR OPEN SPACE IS APPLIED FOR

ROC-3666
02-12-04 PC

GRAPHIC SCALE



KEY MAP



PROJECT SITE

SITE DATA

GROSS SITE AREA: 8.30 ACRES
NET SITE AREA: 8.30 ACRES (EXCLUDING LOT 1 ON SHILOH & HUALAPAI)
APN: 138-07-401-003 & 004
CURRENT ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
SERVICES: 11.12' TO POUGH ELEMENT, 17' TO HIGH CHARGE UNDER AREA
LOT 1: 2,487 sq. ft.
LOT 2: 2,487 sq. ft.
LOT 3: 2,487 sq. ft.
LOT 4: 2,487 sq. ft.
LOT 5: 2,487 sq. ft.
LOT 6: 2,487 sq. ft.
LOT 7: 2,487 sq. ft.
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LOT 37: 2,487 sq. ft.
LOT 38: 2,487 sq. ft.
LOT 39: 2,487 sq. ft.
LOT 40: 2,487 sq. ft.

BASIS OF BEARING

SOUTH 89° 39' 15" WEST, BEING THE BEARING OF THE
CENTERLINE OF SHILOH SCHOOL DRIVE.

LEGEND

PROPERTY LINE
STREET CENTERLINE
LOT NUMBER
BLOCK NUMBER

UTILITIES

- NEVADA POWER COMPANY
1272 N. SAHARA AVE. 702-555-5555
- SENIOR TELEPHONE COMPANY
200 S. VALLEY VIEW BLVD. 744-7400
- TELEPHONE CO. OF NEVADA
400 N. TROPICANA AVE. 744-2111
- SILVER STATE TELEPHONE COMPANY
710 P. SAHARA AVE. 710-5151
- SAN JUAN VALLEY WATER DISTRICT (WATER)
1001 VALLEY VIEW BLVD. 400-3000
- CITY OF LAS VEGAS (WATER, SEWER)
CITY STREET, 720-5000

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF (S 1/2) OF THE
SOUTHWEST QUARTER (SW 1/4) OF SECTION 7,
TOWNSHIP 20 SOUTH, RANGE 90 EAST, NEAD,
CLARK COUNTY, NEVADA.

ENGINEER

TANEY ENGINEER COMPANY
4443 S. SAHARA AVENUE, SUITE #201
LAS VEGAS, NV 89103

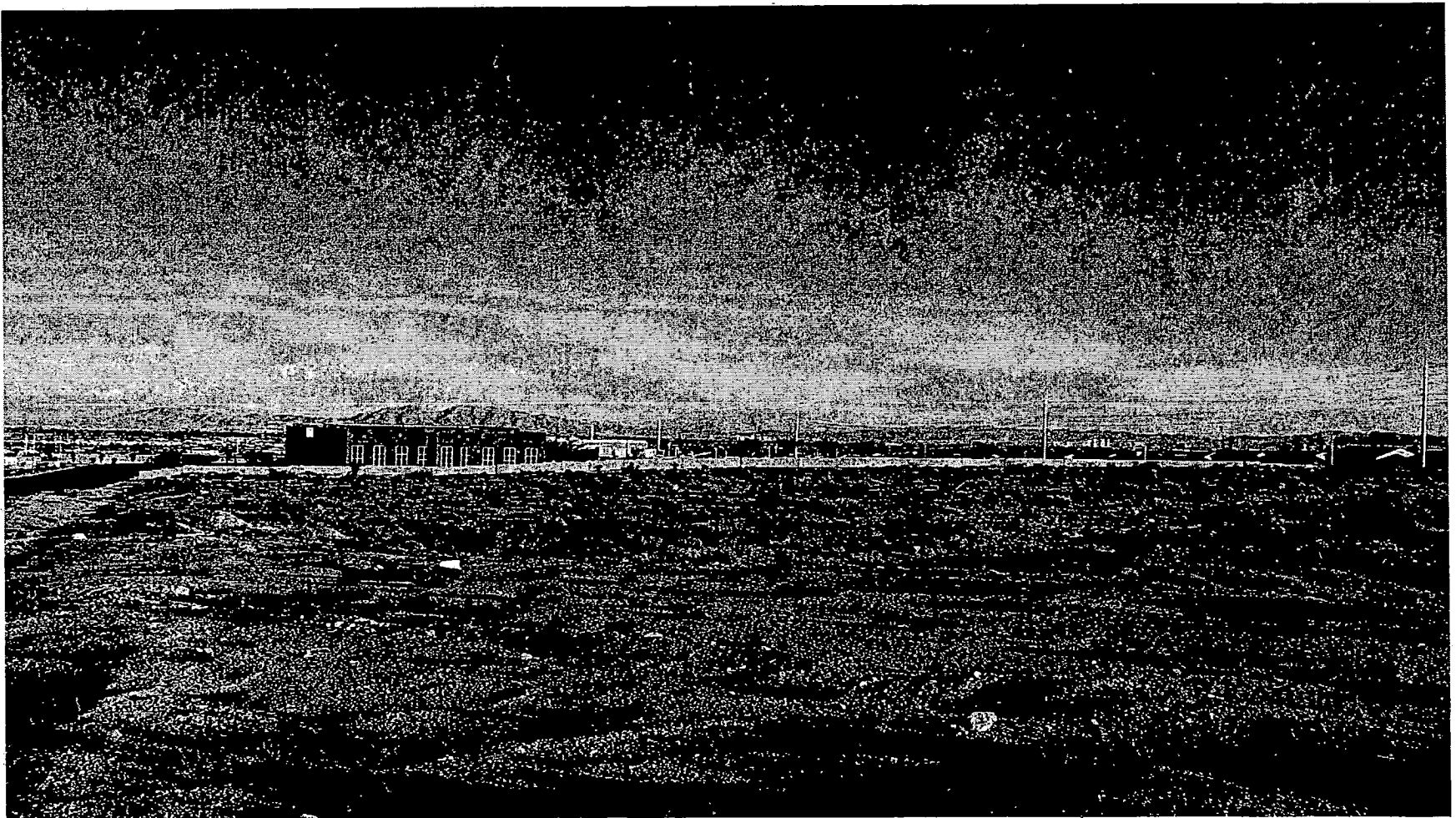
DEVELOPER

GREAT AMERICAN CAPITAL HOMES
8887 W. SAHARA AVENUE, SUITE #201
LAS VEGAS, NV 89117

OWNERS

HUALAPAI HOLDINGS L.L.C.
8887 W. SAHARA AVENUE, SUITE #201
SANTA BARBARA CA 93108-2006

REVISIONS	BY	DATE	APPROVED
1	EDWARD J. TANEY	02-12-04	
2	EDWARD J. TANEY	02-12-04	
3	EDWARD J. TANEY	02-12-04	
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6	EDWARD J. TANEY	02-12-04	
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97	EDWARD J. TANEY	02-12-04	
98	EDWARD J. TANEY	02-12-04	
99	EDWARD J. TANEY	02-12-04	
100	EDWARD J. TANEY	02-12-04	



PUBLIC HEARING - ROC-3666 - APPLICANT: UNIVEST I, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND SHILOH SCHOOL LANE
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

FAX- 5 pages

Arthur I. Kriss702.838.2294

10021 Villa Ridge Drive
Las Vegas, NV 89134-7637

February 2, 2004

RE: ROC-3666

Mr. Larry Brown
Las Vegas City Council

To:
Gary Leobold,
385-7268

Dear Councilman Brown:

This appears to be another in a long series of actions by the developers of this property with perhaps a change in name of applicant. It seems this developer will never be satisfied.

