

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3455 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown). The Planning Commission (4-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1
0

RECOMMENDATION:

The Planning Commission (4-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BROWN – APPROVED – UNANIMOUS with L.B. McDONALD not voting and GOODMAN abstaining because JAY BROWN is a co-owner of the Out-Patient Facility on Charleston Boulevard

MINUTES:

MAYOR GOODMAN opened the Public Hearing for Item 104 [GPA-3455], Item 105 [ZON-3456] and Item 106 [SDR-3457] and declared his abstention.

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant with the project engineer.

ROBERT GENZER, Director of Planning and Development Department, suggested that a condition be added to the site development plan review that no structure shall be permitted on the west property line. COUNCILMAN BROWN confirmed with the applicants' representatives

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 104 – GPA-3455

MINUTES – Continued:

that the executive parking structure will be relocated away from the western property line, away from the neighbors. Additionally, even though the two trash enclosures meet the 50-foot adjacency, COUNCILMAN BROWN requested that they be redesigned moving them further away from the neighborhood or design them so that the trucks do not have to come towards the neighbors. He verified with MR. FREGGIARO that the development on the building pad would be kept as low as possible. MR. FREGGIARO showed elevations of the proposed project.

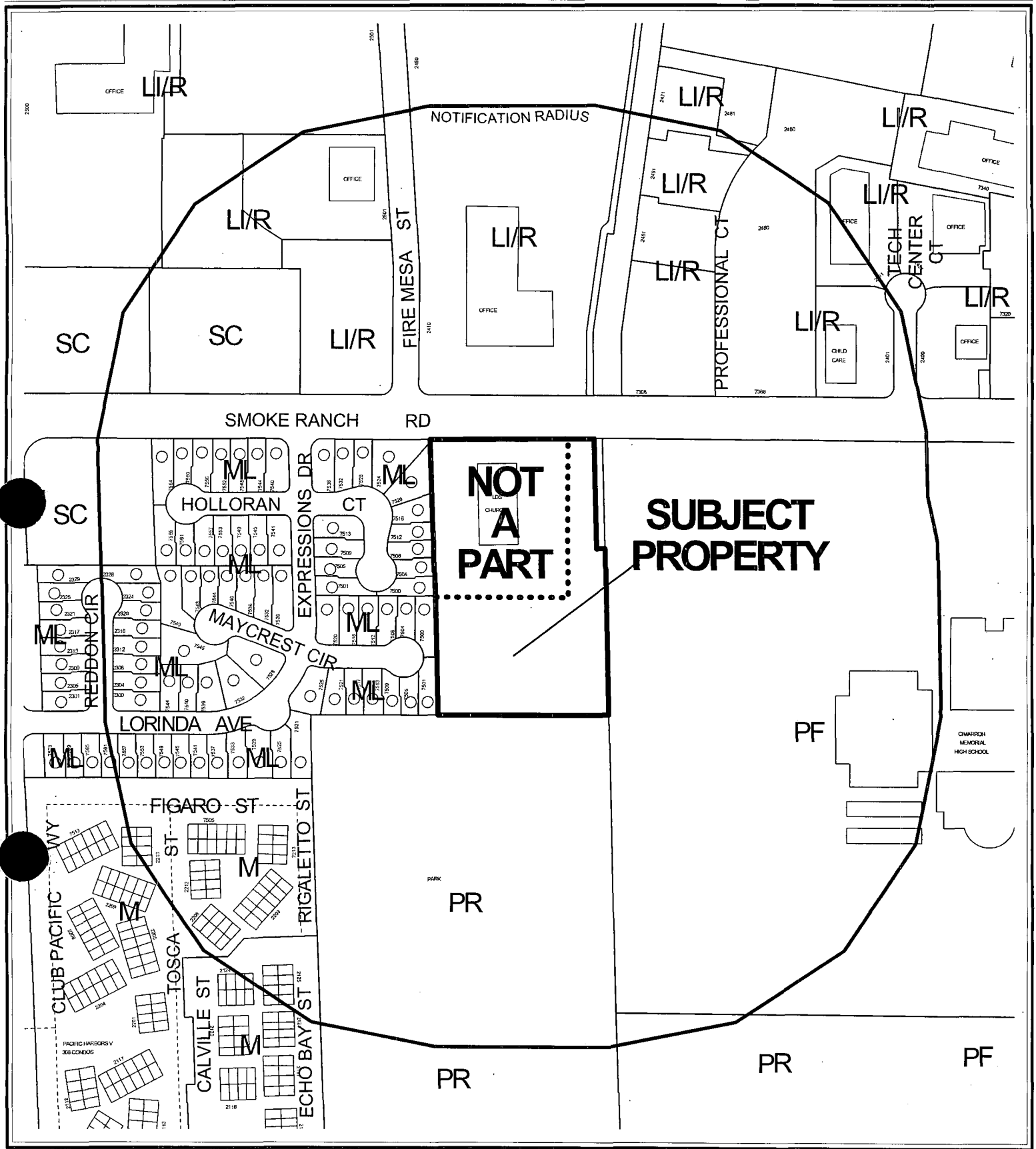
No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 104 [GPA-3455], Item 105 [ZON-3456] and Item 106 [SDR-3457].

NOTE: All discussion for Item 104, Item 105 and Item 106 was held under Item 104.

(3:33 – 3:39)

4-1697



CASE: GPA-3455

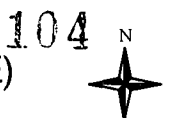
RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM-LOW DENSITY RESIDENTIAL)

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-3455 - ENCORE COMMERCIAL ON BEHALF OF THE
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS**

**** CONDITIONS ****

The Planning Commission (4-1 vote on a motion for approval) failed to obtain a super majority vote, which is tantamount to DENIAL. Staff recommends APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium Low Density Residential) to O (Office) on 2.67 acres at 7401 Smoke Ranch Road. A Rezoning (ZON-3456) from U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] to P-R (Professional Offices and Parking); and a Site Development Plan Review (SDR-3457) and a Waiver of Commercial Development Standards for a proposed 31,555 square foot office building will be considered as companion agenda items.

JUSTIFICATION LETTER

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

BACKGROUND DATA:

- | | |
|----------|---|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for ML/L (Medium Low Density Residential/Low Density Residential) Residential land uses with a maximum density of 6-12 dwelling units per acre. |
| 12/27/90 | The Board of Zoning Adjustment approved a Special Use Permit (U-0225-90) to allow a church on the subject property. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 08/18/99 | The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre. The Planning Commission and Staff recommended approval. |

- 08/18/99 The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. The Planning Commission and Staff recommended approval.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is not specifically designated within a Geographic Strategy Area but is classified as "Other City of Las Vegas Lands" as described in the Plan. The Planning Commission and Staff recommended approval.
- 01/22/04 The Planning Commission recommended approval of a related Rezoning (ZON-3456) and Site Development Plan Review (SDR-3457).
- 01/22/04 The Planning Commission (4-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL (PC Agenda Item #32/lm).

DETAILS OF APPLICATION REQUEST

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

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

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

DEFINITIONS

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

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

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

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

ANALYSIS

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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

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

PLANNING COMMISSION ACTION

There was one speaker in favor of the project in attendance at Planning Commission.

NOTICES MAILED: 185 by Planning Department

APPROVALS: 1

PROTESTS: 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Namela Holdings, LLC

Name of Applicant: Encore Commercial

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

Yes

No

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

City Official: _____

Partner(s):

APN: _____

Signature of Property Owner/Authorized Agent:

Print Name: _____

gent: 

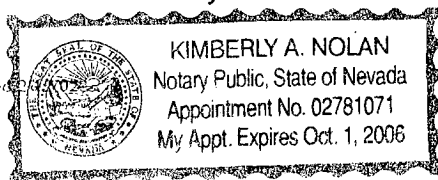
Rande 1 W. Alemari

Subscribed and sworn before me

This 8th day of Dec, 2003

Kimberly Finkle
Notary Public in and for said County and State

Notary Public in and for said County and State

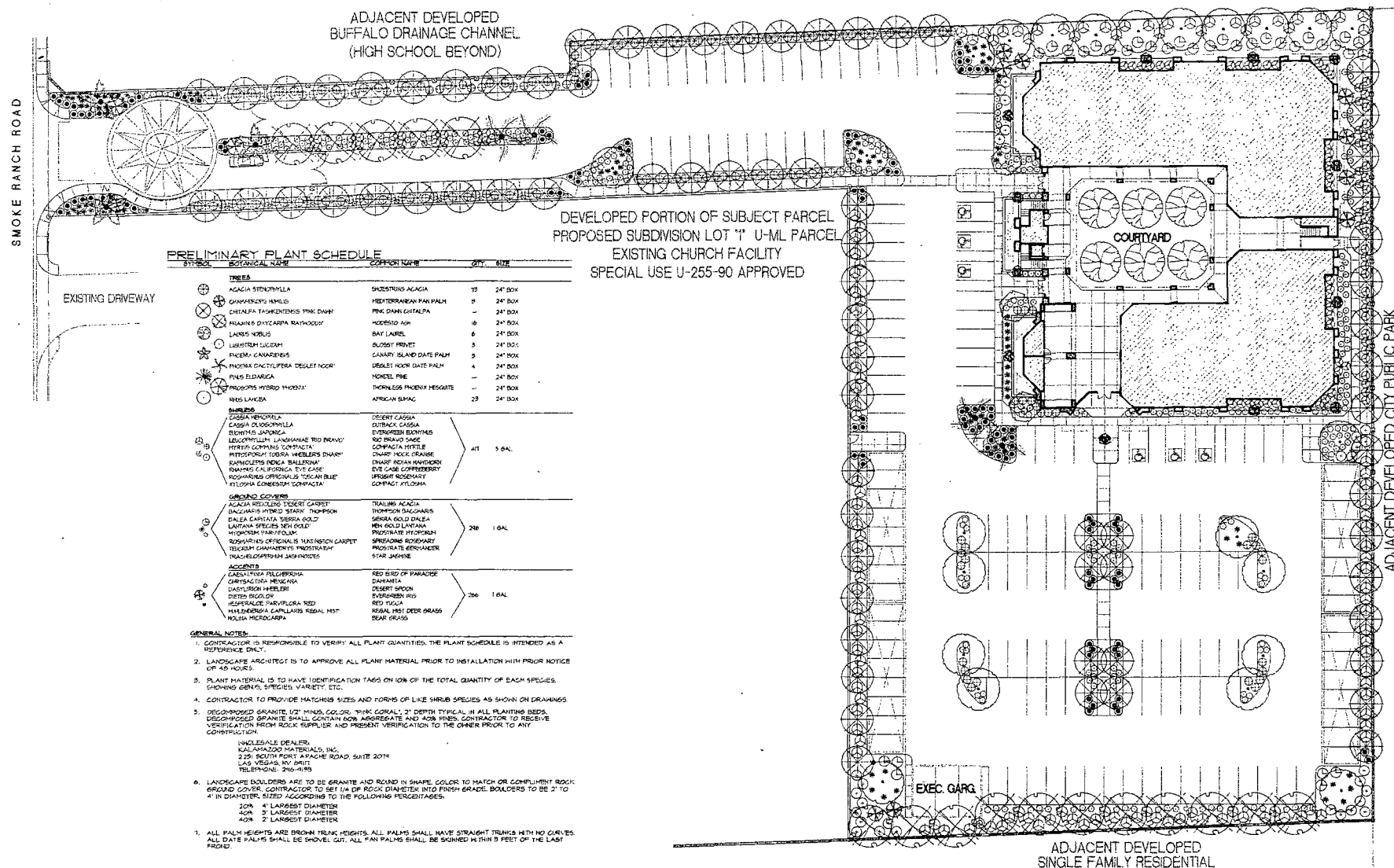


Date: 12-5	# Of Pages: 5	QUICK FAX™ OfficeMax	
To: Kim Holman		From: Donna Thompson	
Co./Dept.		Co./Dept.	
Fax:		Fax:	
Phone:		Phone:	
Note: Thank you for		E-Mail your help Cal	



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

STAFF GPA-3455
1-22-04 PC



SMOKE RANCH OFFICE BUILDING

PRELIMINARY LANDSCAPE PLAN

M/ZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE • LAND PLANNING
3797 South Jones Blvd. • Las Vegas • Nevada 89146
Phone (702) 251-9100 • Fax (702) 251-9216 • E-Mail mzunino@aol.com



JUZ 23173 12-08-03

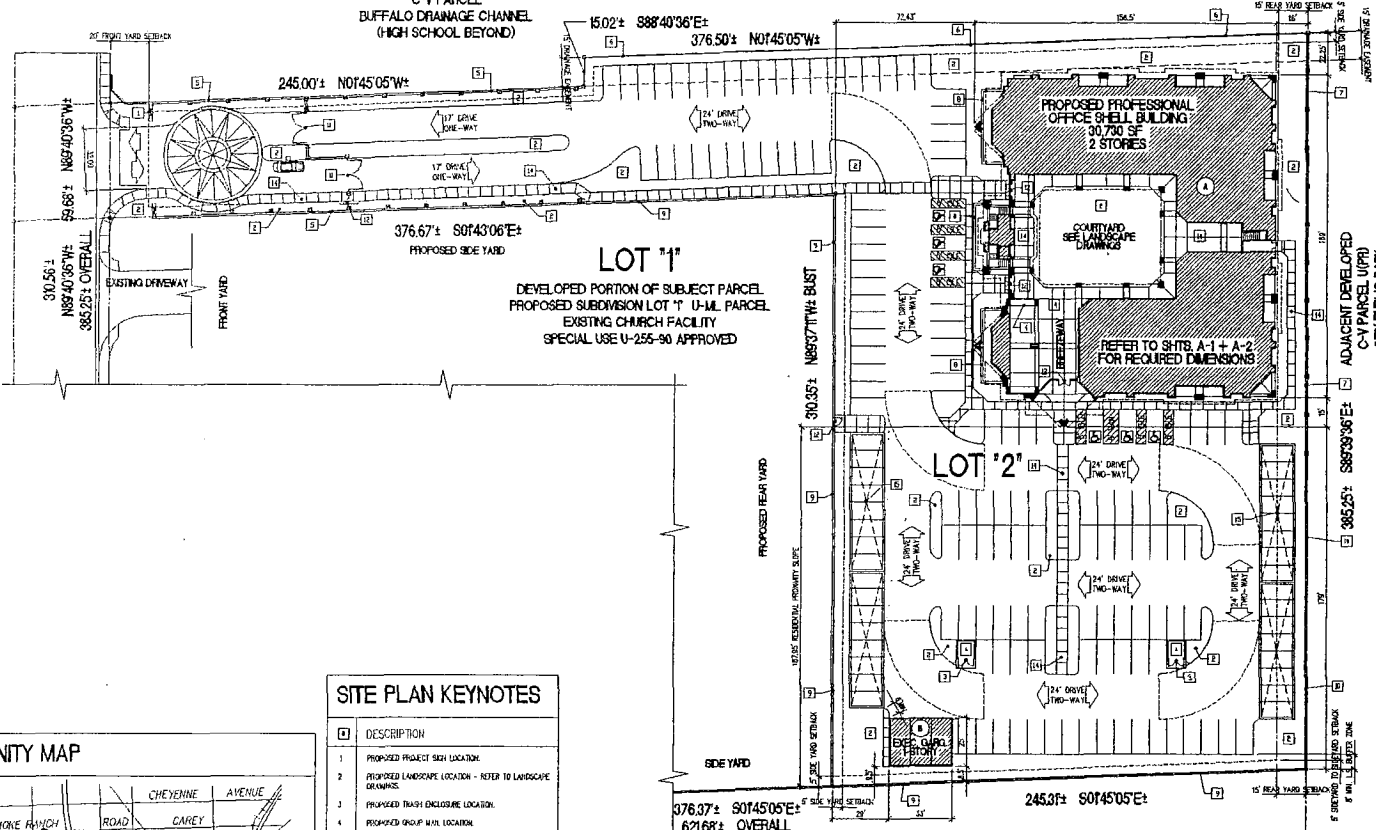
0 20' 40' 60'

0 2' 4' 6'

SCALE: 1" = 20'-0"

GPA-3455
1-22-04 PC

ADJACENT DEVELOPED
C-V PARCEL
BUFFALO DRAINAGE CHANNEL
(HIGH SCHOOL BEYOND)



PROPOSED SITE DEVELOPMENT PLAN

SCALE: 1"=30'-0"

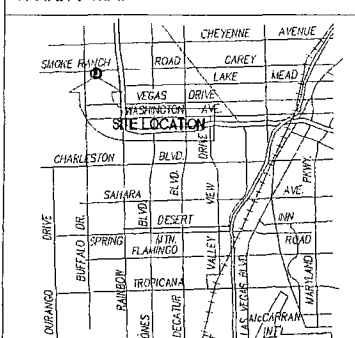


ADJACENT DEVELOPED
R-CL PARCEL(S)
SINGLE FAMILY RESIDENTIAL

SITE PLAN KEYNOTES

#	DESCRIPTION
1	PROMISED PROJECT SIGN LOCATION.
2	PROMISED LANDSCAPE LOCATION - REFER TO LANDSCAPE DRAWINGS.
3	PROMISED TRASH ENCLOSURE LOCATION.
4	PROMISED GROUP VAN LOCATION.
5	PROMISED 4 HIGH DECORATIVE BUILT FENCE/WALL WITH DECORATIVE FLAVERS @ 20' B.C. (NOTE: BOUNDARY)
6	REPLACES EXISTING CHAINLINK FENCE WITH ORNAMENTAL WOOD FENCE/WALL. (NOTE: BOUNDARY)
7	PROMISED 4 HIGH DECORATIVE BUILT FENCE/WALL WITH DECORATIVE FLAVERS @ 20' B.C. AND ORNAMENTAL WOOD FENCE UPPER SIDE FOR VIEW OF PARK.
8	PROMISED 20' HIGH DECORATIVE OR LANDSCAPE WALL.
9	EXISTING 4 HIGH DECORATIVE BUILT FENCE/WALL. (NOTE: BOUNDARY)
10	PROMISED 4 HIGH DECORATIVE BUILT FENCE/WALL. (NOTE: BOUNDARY)
11	PROMISED 4 HIGH DECORATIVE SECURITY ENTRY GATE AND FENCE WITH CALL BOX.
12	PROMISED 4 HIGH DECORATIVE SECURITY WALL GATE AND FENCE WITH CALL BOX.
13	NOT USED.
14	A.S.A. REQUIRED ACCESSIBLE SIGNAGES.
15	PROMISED COLORED CONCRETE STAIRWAYS.
16	NOT USED.
17	NOT USED.

VICINITY MAP

[illegible]BUTTKE
OCIATES, P.C.

REPLY

EXECUTIVE GARAGE
25 JUL 2003

**ZONE CHANGE / D.R.
PROFESS'L OFFICE USE**
ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER

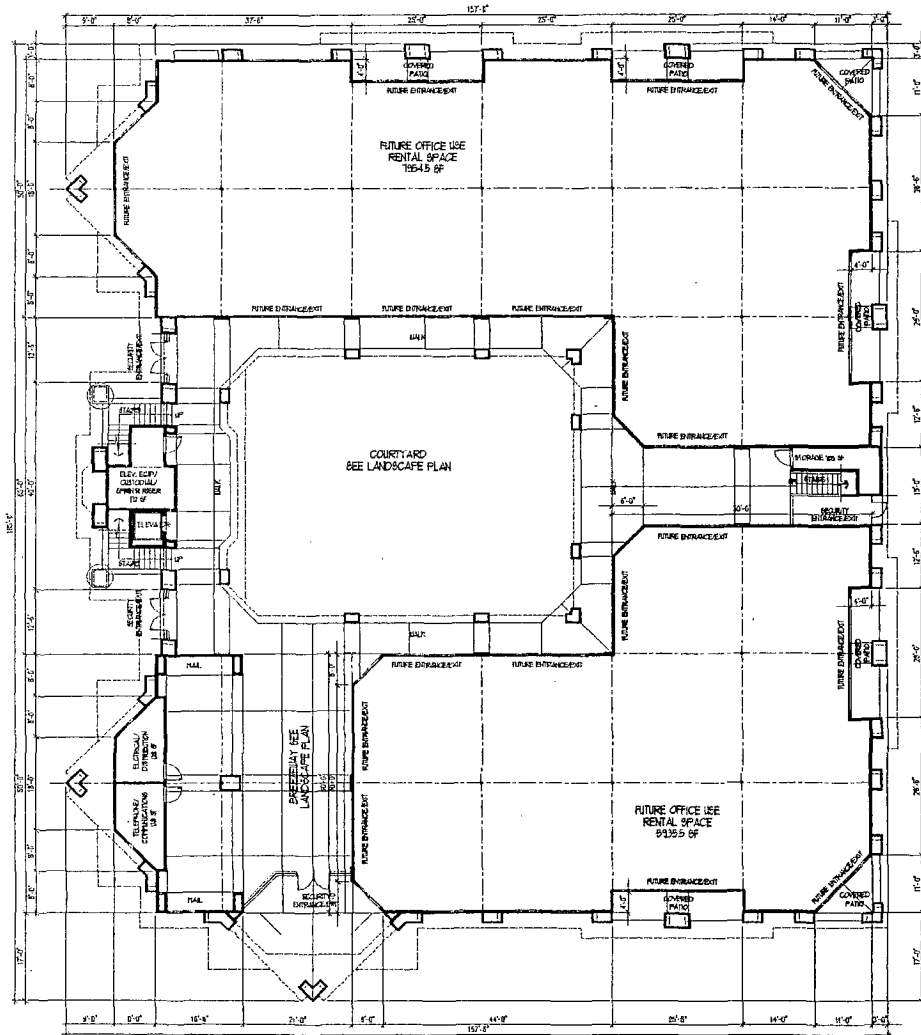
DATE	
SCALE	1"=3'-0"
DESIGNED	DJB
DRAWN	DJB
JOB NO.	

SITE DEVELOPMENT PLAN

A-0

PRELIMINARY
NOT FOR
CONSTRUCTION

GPA-3455 STAFF 1-22-04 PC



area/occup. tab		
LEVEL 1 GROSS AREA	14,441	50 FT
LEVEL 2 GROSS AREA	15,289	50 FT
TOTAL BUILT AREA	30,730	90 FT
TOTAL OCCUPANCY LOAD	1,106	301

1 FIRST FLOOR PLAN - BUILDING 'A' 14,441 GROSS SF
SCALE: 3/32"=1'-0" 30,730 TOTAL SF

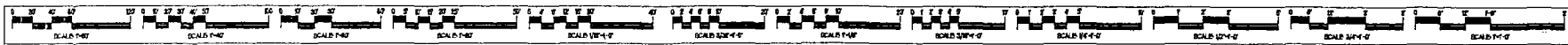
PRELIMINARY
NOT FOR
CONSTRUCTION



PROJECT: ZONE CHANGE / D.R.
PROFESSL OFFICE USE
ENCORE COMMERCIAL, LLC
FOR RANDOL W. ALEMAN, OWNER
LOCATION: 7401 SHORE HAVEN ROAD, LAS VEGAS, NEVADA, 89165-2500

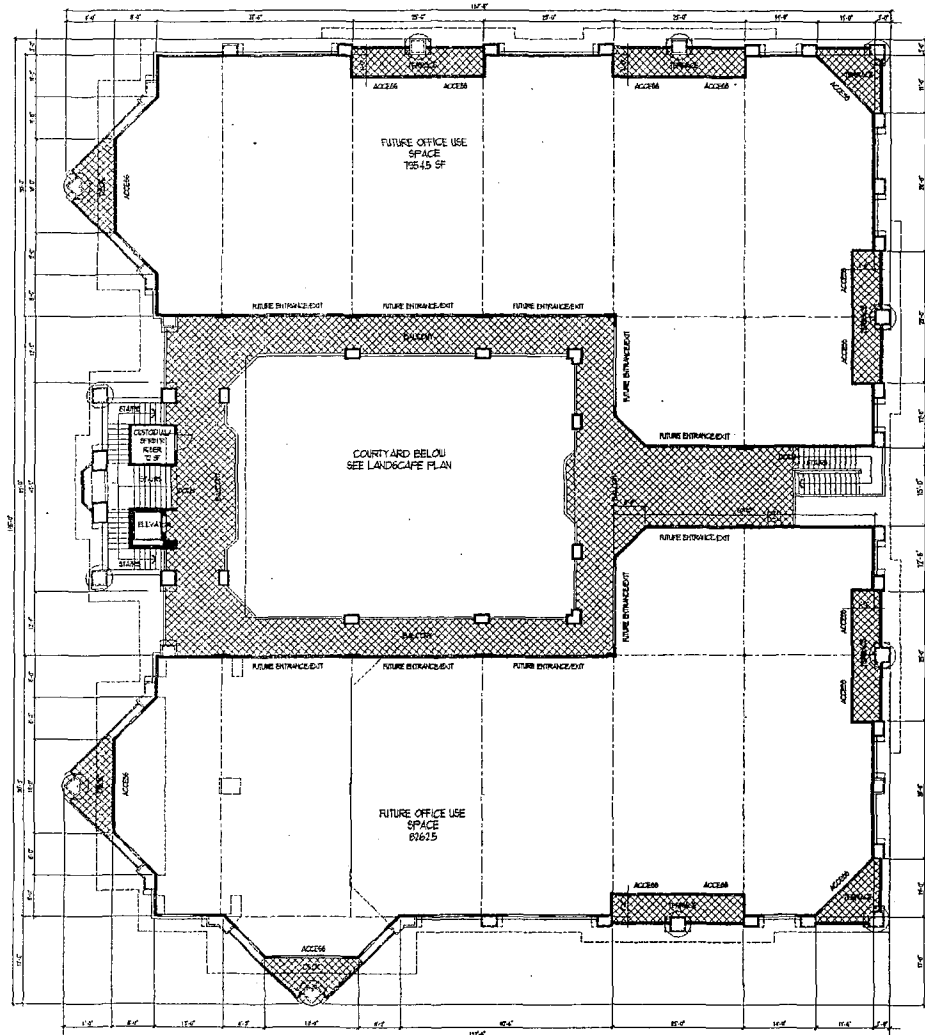
DATE: _____
SCALE: 3/32"=1'-0"
DESIGNED: DAB
DRAWN: DAB
JOB NO. _____

FIRST FLOOR PLAN
A-1



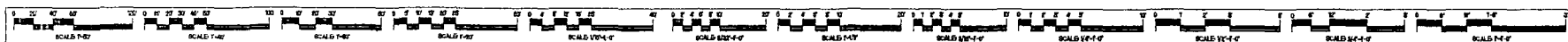
STAFF

GPA-3455
01-22-04 PC



area/occup. tab		
LEVEL 1 GROSS AREA	14,441	50 FT
LEVEL 2 GROSS AREA	16,589	50 FT
TOTAL BUILT AREA	30,730	50 FT
TOTAL OCCUPANCY LOAD	1:100	507

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



PRELIMINARY
NOT FOR
CONSTRUCTION

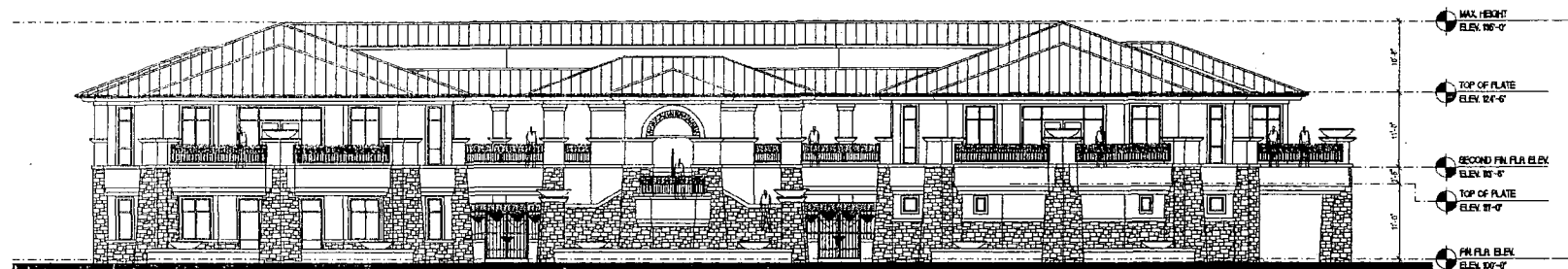
DI BUTTKE
& ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
100 N. LINCOLN ST. SUITE 1000 - DOWNTOWN CHICAGO, IL 60601

PROJECT: ZONE CHANGE / DR.
PROFESSIONAL OFFICE USE
FOR ENCORE COMMERCIAL LLC
RANDEL W. ALEMAN OWNER
LOCATION: 1001 S. MICHIGAN ST. SUITE 1000, CHICAGO, IL 60605

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

SECOND FLOOR PLAN
A-2

STAFF
GPA-3455
01-22-04 PC



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

MATERIALS

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



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

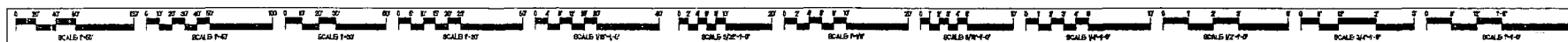
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**BUTTKE
 & ASSOCIATES, P.C.**
 ARCHITECTURAL DESIGN STUDIO
 1515 W. TULSA ST. - LAS VEGAS, NEVADA 89102-3080

**PROJECT: ZONE CHANGE / DR.
 PROFESS'L OFFICE USE**
 FOR: ENCORE COMMERCIAL, LLC
 RANDOL W. ALEMAN, OWNER
 LOCATION: 7400 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, APR 18-22-03

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

**EXTERIOR BUILDING
 ELEVATIONS**
A-3



**DJ BUTTKE
& ASSOCIATES, P.C.**
ARCHITECTURAL DESIGN STUDIO
1000 W. LAMAR BLVD., SUITE 1000 • LAS VEGAS, NEVADA 89102 • 702.251.3377



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

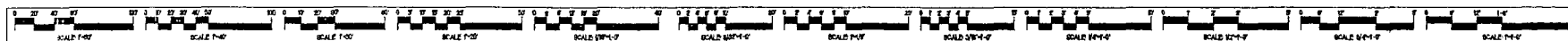


PRELIMINARY
NOT FOR
CONSTRUCTION

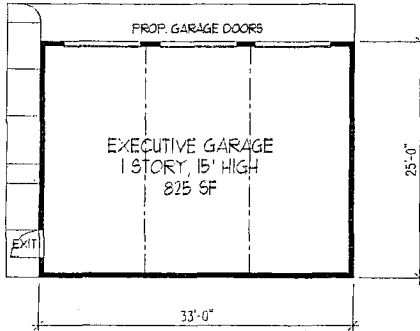
PROJECT: **ZONE CHANGE / DR.**
PROFESS'L OFFICE USE
FOR **ENCORE COMMERCIAL, LLC**
RANDEL W. ALEMAN, OWNER
11000000, 2400 RANDEL AVE, LOS ANGELES, CA 90008
DATE: _____
SCALE: 1/8"=1'-0"
DESIGNED: D.B.
DRAWN: D.B.
JOB NO. _____

EXTERIOR BUILDING
ELEVATIONS

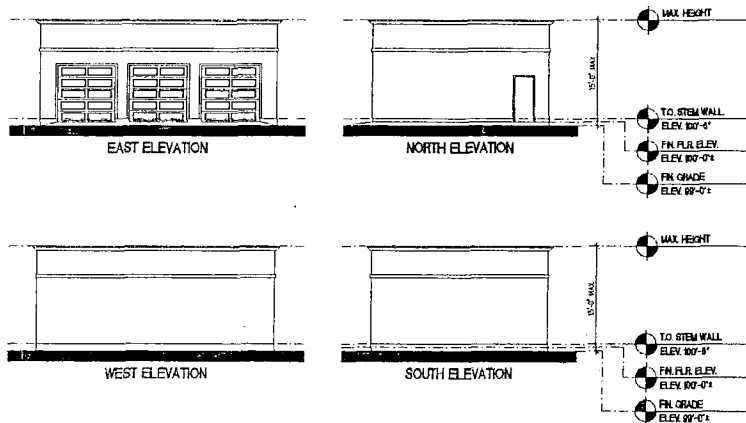
A-4



STAFF
GPA-3455
01-22-04 PC

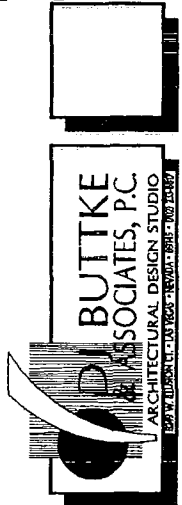


1 EXECUTIVE GARAGE ACCESSORY STRUCTURE - FLOOR PLAN
SCALE: 1/8"=1'-0"



MATERIALS
STUCCO WALLS
STEEL GARAGE DOORS
STEEL MAN DOOR

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



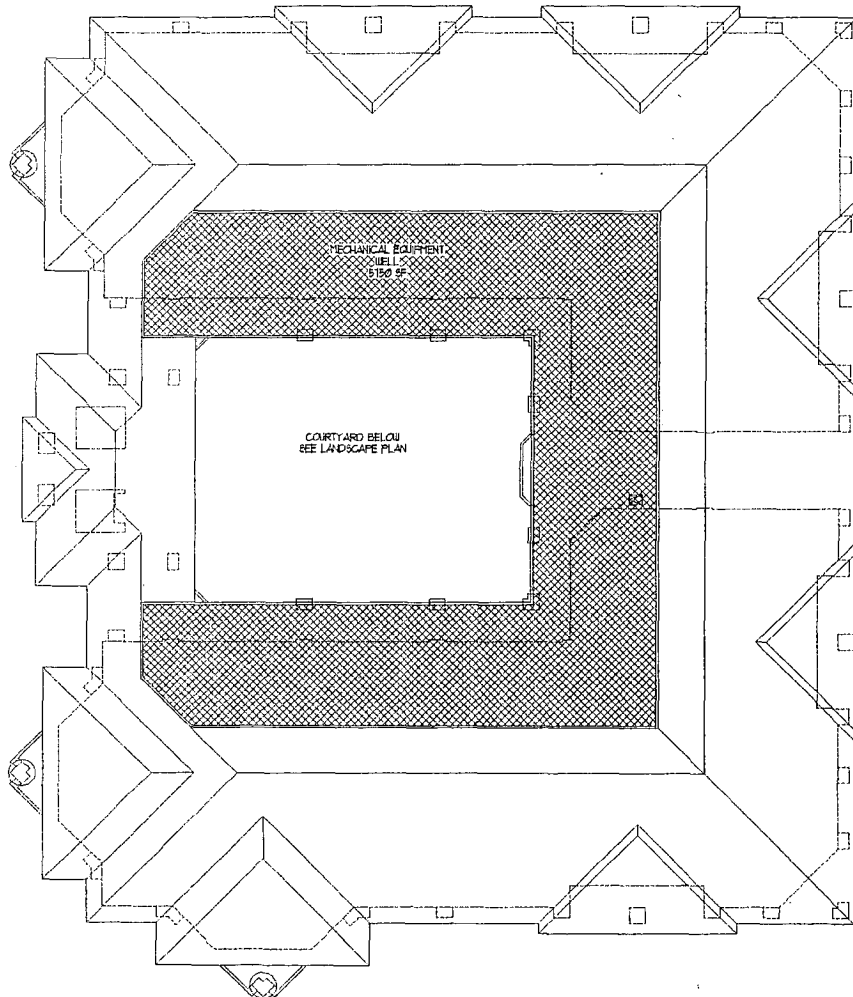
REVISION
1 CHANGE STRUCTURE 21 JAN 2008
2
3

PROJECT	ZONE CHANGE / D.R. PROFESS'L OFFICE USE FOR ENCORE COMMERCIAL, LLC
DATE	
SCALE	1/8"=1'-0"
DESIGNED	DJB
DRAWN	DJB
JOB NO.	

EXECUTIVE GARAGE ACCESSORY STRUCTURE
A-5

PRELIMINARY
NOT FOR
CONSTRUCTION

STAFF
GPA-3455
01-22-04 PC



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

PRELIMINARY
NOT FOR
CONSTRUCTION

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



DJ BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
200 W. MILLSON CT. SUITE 200 • DECATUR, GA 30030 • (404) 253-0400

PROJECT: ZONE CHANGE / DR.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDELL W. ALEXIAN, OWNER
LOCATION: 7401 BUCKLEBUNCH ROAD LAS VEGAS, NEVADA, 89139-2540-001

FIRST FLOOR PLAN
A-R

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3455 - PUBLIC HEARING - ZON-3456 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (Medium Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation] TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown). The Planning Commission (4-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because JAY BROWN is a co-owner of the Out-Patient Facility on Charleston Boulevard

MINUTES:

NOTE: See Item 104 [GPA-3455] for all related discussion.

(3:33 – 3:39)

4-1697

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3455) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

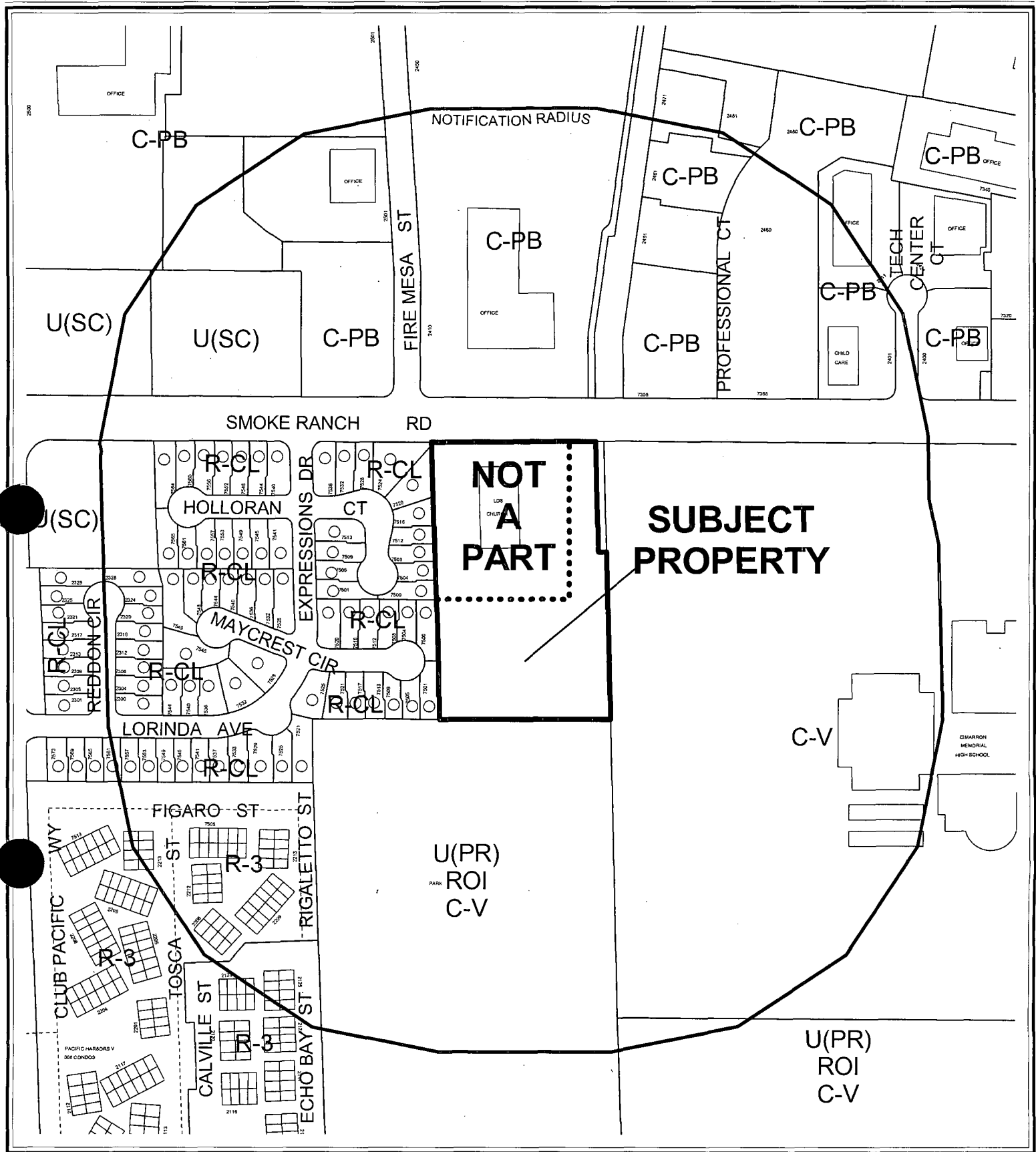
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 105 – ZON-3456

CONDITIONS – Continued:

Public Works

4. A Parcel Map or other legal means to divide the existing parcel shall record prior to the issuance of any permits for this site, in order to create a legal parcel for development.
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways and/or access ways as recommended in the approved drainage plan/study.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading-permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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



CASE: ZON-3456

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

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

0 200 400 Feet



105

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3456 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

**** CONDITIONS ****

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3455) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. A Parcel Map or other legal means to divide the existing parcel shall record prior to the issuance of any permits for this site, in order to create a legal parcel for development.
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways and/or access ways as recommended in the approved drainage plan/study.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus

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

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] to P-R (Professional Offices and Parking) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001). A General Plan Amendment (GPA-3455) to amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium Low Density Residential) to O (Office); and a Site Development Plan Review (SDR-3457) and a Waiver of Commercial Development Standards for a proposed 30,730 square foot office building and 825 square foot three-car garage will be considered as companion agenda items.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 12/27/90 | The Board of Zoning Adjustment approved a Special Use Permit (U-0225-90) to allow a church on the subject property. |
| 01/22/04 | The Planning Commission failed to obtain a super majority vote which is tantamount to denial for a General Plan Amendment (GPA-3455) to amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium Low Density Residential) to O (Office); and recommended approval of a Site Development Plan Review (SDR-3457) and a Waiver of Commercial Development Standards for a proposed 31,555 square foot office building will be considered as companion agenda items. |
| 01/22/04 | The Planning Commission voted 4-1 to recommend APPROVAL (PC Agenda Item #33). |

B) Pre-Application Meeting

- 11/14/03 Issues discussed included:
- Minimum depth of site is required to 60-feet; the applicant will need to request a waiver of this standard.
 - The applicant was informed that the landscape planter fingers shall have one tree per six spaces and eight foot wide perimeter planters are required, if the requirements cannot be provided a waiver must be requested.
 - The trash enclosure must be covered.

C) Neighborhood Meetings

- 12/22/03 A meeting was held to discuss the proposed General Plan Amendment. One person attended the meeting and had the following comments:
- Concern with the large pile of dirt that has been on the site.
 - Concern with leaves from the proposed landscaping that may blow into his yard. The applicant responded by proposing trees that will minimize the amount of dropped leaves.
 - Concern that people may not have been able to find the meeting because the room had been changed.

DETAILS OF APPLICATION REQUEST

A) Site Area

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

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

B) General Analysis and Discussion

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

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

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

The Department of Public Works had the following comments.

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

FINDINGS

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

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

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

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

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

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

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

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

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

NOTICES MAILED 185 by Planning Department

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Namela Holdings, LLC

Name of Applicant: Encore Commercial

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

_____ Yes _____ No

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

City Official: _____

Partner(s):

APN: _____

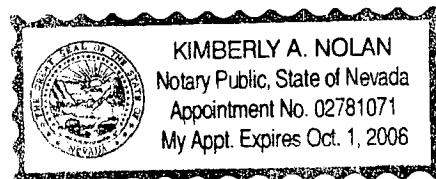
Signature of Property Owner/Authorized Agent: Andrew K. [Signature]

Print Name: Randel W Akeman

Subscribed and sworn before me

This 24th day of November, 2023

Kimberly Mole
Notary Public in and for said County and State



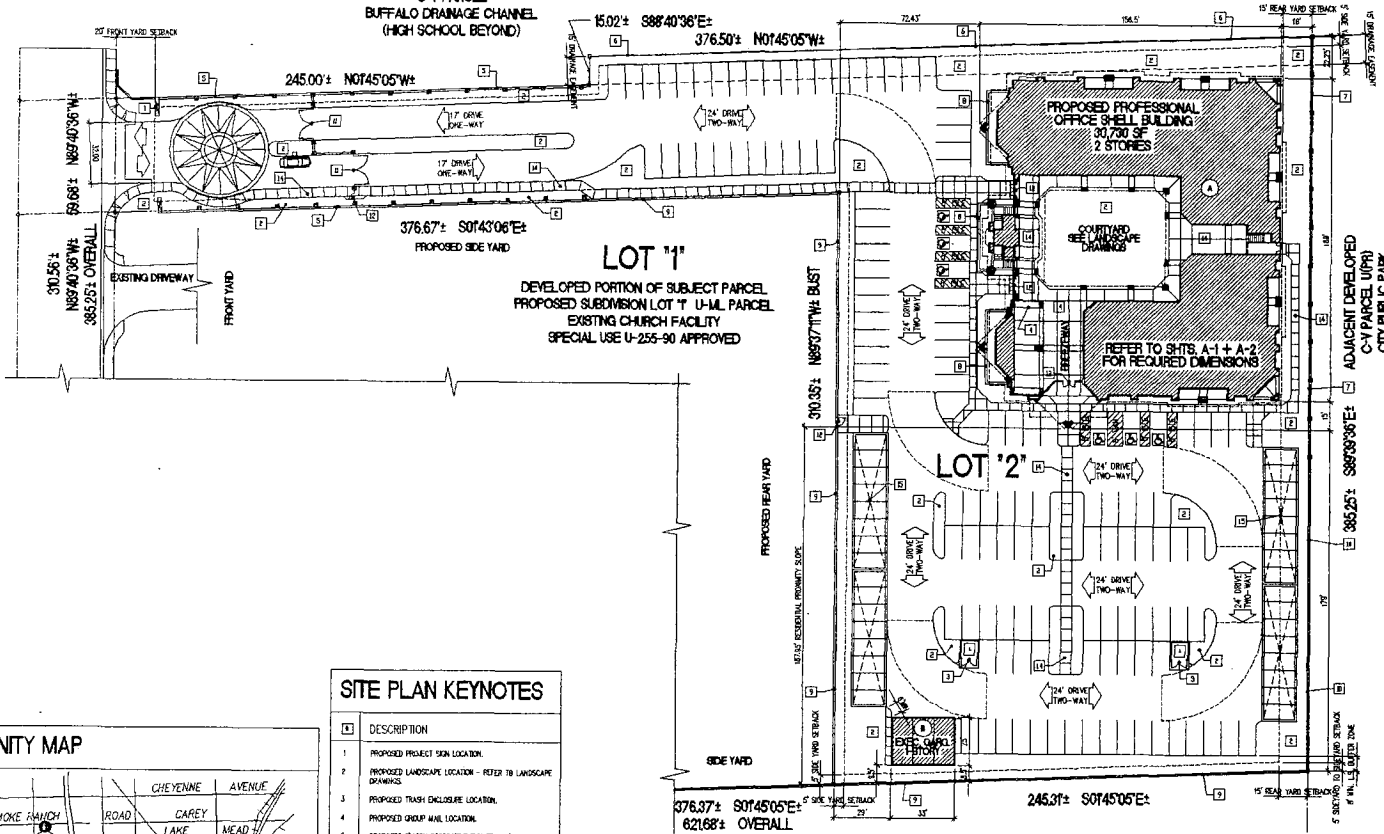
STATEMENT OF FINANCIAL INTEREST

ZON-3456
1-22-04 PC

STAFF

SMOKE RANCH ROAD

ADJACENT DEVELOPED
C-V PARCEL
BUFFALO DRAINAGE CHANNEL
(HIGH SCHOOL BEYOND)



PROJECT DATA			
APR 2004	100-20-04-001	CITY OF LAS VEGAS, NEVADA - TITLE 9	
PRELIMINARY ZONE	100-20-04-001	LOT 1: 100-20-04-001	
PROPOSED ZONE	100-20-04-001	LOT 2: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 1: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 2: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 3: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 4: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 5: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 6: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 7: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 8: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 9: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 10: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 11: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 12: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 13: 100-20-04-001	
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PROPOSED USE	100-20-04-001	LOT 98: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 99: 100-20-04-001	
PROPOSED USE	100-20-04-001	LOT 100: 100-20-04-001	

SITE PLAN KEYNOTES

- PROPOSED PROJECT SIGN LOCATION
- PROPOSED LANDSCAPE LOCATION - REFER TO LANDSCAPE DRAWINGS
- PROPOSED TRASH ENCLOSURE LOCATION
- PROPOSED GROUP WALK LOCATION
- PROPOSED 6" HIGH DECORATIVE CMU FENCE/WALL WITH DECORATIVE PLANTERS @ 20' O.C. (ZONE BOUNDARY)
- REPLACE EXISTING CHAIN-LINK FENCE WITH ORNAMENTAL WALL FENCE AS PER FLOOD CONTROL DISTRICT STANDARDS (ZONE BOUNDARY)
- PROPOSED 6" HIGH DECORATIVE CMU FENCE/WALL WITH DECORATIVE PLANTERS @ 20' O.C. AND ORNAMENTAL WALL FENCE @ 20' O.C. FOR WALK-UP DRIVE (ZONE BOUNDARY)
- PROPOSED 20' HIGH DECORATIVE CMU LANDSCAPE WALL
- EXISTING 6" HIGH DECORATIVE CMU FENCE/WALL (ZONE BOUNDARY)
- PROPOSED 6" HIGH DECORATIVE CMU FENCE/WALL (ZONE BOUNDARY)
- PROPOSED 6" HIGH ORNAMENTAL SECURITY ENTRY GATE AND FENCE WITH CALL BELL
- PROPOSED 6" HIGH ORNAMENTAL SECURITY MAIN GATE AND FENCE WITH CALL BELL
- NOT USED
- ADD A REQUIRED ACCESSIBLE SIDEWALK
- PROPOSED COVERED CARPORT STRUCTURES
- NOT USED
- NOT USED

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



PRELIMINARY
NOT FOR
CONSTRUCTION



PROJECT: ZONE CHANGE / DR. PROFESSIONAL OFFICE USE FOR ENCORE COMMERCIAL LLC
OWNER: RANDOL W. ALEMAN, OWNER
LOCATION: 7807 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, 891-20-04-001

DATE: 7-10-07
SCALE: 1"=30'-0"
DESIGNED: D.J.B.
DRAWN: D.J.B.
JOB NO.:

SITE DEVELOPMENT PLAN
A-0

D.J. BUTTKIE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
100-20-04-001



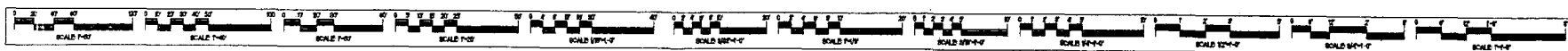
3 SOTHTH BUILDING ELEVATION (FACING PUBLIC PARK)
SCALE: 1/8"=1'-0"

MATERIALS

STANDING SEAM MTL. ROOF
STUCCO WALLS
ALUMINUM STOREFRONT
ACCENT STONE VENEER
ACCENT WROUGHT IRON
ORNAMENTAL W/1 BALCONY RAILS
ORNAMENTAL W/1 SECURITY GATES
DECOR. PLANTER DISHES



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



BUTTKE
& ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
100 N. 10TH ST. SUITE 1000
MINNEAPOLIS, MN 55401

PROJECT: ZONE CHANGE / D.R.
PROFESSOR OFFICE USE
ENCORE COMMERCIAL, LLC
RANDOLPH W. ALEMAN, OWNER
LOCATION: 2410 MARSH ROAD, LEE HILLS, MINN. 55045

DATE: 10/1/03
SCALE: 1/8"=1'-0"
DESIGNED: DJR
DRAWN: DJR
JOB NO.:

EXTERIOR BUILDING
ELEVATIONS
A-4

PRELIMINARY
NOT FOR
CONSTRUCTION

STAFF

ZON-3456 1-22-04 PC



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

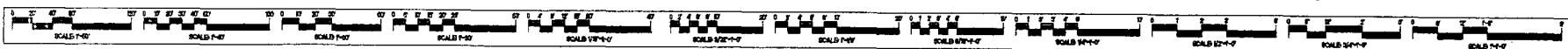
MATERIALS

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



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

PRELIMINARY
NOT FOR
CONSTRUCTION



BUTTKE
SOCIOSES, P.C.
ARCHITECTURAL DESIGN STUDIO
1000 N. GARDEN ST. SUITE 1000 DENVER, CO 80202

PROJECT: ZONE CHANGE / DR.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL LLC
RANDEL W. ALEJAN, OWNER
LOCATION: 7401 SMOKE RANCH ROAD, LAS VEGAS, NEVADA 89118-2500
DATE: _____
SCALE: 1/8"=1'-0"
DESIGNED: D.B.
DRAWN: D.B.
JOB NO. _____

EXTERIOR BUILDING
ELEVATIONS
A-3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3455 AND ZON-3456 - PUBLIC HEARING - **SDR-3457 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS** - Request for a Site Development Plan Review and a Waiver of Commercial Development Standards FOR A PROPOSED 31,555 SQUARE FOOT OFFICE BUILDING on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), U (Undeveloped) Zone [PROPOSED: P-R (Professional Office and Parking)] [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation], Ward 4 (Brown). The Planning Commission (4-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions and the following added conditions:

- *No structures shall be permitted on the west property line.*
- *The applicant will work to move the trash enclosures further east on the parcel, subject to approval of the Planning and Development Department.*

– UNANIMOUS with GOODMAN abstaining because JAY BROWN is a co-owner of the Out-Patient Facility on Charleston Boulevard

MINUTES:

NOTE: See Item 104 [GPA-3455] for all related discussion.

