

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-3495 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend DENIAL

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 (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - DENIED - UNANIMOUS with GOODMAN voting No

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 120 [GPA-3495] and Item 121 [ZON-3498].

BOB JANKOVICS, 1700 South Main Street, stated that the property is located north of Cheyenne Avenue, between Donnie Avenue and Ricky. Forty years ago, when this property was zoned to be Desert Rural, Decatur Boulevard was a dirt road. Today it has become a six-lane road with high dense traffic within an extremely high population to the east in North Las Vegas. The people that live on Decatur Boulevard have called him and approve of the amendment because they cannot sell their homes. In addition, 40 years ago turbo jets did not land at the North Las Vegas airport. Today these airplanes fly right over a home. He believes no one would build a house on this parcel or a church, for which it is zoned. Further, he does not believe that staff would allow high-density use, such as a day-care. This property will remain vacant forever, unless someone takes a

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 120 – GPA-3495

MINUTES – Continued:

good look at this section of Decatur Boulevard. This corner of Donnie Avenue is ideal for a small office complex to accommodate 11 or 12 small professional offices. He presented a schematic design depicting a project with a residential look. It will enhance the neighborhood, as well as providing for an opportunity for those people that live north of Decatur Boulevard to sell their properties for commercial development. MR. JANKOVICS pointed out that there is no other appropriate use for this property.

TODD FARLOW, 240 North 19th Street, agreed with the applicant's comments.

TOM MCGOWAN, Las Vegas resident, stated that the proposal seems fair, equitable and the right idea for this area.

COUNCILMAN MACK indicated that the neighbors to the north would all like to see commercial or office being approved along the Decatur Boulevard corridor. However, this is part of the NORA neighborhood, which wants to keep the desert rural lifestyle. The approval of this project would set a precedent along Decatur Boulevard.

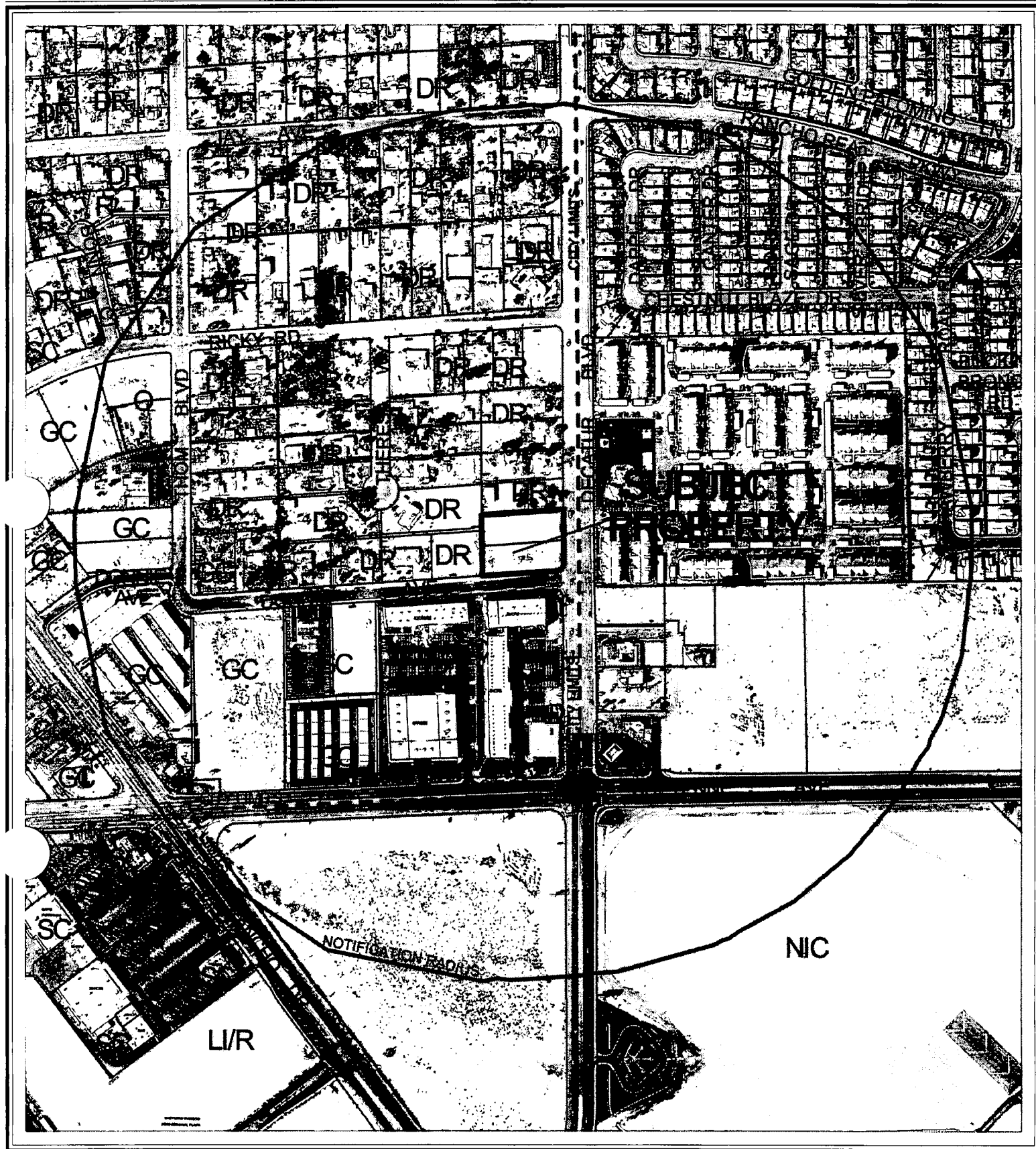
No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 120 [GPA-3495] and Item 121 [ZON-3498].

NOTE: All discussion for Item 120 and Item 121 was held under Item 120.

(3:55 – 4:05)

4-2703



CASE: GPA-3495

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-3495 - ROBERT A. JANKOVICS ON BEHALF OF
SUZANNE M. GALANOS**

**** CONDITIONS ****

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

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of the subject property located adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue from DR (Desert Rural) to O (Office). A related request to rezone the property from R-E (Residence Estates) to O (Office) [ZON-3498] has also been submitted for this agenda.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Residential land uses with a maximum density of three dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The Northwest Sector Map designated this property as R (Rural) with a maximum density of 3.96 dwelling units per acre.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan the subject parcels were designated as DR (Desert Rural) with a maximum density of two dwelling units per acre. The Planning Commission and Staff recommended approval.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan. The Planning Commission and Staff recommended approval.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for DR (Desert Rural) land uses, with a maximum density of two dwelling units per acre. The Planning Commission and Staff recommended approval.
- 01/22/04 The Planning Commission recommended denial of a related Rezoning (ZON-3498).
- 01/22/04 The Planning Commission voted 4-1 to recommend DENIAL (PC Agenda Item #56/sr).

DETAILS OF APPLICATION REQUEST

Site Area: 1.21 Acres

EXISTING LAND USE

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

PLANNED LAND USE

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

EXISTING ZONING

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

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

DEFINITIONS

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

The predominant residential lifestyle is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

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

INTERAGENCY ISSUES

RURAL PRESERVATION NEIGHBORHOOD BUFFER

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

ANALYSIS

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

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

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

PLANNING COMMISSION ACTION

The Planning Commission believed that the site fully surrounded by DR (Desert Rural), should remain so.

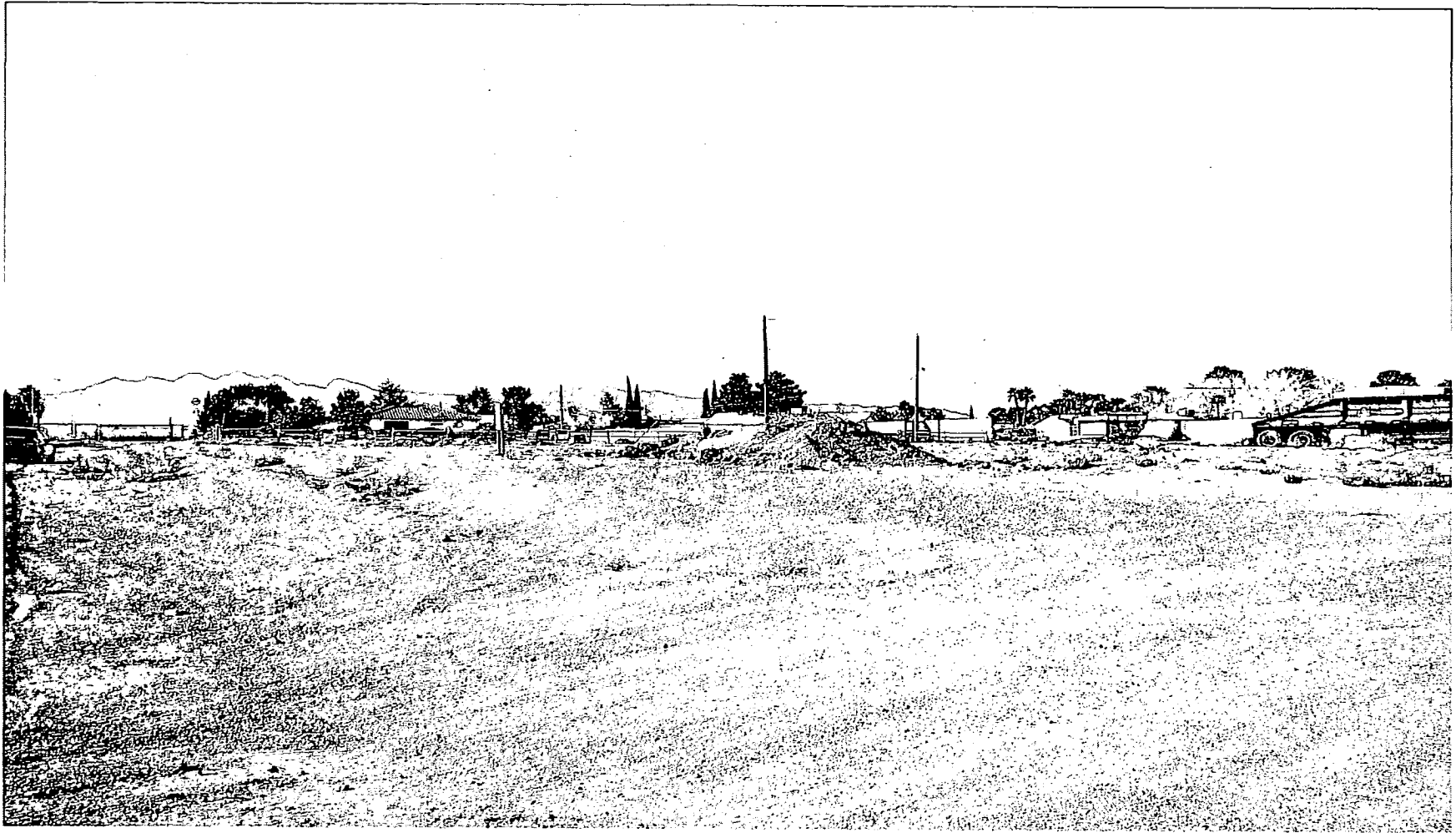
NOTICES MAILED: 205 by Planning Department