I have written to your office on previous occasions relating to this development:

June 16, 2003, attached

October 27, 2003, attached

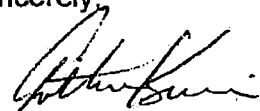
November 5, 2003, attached, and I appreciated the telephone response from you shortly after the letter.

From the description in the ROC, it seems simple, "just a few more feet in setback". Where is the harm? The harm is when a child is run over in the street because there is no place else left to play! The harm is in overcrowding people into a smaller area - with no personal space, leading to conflicts! The harm is traffic and parking problems compounded! And, all those other issues raised in my previous correspondence. This proposed development is already way too large for the available land.

To me, this seems very simple. The answer to this and others like it should be -
NO!

Please see to it that this goes no further.

Sincerely,



Arthur I. Kriss

CC: Gary Leobold, Senior Planner

ROC-3666 P

Fax 382-8558

Arthur I. Kriss

702.838.2294

**10021 Villa Ridge Drive
Las Vegas, NV 89134-7637**

June 16, 2003

Mr. Larry Brown
Las Vegas City Council

Dear Councilman Brown:

There is another zoning (MOD-2356) issue scheduled for the Planning Commission of June 26. I will be unable to attend the meeting, but would like to be heard on the matter.

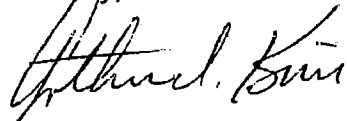
As a general comment, it seems to me that no matter what is brought up as an argument against a zone change, the Council ultimately approves what the property owner/developer wants. It really is tiresome to write letters, go to meetings, speak out against zoning changes that negatively impact my immediate neighborhood and community, and it always turns out the same. The developer gets an approval and the neighborhood and immediate homeowners get the shaft.

This particular zone change request is for higher density in part of a parcel. While the change in and of itself may not be so bad, as soon as it is approved, the developer will want something more. Such as less landscaping, higher buildings, larger footprints, more lights, reduced landscaping, a new sign to advertise his tenants, and pretty soon you have a mess in your neighborhood. They never come with the whole package, because to do so would be more than would get approved. So the piecemeal approach.

An example is the adjacent property to the East. First it was for two stories instead of one, then for a change in landscaping requirements, and most recently a new sign on the street. I wish they would get done soon, but I suspect they have not yet finished.

Bottom line, I am against any changes to current zoning that will increase density, traffic, noise, signs, lights, buildings, or anything else that further degrades my neighborhood and property value. The owner knew the zoning when the purchase of the property was made, make them live with it, and do not permit them to profit at my and my neighbors expense.

Sincerely,



ROL-3666 P

Arthur I. Kriss

702.838.2294

**10021 Villa Ridge Drive
Las Vegas, NV 89134-7637**

October 27, 2003

Mr. Larry Brown 229 6405
Las Vegas City Council

Re: Council Meeting, October 29th, 1 PM, VAR-2864 & Mod 2851

Dear Councilman Brown:

These further requests by Great American Capital for approval of yet another development plan and variance should meet the fate of the most recent plan that was brought before the Planning Commission. It should be summarily rejected!

The developer should be required to conform completely to every aspect of the law, zoning restrictions and City developmental requirements. The iterative process being pursued by the developer is nothing more than an effort to squeeze every square foot into more money. While making money is not bad, it should be obvious to anyone that has watched this unfold over the past several years that the developer has little concern for the best interests of the community, only the money that can be squeezed out of the project.

To propose a development of the density (58 houses) now proposed for the 6.26 Acre plot is a travesty. A simple calculation tells me that is 0.108 acres per dwelling before the streets, open space, and other easements are factored in. The notion that any quality of life for the residents could be maintained in such a development is ludicrous. Perhaps 30 houses would be a more reasonable number. Some other considerations:

- a. Minimum allowable open space of 23,430 square feet should be just that, the minimum. That is just about half an Acre. As a square plot, it converts to 153 feet on each side, or half of a football field. Not much open space for a community of thirty homes, let alone a community of 58 homes?
- b. 58 homes at an average of 1.5 children per homes equates to 87 children. Not much room to play.
- c. Proposed street setbacks mean children playing in the streets. Danger!
- d. The proposed community would be in a constant state of change. No one living there would stay if they could get out. The community would quickly deteriorate as families moved in and out.
- e. Crime would probably be a problem. You cannot house (warehouse) that many people in such a small area without creating a situation

RDC-3666P

whereby people would not get on each others nerves. In five years time, it would probably be a ghetto.

- f. Are the schools able to absorb the increase in student population?
- g. What are the effects of increased traffic density on the area roads?

Instead of seeking approval for a project that meets the minimum established requirements, this developer is seeking to further lower the bar, and reduce this proposed development to the lowest possible common denominator. Approval of this development would set a bad precedent for the entire area, and probably lead to more of the same kind of development.

I believe the actions of the Planning Commission have been largely correct in rejecting this and several of the other proposals by this developer. I further believe that every effort should be put forth to create an environment for healthy living on this parcel of land. Create a development that would be welcomed by the community, and would add to the livability of the neighborhood.

I further believe the previous actions by this developer to supersede the zoning and developmental guidelines, along with the current proposals, and the above considerations, are sufficient evidence to demonstrate that this modification to the development plan and request for variance should be rejected. I urge you to recommend to your colleagues the rejection of the proposals.

Sincerely,



Arthur I. Kriss

CC: Doug Rankin

RDC-3666 P

Arthur I. Kriss

702.838.2294

**10021 Villa Ridge Drive
Las Vegas, NV 89134-7637**

November 5, 2003

Mr. Larry Brown
Las Vegas City Council

Re: Council Meeting, October 29th, 1 PM, VAR-2864 & Mod 2851

Dear Councilman Brown:

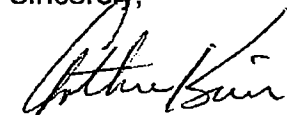
I just learned from your staff the disposition of the above referenced zoning, and variance applications. I must tell you that I am terribly disappointed.

I also feel compelled to try and "learn something" from this process. Accordingly, I very much need to know what the compelling arguments for approval of these applications were.

1. What were the features of the developer's proposal that convinced you that this project was good for our community, and would be good for the people that would live there?
2. What were the features of the proposal that caused you to override the advice/recommendations of the Planning Commission and permit the development to go forward?

Thank you for your prompt consideration.

Sincerely,


Arthur I. Kriss

RDC-3666 P

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-3467 - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY - Petition to Vacate a portion of the west half of Thom Boulevard, south of Horse Drive, Ward 6 (Mack).

SET DATE: 03/03/04 C.C. 03/17/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Item 11 [SUP-3542], Item 16 [VAC-3467], Item 17 [VAC-3555], Item 18 [VAC-3643], Item 19 [VAC-3654], and Item 20 [SDR-3631] subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 16 [VAC-3467] as her firm is awaiting final payment for work performed for Signature Homes and on Item 17 [VAC-3555] as her firm is currently doing work for the sister company of Centex Homes.

To be heard by the City Council on 3/17/2004

MINUTES:

NOTE: See Item 11 [SUP-3542] for related discussion.