(3:33 – 3:39)

4-1697

CONDITONS:

Planning and Development

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

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 106 – SDR-3457

MINUTES – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the relocation of the trash enclosures that meet Title 19.08.045 requirements including, the distance requirement from residential property (50 feet) and to ensure the trash enclosures are fully enclosed and roofed. The site plan shall also be revised to relocate the executive three-car garage a minimum of 100 feet from the west (residential) property line.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum six-foot wide landscape planters along the side and rear property lines, including the north and west project limit lines of Lot 2 and the perimeter landscape planters located along the driveway entrance. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.
7. The trash enclosure shall meet minimum standards set forth in the Las Vegas Medical District, which include screening from public view on three sides by a solid six-foot tall decorative wall, on the fourth side by a solid gate not less than five feet in height and shall have a roof.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

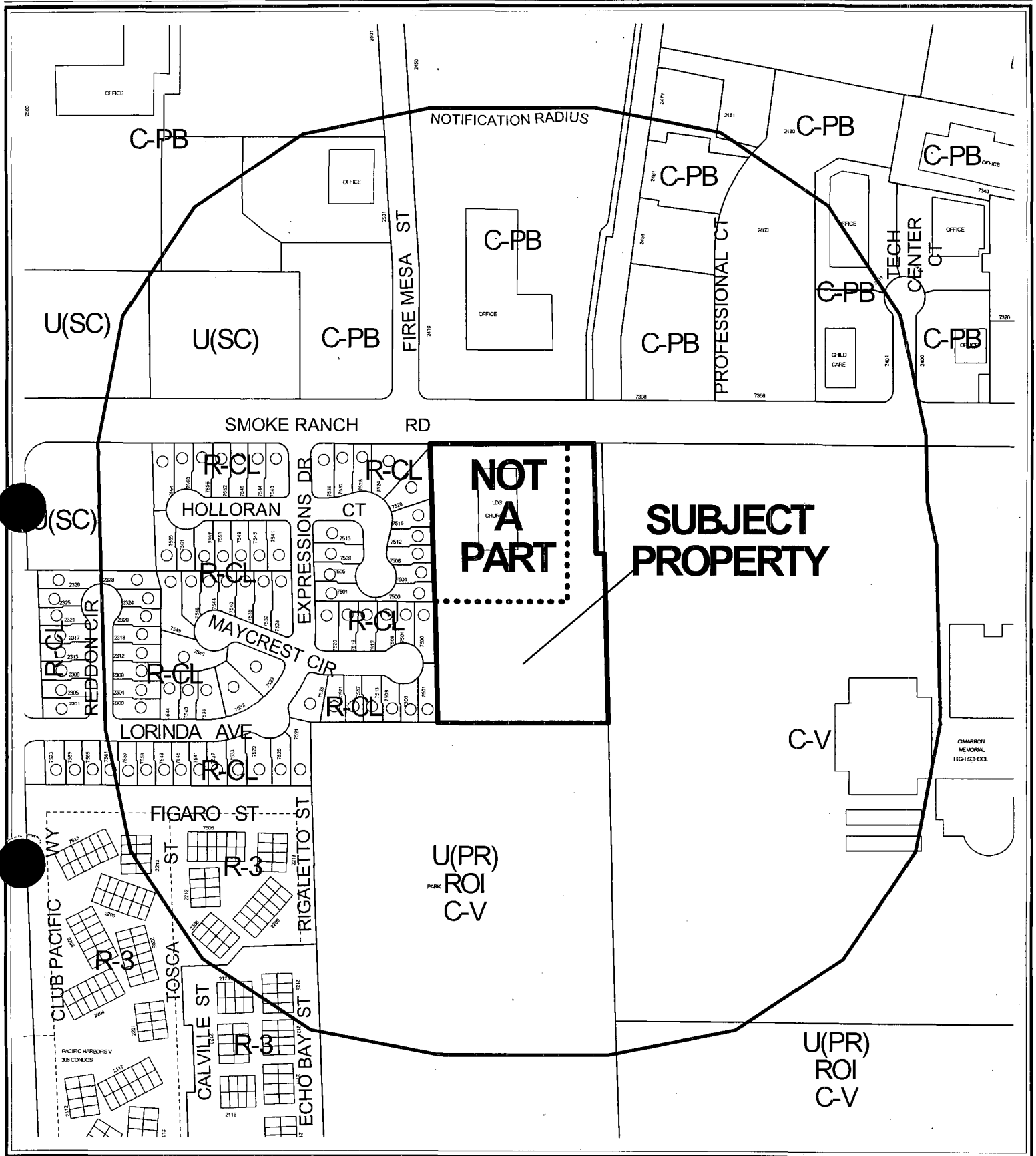
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 106 – SDR-3457

CONDITIONS – Continued:

10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. The applicant shall meet with Planning and Development staff to develop an addressing plan prior to issue of permits.

Public Works

16. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. Site development to comply with all applicable conditions of approval for ZON-3456 and all subsequent site-related actions.



CASE: SDR-3457

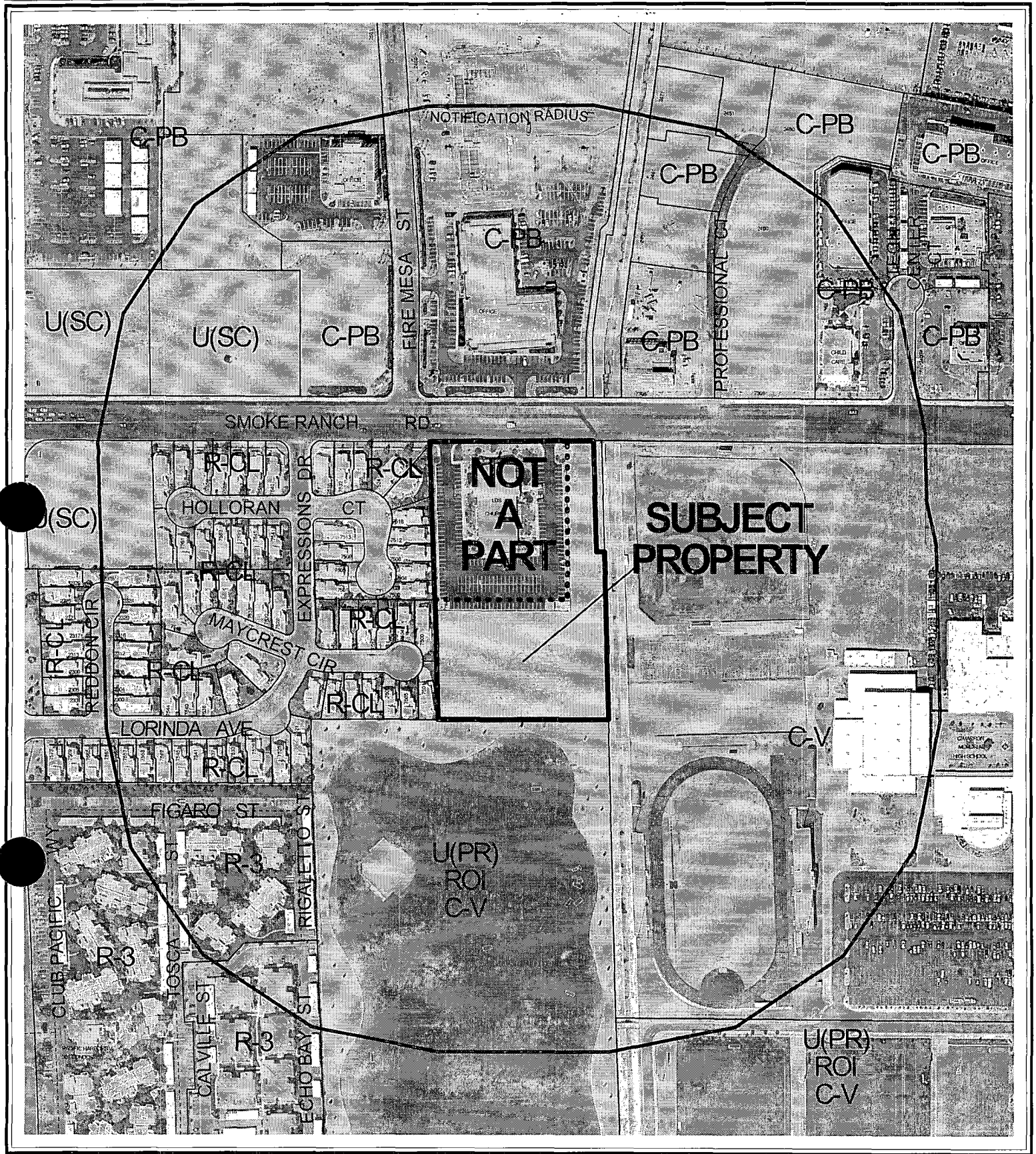
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet





CASE: **SDR-3457**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3457 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

**** CONDITIONS ****

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

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

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3457 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

**** CONDITIONS ****

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to:

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Plan Review and a Waiver of Commercial Development Standards for a proposed 31,555 square foot office building on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001). A General Plan Amendment (GPA-3455) to amend a portion of the Southwest Sector Plan of the General Plan from ML (Medium Low Density Residential) to O (Office); and a Rezoning from U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] to P-R (Professional Offices and Parking) will be considered as companion agenda items.

B) Applicant's Justification

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

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

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

BACKGROUND INFORMATION

A) Previous Actions

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

01/22/04 The Planning Commission failed to obtain a super majority vote which is tantamount to denial of a related General Plan Amendment (GPA-3455) and recommended approval of a related Rezoning (ZON-3456).

01/22/04 The Planning Commission voted 4-1 to recommend APPROVAL (PC Agenda Item #34).

B) Pre-Application Meeting

11/14/03 Issues discussed included:

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

C) Neighborhood Meetings

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

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

DETAILS OF APPLICATION REQUEST

A) Site Area

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

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

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

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

PROJECT DESCRIPTION

- Site Plan

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

- Landscape Plan

The landscape plan indicates perimeter and parking lot landscaping as well as landscaping around the office building and within the central courtyard. The site frontage indicates a landscaped entrance with a circular-shaped decorative feature on the pavement. Perimeter landscaping includes a minimum three-foot wide planter along the driveway entrance to a maximum twenty-foot wide planter adjacent to the office building on the east property line. The rear landscape planter is shown at varying widths of a minimum of six and a half feet (6½') to a maximum of twenty-five feet (25'). The western planter is shown as an eight and a half feet (8½') wide. The northern landscape planter adjacent to the church is approximately eight-feet (8') wide. Parking lot landscape planter islands are shown at five-feet wide at the end and the middle of the parking section located at the southwest corner of the site.

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

- Building Elevations

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

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

A2) Residential Adjacency Standards

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

a) Proximity slope.

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

b) Building setback.

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

A3) Parking and Traffic Standards

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

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

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

The Department of Public Works had the following comments.

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

A4) Landscape and Open Space Standards

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

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

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

A5) Sign Standards

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

B) General Analysis and Discussion

- Zoning

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

- Site Plan

The site plan provides a suitable layout for the irregular flag-shaped site. The office building is located in the southeast corner, so its impact is minimal to nearby residential uses. The provided parking exceeds Code requirements by 63 parking spaces, which will provide flexibility for some medical office, if necessary. There are a few concerns with the site plan, however, that will be conditioned. The two trash enclosures are located towards the western end of the property. Title 19.08.045 requires that trash enclosures are located a minimum of fifty feet (50') from residential property lines, therefore a condition is recommended to find a suitable location for the trash enclosures and to ensure the enclosures are fully enclosed and roofed. The three-car executive garage is located adjacent to the west property line; there is concern that the fifteen-foot tall structure that is setback ten feet from the residential property line is too intrusive to those residents. Therefore a recommended condition is to relocate the executive three-car garage a minimum of 100 feet from the west (residential) property line.

- Waivers

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

- Landscape Plan

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

- Elevation

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTICES MAILED 185 by Planning Department

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Namela Holdings, LLC

Name of Applicant: Encore Commercial

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: [Signature]

Print Name: Rardel W Aleman

Subscribed and sworn before me

This 24th day of November, 2003

Kimberly Arulan
Notary Public in and for said County and State





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

Name of Applicant: Encore Commercial

Yes

No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

Print Name:

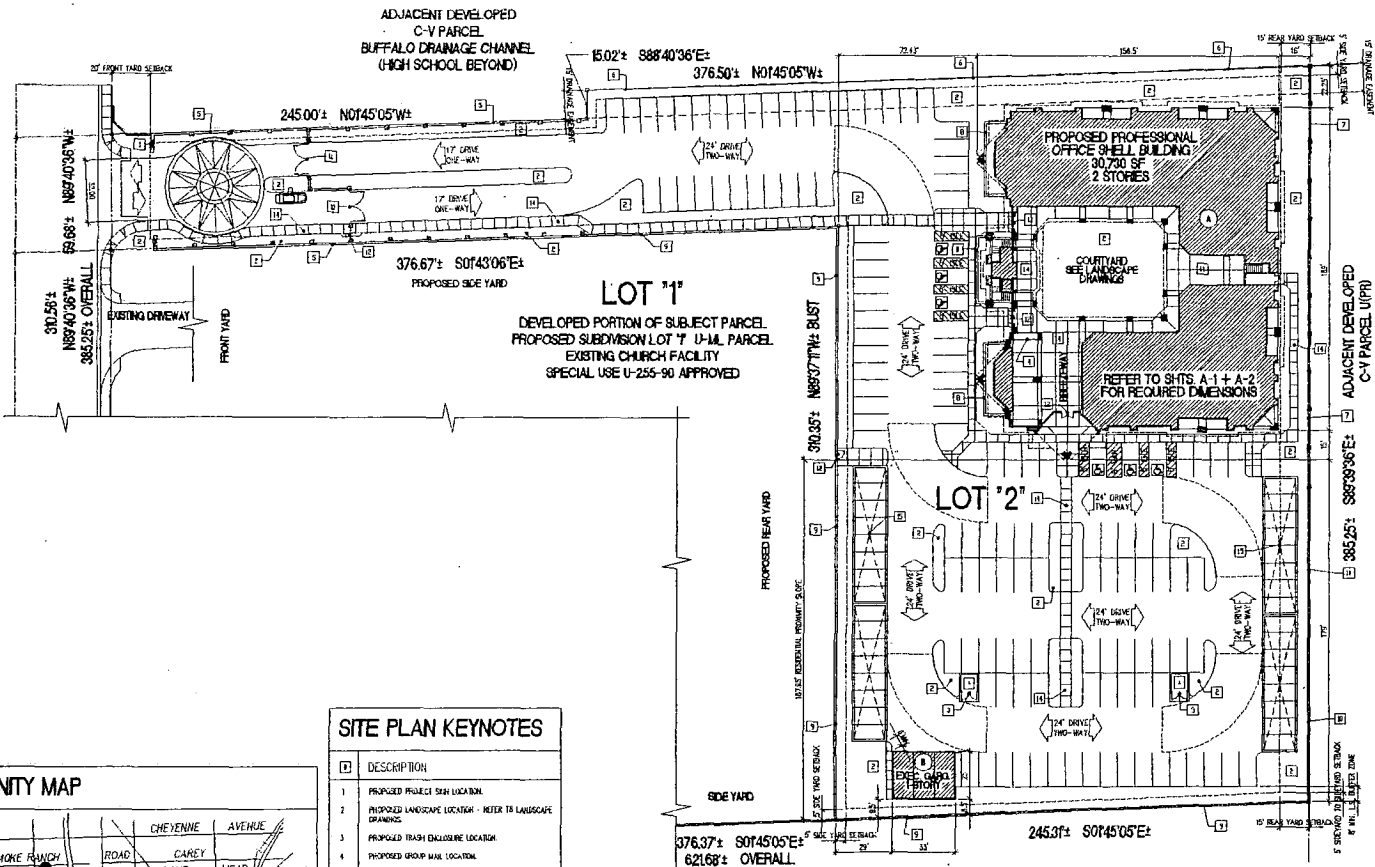
Terry F. Ruldd, Authorized Agent

This 5 day of Dec., 2003

Bruce Findlay
Notary Public in and for said County and State

SDR-3457
01-22-04 PC

SMOKE RANCH ROAD

[illegible]

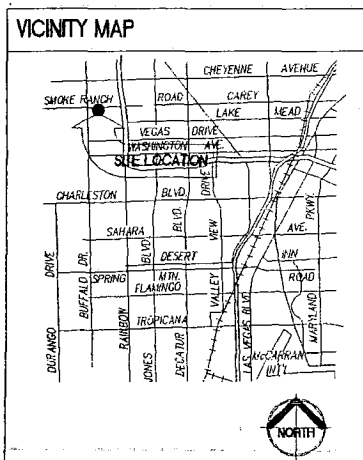
**DI BUTTKE
& ASSOCIATES, P.C.**
ARCHITECTURAL DESIGN STUDIO
100 W. LUGBON, CL. 7 • LAS VEGAS • NEVADA • 89101 • (702) 231-8870

PERSON
1
2
3

PROJECT
ZONE CHANGE / DR.
PROFESS'L OFFICE USE
FOR
ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7401 SMOKE RANCH ROAD, LAS VEGAS, NEVADA, 891 22-420-021

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

**SITE DEVELOPMENT
PLAN**
A-0



SITE PLAN KEYNOTES	
D	DESCRIPTION
1	PROPOSED PHASE 1 SAN LOCATION
2	PROPOSED LANDSCAPE LOCATION - REFER TO LANDSCAPE DRAWINGS
3	PROPOSED TRASH ENCLOSURE LOCATION
4	PROPOSED GROUP WALK LOCATION
5	PROPOSED 1' HIGH DECORATIVE DRY FENCE/MALL WITH DECORATIVE PLANTING @ 30' C/P (SEE BOUNDARY)
6	RETAINING EXISTING GRADE WITH FENCE WITH ORNAMENTAL W/ FENCE AS PER FLOOR GRAPHIC, EXISTING STRUCTURE (SEE BOUNDARY)
7	PROPOSED 1' HIGH DECORATIVE DRY FENCE/MALL WITH DECORATIVE PLANTING @ 30' C/P AND ORNAMENTAL W/ FENCE @ UPPER SIDE FOR VIEW OF PAVILION (SEE BOUNDARY)
8	PROPOSED 1' HIGH DECORATIVE DRY LANDSCAPE WALL
9	EXISTING 1' HIGH DECORATIVE DRY FENCE/MALL (SEE BOUNDARY)
10	PROPOSED 1' HIGH DECORATIVE DRY FENCE/MALL (SEE BOUNDARY)
11	PROPOSED 1' HIGH ORNAMENTAL SECURITY ENTRY GATE AND FENCE WITH CALL BELL
12	PROPOSED 1' HIGH ORNAMENTAL SECURITY MAIN GATE AND FENCE WITH CALL BELL
13	WALK
14	WALK, REQUIRED ACCESSIBLE SIDEWALKS
15	PROPOSED CONCRETE CASSETT 1" SIGNATURES
16	NOT BUILT
17	NOT USED

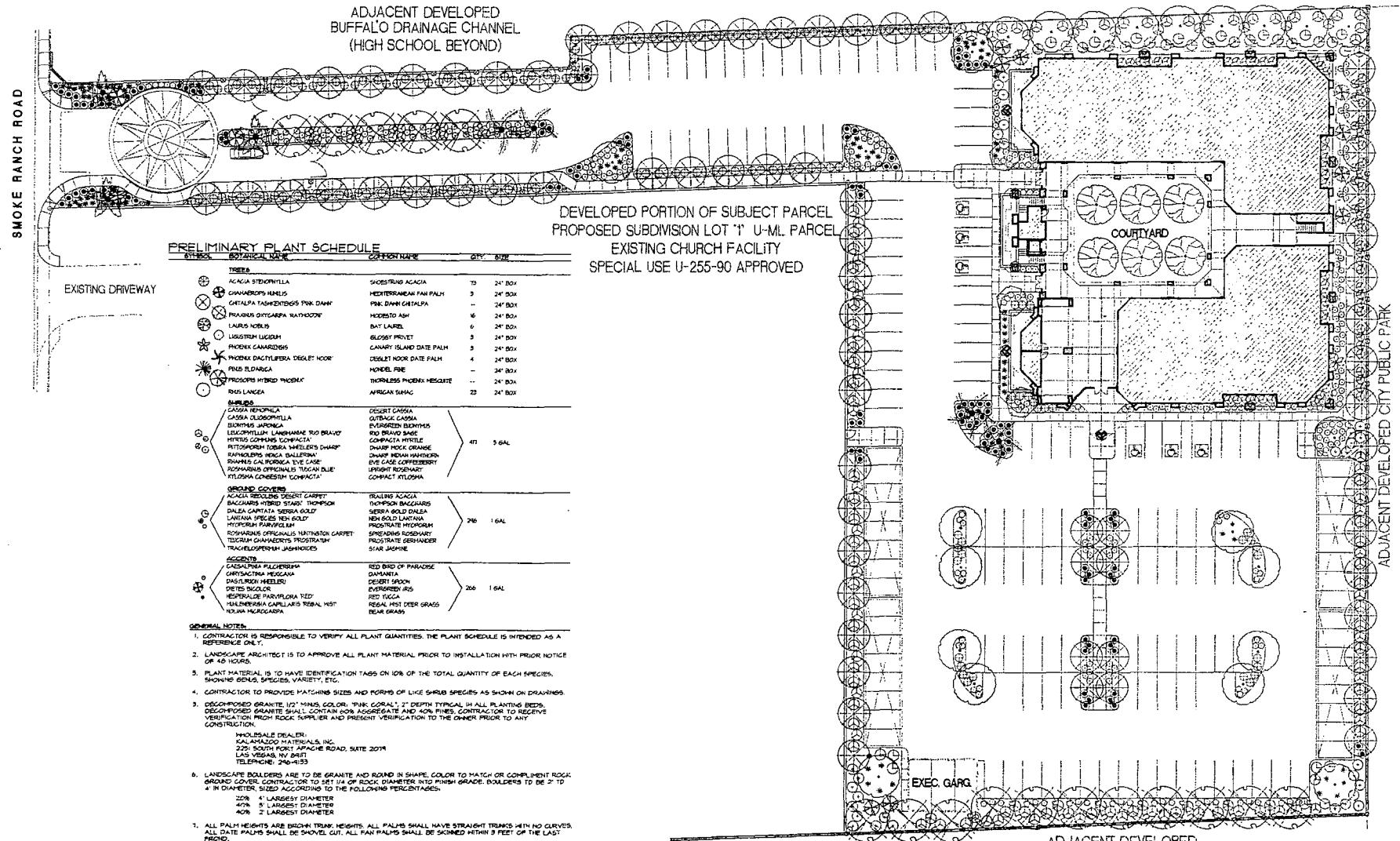
1 PROPOSED SITE DEVELOPMENT PLAN
SCALE: 1"=30'-0"



ADJACENT DEVELOPED
R-CL PARCEL(S)
SINGLE FAMILY RESIDENTIAL

PRELIMINARY
NOT FOR
CONSTRUCTION

STAFF SDR-3457
01-22-04 PC



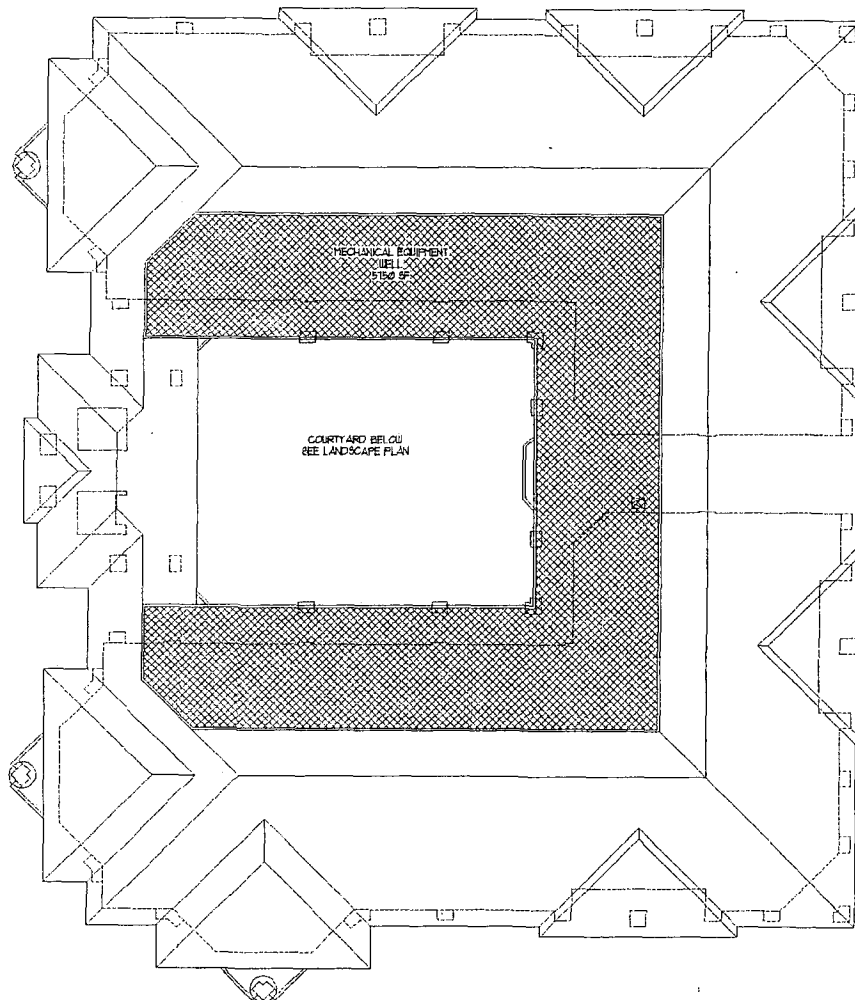
SMOKE RANCH OFFICE BUILDING

PRELIMINARY LANDSCAPE PLAN

WZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE LAND PLANNING

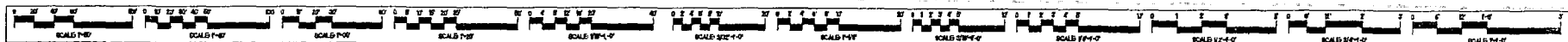
20' 40' 80'





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

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



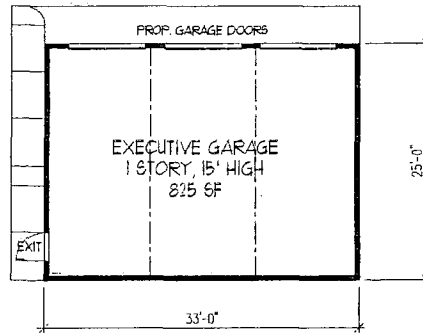
PRELIMINARY
NOT FOR
CONSTRUCTION

DJ BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
1000 W. HUNTER CT. SUITE 100 - LAS VEGAS, NV 89101-1000

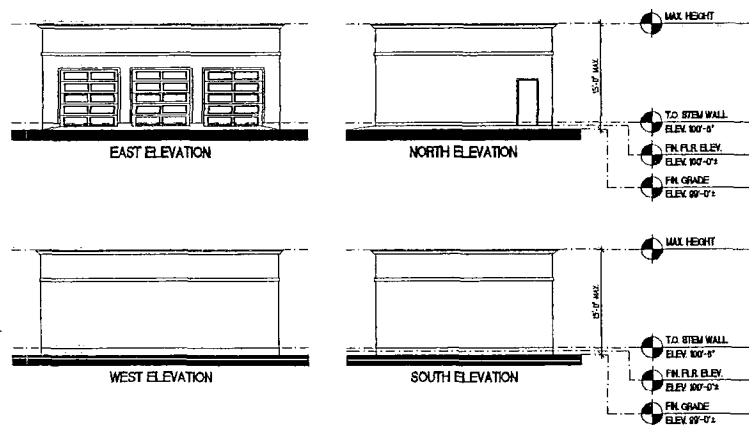
PROJECT: ZONE CHANGE / DR.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7400 BUCKINGHAM ROAD, LAS VEGAS, NEVADA, 89129-2500

DATE: 3/27/11
SCALE: 3/32"=1'-0"
DESIGNED: D.B.
DRAWN: D.B.
JOB NO. 17

FIRST FLOOR PLAN
A-R



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



MATERIALS
STUCCO WALLS
STEEL GARAGE DOORS
STEEL MAN DOOR

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



SDR-3457
STAFF 1-22-04 PC



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

MATERIALS

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



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



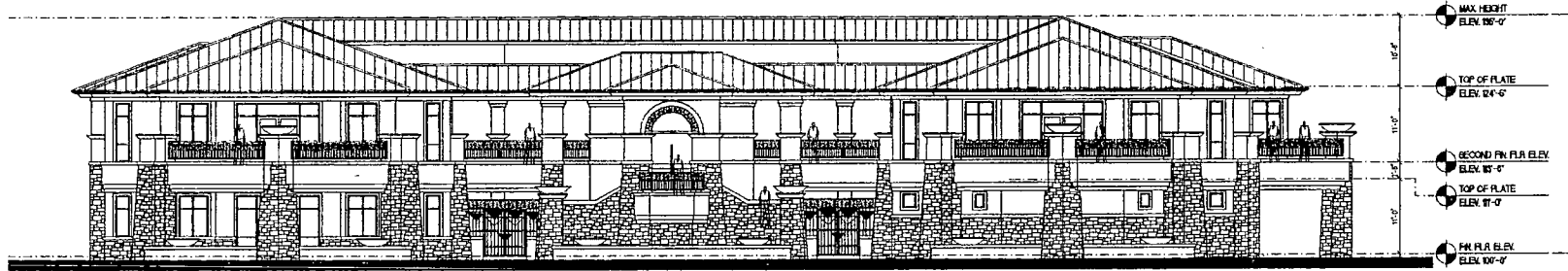
BUTTKE
& ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
100 N. LEXINGTON ST., SUITE 200, WASHINGTON, DC 20001

PROJECT: ZONE CHANGE / DR.
PROFESS'L OFFICE USE
FOR: ENCORE COMMERCIAL, LLC
RANDOL W. ALEMAN, OWNER
LOCATION: 7400 MARKET STREET, SUITE 100, WASHINGTON, DC 20001

DATE:
SCALE: 1/8"=1'-0"
CHECKED: D.B.
DRAWN: D.B.
JOB NO.:

EXTERIOR BUILDING
ELEVATIONS
A-4

PRELIMINARY
NOT FOR
CONSTRUCTION



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

MATERIALS

STANDING SEAM MTL. ROOF
STUCCO WALLS
ALUMINUM STOREFRONT
ACCENT STONE VENEER
ACCENT WROUGHT IRON
ORNAMENTAL W/1 BALCONY RAILS
ORNAMENTAL W/1 SECURITY GATES
DECOR. PLANTER DISHES



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

PRELIMINARY
NOT FOR
CONSTRUCTION



DI BUTTKE
& ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
1001 W. ELSON CT. SUITE 1000 LAS VEGAS, NEVADA 89102-3457

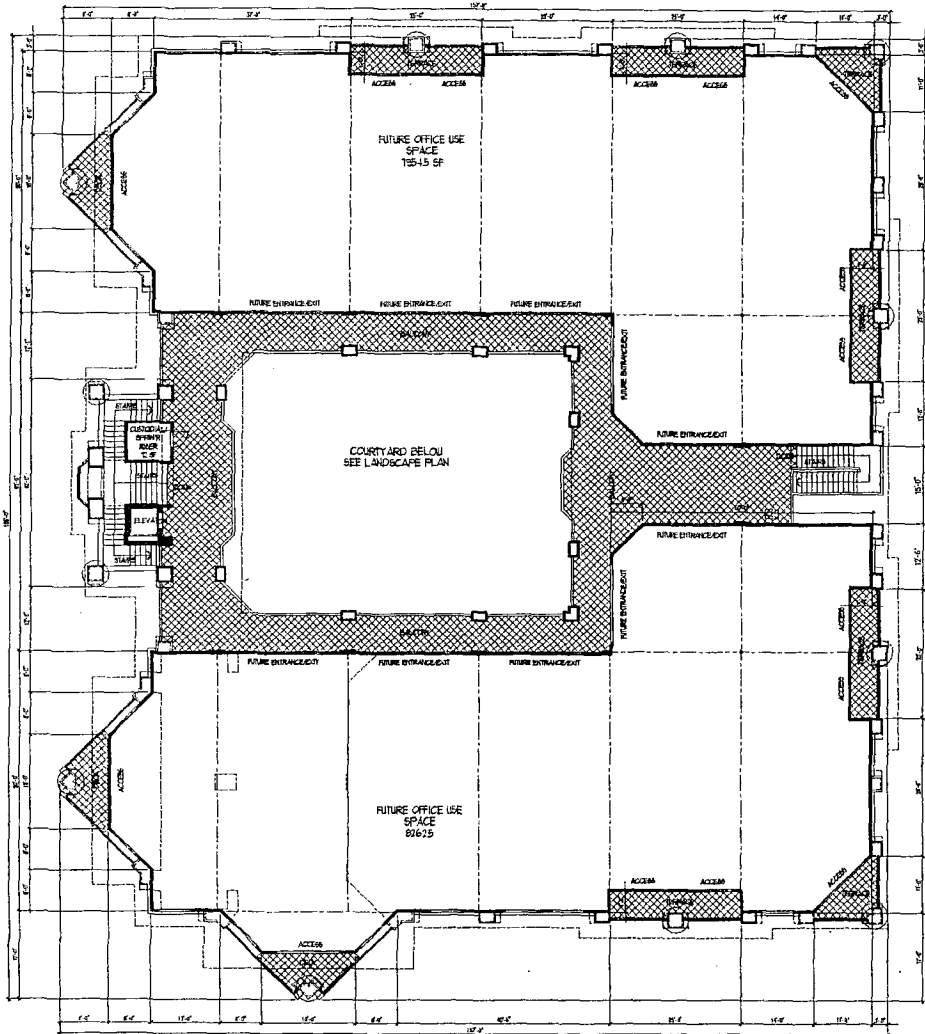
PROJECT: ZONE CHANGE / DR.
PROFESS'L OFFICE USE
FOR ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7401 SMOKE RANCH ROAD, LAS VEGAS, NEVADA 89119-2501

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

EXTERIOR BUILDING
ELEVATIONS
A-3

STAFF

SDR-3457 1-22-04 PC



area/occup. tab

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

BUTTKE & ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
1001 LEXINGTON AVENUE, SUITE 1200, NEW YORK, NY 10017

PROJECT: ZONE CHANGE / DR.
PROFESSOR'S OFFICE USE
FOR ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 1001 LEXINGTON AVENUE, NEW YORK, NY 10017

DATE: 4/27/04
SCALE: 1/32"=1'-0"
DESIGNED: DJB
DRAWN: DJB
JOB NO.

SECOND FLOOR PLAN

A-2

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

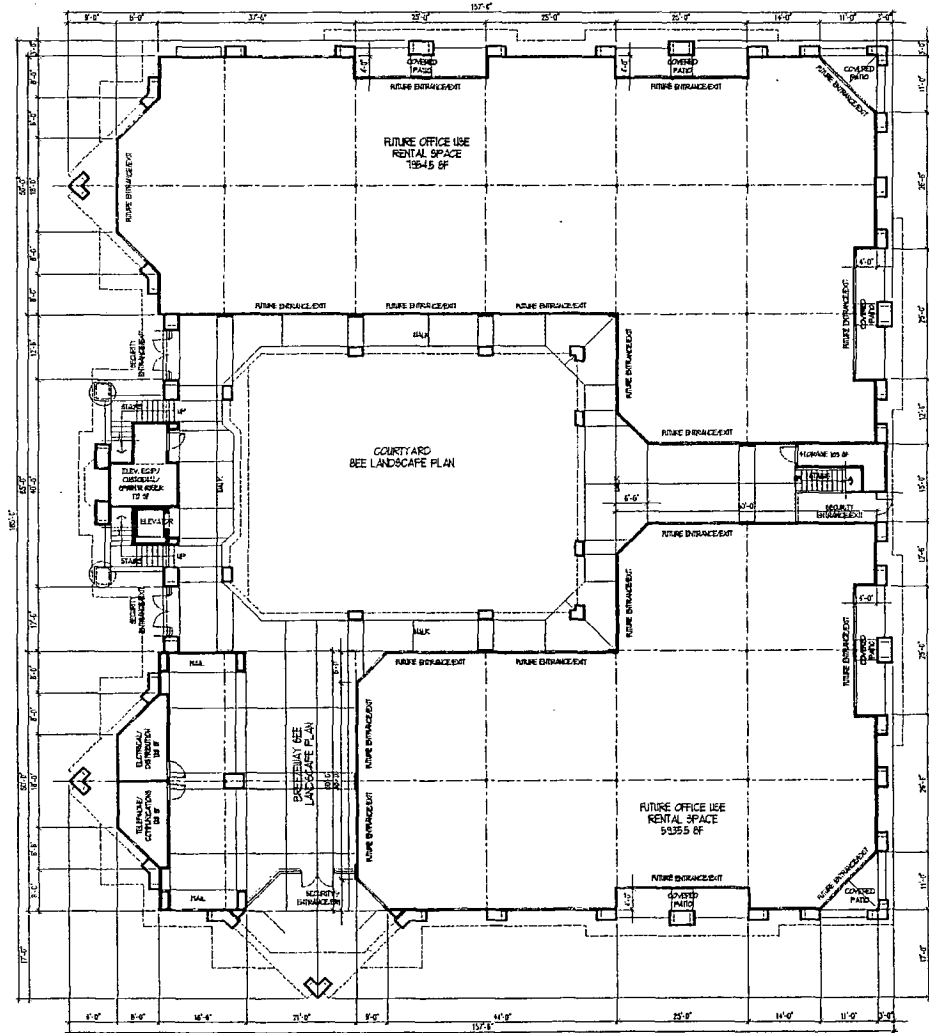
16,289 GROSS SF
30,730 TOTAL SF

PRELIMINARY
NOT FOR
CONSTRUCTION



STAFF

SDR-3457
01-22-04 PC



area/occup. tab	
LEVEL 1 GROSS AREA	14,441 SQ FT
LEVEL 2 GROSS AREA	16,289 SQ FT
TOTAL BUILT AREA	30,730 SQ FT
TOTAL OCCUPANCY LOAD	1:100 300

DI BUTTKE
& ASSOCIATES, P.C.
ARCHITECTURAL DESIGN STUDIO
1515 N. LUGAN CT., DALLAS, TEXAS 75207-1217

PROJECT: ZONE CHANGE / D.R.
PROFESSIONAL OFFICE USE
FOR ENCORE COMMERCIAL, LLC
RANDEL W. ALEMAN, OWNER
LOCATION: 7301 MIDCOURT ROAD, LAS VEGAS, NEVADA, 89119-2100

DATE: 01-22-04
SCALE: 3/32"=1'-0"
DESIGNED: D.W.
DRAWN: D.W.
JOB NO.

FIRST FLOOR PLAN
A-1

PRELIMINARY
NOT FOR
CONSTRUCTION

1 FIRST FLOOR PLAN - BUILDING 'A' 14,441 GROSS SF
SCALE: 3/32"=1'-0" 30,730 TOTAL SF



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

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

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BROWN – APPROVED – UNANIMOUS with GOODMAN abstaining because he owns property in a partnership with JEROME SCHNEIDER in Apex, with ROBERT ZERING in Ely or Elko, and both men are part of this application

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 107 [GPA-3459], Item 108 [ZON-3461], Item 109 [SUP-3463] and Item 110 [SDR-3462] and declared his abstention.

JAMES VELTMAN, Veltman Planning Design Group, 4470 North Chieftain Street, appeared on behalf of the applicant and concurred with staff conditions.

TODD FARLOW, 240 North 19th Street, was pleased that the elevations depict a tall garage for the RV vehicles. This will eliminate the need to park these vehicles on the side yards.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 107 – GPA-3459

MINUTES – Continued:

COUNCILMAN BROWN commented that he received telephone calls regarding Item 110 [SDR-3462]. He explained that the applicant was entitled to build 2 homes per acre for a total of 21.6 homes. The request is for 23 homes, only adding an additional 1.4 homes in exchange for some nice landscaping. The product is wonderful. There is a drainage easement on the south boundary, and the Buffalo SID actually encroached and took away some of the property. This is a welcome product, and COUNCILMAN BROWN thanked the applicant for working with his office and the neighborhood.

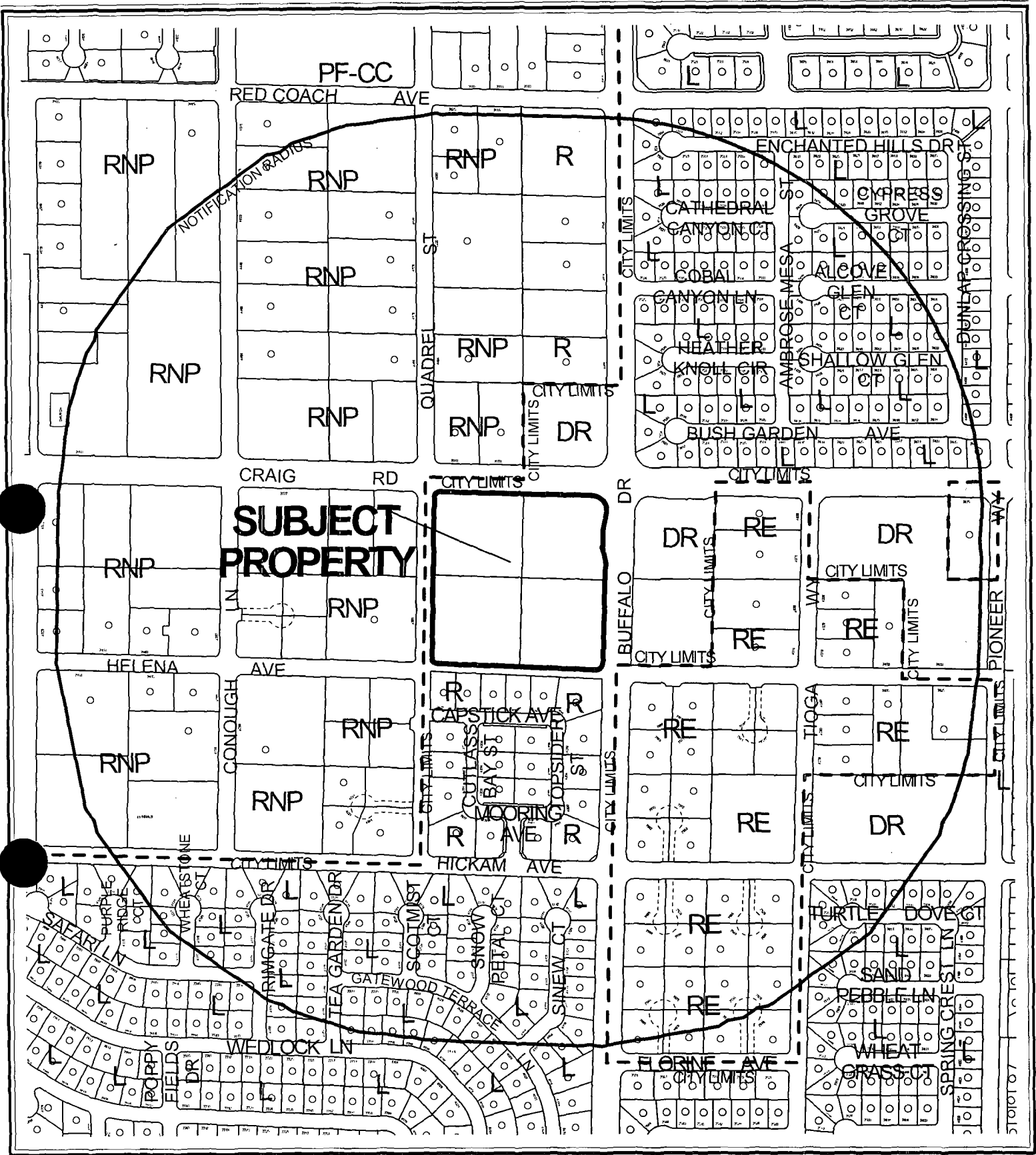
No one appeared in opposition.

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 107 [GPA-3459], Item 108 [ZON-3461], Item 109 [SUP-3463] and Item 110 [SDR-3462].

NOTE: All discussion for Item 107, Item 108, Item 109 and Item 110 was held under Item 107.

(3:39 – 3:44)

4-1940



CASE: GPA-3459

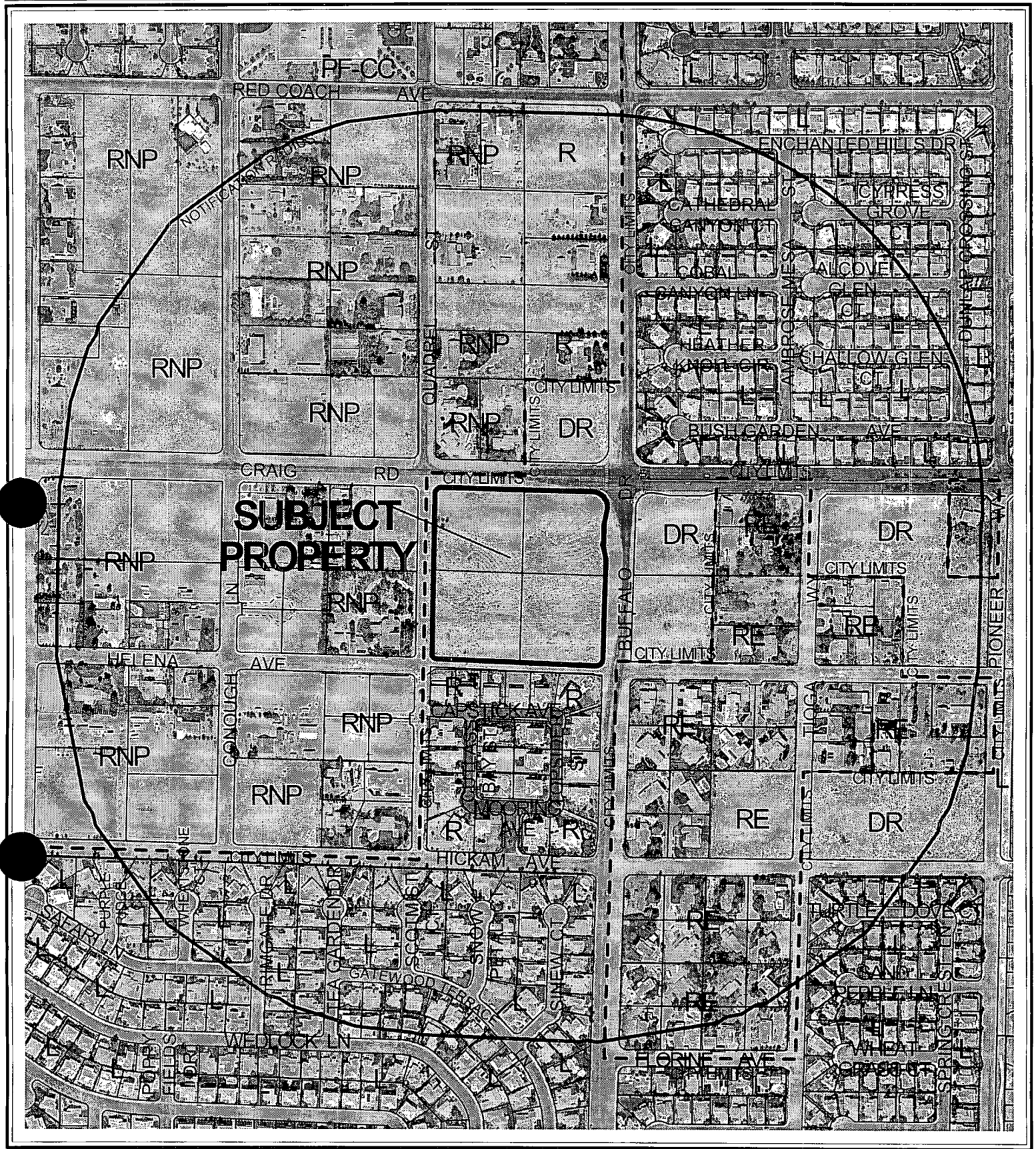
RADIUS: 1320 FT

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

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

0 300 600 Feet





CASE: GPA-3459

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

R (RURAL DENSITY RESIDENTIAL)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/
BUFFALO LIMITED**

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential) on 10.8 gross acres (8.48 net acres) adjacent to the southwest corner of Craig Road and Buffalo Drive. Related applications include a Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); a Special Use Permit (SUP-3463) for private streets; and a Site Development Plan Review (SDR-3462) for a 23-lot single family residential development.

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

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for (R) Rural Density Residential land uses with a maximum density of three dwelling units per acre.
- 01/04/89 The subject property was Annexed (A-0016-88) into the City of Las Vegas.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 09/07/94 The City Council approved a Rezoning (Z-0072-94) from R-E (Residence Estates) to R-D (Single Family Residential-Restricted) on this site as part of a larger request.
- 11/01/95 The City Council approved an Extension of Time [Z-0072-94(3)] for the rezoning request. Condition number two eliminated the northern half of the rezoning request of which this site is a part. Therefore this site was reverted back to R-E.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.

- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
- 11/20/02 The City Council accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0083-02) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Site Development Plan Review [Z-0083-02(1)] for a proposed 21 lot single family residential development on this site. The Planning Commission and staff recommended approval of these applications on October 24, 2002.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural Density Residential) land uses with a maximum density of 2.49 dwelling units per acre.
- 1/22/04 The Planning Commission recommended approval of three related items: Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); a Special Use Permit (SUP-3463) for private streets; and a Site Development Plan Review (SDR-3462) for a 23-lot single-family residential development.
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #37/lm).

DETAILS OF APPLICATION REQUEST

Site Area: 10.8 Gross Acres
8.48 Net Acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	DR (Desert Rural Density Residential)
North	DR (Desert Rural Density Residential)
	RNP (Rural Neighborhood Preservation)

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

EXISTING ZONING

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

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

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

DEFINITIONS

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

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

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

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

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

INTERAGENCY ISSUES

RURAL PRESERVATION NEIGHBORHOOD BUFFER

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

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT

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

ANALYSIS

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

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

FINDINGS

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

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

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

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

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

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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

- How many two story homes, what will the value be, how big are they, what kind of landscaping, and when will they be built?
- The applicant responded that roughly 1/3 of the 23 homes will be two story, prices will start in the upper \$200s to the upper \$300s, they will range in size from 2,300 to 2,700 sq ft, they will have xeriscape, and the first units will be completed in 12 - 18 months. A question that came up more than once concerned perimeter landscaping.
- Applicant responded that the city requires 11' setback with a 6' landscape buffer along Buffalo and Craig, but Hickam and Quadrel has not been decided.
- They wanted to know about gates, street lights, yard size, and lot premiums.
- The applicant said it would be a gated subdivision, street lights were whatever the neighbors prefer (no conclusion except one person who said there should be street lights), houses would be 20' apart with 30' backyards, and lot premiums were unknown.
- There was a question about the impact to value of \$1/2 mil. home.
- Applicant said home prices in this subdivision are close enough that it shouldn't impact existing home values.
- There was also some question about an SID
- Applicant wasn't sure other than an SID for Buffalo.

NOTICES MAILED: 352 by Planning Department

APPROVALS: 0

PROTESTS: 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-3459 APN: 138.04.704.001,002,003,004

Name of Property Owner: CRAIG BUFFALO LTD. % R. ZARING

Name of Applicant: RICK WILLIAMS et al.