APPROVALS: 0

PROTESTS: 0



T.1



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

1/2/04



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

1/2/04



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

1/2/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

REZONING RELATED TO GPA-3495 - PUBLIC HEARING - ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

MOTION:

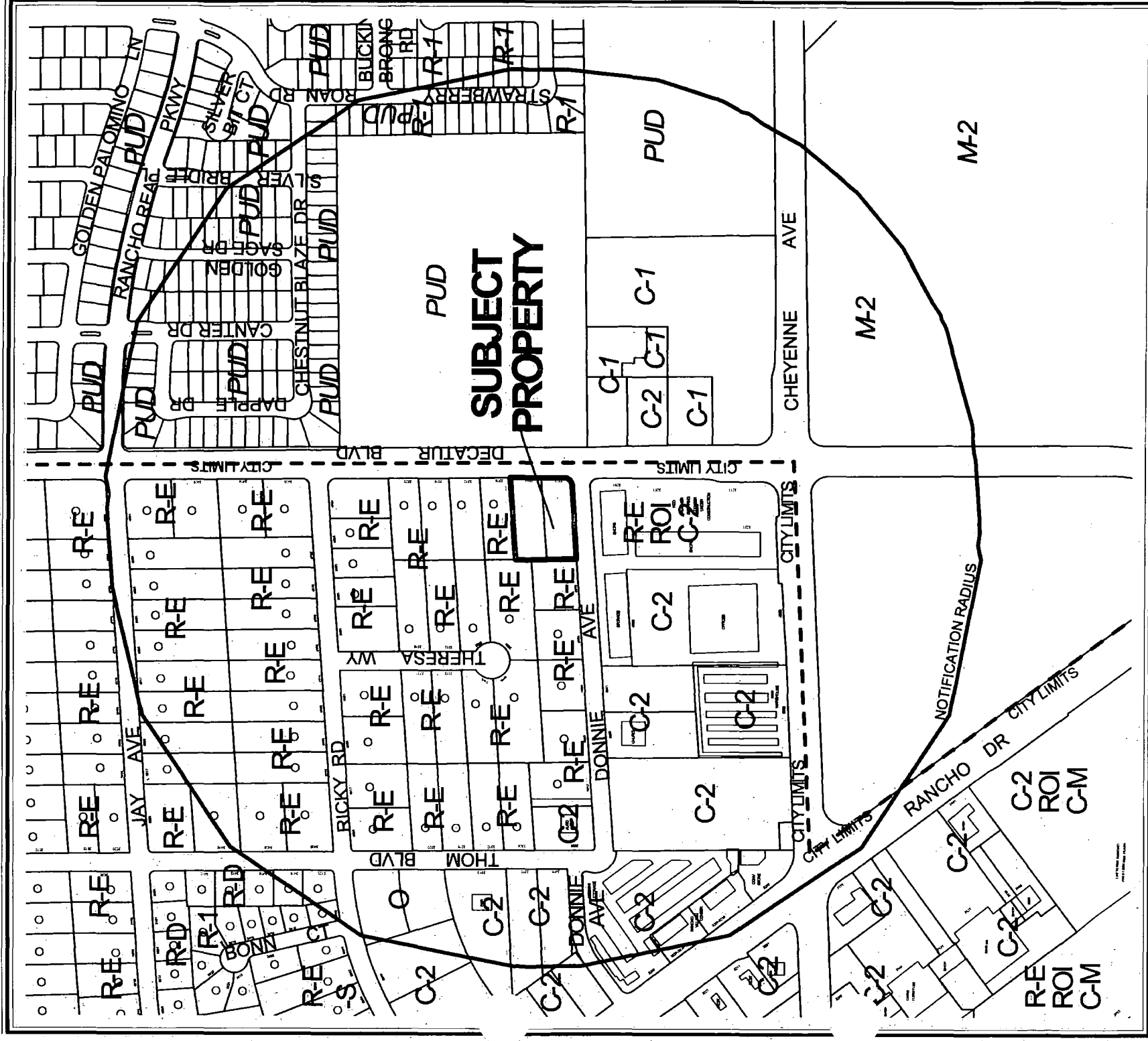
MACK - DENIED - UNANIMOUS with GOODMAN voting No

MINUTES:

NOTE: See Item 120 [GPA-3495] for all related discussion.

(3:55 - 4:05)

4-2703

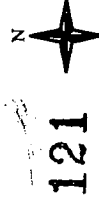


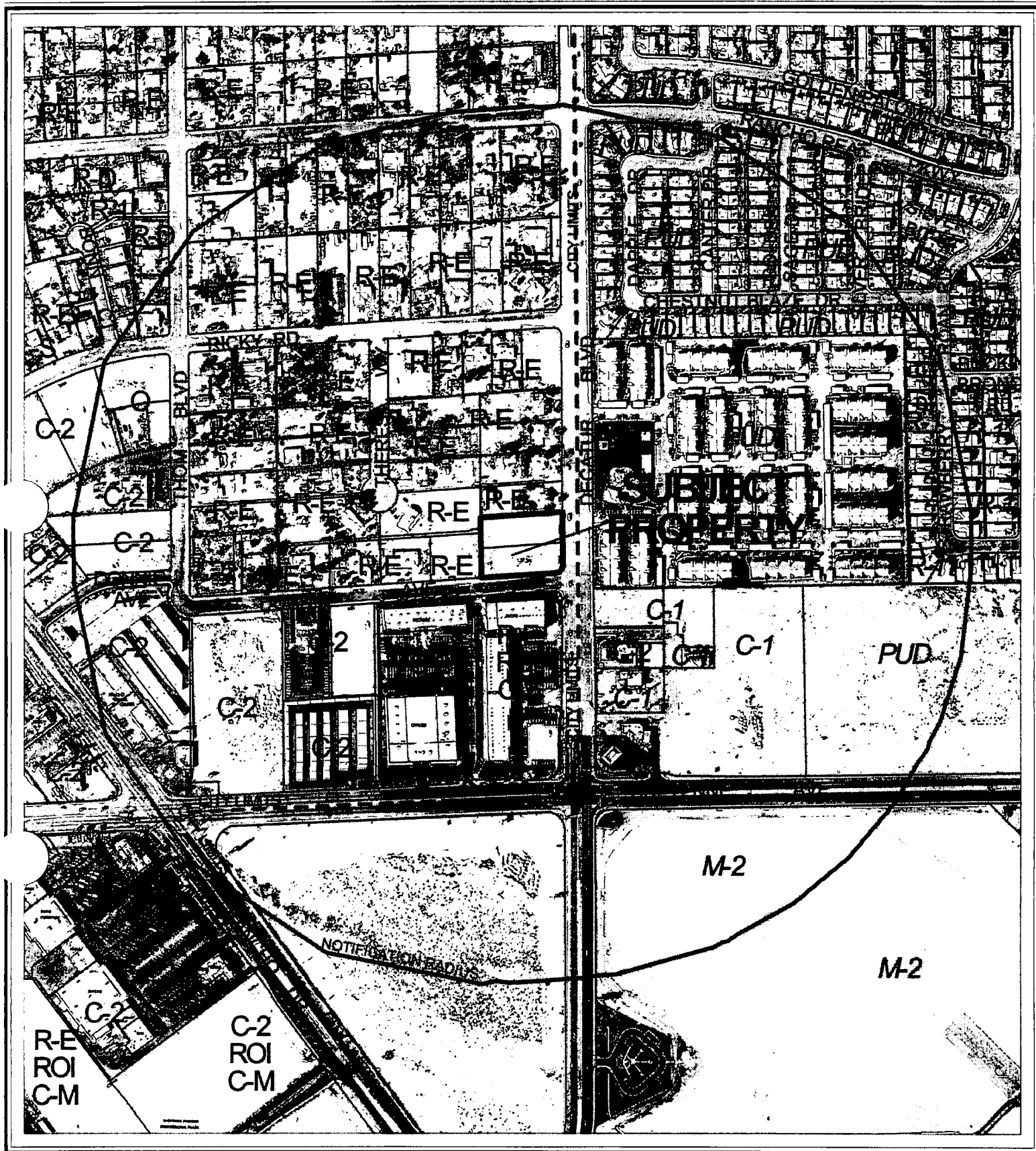
CASE: ZON-3498

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)





CASE: ZON-3498

RADIUS: 1320 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: O (OFFICE)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-3495) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct half-street improvements on Donnie Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. The proposed driveways accessing Decatur Boulevard and Donnie Avenue shall be designed, located and constructed in accordance with Standard Drawing #222A.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Donnie Avenue to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the

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

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

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

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

01/22/04 The Planning Commission recommended denial of a related General Plan Amendment (GPA-3495).

01/22/04 The Planning Commission voted 4-1 to recommend DENIAL (PC Agenda Item #57/sr).