(6:17 – 6:25)

1-259

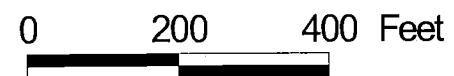
CONDITIONS:

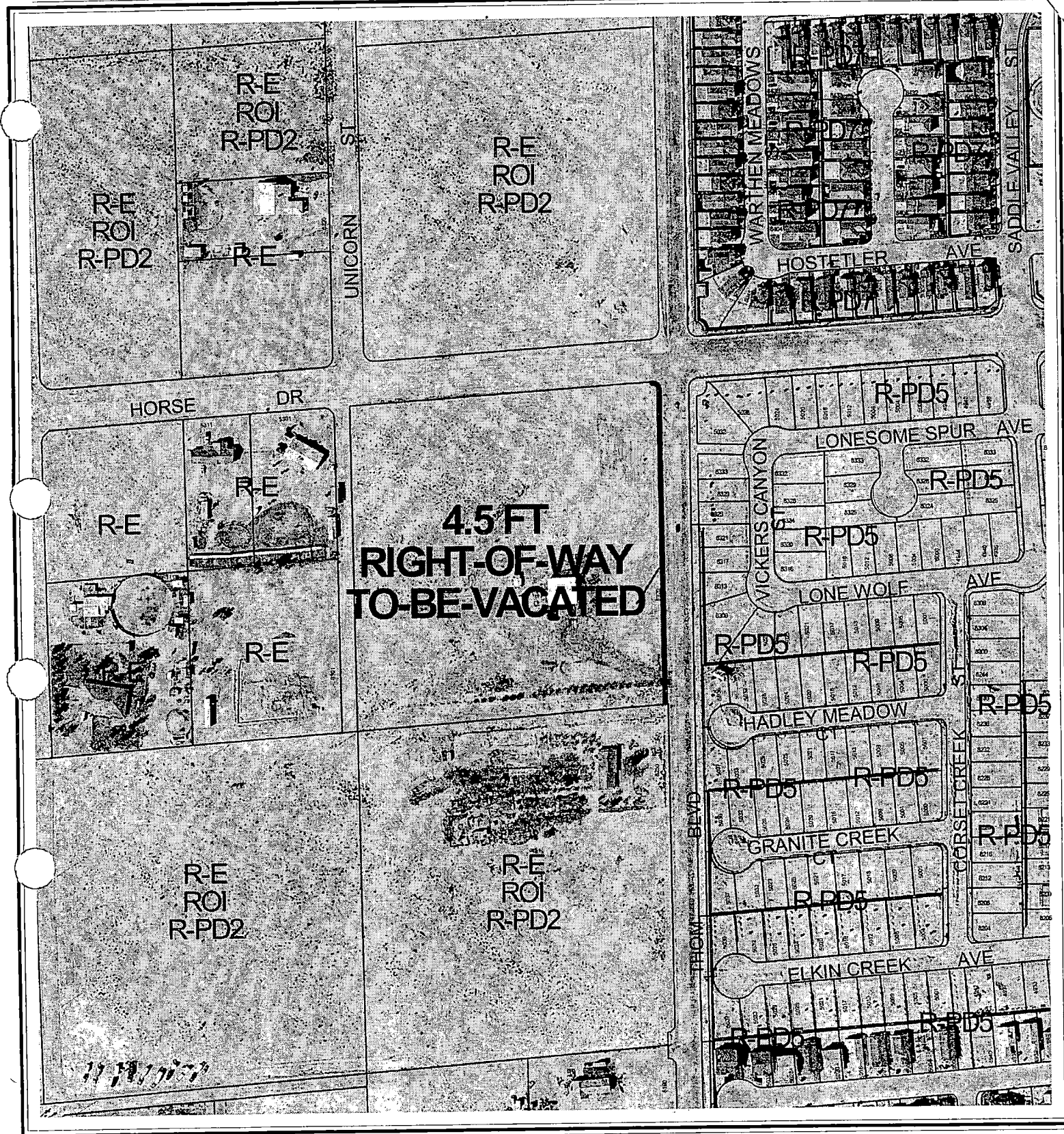
1. This proposed vacation shall vacate the westerly most 4.5-feet of right-of-way along Thom Boulevard adjacent to this site.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 16 – VAC-3467

CONDITIONS – Continued:

2. Retain rights-of-way and dedicate any additional rights-of-way needed to provide a 20-foot radius corner at the southwest corner of Horse Drive and Thom Boulevard.
3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Site Development Plan Review SDR-3072 may be used to satisfy this condition.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.





CASE: VAC-3467

0 200 400 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-3467 - PUBLIC HEARING - APPLICANT: SIGNATURE

HOMES - OWNER: PLASTER DEVELOPMENT COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. This proposed vacation shall vacate the westerly most 4.5-feet of right-of-way along Thom Boulevard adjacent to this site.
2. Retain rights-of-way and dedicate any additional rights-of-way needed to provide a 20-foot radius corner at the southwest corner of Horse Drive and Thom Boulevard.
3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Site Development Plan Review SDR-3072 may be used to satisfy this condition.
4. All development shall be in conformance with code requirements and design standards of all City departments.
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VAC-3467 - Conditions Page Two
February 12, 2004 Planning Commission Meeting

7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is to vacate a portion of the west half of Thom Boulevard, south of Horse Drive.

B) Applicant's Justification

The applicant's justification letter states that the proposed vacation was a condition of approval for the previously approved Site Development Plan Review (SDR-3072). The vacation application will bring the subject portion of Thom Boulevard into alignment and into conformance with existing portions of the alignment south of the site.

BACKGROUND INFORMATION

A) Previous Actions

- 10/12/98 The City Council approved a Rezoning (Z-0016-98) From: R-E (Residence Estates) To: PD (Planned Development) on properties located at the southwest corner of Iron Mountain Road and Decatur Boulevard including the subject site. The Planning Commission and staff recommended approval on August 13, 1998.
- 02/04/04 The City Council approved a Major Modification (MOD-3069) to the Iron Mountain Ranch Plan to allow 14,000 square-foot lots where 20,000 square-foot lots were required on the subject site and a Site Development Review (SDR-3072) for a proposed 18-lot single-family residential development on 9.80 acres adjacent to the southwest corner of Thom Boulevard and Horse Drive. The Planning Commission and staff recommended approval on November 20, 2003.
- 02/12/04 The Planning Commission will consider a Tentative Map for a 16-lot Single-Family Residential Subdivision on 9.80 acres adjacent to the southwest corner of Thom Boulevard and Horse Drive.

DETAILS OF APPLICATION REQUEST

A request has been received from Signature Homes on behalf of Plaster Development Company to vacate the west four and one half feet of Thom Boulevard, south of Horse Drive.

The above properties are legally described as follows:

The west four and one half feet (4 ½') of Thom Boulevard from the south right-of-way line of Horse Drive extending southerly approximately six hundred thirty feet (630'), excepting the spandrel area; said property being a portion of the northwest quarter (NW ¼) of the southeast quarter (SE ¼) of Section 12, Township 19 South, Range 60 east, m.d.m.

ANALYSIS

A) *Planning discussion*

The applicant intends to incorporate the public rights-of-way into the adjacent parcels for development on site. The redevelopment of the property is outlined in Site Development Plan Review application (SDR-3072). This Vacation request is appropriate, as the subject right-of-way is not needed and will not result in reduced access or traffic handling capability for the area.