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

X Yes No

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

City Official: MAYOR
William F. Simpson, Berta trust 210182 FIRMIN J. Berta

Partner(s): Robert A. Zaring, Jerome E. Snyder, Karen Aldrich,
Stone Family Trust, Hugh Peterson,
Kenneth Ammon, Sue M. MacDonald,
Garrett Robinson, trustee, Estate of John L.
THOMAS, MARION S. Lamieux, George W. Lamieux

APN: 010-451-23

KARL L. Peterson
Joseph Eschmardo

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 Davison
Notary Public in and for said County and State



CRAIG ROAD

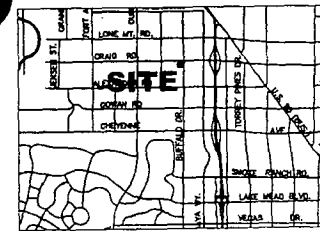
QUADREL STREET

BUFFALO DRIVE

Area to be Vacated
10' Drainage Way

HELENA AVENUE

SITE PLAN



LOCATION MAP

RIGHTPATH - WKR DEVELOPMENT CRAIG - BUFFALO 8.48 ACRES REZONING

TOTAL LOTS - 23

GROSS AREA - 10.8 ACRES

GROSS DENSITY - 2.12

NET AREA - 8.48 ACRES

NET DENSITY - 2.71 ACRES

EXISTING ZONING - RE

PROPOSED ZONING - RD

APN: 138-04-704-001

138-04-704-002

138-04-704-003

138-04-704-004

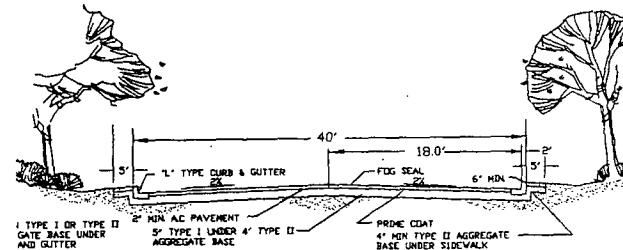
R.D STANDARDS

FRONT SETBACK: 25 FT.

SIDE SETBACK: 10 FT.

CORNER SETBACK: 15 FT.

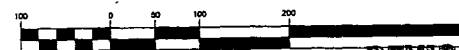
REAR SETBACK: 30 FT.



PRIVATE STREET SECTION W/L CURB

N.T.S

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

REVISED
12.23.03

GPA-3459
ZON-3461

VELTAM PLANNERS & DESIGN GROUP, LLC
Land Planning / Landscape Architecture / Design
1000 West 10th Street
Suite 200
Ft. Collins, CO 80521
Tel: (970) 226-8888
Fax: (970) 226-8889
www.veltamplanners.com



CRAIG BUFFALO
8.48 ACRES REZONING
SITE PLAN

REVISIONS:
1. 12.23.03
2. 12.27.03

SITE PLAN

PROJECT NO.:

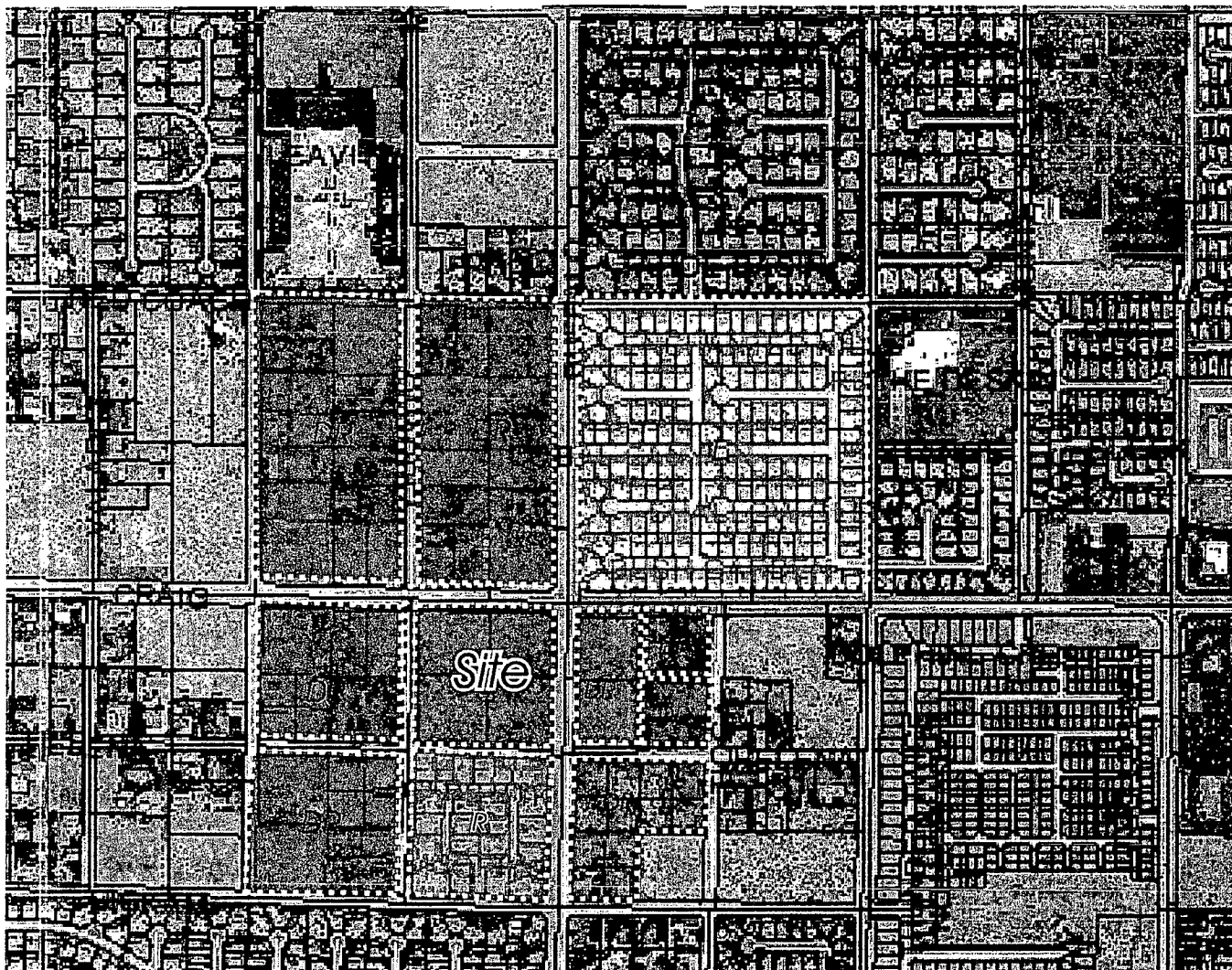
DRAWN BY: GT

CHECKED BY: JV

SCALE: 1"=60'-0"

DATE: 12.06.2003

S1.01



Craig-Buffalo

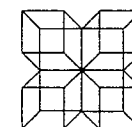
General Plan land Use

Legend

-  Site
-  Desert Rural(0-2)
-  Rural(2.1-3.5)
-  Low(3.6-5.5)

REQUESTED USE CHANGE
FROM DR TO R.

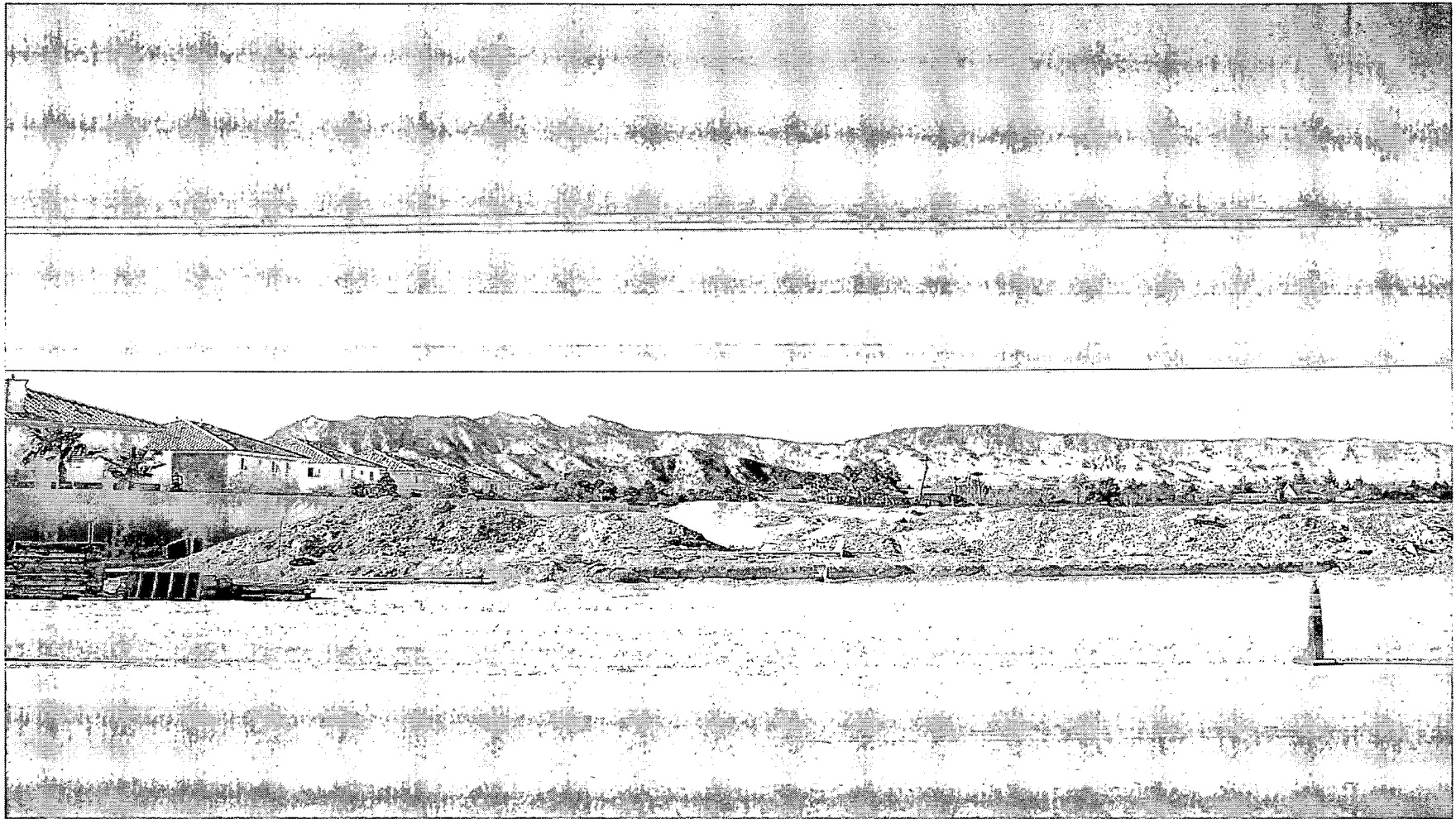
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138-04-704-002
138-04-704-003
138-04-704-004



Veltman Planning and Design Group, LLC

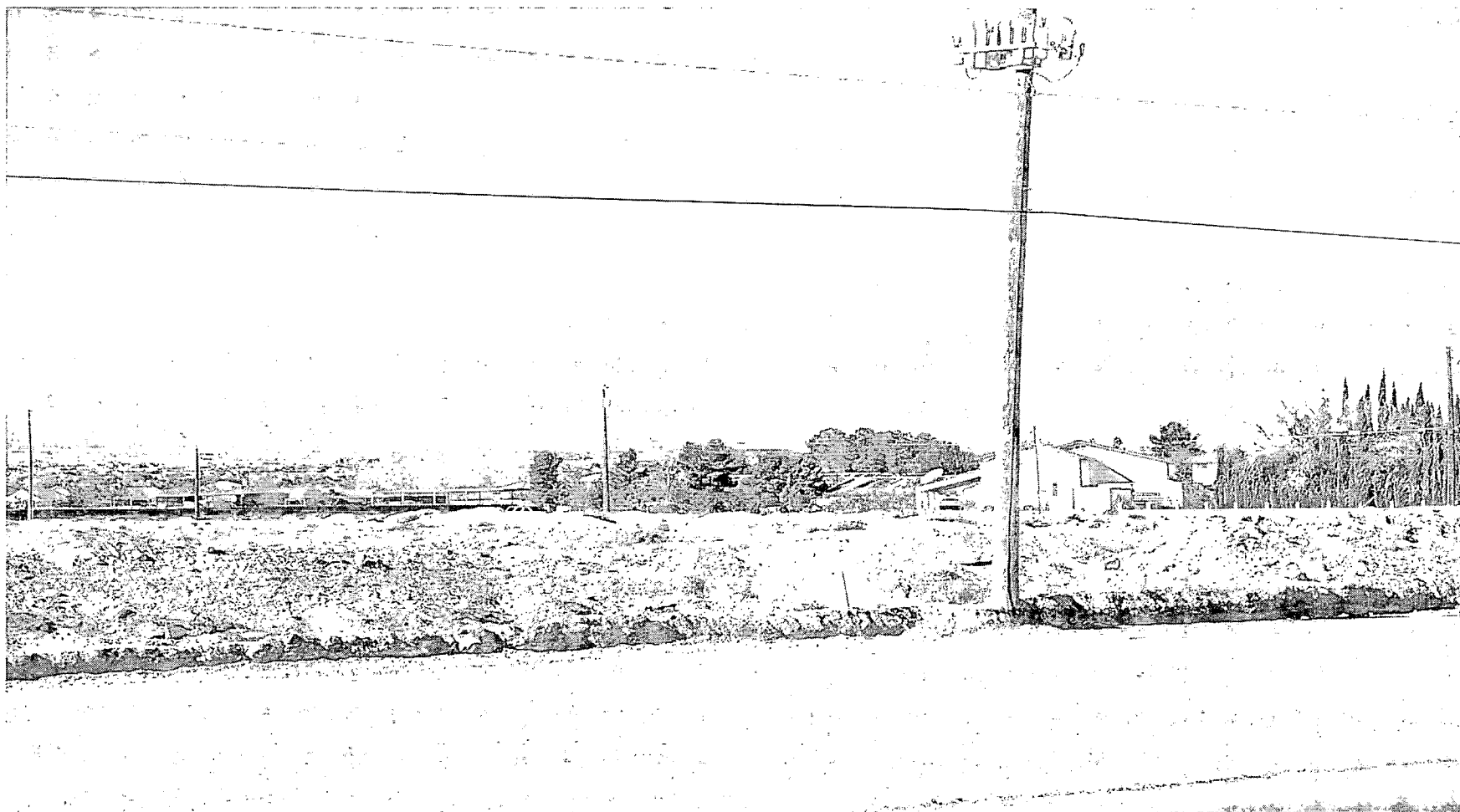
Land Planning, Landscape Architecture and Urban Design
4470 Chieftain
Las Vegas, NV 89129
702-396-1044 702-396-5381-Fax
www.veltmanplanning.com

GPA-3459
1-22-04 PC



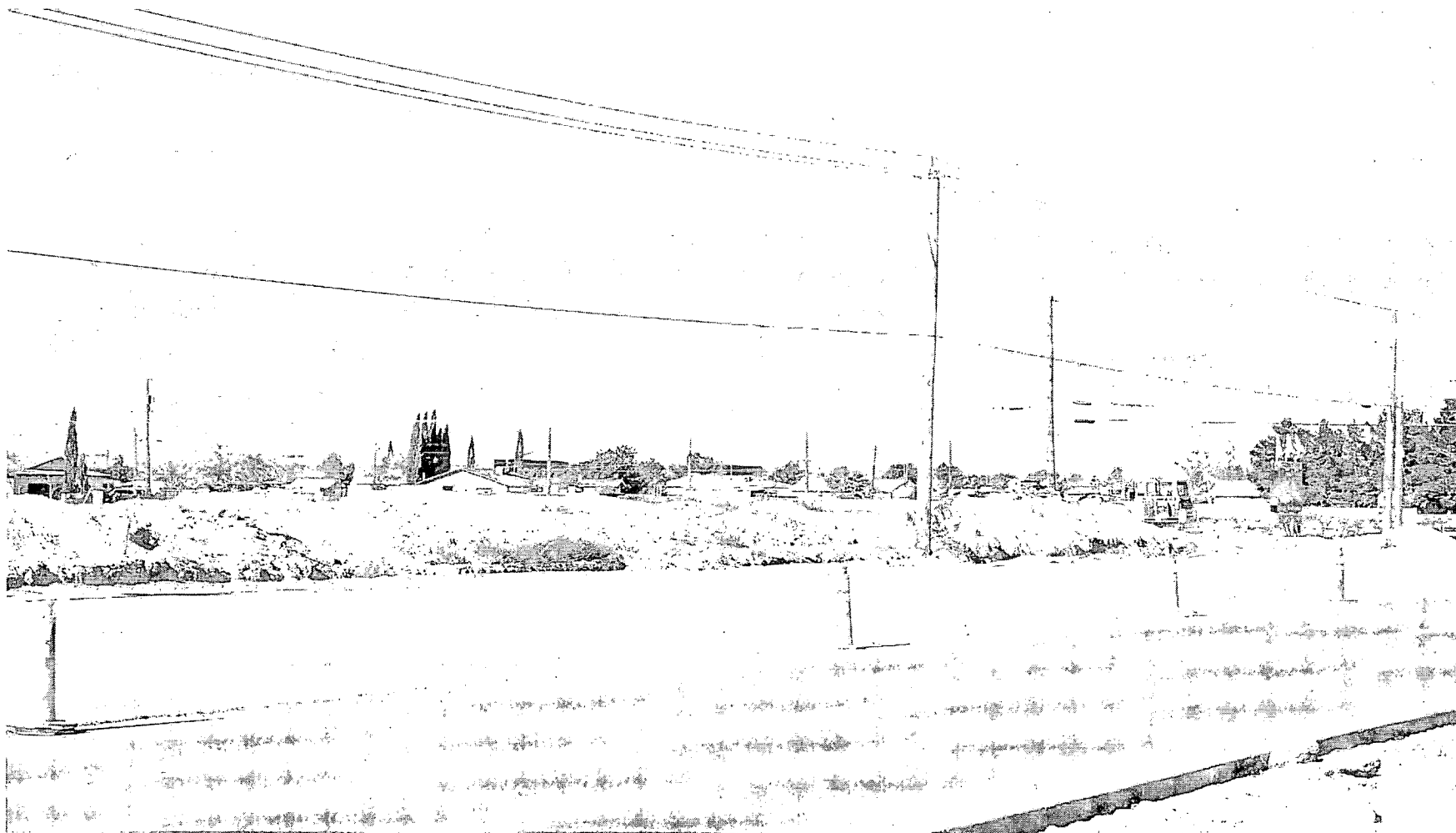
GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



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

1/2/04



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

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3459 - PUBLIC HEARING - ZON-3461 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because he owns property in a partnership with JEROME SCHNEIDER in Apex, with ROBERT ZERING in Ely or Elko, and both men are part of this application

MINUTES:

NOTE: See Item 107 [GPA-3459] for all related discussion.

(3:39 – 3:44)

4-1940

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3459) to a R (Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 108 – ZON-3461

CONDITIONS – Continued:

Public Works

4. An Order of Vacation for the proposed vacation of the area adjacent to Helena Avenue must record prior to the recordation of a final map for this site and the final map must show the Recorder's number of the Vacation.
5. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record for Special Improvement District number 1480 prior to the recordation of a final map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. This site shall be responsible for all half-street improvements for Buffalo Drive not constructed by the Special Improvement District number 1480.
6. Construct half-street improvements including appropriate overpaving if legally able on Quadrel Street and Craig Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this

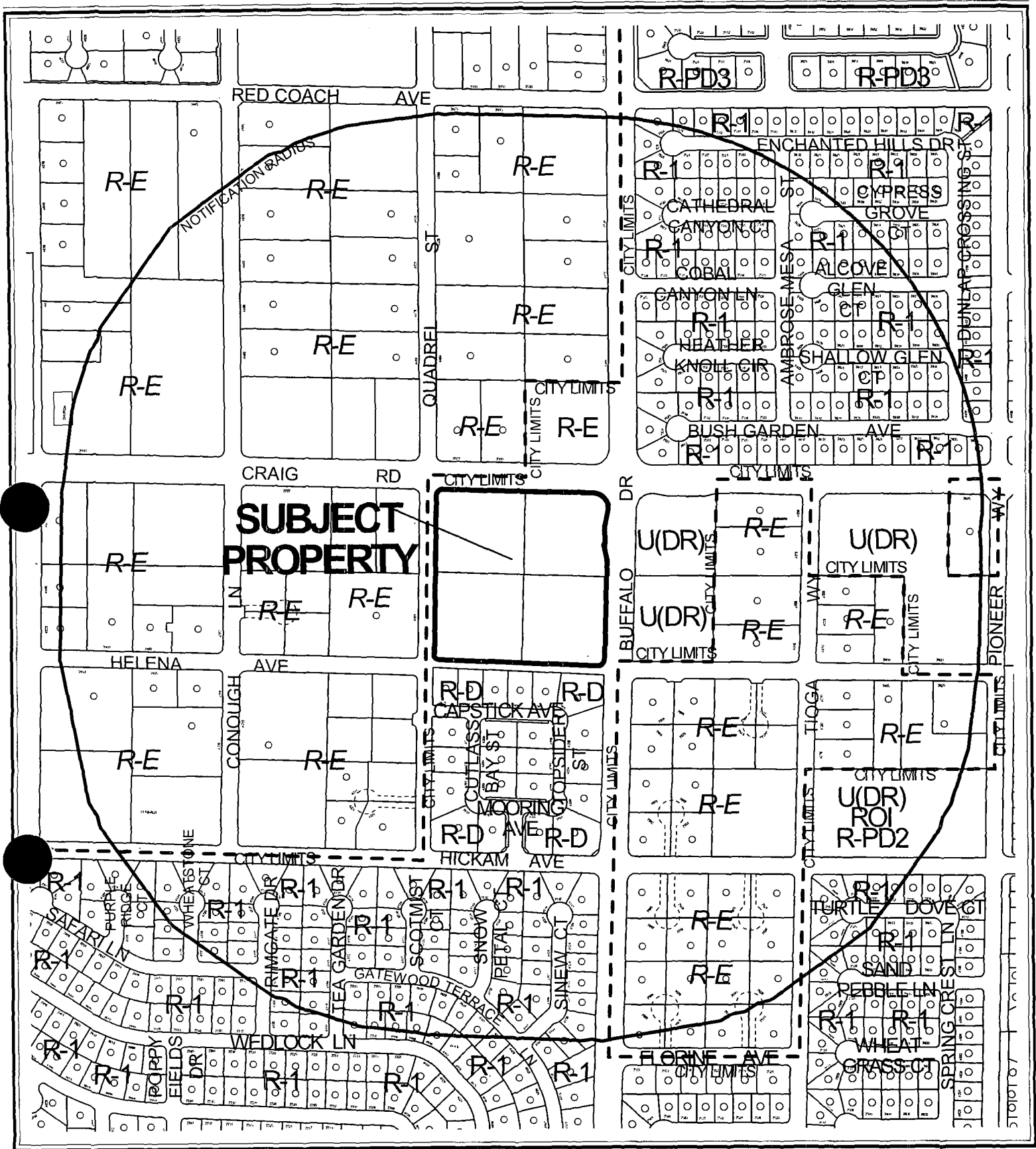
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 108 – ZON-3461

CONDITIONS – Continued:

site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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



CASE: ZON-3461

RADIUS: 1320 FT

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

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3461 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-3459) to a R (Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. An Order of Vacation for the proposed vacation of the area adjacent to Helena Avenue must record prior to the recordation of a final map for this site and the final map must show the Recorder's number of the Vacation.
5. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record for Special Improvement District number 1480 prior to the recordation of a final map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. This site shall be responsible for all half-street improvements for Buffalo Drive not constructed by the Special Improvement District number 1480.
6. Construct half-street improvements including appropriate overpaving if legally able on Quadrel Street and Craig Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the

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

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

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning R-E (Residence Estates) to R-D (Single Family Residential - Restricted) on 10.8 gross acres (8.48 net acres) adjacent to the southwest corner of Craig Road and Buffalo Drive. A General Plan Amendment (GPA-3459) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Special Use Permit (SUP-3463) for private streets; and a Site Development Plan Review (SDR-3462) for a 23-lot single family residential development are related companion applications.

B) Applicant's Justification

The applicant's justification letter states that the property at the southwest corner of Buffalo Drive and Craig Road needs reclassification because of the location. The surrounding properties in the area are all residential or vacant in nature and are classified as R-E (Residence Estates) or R in the General Plan. This particular property, and the properties across the street are in direct proximity of existing subdivisions. Across the street to the south is an existing development similar in nature to the proposed plan and is zoned R-D (Single Family Residential – Restricted).

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 01/04/89 | The subject property was Annexed (A-0016-88) into the City of Las Vegas. |
| 09/07/94 | The City Council approved a Rezoning (Z-0072-94) from R-E (Residence Estates) to R-D (Single Family Residential-Restricted) on this site as part of a larger request. |
| 11/01/95 | The City Council approved an Extension of Time [Z-0072-94(3)] for the rezoning request. Condition number two eliminated the northern half of the rezoning request of which this site is a part. Therefore this site was reverted back to R-E (Residence Estates). |
| 11/20/02 | The City Council accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0083-02) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Site Development Plan Review [Z-0083-02(1)] for a proposed 21 lot single family residential development on this site. The Planning Commission recommended approval of these applications on October 24, 2002. The Planning and Development Department also recommended approval of these applications. |

- 1/22/04 The Planning Commission recommended approval of three related items: A General Plan Amendment (GPA-3459) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Special Use Permit (SUP-3463) for private streets; and a Site Development Plan Review (SDR-3462) for a 23-lot single family residential development.
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #38/lm).

B) Pre-Application Meeting

- 11/13/04 A pre-application meeting was held on November 13, 2003. Issues discussed included:
- The perimeter wall should be a decorative block wall, with 20% contrasting material.
 - Perimeter landscaping should be six feet wide between the perimeter wall and back of sidewalk. Shall contain 24-inch box trees at thirty feet on center.
 - Listed R-D standards.
 - A Special Use Permit is required for Private Streets.
 - Drainage easement along the south property line. Plans to vacate this easement?
 - Traffic Study is required.
 - SID participation on Buffalo Drive.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application. A neighborhood meeting was held for the related General Plan Amendment (GPA-3459) application on January 6, 2004, twenty persons attended the meeting and had no opposition.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.8 Gross Acres
Net Acres: 8.48 Net Acres

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The Southwest Sector Plan currently designates the site as DR (Desert Rural Density Residential). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. A related General Plan Amendment (GPA-3459) application seeks to change land use designation to R (Rural Density Residential), which would support the proposed zoning to R-D (Single Family Residential - Restricted). The R (Rural Density Residential) category designation allows for a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Development Standards associated with the development request for this parcel will be addressed in the related Site Development Plan Review (SDR-3462) application.

B) General Analysis and Discussion

This rezoning application is consistent with the proposed R (Rural Density Residential) General Plan designation requested for the site through GPA-3459. The Rural Density Residential category allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

The placement of a Rural Density Residential development at this location presents an acceptable transition between the Desert Rural uses to the north and east; the Rural Density Residential uses to the south; and the Rural Preservation Neighborhood, located in Clark County, to the west. From the standpoint of the proposal as an R-D development, the project meets the development standards established in the Zoning Code, and appears to provide a reasonable development project for the subject parcels.

FINDINGS

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

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

The site is currently designated as DR (Desert Rural Density Residential) on the Southwest Sector Land Use Plan Map of the General Plan. A related General Plan Amendment application (GPA-3459) proposes to amend the land use designation to R (Rural Density Residential). The proposed rezoning to R-D (Single-Family Residential – Restricted) is consistent with the proposed R (Rural Density Residential) General Plan designation.

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

The proposed 23-lot single-family residential development in conjunction with the proposed rezoning to R-D (Single Family Residential - Restricted), will have a minimum lot size of 11,000 square feet. The residential project is an acceptable transition between the Desert Rural uses to the north and east; the Rural Density Residential uses to the south; and the Rural Preservation Neighborhood, located in Clark County, to the west.

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

The proposed project density will be compatible with the area’s existing residential development and will act as a buffer between Rural Preservation Neighborhood and Desert Rural Density designated properties and the existing R-D (Single Family Residential – Restricted) development to the south.

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

The project site is proposed to have two access points, one to Craig Road and the other to Buffalo Drive, both 100-foot Primary Arterials, which are adequate to meet the requirements of the proposed zoning district.

NOTICES MAILED 352 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3461 APN: 138-04-704-001,002,003,004

Name of Property Owner: CRAIG BUFFALO LTD. % R. ZARING

Name of Applicant: RICK WILLIAMS et al.

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

X Yes

 No

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

City Official: MAYOR

Partner(s): Robert A. Zaring, Jerome E. Snyder, Karen Aldrich,
Stone Family Trust, Angel Peterson,
Kenneth Ammon, Sue M. MacDonald,
Garrett Robinson, Trustee, Estate of John,
Thomas, Marion S. Lamieux, George W. Lamieux

APN: 010-451-29

Kirk L. Peterson
Joseph Estenaro

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 Davison
Notary Public in and for said County and State



CRAIG ROAD

QUADREL STREET

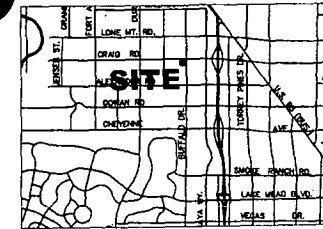
BUFFALO DRIVE

Area to be Vacated
10' Drainage Way

HELENA AVENUE

Decorative Wall
6' Landscape Area
5' Sidewalk

Decorative Wall
6' Landscape Area
5' Sidewalk



LOCATION MAP

**RIGHTPATH - WKR DEVELOPMENT
CRAIG - BUFFALO
8.48 ACRES REZONING**

TOTAL LOTS - 23

**GROSS AREA - 10.8 ACRES
GROSS DENSITY - 2.12**

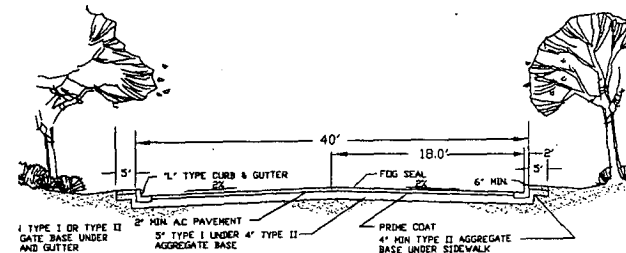
**NET AREA - 8.48 ACRES
NET DENSITY - 2.71 ACRES**

**EXISTING ZONING - RE
PROPOSED ZONING - RD**

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

R.D STANDARDS

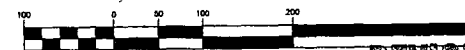
**FRONT SETBACK: 25 FT.
SIDE SETBACK: 10 FT.
CORNER SETBACK: 15 FT.
REAR SETBACK: 30 FT.**



PRIVATE STREET SECTION W/L CURB

N.T.S

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

**REVISED
12.23.03**

SITE PLAN

VIETNAM PLANNING & DESIGN GROUP, LLC
Linda Nguyen (Landscape Architect) / Designer
Linda Nguyen (Landscape Architect) / Designer
Linda Nguyen (Landscape Architect) / Designer
Linda Nguyen (Landscape Architect) / Designer
Linda Nguyen (Landscape Architect) / Designer
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Linda Nguyen (Landscape Architect) / Designer
Linda Nguyen (Landscape Architect) / Designer



**CRAIG BUFFALO
8.48 ACRES REZONING
SITE PLAN**

REVISIONS:
8.12.2003
10.27.2003

SITE PLAN

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

S1.01

**GPA-3459
ZON-3461**



VETTRAN PLANNING & DESIGN GROUP, LLC
Land Planning & Design Group, Inc.
400 West 10th Street, Suite 200
Ft. Worth, Texas 76102
Phone: (817) 335-1000
Fax: (817) 335-1001
www.vettransolutions.com



CRAIG BUFFALO
8.48 ACRES REZONING
LANDSCAPE PLAN

REVISED:
6.19.2003
10.27.2003

SHEET TITLE:

SITE PLAN

PROJECT NO.:
DRAWN BY: GT
CHECKED BY: JV
SCALE: 1"=50'-0"
DATE: 11.07.2003

L1.01

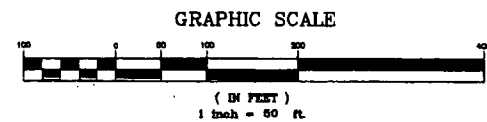
PLANT LEGEND

Tree Botanical Name Common Name

- | | |
|---|-------------|
|  <i>Quercus ilex</i> | Holly Oak |
| <i>Pinus Eldarica</i> | Mandel Pine |

Suggested Shrubs

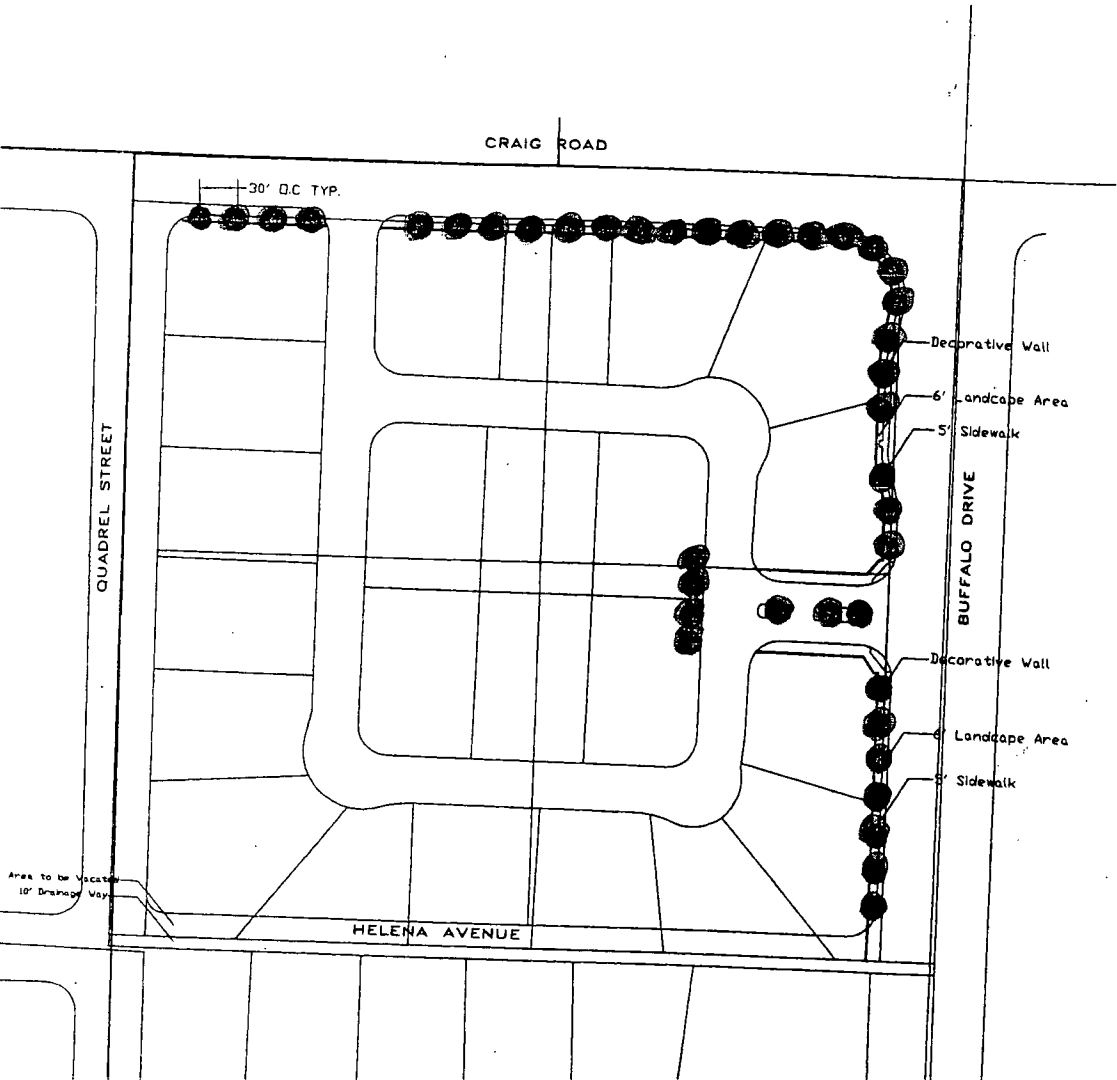
- | | |
|--------------------------------------|-----------------------|
| <i>Hesperaloe parvifolia</i> | Red Yucca |
| <i>Xylosma congestum</i> | Shiny Xylosma |
| <i>Leucophyllum frutescens</i> | Compact Texas Ranger |
| <i>Salvia greggii</i> 'sierra linda' | Sierra Linda Red Sage |
| <i>Lantana montevidensis</i> 'alba' | White Lantana |
| <i>Lantana montevidensis</i> | Gold Lantana |
| <i>Baccharis 'starn'</i> | Starn Baccharis |

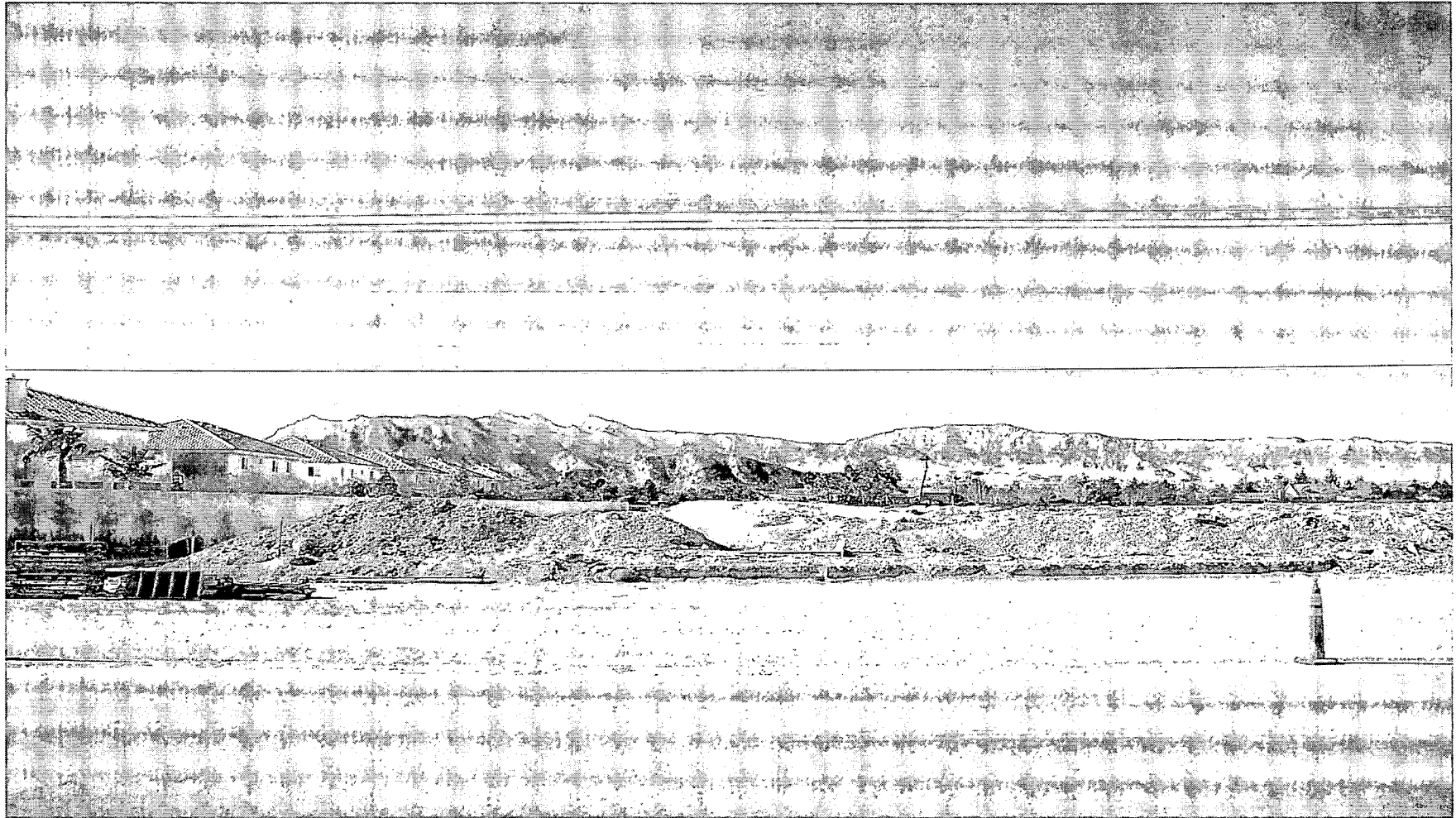


STAFF

ZON-3461
1-22-04 PC

LANDSCAPE PLAN





ZON-3461 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SPECIAL USE PERMIT RELATED TO GPA-3459 AND ZON-3461 - PUBLIC HEARING - SUP-3463 - **RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request for a Special Use Permit FOR PRIVATE STREETS FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)] Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because he owns property in a partnership with JEROME SCHNEIDER in Apex, with ROBERT ZERING in Ely or Elko, and both men are part of this application

MINUTES:

NOTE: See Item 107 [GPA-3459] for all related discussion.

(3:39 – 3:44)

4-1940

CONDITONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Private Streets (Residential).
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3461) and Site Development Plan Review (SDR-3462).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 109 – SUP-3463

CONDITIONS – Continued:

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

Public Works

5. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
7. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3461, Site Development Plan Review SDR-3462 and all other subsequent site-related actions.

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Private Streets (Residential).
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3461) and Site Development Plan Review (SDR-3462).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

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8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3461, Site Development Plan Review SDR-3462 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit for Private streets for a 23 lot single-family residential development adjacent to the southwest corner of Craig Road and Buffalo Drive. Related applications include a General Plan Amendment (GPA-3459) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); and a Site Development Plan Review (SDR-3462) for a 23-lot single family residential development.

B) Applicant's Justification

The applicant's justification letter states that the property at the southwest corner of Buffalo Drive and Craig Road needs reclassification because of the location. The surrounding properties in the area are all residential or vacant in nature and are classified as R-E (Residence Estates) or R in the General Plan. This particular property, and the properties across the street are in direct proximity of existing subdivisions. Across the street to the south is an existing development similar in nature to the proposed plan and is zoned R-D (Single Family Residential – Restricted).

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 01/04/89 | The subject property was Annexed (A-0016-88) into the City of Las Vegas. |
| 09/07/94 | The City Council approved a Rezoning (Z-0072-94) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted) on this site as part of a larger request. |
| 11/01/95 | The City Council approved an Extension of Time [Z-0072-94(3)] for the rezoning request. Condition number two eliminated the northern half of the rezoning request of which this site is a part. Therefore this site was reverted back to R-E (Residence Estates). |
| 11/20/02 | The City Council accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0083-02) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Site Development Plan Review [Z-0083-02(1)] for a proposed 21 lot single-family residential development on this site. The Planning Commission and staff recommended approval of these applications on October 24, 2002. |

- 1/22/04 The Planning Commission recommended approval of three related items: A General Plan Amendment (GPA-3459) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); and a Site Development Plan Review (SDR-3462) for a 23-lot single family residential development.
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #39).

B) Pre-Application Meeting

- 11/13/03 A pre-application meeting was held on November 13, 2003. Issues discussed included:

- The perimeter wall should be a decorative block wall, with 20% contrasting material.
- Perimeter landscaping should be six feet wide between the perimeter wall and back of sidewalk. Shall contain 24-inch box tress at thirty feet on center.
- Listed R-D standards.
- A Special Use Permit is required for Private Streets.
- Drainage easement along the south property line. Plans to vacate this easement?
- Traffic Study is required.
- SID participation on Buffalo Drive.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application. A neighborhood meeting was held for the related General Plan Amendment (GPA-3459) application on January 6, 2004, twenty persons attended the meeting and had no opposition.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.8 Acres
Net Acres: 8.48 Acres

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The Southwest Sector Plan currently designates the site as DR (Desert Rural Density Residential). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. A related General Plan Amendment (GPA-3459) application seeks to change land use designation to R (Rural Density Residential), which would support the proposed zoning to R-D (Single Family Residential - Restricted). The R (Rural Density Residential) category designation allows for a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

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

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

ANALYSIS

A) *General Analysis and Discussion*

- Zoning

The proposed 23-lot residential development with private streets is a permitted use in the proposed R-D (Single Family Residential - Restricted) zoning district with the approval of a Special Use Permit.

- Use

The proposed 40-foot private streets are intended to serve a 23-lot residential community.

- Conditions

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

1. Unless otherwise approved, every private street shall conform to the same design and construction standards required for public streets.
2. The Planning Commission may deny the creation of any other private street if, in the Commission's judgment, the private street would have any of the following effects:
 - a. Negatively affect traffic circulation on public streets;
 - b. Impair access to property either on-site or off-site to the subdivision;
 - c. Impair access to or from public facilities including schools, parks and libraries; or
 - d. Delay the response time of emergency vehicles.
- *3. A property owners' association is mandatory for subdivisions developed with private streets. The association is responsible for the maintenance of private streets.
- *4. Private streets shall be constructed on property separately owned by a property owners' association.
5. The entrances to all private streets must be marked with a sign stating that it is a private street. The subdivision must ensure access to the subdivision by the City or emergency services.
6. All restricted access entrances must be designed with sufficient turn-around space.
- *7. All legal subdivision documentation shall note that certain City services will not be provided on private streets.

The proposal meets these base conditions of approval.

FINDINGS

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

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

The proposed private streets will not negatively affect the public streets or access to the subdivision. In addition, the private streets will not impair access to or from public facilities, nor delay the response time of emergency vehicles.

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

The subject site is suitable for a proposed forty-foot (40') wide private street within the proposed 23-lot residential subdivision.

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

The applicant is proposing forty-foot (40') wide private streets. Ingress and egress of the proposed private street will be via Craig Road and Buffalo Drive, both 100 Primary Arterials, which provide adequate access to the site.

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

The proposed private streets will be subject to inspections for compliance to Title 18 (Subdivision Ordinance) requirements and to City design standards and therefore will not compromise the public health, safety and welfare or the overall objectives of the General Plan.

NOTICES MAILED 354 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3463** APN: **138-04-704-001,002,003,004**

Name of Property Owner: **CRAIG BUFFALO LTD. % 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?

☒ 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, Angel Peterson,

APN: **010-451-23**

Kenneth Amador, Sue M. Ma Dowell,

Kathy L. Peterson

Garrett Robinson, Trustee, Estate of John,

Joseph Escamero

Thomas, MARION S. LAMICHA, George W. LAMICHA

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

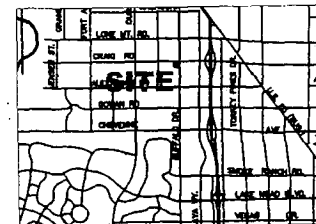
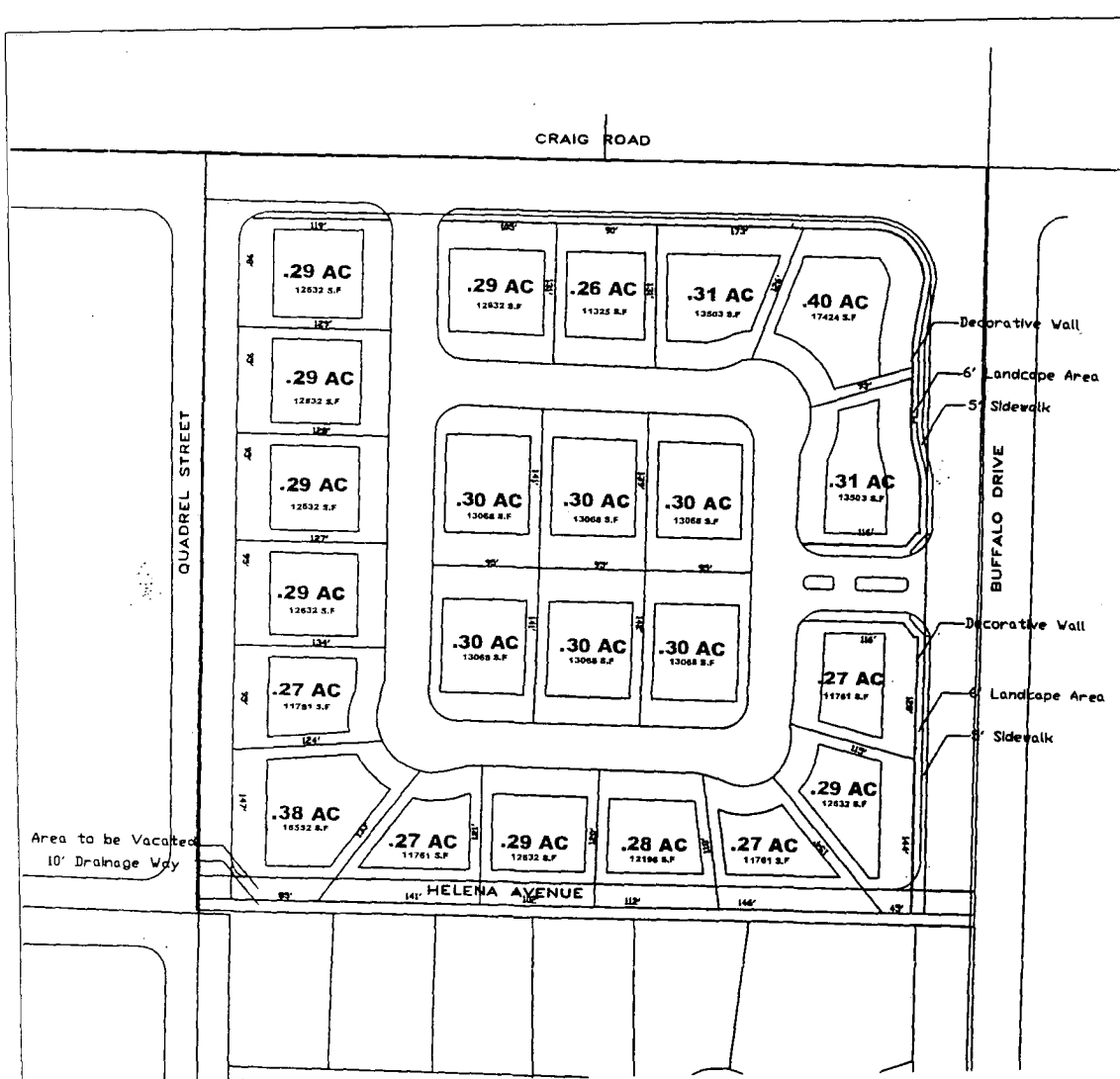
Print Name: **Robert A. Zaring**

Subscribed and sworn before me

This **3rd** day of **DECEMBER**, 2003

Deborah Davison
Notary Public in and for said County and State





LOCATION MAP

**RIGHTPATH - WKR DEVELOPMENT
CRAIG - BUFFALO
8.48 ACRES REZONING**

TOTAL LOTS - 23
GROSS AREA - 10.8 ACRES
GROSS DENSITY - 2.12
NET AREA - 8.48 ACRES
NET DENSITY - 2.71 ACRES
EXISTING ZONING - RE
PROPOSED ZONING - RD

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

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



STREET SECTION

N.T.S.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



SUP-3463
1-22-04 PC

SITE PLAN



ULTIMATE PLANNING & DESIGN GROUP, LLC
 1000 Highway 100, Suite 100, Orange, CA 92667
 (714) 962-1000
 Fax: (714) 962-1001
 www.ultimateplanning.com

CRAIG BUFFALO
8.48 ACRES REZONING
SITE PLAN

REVISIONS:
 8.19.2003
 10.27.2003

SHEET TITLE:

SITE PLAN

PROJECT NO:

DRAWN BY: GT

CHECKED BY: JV

SCALE: 1"=50'-0"

DATE: 12.05.2003

\$1.01



VETTRAN PLANNING & DESIGN GROUP, LLC
Land Planning, Landscape Architecture & Design
400 West 10th Street, Suite 200
Omaha, NE 68102
Phone: (402) 552-4444
Fax: (402) 552-4444
www.vettransplanning.com

CRAIG BUFFALO
8.48 ACRES REZONING
LANDSCAPE PLAN

REVISIONS:

8.18.2003
10.27.2003

SHEET TITLE:

SITE PLAN

PROJECT NO.:

DRAWN BY: GT

CHECKED BY: JV

SCALE: 1"=50'-0"

DATE: 11.07.2003

L1.01

PLANT LEGEND

Tree Botanical Name Common Name



Quercus ilex

Holly Oak

Pinus Eldarica

Mandel Pine

Suggested Shrubs

Hesperaloe parvifolia

Red Yucca

Xylosma congestum

Shiny Xylosma

Leucophyllum frutescens

Compact Texas Ranger

Salvia greggii 'sierra linda'

Sierra Linda Red Sage

Lantana montevidens 'alba'

White Lantana

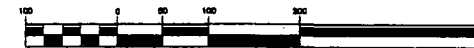
Lantana montevidens

Gold Lantana

Baccharis 'starn'

Starn Baccharis

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



STAFF

SUP-3463

1-22-04 PC

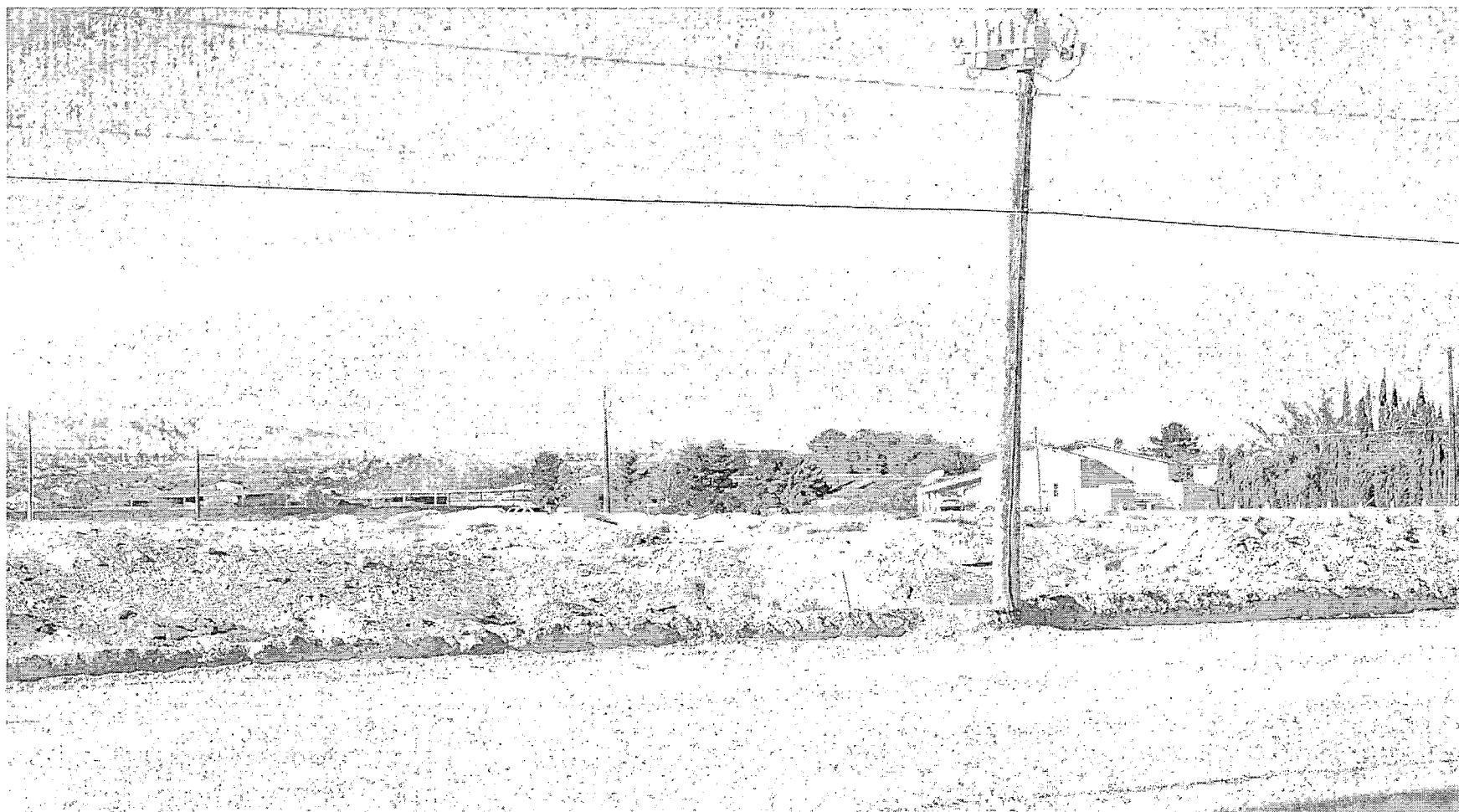
LANDSCAPE PLAN





SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3459, ZON-3461 AND SUP-3463 - PUBLIC HEARING - **SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED** - Request for a Site Development Plan Review FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential - Restricted)] Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

BROWN – APPROVED subject to conditions – UNANIMOUS with GOODMAN abstaining because he owns property in a partnership with JEROME SCHNEIDER in Apex, with ROBERT ZERING in Ely or Elko, and both men are part of this application

MINUTES:

NOTE: See Item 107 [GPA-3459] for all related discussion.