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.2

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

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

<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

North Las Vegas Notification

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

Rural Preservation Neighborhood

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

ANALYSIS

A) *Zoning Code Compliance*

A1) Development Standards

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

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

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

B) *General Analysis and Discussion*

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

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

FINDINGS

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

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

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

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

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

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

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

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

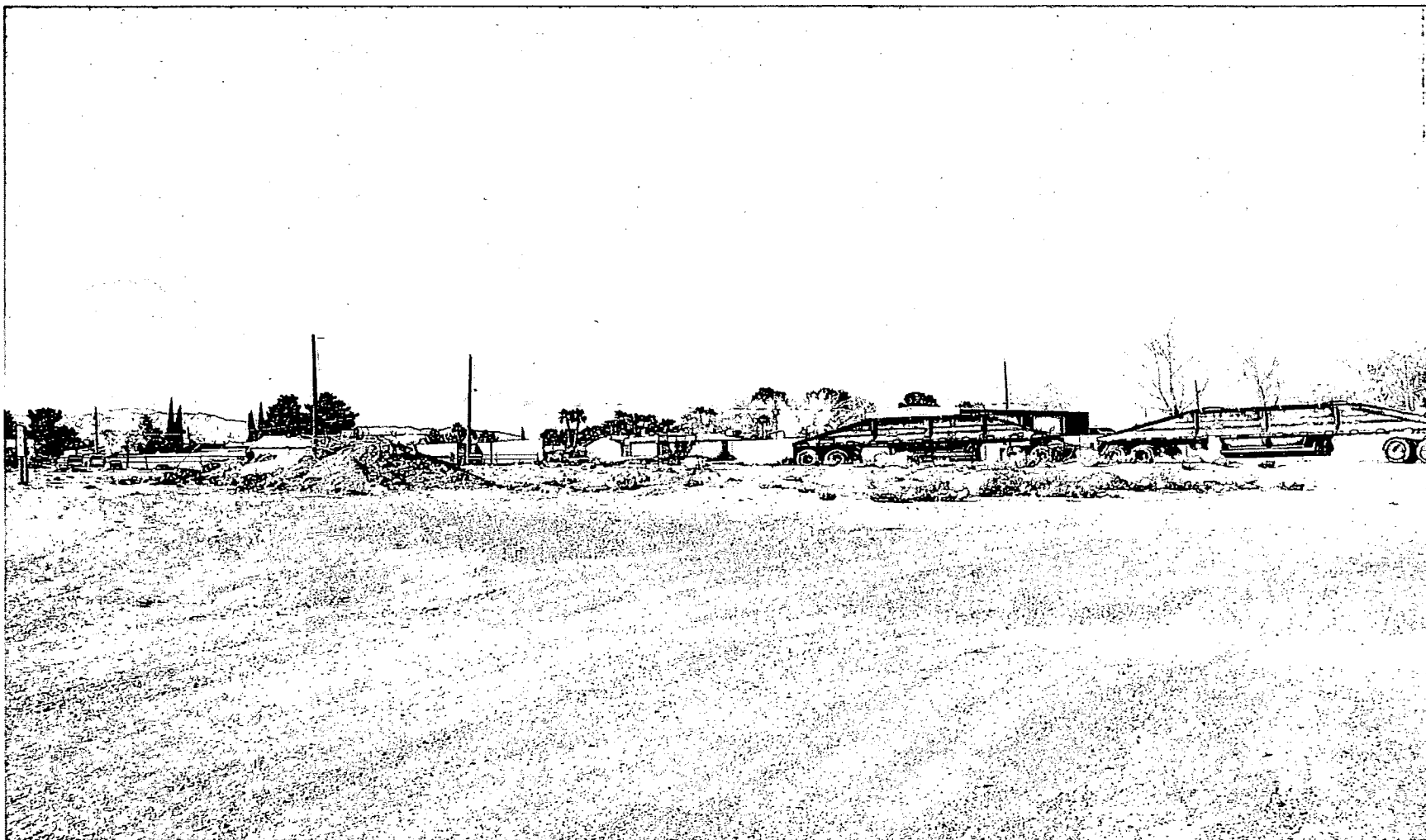
The site is adequately accessed by Decatur Boulevard.

NOTICES MAILED 205 by Planning Department

APPROVALS 0

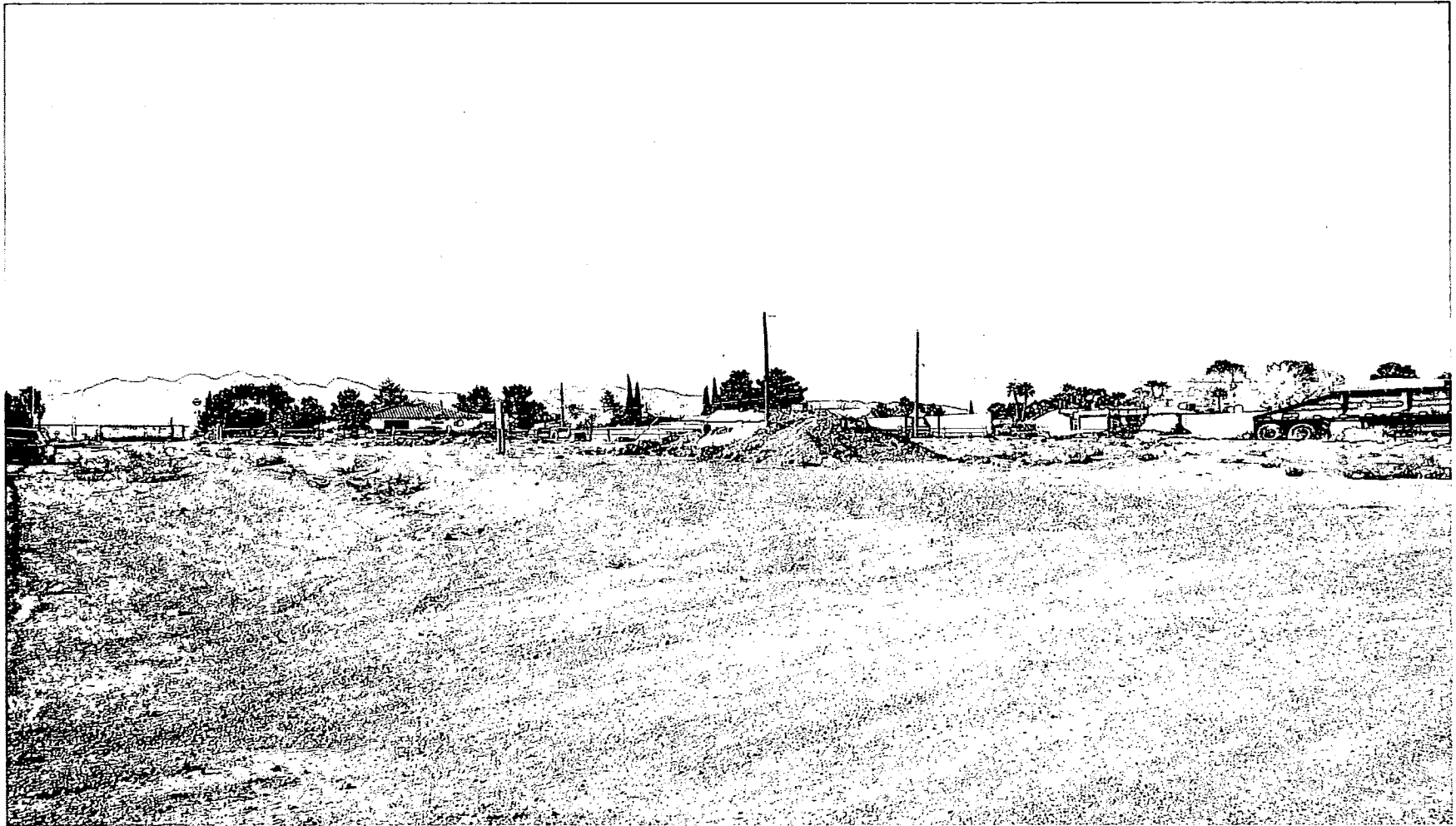
PROTESTS 0





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

1/2/04



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

1/2/04



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

1/2/04



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

1/2/04

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-3507 - LAMB OF GOD LUTHERN CHURCH - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack). The Planning Commission (4-0-1 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.**

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:**Planning Commission Mtg.**

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-0-1 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:**MACK - APPROVED - UNANIMOUS with WEEKLY not voting****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open for Item 122 [GPA-3507], Item 123 [ZON-3415] and Item 124 [SDR-3398].

JAMES GRINDSTAFF, Perlman Architects, Inc., 2230 Corporate Circle, Suite #200, appeared on behalf of the applicant. The zoning allows the use, but the General Plan Amendment will clean this up administratively so that the developed property matches the future development. The addition will add a little more than 27,000 square feet to the existing 18,000 square foot facility for a total of 46,015 square feet. He concurred with all conditions.

COUNCILMAN MACK agreed that this is a clean up item for an existing church. The elevations for the site development plan show an abundance of architectural detail and will compliment the existing buildings on the site.

No one appeared in opposition.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 122 – GPA-3507

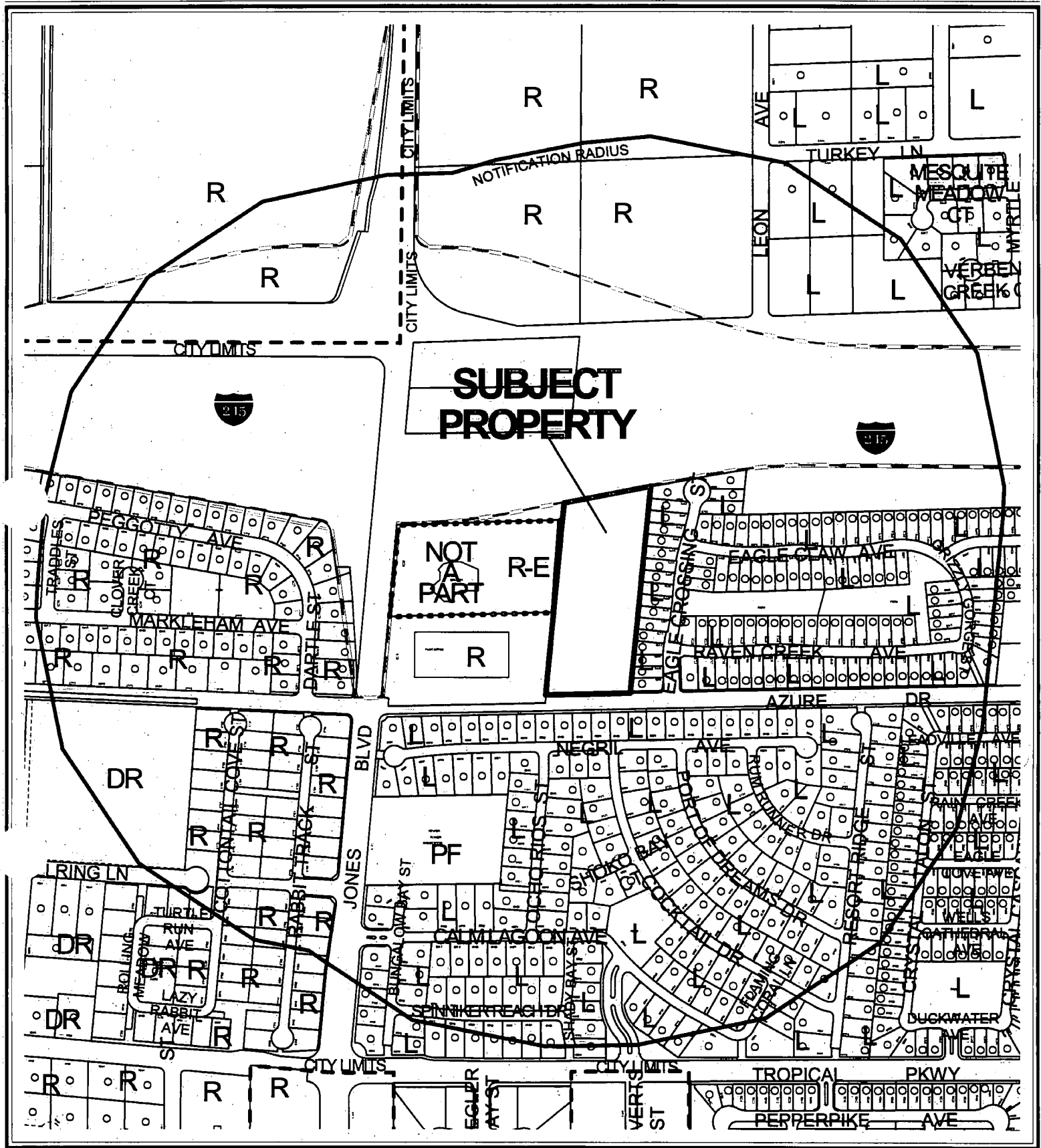
MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed for Item 122 [GPA-3507], Item 123 [ZON-3415] and Item 124 [SDR-3398].