B) *Public Works discussion*

The following information is presented concerning this request to vacate certain public street right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will make Thom Boulevard a uniform width with the adjacent properties.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the adjacent properties are also at 25.5 foot half street widths.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes, as it is a 30 foot half width at this location.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the Horse and Thom subdivision.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: SIGNATURE HOMES

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

Yes _____ No ✓

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: ROBERT A. LEWIS

Subscribed and sworn before me

This 7th day of November, 2003

Deamo C Bentel
Notary Public in and for said County and State





PUBLIC HEARING - VAC-3467 - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER
DEVELOPMENT COMPANY
WEST HALF OF THOM BOULEVARD, SOUTH OF HORSE DRIVE
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-3555 - APPLICANT: CENTEX HOMES - OWNER: CENTEX HOMES AND R & S EL CAPITAN - Petition to Vacate public sewer and drainage easements generally located south of Racel Street, north of Grand Teton Drive between Durango Drive and Al Carrison Street, Ward 6 (Mack).

SET DATE: 03/03/04 C.C. 03/17/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Item 11 [SUP-3542], Item 16 [VAC-3467], Item 17 [VAC-3555], Item 18 [VAC-3643], Item 19 [VAC-3654], and Item 20 [SDR-3631] subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 16 [VAC-3467] as her firm is awaiting final payment for work performed for Signature Homes and on Item 17 [VAC-3555] as her firm is currently doing work for the sister company of Centex Homes.

To be heard by the City Council on 3/17/2004

MINUTES:

NOTE: See Item 11 [SUP-3542] for related discussion.

(6:17 – 6:25)

1-259

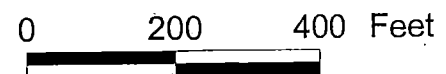
CONDITIONS:

1. The Order of Vacation shall record immediately after the recordation for the Final Map for Santa Bella 4 in order to provide alternative sewer and drainage easements acceptable to the Department of Public Works.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 17 – VAC-3555

CONDITIONS– Continued:

2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-3555 - PUBLIC HEARING - APPLICANT: CENTEX
HOMES - OWNER: CENTEX HOMES AND R & S EL CAPITAN**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. The Order of Vacation shall record immediately after the recordation for the Final Map for Santa Bella 4 in order to provide alternative sewer and drainage easements acceptable to the Department of Public Works.
2. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is to vacate public sewer and drainage easements generally located south of Racel Street, north of Grand Teton Drive between Durango Drive and Al Carrison Street.

B) Applicant's Justification

The applicant's justification letter states that the existing drainage easement will be replaced with a new drainage easement per the Santa Bella 4 Final Map and will include the proposed channel and any access roads or appurtenances.

BACKGROUND INFORMATION

A) Previous Actions

- 11/21/01 The City Council approved an annexation (A-0047-01) for 2.26 acres located on the east side of Durango Drive, approximately 340 feet south of Racel Street, including a portion of the subject property. The effective date was November 30, 2001.
- 03/14/02 The Planning Commission approved requests for a Site Development Plan Review (SD-0072-01) for a proposed 15,350 square-foot child care facility and a reduction in the amount of required perimeter landscaping and a Variance (V-0007-02) for a twenty-five foot (25') side setback where residential adjacency standards require a seventy foot (70') side setback in conjunction with the proposed child care facility on 2.26 acres on the east side of Durango Drive, approximately 347 feet south of Racel Street.
- 04/17/02 The City Council approved a petition to annex (A-0085-01) 6.38 acres of property generally located southwest of the intersection of Racel Street and Al Carrison Street, including a portion of the subject site. The effective date of this annexation was April 26, 2002.
- 07/17/02 The City Council approved requests for a Rezoning (Z-0012-02) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zone to R-PD4 (Residential Planned Development - 4 Units Per Acre) and a Site Development Plan Review [(Z-0012-02(1))] for a 157-lot single family residential development on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road. The Planning Commission and staff recommended approval on June 13, 2002.

VAC-3555 - Staff Report Page Two
February 12, 2004 Planning Commission Meeting

- 07/25/02 The Planning Commission approved a request for a Tentative Map (TM-0037-02) for a 157-lot single family residential development on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road. Staff recommended approval.
- 11/06/02 The City Council approved a petition (VAC-0066-02) to vacate a portion of Al Carrison Street (Silk Purse Road) and an unnamed right-of-way generally located south of Racel Street. The Planning Commission and staff recommended approval on September 26, 2002.
- 02/05/03 The City Council approved an annexation (A-0038-02) for approximately 495 acres of undeveloped property located in various parts of the city, including a portion of the subject property. The effective date was February 14, 2003.
- 06/04/03 The City Council approved a Rezoning (ZON-2131) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD4 (Residential Planned Development - 4 Units Per Acre) and a Site Development Plan Review (SDR-2135) for a 72-lot single-family residential development on a portion of the subject property. The Planning Commission and staff recommended approval on May 8, 2003.
- 06/26/03 The Planning Commission approved a Tentative Map (TMP-2396) for a 72-lot single-family residential subdivision on the subject property. Staff recommended approval.

DETAILS OF APPLICATION REQUEST

A request has been received from Centex Homes on behalf of Centex Homes and R & S El Capitan to Vacate public sewer and drainage easements generally located south of Racel Street, north of Grand Teton Drive between Durango Drive and Al Carrison Street.

The above properties are legally described as follows:

PUBLIC SEWER/DRAINAGE EASEMENT:

SAID PROPERTY BEING A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PUBLIC DRAINAGE EASEMENT:

SAID PROPERTY BEING A PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

TB

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the public sewer and drainage easements into the subject property for development and incorporate a new drainage easement per the Santa Bella 4 Final Map. The development of the subject site is outlined under Site Development Plan Review (SDR-2135). This request is appropriate, as the subject easements are not needed and will not result in reduced access traffic handling capability for the area.

B) Public Works discussion

This Vacation application proposes to only vacate City of Las Vegas sewer and drainage easements. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

It is noted that a Drainage Plan/Study has been submitted to the Flood Control Section of the Department of Public Works for the Santa Bella 4 residential subdivision and addresses the area requested for vacation.

NOTICES MAILED 6

APPROVALS 0

PROTESTS 0



Case Number: VAG-3555 APN: 125-09-401-003
Name of Property Owner: R & S El Capitan
Name of Applicant: Center Homes