(3:39 – 3:44)

4-1940

CONDITONS:

Planning and Development

1. A Rezoning (ZON-3561) to an R-D (Single Family Residential – Restricted) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 110 – SDR-3462

CONDITIONS – Continued:

4. The standards for this development shall include the following: minimum lot size of 11,000 square feet, minimum distance between buildings of 20 feet, minimum lot width of 90 feet, with exceptions as noted in Title 19.08.040, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 25 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to gate and designate the secondary access from Craig Road as an emergency access only.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum six-foot wide landscape planters with 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. All landscaping shall meet the minimum requirements per the Las Vegas Urban Design Guidelines and Standards.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

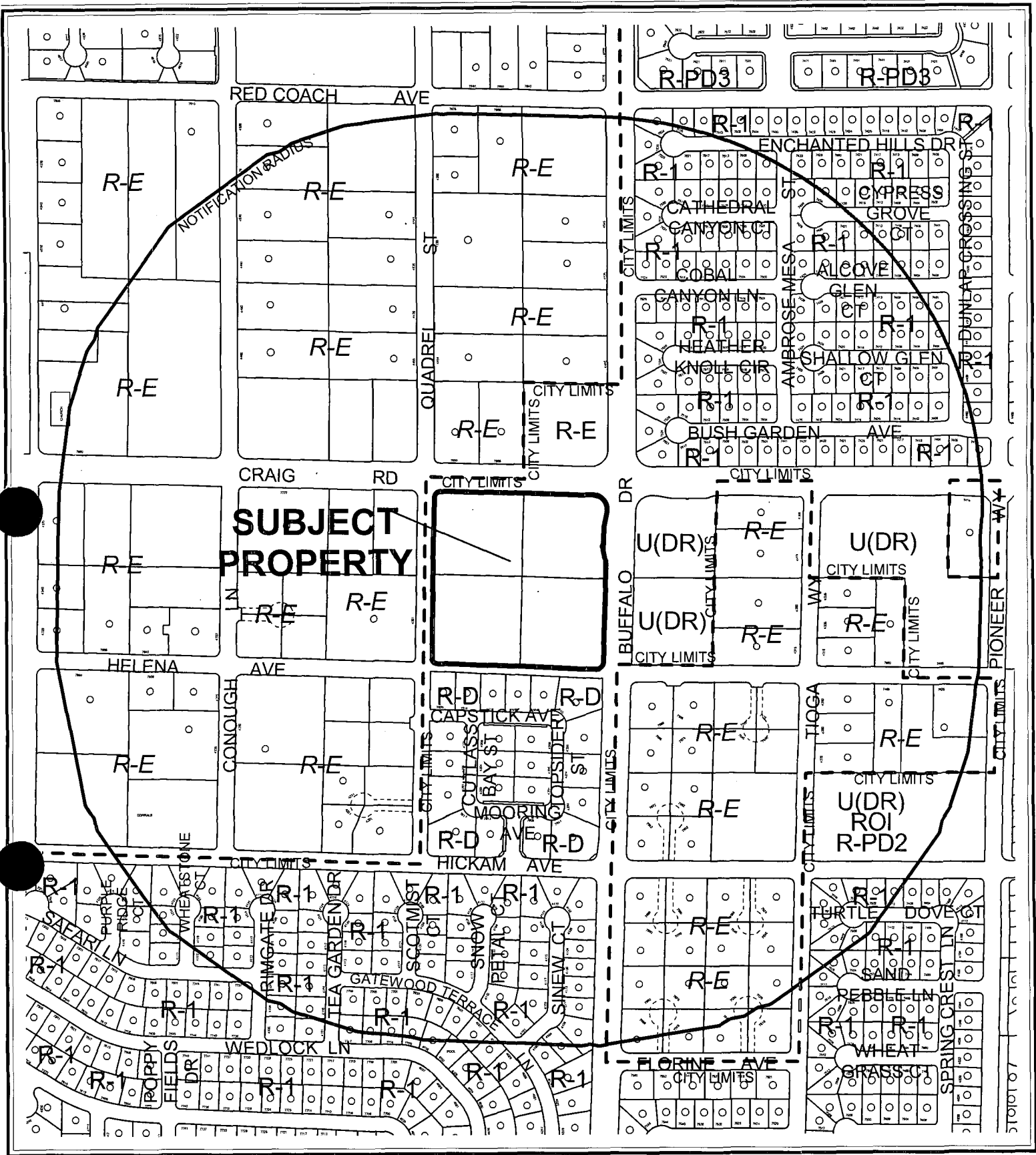
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 110 – SDR-3462

CONDITIONS – Continued:

13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3461 and all other subsequent site-related actions.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



CASE: SDR-3462

RADIUS: 1320 FT

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

0 300 600 Feet



110



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED

**** CONDITIONS ****

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

Planning and Development

1. A Rezoning (ZON-3561) to an R-D (Single Family Residential – Restricted) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 11,000 square feet, minimum distance between buildings of 20 feet, minimum lot width of 90 feet, with exceptions as noted in Title 19.08.040, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 25 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to gate and designate the secondary access from Craig Road as an emergency access only.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum six-foot wide landscape planters with 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. All landscaping shall meet the minimum requirements per the Las Vegas Urban Design Guidelines and Standards.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3461 and all other subsequent site-related actions.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a Site Development Plan Review application for a 23 lot single family residential development on 10.8 gross acres (8.48 net acres) adjacent to the southwest corner of Craig Road and Buffalo Drive. Related applications include a General Plan Amendment (GPA-3459) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); and a Special Use Permit (SUP-3563) for Private Streets.

B) Applicant's Justification

The applicant's justification letter states that the property at the southwest corner of Buffalo Drive and Craig Road needs reclassification because of the location. The surrounding properties in the area are all residential or vacant in nature and are classified as R-E (Residence Estates) or R in the General Plan. This particular property, and the properties across the street are in direct proximity of existing subdivisions. Across the street to the south is an existing development similar in nature to the proposed plan and is zoned R-D (Single Family Residential – Restricted).

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 01/04/89 | The subject property was Annexed (A-0016-88) into the City of Las Vegas. |
| 09/07/94 | The City Council approved a Rezoning (Z-0072-94) from R-E (Residence Estates) to R-D (Single Family Residential-Restricted) on this site as part of a larger request. |
| 11/01/95 | The City Council approved an Extension of Time [Z-0072-94(3)] for the rezoning request. Condition number two eliminated the northern half of the rezoning request of which this site is a part. Therefore this site was reverted back to R-E (Residence Estates). |
| 11/20/02 | The City Council accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0083-02) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Site Development Plan Review [Z-0083-02(1)] for a proposed 21 lot single-family residential development on this site. The Planning Commission recommended approval of these applications on October 24, 2002. The Planning and Development Department also recommended approval of these applications. |

- 01/22/04 The Planning Commission recommended approval of three related items: A General Plan Amendment (GPA-3459) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential); a Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted); and a Special Use Permit (SUP-3563) for Private Streets.
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #40/lm).

B) Pre-Application Meeting

- 11/13/03 A pre-application meeting was held on November 13, 2003. Issues discussed included:
- The perimeter wall should be a decorative block wall, with 20% contrasting material.
 - Perimeter landscaping should be six feet wide between the perimeter wall and back of sidewalk. Shall contain 24-inch box tress at thirty feet on center.
 - Listed R-D standards.
 - A Special Use Permit is required for Private Streets.
 - Drainage easement along the south property line. Plans to vacate this easement?
 - Traffic Study is required.
 - SID participation on Buffalo Drive.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Site Development Plan Review application. A neighborhood meeting was held for the related General Plan Amendment (GPA-3459) application on January 6, 2004, twenty persons attended the meeting and had no opposition.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.8 Gross Acres
Net Acres: 8.48 Net Acres

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The Southwest Sector Plan currently designates the site as DR (Desert Rural Density Residential). The Desert Rural Density Residential Category allows a maximum of 2 dwelling units per gross acre. The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals. A related General Plan Amendment (GPA-3459) application seeks to change land use designation to R (Rural Density Residential), which would support the proposed zoning to R-D (Single Family Residential - Restricted). The R (Rural Density Residential) category designation allows for a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a life-style much like that of the Desert Rural, but with a smaller allowable lot size.

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

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

PROJECT DESCRIPTION

The site plan proposes a 23-lot single family residential development on a square-shaped project site. Access to each lot is provided via 40-foot wide private streets that creates a square shaped pattern in the middle of the subdivision. Access to the site is from a main entrance from Buffalo Drive and a secondary entrance from Craig Road. Both streets are 100-foot Primary Arterials.

A six-foot wide landscape planter with a five-foot wide sidewalk is proposed along the Craig Road and Buffalo Drive frontages. The 24-inch box Holly Oak and Mondel Pine trees are spaced thirty feet on center. Other landscaping is indicated internally along the primary entrance drive from Buffalo Drive. Shrubs and groundcover are also indicated on the landscape plan and include Red Yucca, Texas Ranger, Sierra Linda Red Sage, and white and gold Lantana.

The proposed building elevations indicate one-story and two-story Italian and Spanish style homes with accented stucco exteriors and tile roofs. Two-car garages are indicated with one garage to accommodate a recreational vehicle (RV).

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal for R-D (Single Family Residential – Restricted) developments:

Standards	Required	Provided	Compliance
Min. Lot Size	11,000 Sq. Feet	11,761 Sq. Feet	Yes
Min. Lot Width	90 Feet	95 Feet	Yes
Min. Setbacks			
• Front	25 Feet	25 Feet	Yes
• Side	10 Feet	10 Feet	Yes
• Corner	15 Feet	15 Feet	Yes
• Rear	30 Feet	30 Feet	Yes
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	1 and 2 stories	Yes

The proposed residential development meets the minimum development requirements in Title 19.08.040.

A2) Residential Adjacency Standards

The Residential Adjacency Standards do not apply to this residential development.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Single Family	N/A	Two spaces per dwelling unit	2	N/A	2	N/A

The proposed residential development indicates two-car garages, which meets the minimum parking requirement in Title 19.10 for single family.

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	
Buffer:			
• Min. Trees	1 Tree/30Linear Feet	39 Trees	33 Trees
• Min. Zone Width	6 Feet		6 Feet
• Wall height	8 Feet		Yes, Height not indicated

The proposed residential development meets the minimum requirements for landscaping, with the exception of number of trees provided. The landscape plan indicates 33 trees where a minimum of 39 trees is required. A condition is listed to provide minimum landscape requirements per the Las Vegas Urban Design Guidelines and Standards.

B) General Analysis and Discussion

• Zoning

The subject site is currently zoned R-E (Residence Estates). A related Rezoning (ZON-3461) proposes to amend the current zoning designation to R-D (Single Family Residential - Restricted). The proposed overall development density of 2.12 units per gross acre on the 10.80-acre site (2.71 units per net acre on 8.48 net acres), is consistent with the proposed rezoning R-D (Single Family Residential - Restricted).

• Site Plan

The proposed site plan is in compliance with Title 18 (Subdivision Code) which requires private streets to be a minimum of 37 feet wide for "L" curbing or a minimum of 39 feet wide for "rolled" curbs. The site plan depicts an acceptable street layout with seventeen perimeter lots and six interior lots. The site indicates two access points, the main entrance from Buffalo Drive and a secondary entrance from Craig Road. There is concern that the site has two access points for a relatively small residential development, potentially creating an opportunity for cut-through traffic. A condition is recommended to gate and designate the secondary access from Craig Road as an emergency access only.

The site plan also meets the minimum requirements for a Rural Preservation Neighborhood Buffer, which requires the maintenance of a density of no more than 3 units per acre for any portion of a residential development within the buffer. The proposed residential development has an approximate density of 2.12 units per gross acre, 2.71 units per net acre.

- Waivers

Waivers were not requested as part of this application.

- Landscape Plan

The proposed residential development meets the minimum requirements for perimeter landscaping, with the exception of number of trees provided. The landscape plan indicates 33 trees where a minimum of 39 trees is required. A condition is listed to provide minimum landscape requirements per the Las Vegas Urban Design Guidelines and Standards.

- Elevation

The proposed building elevations are suitable for this type of residential development.

FINDINGS

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

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

The proposed 23-lot single-family residential development is compatible with adjacent development and the development in the area. The residential project is an acceptable transition between the Desert Rural uses to the north and east; the Rural Density Residential uses to the south; and the Rural Preservation Neighborhood, located in Clark County, to the west.

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

The proposed development will be consistent with the General Plan and other related adopted City Plans, policies and Standards with the listed condition regarding landscaping to adhere to the Las Vegas Urban Design Guidelines and Standards.

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

The applicant is proposing forty-foot (40') wide private streets within the subdivision. Ingress and egress of the proposed private streets will be via Craig Road and Buffalo Drive, both 100 Primary Arterials, which provide adequate access to the site. A condition is recommended to gate and designate the secondary access from Craig Road as an emergency access only.

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

The proposed project will incorporate appropriate building elevations and materials for the area. The proposed landscape materials also are appropriate for the area.

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

The building elevations are typical of single-family developments and will be compatible with other single-family dwellings in the area.

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

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

NOTICES MAILED 352 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3462 APN: 138-04-704-001,002,003,004

Name of Property Owner: CRAIG BUFFALO LTD. % R. ZARING

Name of Applicant: RICK WILLIAMS et al.

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

X Yes

 No

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

City Official: MAYOR

Partner(s): Robert A. Zaring, Jerome E. Snyder, Karen Aldrich,

APN: 010-451-2.9

Kirk L. Peterson
Joseph E. Edwards

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 Davison
Notary Public in and for said County and State





VCHAM PLANNING & DESIGN GROUP, LLC
Local Planning, Engineering, Architecture & Construction
10000 E. 10th Ave., Suite 200
Denver, CO 80231
Phone: (303) 755-1000
Fax: (303) 755-1001
www.vchamplanning.com



CRAIG BUFFALO
8.48 ACRES REZONING
SITE PLAN

REVISIONS:
6-12-2003
10-27-2003

SHEET TITLE:

SITE PLAN

PROJECT NO.:

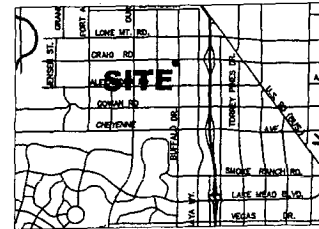
DRAWN BY: GT

CHECKED BY: JV

SCALE: 1"=50'-0"

DATE: 12.05.2003

S1.01



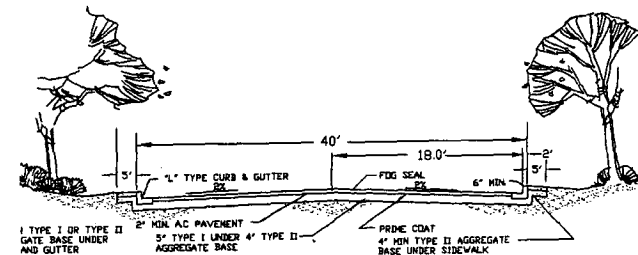
LOCATION MAP

**RIGHTPATH - WKR DEVELOPMENT
CRAIG - BUFFALO
8.48 ACRES REZONING**

**TOTAL LOTS - 23
GROSS AREA - 10.8 ACRES
GROSS DENSITY - 2.12
NET AREA - 8.48 ACRES
NET DENSITY - 2.71 ACRES
EXISTING ZONING - RE
PROPOSED ZONING - RD**

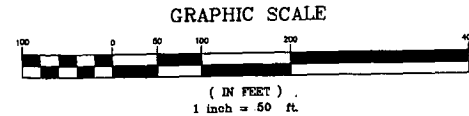
**R.D STANDARDS
FRONT SETBACK: 25 FT.
SIDE SETBACK: 10 FT.
CORNER SETBACK: 15 FT.
REAR SETBACK: 30 FT.**

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



PRIVATE STREET SECTION W/L CURB

N.T.S



SDR-3462

REVISED
2-18-04 CC

SITE PLAN



VETRA PLANNING & DESIGN GROUP, LLC
Land Planning & Landscape Architecture
1000 West 10th Street, Suite 100
Fort Worth, Texas 76102
Phone: 817.335.1111
Fax: 817.335.1112
www.vetra.com



CRAIG BUFFALO
8.48 ACRES REZONING
LANDSCAPE PLAN

REVISIONS:
6.19.2003
10.27.2003

SHEET TITLE:

SITE PLAN

PROJECT NO.:

DRAWN BY: GT

CHECKED BY: JV

SCALE: 1"=50'-0"

DATE: 11.07.2003

L1.01

PLANT LEGEND

Tree Botanical Name Common Name



Quercus Ilex

Holly Oak

Pinus Eldarica

Mondel Pine

Suggested Shrubs

Hesperaloe parvifolia

Red Yucca

Xylosma congestum

Shiny Xylosma

Leucophyllum frutescens

Compact Texas Ranger

Salvia greggii 'sierra linda'

Sierra Linda Red Sage

Lantana montevidensis 'alba'

White Lantana

Lantana montevidensis

Gold Lantana

Baccharis 'starn'

Starn Baccharis

GRAPHIC SCALE

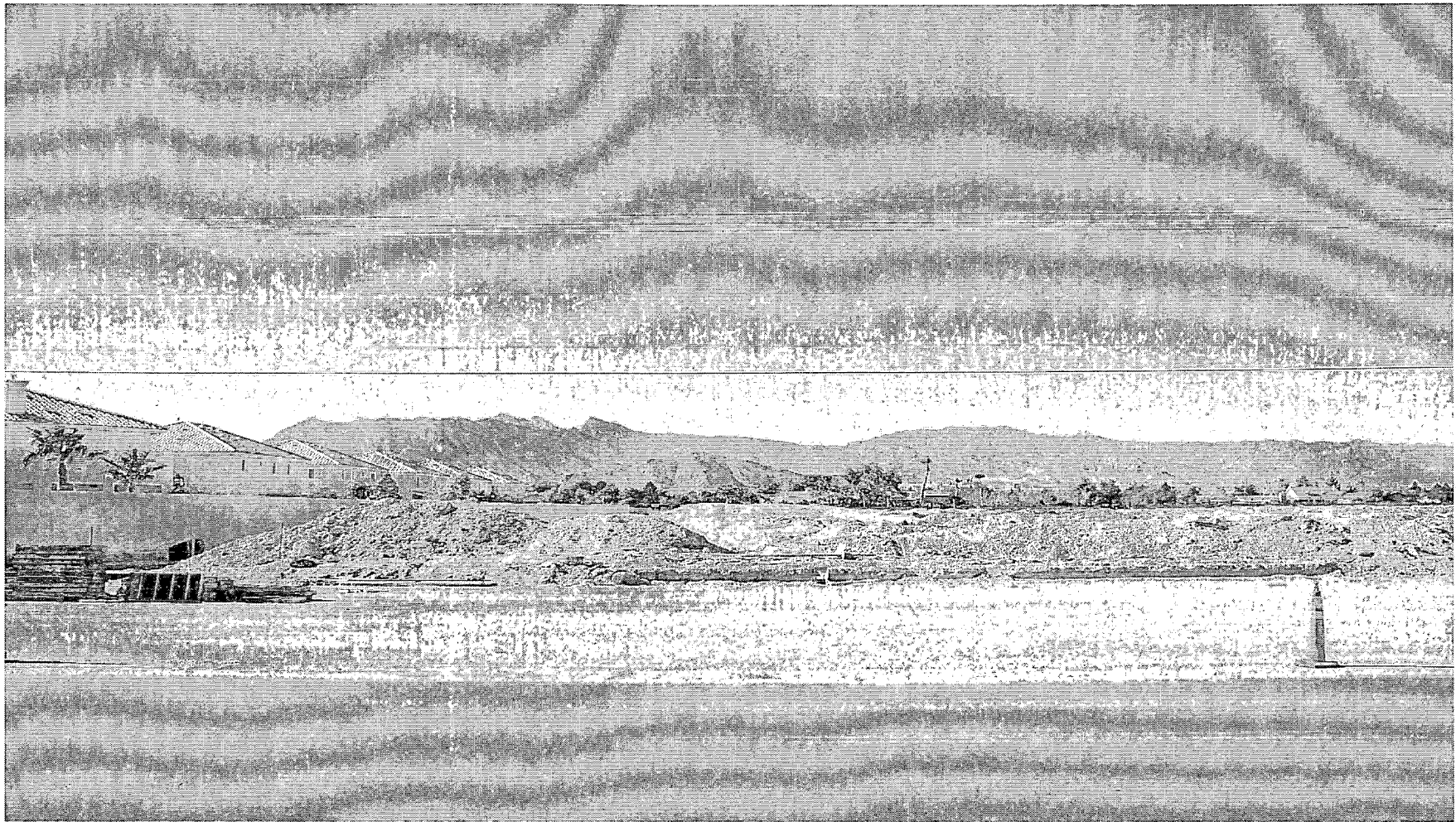


(IN FEET)
1 inch = 50 ft.



LANDSCAPE PLAN

SDR-3462
1-22-04 PC



SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO LIMITED
SOUTHWEST CORNER OF CRAIG ROAD AND BUFFALO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - **GPA-3469 - CANYON RIDGE CHRISTIAN CHURCH** - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: P-F (PUBLIC FACILITY) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

MACK – APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 111 [GPA-3469] and Item 112 [ZON-3471].

KIRK CARLSON, Swisher & Hall Architects, 7373 Peak Drive, appeared on behalf of the applicant and concurred with staff conditions.

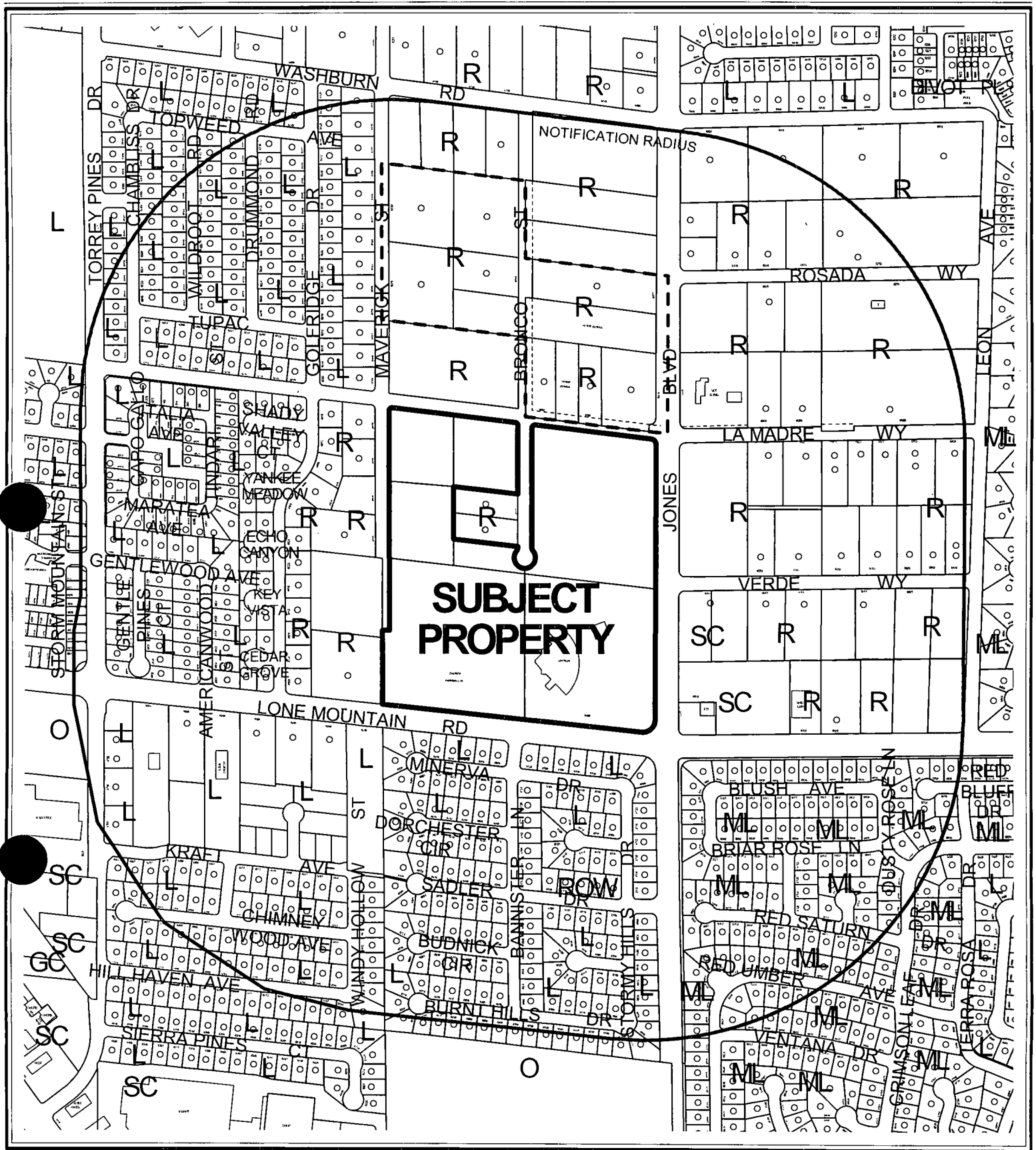
No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 111 [GPA-3469] and Item 112 [ZON-3471].

NOTE: All discussion for Item 111 [GPA-3469] and Item 112 [ZON-3471] took place under Item 111 [GPA-3469].

(3:44 – 3:46)

4-2154



CASE: **GPA-3469**

RADIUS: 1320 FT

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

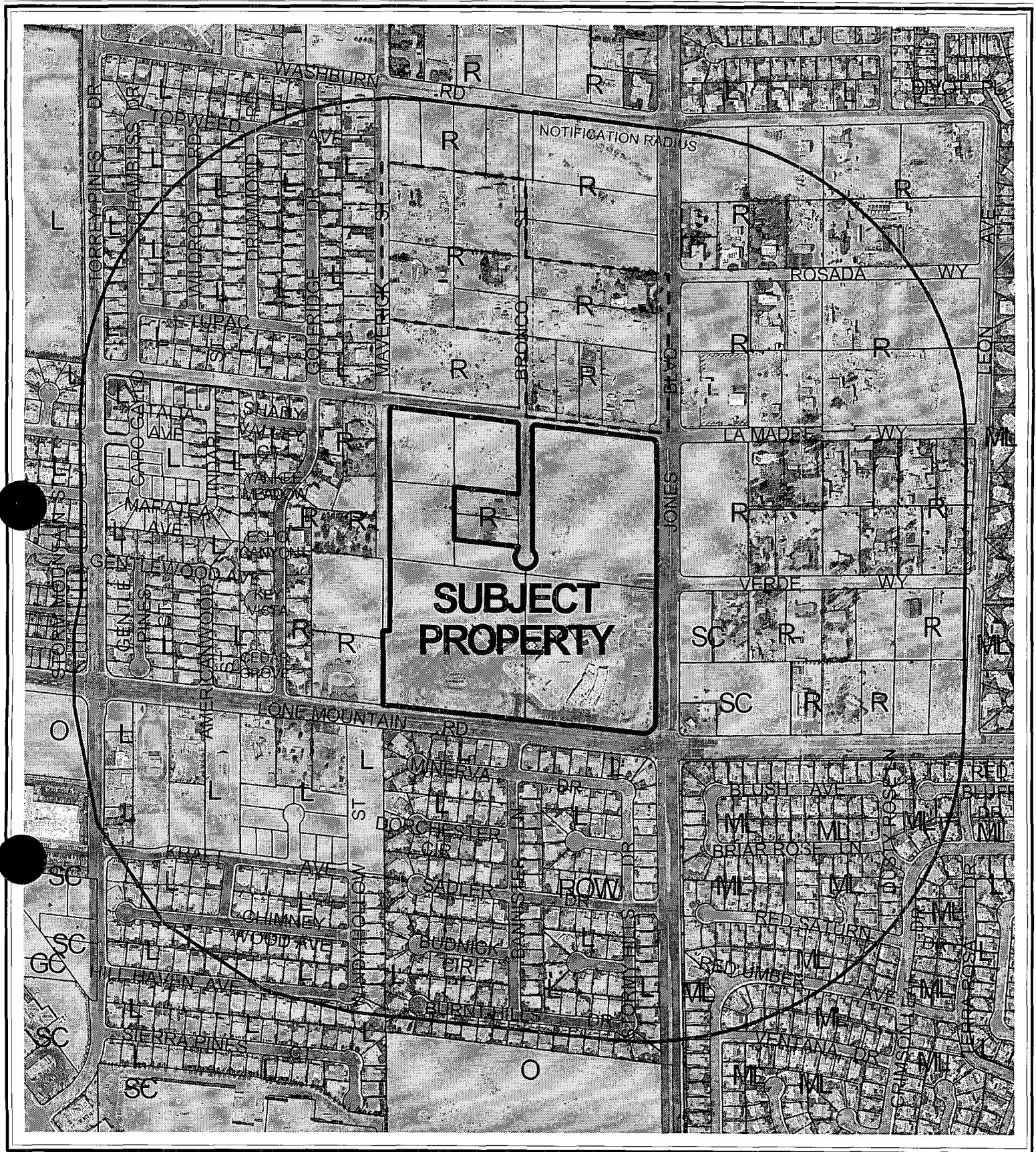
PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

0 300 600 Feet



111



CASE: GPA-3469

RADIUS: 1320 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITIES)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-3469 - CANYON RIDGE CHRISTIAN CHURCH

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

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

BACKGROUND DATA

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developed Area as described in the Plan.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural) land uses with a maximum density of 3.59 dwelling units per acre.
- 01/22/04 The Planning Commission recommended approval of a related Rezoning (ZON-3471).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #35/ar).

DETAILS OF APPLICATION REQUEST

Site Area: 39.24 Acres

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

DEFINITIONS

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

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

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

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

ANALYSIS

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

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

FINDINGS

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

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

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

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

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

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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

NOTICES MAILED: 691 by Planning Department

APPROVALS: 0

PROTESTS: 0

$$\frac{1}{2}$$

Name of Applicant: Doug Parks

Yes ☐ No ☒

APN: _____

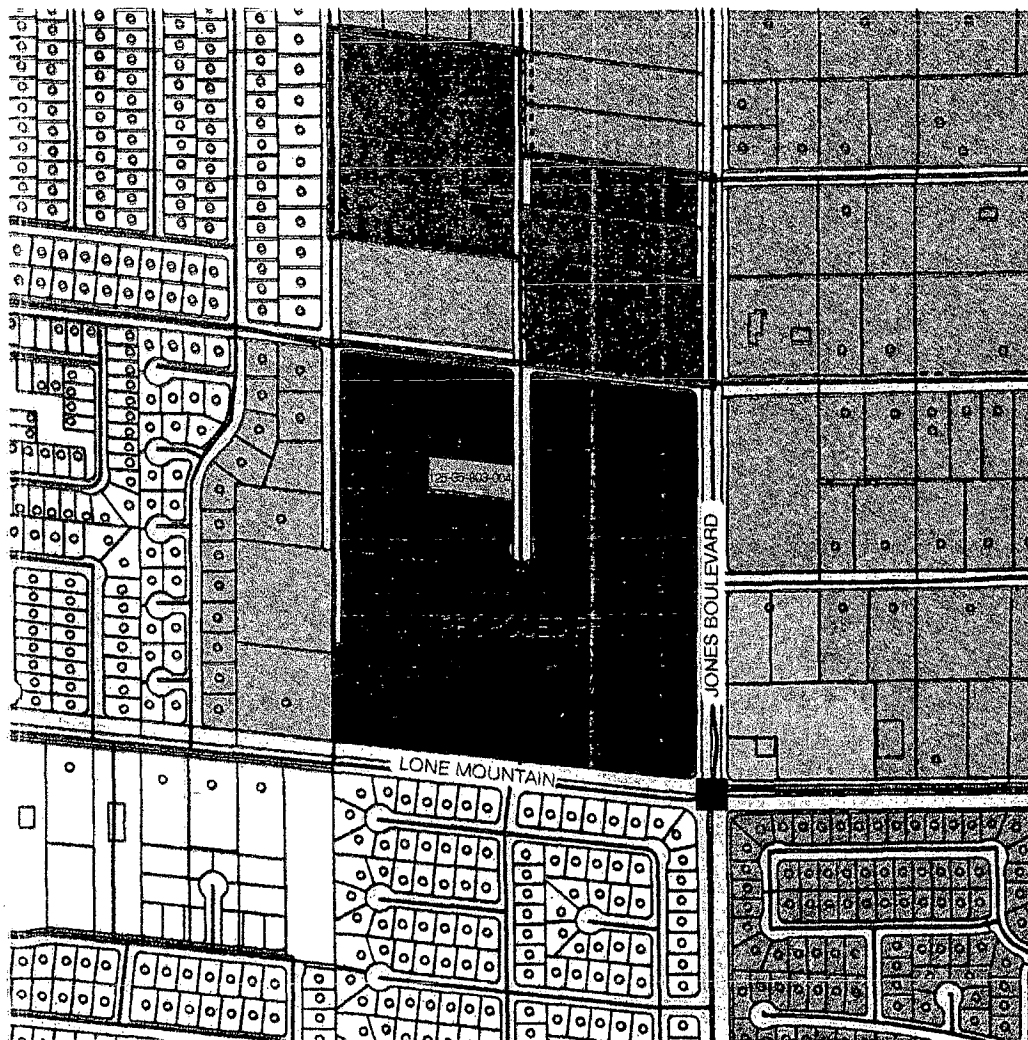
Print Name: M. HARTEL Treasurer

Simon B. Clark, NV
Notary Public in and for said County and State



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





GENERAL PLAN DESIGNATIONS - NOT TO SCALE



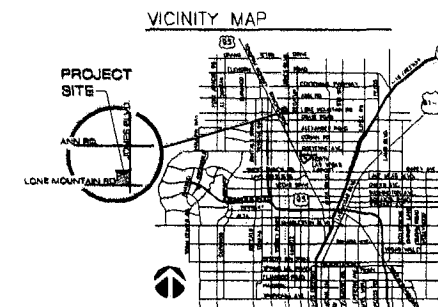
CANYON RIDGE CHRISTIAN CHURCH

GENERAL PLAN
AMENDMENT

DECEMBER 03, 2003

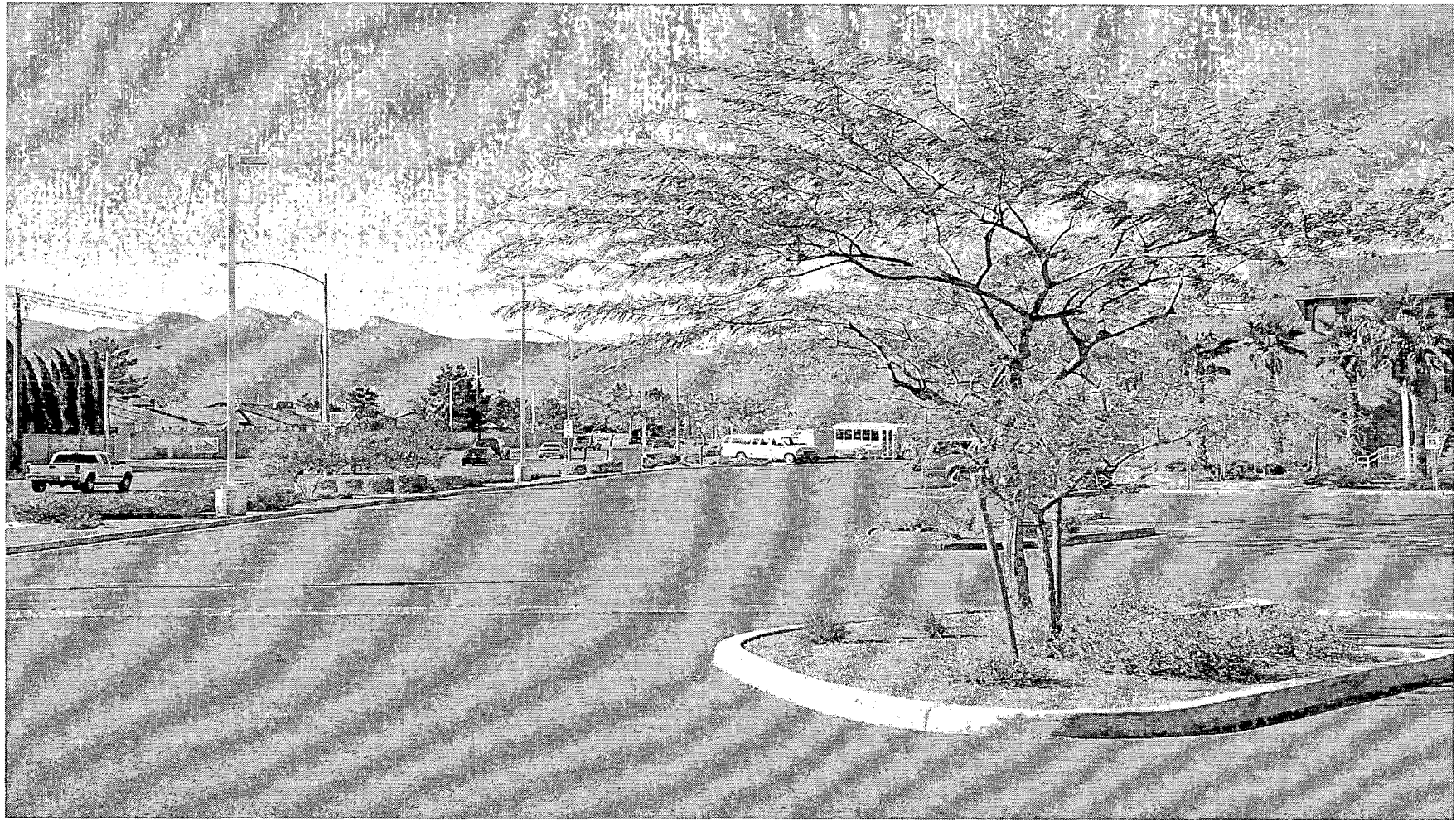
LEGEND

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



STAFF  **SWISHER & HALL AIA, LIMITED**
 ARCHITECTURE AND PLANNING
 7578 PEAK DRIVE, SUITE 200
 LAS VEGAS, NEVADA 89128
 702.596.9282 702.596.9080 (FAX)
 WWW.SWISHERHALL.COM

GPA-3469
1-22-04 PC



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

1/2/04



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

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3469 - PUBLIC HEARING - ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 111[GPA-3469] for all related discussion.

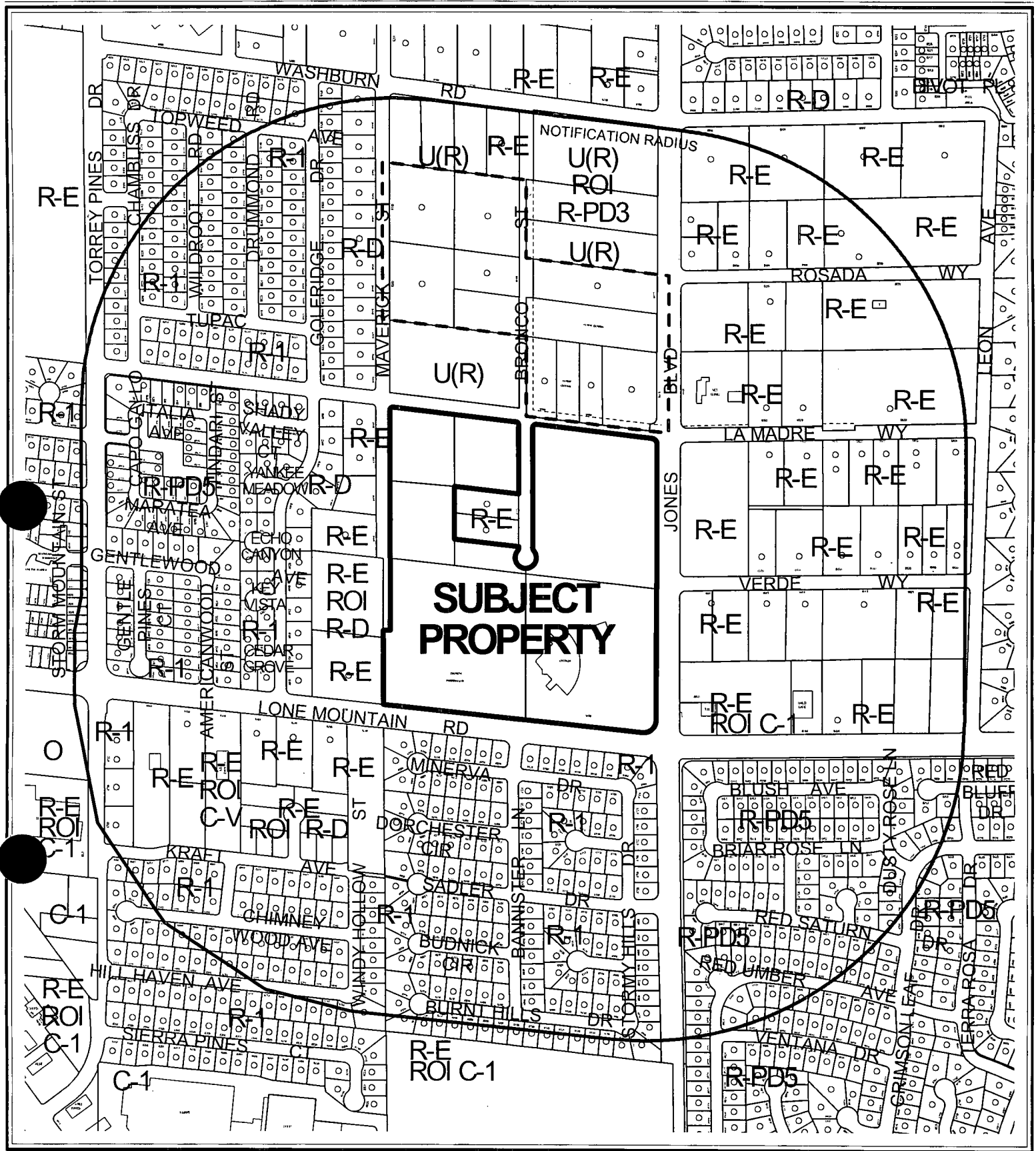
(3:44 – 3:46)

4-2154

CONDITONS:

Planning and Development

1. Site development to comply with all applicable conditions of approval for SDR-3213 and all other site-related actions.
2. A General Plan Amendment (GPA-3469) to a PF (Public Facilities) land use designation approved by the City Council.