NOTE: All discussion for Item 122, Item 123 and Item 124 was held under Item 122.

(4:05 – 4:07)

4-3078



CASE: GPA-3507

RADIUS: 1320 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

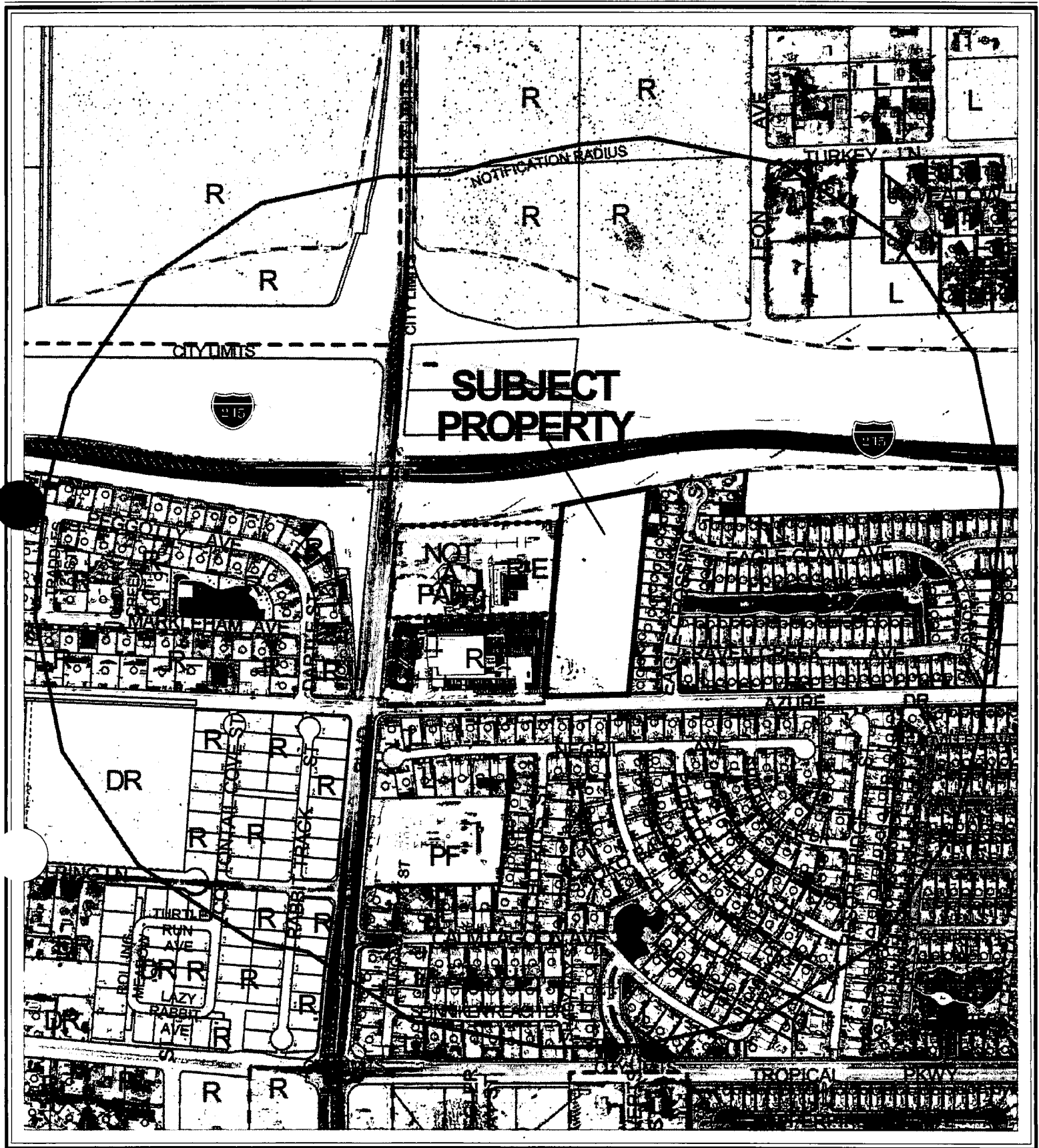
PF (PUBLIC FACILITY)

0 300 600 Feet



122





CASE: GPA-3507

RADIUS: 1320 FT

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

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PF (PUBLIC FACILITY)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-3507 - LAMB OF GOD LUTHERN CHURCH

**** CONDITIONS ****

The Planning Commission (4-0-1 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 change the General Plan land use designation of the subject property located on 5.51 acres located on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard from R (Rural Density Residential) to PF (Public Facility). A rezoning to C-V (Civic) (ZON-3415) and site development plan review (SDR-3398) will also be heard on this agenda.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural Residential Density) which allows a maximum of three dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 01/26/93 The Board of zoning Adjustment approved a Special Use Permit to allow development of the existing church (U-310-92).
- 01/26/98 The City Council approved a rezoning to C-V (Civic) on a portion of the property owned by the Church for a 75 foot high wireless communications tower (Z-106-97).
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
- 06/06/01 Planning and Development Staff approved a 6,342 square foot school in conjunction with the church [Z-106-97(1)].
- 08/03/01 Planning and Development Staff approved two modular trailers for use by the private school [Z-106-97(2)].
- 11/07/01 The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for R (Rural Density Residential) land uses.
- 01/22/04 The Planning Commission recommended approval of related items (ZON-3415 and SDR-3398).

01/22/04 The Planning Commission (voted 4-0-1 on a motion for approval) failed to obtain a super majority which is tantamount to DENIAL (PC Agenda Item #63/dc).

DETAILS OF APPLICATION REQUEST

Site Area: 5.51 Acres

EXISTING LAND USE

Subject Property Vacant
North I-215
South Single Family Residential
East Single Family Residential
West Lamb of God Church

PLANNED LAND USE

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

EXISTING ZONING

Subject Property R-E (Residence Estates)
North Beltway
South R-PD3 (Residential Planned Development-3 units per acre)
East R-PD5 (Residential Planned Development-5 units per acre)
West R-PD3 (Residential Planned Development-3 units per acre) and C-V (Civic

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

DEFINITIONS

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

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

ANALYSIS

The proposed PF (Public Facility) land use category is the correct designation for church developed properties. This site will be developed as an expansion to the existing Lamb of God Lutheran Church to the west.

FINDINGS

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

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

In regard to "1": The designation is compatible with adjacent land use designations since it will accurately reflect the development of the parcel.

In regard to "2": The C-V (Civic) zoning district is consistent with the PF (Public Facility) land use category. The property to the southwest of the site is zoned C-V and developed as a post office. This designation, therefore, is clearly compatible with the surrounding area.

In regard to "3":

The site has direct access to Jones Boulevard and is in close proximity to I-215. The church provides recreational opportunities for children attending the school and church. Therefore, transportation and recreational facilities are adequate for this use.

In regard to "4":

The proposal conforms to all adopted plans for allowing expansion of a church and private school.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

01/06/04 The required neighborhood meeting was held with eight people in attendance. There were no major objections raised; questions arose pertaining to landscaping, lighting, use of the remaining undeveloped property and the number of children expected to attend classes.

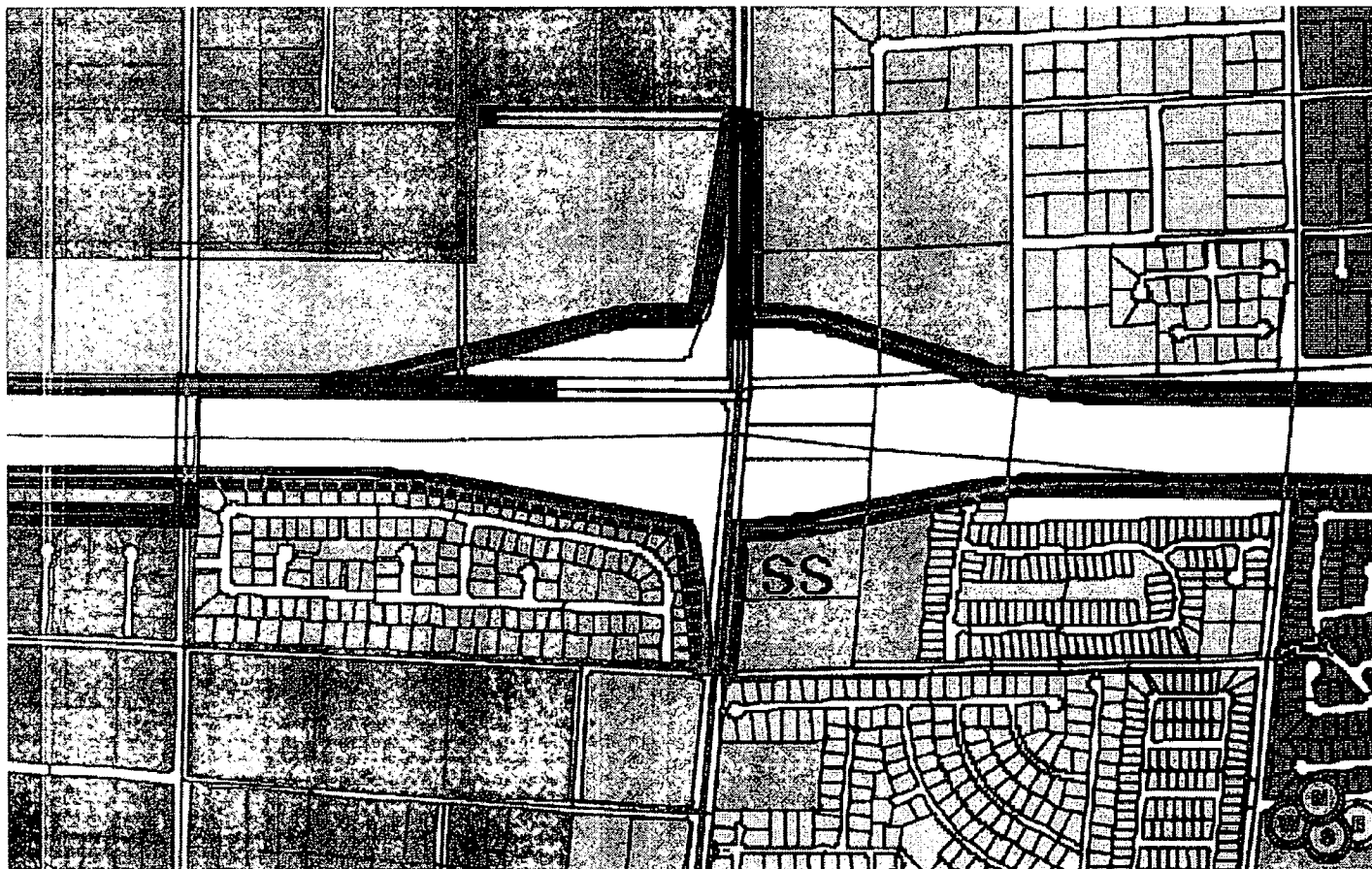
PLANNING COMMISSION ACTION

With only four members voting it was impossible to obtain a five vote super majority.