Yes X No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

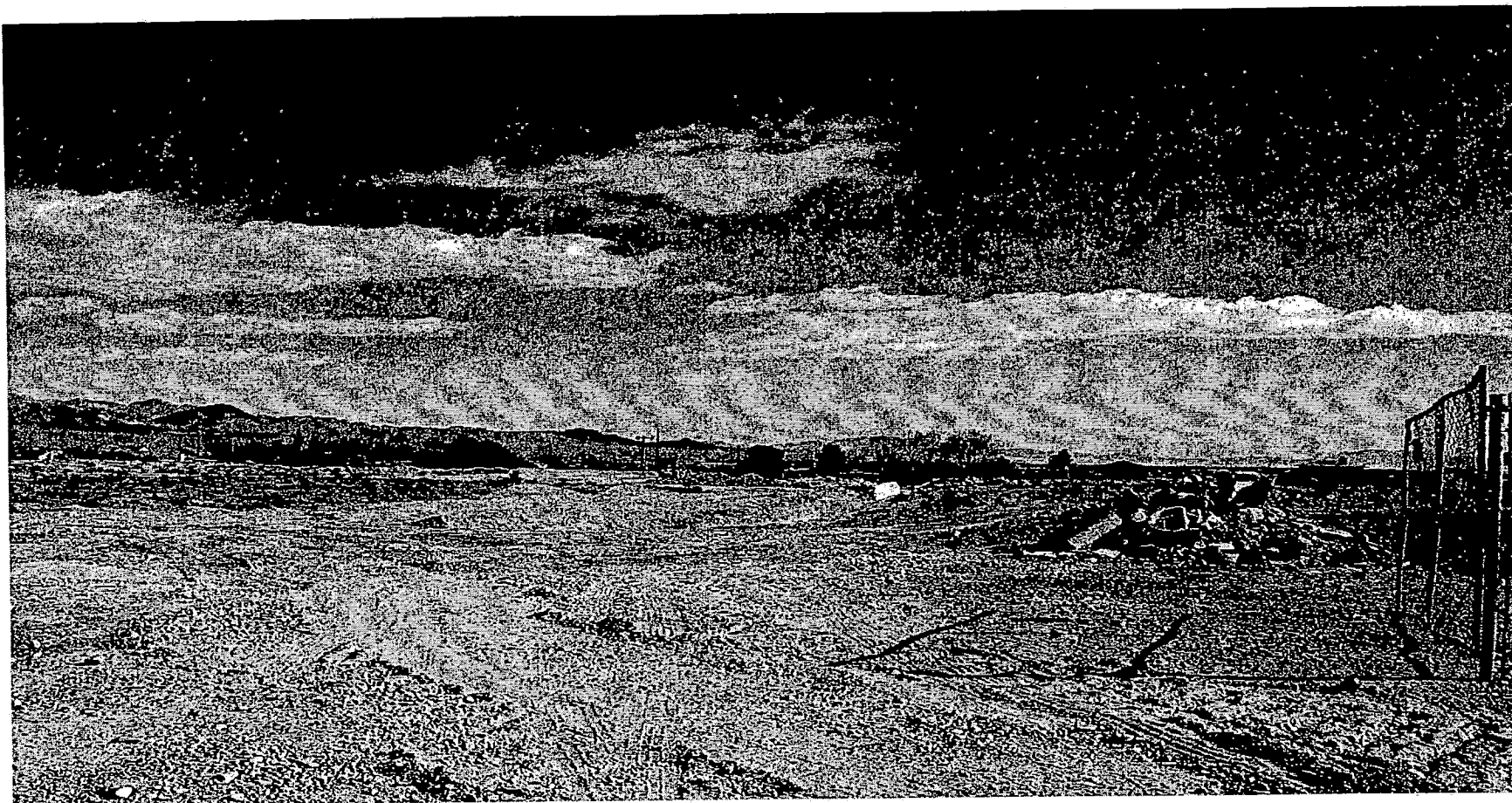
Print Name:

Subscribed and sworn before me

This 21 day of November 20 03

Notary Public in and for said County and State





PUBLIC HEARING - VAC-3555 - APPLICANT: CENTEX HOMES - OWNER: CENTEX HOMES AND R &
S EL CAPITAN
SOUTH OF RACEL STREET, NORTH OF GRAND TETON DRIVE BETWEEN DURANGO DRIVE AND AL
CARRISON STREET
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

PUBLIC HEARING - VAC-3643 - APPLICANT: CITY PARKWAY IV, INC. AND CITY PARKWAY V, INC. - Petition to Vacate a portion of the east half of Grand Central Parkway, a portion of the north half of Bonneville Avenue and a portion of a sixty-foot wide Public Drainage Easement generally located north of Bonneville Avenue, between the Union Pacific Railroad Right-of-Way and Grand Central Parkway, Ward 5 (Weekly).

SET DATE: 03/03/04 C.C. 03/17/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Item 11 [SUP-3542], Item 16 [VAC-3467], Item 17 [VAC-3555], Item 18 [VAC-3643], Item 19 [VAC-3654], and Item 20 [SDR-3631] subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 16 [VAC-3467] as her firm is awaiting final payment for work performed for Signature Homes and on Item 17 [VAC-3555] as her firm is currently doing work for the sister company of Centex Homes.

To be heard by the City Council on 3/17/2004**MINUTES:**

NOTE: See Item 11 [SUP-3542] for related discussion.

(6:17 – 6:25)

1-259

CONDITIONS:

1. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 18 – VAC-3643

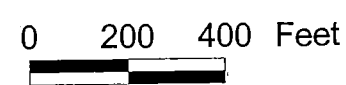
CONDITIONS – Continued:

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. This Vacation shall include the eastern and southernmost five feet (including tapers) of the Grand Central Parkway right-of-way and the northernmost five feet (including tapers) of right-of-way along the Bonneville Avenue alignment. It shall also include vacating the westernmost 40 feet of the existing 60-foot drainage easement located on the eastern boundary of the site.
4. A plan demonstrating how the area to be vacated will be incorporated into the adjacent property shall be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. The plan shall also indicate where pedestrian access easements will be required for sidewalk outside of the right-of-way. Such easements shall be granted prior to the recordation of an Order of Vacation for this site, unless otherwise allowed by the City Engineer.
5. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
6. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 18 – VAC-3643

CONDITIONS – Continued:

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAC-3643 - PUBLIC HEARING - APPLICANT: CITY
PARKWAY IV, INC. AND CITY PARKWAY V, INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. All development shall be in conformance with code requirements and design standards of all City departments.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
3. This Vacation shall include the eastern and southernmost five feet (including tapers) of the Grand Central Parkway right-of-way and the northernmost five feet (including tapers) of right-of-way along the Bonneville Avenue alignment. It shall also include vacating the westernmost 40 feet of the existing 60-foot drainage easement located on the eastern boundary of the site.
4. A plan demonstrating how the area to be vacated will be incorporated into the adjacent property shall be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. The plan shall also indicate where pedestrian access easements will be required for sidewalk outside of the right-of-way. Such easements shall be granted prior to the recordation of an Order of Vacation for this site, unless otherwise allowed by the City Engineer.
5. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
6. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.

VAC-3643 - Conditions Page Two
February 12, 2004 Planning Commission Meeting

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate portions of the east half of Grand Central Parkway, the north half of Bonneville Avenue and a 60-foot wide Public Drainage Easement generally located north of Bonneville Avenue, between the Union Pacific Railroad right-of-way and Grand Central Parkway.

B) Applicant's Justification

According to the applicant's justification letter, the portions of right-of-way proposed to be vacated would be integrated into the 61-acre project proposed for the Parkway Center development, to be used for a new landscape buffer and wider sidewalk. The current right-of-way line along Grand Central Parkway and Bonneville Avenue typically extends to the back of sidewalk; the proposal would move the right-of-way line to the back of curb or retaining wall, where one exists.

A 12-foot by 4-foot rectangular box culvert is proposed for the open channel currently existing within the 60-foot Public Drainage Easement. This new culvert only requires a 20-foot easement; therefore, 40 feet of the existing easement is proposed to be vacated. The vacation will allow for the construction of a park for the 100 South Grand Central Parkway (proposed 61-acre) project.

BACKGROUND INFORMATION

A) Previous Actions

11/23/98 The City Council approved a Rezoning (Z-0100-97) from M (Industrial) to PD (Planned Development) of approximately 223 acres adjacent to the east side of Interstate 15 between Charleston Boulevard and U.S. 95. Staff recommended approval. The Planning Commission and Staff recommended approval on 05/28/98.

01/02/02 The City Council adopted the Parkway Center Development Standards.

DETAILS OF APPLICATION REQUEST

This Vacation application is described as follows:

VAC-3643 - Staff Report Page Three
February 12, 2004 Planning Commission Meeting

The subject proposal is to Vacate a portion of the Northeast Quarter (NE ¼) of Section 33, and a portion of the Northwest Quarter (NW ¼) of Section 34, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

The applicant intends to incorporate the public right-of-way for portions of Grand Central Parkway and Bonneville Avenue into the adjacent proposed Parkway Center development. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic-handling capability for the area.