CASE: **ZON-3471**

RADIUS: 1320 FT

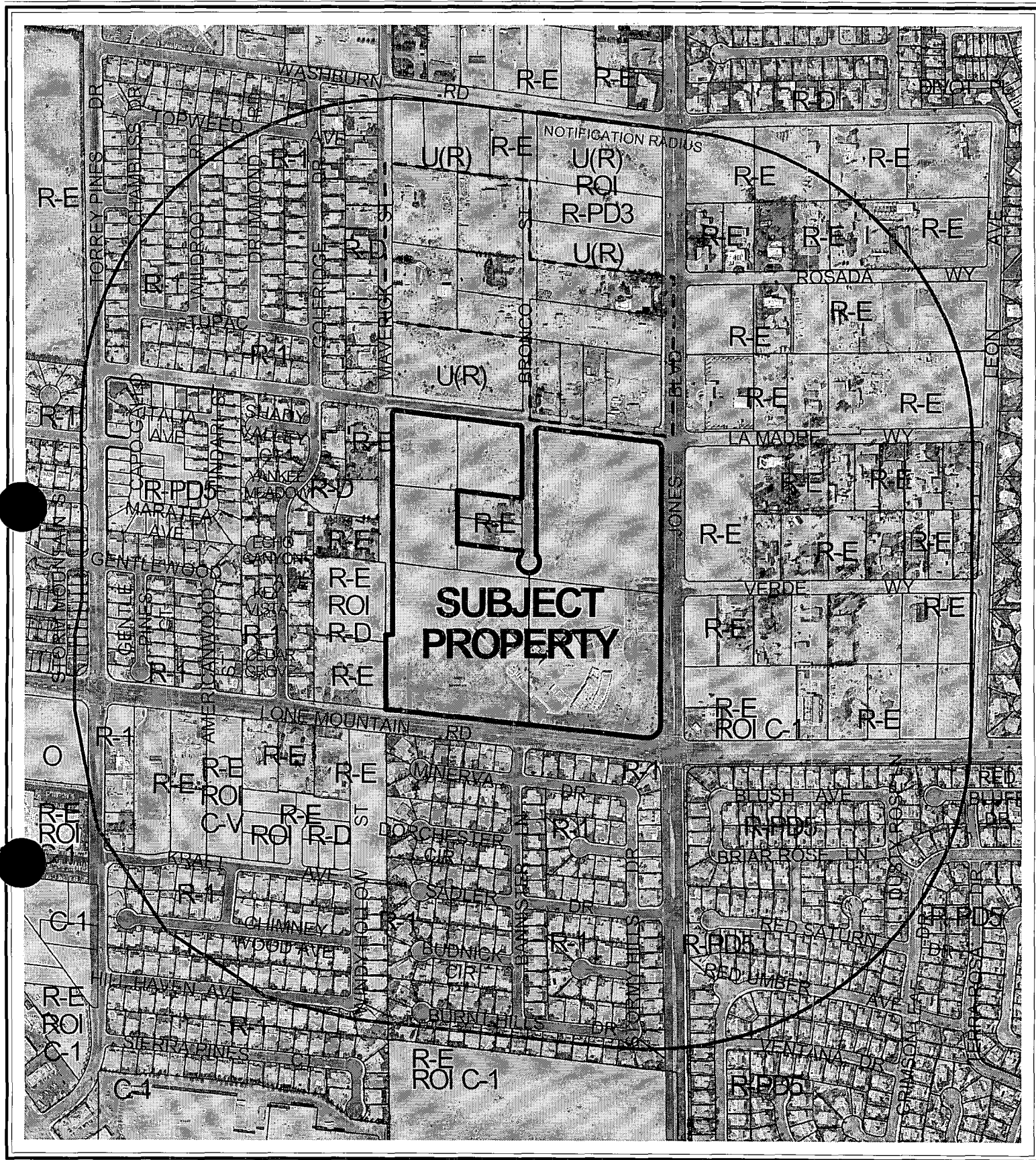
ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

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

0 300 600 Feet

112





CASE: ZON-3471

RADIUS: 1320 FT

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

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH

**** CONDITIONS ****

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

Planning and Development

1. Site development to comply with all applicable conditions of approval for SDR-3213 and all other site-related actions.
2. A General Plan Amendment (GPA-3469) to a PF (Public Facilities) land use designation approved by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a rezoning from R-E (Residence Estates) to C-V (Civic) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 09/06/95 | The City Council approved a Special Use Permit for a church on this site (U-88-95). |
| 04/17/96 | The City Council approved a Vacation of portions of Maverick Street and Bronco Lane adjacent to the church (VAC-0014-96). |
| 05/15/96 | The City Council approved a Plot Plan and Building Elevation Review of the church facility on this site [U-0088-95(1)]. |
| 12/17/03 | The City Council approved a Site Development Plan Review for two proposed classroom buildings and an expansion of an existing church and a waiver of the parking lot landscaping requirements on the subject site (SDR-3213). |
| 01/22/04 | The Planning Commission recommended approval of a related General Plan Amendment (GPA-3469). |
| 01/22/04 | The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #36/ar). |

B) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 39.24 Acres

B) *Existing Land Use*

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

C) *Planned Land Use*

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

D) *Existing Zoning*

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

E) *General Plan Compliance*

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

F) *General Analysis and Discussion*

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

FINDINGS

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

1. **“The proposal conforms to the General Plan.”**

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

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

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

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

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

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

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

NOTICES MAILED 691 by Planning Department

APPROVALS 0

PROTESTS 0


$$\frac{2}{2}$$

Name of Applicant: Lillian Jacobson

 Yes X No

APN: _____

Print Name: Lillian Jacobson

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



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

Name of Property Owner: Canyon Ridge Christian Church

Name of Applicant: Doug Parks

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

Yes

X	No
---	----

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

City Official: _____

Partner(s): _____

APN: _____

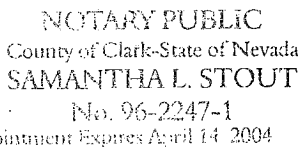
Signature of Property Owner/Authorized Agent: M. Harty

Print Name: M HATTEL TREASURER

Subscribed and sworn before me

This 18 day of December, 2003

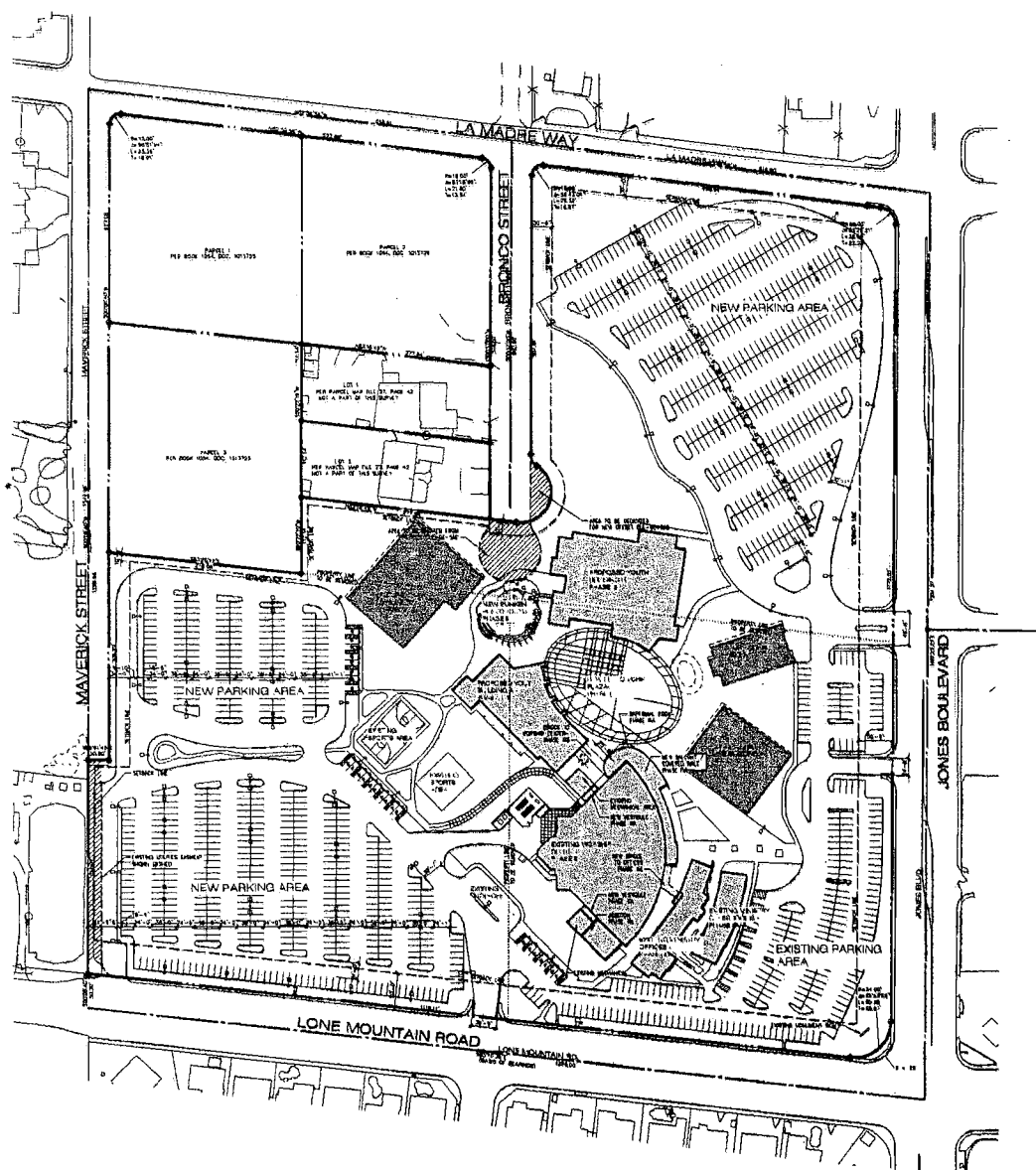
Simon P. Clark Clark NV
Notary Public in and for said County and State



CANYON RIDGE CHRISTIAN CHURCH

GENERAL PLAN AMENDMENT

October 7, 2003
Final Zoning Map



SITE PLAN



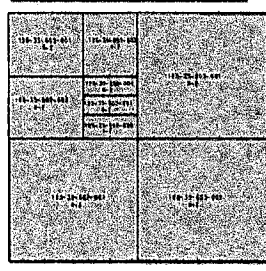
SITE DATA

SITE AREA: 31.79 ACRES

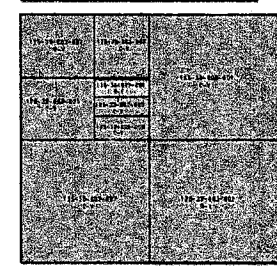
ASSESSOR'S PARCEL NUMBERS:

- 125-35-803-001
- 125-35-803-002
- 125-35-802-001
- 125-35-802-002
- 125-35-802-003
- 125-35-802-005
- 125-35-802-006
- 125-35-802-007

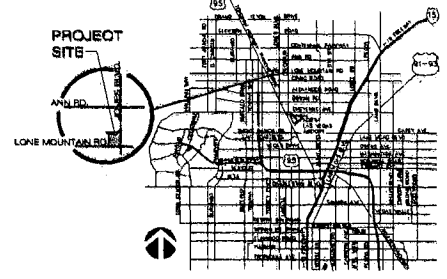
CURRENT ZONING



PROPOSED ZONING



VICINITY MAP



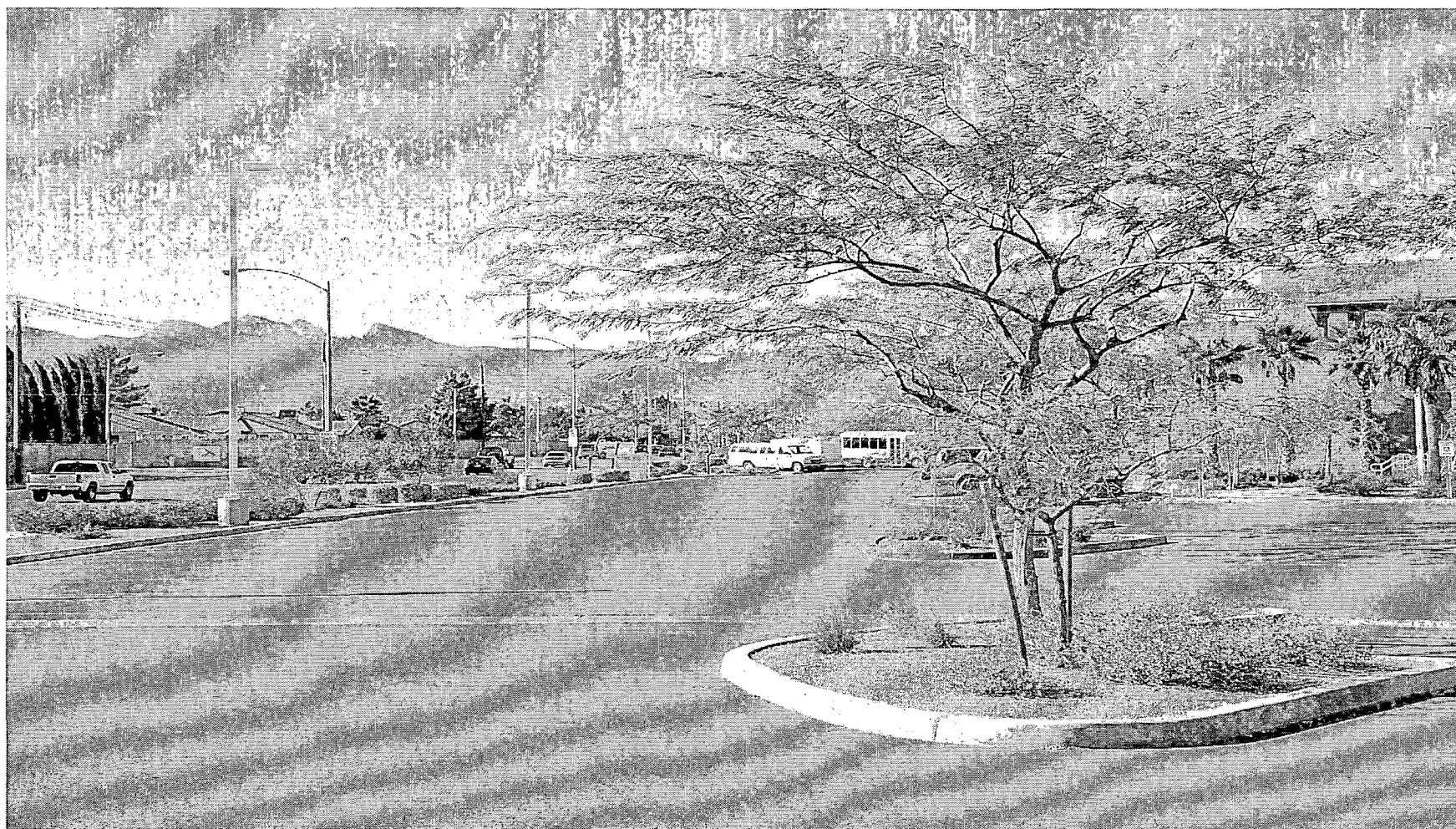
STAFF WISHER & HALL AIA, INC.
ARCHITECTURE AND PLANNING
7373 PEAK DRIVE, SUITE 200
LAS VEGAS, NEVADA 89128
702.569.7382 702.569.4580 (FAX)
WWW.SWISHERHALL.COM

ZON-3471
1-22-04 PC



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

1/2/04



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

1/2/04



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

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3470 - JUAN J. ELIAS - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly). The Planning Commission (4-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Submitted after final agenda – Abeyance request from JUAN J. ELIAS for Item 113 [GPA-3470], Item 114 [ZON-3473] and Item 115 [SDR-3475] filed under Item 113 [GPA-3470]
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 41

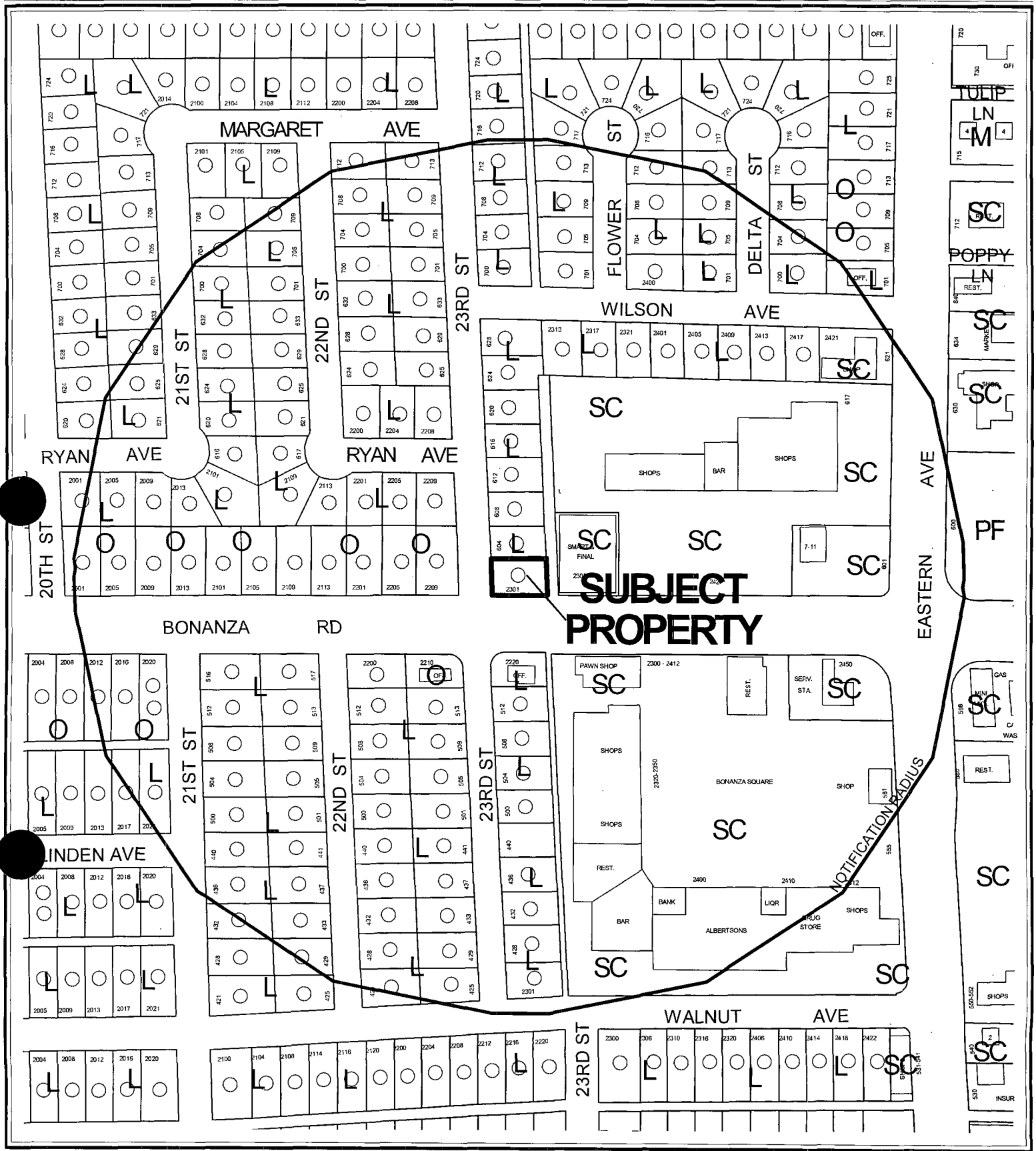
MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)



CASE: **GPA-3470**

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

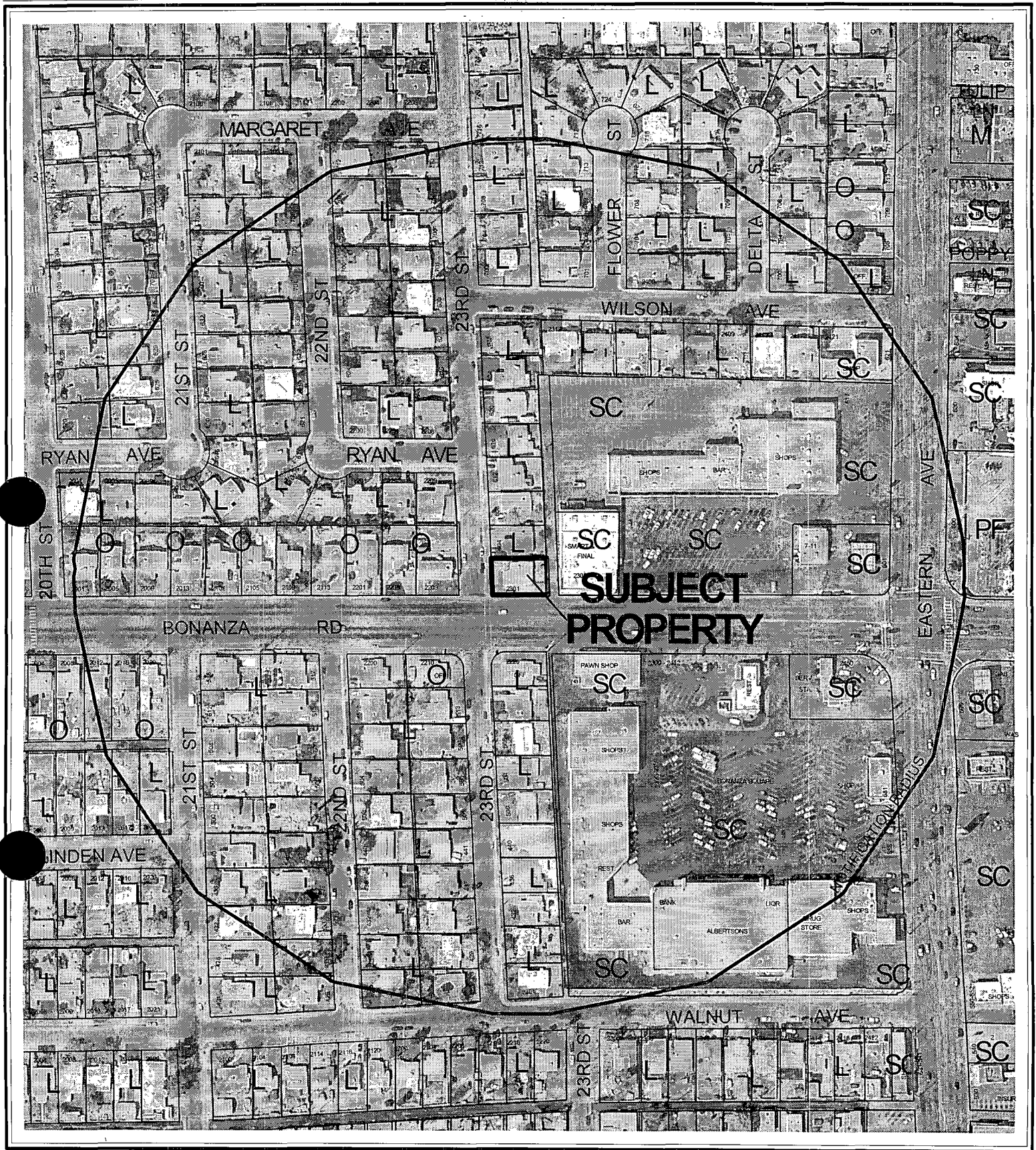
PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

0 100 200 Feet



113





CASE: GPA-3470

RADIUS: 750 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

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

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3470 - JUAN J. ELIAS

**** CONDITIONS ****

The Planning Commission (4-1 vote) and staff recommend DENIAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application is intended to amend a portion of the Southeast Sector Plan of the General Plan from L (Low Density Residential) to SC (Service Commercial) for the purpose of converting a residential property into a commercial use. A companion rezoning application (ZON-3473) and a Sire Development Plan Review application (SDR-3475) were filed with this General Plan Amendment application.

BACKGROUND DATA

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Low Density Residential land uses with a maximum density of 6 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre. The Planning Commission and staff recommended approval.
- 09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. The Planning Commission and staff recommended approval.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
- 11/05/03 The City Council approved an update of the Southeast Sector Map (GPA-3005) of the city of Las Vegas General Plan. On this map, the subject property was designated for single-family residential land uses, with a maximum density of 5.5 dwelling units per acre. The Planning Commission and staff recommended approval.
- 01/22/04 The Planning Commission recommended denial of related items (ZON-3473 and SDR-3475).
- 01/22/04 The Planning Commission voted 4-1 to recommend DENIAL (PC Agenda Item #41/kcw).

DETAILS OF APPLICATION REQUEST

Site Area: 0.15 Acres

EXISTING LAND USE

Subject Property Single Family Dwelling
North Single Family Dwelling
South Commercial use
East Commercial uses
West Single Family Dwelling

PLANNED LAND USE

Subject Property L (Low Density Residential)
North L (Low Density Residential)
South L (Low Density Residential)
East SC (Service Commercial)
West O (Office)

EXISTING ZONING

Subject Property R-1 (Single Family Residential)
North R-1 (Single Family Residential)
South P-R (Professional Office and Parking)
East C-1 (Limited Commercial)
West R-1 (Single Family Residential)

SPECIAL DISTRICTS/ZONES	Yes	No
<i>Special Area Plan</i>		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are not any special districts or zones that pertain to this application.

DEFINITIONS

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

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

ANALYSIS

The proposed location of the subject Plan Amendment is located at the northeast corner of 23rd Street and Bonanza Road, designated as a 100 foot Primary Arterial on the Master Plan of Streets and Highways. The building on site is the first on 23rd Street, a residential street that is the entry of a subdivision with homes that are over 50 years old. The subdivision is clearly stable without indications of evolving into more intensive uses such as Service Commercial.

A change of the land use for the proposed site will destabilize the neighborhood and will lead to the evolution of the homes further north on the street to commercial uses. There has been no unanticipated growth or development in the area of the application site or growth and development not specifically considered when the General Plan was adopted. The proposed amendment will allow zoning classifications that will be incompatible with the neighborhood and possible adverse effects on the residential area.

FINDINGS

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

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

The intensity of the proposed land use is not compatible with the residential neighborhood that this site has been a part of for about 50 years.

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

The proposed amendment will allow zoning classifications that will be incompatible with the neighborhood and have possible adverse effects on the residential area. The noise, odors, lighting and hours of operation of a commercial use on the site will not strengthen or support the neighborhood.

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

As the site of the proposed amendment is in an established neighborhood all of the necessary utilities, services, and access for the proposal are available. The access will be from 23rd Street and Bonanza Road. The addition of commercial traffic to the neighborhood will also have an adverse effect on the neighborhood.

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

There are no city plans or policies that support the weakening of residential neighborhoods. The proposal is contrary to Policy 2.4.7 of the Las Vegas 2020 Master plan that says the city should assist the residents in mature neighborhoods preserve the integrity of their neighborhoods.

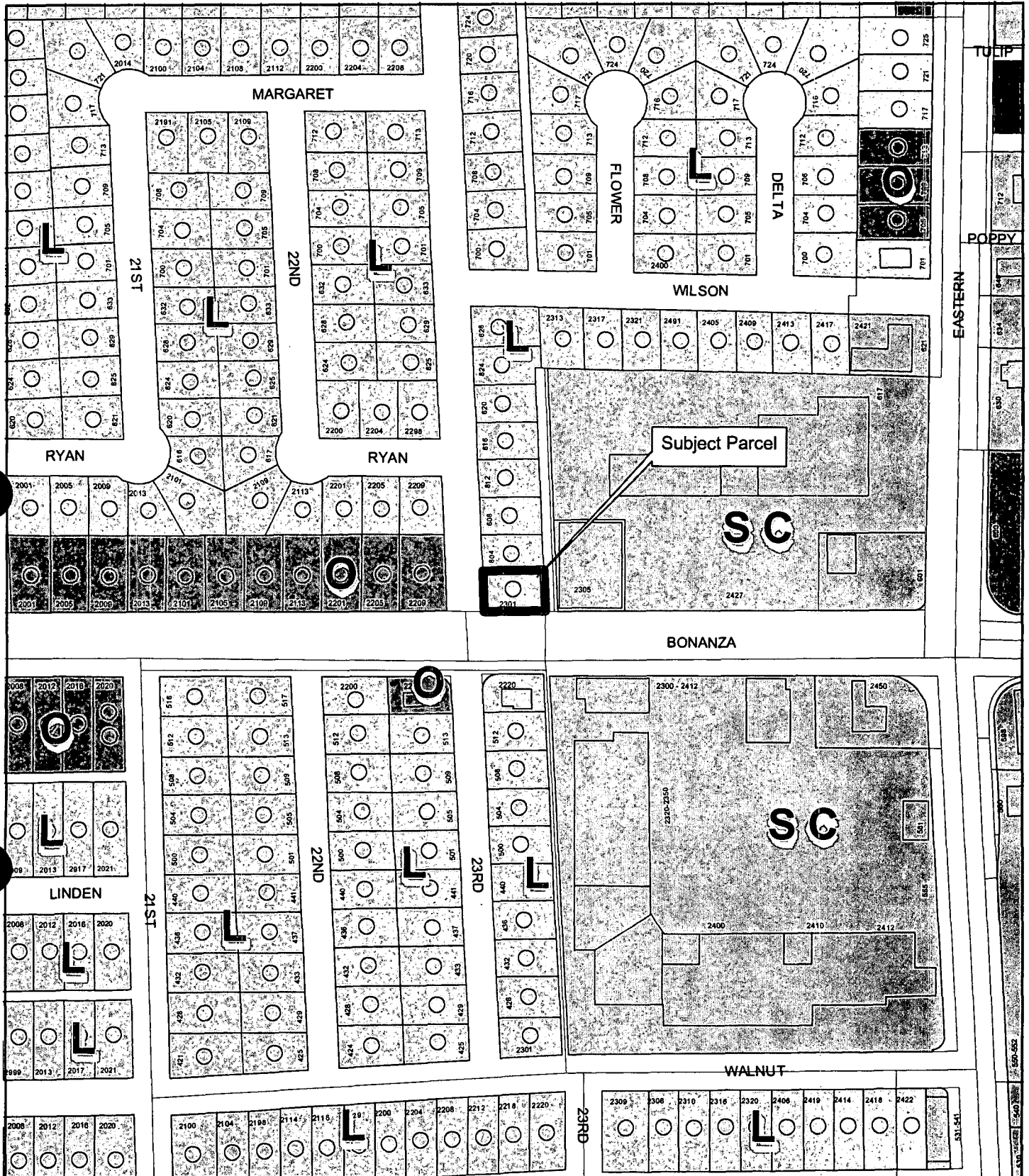
GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

12/29/03 The two representatives of the application and two city staff were the only persons who attended.

NOTICES MAILED: 161 by Planning Department

APPROVALS: 0

PROTESTS: 1



GPA-3470

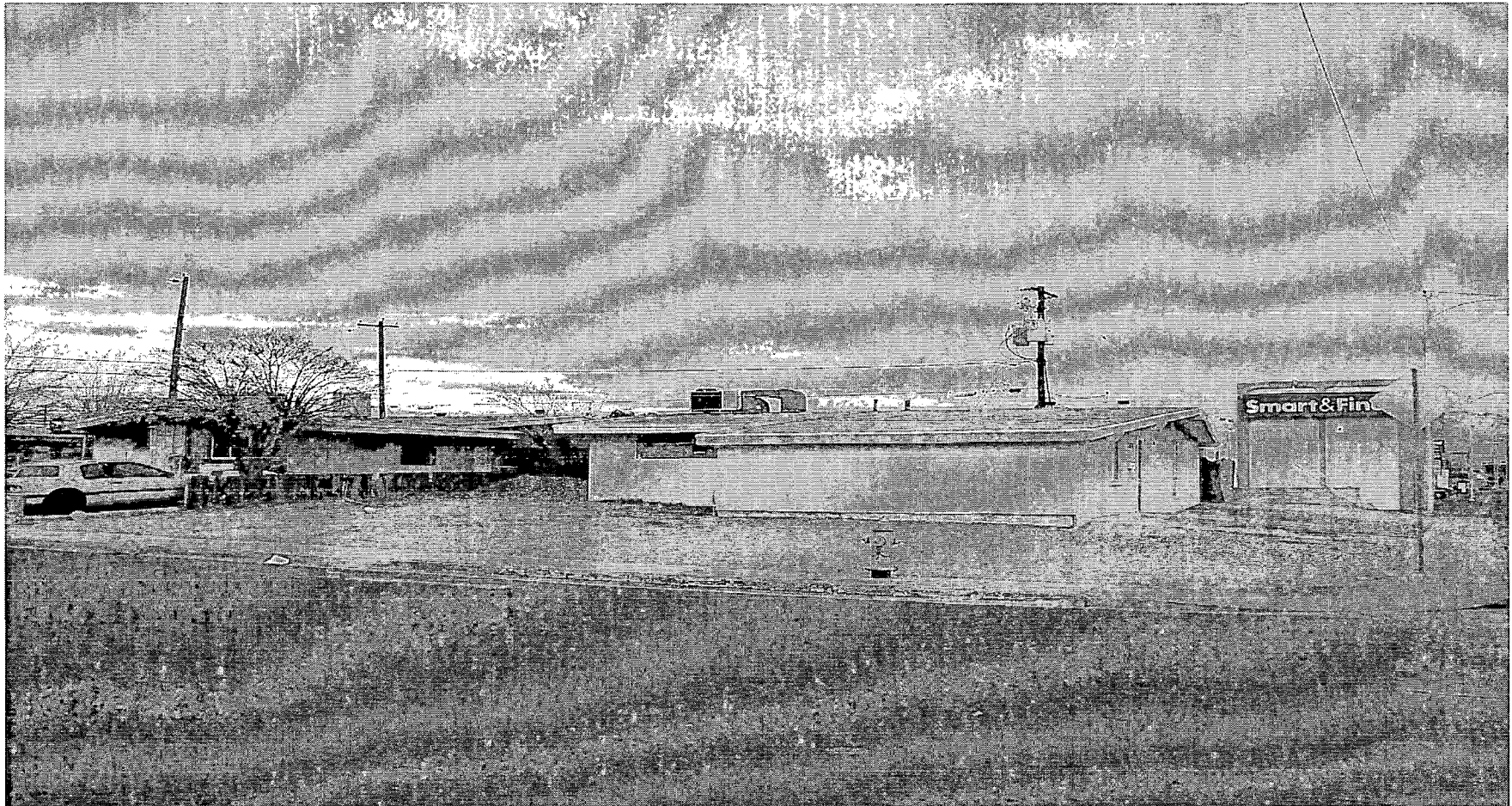
- Desert Rural
- Rural
- Low
- Medium-Low
- Medium-Low Attached
- Medium
- High

General Plan Categories

- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- School/Park/Open Space
- Light Industrial / Research
- Las Vegas Medical District
- Downtown Redevelopment Area
- Public Facility
- Resource Conservation
- Right-of-Way
- Planned Community Development
- Town Center
- NIC

- SUM
- Rural Neighborhood Preservation (Clark County)
- Rural Estates (Clark County)
- Public Facility (Clark County)
- School/Park/Open Space (Clark County)
- S Northwest School
- P Northwest Park

GIS maps are normally produced to meet the needs of the City. Due to continuous development activity this map is for reference only. No liability is assumed.

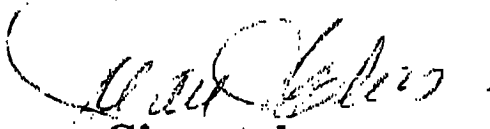


GPA-3470 - JUAN J. ELIAS
NORTHEAST CORNER OF BONANZA ROAD AND TWENTY-THIRD STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

Attention City Clerk:

I , Juan Elias, would like to postpone the city council meeting held tomorrow February 18th , 2004 in advance items 113,114 and 115, GPA 3470, and to be held until the next council meeting on March 17th ,2004. Thank you !


Sincerely,

Submitted after final agenda

Date 2/18/04 Item #113 - 115

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REZONING RELATED TO GPA-3470 - PUBLIC HEARING - ZON-3473 - JUAN J. ELIAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: N-S (NEIGHBORHOOD SERVICE) AND FOR A WAIVER TO ALLOW A 68 FOOT WIDE LOT WHERE 100 FEET IS REQUIRED on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly). The Planning Commission (3-2 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

RECOMMENDATION:

The Planning Commission (3-2 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Abeyance request from JUAN J. ELIAS for Item 113 [GPA-3470], Item 114 [ZON-3473] and Item 115 [SDR-3475] filed under Item 113 [GPA-3470]
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 42

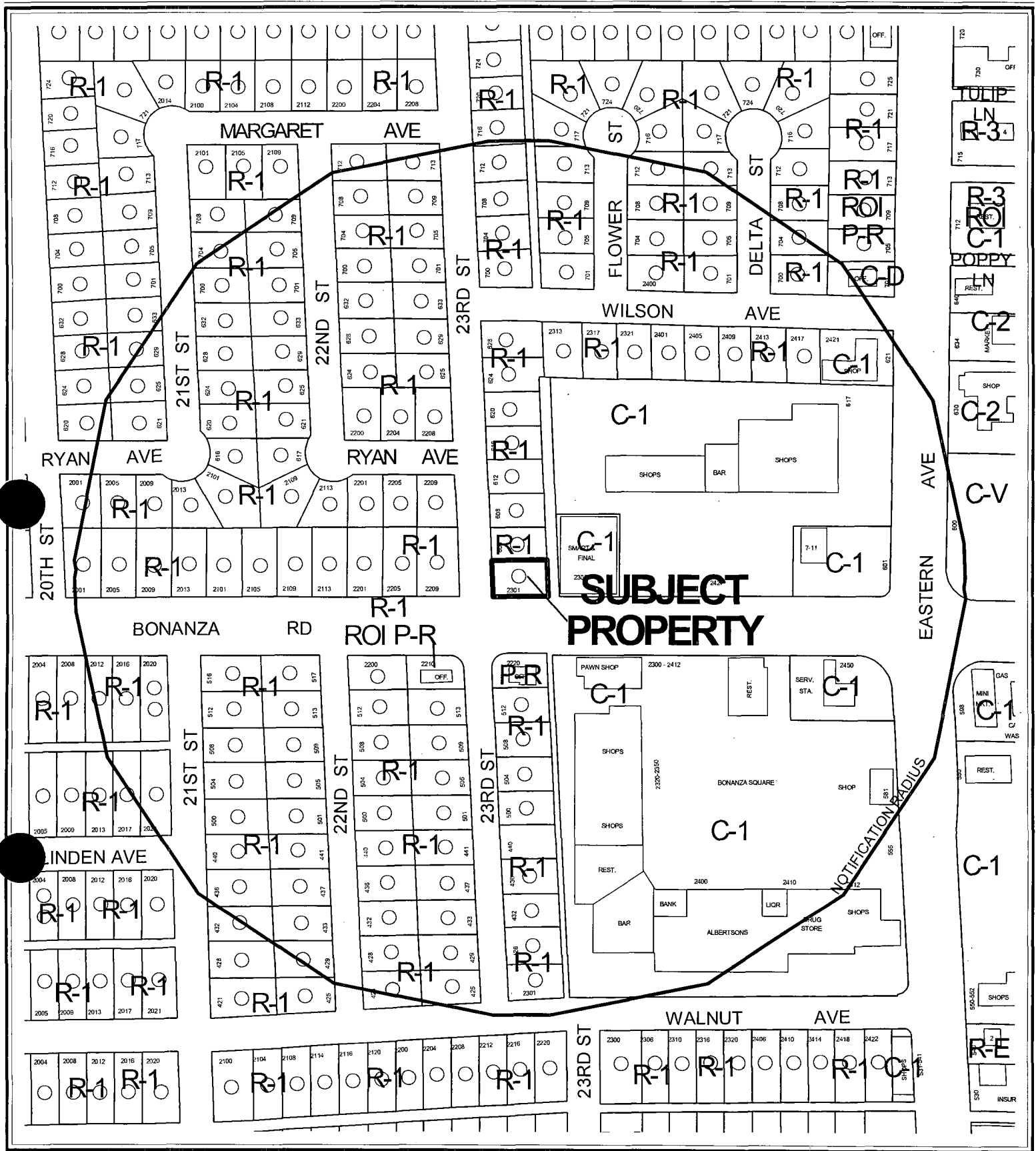
MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)



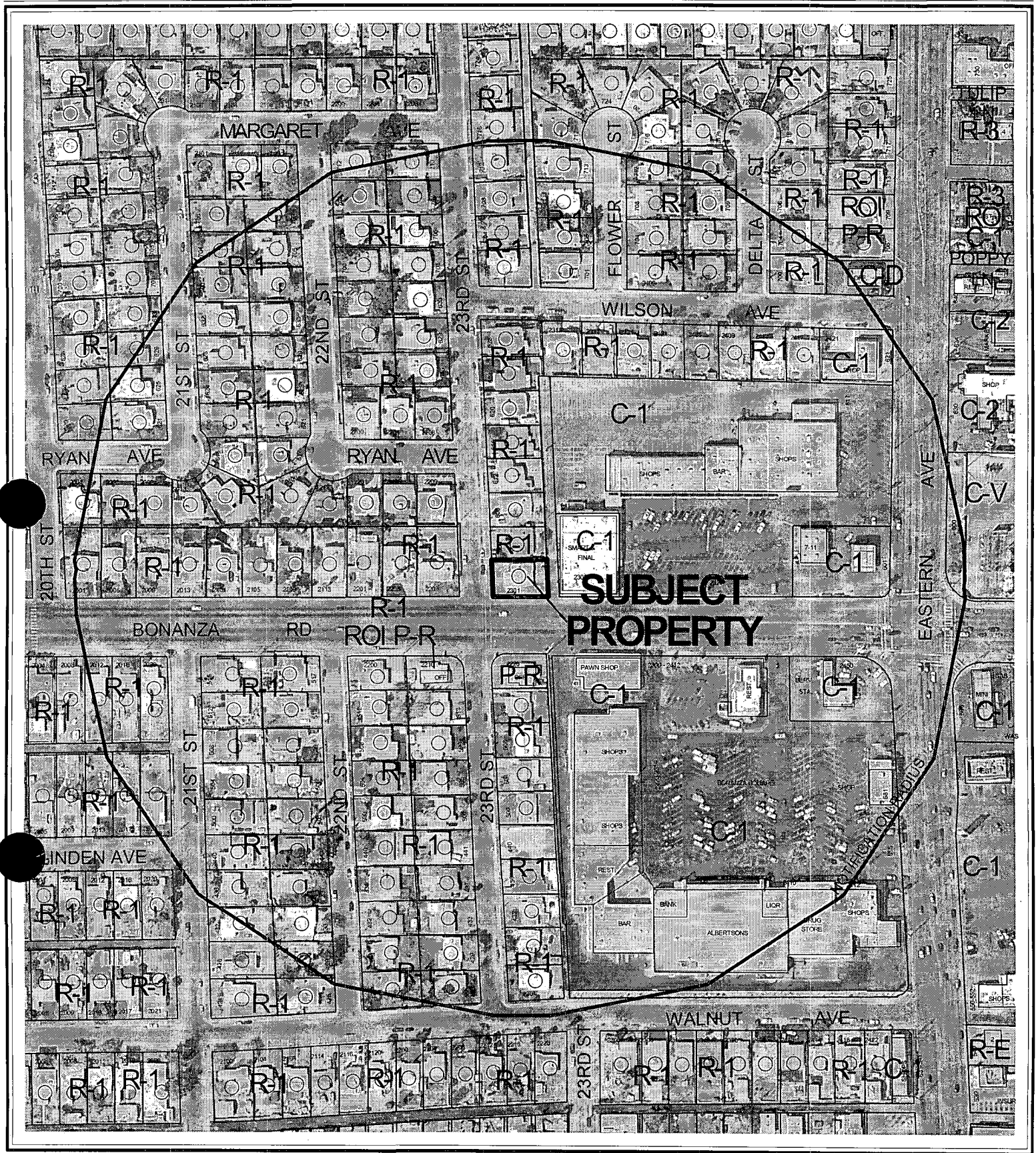
CASE: **ZON-3473**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: N-S (NEIGHBORHOOD SERVICE)





CASE: ZON-3473

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: N-S (NEIGHBORHOOD SERVICE)

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-3473 - JUAN J. ELIAS

**** CONDITIONS ****

The Planning Commission (3-2 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3470) to a SC (Service Commercial) land use redesignation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-3475) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate a 25-foot radius on the northeast corner of Bonanza Road and Twenty Third Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way

are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is to rezone a 0.15-acre parcel located at 2301 East Bonanza Road, from R-1 (Single Family Residential) district to C-1 (Limited Commercial) district. A companion General Plan Amendment application (GPA-3470) and a Site Development Plan Review application (SDR-3475) were filed with this Rezoning application.

B) Applicant's Justification

The proposed use will be directed primarily at and provide services to the Hispanic community of the immediate area. Once remodeled the building will be an asset to the community. The use will provide employment opportunities for those living in the neighborhood.

BACKGROUND INFORMATION

A) Previous Actions

There are no previous actions that pertain to the proposed location.

01/22/04 The Planning Commission recommended denial of related items (GPA-3470 and SDR-3475).

01/22/04 The Planning Commission voted 3-2 to recommend DENIAL (PC Agenda Item #42/kcw).

B) Pre-Application Meeting

08/25/03 A complete application was the primary subject of the two pre-application conference meetings with the applicant.

C) Neighborhood Meetings

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.15

Subject Property Single Family Dwelling
North Single Family Dwelling
South Commercial use
East Commercial uses
West Single Family Dwelling

PLANNED LAND USE

Subject Property L (Low Density Residential)
North L (Low Density Residential)
South L (Low Density Residential)
East SC (Service Commercial)
West O (Office)

EXISTING ZONING

Subject Property R-1 (Single Family Residential)
North R-1 (Single Family Residential)
South P-R (Professional Office and Parking)
East C-1 (Limited Commercial)
West R-1 (Single Family Residential)

E) General Plan Compliance

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are not any special districts or zones that pertain to this application.

The subject portion of the site is currently designated as an L (Low Density Residential) land use classification within the Southeast Sector Plan of the General Plan. The applicant has requested a General Plan Amendment (GPA-3470) to change the designation from L to SC (Service Commercial).

The proposed C-1 (Limited Commercial) zone is not consistent with the existing development to the north. The proposed site of this application is the first lot in a single-family residential subdivision. If approved the proposed action would introduce commercial into an otherwise stable residential subdivision.

B) General Analysis and Discussion

The applicant intends to develop the site for retail uses. The subject property is located on the northeast corner of 23rd Street and Bonanza Road. The parcel to the north is zoned R-1, (Single Family Residential) to the east is C-1 (Limited Commercial) and the lot to the west is zoned R-1 (Single Family Residential) but is designated Office on the General Plan.

FINDINGS

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

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

The existing General Plan designation of the subject site is L (Low Density Residential). The applicant is requesting to amend this land use designation to SC (Service Commercial). The proposed rezoning to C-1 (Limited Commercial) is consistent with the proposed General Plan designation. Uses permitted under the SC land use are not compatible with the residential neighborhood to the north.

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

The proposed amendment will allow zoning classifications that will be incompatible with the neighborhood and have possible adverse effects on the residential area. The noise, odors, lighting and hours of operation of a commercial use on the site will not strengthen or support the neighborhood. The intensity of the proposed land use is not compatible with the residential neighborhood that this site has been a part of for about 50 years.

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

The residential neighborhood of which this site is part has stable for many years. Master planning of the neighborhood has concluded that there have not been changes in the neighborhood that would indicate a change of zoning is justified.

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

The access from Bonanza Road will cause an increase of traffic congestion, as traffic will have to slow down for traffic ingressing and egressing the site. The new driveway from 23rd Street will cause commercial traffic to begin using a residential street.

NOTICES MAILED 161 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3473** APN: 139-26-811-094

Name of Property Owner: JUAN J. ELIAS

Name of Applicant: _____

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

_____ Yes

_____ X No

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

City Official: _____

Partner(s): _____

APN: 139-26-811-094

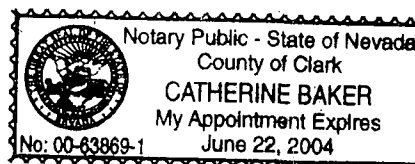
Signature of Property Owner/Authorized Agent: Juan J. Elias

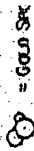
Print Name: JUAN J. ELIAS

Subscribed and sworn before me

This 26th day of August, 20 03

[Signature] Clark County - NV
Notary Public in and for said County and State

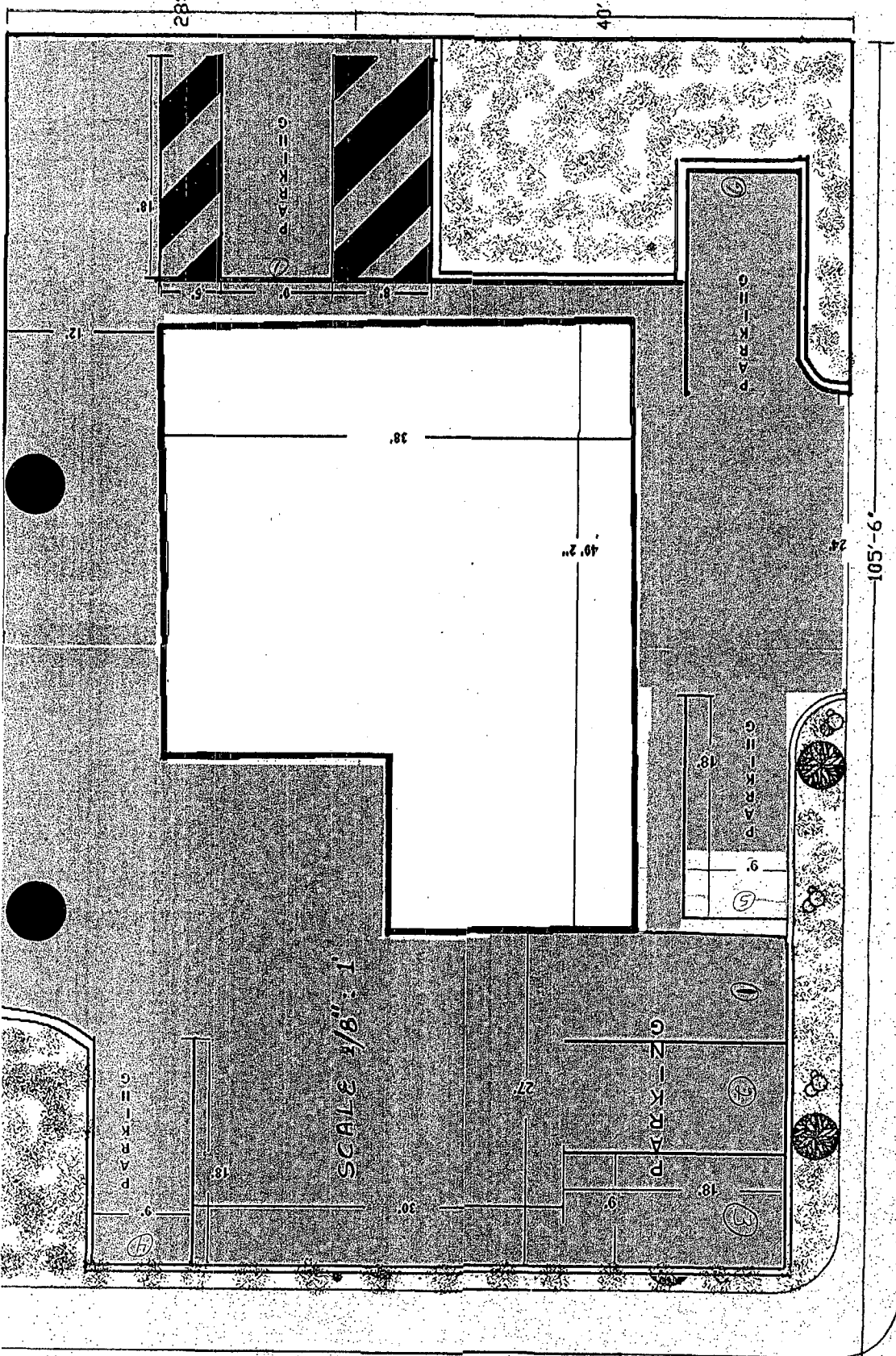




= SILK TREE

== GOLD SPK

ALLEY WAY



23RD STREET

E. BONANZA RD.

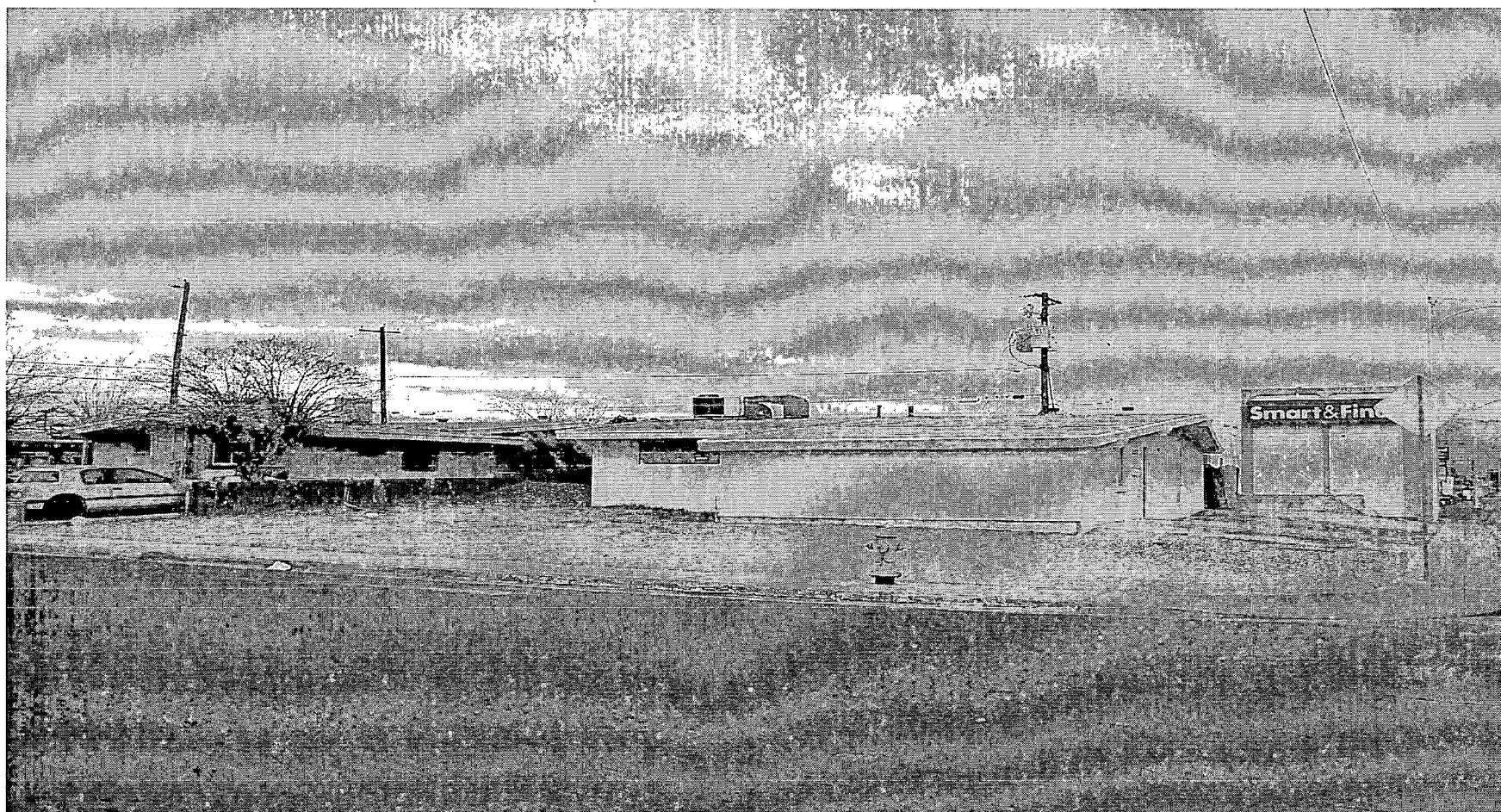
GPA-3470 REVISED

ZON-3473 2-18-04 CC

SDR-3475

REVISED
1-30-04

MR-3475 ✓ Replied for 2/11/80
City Council -



ZON-3473 - JUAN J. ELIAS
NORTHEAST CORNER OF BONANZA ROAD AND TWENTY-THIRD STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/02/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3470 AND ZON-3473 - PUBLIC HEARING - **SDR-3475 - JUAN J. ELIAS** - Request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), R-1 (Single Family Residential) Zone [PROPOSED: N-S (Neighborhood Service)], Ward 5 (Weekly). The Planning Commission (4-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Abeyance request from JUAN J. ELIAS for Item 113 [GPA-3470], Item 114 [ZON-3473] and Item 115 [SDR-3475] filed under Item 113 [GPA-3470]
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 43

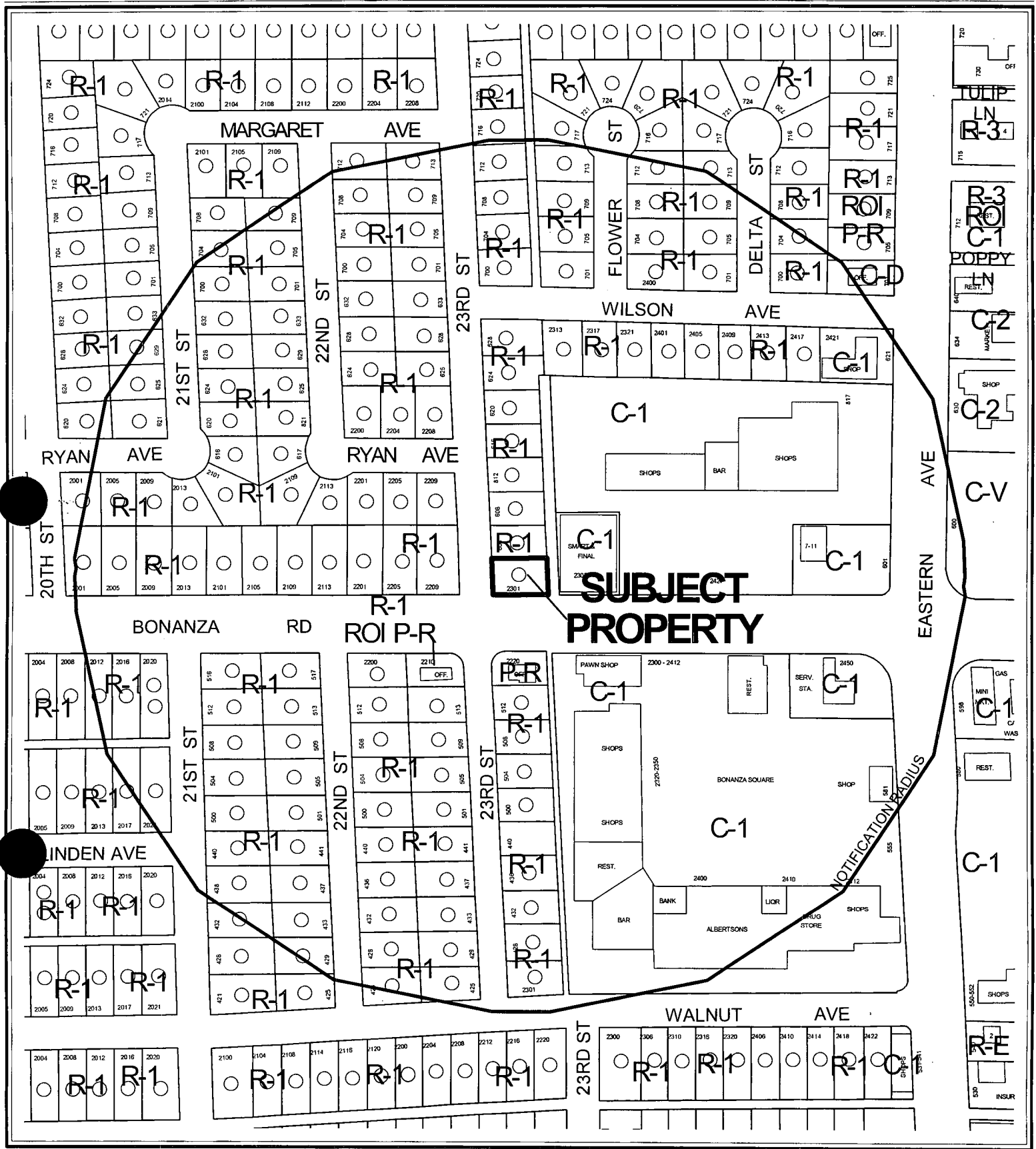
MOTION:

REESE – Motion to HOLD IN ABEYANCE Item 73 [SDR-3201] and Item 93 [SUP-3479] to 3/3/2004 and Item 113 [GPA-3470], Item 114 [ZON-3473], Item 115 [SDR-3475], Item 134 [ROC-2671], Item 135 [GPA-3483] and Item 136 [ZON-3509] to 3/17/2004; Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 102 [GPA-3439] and 103 [SDR-3441] – UNANIMOUS with GOODMAN abstaining on Item 93 [SUP-3479] because someone in his law firm is negotiating with a billboard company from which he may benefit

MINUTES:

There was no discussion.