NOTICES MAILED: 446 by Planning Department

APPROVALS: 0

PROTESTS: 0



MAP THREE

City of Las Vegas

CENTENNIAL HILLS Interlocal Land Use Plan City Land Use Categories

- ☒ Rural Neighborhood Preservation - up to 2 duels 10-2 duels
- ☒ Desert Rural - up to 2.48 duels (3.3-2.49 duels)
- ☒ Rural - up to 3.59 duels (2.5-3.59 duels)
- ☐ Low - 1.6 to 5.5 duels
- ☒ Medium-Low - 5.6 to 8 duels
- ☐ Medium-Low Attached - 8.1 to 12 duels
- ☒ Medium - 12.1 to 25 duels
- ☒ High - 25+ duels
- ☒ Office
- ☒ Service Commercial
- ☒ General Commercial
- ☒ Park/Recreation/Open Space
- ☒ Public Facility
- ☒ Resource Conservation
- ☐ Right-of-Way
- ☐ Light Industrial/Research
- ☒ Planned Community Development
- ☒ Town Center

- ☒ Corporate Limits
- ☒ RRM Disposal Boundary
- ☒ Red Rock Canyon National Conservation Area

County Land Use Categories

- ☒ Rural Neighborhood Preservation - up to 2 duels
- ☒ Rural Farmland - up to 2.5 duels
- ☒ Rural Density Residential - up to 3.5 duels
- ☒ Public Facilities
- ☒ Public Lands Management Area
- ☐ Planned Community Development

- F Elementary School
- M Middle School
- H High School
- P Park
- FS Fire Station
- SS Electric Power Sub Station

SOURCE: City of Las Vegas, Department of Comprehensive Planning

Planned: March 04, 2003

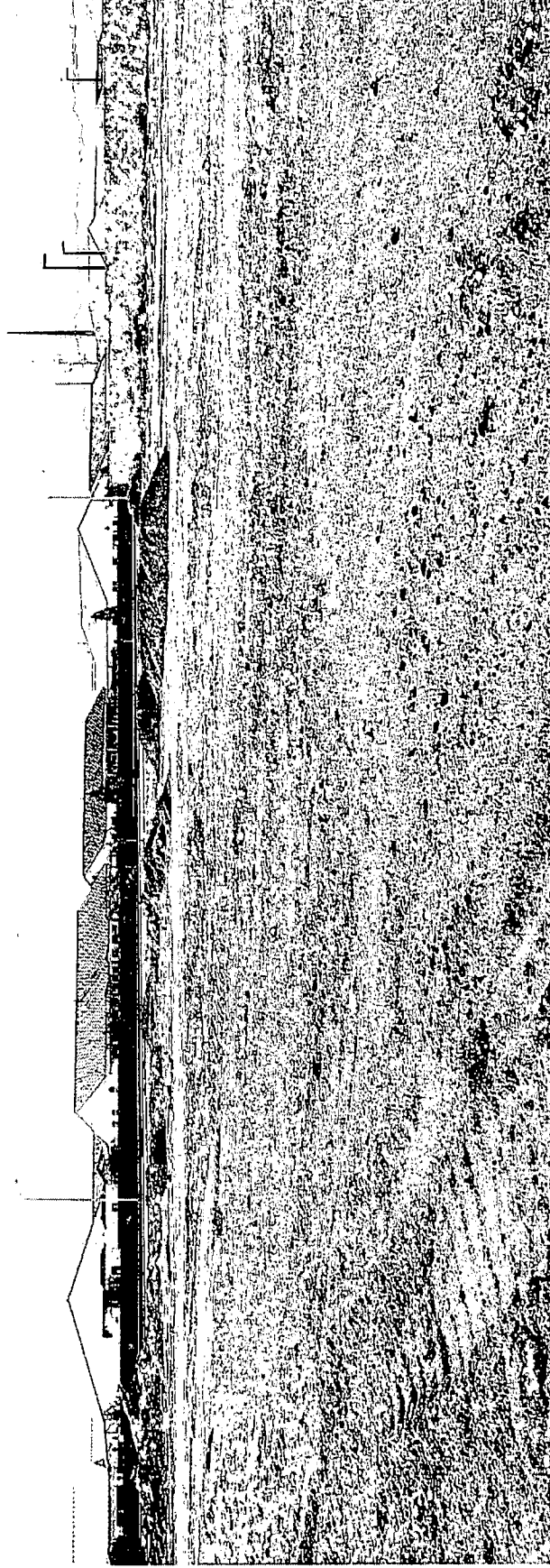


City maps are publicly posted
only in hard copy format at the City
Hall to ensure proper development
and use of the community.

CALCULATING IMPROVEMENT DISTANCE
Planning & Development Department
902-455-1111



GPA-3507
1-22-04 PC



GPA-3507 - LAMB OF GOD LUTHERN CHURCH
SOUTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

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-3507 - PUBLIC HEARING - ZON-3415 - LAMB OF GOD LUTHERAN CHURCH - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack). The Planning Commission (4-0-1 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 (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - **UNANIMOUS** with **WEEKLY** not voting

MINUTES:

NOTE: See Item 122 [GPA-3507] for all related discussion.

(4:05 - 4:07)

4-3078

CONDITONS:

Planning and Development

1. Resolution of Intent with a Two Year Time limit.

Public Works

2. Construct half-street improvements on Azure Drive adjacent to this site concurrent with development of this site.
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

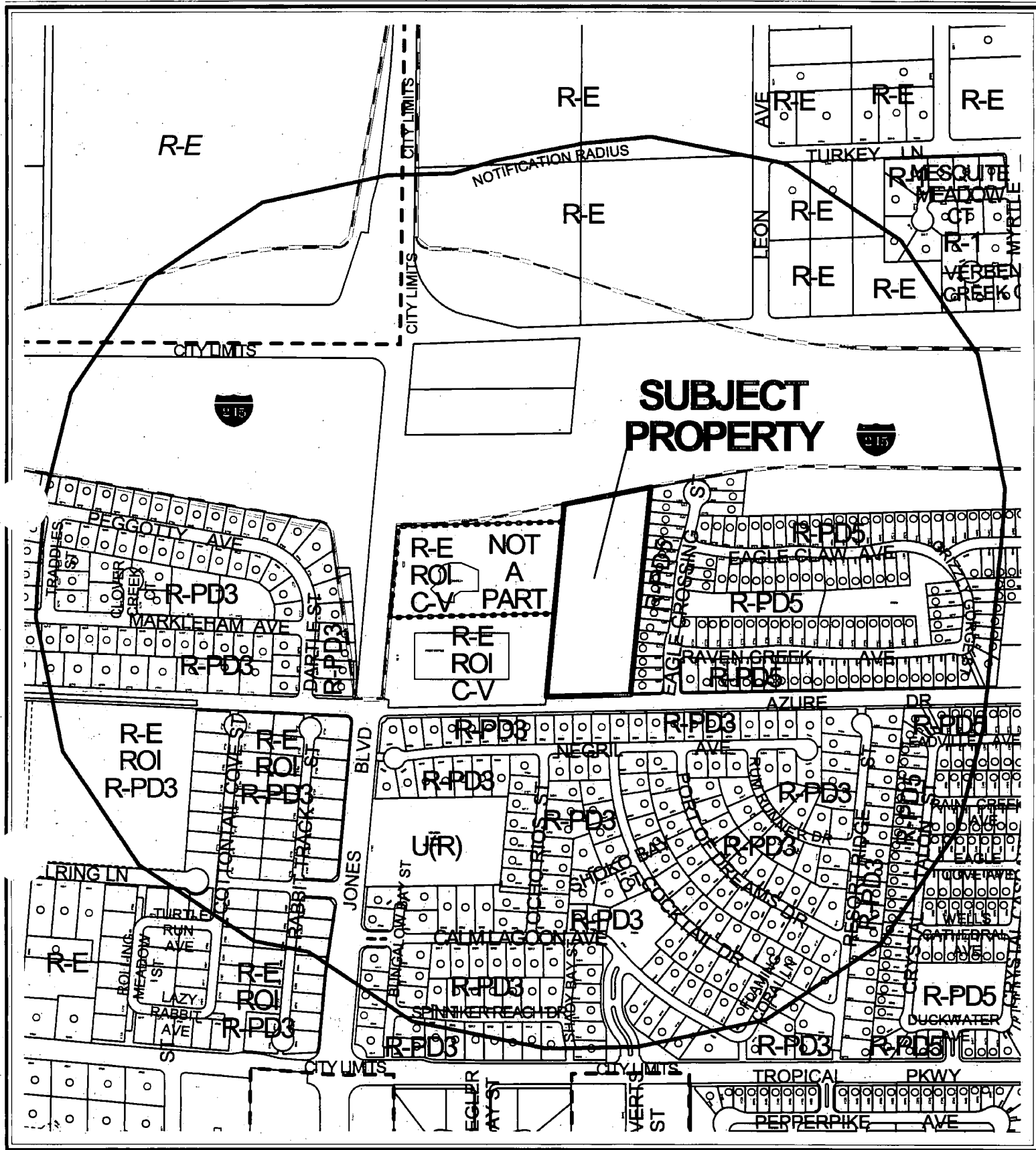
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 123 – ZON-3415

CONDITIONS – Continued:

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

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

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



CASE: ZON-3415

RADIUS: 1320 FT

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

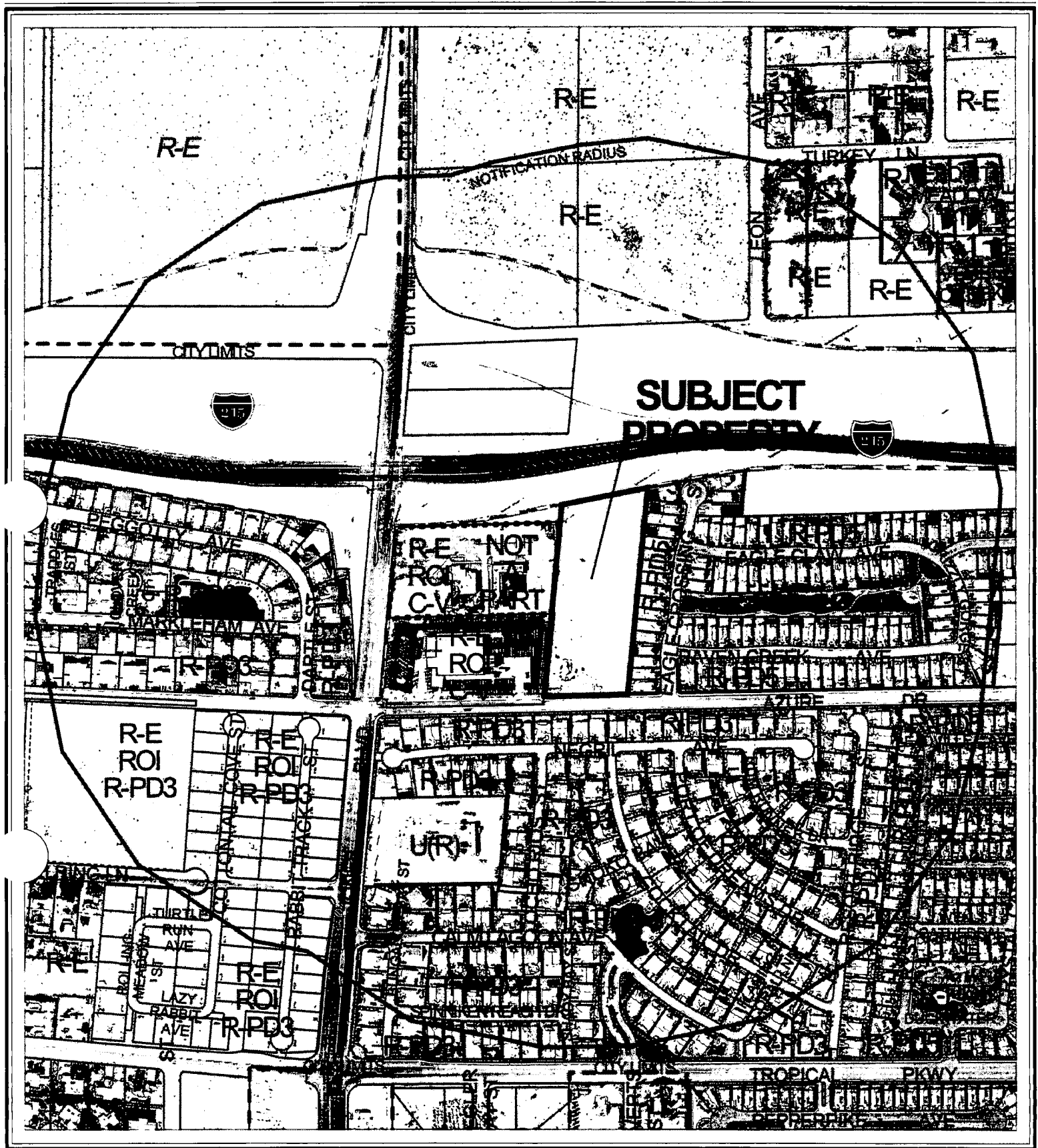
PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 300 600 Feet



123





CASE: ZON-3415

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-3415 - LAMB OF GOD LUTHERAN CHURCH

**** CONDITIONS ****

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Resolution of Intent with a Two Year Time limit.

Public Works

2. Construct half-street improvements on Azure Drive adjacent to this site concurrent with development of this site.
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for rezoning from R-E (Residence Estates) to C-V (Civic) for the purpose of accommodating an expansion of the existing Lamb of God church.

B) Applicant's Justification

The applicant states the existing portion of the project consists of approximately 11,500 square feet for the church and school. This expansion is approximately 27,600 square feet in size, which will result in approximately 46,600 total square feet. The expansion will include art, science, computer labs, athletic fields and other accessory uses. There are no waivers requested and the proposal is adequately parked.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 01/26/93 | The Board of zoning Adjustment approved a Special Use Permit for development of the existing church (U-0310-92). |
| 01/26/98 | The City Council approved a rezoning to C-V (Civic) on a portion of the property owned by the Church for a 75 foot high wireless communications tower (Z-106-97). |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. |
| 06/06/01 | Planning and Development Staff approved a 6,342 square foot school in conjunction with the church [Z-0106-97(1)]. |
| 08/03/01 | Planning and Development Staff approved two modular trailers for use by the private school [Z-0106-97(2)]. |
| 01/22/04 | The Planning Commission failed to obtain a super majority vote for the related General Plan Amendment (GPA-3507), therefore their recommendation was tantamount to denial; they recommended approval of a related Site Development Plan Review (SDR-3398). |
| 01/22/04 | The Planning Commission voted 4-0-1 to recommend APPROVAL (PC Agenda Item #64/dc). |

B) Pre-Application Meeting

11/07/03: Issues discussed included rezoning the parcel to C-V (Civic), the site may need to be re-mapped to in the parcels administratively through the Clark county Assessor's office, add the height of the buildings to the elevations and landscaping on the perimeter of the site.

C) Neighborhood Meetings

01/06/04 Eight people attended the meeting. There were no major objections raised, however concerns stated regarding landscaping, lighting and the number of children that would be attending the school.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.51

EXISTING LAND USE

Subject Property	Vacant
North	I-215
South	Single Family Residential
East	Single Family Residential
West	Lamb of God Church

PLANNED LAND USE

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

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	Beltway
South	R-PD3 (Residential Planned Development - 3 Units Per Acre)
East	R-PD5 (Residential Planned Development - 5 Units Per Acre)
West	R-PD3 (Residential Planned Development - 3 Units Per Acre) and C-V (Civic)

A) General Plan Compliance

This site is designated R (Rural Density Residential) on the Centennial Hills Sector Plan. A companion request to amend the designation to PF (Public Facility) will be heard as part of this agenda. The proposed PF (Public Facility) designation is appropriate.

B) General Analysis and Discussion

Approval of this request will result in one zoning district C-V (Civic) for the entire property owned by the Lamb of God Lutheran Church. It will result in an appropriate expansion for the church.

FINDINGS

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

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

The request is consistent with the proposed PF (Public Facility) General Plan Amendment. It also conforms to all Plan objectives and policies related to the siting of churches and other public facilities.

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

The existing church has demonstrated, over a ten year period, that it can operate in a manner that is harmonious and compatible with the surrounding area.

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

Approval of this request will result in one consistent zoning designation for the entire property owned by the Lamb of God Lutheran Church.

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

The site has direct access to Jones Boulevard and is in close proximity to I-215, both adequate to accommodate this request.

NOTICES MAILED 446 by Planning Department

APPROVALS 0

PROTESTS 0

Note:
This drawing is preliminary and does not represent a finished Site Layout
for this Project. The following items (if others) need to be addressed:
Street ROWs, Easements, Encroachments, Etc. to be verified.
Water, Sewer Lines, etc. to be verified.

I-215

Jones Boulevard

U.S. Post Office
Not a Part
Existing Zoning: CV

Azure Drive

Lamb of God Lutheran Church
Las Vegas, Nevada
702-645-4998

Lamb of God Lutheran School

Jones Blvd and Azure Dr at I-215 North Beltway, Las Vegas, Nevada

Master Site Plan

Date: June 18, 2003
Project Number: 102052

ZON-3415

SDR-3398

1-22-04 PC

SITE INFORMATION

OWNER: City of Las Vegas - CV District (Civil)
ARCH: 125-25-101-030

AREA
Net Area: 454,766 sq. ft. 10.44 acres

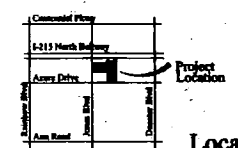
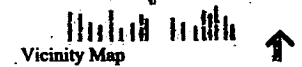
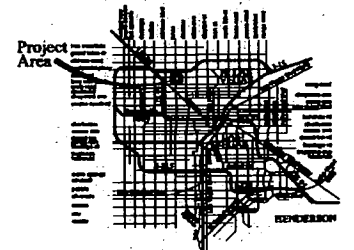
BUILDINGS	
Church Building Existing Bldg (Admin)	11,300 sq. ft.
TOTALS	11,300 sq. ft.
EXISTING SCHOOL BUILDING	
Existing School Building	6,915 sq. ft.
TOTALS	6,915 sq. ft.

FUTURE PHASE I - SCHOOL EXPANSION	
School Administration / Classrooms 1-5	
BLDG. 1: Administration	3,200 sq. ft.
1 STORY: Resource Center Building	2,600 sq. ft.
BLDG. 2: Classrooms - (15) Classrooms 1-5	11,220 sq. ft.
2 STORY: Art/Science/Computer Labs	1,500 sq. ft.
2 STORY: Music/Physical Education	1,400 sq. ft.
2 STORY: Other Facilities/Classrooms	1,400 sq. ft.
Maximum Bldg. Storage	1,200 sq. ft.
TOTALS	27,820 sq. ft.

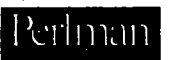
FAR (46,815 sq. ft. / 454,766 sq. ft.) 0.10

Existing Church Facility:	11,300 sq. ft.
Existing School Facility:	6,915 sq. ft.
Total Facility: New Construction Phase I	27,820 sq. ft.

PARKING REQUIREMENTS	
CHURCH BUILDINGS	
Sanctuary	1/400 sq. ft. = 4534 = 115
Other	1/500 sq. ft. = 2,600 sq. ft. = 7 spaces
Multi-Purpose Area	1/100 sq. ft. = 2,600 sq. ft. = 47 spaces
SCHOOL BUILDINGS	
Classroom	2/ classroom = 42 spaces
Administration Staff	20 spaces
TOTAL PARKING REQUIRED:	331 spaces
PARKING PROVIDED:	347 spaces

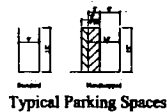
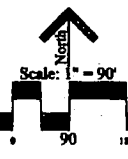


Location Map



PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014
702.580.0000 702.582.3522 fax

© COPYRIGHT 2003 PERLMAN ARCHITECTS, INC.