The applicant also intends to incorporate a 40-foot portion of a 60-foot public drainage easement west of the Union Pacific Railroad right-of-way into the same Parkway Center development. This request is also appropriate, as the full 60 feet is not necessary to accommodate the flow of the open channel on the site.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street rights-of-way:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
The vacation along Grand Central Parkway and Bonneville Avenue is for the purpose of providing a landscape buffer where only sidewalk currently exists; the vacation of 40 feet of the existing 60-foot drainage easement is in response to redesigned drainage facilities.
- B. From a traffic-handling viewpoint, will this vacation request result in a reduced traffic handling capability?
No. The width of the street will remain the same.
- C. Does it appear that the vacation request involves only excess right-of-way?
No. It is to provide a landscape buffer and site amenities to enhance adjacent projects.
- D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes.
- E. Does this vacation request eliminate public street access to any abutting parcel?
No.
- F. Does this vacation request result in a conflict with any existing City requirements?
No.

VAC-3643 - Staff Report Page Four
February 12, 2004 Planning Commission Meeting

G. Does the Department of Public Works have an objection to this vacation request?
No.

NOTICES MAILED 7

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3643 APN: 139-34-110-002 & 139-34-110-003

Name of Property Owner: City Parkway IV, Inc. & City Parkway V, Inc.

Name of Applicant: City Parkway IV, Inc. & City Parkway V., Inc.

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

 Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: DOUGLAS SELBY

Subscribed and sworn before me

This 2nd day of December, 2003

Notary Public in and for said County and State

Revised 2/12/02



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PUBLIC HEARING - VAC-3643 - APPLICANT: CITY PARKWAY IV, INC. AND CITY PARKWAY V, INC.
EAST HALF OF GRAND CENTRAL PARKWAY, A PORTION OF THE NORTH HALF OF BONNEVILLE
AVENUE AND A PORTION OF A SIXTY-FOOT WIDE PUBLIC DRAINAGE EASEMENT GENERALLY
LOCATED NORTH OF BONNEVILLE AVENUE, BETWEEN THE UNION PACIFIC RAILROAD RIGHT-OF-
WAY AND GRAND CENTRAL PARKWAY
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04



PUBLIC HEARING - VAC-3643 - APPLICANT: CITY PARKWAY IV, INC. AND CITY PARKWAY V, INC.
EAST HALF OF GRAND CENTRAL PARKWAY, A PORTION OF THE NORTH HALF OF BONNEVILLE
AVENUE AND A PORTION OF A SIXTY-FOOT WIDE PUBLIC DRAINAGE EASEMENT GENERALLY
LOCATED NORTH OF BONNEVILLE AVENUE, BETWEEN THE UNION PACIFIC RAILROAD RIGHT-OF-
WAY AND GRAND CENTRAL PARKWAY
FEBRUARY 12, 2004 PLANNING COMMISSION

01/26/04



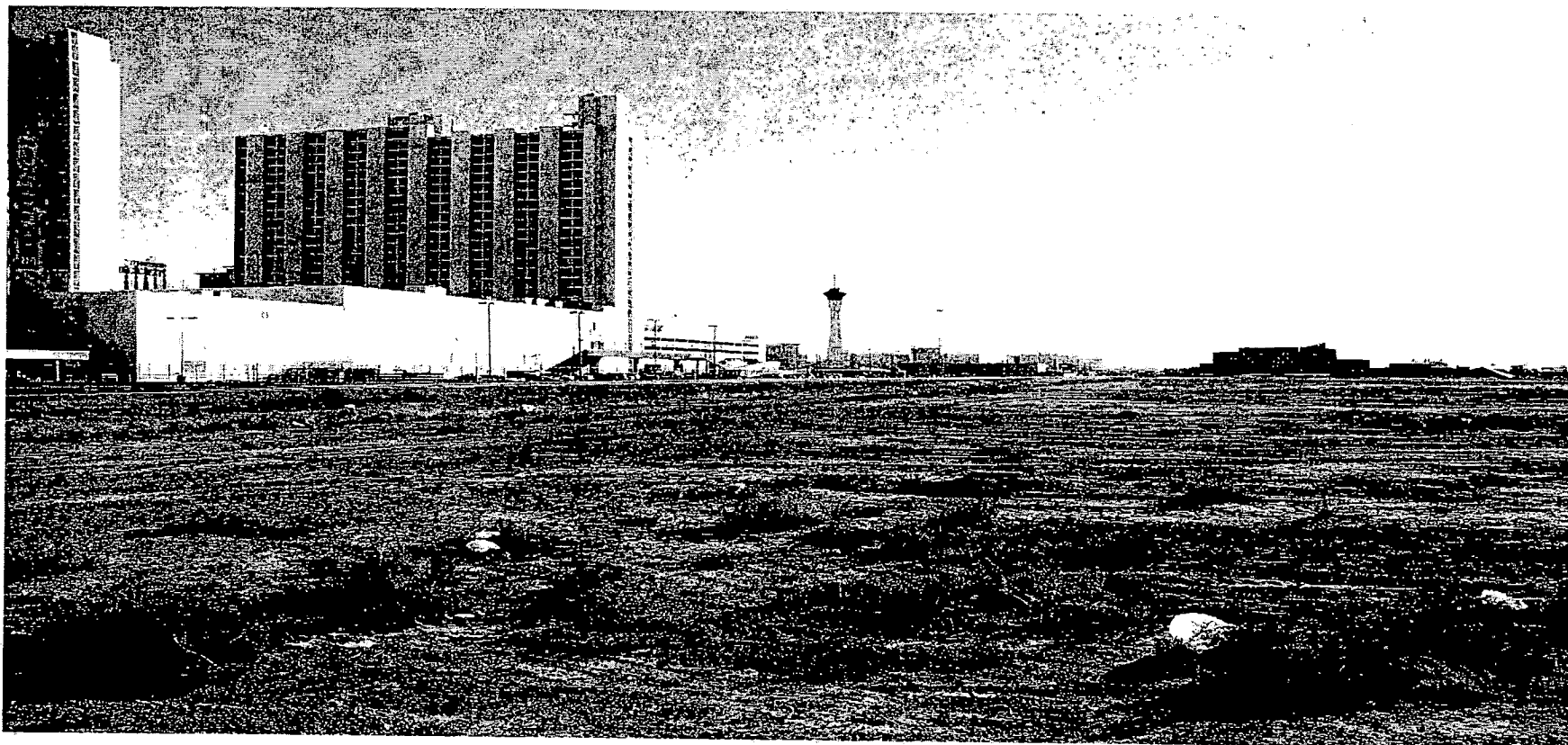
PUBLIC HEARING - VAC-3643 - APPLICANT: CITY PARKWAY IV, INC. AND CITY PARKWAY V, INC.
EAST HALF OF GRAND CENTRAL PARKWAY, A PORTION OF THE NORTH HALF OF BONNEVILLE
AVENUE AND A PORTION OF A SIXTY-FOOT WIDE PUBLIC DRAINAGE EASEMENT GENERALLY
LOCATED NORTH OF BONNEVILLE AVENUE, BETWEEN THE UNION PACIFIC RAILROAD RIGHT-OF-
WAY AND GRAND CENTRAL PARKWAY
FEBRUARY 12, 2004 PLANNING COMMISSION