(1:14 – 1:19)



CASE: **SDR-3475**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: N-S (NEIGHBORHOOD SERVICE)

0 100 200 Feet



115



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-3475 - JUAN J. ELIAS

**** CONDITIONS ****

The Planning Commission (4-1 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. The applicant shall meet with Planning and Development Staff prior to the issue of building permits to develop an address plan for the development.
2. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, a minimum five-foot sidewalk shall connect the front of the building to the parking areas.
3. The handicap-accessible walkway leading to the building front shall be constructed of pavers, bricks, patterned concrete, or similar materials distinguishing it from other paved surfaces, in conformance with Commercial District Development Standards.
4. A covered trash enclosure and a loading zone shall be shown on the site plan.
5. The elevations shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect additional architectural to enhance the building exterior.
6. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
7. All development shall be in conformance with the site plan and building elevations, date stamped 02/18/04, except as amended by conditions herein.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.)
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

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

12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
13. Site development to comply with all applicable conditions of approval for ZON-3473 and all subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This is a request for a Site Development Plan Review and waivers to the landscape planter width and required planting material for a proposed 1,868 square foot house to office conversion on 0.15 acres at 2301 East Bonanza Road.

B) *Applicant's Justification*

The proposed use will be directed primarily at and provide services to the Hispanic community of the immediate area. Once remodeled the building will be an asset to the community. The use will provide employment opportunities for those living in the neighborhood.

BACKGROUND INFORMATION

A) *Previous Actions*

There are no previous actions that pertain to the proposed location.

01/22/04 The Planning Commission recommended denial of related items (GPA-3470 and ZON-3473).

01/22/04 The Planning Commission voted 4-1 to recommend DENIAL (PC Agenda Item #43/kcw).

B) *Pre-Application Meeting*

08/25/03 A complete application was the primary subject of the two pre-application conference meetings with the applicant.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for this type of application.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 0.15

Subject Property	Single Family Dwelling
North	Single Family Dwelling
South	Commercial use
East	Commercial uses
West	Single Family Dwelling

PLANNED LAND USE

Subject Property L (Low Density Residential)
North L (Low Density Residential)
South L (Low Density Residential)
East SC (Service Commercial)
West O (Office)

EXISTING ZONING

Subject Property R-1 (Single Family Residential)
North R-1 (Single Family Residential)
South P-R (Professional Office and Parking)
East C-1 (Limited Commercial)
West R-1 (Single Family Residential)

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Study Area		X
Rural Preservation Neighborhood		X
Inter-local Agreement Joint Land Use Planning Area		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

There are not any special districts or zones that pertain to this application.

PROJECT DESCRIPTION

The site plan depicts an existing 1,868 square foot single-family residence to be converted to an office. Access is proposed to be via a 24-foot driveway from 23rd Street, 24-foot driveway from Bonanza Road and an alley between the site and the commercial use to the east.

Because of the narrow confines of the lot the applicant is requesting a waiver of the perimeter-landscaping requirement of Title 19.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100 Feet	68 Ft	N/A
Min. Setbacks			
• Front	25 Feet	28.5	Y
• Side	10 Feet	12.5 ft	Y
• Corner	15 Feet	17.5 ft	Y
• Rear	25 Feet	25 ft	Y
Max. Lot Coverage	30 %	28.6 %	Y
Max. Building Height	2 Stories or 35 Feet	1 Story	Y
Trash Enclosure	Yes	Yes	N
Loading Zone	Yes	Not Shown	N
Mech. Equipment	Yes	Not Shown	N

A covered trash enclosure and a loading zone are required for the planned use. A condition will be included to require a revised site plan that will show the location of the trash enclosure and a loading zone.

A2) Residential Adjacency Standards

The proposal meets the requirements of the Residential Adjacency Standards for proximity slope and setback requirements.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Office other than listed	1868 SF.	1/300 GFA	6	1	7	1

The proposal meets the requirements for office parking as specified in Title 19.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/6 Spaces	1 Tree	0
Buffer:			
• Min. Trees	1 Trees/20 Lin Ft	20 Trees	9
• Min. Zone Width	8 Feet		4.5
• Wall height	8 Feet		Not shown

The proposal does not meet the requirements for perimeter landscaping. A waiver of the perimeter landscaping requirements of Title 19 is included with this Site Development plan review application.

A5) Sign Standards

No information was supplied that would enable evaluation of the on site signage. All signage will be dealt with under a separate review.

B) General Analysis and Discussion

- Zoning

The proposed amendment will allow zoning classifications that will be incompatible with the neighborhood and possible adverse effects on the residential area. The noise, odors, lighting and hours of operation of a commercial use on the site will not strengthen or support the neighborhood. The intensity of the proposed land use is not compatible with the residential neighborhood that this site has been a part of for about 50 years.

- Site Plan

The site plan depicts an existing 1,868 square foot single-family residence to be converted to an office. Access is proposed to be via a 24-foot driveway from 23rd Street, 24-foot driveway from Bonanza Road and an alley between the site and the commercial use to the east. A covered trash enclosure and a loading zone are required for the planned use. A condition will be included to require a revised site plan that will show the location of the trash enclosure and a loading zone.

A handicap accessible walkway in the front yard should be distinguished from other walkways and driving surfaces through pavers, bricks, or patterned concrete material. Sidewalks at least five feet in width shall be shown that connect the front doors to the parking spaces.

- Waivers

Because of the narrow confines of the lot the applicant is requesting a waiver of the perimeter-landscaping requirement of Title 19.

- Landscape Plan

The proposal does not meet the requirements for perimeter landscaping. A waiver of Title 19 is included with this Site Development plan review application.

- Elevation

The photos submitted with the application show a stuccoed exterior typical of the area and a low-pitched roof.

- Floor Plan

The floor plan shows four offices and a studio. Egress will be from the south side of the building that will be access to one of the offices and the studio.

FINDINGS

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

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

The proposed amendment will allow zoning classifications that will be incompatible with the neighborhood and have possible averse effects on the residential area. The noise, odors, lighting and hours of operation of a commercial use on the site will not strengthen or support the neighborhood. The intensity of the proposed land use is not compatible with the residential neighborhood that this site has been a part of for about 50 years.

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

The proposal is not consistent with the General plan therefore a Plan Amendment has been filed with this Site development Plan Review application. The proposed amendment will allow uses that will be incompatible with the neighborhood and have possible averse effects on the residential area. There are no city plans or policies that support the weakening of residential neighborhoods. The proposal is contrary to Policy 2.4.7 of the Las Vegas 2020 Master plan that says the city should assist the residents in mature neighborhoods preserve the integrity of their neighborhoods.

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

The access from Bonanza Road will cause an increase of traffic congestion, as traffic will have to slow down for traffic ingressing and egressing the site. The new driveway from 23rd Street will cause commercial traffic to begin using a residential street.

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

The building and landscape materials are similar those used in the neighborhood and therefore appropriate for the area.

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

The exterior should be improved with other colors, box outs, stone or brick veneer, shutters, increased slope of the roof, tile roofing material, etc. so the exterior does not have the bland, featureless appearance that currently exists.

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

The business within the proposed office will be subject to regular inspections for licensing, and therefore the development will not compromise the public health, safety or welfare.

PLANNING COMMISSION ACTION

The Planning Commission recommended denial of the General Plan Amendment and Rezoning also. The site plan concerns centered around access as the proposal shows access from Bonanza Road, 23rd Street and parking that will back-up into the alley.

NOTICES MAILED 161 by Planning Department

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3475** APN: 139-26-811-094

Name of Property Owner: JUAN J. ELIAS

Name of Applicant: SADE

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: _____

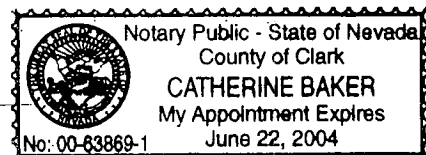
Signature of Property Owner/Authorized Agent:

Print Name:

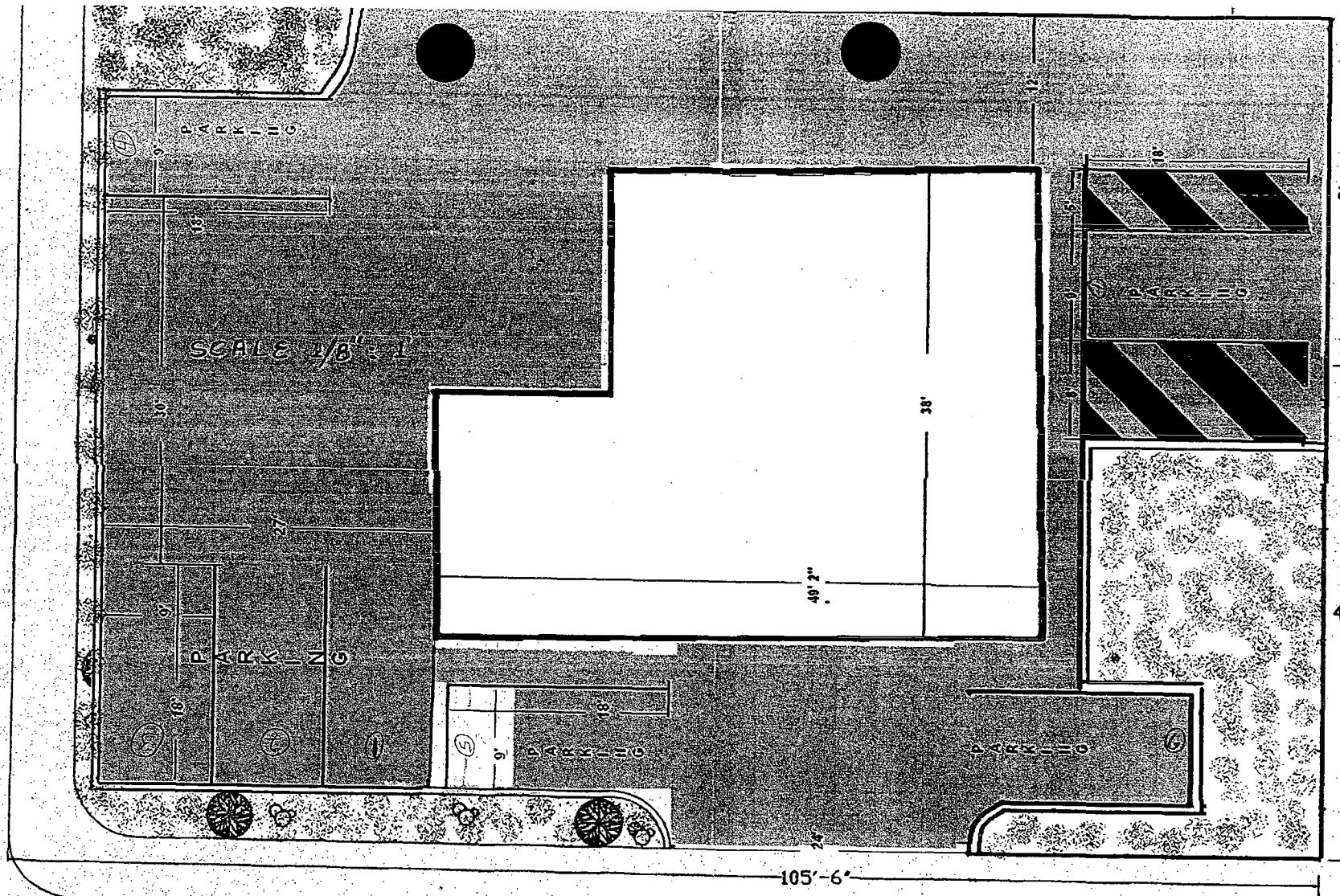
Subscribed and sworn before me

This 26th day of August, 20 03

Notary Public in and for said County and State



23RD STREET



-  = SILK TREE
-  = GOLD SPK

GPA-3470

REVISED

ZON-3473

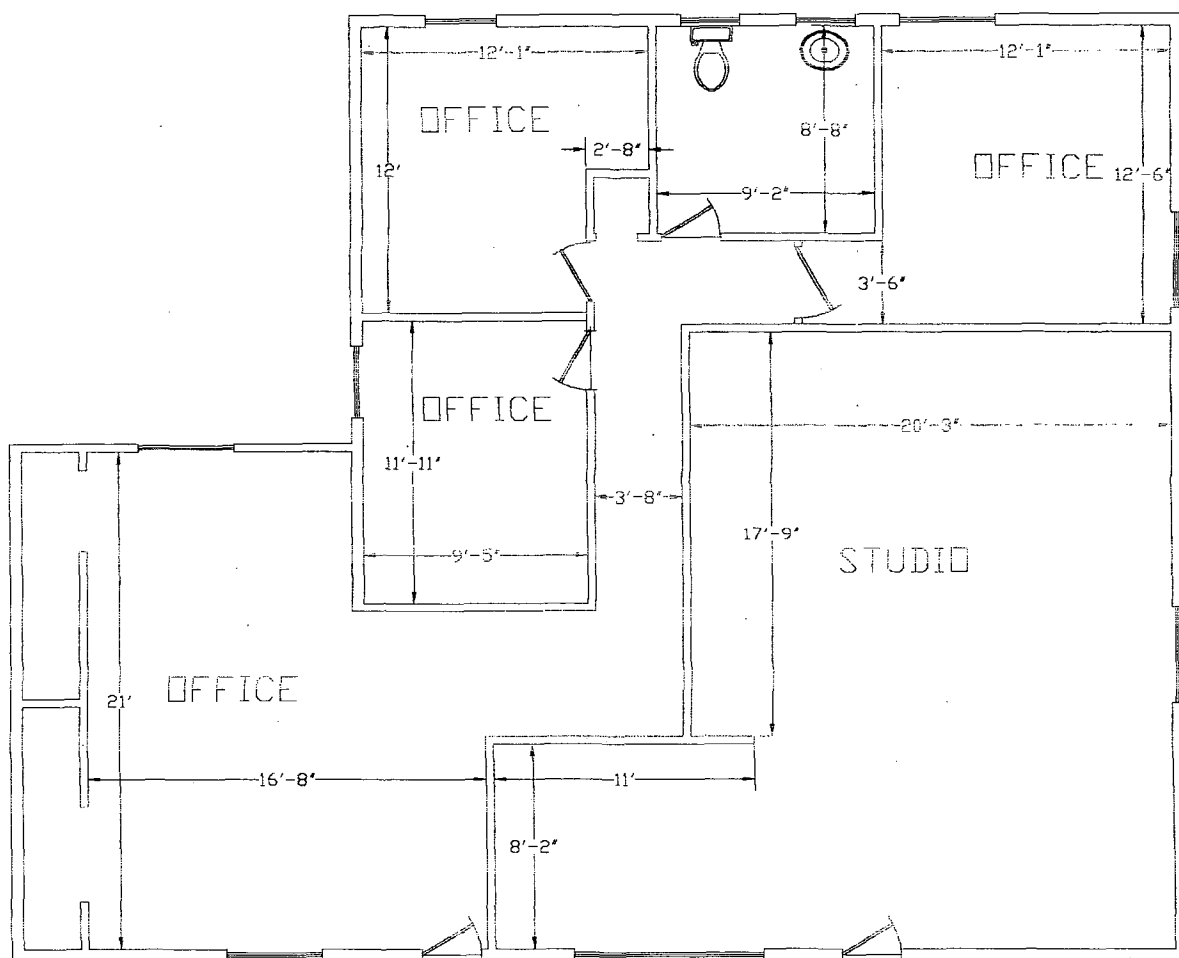
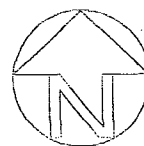
2-18-04 CC

E. BONANZA RD.

REVISED
1-30-04

SDR-3475

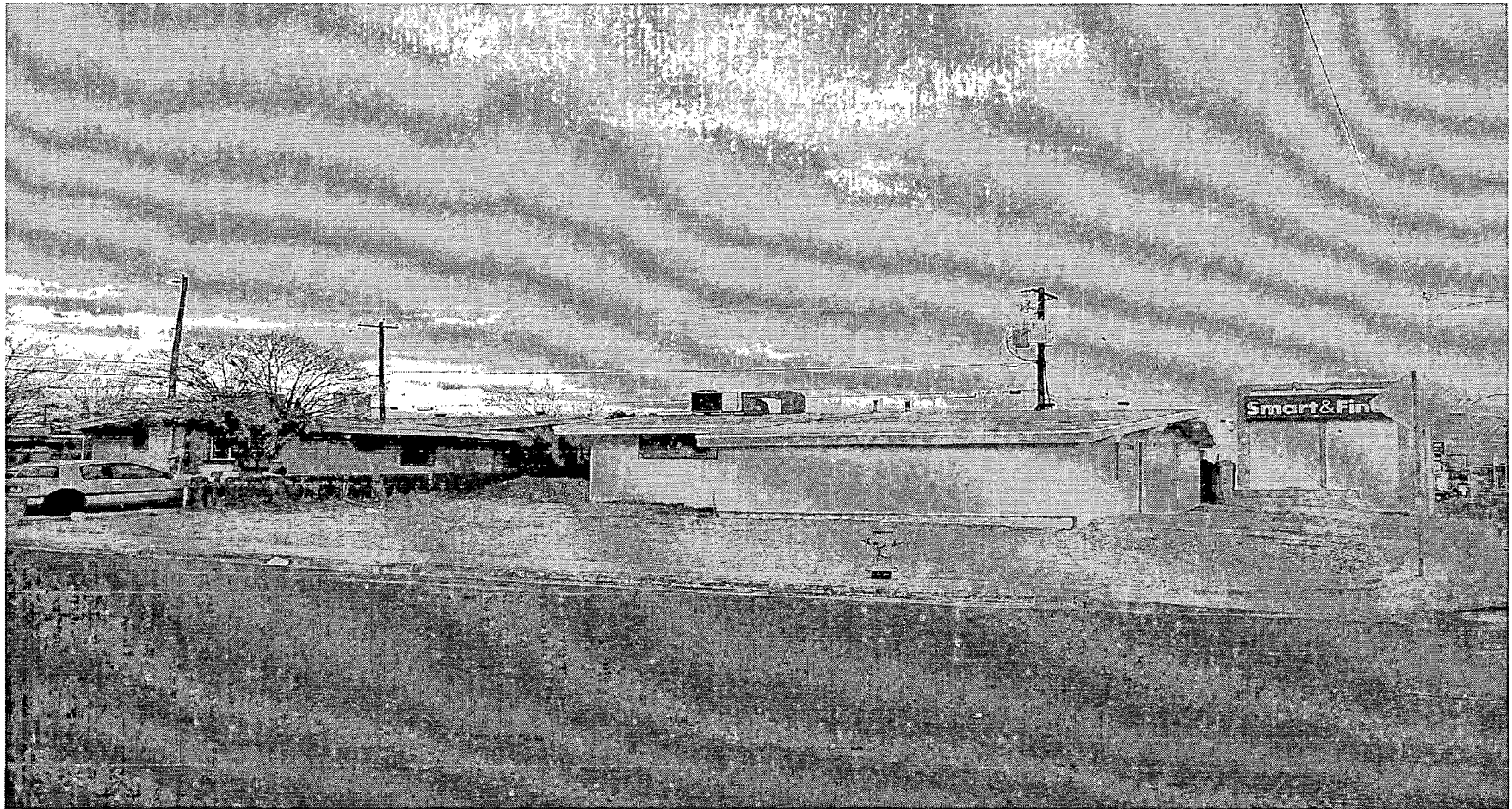
DR-3475 7 Revised For 2/18/04
City Council-



PROPERTY HOUSE
JUAN J. ELIAS
2301 E. BONANAZA
RD.
LAS VEGAS, NV 89101

SCALE: 3/16" = 1'

SDR-3475
01-22-04 PC



SDR-3475 - JUAN J. ELIAS
NORTHEAST CORNER OF BONANZA ROAD AND TWENTY-THIRD STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GENERAL PLAN AMENDMENT - PUBLIC HEARING - GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: L-TC (LOW DENSITY RESIDENTIAL – TOWN CENTER) TO: ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL – TOWN CENTER) on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

MACK – APPROVED – UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 116 [GPA-3478], Item 117 [ZON-3481], Item 118 [VAR-3487] and Item 119 [SDR-3485].

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Nevada Homes Group. The development is significantly impacted by public facilities and infrastructure, higher density to the east, and the County master plan which shows a significantly higher density to the south and density of 6 units to the acre to the north. The request is for 94 units on 15 acres, equaling 6.19 units per acre, slightly greater than that approved to the north but significantly less than that approved to the south and east. The density is appropriate.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 116 – GPA-3478

MINUTES – Continued:

ATTORNEY ROWE noted that open space was added to the interior of the development to mitigate the open space issue raised at the Planning Commission. At COUNCILMAN MACK'S request, the open space area was moved to the south end, taking up Lots 74, 75, 76 and 77. The applicant supported the change because it will keep the playing children further from the entrance of the development, which is accessed from an 80-foot right-of-way. A 20-foot wide multi-use trail was added along Fort Apache Road and landscaping added to the corners of the exterior of the development to soften the edges and provide additional open space. On the side lots of the homes, on the interior of the development, a 15-foot wide landscaping trimming was added with trees. In addition, a trail was added to go from the interior at the southwest corner of the development to a future park so that the residents would have direct access.

ATTORNEY ROWE requested that Condition 3 on the site development plan review be deleted, as unnecessary, and Condition 7 amended to reflect a 10-foot rather than 15-foot rear yard setback. He further asked to withdraw the request for a variance on the open space.

TODD FARLOW, 240 North 19th Street, was pleased with the plan presented.

COUNCILMAN MACK thanked the applicant for moving the open space to the back. It is important to understand that this General Plan Amendment is consistent with the southern boundary where the County approved medium low attached, as well as the adjacent detention basin and Beltway. He thanked the applicant for withdrawing the variance request without prejudice.

MARGO WHEELER, Deputy Director of Planning and Development Department, concurred with deleting Condition 3 and the amendment to Condition 7. She added that project approval should be pursuant to plans submitted at the 2/18/2004 City Council meeting, a maximum of 94 dwelling units, and lots shown on the 2/18/2004 plan as 74 through 77 being converted to open space with a minimum improvement of a tot-lot and barbeque facilities. ATTORNEY ROWE concurred and verified with COUNCILMAN MACK that once the open space is moved to lots 74 through 77, the current open space at the north will convert back to the four lots.

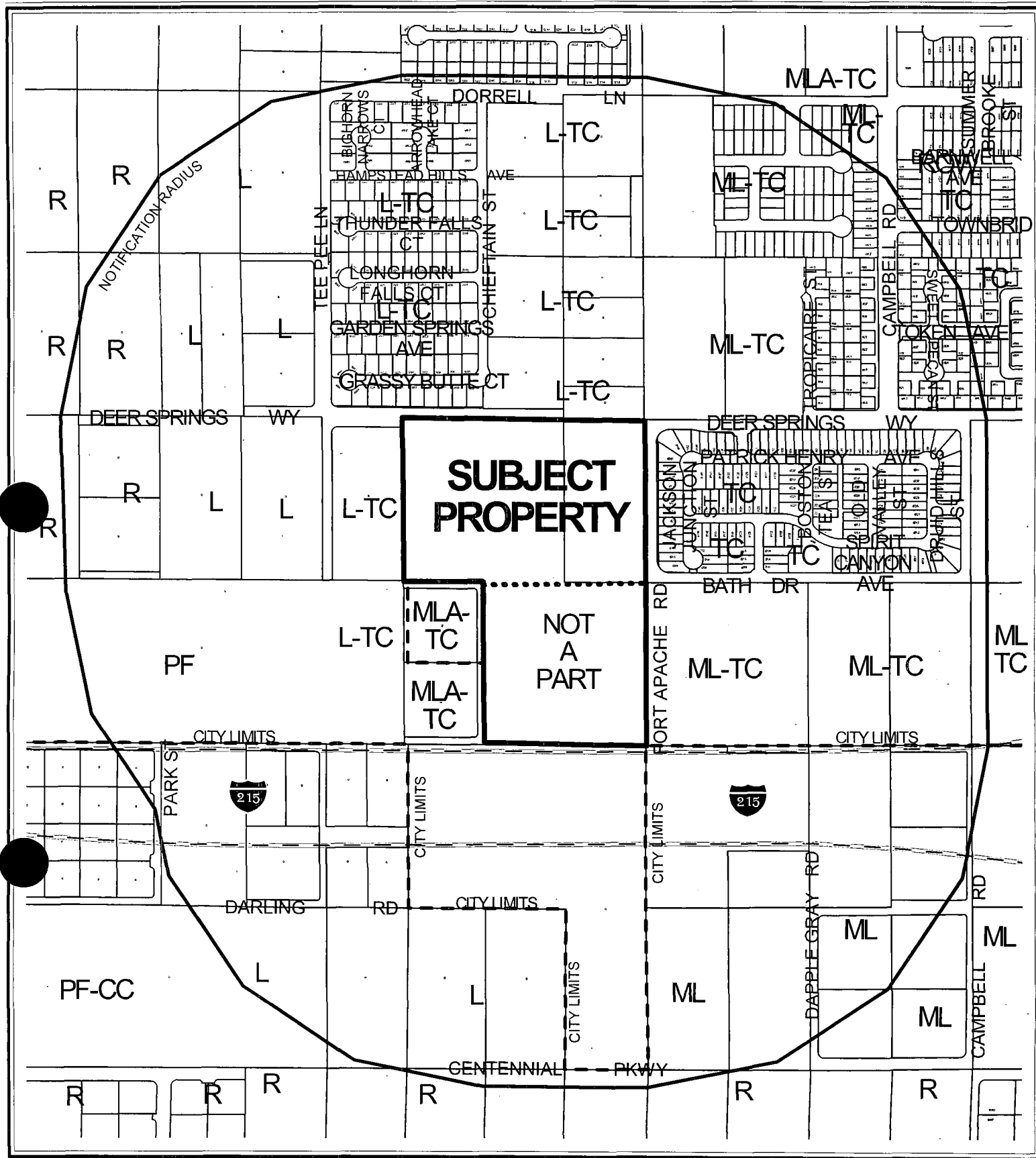
No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 116 [GPA-3478], Item 117 [ZON-3481], Item 118 [VAR-3487] and Item 119 [SDR-3485].

NOTE: All discussion for Item 116 [GPA-3478], Item 117 [ZON-3481], Item 118 [VAR-3487] and Item 119 [SDR-3485] took place under Item 116 [GPA-3478].

(3:46 – 3:55)

4-2235



CASE: GPA-3478

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

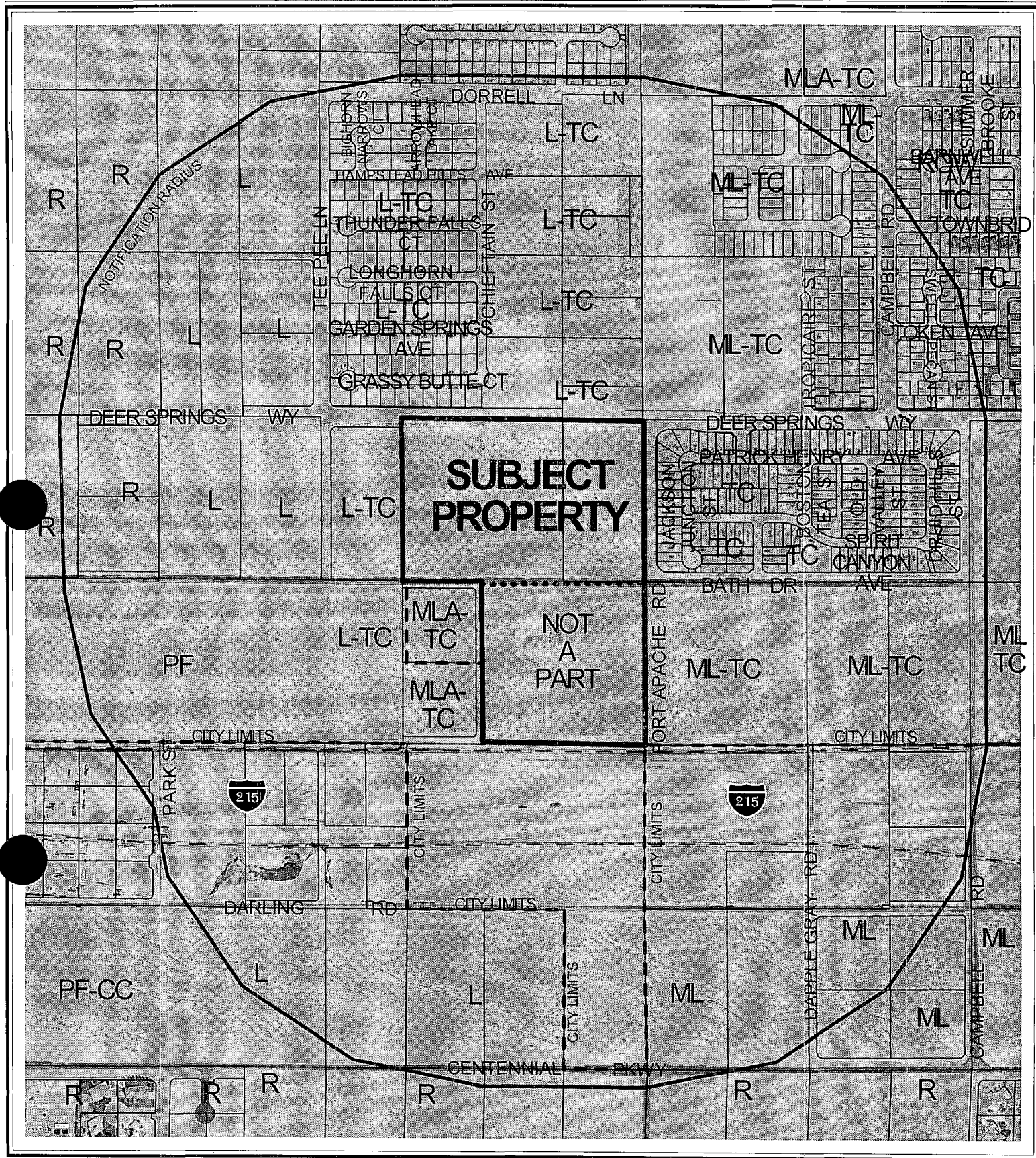
ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER)

0 300 600 Feet



116





CASE: GPA-3478

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
L-TC (LOW DENSITY RESIDENTIAL - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL - TOWN CENTER)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY
STAR VENTURES, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change Map 4 of the Centennial Hills Plan land use designation of the subject property located adjacent to the southeast corner of Fort Apache Road and Deer Springs Way from L-TC (Low Density Residential – Town Center) to ML-TC (Medium Low Density Residential – Town Center). Related applications have also been submitted for a Rezoning to T-C (Town Center) [ZON-3481], a Variance to reduce the required open space (VAR-3487), and a Site Development Plan Review (SDR-3485).

BACKGROUND DATA:

- | | |
|----------|---|
| 08/07/85 | The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. On this plan the subject properties were designated as R (Rural Residential) with a maximum density of 3.96 units per acre. |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan the subject properties were designated as L-TC (Low Density – Town Center) with a maximum density of 5.5 units per acre. The Planning Commission and staff recommended approval. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan. The Planning Commission and staff recommended approval. |
| 01/17/01 | The City Council approved the annexation of the western ten acres of this site with an effective date of January 26, 2001. |
| 11/07/01 | The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100. |
| 11/06/02 | The City Council approved the annexation of the eastern five acres of this site with an effective date of November 15, 2002. |
| 11/20/02 | The City Council denied a request to designate this site as ML-TC (Medium Low Density Residential – Town Center) [GPA-0037-02]. |

- 01/22/04 The Planning Commission recommended approval of a related Rezoning (ZON-3481) and denial of a related Variance and Site Development Plan Review (VAR-3487 and SDR-3485).
- 01/22/04 The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item #44/sr).

DETAILS OF APPLICATION REQUEST

Site Area: 15.17 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Undeveloped (A portion is approved single-family residential subdivision)
South Undeveloped
East Undeveloped (Approved single-family residential subdivision)
West Undeveloped

PLANNED LAND USE

Subject Property L-TC (Low Density Residential – Town Center)
North L-TC (Low Density Residential – Town Center)
South PF-TC (Public Facility – Town Center) & MLA-TC (Medium Low Attached – Town Center)
East ML-TC (Medium Low Density Residential – Town Center)
West L-TC (Low Density Residential – Town Center)

EXISTING ZONING

Subject Property T-C (Town Center) and U (Undeveloped) zone [TC (Town Center) General Plan Designation].
North U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
South U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
East T-C (Town Center)
West U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).

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

DEFINITIONS

TC (Town Center) The Town Center category is intended to be the principal employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; shopping centers and other retail facilities; medium to high density residential uses; planned business; office and industrial parks; and recreational uses. The TC (Town Center) suffix to land use designations denotes that stricter design criteria will be used for project approval.

Low Density Residential (L-TC) – The Low Density Residential District has a density range from 3.5 to 5.5 dwellings per gross acre. This district permits single-family detached homes as well as other more imaginative Low Density residential development with an emphasis on common open space. Local supporting uses such as schools, churches, parks, and other public recreational facilities are also allowed in this district.

Medium Low Density Residential (ML-TC) – The Medium Low Density Residential District has a density range from 5.6 to 8 dwelling units per gross acre. This district permits single-family compact lots and zero lot lines, manufactured home parks, and residential planned development. Local supporting uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is located within the Town Center Plan area. The effect of this Special Plan Area on this application and the area affected by this application is the requirement of development standards specific to Town Center. This includes standards for both the internal portion of the site as well as streetscapes.

ANALYSIS

The subject parcels are currently undeveloped, as are the surrounding properties. Access to the site will be from Deer Springs Way, an 80-foot right-of-way.

The Centennial Hills Sector Plan, as it relates to the Town Center area, calls for a reduction in residential density as development moves west from the urban core. Major arterials serve as logical dividing lines between the land use designations. In this instance, Fort Apache Road separates the ML-TC (Medium Low Density Residential – Town Center), which allows up to eight dwelling units per acre and the L-TC (Low Density Residential –Town Center) designation, which allows 5.5 dwelling units per acre.

The majority of land in this area is undeveloped. Development that is completed or approved is occurring in accordance with the Town Center plan. There is no precedent, hardship, or unanticipated issues that would justify amending the plan at this time. To allow the intrusion of greater than intended densities across the land use boundary line would unnecessarily create such a precedent or justification for future requests, thus degrading the intent of the plan.

The applicant has indicated that one such justification may be the public facility planned for the property immediately south of the subject parcels. A public facility, however, can exist in close proximity to single-family homes with no negative impacts if adequate buffering is provided. Allowing increased density because of the public facility would do nothing more than create a justification for the next parcel to the north.

FINDINGS

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

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

In regard to "1":

Within the existing context, the proposed General Plan designation is not compatible with the designations on the properties to the north and west. Although it may be appropriately located adjacent to the L-TC (Low Density Residential – Town Center) designation when viewed as a gradual gradation from greater to lesser densities, this proposal results in a breach of a boundary and between land uses and an unnecessary intrusion into an area proposed for less intense development.

In regard to "2":

The T-C (Town Center) zoning district is the intended designation for all of Town Center. Therefore the zoning district that would be supported by this request is appropriate.

In regard to "3":

This area is almost entirely undeveloped so all transportation, recreation, utility, and other necessary facilities will need to be provided. The site will be served the Northwest Area Command of the Las Vegas Metropolitan Police Department with a substation approximately five miles away at Cheyenne Avenue and Hualapai Way. Fire Station #41 at Elkhorn Road and Buffalo Drive is the closest city facility to the site. The Elkhorn/Durango Ball fields is the closest city park to the site.

In regard to "4":

Policy 2.1.2 of the Master Plan 2020 states that, "Development on vacant or underutilized lots within exiting residential neighborhoods be sensitive in use an design to surrounding development." Although the subject parcels are not within the "Neighborhood Revitalization Area" to which this policy applies, the context is similar to that area and the policy may be appropriately applied.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 22, 2003, the applicant sponsored a neighborhood meeting. There was no one from the public in attendance.

PLANNING COMMISSION ACTION

There were two speakers protesting this matter at the Planning Commission hearing.

NOTICES MAILED: 49 by Planning Department

APPROVALS: 0

PROTESTS: 2



Case Number: **GPA-3478** APN: 125-19-701-008

Name of Property Owner: Day Star Ventures LLC

Name of Applicant: Nevada Homes Group

_____ Yes 7 No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent:

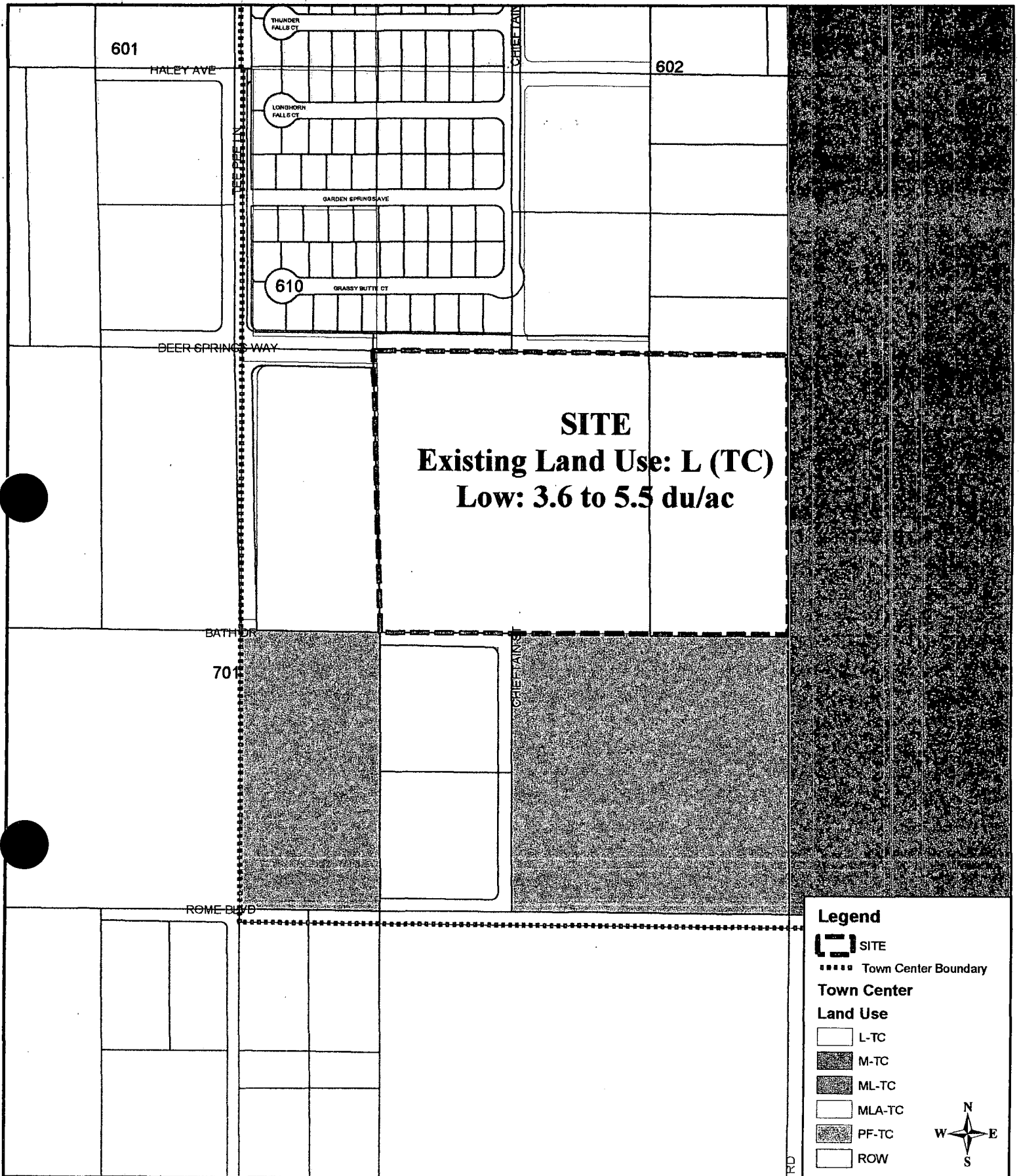
Print Name: Paul Wagner

Subscribed and sworn before me

This ^{Lo}~~100~~^{8th} day of December, 2013

LaRae Obenauf
Notary Public in and for said County and State





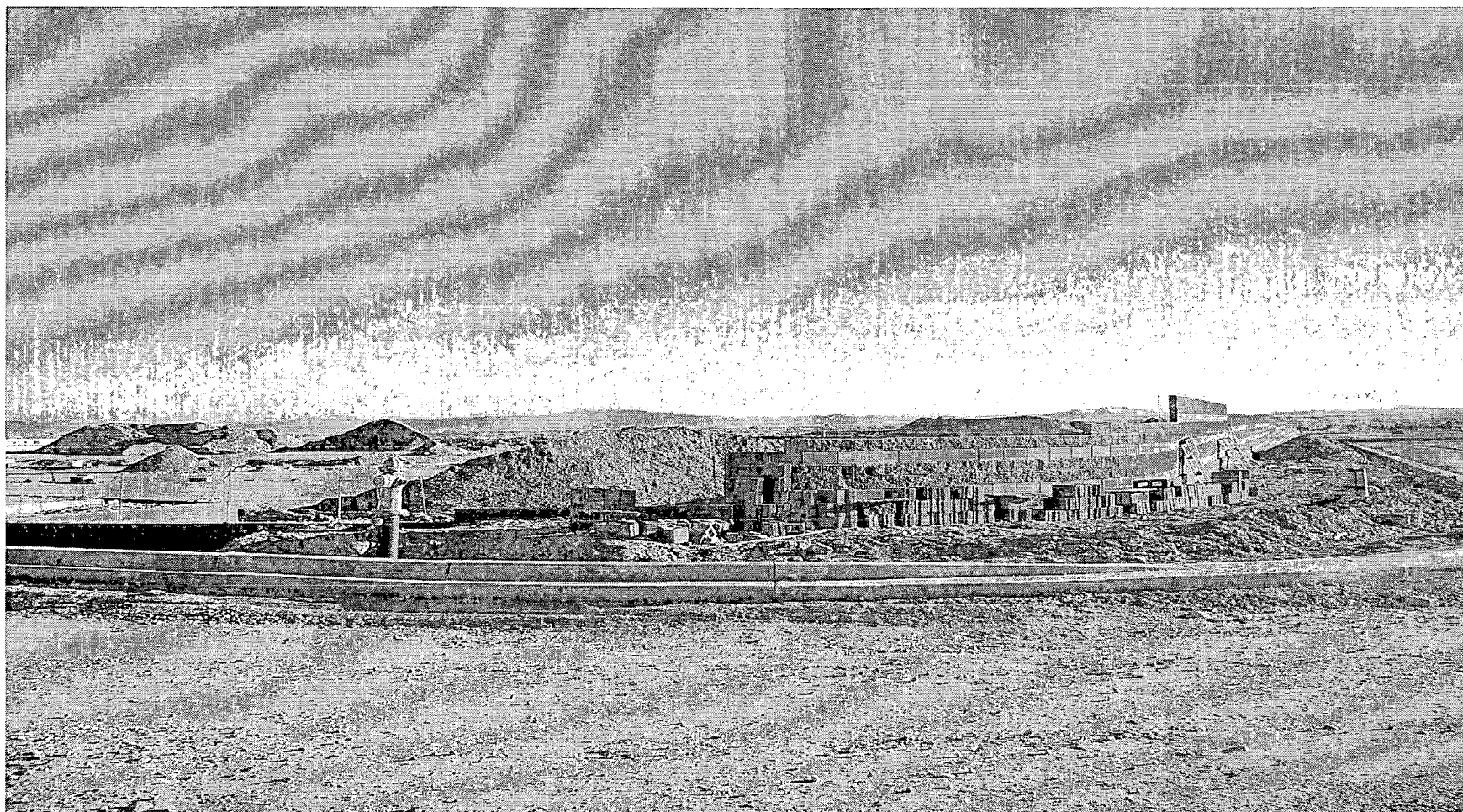
EXISTING LAND USE

FORT APACHE - DEER SPRINGS

W.O.#: 6348

DATE: 12/8/2003; File: \\phoenix\gisroot\projects\andev\6348\mxd\6348exlu.mxd; By: teresa.v

GPA-3478 1-22-04 PC



GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY

SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3478 - PUBLIC HEARING - ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [L-TC (Low Density Residential - Town Center)] TO: TC (TOWN CENTER) on approximately 10 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (a portion of APN: 125-19-701-007), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 116 [GPA-3478] for all related discussion.

(3:46 – 3:55)

4-2235

CONDITONS:

Planning and Development

1. Construct a 20-foot wide multi-use transportation trail adjacent to Fort Apache Road in accordance with the Trails Element of the 2020 Master Plan.
2. A Site Development Plan Review application (SDR-3485) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 117 – ZON-3481

CONDITIONS – Continued:

3. All development shall be in conformance with the Town Center Development Standards Manual.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 50 feet for Fort Apache Road, 40 feet for Bath Drive, a 54 foot radius on the southwest corner of Deer Springs Way and Fort Apache Road and a 25 foot radius on the northwest corner of Bath Drive and Fort Apache Road prior to the issuance of any permits.
5. Construct half-street improvements including appropriate overpaving if legally able on Deer Springs Way, Fort Apache Road and Bath Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Bath Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this

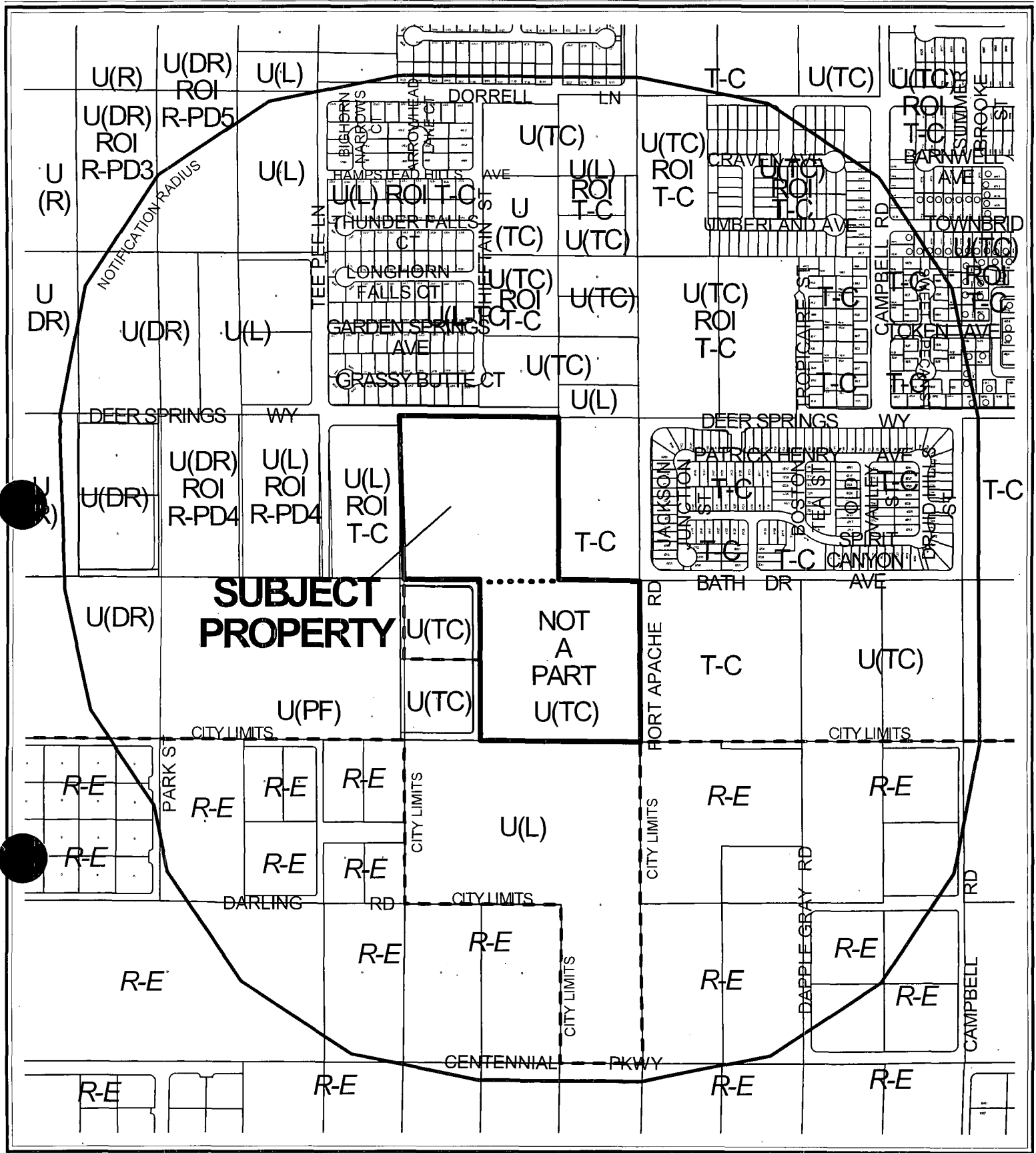
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 117 – ZON-3481

CONDITIONS – Continued:

site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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



CASE: **ZON-3481**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

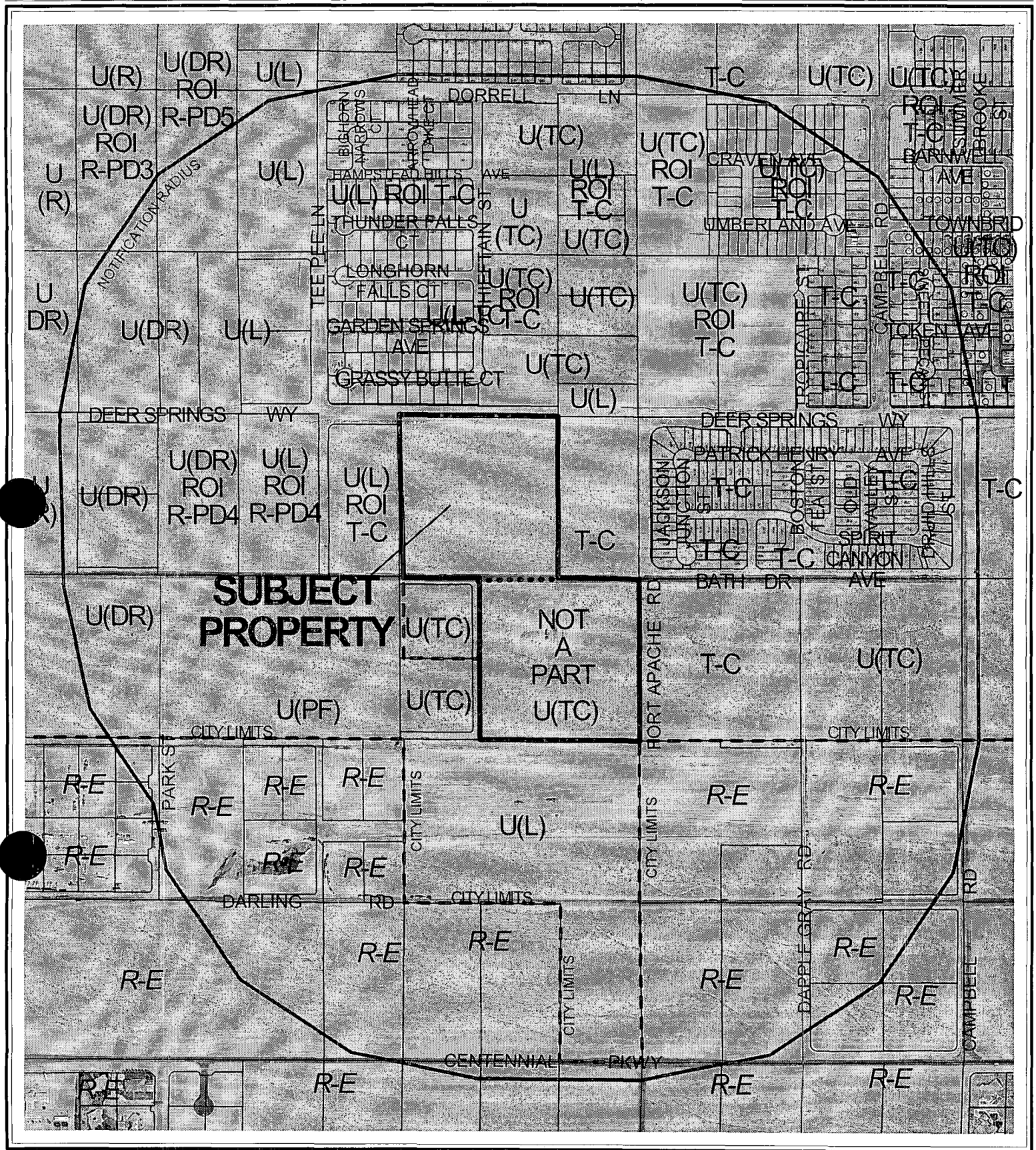
TC (TOWN CENTER)

0 300 600 Feet



117





CASE: ZON-3481

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

TC (TOWN CENTER)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

1. Construct a 20-foot wide multi-use transportation trail adjacent to Fort Apache Road in accordance with the Trails Element of the 2020 Master Plan.
2. A Site Development Plan Review application (SDR-3485) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. All development shall be in conformance with the Town Center Development Standards Manual.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 50 feet for Fort Apache Road, 40 feet for Bath Drive, a 54 foot radius on the southwest corner of Deer Springs Way and Fort Apache Road and a 25 foot radius on the northwest corner of Bath Drive and Fort Apache Road prior to the issuance of any permits.
5. Construct half-street improvements including appropriate overpaving if legally able on Deer Springs Way, Fort Apache Road and Bath Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Bath Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be

contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a rezoning from U (Undeveloped) zone [TC (Town Center) General Plan Designation] to T-C (Town Center) on ten acres adjacent to the north side of Bath Street, 330 feet west of Fort Apache Road.