Typical Parking Spaces



ZON-3415 - LAMB OF GOD LUTHERN CHURCH
SOUTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
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-3507 AND ZON-3415 - PUBLIC HEARING - **SDR-3398 - LAMB OF GOD LUTHERAN CHURCH** - Request for a Site Development Plan Review FOR PROPOSED ADDITIONS TO AN EXISTING CHURCH AND PRIVATE SCHOOL, PRIMARY TOTALING 27,600 SQUARE FEET on 10.44 acres at 6220 North Jones Boulevard (APN: 125-25-101-030), R-E (Residence Estates) and R-E (Residence Estates) Zones under Resolution of Intent to C-V (Civic) [PROPOSED: C-V (Civic)], Ward 6 (Mack). The Planning Commission (4-0-1 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 (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

MACK - APPROVED subject to conditions - UNANIMOUS

MINUTES:

NOTE: See Item 122 [GPA-3507] for all related discussion.

(4:05 - 4:07)

4-3078

CONDITONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted.
2. All development shall be in conformance with the site plan and building elevations exact as amended by other conditions.
3. All buildings shall maintain a minimum setback of 70 feet from the north property line, 150 feet from the east property line and 50 feet from the south property line.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 124 – SDR-3398

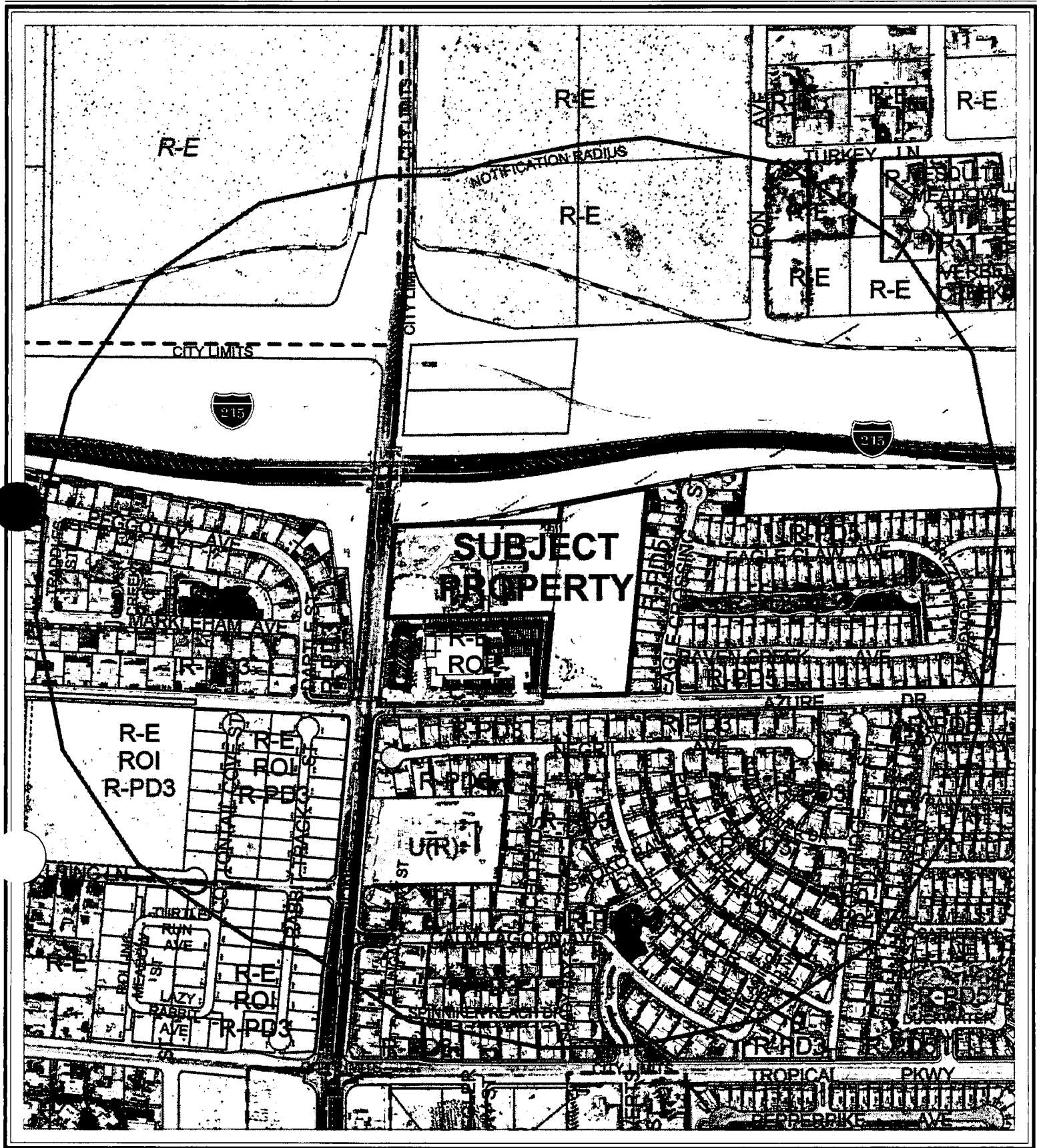
CONDITIONS – Continued:

4. Submit a revised landscape plan showing conformance to parking and perimeter landscaping standards for approval by the Department of Planning and Development prior to the issuance of building permits.
5. The maximum height permitted for any structure is 35 feet
6. All lighting standards shall be no taller than 30 feet and utilize “shoe-box” fixtures and downward directed lighting. Lighting of athletic and playfields shall be directed away from residentially zoned properties.
7. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained. Failure to properly maintain required landscaping and the sprinkler system shall be cause for revocation of a business license.
8. Handicapped parking facilities shall comply with Title 19 standards.
9. The expansion shall be architecturally consistent with the existing church.
10. Proposed ball fields on the eastern portion of the site to be reviewed administratively.

Public Works

11. Provide proof from Clark County that this site is allowed to construct an access through the Beltway Right-of-Way on the northern side of this site as shown on the submitted site plan. If such proof cannot be provided this site plan shall be revised to exclude those portions of Beltway Right-of-Way as shown.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3415 and all other subsequent site-related actions.





CASE: SDR-3398

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-V (CIVIC)

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3398 - LAMB OF GOD LUTHERAN CHURCH

**** CONDITIONS ****

The Planning Commission (4-0-1 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted.
2. All development shall be in conformance with the site plan and building elevations expect as amended by other conditions.
3. All buildings shall maintain a minimum setback of 70 feet from the north property line, 150 feet from the east property line and 50 feet from the south property line.
4. Submit a revised landscape plan showing conformance to parking and perimeter landscaping standards for approval by the Department of Planning and Development prior to the issuance of building permits.
5. The maximum height permitted for any structure is 35 feet
6. All lighting standards shall be no taller than 30 feet and utilize "shoe-box" fixtures and downward directed lighting. Lighting of athletic and playfields shall be directed away from residentially zoned properties.
7. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained. Failure to properly maintain required landscaping and the sprinkler system shall be cause for revocation of a business license.
8. Handicapped parking facilities shall comply with Title 19 standards.
9. The expansion shall be architecturally consistent with the existing church.
10. Proposed ball fields on the eastern portion of the site to be reviewed administratively.

Public Works

11. Provide proof from Clark County that this site is allowed to construct an access through the Beltway Right-of-Way on the northern side of this site as shown on the submitted site plan. If such proof cannot be provided this site plan shall be revised to exclude those portions of Beltway Right-of-Way as shown.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3415 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a 27,600 square foot expansion of the existing Lamb of God Lutheran Church located a 6220 North Jones Boulevard. The expansion will consist of a 5,800 square foot administrative building, 15 additional classrooms in a two story, 20,600 square foot building and accessory recreational fields.

B) Applicant's Justification

The applicant states the existing portion of the project consists of approximately 11,500 square feet for the church and school. This expansion will add approximately 27,600 square feet, which will result in a development of approximately 46,600 square feet. The expansion will include art, science, and computer labs, athletic fields and other accessory uses. There are no waivers requested and the proposal is adequately parked.

BACKGROUND INFORMATION

- 01/26/93 The Board of zoning Adjustment approved a Special Use Permit to allow development of the existing church (U-310-92).
- 01/26/98 The City Council approved a rezoning to C-V (Civic) on a portion of the property owned by the Church for a 75 foot high wireless communications tower (Z-106-97).
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
- 06/06/01 Planning and Development Staff approved a 6,342 square foot school in conjunction with the church [Z-106-97(1)].
- 08/03/01 Planning and Development Staff approved two modular trailers for use by the private school [Z-106-97(2)].
- 01/22/04 The Planning Commission failed to obtain a super majority vote for the related General Plan Amendment (GPA-3507), which is tantamount to denial; they recommended approval of a related Rezoning (ZON-3415).
- 01/22/04 The Planning Commission voted 4-0-1 to recommend APPROVAL (PC Agenda Item #65).

B) Pre-Application Meeting

11/07/03 Issues discussed included rezoning the parcel to C-V, the site may need to be re-mapped to in the parcels administratively through the Clark county Assessor's office, add the height of the buildings to the elevations and landscaping on the perimeter of the site.

C) Neighborhood Meetings

01/06/04 Eight people attended the meeting. There were no major objections raised, however concerns stated regarding landscaping, lighting and the number of children that would be attending the school.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.44 (for the entire site, existing and expanded area)

EXISTING LAND USE

Subject Property	Vacant
North	I-215
South	Single Family Residential
East	Single Family Residential
West	Lamb of God Church

PLANNED LAND USE

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

EXISTING ZONING

Subject Property	R-E (Residence Estates)
North	Beltway
South	R-PD3 (Residential Planned Development - 3 Units Per Acre)
East	R-PD5 (Residential Planned Development - 5 Units Per Acre)
West	R-PD3 (Residential Planned Development - 3 Units Per Acre) and C-V (Civic)

E) General Plan Compliance

- Centennial Hills General Plan

This site is currently designated R (Rural Density Residential) on the Centennial Hills Section of the General Plan. A request to amend the designation to PF (Public Facility) has been requested as a companion item and is appropriate for this area of the City.

PROJECT DESCRIPTION

The current church, originally approved in 1992, consists of an 11,500 square foot church and a 6,915 square foot school building. The expansion has a two story, 20,600 square foot building with 15 classrooms for grades 1 through 5 and a 5,800 square foot administration building. Access is via the existing entrance to Jones Boulevard and a proposed connection to Azure Drive. A ten foot landscape planter is provided along the east side of the site, with a 20 foot planter along Azure Drive. The landscape plan shows a total of 126 trees will be installed with 65 ornamental shrubs. The building elevations show a consistent theme for the existing and proposed buildings.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	None	10.44 Acre	Y
Min. Lot Width	None	345 Feet	Y
Min. Setbacks		NA	Y
• Front	None		
• Side	None	60 Feet	
• Corner	None	NA	
• Rear	None	150 Feet	
Max. Lot Coverage	None	0.10 FAR	Y
Max. Building Height	None	35 Feet	Y
Trash Enclosure	None	Not shown	N
Loading Zone	None	NA	Y
Mech. Equipment	None	Not shown	N

There are no minimum standards provided in the C-V (Civic) zoning district. Standards are set at the time of rezoning and site development plan review. The setbacks depicted on the site plan are appropriate for the area.