01/26/04



PUBLIC HEARING - VAC-3643 - APPLICANT: CITY PARKWAY IV, INC. AND CITY PARKWAY V, INC.
EAST HALF OF GRAND CENTRAL PARKWAY, A PORTION OF THE NORTH HALF OF BONNEVILLE
AVENUE AND A PORTION OF A SIXTY-FOOT WIDE PUBLIC DRAINAGE EASEMENT GENERALLY
LOCATED NORTH OF BONNEVILLE AVENUE, BETWEEN THE UNION PACIFIC RAILROAD RIGHT-OF-
WAY AND GRAND CENTRAL PARKWAY
FEBRUARY 12, 2004 PLANNING COMMISSION

01/26/04



PUBLIC HEARING - VAC-3643 - APPLICANT: CITY PARKWAY IV, INC. AND CITY PARKWAY V, INC.
EAST HALF OF GRAND CENTRAL PARKWAY, A PORTION OF THE NORTH HALF OF BONNEVILLE
AVENUE AND A PORTION OF A SIXTY-FOOT WIDE PUBLIC DRAINAGE EASEMENT GENERALLY
LOCATED NORTH OF BONNEVILLE AVENUE, BETWEEN THE UNION PACIFIC RAILROAD RIGHT-OF-
WAY AND GRAND CENTRAL PARKWAY
FEBRUARY 12, 2004 PLANNING COMMISSION

01/26/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - VAC-3654 - APPLICANT: RICK WILLIAMS, ET AL - OWNER: CRAIG BUFFALO LIMITED - Petition to Vacate the north 30 feet of Helena Avenue, between Buffalo Drive and Quadrel Street, Ward 4 (Brown).

SET DATE: 03/03/04 C.C. 03/17/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Item 11 [SUP-3542], Item 16 [VAC-3467], Item 17 [VAC-3555], Item 18 [VAC-3643], Item 19 [VAC-3654], and Item 20 [SDR-3631] subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 16 [VAC-3467] as her firm is awaiting final payment for work performed for Signature Homes and on Item 17 [VAC-3555] as her firm is currently doing work for the sister company of Centex Homes.

To be heard by the City Council on 3/17/2004

MINUTES:

NOTE: See Item 11 [SUP-3542] for related discussion.

(6:17 – 6:25)

1-259

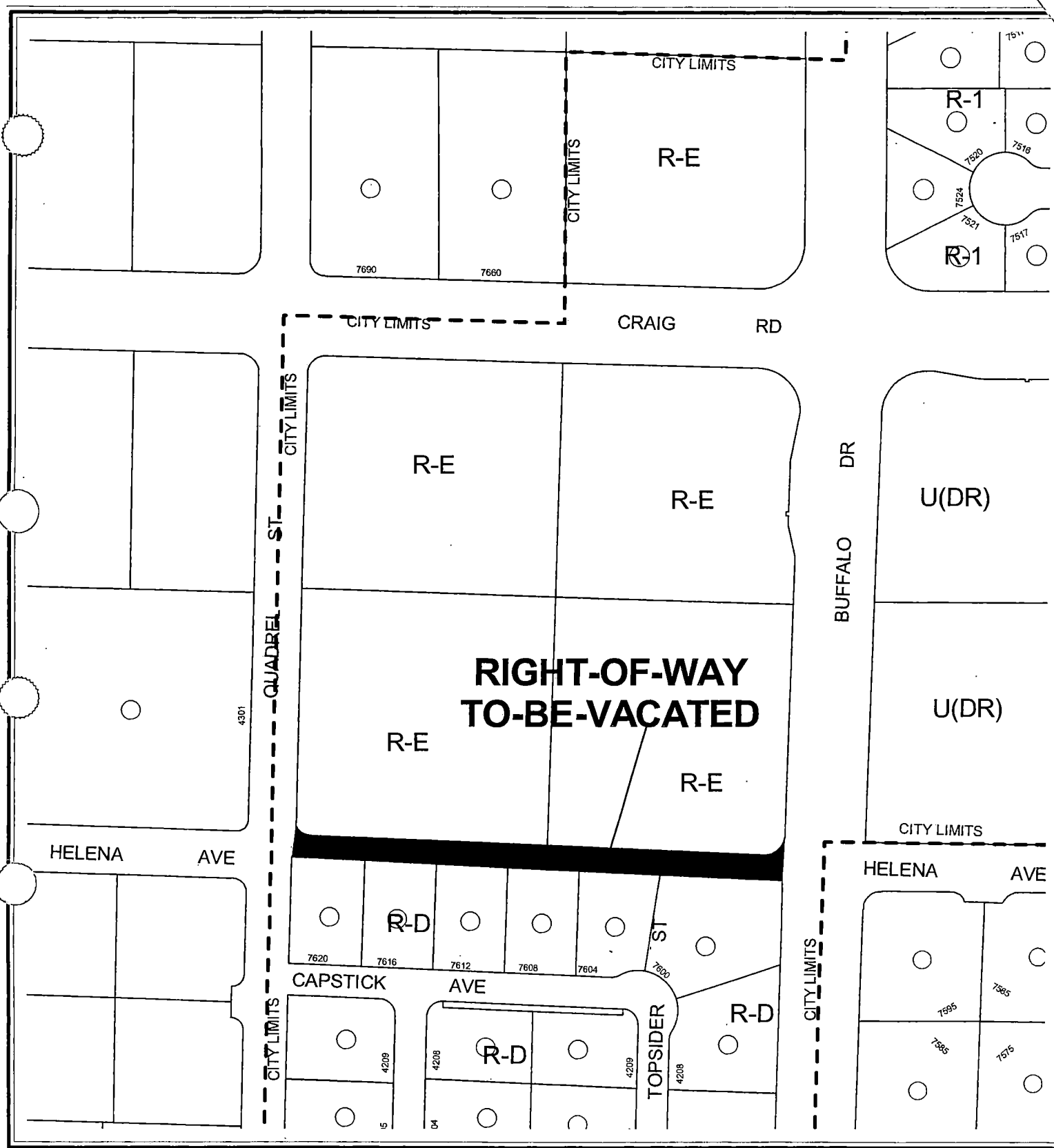
CONDITIONS:

1. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF FEBRUARY 12, 2004
Planning and Development Department
Item 19 – VAC-3654

CONDITIONS – Continued:

2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided, if required.
3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Rezoning Application ZON-3461 may be used to satisfy this condition, provided that it includes the area proposed to be vacated.
4. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
5. The Order of Vacation shall not be recorded until all of the above conditions have been met; provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



CASE: VAC-3654

0 100 200 Feet



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 12, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-3654 - PUBLIC HEARING - APPLICANT: RICK WILLAMS, ET AL - OWNER: CRAIG BUFFALO LIMITED

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. All development shall be in conformance with code requirements and design standards of all City departments.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided, if required.
3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required by Rezoning Application ZON-3461 may be used to satisfy this condition, provided that it includes the area proposed to be vacated.
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5. The Order of Vacation shall not be recorded until all of the above conditions have been met; provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
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**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate the north 30 feet of Helena Avenue between Buffalo Drive and Quadrel Street.

B) Applicant's Justification

According to the applicant's justification letter, residential development is proposed for the area to be vacated, as well as the property to the north. The southern half of Helena Avenue is already developed and contains a 10-foot wide drainage easement, which will continue to be maintained.