A General Plan Amendment (GPA-3478), a Site Development Plan Review (SDR-3485), and a Variance (VAR-3487) application have been submitted as companion items.

B) Applicant's Justification

The applicant has indicated that this request will provide for residential densities needed in this area.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 01/17/01 | The City Council approved the annexation of the western ten acres of this site with an effective date of January 26, 2001. |
| 11/06/02 | The City Council approved the annexation of the eastern five acres of this site with an effective date of November 15, 2002. |
| 11/20/02 | The City Council denied a request to designate this site as ML-TC (Medium Low Density Residential – Town Center) [GPA-0037-02]. The Planning Commission and Staff recommended denial. |
| 11/20/02 | The City Council approved a request to rezone the eastern five acres of this site to T-C (Town Center) [Z-0082-02]. The Planning Commission and Staff recommended approval. |
| 01/22/04 | The Planning Commission recommended denial of related items (GPA-3478, VAR-3487 and SDR-3485). |
| 01/22/04 | The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #45). |

B) Pre-Application Meeting

11/17/03 Issues discussed include the amount of open space required and the possibility of reducing density and eliminating the General Plan Amendment application. There were two types of products proposed, zero lot lines as well as layout of 40-foot by 100-foot lots.

C) Neighborhood Meetings

12/22/03 There was no one from the public in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10 acres

EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped (A portion is approved single-family residential subdivision)
South	Undeveloped
East	Undeveloped (Approved single-family residential subdivision)
West	Undeveloped

PLANNED LAND USE

Subject Property	L-TC (Low Density Residential – Town Center)
North	L-TC (Low Density Residential – Town Center)
South	PF-TC (Public Facility – Town Center) & MLA-TC (Medium Low Attached – Town Center)
East	ML-TC (Medium Low Density Residential – Town Center)
West	L-TC (Low Density Residential – Town Center)

EXISTING ZONING

Subject Property	T-C (Town Center) and U (Undeveloped) zone [TC (Town Center) General Plan Designation]
North	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)
South	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)
East	T-C (Town Center)
West	U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)

E) General Plan Compliance

The Town Center zoning district is the intended designation for this portion of the Centennial Hills Sector Plan.

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

Town Center:

The Town Center Development Standards shall govern development of the site.

Trails:

A multi-use transportation trail will required to be constructed adjacent to Fort Apache Road in accordance with the Town Center Development Standards. A condition of approval requiring the Trail is recommended.

General Analysis and Discussion

The subject parcels are currently undeveloped. They are located in Town Center area of the Centennial Hills Sector Plan and currently designated for Low Density Residential land uses. The zoning designation intended for all land in the Town Center area is TC (Town Center). Therefore this request is in conformance with the General Plan.

FINDINGS

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

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

The TC (Town Center) zoning district is in conformance the T-C (Town Center) land use designation as defined in the Centennial Hills Sector Plan.

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

Land uses in Town Center are governed by the Special Land Use designation assigned to a property as shown in the Town Center Land Use Map. Approval of this rezoning simply brings this land into the Town Center plan area.

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

The Centennial Hills Sector Plan has intended for this land to be incorporated into Town Center. There will be no unanticipated development as a result of this request.

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

The site is accessed by Deer Springs Way, an 80-foot Town Center Collector. This street adequately meets the requirements of this use.

PLANNING COMMISSION ACTION

The Rezoning is to put the property into Town Center zoning only.

NOTICES MAILED 49 by Planning Department

APPROVALS 0

PROTESTS 0



ZONE: U
USE: APPLICABLE SINGLE
FAMILY DETACHED RESIDENTIAL
SUBDIVISION
MPD: L-TC

ZONE: U
USE: VACANT
MPD: TC

ZONE: U
USE: VACANT
MPD: LOW

ZONE: T-C
USE: VACANT
MPD: LOW

ZONE: T-C
USE: SINGLE FAMILY
DETACHED RESIDENTIAL
SUBDIVISION
MPD: LDR

APN # 125-19-701-006

N00°15'06"W 665.24'

DEER SPRINGS WAY

S89°28'58"E 993.69'

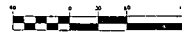
DEER SPRINGS WAY

BATH DRIVE

N89°33'55"W 994.53'

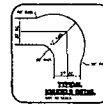
FORT APACHE ROAD
S00°19'33"E 663.82'

GRAPHIC SCALE



GENERAL NOTES

- There are no existing structures located within the property boundary.
- The lot dimensions are preliminary and may vary with the mapping process.
- The boundary for this project is from "of record information".
- The "of record" boundary will most likely differ from the surveyed boundary.
- Some lot lines and dimensions may change during the final mapping process.

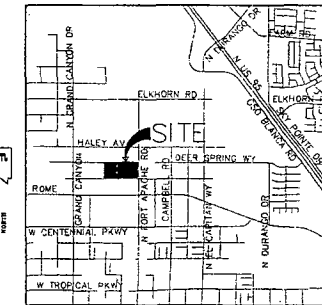


SETBACKS

FRONT (GARAGE) : 20'
FRONT (HOUSE) : 20'
SIDE : 5'
CORNER/SIDE : 10'
REAR : 15'

PROJECT SUMMARY	
PROPOSED PROJECT NAME	DEER SPRINGS WAY
OWNER	NEVADA HOMES GROUP
DESIGNER	PAUL WADNER
DATE	11/17/2011
PROJECT TYPE	NEW CONSTRUCTION
PROJECT LOCATION	DEER SPRINGS WAY, LAS VEGAS, NV
PROJECT AREA	1.00 AC
PROJECT PERMITS	1.00 AC
PROJECT COST	\$1,000,000
PROJECT STATUS	IN PROGRESS
PROJECT CONTACT	PAUL WADNER
PROJECT PHONE	(702) 220-8200
PROJECT FAX	(702) 220-8200
PROJECT EMAIL	PAUL@PAULWADNER.COM
PROJECT WEBSITE	WWW.PAULWADNER.COM
PROJECT ADDRESS	889A W. SAHARA AVENUE, SUITE # 201 LAS VEGAS, NEVADA 89115
PROJECT CONTACT	PAUL WADNER

OWNER/DEVELOPER
NEVADA HOMES GROUP
889A W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89115
(702) 220-8200
CONTACT : PAUL WADNER



LOCATION MAP

SITE DEVELOPMENT PLAN
FOR

FORT APACHE & DEER SPRINGS

NEVADA HOMES GROUP

CITY OF LAS VEGAS

11/17/2011

DESIGNED BY

11/17/2011

CHECKED BY

11/17/2011

SCALE: 1" = 40'

SHEET

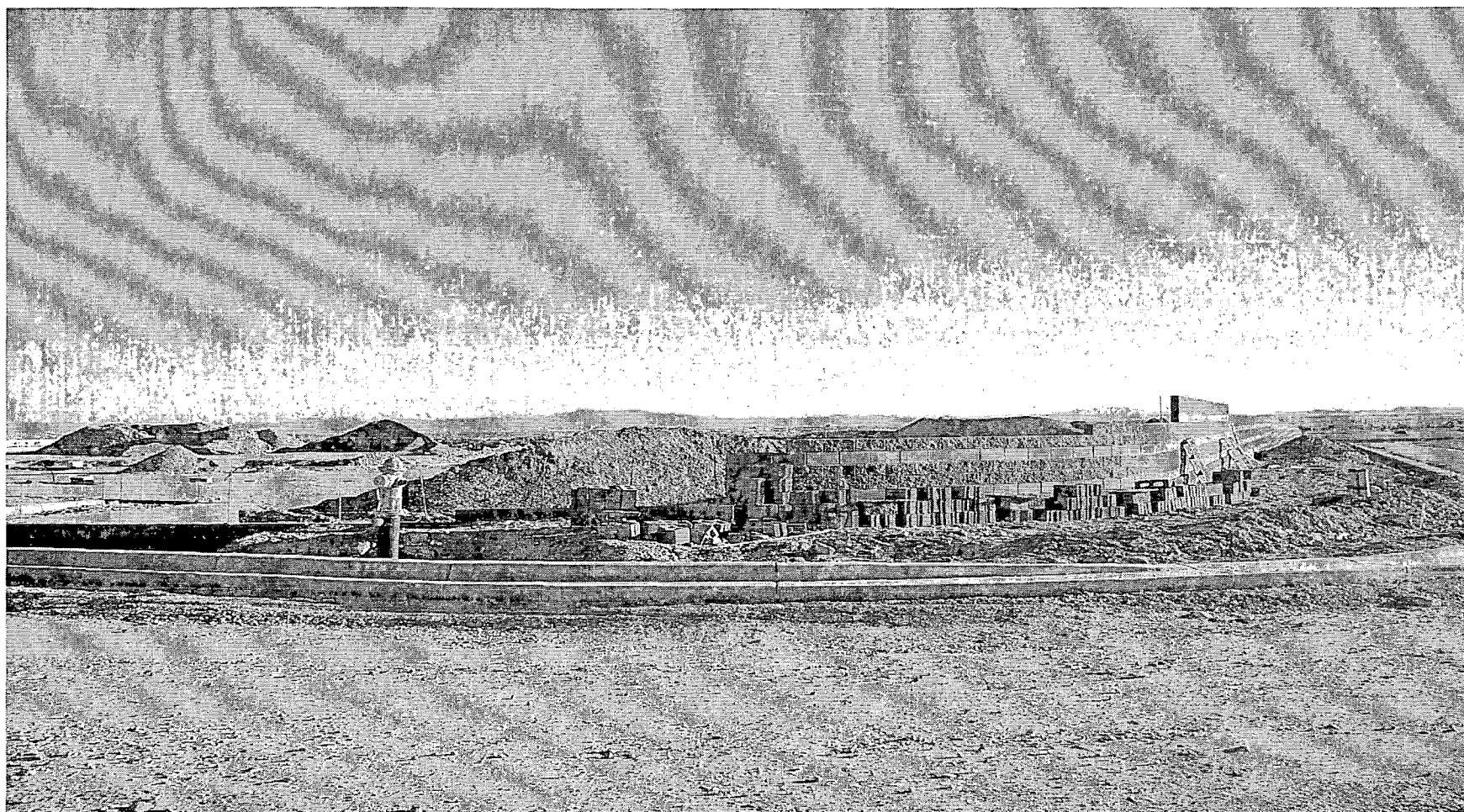
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1 OF 1 SHEETS

8348-CLV

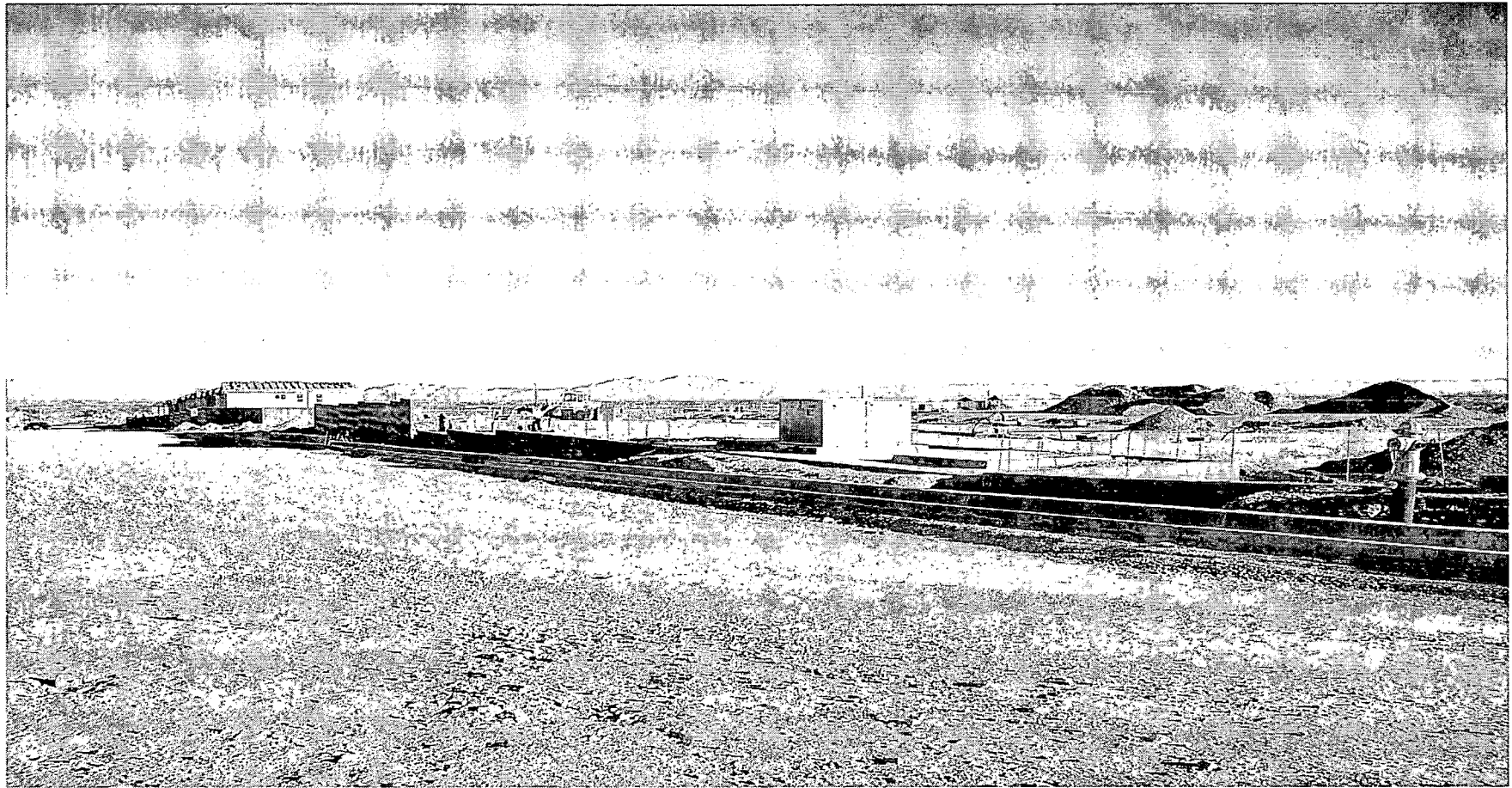
STAFF

ZON-3481
01-22-04 PC



ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY

SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY

JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VARIANCE RELATED TO GPA-3478 AND ZON-3481 - PUBLIC HEARING - VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 19,572 SQUARE FEET OF OPEN SPACE WHERE 42,264 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A PROPOSED 98 LOT SINGLE FAMILY DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – revised site maps submitted for Item 118 [VAR-3487] and Item 119 [SDR-3485] and filed under Item 118 [VAR-3487]

MOTION:

MACK – WITHDRAW WITHOUT PREJUDICE – UNANIMOUS

MINUTES:

NOTE: See Item 116 [GPA-3478 for all related discussion.

(3:46 – 3:55)

4-2235

CONDITONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3481), and Site Development Plan Review (SDR-3485).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY
STAR VENTURES, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3481), and Site Development Plan Review (SDR-3485).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

The applicant is requesting a Variance to allow the provision of 19,572 square feet of open space where 42,264 square feet are required.

A General Plan Amendment (GPA-3478), a Site Development Plan Review (SDR-3485), and a Rezoning (ZON-3481) application have been submitted as companion items.

B) *Applicant's Justification*

The applicant has indicated that the properties to the south and southwest could potentially be developed as a park or school, which would provide some amount of open space.

BACKGROUND INFORMATION

A) *Previous Actions*

- 01/17/01 The City Council approved the annexation of the western ten acres of this site with an effective date of January 26, 2001.
- 11/06/02 The City Council approved the annexation of the eastern five acres of this site with an effective date of November 15, 2002.
- 11/20/02 The City Council denied a request to designate this site as ML-TC (Medium Low Density Residential – Town Center) [GPA-0037-02]. The Planning Commission and Staff recommended denial.
- 11/20/02 The City Council approved a request to rezone the eastern five acres of this site to T-C (Town Center) [Z-0082-02]. The Planning Commission and Staff recommended approval.
- 01/22/04 The Planning Commission recommended denial of a related General Plan Amendment (GPA-3478) and Site Development Plan Amendment (SDR-3485); and recommended approval of a related Rezoning (ZON-3481).
- 01/22/04 The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item #46).

B) *Pre-Application Meeting*

- 11/17/03 Issues discussed include the amount of open space required and the possibility of reducing density and eliminating the General Plan Amendment application. There were two types of products proposed, zero lot lines as well as layout of 40-foot by 100-foot lots.

C) Neighborhood Meetings

12/22/03 A neighborhood meeting was held in conjunction with a General Plan Amendment application (GPA-3478). At that the meeting there were no one from the public in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.17

B) EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped (A portion is approved single-family residential subdivision)
South	Undeveloped
East	Undeveloped (Approved single-family residential subdivision)
West	Undeveloped

C) PLANNED LAND USE

Subject Property	L-TC (Low Density Residential – Town Center)
North	L-TC (Low Density Residential – Town Center)
South	PF-TC (Public Facility – Town Center) & MLA-TC (Medium Low Attached – Town Center)
East	ML-TC (Medium Low Density Residential – Town Center)
West	L-TC (Low Density Residential – Town Center)

D) EXISTING ZONING

Subject Property	T-C (Town Center) and U (Undeveloped) zone [TC (Town Center) General Plan Designation].
North	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
South	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
East	T-C (Town Center)
West	U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)

E) General Plan Compliance

This property is located in the Town Center area of the Centennial Hills Sector. A related General Plan Amendment application (GPA-3478) proposes to amend the land use designation to ML (Medium Low Density Residential). If that request is not approved, this item cannot go forward.

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

Town Center:

This parcel is within the Town Center area of the Centennial Hills Sector Plan. All development associated with this project will be required to be in accordance with the Town Center Development Standards manual.

Trails:

A 20-foot wide multi-use transportation trail is required adjacent to Fort Apache Road.

ANALYSIS

A) Zoning Code Compliance

Pursuant to the Town Center Development Standards Manual, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density		Required		Provided	
			Percent	Area	Percent	Area
15.17 acres	6.46	N/A	7 %	46,264 SF	3%	19,572 SF

The subject deviation is 57.8%, or approximately 26,692 square feet less than what is required.

B) General Analysis and Discussion

The purpose of requiring open space in residential developments is to provide an amenity that is directly related to quality of life. Flexible zoning districts permit higher densities, smaller lot sizes, and design standards that are established at the time of Rezoning and Site Development Plan Review. In exchange for this, the developer must provide usable open space to enhance the visual qualities and to provide recreational or other opportunities not available on small lots. These things are necessary for the use and enjoyment of one's property and neighborhood. This request, if approved, will result in a neighborhood with no usable open space. The only open space provided would be the entry and the amenity zone around the perimeter of the property.

The applicant's justification is that there may be a park constructed on adjacent land. The Interlocal Parks plan does designate the area to the south as a "Potential City of Las Vegas Park (unbudgeted)". At least a portion of that site, however, will be used as a drainage facility. There is no certainty that a park will ever be built on that site. Even if it is built, it is not the intent of a public park to relieve a developer of open space requirements on land that has no topographic, dimensional, or other hardship.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by maximizing the number of lots proposed on the site plan.

Alternative design and density would allow conformance to the Town Center Development Standards Manual requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NOTICES MAILED 61 by City Clerk

APPROVALS 0

PROTESTS 0



Case Number: **VAR-3487** APN: 125-19-701-008

Name of Property Owner: Day Star Ventures LLC

Name of Applicant: Nevada Homes Group

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

_____ Yes 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: _____

Partner(s): _____

APN: _____

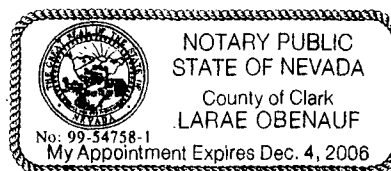
Signature of Property Owner/Authorized Agent:

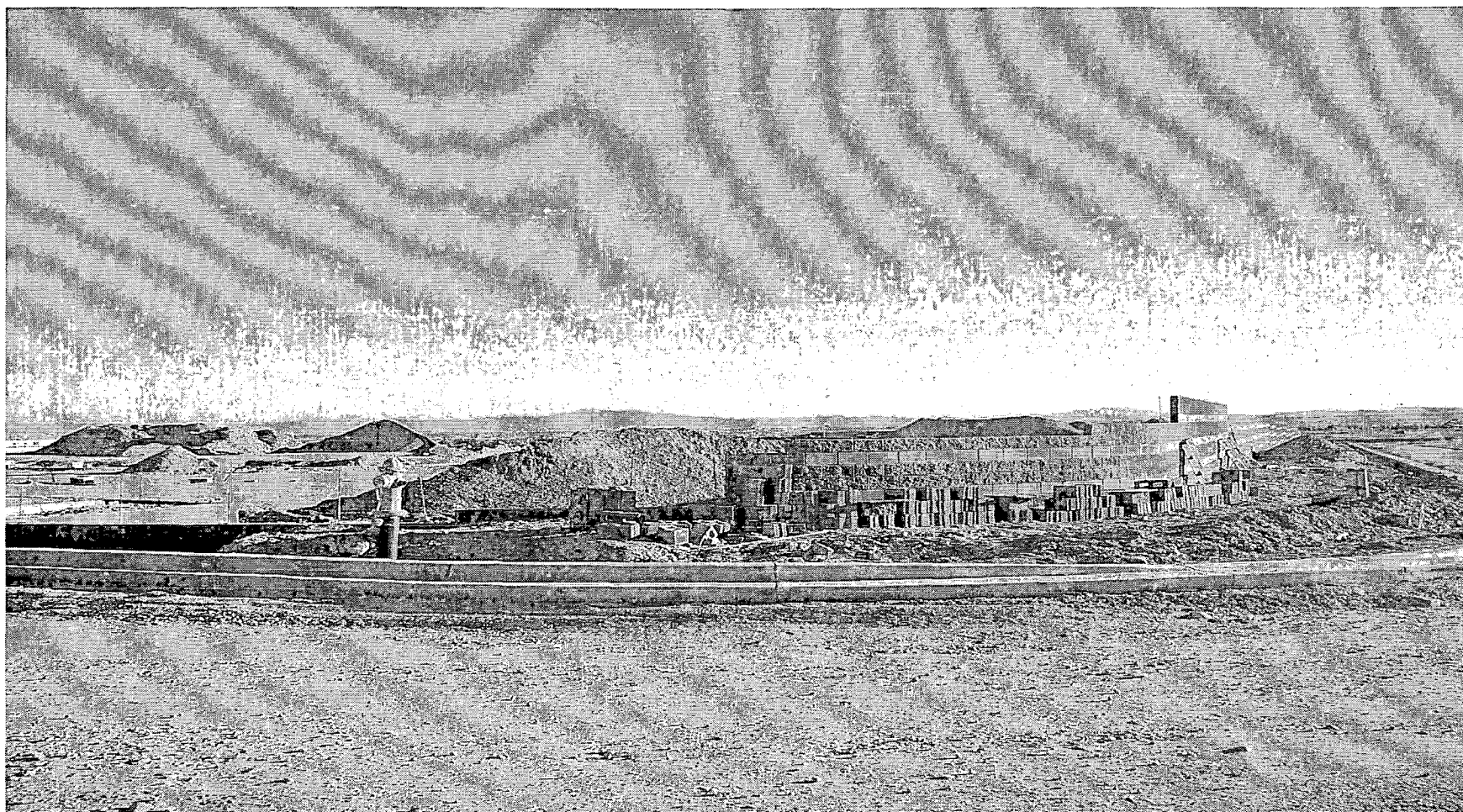
Print Name: Paul Wagner

Subscribed and sworn before me

This 8th day of December, 2023

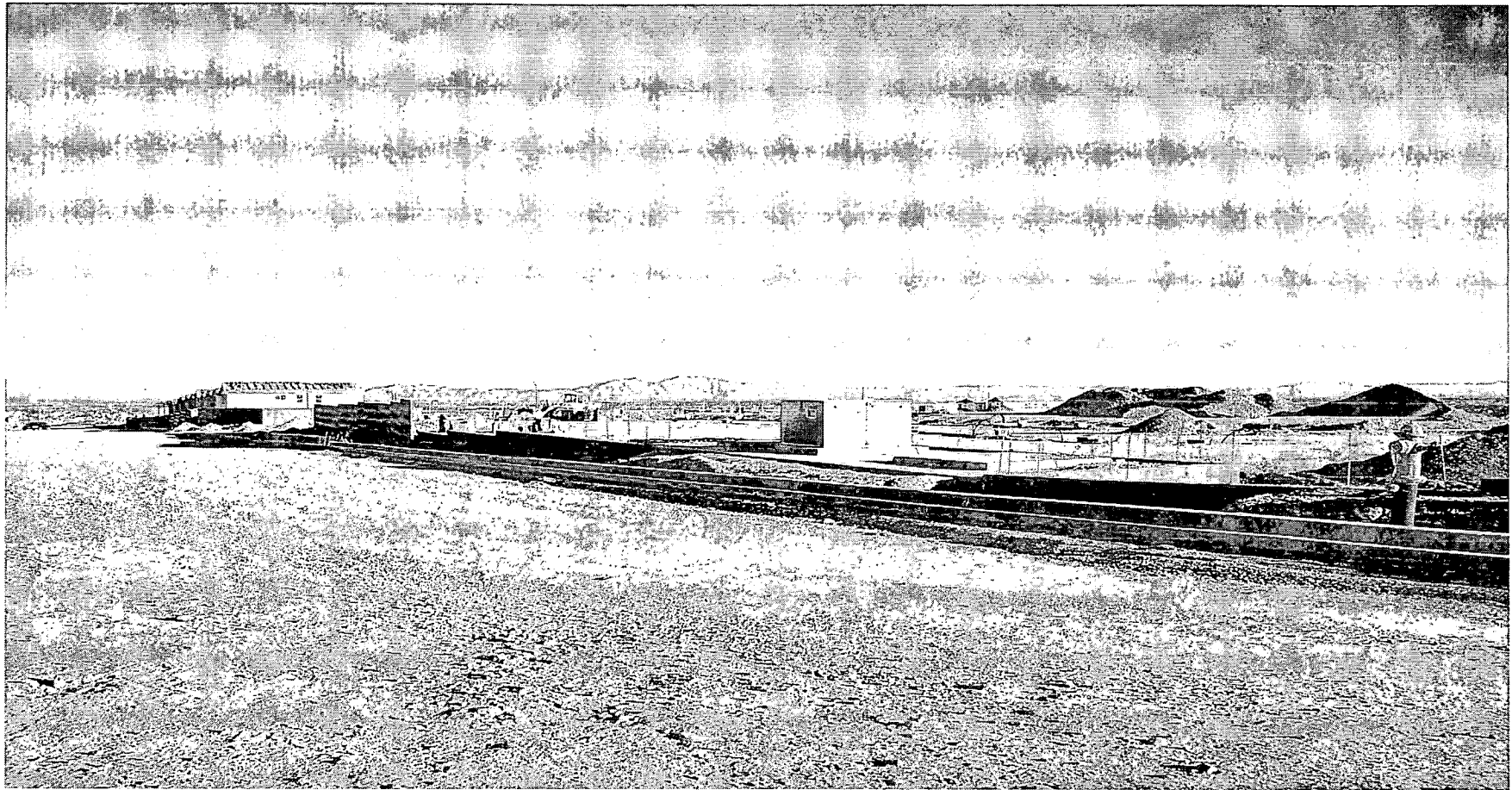
LaBae Obenauf
Notary Public in and for said County and State





VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

Date 2/13/04 Item # 118
 Submitted a final agenda

ZONE: U
 USE: APPROVED SINGLE
 FAMILY DETACHED RESIDENTIAL
 SUBDIVISION
 MPD: L-TC

ZONE: U
 USE: VACANT
 MPD: TC

ZONE: U
 USE: VACANT
 MPD: LOW

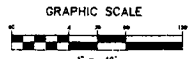
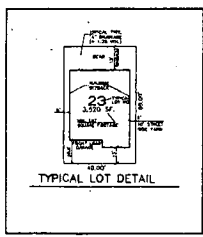
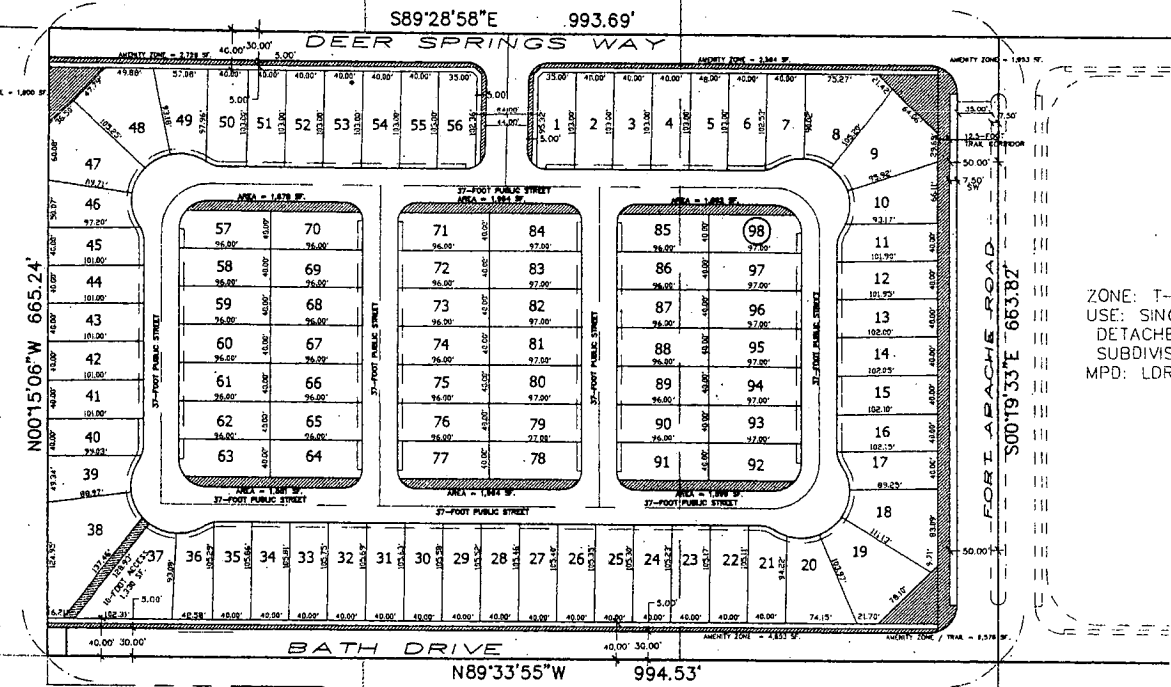
ZONE: T-C
 USE: VACANT
 MPD: LOW

ZONE: T-C
 USE: SINGLE FAMILY
 DETACHED RESIDENTIAL
 SUBDIVISION
 MPD: LDR

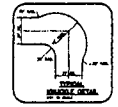
ZONE: R-E (CC)
 USE: VACANT
 MPD: TC

ZONE: T-C
 USE: VACANT
 MPD: TC

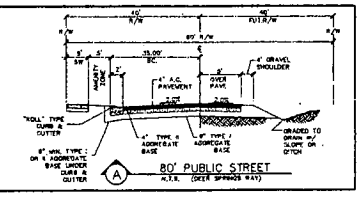
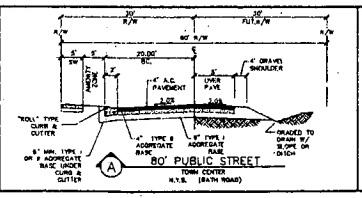
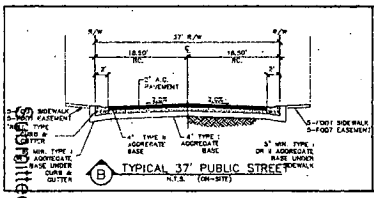
APN # 125-19-701-006



- GENERAL NOTES:
1. There are no existing structures located within the property boundary.
 2. The lot dimensions are preliminary and may vary with the mapping process.
 3. The boundary for this project is from "as recorded information". The of record boundary will meet that differ from the surveyed boundary.
 4. Some lot lines and dimensions may change during the final mapping process.

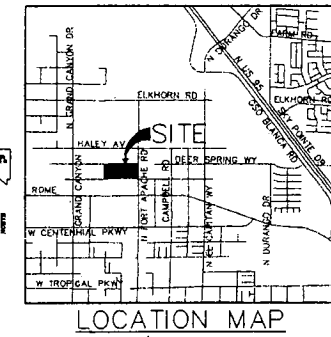


SETBACKS
 FRONT (GARAGE): 20'
 FRONT (HOUSE): 15'
 SIDE: 5'
 CORNER/SIDE: 10'
 REAR: 10'



PROJECT SUMMARY		
PROJECT LOCATION	APN # 125-19-701-006	221-18-04 CC
OWNER/DEVELOPER	NEVADA HOMES GROUP	1111 S. MAIN ST., SUITE 201, LAS VEGAS, NV 89101
DESIGNER	PAUL WADNER	1111 S. MAIN ST., SUITE 201, LAS VEGAS, NV 89101
DATE	2/13/04	
PROJECT NO.	6348-CLV	
SHEET NO.	01	OF 2

OWNER/DEVELOPER
 NEVADA HOMES GROUP
 1111 S. MAIN ST., SUITE 201
 LAS VEGAS, NEVADA 89101
 (702) 220-8200
 CONTACT: PAUL WADNER



NEVADA HOMES GROUP
 1111 S. MAIN ST., SUITE 201
 LAS VEGAS, NEVADA 89101
 (702) 220-8200

CITY OF LAS VEGAS
 221-18-04 CC
 1111 S. MAIN ST., SUITE 201
 LAS VEGAS, NEVADA 89101
 (702) 220-8200

SITE DEVELOPMENT PLAN FOR FORT APACHE & DEER SPRINGS

DATE: 2/13/04
BY: PAUL WADNER
CHECKED BY: [Signature]
PROJECT NO.: 6348-CLV
SHEET NO.: 01 OF 2

REVISED
 2-13-04

REVISED
 2-18-04 CC

SDR-3485
VAR-3487

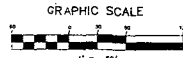
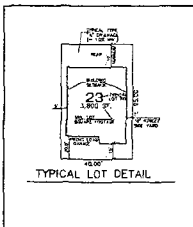
ZONE: U
USE: VACANT
MPD: LOW

APN # 125-19-701-006

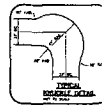
SYM.	QTY.	SIZE	SPACING	NAME
	34	24" BOX	VARIES	MODSTO ASH
	35	24" BOX	VARIES	MONDEL PINE
	56	VARIES	N/A	DATE PALM
	14	13 GALLON		PHOTINIA
	72	12 GALLON	VARIES	FLOWERING PLUM
	0	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES

1. Landscape shall conform to requirements of Title 19 (City of Las Vegas).
2. The proposed landscaping and plants are conceptual only, a detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
3. The number and types of plant may vary from this proposed conceptual plan.



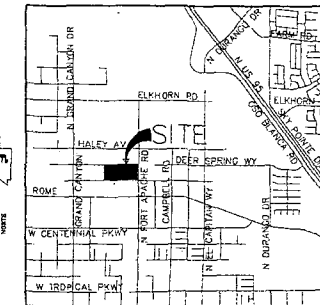
1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information".
The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.



FRONT (GARAGE) : 20
FRONT (HOUSE) : 15
SIDE : 5
CORNER/SIDE : 10
REAR : 10

[illegible]

NEVADA HOMES GROUP
6895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 226-6200
CONTACT : PAUL WAGNER



LOCATION MAP

CONCEPTUAL LANDSCAPE PLAN FOR FORT APACHE & DEER SPRINGS

DRAWN BY: BIM	12/9/03
DESIGNED BY: JA	11/11/03
CHECKED BY: JA	12/9/03
PROJECT NO: 8348	SCALE: 0' = 40' VERT.

SHEET
02
2 of 2 SHEETS
DRAWING NO.
6348-CLV

12-177 (BA-7)

REVISED
2-13-04

REVISED
2-18-04 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-3478, ZON-3481 AND VAR-3487 - PUBLIC HEARING - **SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 98 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – revised site maps submitted for Item 118 [VAR-3487] and Item 119 [SDR-3485] and filed under Item 118 [VAR-3487]

MOTION:

MACK – APPROVED subject to conditions, deleting Condition 3 and amending Condition 7 that the rear setback be 10 feet; and the following added conditions:

- *The project approval is pursuant to the plans as submitted at the 2/18/2004 City Council meeting.*
- *The number of dwelling units shall be limited to 94.*
- *Lots shown on the 2/18/2004 plans as 74 through 77 shall be converted to open space with a minimum improvement of a tot-lot and barbeque facilities.*

– UNANIMOUS

MINUTES:

NOTE: See Item 116 [GPA-3478] for all related discussion.

(3:46 – 3:55)

4-2235

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 119 – SDR-3485

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3478) to amend the land use designation on the site to ML-TC (Medium Low Density Residential – Town Center).
2. A Rezoning (ZON-3481) to a T-C (Town Center) Zoning District approved by the City Council.
3. A Variance (VAR-3487) for a reduction in the amount of required open space.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
6. The standards for this development shall include the following: minimum distance between buildings of 10 feet, lot coverage shall not exceed 50%, and building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
8. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect right-of-way widths and streetscapes in accordance with the Town Center Development Standards Manual; a 20-foot multi-use transportation trail adjacent to the west side of Fort Apache Road; and internal public streets that end in cul-de-sacs designed to city standards.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 119 – SDR-3485

CONDITONS – Continued:

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. The applicant shall meet with Planning and Development Staff to develop an address plan prior to permits.

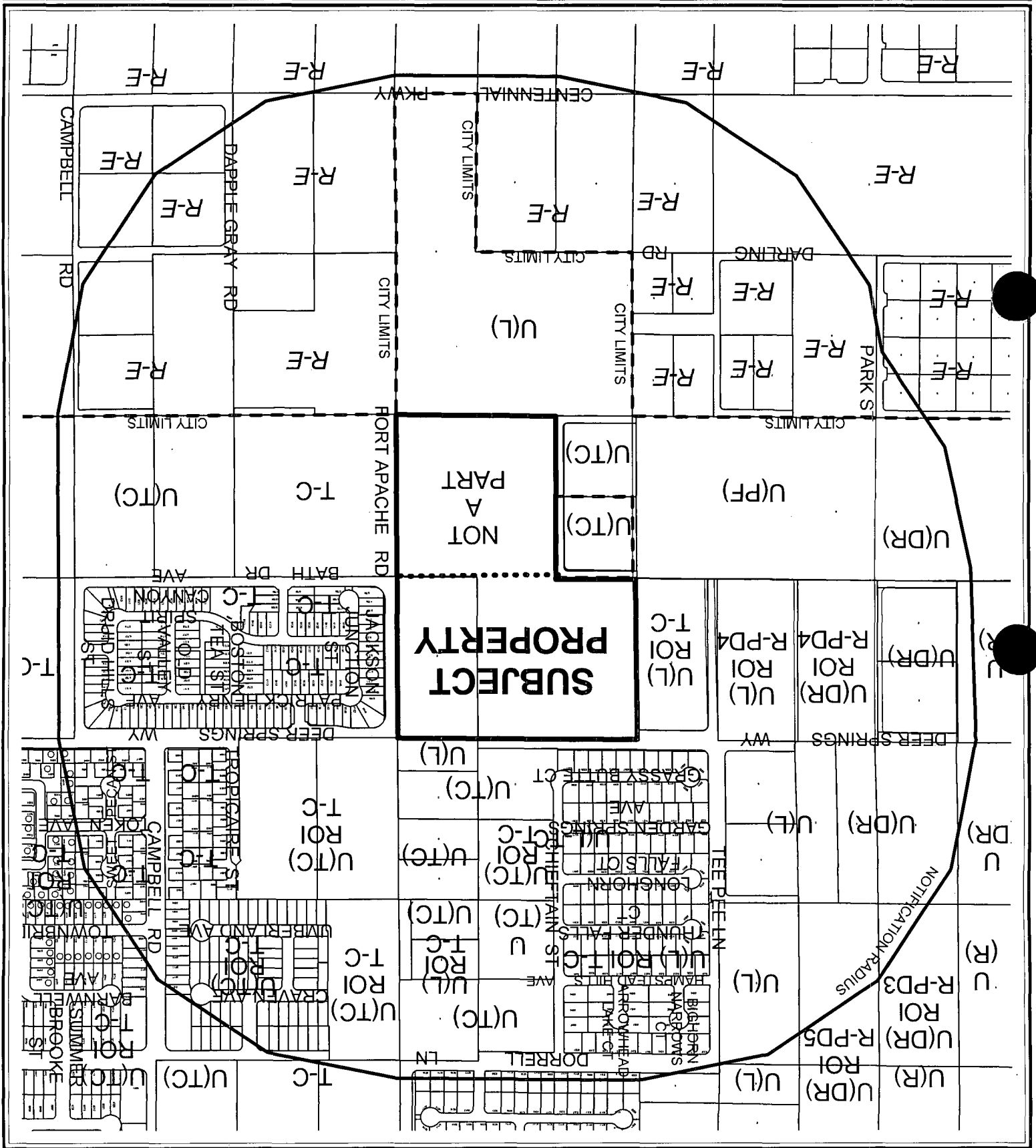
Public Works

15. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
17. Site development to comply with all applicable conditions of approval for ZON-3481 and all other subsequent site-related actions.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



ZONING OF SUBJECT PROPERTY:

CASE: SDR-3485





0 300 600 Feet

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL. If Approved, subject to:

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3478) to amend the land use designation on the site to ML-TC (Medium Low Density Residential – Town Center).
2. A Rezoning (ZON-3481) to a T-C (Town Center) Zoning District approved by the City Council.
3. A Variance (VAR-3487) for a reduction in the amount of required open space.
4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
6. The standards for this development shall include the following: minimum distance between buildings of 10 feet, lot coverage shall not exceed 50%, and building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
8. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect right-of-way widths and streetscapes in accordance with the Town Center Development Standards Manual; a 20-foot multi-use transportation trail adjacent to the west side of Fort Apache Road; and internal public streets that end in cul-de-sacs designed to city standards.
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. The applicant shall meet with Planning and Development Staff to develop an address plan prior to permits.

Public Works

15. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
17. Site development to comply with all applicable conditions of approval for ZON-3481 and all other subsequent site-related actions.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Site Development Plan Review for a 98 lot single-family subdivision. A General Plan Amendment (GPA-3478), a Rezoning (ZON-3481), and a Variance (VAR-3487) application have been submitted as companion items.

B) Applicant's Justification

The subdivision layout is in conformance with the Town Center Standards as they relate to the efficient utilization of street layout and lot patterns.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 01/17/01 | The City Council approved the annexation of the western ten acres of this site with an effective date of January 26, 2001. |
| 11/06/02 | The City Council approved the annexation of the eastern five acres of this site with an effective date of November 15, 2002. |
| 11/20/02 | The City Council denied a request to designate this site as ML-TC (Medium Low Density Residential – Town Center) [GPA-0037-02]. The Planning Commission and Staff recommended denial. |
| 11/20/02 | The City Council approved a request to rezone the eastern five acres of this site to T-C (Town Center) [Z-0082-02]. The Planning Commission and Staff recommended approval. |
| 01/22/04 | The Planning Commission recommended denial of a related General Plan Amendment (GPA-3478) and Variance (VAR-3487); and recommended approval of a related Rezoning (ZON-3481). |
| 01/22/04 | The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item #47/sr). |

B) Pre-Application Meeting

- | | |
|----------|---|
| 11/17/03 | Issues discussed include the amount of open space required and the possibility of reducing density and eliminating the General Plan Amendment application. There were two types of products proposed, zero lot lines as well as layout of 40-foot by 100-foot lots. |
|----------|---|

C) Neighborhood Meetings

12/22/03 There was no one from the public in attendance.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.17

B) EXISTING LAND USE

Subject Property	Undeveloped
North	Undeveloped (A portion is approved single-family residential subdivision)
South	Undeveloped
East	Undeveloped (Approved single-family residential subdivision)
West	Undeveloped

C) PLANNED LAND USE

Subject Property	L-TC (Low Density Residential – Town Center)
North	L-TC (Low Density Residential – Town Center)
South	PF-TC (Public Facility – Town Center) & MLA-TC (Medium-Low Attached – Town Center)
East	ML-TC (Medium Low Density Residential – Town Center)
West	L-TC (Low Density Residential – Town Center)

D) EXISTING ZONING

Subject Property	T-C (Town Center) and U (Undeveloped) zone [TC (Town Center) General Plan Designation].
North	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
South	U (Undeveloped) zone [TC (Town Center) General Plan Designation] and U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center).
East	T-C (Town Center)
West	U (Undeveloped) zone [TC (Town Center) General Plan Designation] under resolution of intent to T-C (Town Center)

E) General Plan Compliance

The proposed density does not conform to the Town Center Land Use Plan. A related General Plan Amendment application (GPA-3478) has been submitted which would support this request if approved. If that request is not approved this application cannot go forward.

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

Plan Area:

The proposed development, being that it is in Town Center, will be subject to the Town Center Development Standards.

Trails:

A Multi-use Transportation Trail is required along the west side of Fort Apache Road.

PROJECT DESCRIPTION

The site plan depicts a 98 lot single-family subdivision on 15.17 acres of land. The overall density is 6.46 dwelling units per acre. The site is accessed off of Deer Springs Way, an 80-foot right-of-way. Interior circulation is provided by 37-foot wide public streets.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	3,866.80 SF	N/A
Min. Lot Width	N/A	40 feet	N/A
Min. Setbacks	N/A		N/A
• Front		20 feet	
• Side		5 feet'	
• Corner		10 feet	
• Rear		15 feet	

The proposed development standards are adequate for this type of project.

A2) Residential Adjacency Standards

Residential adjacency standards do not apply to this request.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
SF Residential	N/A	2 spaces/unit	196	XX	196	N/A

The provided parking meets the requirements.

A4) Landscape and Open Space Standards

Pursuant to the Town Center Development Standards Manual, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Buffer:			
• Min. Trees	1 Trees/35 Feet	76 Trees	121
• Min. Zone Width	5 Feet		6 feet
• Wall height	6 Feet		Not shown

The perimeter landscaping is in substantial conformance with the Town Center Development Standards Manual in regard to number and spacing of trees. However, there is no sidewalk shown between the amenity zones and the property line on either Deer Springs Way or Bath Drive. A condition of approval is recommended to require the sidewalk.

Pursuant to the Town Center Development Standards Manual, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
15.17	6.46	N/A	7%	46,264 SF	3%	13,572 SF

The amount of open space provided is not adequate to meet the requirements of the Town Center Development Standards Manual. A request for a Variance (VAR-3487) has been submitted requesting that the amenity zones be the only open space required.

B) General Analysis and Discussion

- Zoning

A portion of this site is already zoned T-C (Town Center). The remainder is the subject of a related rezoning request (ZON-3481), which would designate the western 10 acres as T-C (Town Center). That is the appropriate designation for the Town Center area.

- Site Plan

The site plan is deficient in several areas. It does not depict the multi-use transportation trail that is required to be constructed adjacent to Fort Apache Road. It does not depict adequate right-of-way widths for Fort Apache Road or Bath Drive. Sidewalks are not shown between the amenity zones and the property lines. There is no usable open space provided any where on the site. Two of the internal streets end in stubs that will be required to be cul-de-sacs. What is submitted is tantamount to an R-CL (Residential – Compact Lot) development, a zoning district that has been determined to be inappropriate and only allowed as infill adjacent to other R-CL (Single Family – Compact Lot) developments. Should this request be approved, these items are addressed as conditions of approval.

- Waivers

No waivers are requested as part of this submittal.

- Landscape Plan

The landscape plan depicts adequate trees and ground cover around the perimeter of the site.

- Elevation

The elevations depict two models, a one-story and a two-story, with varying elevations. Each has stucco veneer and tile roofs.

- Floor Plan

The floor plans depict typical single-family home layouts of approximately 1,300 and 2,300 square feet.

FINDINGS

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

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

This area of Town Center is intended for single-family development. However, the proposed density is greater than anticipated and greater than other development planned for or approved west of Fort Apache Road. It would be inappropriate to introduce a development of this density and design west of Fort Apache Road without precedent or justification.

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

The proposed development is of greater density than the existing land use designation permits. There are several inconsistencies with regard to design that are addressed above and are addressed in the conditions of approval.

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

Site access and circulation have no negative impact on adjacent roadways or neighborhood traffic.

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

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

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

The building elevations are typical of single-family residential developments in this vicinity and will be compatible with surrounding development.

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

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

NOTICES MAILED 49 by Planning Department

APPROVALS 0

PROTESTS 0



Case Number: **SDR-3485** APN: 125-19-701-008

ZONE: U
USE: APPROVED SINGLE
FAMILY DETACHED RESIDENTIAL
SUBDIVISION
MPD: L-TC

ZONE: U
USE: VACANT
MPD: TC

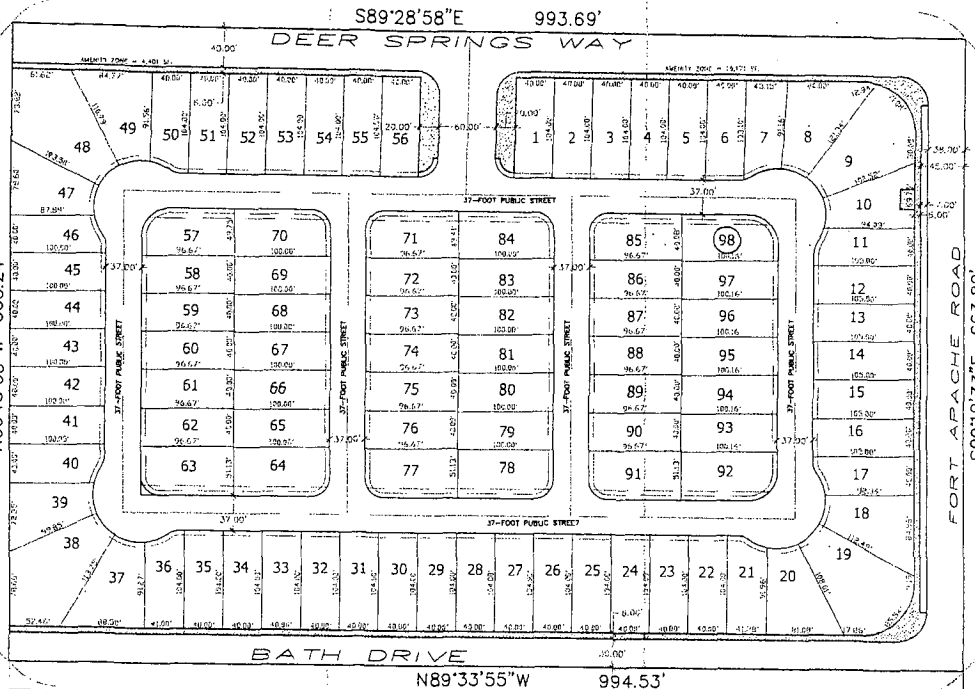
ZONE: U
USE: VACANT
MPD: LOW

ZONE: T-C
USE: VACANT
MPD: LOW

ZONE: T-C
USE: SINGLE FAMILY
DETACHED RESIDENTIAL
SUBDIVISION
MPD: LDR

APN # 125-19-701-006

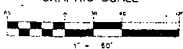
N001°5'06"W 665.24'



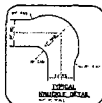
ZONE: R-E (CO)
USE: VACANT
MPD: TC

ZONE: T-C
USE: VACANT
MPD: TC

GRAPHIC SCALE



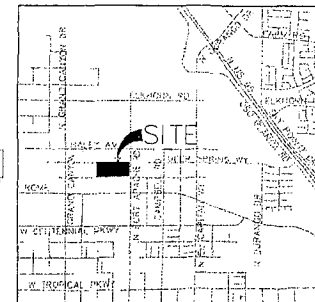
- GENERAL NOTES:
1. There are no existing structures located within the property boundaries.
 2. The lot dimensions are preliminary and may vary with the mapping process.
 3. The boundary for this project is from "as shown information". The actual boundary must be verified after the survey boundary.
 4. Some lot lines and easements may change during the final mapping process.



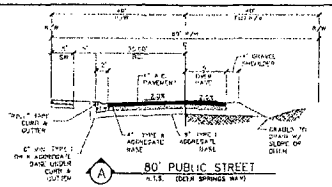
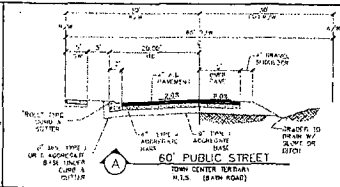
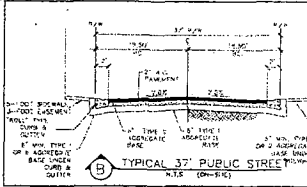
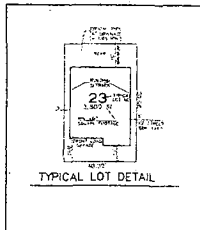
SETBACKS
FRONT (GARAGE): 20'
FRONT (HOUSE): 20'
SIDE: 5'
CORNER/SIDE: 10'
REAR: 15'

PROJECT SUMMARY	
PROJECT NAME	NEVADA HOMES GROUP
PROJECT ADDRESS	125-19-701-006
PROJECT CITY	CITY OF LAS VEGAS
PROJECT COUNTY	CLAY COUNTY
PROJECT ZONE	U
PROJECT USE	APPROVED SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION
PROJECT MPD	L-TC
PROJECT SHEET NO.	01
PROJECT SHEET TOTAL	1
PROJECT DATE	12/23/03
PROJECT DRAWN BY	W. W. WILSON
PROJECT CHECKED BY	W. W. WILSON
PROJECT APPROVED BY	W. W. WILSON

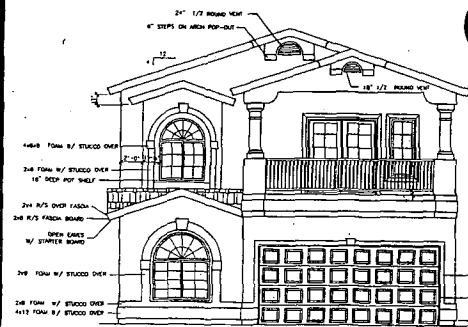
OWNER/DEVELOPER
NEVADA HOMES GROUP
125-19-701-006, SITE # 201
LAS VEGAS, NEVADA 89111
CONTACT: PAUL WILSON



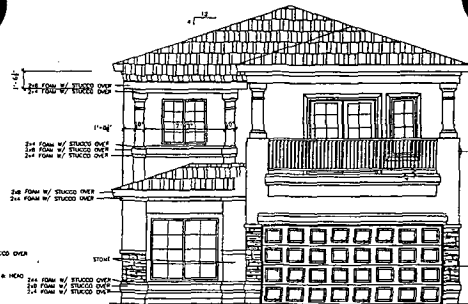
LOCATION MAP



NEVADA HOMES GROUP		CITY OF LAS VEGAS	
SITE DEVELOPMENT PLAN		FOR	
FORT APACHE & DEER SPRINGS		MPD: LDR	
DATE	12/23/03	PROJECT NO.	125-19-701-006
DRAWN BY	W. W. WILSON	PROJECT SHEET NO.	01
CHECKED BY	W. W. WILSON	PROJECT SHEET TOTAL	1
APPROVED BY	W. W. WILSON	PROJECT DATE	12/23/03
OWNER/DEVELOPER		NEVADA HOMES GROUP	
125-19-701-006, SITE # 201		LAS VEGAS, NEVADA 89111	
CONTACT: PAUL WILSON		125-19-701-006, SITE # 201	
125-19-701-006, SITE # 201		125-19-701-006, SITE # 201	



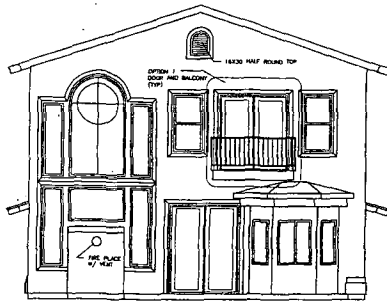
FRONT ELEV A



FRONT ELEV B

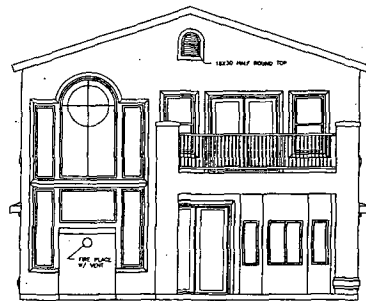


FRONT ELEV C



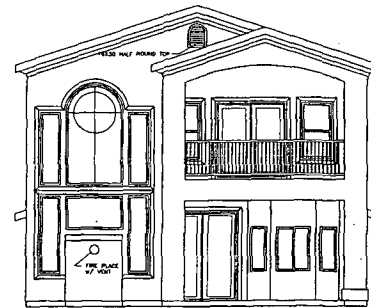
REAR ELEV A

OPTION 1 FRENCH BALCONY AND DOORS



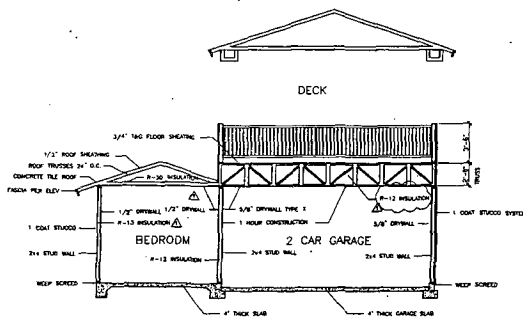
REAR ELEV B

OPTION 2 DECK, DOORS, AND PATIO

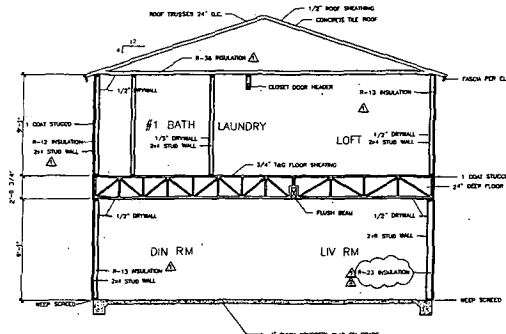


REAR ELEV C

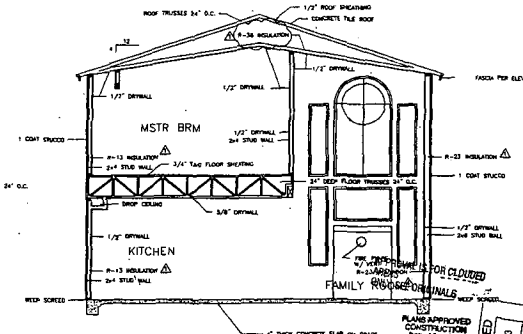
OPTION 3 W/ COVERED DECK, DOORS, AND PATIO



CROSS SECTION A



CROSS SECTION B



CROSS SECTION
SDR-3485

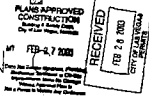
BY DATE
 1/10/02
 1/25/02
 1/25/02

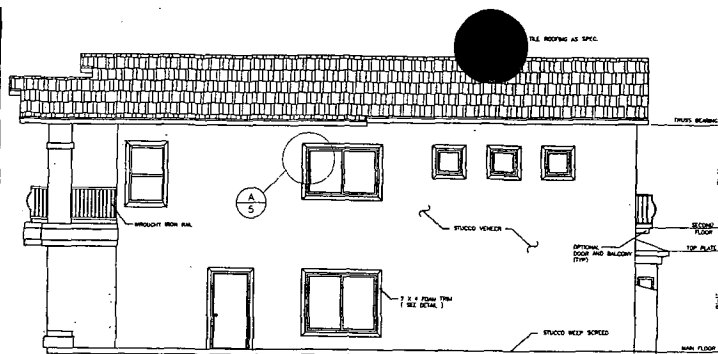
NEVADA HOMES GROUP
 1000 S. RAMPART BLVD.
 LAS VEGAS, NV 89107
 LIC #8413 (702) 730-0300 FAX (702) 257-7715

T-3056-02

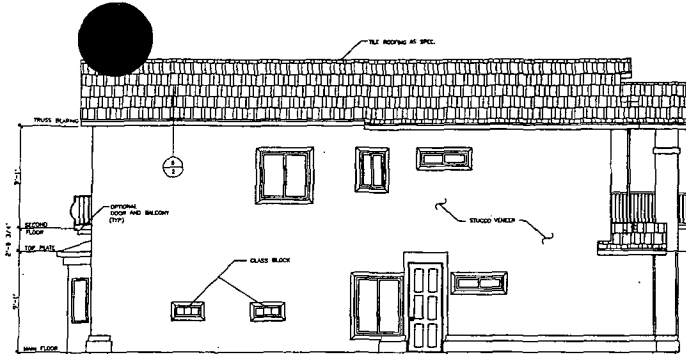
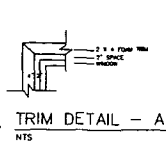
PLAN 2309

DRAWN BY
 J.R.I.
 DATE
 9/25/02
 SCALE
 1/4" = 1'
 SHEET
 4

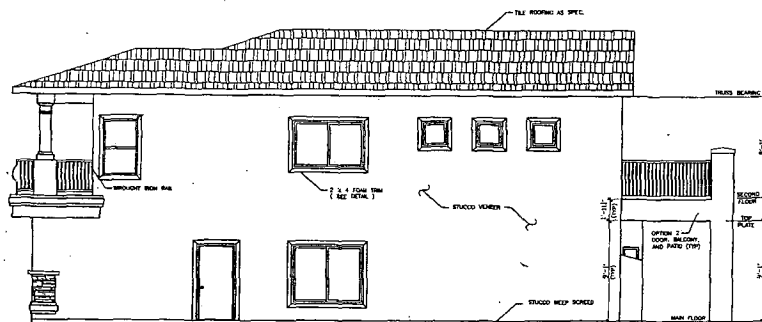




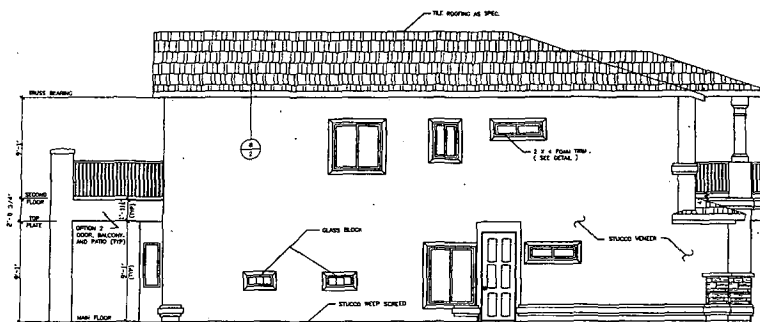
RIGHT SIDE ELEV A
W/ OPTION 1 BALCONY



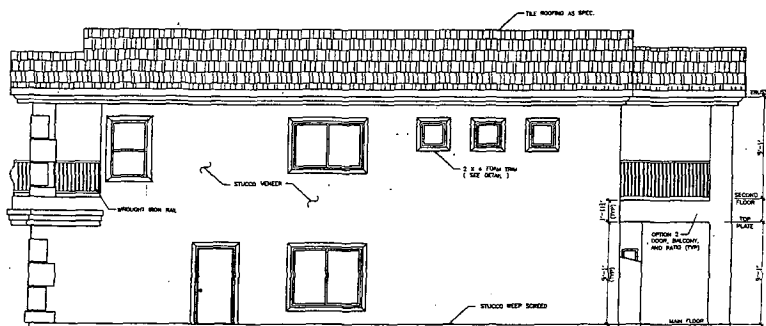
LEFT SIDE ELEV A



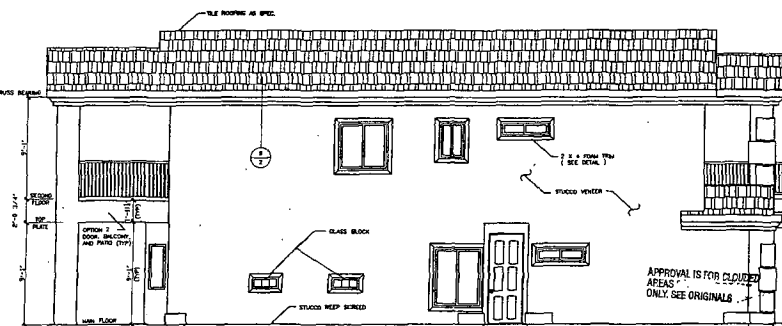
RIGHT SIDE ELEV B
W/ OPTION 2 BALCONY AND DECK



LEFT SIDE ELEV B



RIGHT SIDE ELEV C
W/ COVERED DECK OPTION



LEFT SIDE ELEV C
SDR-3485

PLANS APPROVED
CONSTRUCTION
DATE 1/11/02
BY J.R.I.

APPROVAL IS FOR COVERED
AREAS ONLY. SEE ORIGINALS.

RECEIVED
FEB 26 2002
OFFICE OF THE
COUNTY CLERK

REVISIONS	
BY	DATE
A	9/10/02
A	9/15/02

NEVADA HOMES GROUP
6885 W. SUMMIT RD. #201
LAS VEGAS, NV 89117
(702) 220-1000 FAX (702) 227-7715

PLAN 2309

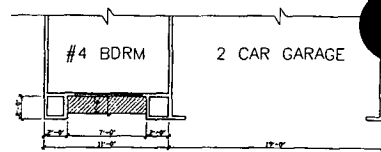
DRAWN BY
J.R.I.

DATE
9/12/02

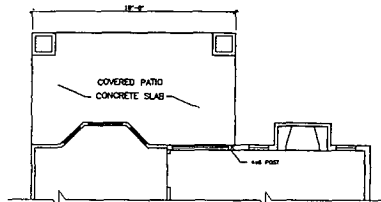
SCALE
1/4"=1'

SHEET
5

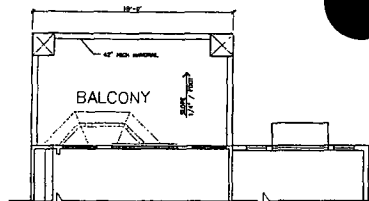
T-30516-02



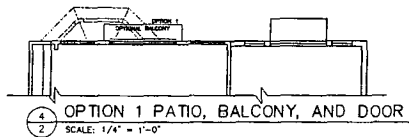
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2 ELEVATION "B"
SCALE: 1/4" = 1'-0"



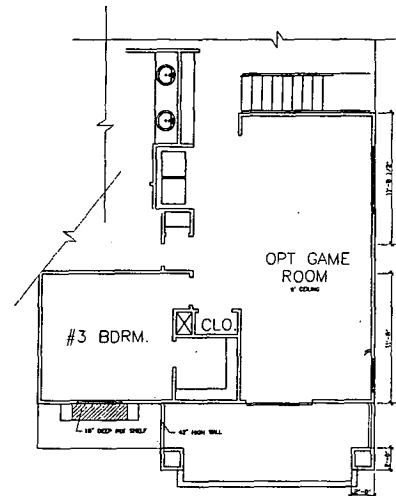
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2 OPTION 2 PATIO & BALCONY
SCALE: 1/4" = 1'-0"



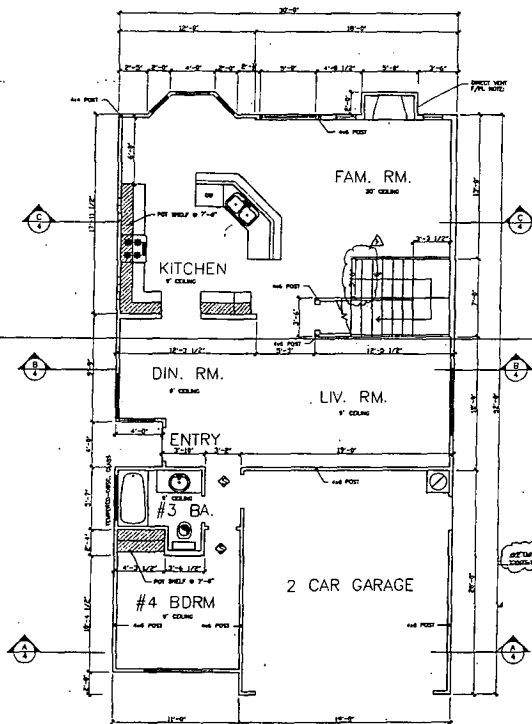
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2 OPTION 2 PATIO, BALCONY, AND DOOR
SCALE: 1/4" = 1'-0"



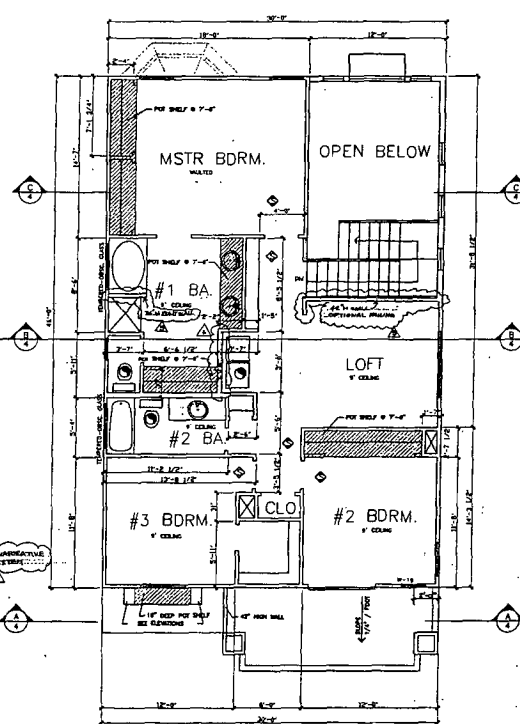
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2 OPTION 1 PATIO, BALCONY, AND DOOR
SCALE: 1/4" = 1'-0"



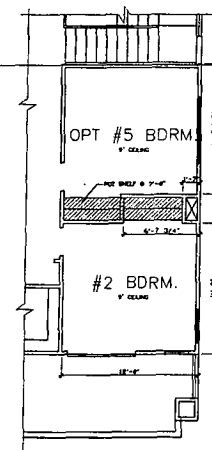
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2 OPTIONAL GAME ROOM
SCALE: 1/4" = 1'-0"



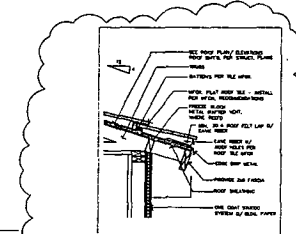
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2 STANDARD FIRST FLOOR
SCALE: 1/4" = 1'-0"



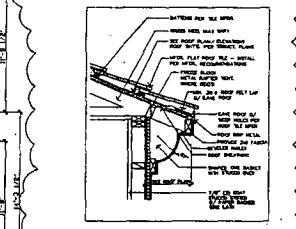
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2 STANDARD SECOND FLOOR
SCALE: 1/4" = 1'-0"



10
2 OPTIONAL FIFTH BEDROOM
SCALE: 1/4" = 1'-0"



8
2 EAVE DETAIL ELEV. A & B
SCALE: 1" = 1'-0"



9
2 EAVE DETAIL ELEV. C
SCALE: 1" = 1'-0"

BUILDING DATA

PROJECT NO. 1-3056-02
DATE 9/12/02
SCALE 1/4"=1'
SHEET 2

SDR-3485

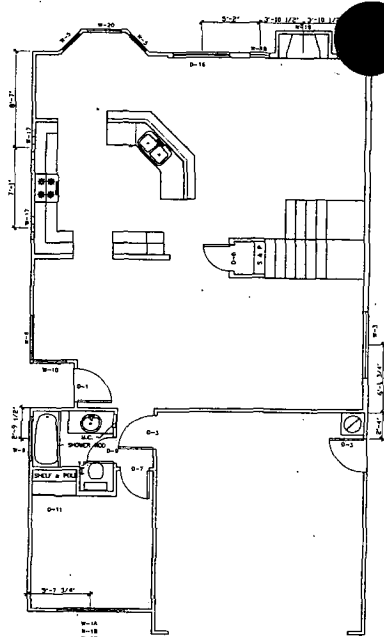
BY	DATE
Δ	9/10/02
Δ	9/25/02
Δ	2-10-03

NEVADA HOMES GROUP
885 W. SHARPS RD.
LAS VEGAS, NV 89117
LIC #44413
(702) 253-0000 FAX (702) 253-7715

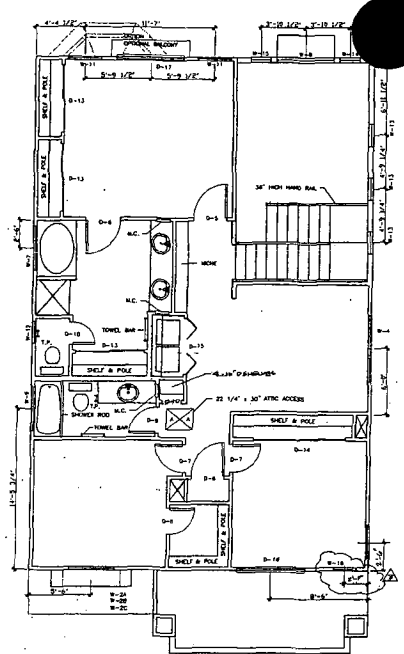
PLAN 2309

DRAWN BY
J.R.I.
DATE
9/12/02
SCALE
1/4"=1'
SHEET
2

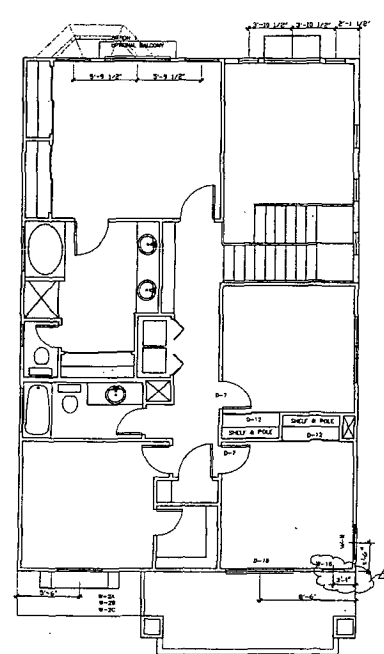
1-3056-02



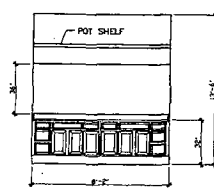
FIRST FLOOR



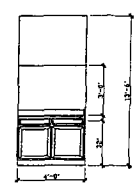
SECOND FLOOR



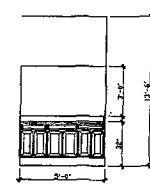
OPT. #5 BDRM.
SECOND FLOOR



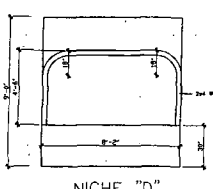
MASTER BA. "B"
3/8"=1'-0"



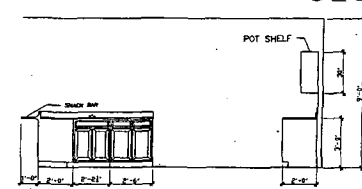
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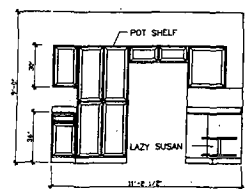
#2 BATH "A"
3/8"=1'-0"



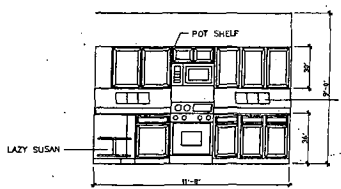
NICHE "D"
3/8"=1'-0"



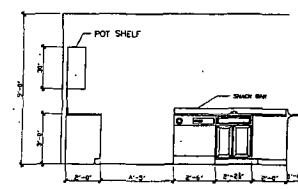
KITCHEN "B"
3/8"=1'-0"



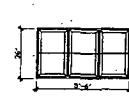
KITCHEN "C"
3/8"=1'-0"



KITCHEN "D"
3/8"=1'-0"



KITCHEN "A"
3/8"=1'-0"



LAUNDRY "D"
3/8"=1'-0"

WINDOW SCHEDULE

NO.	DESCRIPTION	NOTES
1A	5025 ARCH/5036 SL	D.C. CLEAR W/ GRIDS
1B	6056 SL	D.C. CLEAR W/ GRIDS
1C	5016 ARCH/5040 SL	D.C. CLEAR W/ GRIDS
2A	4020 ARCH/4036 SL	D.C. CLEAR W/ GRIDS
2B	4040 SL	D.C. CLEAR W/ GRIDS
2C	4010 ARCH/4036 SL	D.C. CLEAR W/ GRIDS
3	6050 SL	D.C. CLEAR
4	6040 SL	D.C. CLEAR
5	2040 FX	D.C. CLEAR
6	4050 SL	D.C. CLEAR
7	4040 SL	D.C. CLEAR TEMP./DBSC.
8	5040 MIRROR FX	D.C. CLEAR
9	4010 SL	D.C. CLEAR TEMP./DBSC.
10	3050 FX	D.C. CLEAR TEMP.
11	3050 S.H.	D.C. CLEAR
12	2030 SL	D.C. CLEAR
13	2020 FX	D.C. CLEAR
14	1656 FX	D.C. CLEAR
15	1666 FX	D.C. CLEAR
16	2050 FX	D.C. CLEAR
17	3 - 8'x8' GLASS BLOCK FX	D.C. CLEAR
18	1660 FX	D.C. CLEAR
19	5030 FX	D.C. CLEAR
20	3040 SL	D.C. CLEAR TEMP.

DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	LOCKS
0	3088 x 10	METAL ENTRY DOOR	KEY & DB
1	3088 x 10	WIRE DOOR	KEY & DB
2	3088 x 10	HCHB EXTERIOR DOOR	PRIVATE
3	NOT USED		
4	2088 x 10	HCHB	PRIVATE
5	2468 x 10	HCHB	PRIVATE
6	2468 x 10	HCHB	PRIVATE
7	2468 x 10	HCHB	PRIVATE
8	2468 x 10	HCHB	PRIVATE
9	2468 x 10	HCHB	PRIVATE
10	2068 x 10	HCHB	PRIVATE
11	4068	BI-PASS	NONE
12	5068	BI-PASS	NONE
13	6068	BI-PASS	NONE
14	6068	BI-PASS	NONE
15	2068	BI-FOLD LOWERED	NONE
16	6060	FRENCH DOORS	KEY & DB
17	6065	FRENCH DOORS	KEY & DB

SDR-3485 INTERIOR ELEVATIONS

REVISIONS

BY	DATE
Δ	9/10/02
Δ	9/25/02
Δ	1-10-03

NEVADA HOMES GROUP

685 S. SUMMIT ST.
 LAS VEGAS, NV 89101
 (702) 220-0300 FAX (702) 221-7715

RECEIVED

FEB 28 2003
 OFFICE OF THE CLERK
 CLERK OF DISTRICT COURT

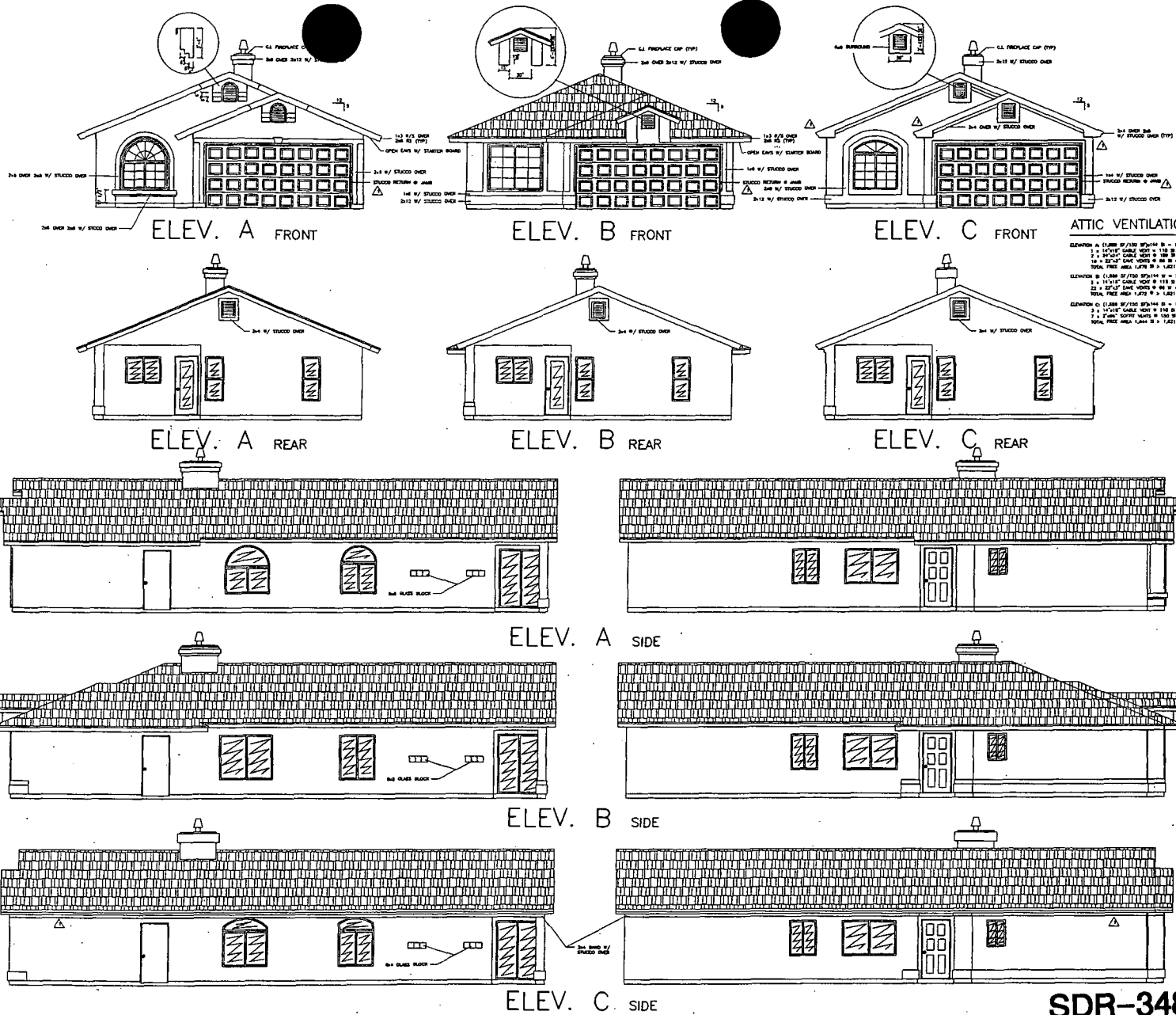
DRAWN BY
 J.R.I.

DATE
 9/12/02

SCALE
 1/4"=1'

SHEET
 6

T-3056-02



ATTIC VENTILATION CALCS.

ELEVATION A: (CLIMB 10'100 30'144 IN = 1,021 IN REQUIRED FREE AREA
 2 x 14"X14" SQUARE VENTS = 112 IN FREE AREA
 2 x 14"X14" SQUARE VENTS = 112 IN FREE AREA
 2 x 14"X14" SQUARE VENTS = 112 IN FREE AREA
 TOTAL FREE AREA 1,021 IN > 1,021 IN REQUIRED FREE AREA

ELEVATION B: (CLIMB 10'100 30'144 IN = 1,021 IN REQUIRED FREE AREA
 2 x 14"X14" SQUARE VENTS = 112 IN FREE AREA
 2 x 14"X14" SQUARE VENTS = 112 IN FREE AREA
 2 x 14"X14" SQUARE VENTS = 112 IN FREE AREA
 TOTAL FREE AREA 1,021 IN > 1,021 IN REQUIRED FREE AREA

ELEVATION C: (CLIMB 10'100 30'144 IN = 1,021 IN REQUIRED FREE AREA
 2 x 14"X14" SQUARE VENTS = 112 IN FREE AREA
 2 x 14"X14" SQUARE VENTS = 112 IN FREE AREA
 2 x 14"X14" SQUARE VENTS = 112 IN FREE AREA
 TOTAL FREE AREA 1,021 IN > 1,021 IN REQUIRED FREE AREA

REVISIONS	
BY	DATE
B.A.R.	1/13/96
A.E.D.	1/14/96

NEVADA GROUP CONSTRUCTION

1309

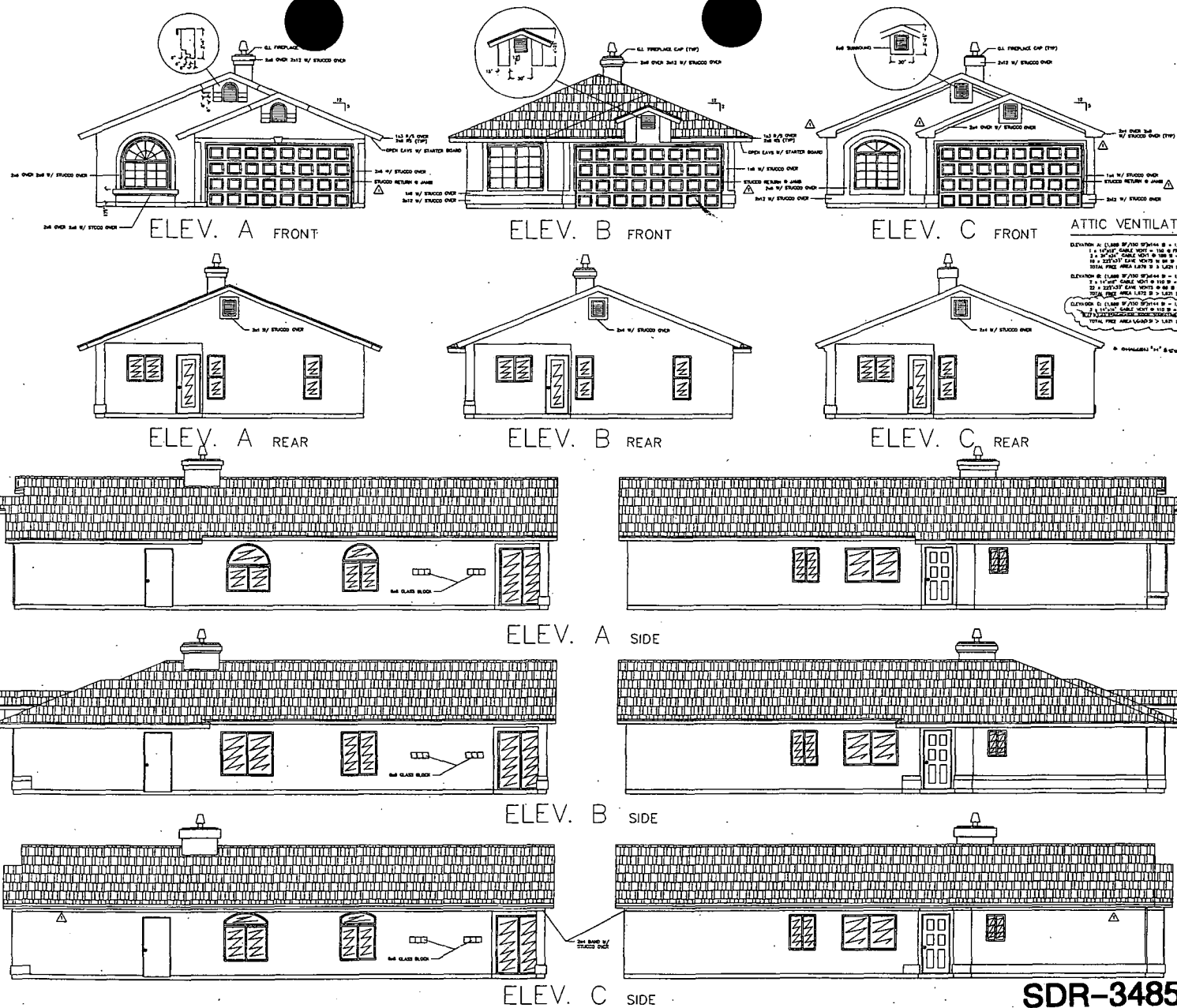
DRAWN BY
D.S.W.

DATE
1/2/96

SCALE
1/4"=1'

SHEET
3

SDR-3485



ATTIC VENTILATION CALCS.

ELEVATION A: (CLAMB BY 200 SQUARE FT. - LAMB IN REQUIRED FINE AREA
 1. 14" x 14" CASE VENT IN 100 FT. - 100 FT. FINE AREA
 2. 14" x 14" CASE VENT IN 100 FT. - 100 FT. FINE AREA
 3. 14" x 14" CASE VENT IN 100 FT. - 100 FT. FINE AREA
 TOTAL FINE AREA 14" x 14" = 3 LAMB IN REQUIRED FINE AREA

ELEVATION B: (CLAMB BY 200 SQUARE FT. - LAMB IN REQUIRED FINE AREA
 1. 14" x 14" CASE VENT IN 100 FT. - 100 FT. FINE AREA
 2. 14" x 14" CASE VENT IN 100 FT. - 100 FT. FINE AREA
 3. 14" x 14" CASE VENT IN 100 FT. - 100 FT. FINE AREA
 TOTAL FINE AREA 14" x 14" = 3 LAMB IN REQUIRED FINE AREA

ELEVATION C: (CLAMB BY 200 SQUARE FT. - LAMB IN REQUIRED FINE AREA
 1. 14" x 14" CASE VENT IN 100 FT. - 100 FT. FINE AREA
 2. 14" x 14" CASE VENT IN 100 FT. - 100 FT. FINE AREA
 3. 14" x 14" CASE VENT IN 100 FT. - 100 FT. FINE AREA
 TOTAL FINE AREA 14" x 14" = 3 LAMB IN REQUIRED FINE AREA

11-6-02

REVISIONS	
BY	DATE
BAH	6/1/96

NEVADA GROUP CONSTRUCTION

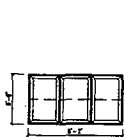
8400 CORDEO WAY
 LAS VEGAS, NV 89117
 LIC #00013
 (702) 242-5001 FAX (702) 242-0646

PLAN 1309

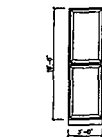
DRAWN BY	D.S.W.
DATE	1/2/96
SCALE	1/4" = 1'
SHEET	4

SDR-3485

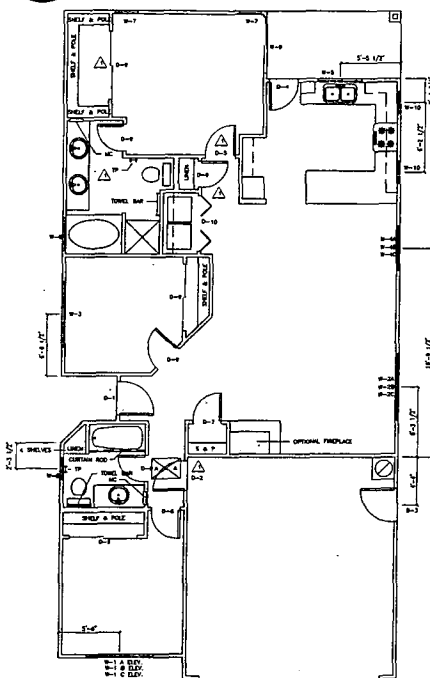
DOOR SCHEDULE		
D	DESCRIPTION	LOCKS
2	3068 x 17	METAL ENTRY DOOR
2	2868 x 17	SCHB FIRE DOOR
3	3068 x 17	HCHB EXTERIOR DOOR
4	2668 x 17	1-LIGHT FRENCH METAL
5	2868 x 17	MCHB
6	2668 x 17	HCHB
7	2668 x 17	HCHB
8	2468 x 17	MCHB
9	6068	BI-PASS
10	5068	BI-FOLD LOUVERED
11	NOT USED	
12	NOT USED	



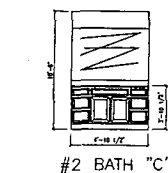
LAUNDRY "D"



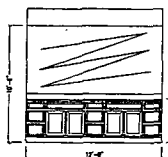
LINEN FACE FRAME



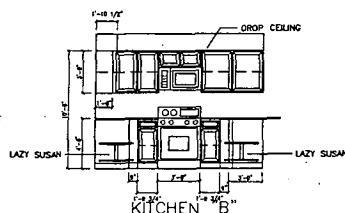
DOORS & WINDOW PLAN



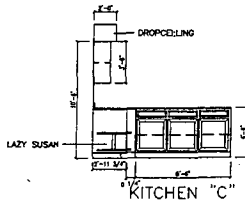
#2 BATH "C"



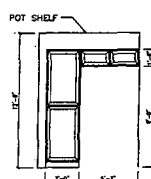
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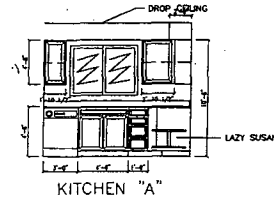
KITCHEN B'



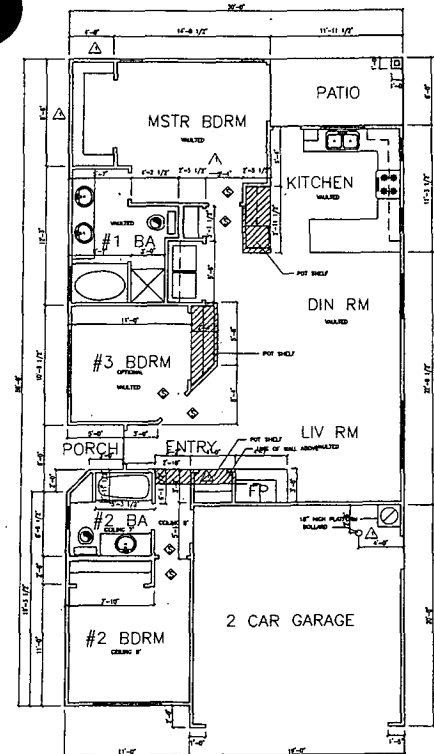
KITCHEN "C"



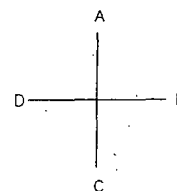
KITCHEN "D"



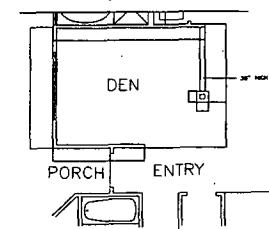
KITCHEN "A"



FLOOR PLAN



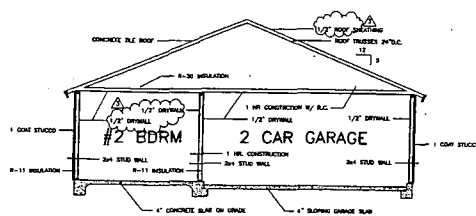
INTERIOR ELEVATIONS



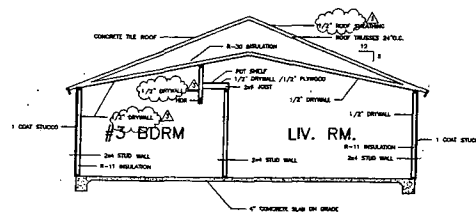
OPTIONAL DEN

SDR-3485

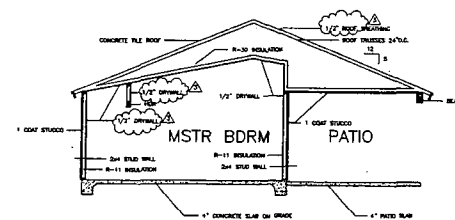
BY		DATE	
A.S.R.		5/13/98	
A.C.B.		1/20/99	
NEVADA GROUP CONSTRUCTION 8400 ORDO WAY LAS VEGAS, NV 89117 (702) 342-5001 FAX (702) 243-0846			
PLANNING			
DRAWN BY D.S.W.			
DATE 1/2/98			
SCALE 1/4" = 1'			
SHEET			



SECTION "A"



SECTION "B"



SECTION "C"

REVISIONS

	BY	DATE
1	D.S.W.	8/13/98
2	A.C.D.	7/16/99
3	A.C.D.	10/3/99

NEVADA GROUP CONSTRUCTION
8400 GORDO WAY
LAS VEGAS, NV 89117
LUC #40413
(702) 242-5001 FAX (702) 243-0646

PLAN 1309

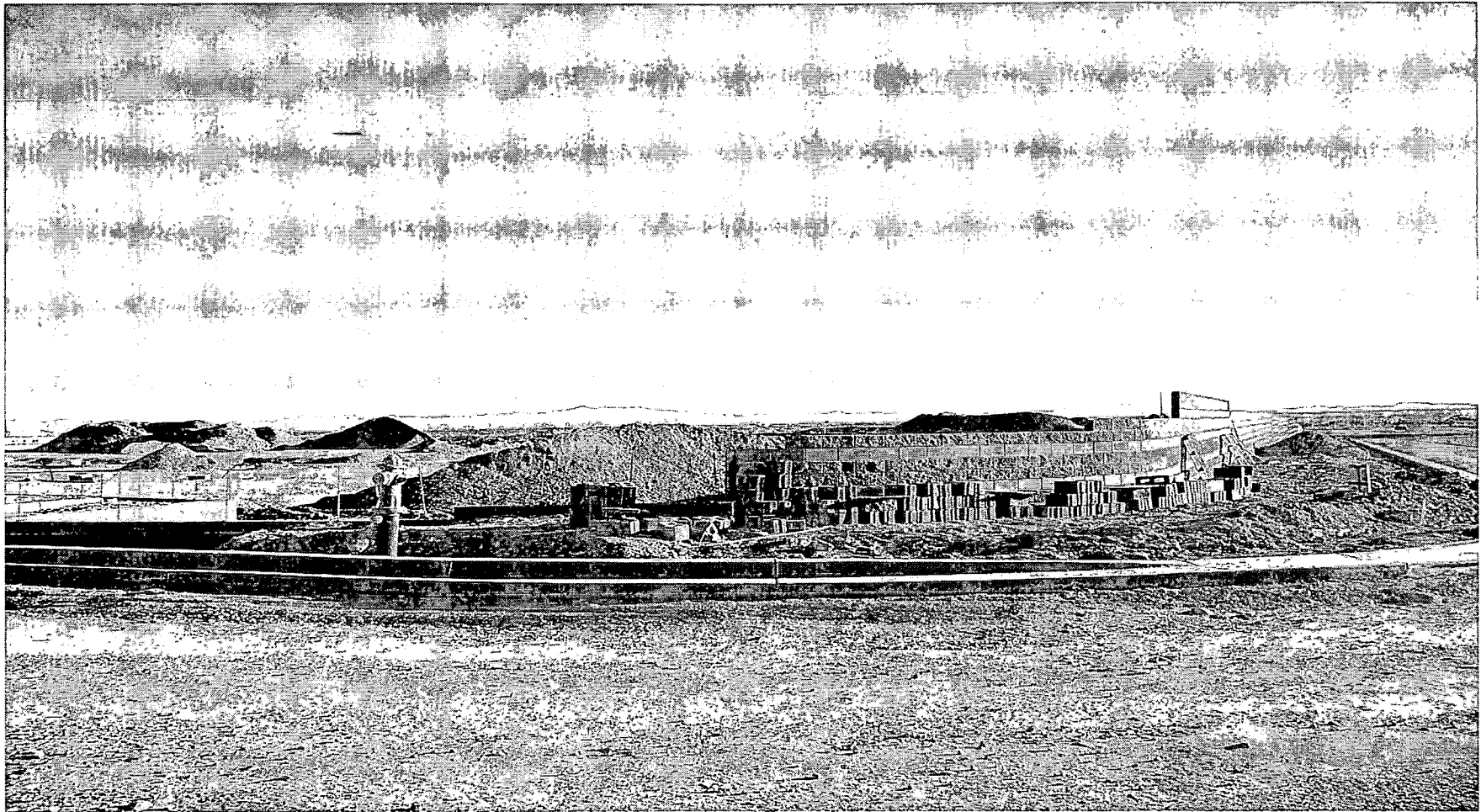
DRAWN BY
D.S.W.

DATE
1/2/96

SCALE
1/4" = 1'

SHEET 2

SDR-3485



SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY

SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY

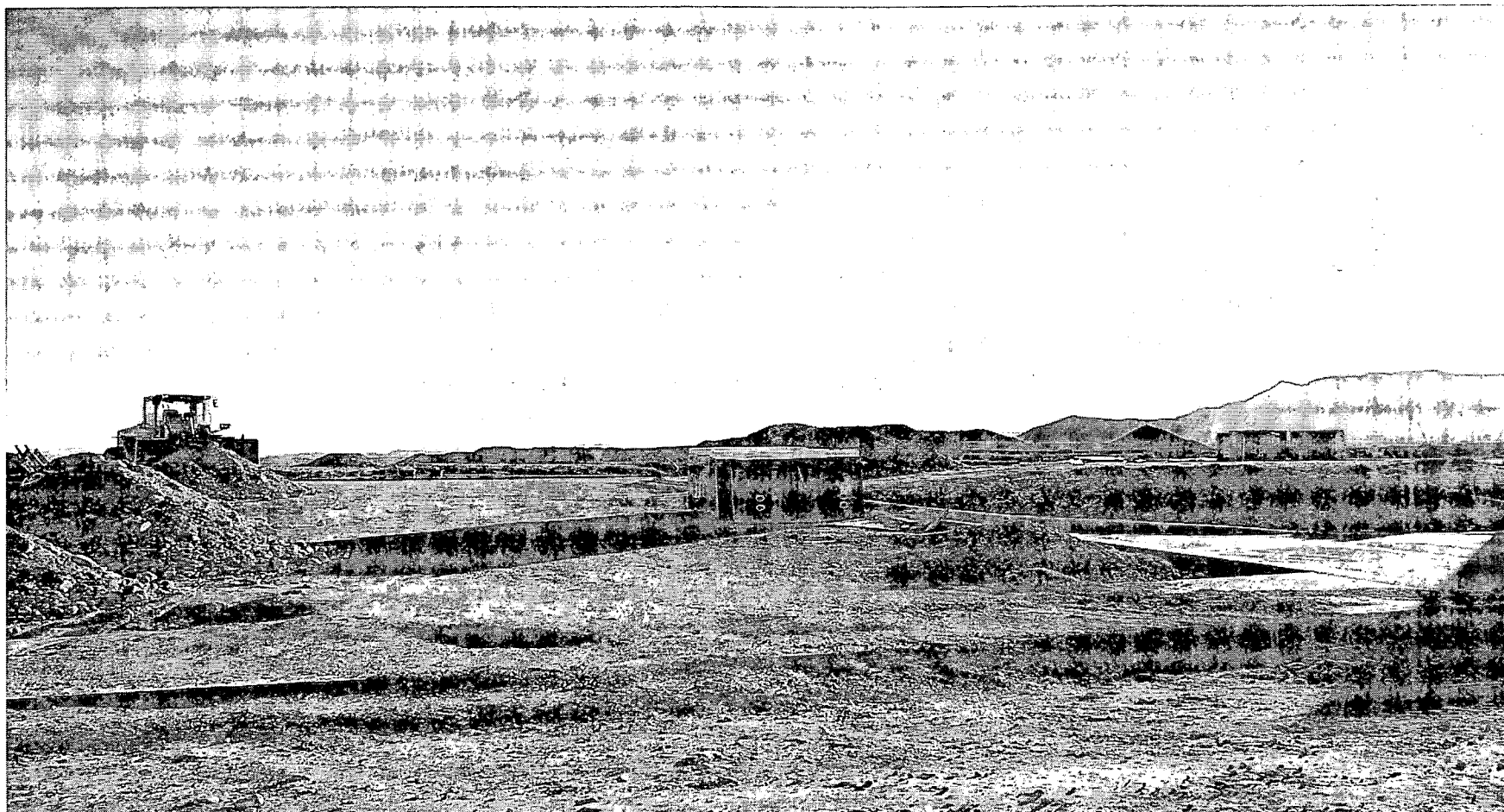
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY
COMPANY
SOUTHWEST CORNER OF FORT APACHE ROAD AND DEER SPRINGS WAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04