BACKGROUND INFORMATION

A) Previous Actions

- 12/07/94 The City Council approved a request to Vacate (VAC-0044-94) the north 30 feet of Helena Avenue between Quadrel Street and Buffalo Drive. The Planning Commission and staff recommended approval on 10/27/94.
- 01/25/96 The Planning Commission approved an Extension of Time [VAC-0044-94(1)] on the approved Vacation. Staff recommended approval. The Order of Vacation was not recorded.
- 11/20/02 The City Council accepted the Withdrawal Without Prejudice of requests for a Rezoning (Z-0083-02) from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units Per Acre) and a Site Development Plan Review [Z-0083-02(1)] for a proposed 21-lot single family residential development on approximately 10 acres adjacent to the southwest corner of Buffalo Drive and Craig Road. The Planning Commission and staff recommended approval of both items on 10/24/02.
- 01/22/04 The Planning Commission recommended approval of related requests to amend a portion of the Centennial Hills Sector Plan of the General Plan from DR (Desert Rural) to R (Rural) (GPA-3459); to Rezone (ZON-3461) approximately 10.8 acres from R-E (Residence Estates) to R-D (Single-Family Residential - Restricted); a Site Development Plan Review (SDR-3462) for a 23-lot single-family residential development; and for a Special Use Permit (SUP-3463) to allow Private Streets within a residential development proposed adjacent to the southwest corner of Craig Road and Buffalo Drive. Staff recommended approval of all requests. The City Council will decide on these items on 02/18/04.

DETAILS OF APPLICATION REQUEST

This Vacation application is described as the north 30 feet of Helena Avenue from the east right-of-way line of Quadrel Street to the west right-of-way line of Buffalo Drive, including the Spandrel Areas; said property being a portion of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 4, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

A) *Planning discussion*

The applicant intends to incorporate the public right-of-way for Helena Avenue into the proposed adjacent residential development. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area. If approved, the entire section of right-of-way on Helena Avenue between Quadrel Street and Buffalo Drive will have been eliminated.

A 10-foot wide public drainage easement exists to the south of the proposed right-of-way to be vacated. The pending Drainage Study for the proposed development north of the current Helena Avenue right-of-way will determine any additional area to be reserved within this easement.

B) *Public Works discussion*

The following information is presented concerning this request to vacate certain public street right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
The question does not apply in this case, as the subject Vacation will complete the total elimination of Helena Avenue between Quadrel Street and Buffalo Drive.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since it is not used as a street.*
- C. Does it appear that the vacation request involves only excess right-of-way? *Yes, the south half of Helena Avenue was previously vacated and incorporated into a now existing subdivision.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, Rezoning Application ZON-3461 and Site Development Plan Review SDR-3462.*
- E. Does this vacation request eliminate public street access to any abutting parcel?
No.

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February 12, 2004 Planning Commission Meeting

F. Does this vacation request result in a conflict with any existing City requirements?
No.

G. Does the Department of Public Works have an objection to this vacation request?
No.

NOTICES MAILED 7

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3454 APN: 138.04.704.001,002,003,004

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

Name of Applicant: RICK WILLIAMS et al.

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

X Yes

 No

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

City Official: MAYOR
William F. Simpson, Berna trust 210182 FIRMIN J. Berna

Partner(s): Robert A. Zaring, Jerome E. Snyder, Karen Aldrich,
Stone Family Trust, Anne Peterson,
Kenneth Amador, Sue M. MacDonald,
Garrett Robinson, Taylor, Estate of John,
Thomas, MARION S. LAMIEUX, George W. LAMIEUX

APN: 010-451-23
KARL L. Peterson
Joseph Escarero

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

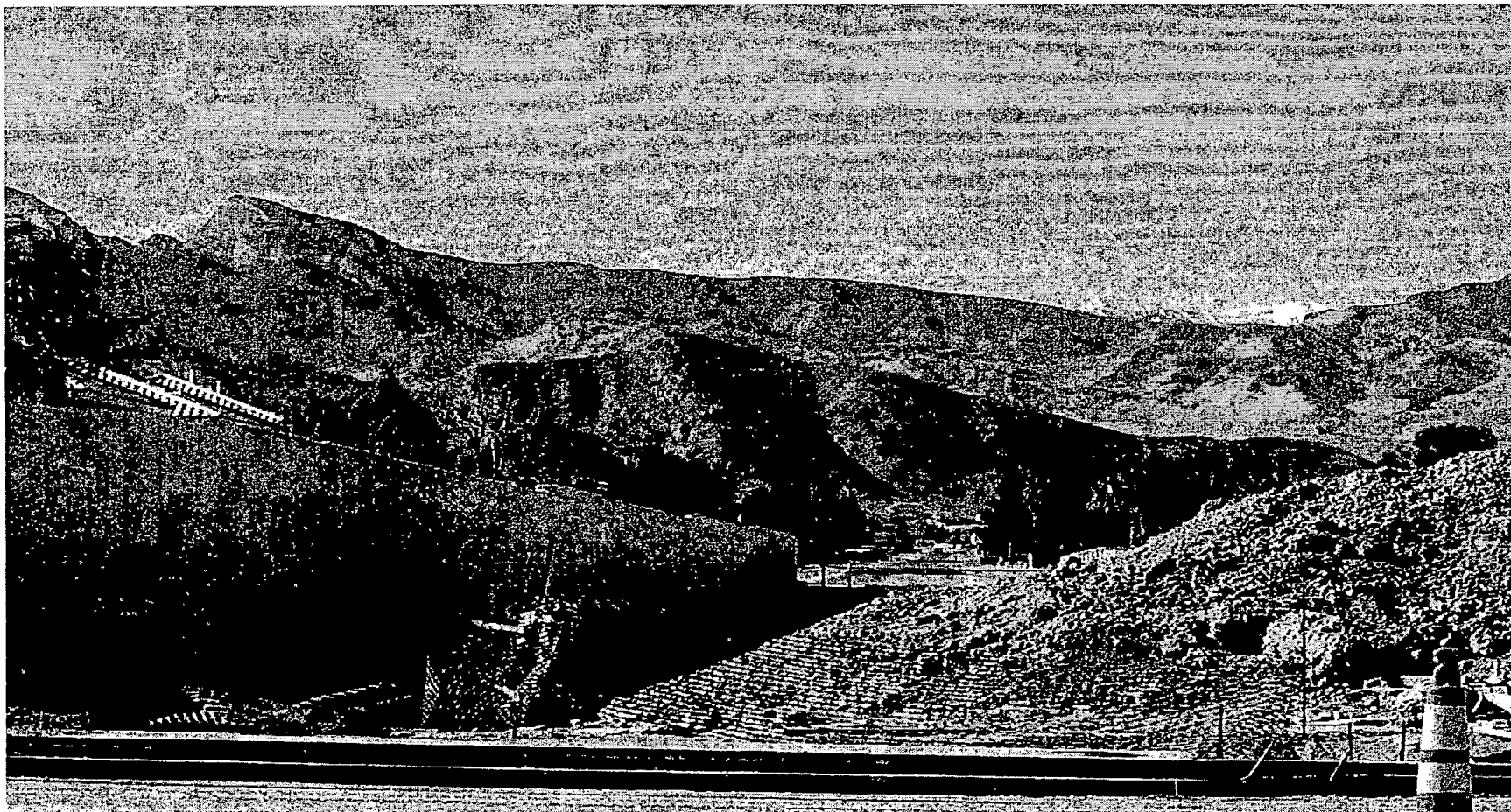
Print Name: Robert A. Zaring

Subscribed and sworn before me

This 3rd day of December, 2003

Deborah S. Davison
Notary Public in and for said County and State





PUBLIC HEARING - VAC-3654 - APPLICANT: RICK WILLIAMS, ET AL - OWNER: CRAIG BUFFALO LIMITED
NORTH 30 FEET OF HELENA AVENUE, BETWEEN BUFFALO DRIVE AND QUADREL STREET
FEBRUARY 12, 2004 PLANNING COMMISSION

01/23/04