A2) Residential Adjacency Standards

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

- a) Proximity slope. The maximum building height shown on the building elevations is 33 feet, six inches. All buildings of this height must maintain a setback of 100 feet, six inches from all residentially zoned property. The eastern most building shows a setback of 195 feet, which conforms to Code standards.

- b) Building setback. The project conforms to building setbacks from residential property.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Church/School	46,015	Multiple per use	224	7	240	7

The proposal meets the parking standards of the Code. Handicapped parking will need to be identified on the site development plan.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/6 Space	38	
Buffer:			126 Total
• Min. Trees	1 Trees/30 Linear Feet	45 Trees	
• Min. Zone Width	15 Feet		20
	8 Feet		10

The site development and landscaping plans depict landscaping which meets the standards of the Code. A revised landscaping plan will be required at the time of building permit to demonstrate adequate buffering is provided between the parking areas and playfields adjacent to the single family residences to the east of the property.

B) General Analysis and Discussion

- Zoning

The proposed C-V (Civic) zoning is appropriate for the site and will result in a consistent zoning and land use designation for entire parcel.

- Site Plan

The site plan depicts a reasonable expansion for this church, which can be harmonious and compatible with the surrounding properties.

- Waivers

There are no waivers associated with this request

- Landscape Plan

The landscape plan meets the standards of the Code in terms of the number of trees and ground cover provided. More detail is needed to confirm that adequate buffering is provided for the existing single family dwellings to the east of the site.

- Elevation

The building elevations show a consistent theme and architecture throughout the site.

FINDINGS

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

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

The existing church has demonstrated it operates in a manner that is compatible with the surrounding area. The proposed expansion is a reasonable request.

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

The proposal advances pertinent goals, objectives and policies of the General Plan and all other applicable development ordinances.

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

Access is adequate for the site and should have no effect on the residential neighborhood to the east.

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

The building and landscaping are of a scale that is appropriate for the area.

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

The proposed expansion is consistent with the existing development on this site. It is harmonious and compatible with other development in the area and should not result in future land use conflicts.

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

A church and school should not negatively impact the public health, safety and general welfare of persons living in this area of the City.

PLANNING COMMISSION ACTION

The Planning Commission added Condition #10 as shown.

NOTICES MAILED 446 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3398** APN: 125-25-101-030

Name of Property Owner: Lamb of God Lutheran Church

Name of Applicant: Lamb of God Lutheran Church

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

Yes

X **No**

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

City Official: _____

Partner(s): _____

APN: _____

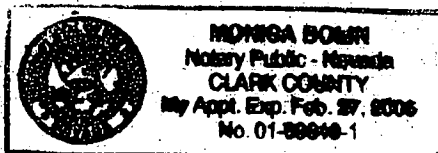
Signature of Property Owner/Authorized Agent:

Print Name:

Subscribed and sworn before me

This 17 day of Nov, 2003

Notary Public in and for said County and State



Note:
This drawing is preliminary and does not represent a finished Site Layout
for this Project. The following items (or others) need to be addressed:
Street R/W's, Easements, Encumbrances, Etc. to be verified.
Water, Sewer Lines, etc. to be verified.

SITE INFORMATION

OWNER - City of Las Vegas - CV District (City)

APN - 125-25-101-450

AREA

Net Area 434,746 sq. ft. 10.44 acres

BUILDINGS

Church Building	Existing Bldg. (Adm'd)	11,300 sq. ft.
TOTALS		11,300 sq. ft.

EXISTING SCHOOL BUILDING

Existing School Building		6,915 sq. ft.
TOTALS		6,915 sq. ft.

FUTURE PHASE I - SCHOOL EXPANSION

School Administration / Grades 1-5 / Elementary Center Expansion		
BLDG. 1	Administration	3,300 sq. ft.
1 STORY	Resource Center Expansion	2,600 sq. ft.
BLDG. 2	Classrooms - (15) Grades 1-5	11,250 sq. ft.
2 STORY	Art/Science/Computer Lab	2,500 sq. ft.
	Storage/Restroom/Restroom	1,500 sq. ft.
	Elementary Facilities Classroom	1,480 sq. ft.
Multi-purpose Bldg./Storage		1,200 sq. ft.
TOTALS		37,830 sq. ft.

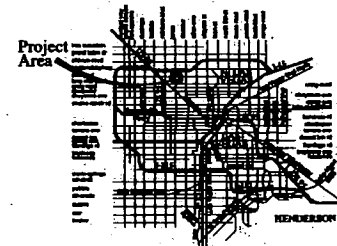
FAR (40,812 sq. ft. / 434,746 sq. ft.)

0.19

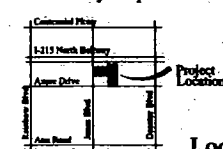
Existing Church Facility:	11,300 sq. ft.
Existing School Facility:	6,915 sq. ft.
Total Facility: New Construction Phase I	37,830 sq. ft.

PARKING REQUIREMENTS

CHURCH BUILDINGS	
Sanctuary	1/40 Busd. req. = 457H = 113
Office	1/300 sq. ft. = 3,200 sq. ft. = 7 spaces
Multi-Purpose Area	1/100 sq. ft. assembly area = 4,700 sq. ft. = 47 spaces
SCHOOL BUILDINGS	
Classroom	2/1 classroom = 42 spaces
Administrative/Staff	20 spaces
TOTAL PARKING REQUIRED:	231 spaces
PARKING PROVIDED:	247 spaces



Vicinity Map



Location Map



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HENDERSON, NEVADA 89014
702.582.1000 702.582.3322 fax

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Jones Boulevard

I-215

Proposed Fire Lane

Phase I
Limit of
Construction

Proposed Expansion
Not a Part

Existing Boundary

Existing Building
6,915 sq. ft.

Administration
5,800 sq. ft.

15 Classrooms
2 stories
20,600 sq. ft.

Ballroom

Ballroom

Property Line

U.S. Post Office
Not a Part

Existing Zoning - CV

Playfield

Property Line

Azure Drive

Entry drive

Typical Parking Spaces

Lamb of God Lutheran School

Lamb of God Lutheran Church

Las Vegas, Nevada

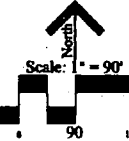
702-645-4998

Jones Blvd and Azure Dr at I-215 North Beltway, Las Vegas, Nevada

Master Site Plan

Date: June 18, 2003

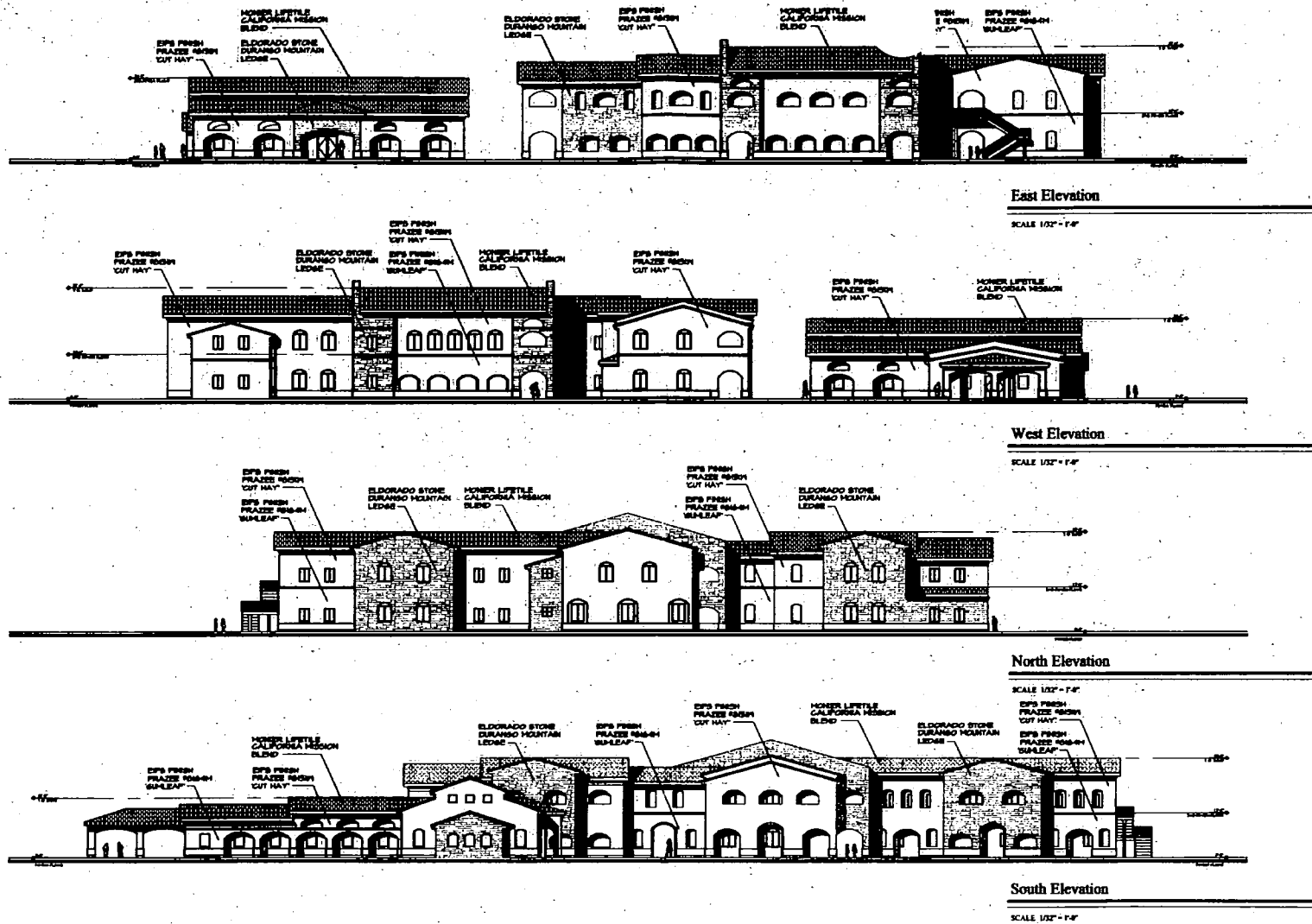
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ZON-3415

SDR-3398

1-22-04 PC



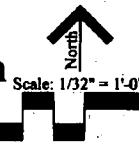
Lamb of God Lutheran School

Lamb of God Lutheran Church
Las Vegas, Nevada 702-645-4998

Jones Blvd and Azure Dr. at I-215 North Beltway, Las Vegas, Nevada

Elevations

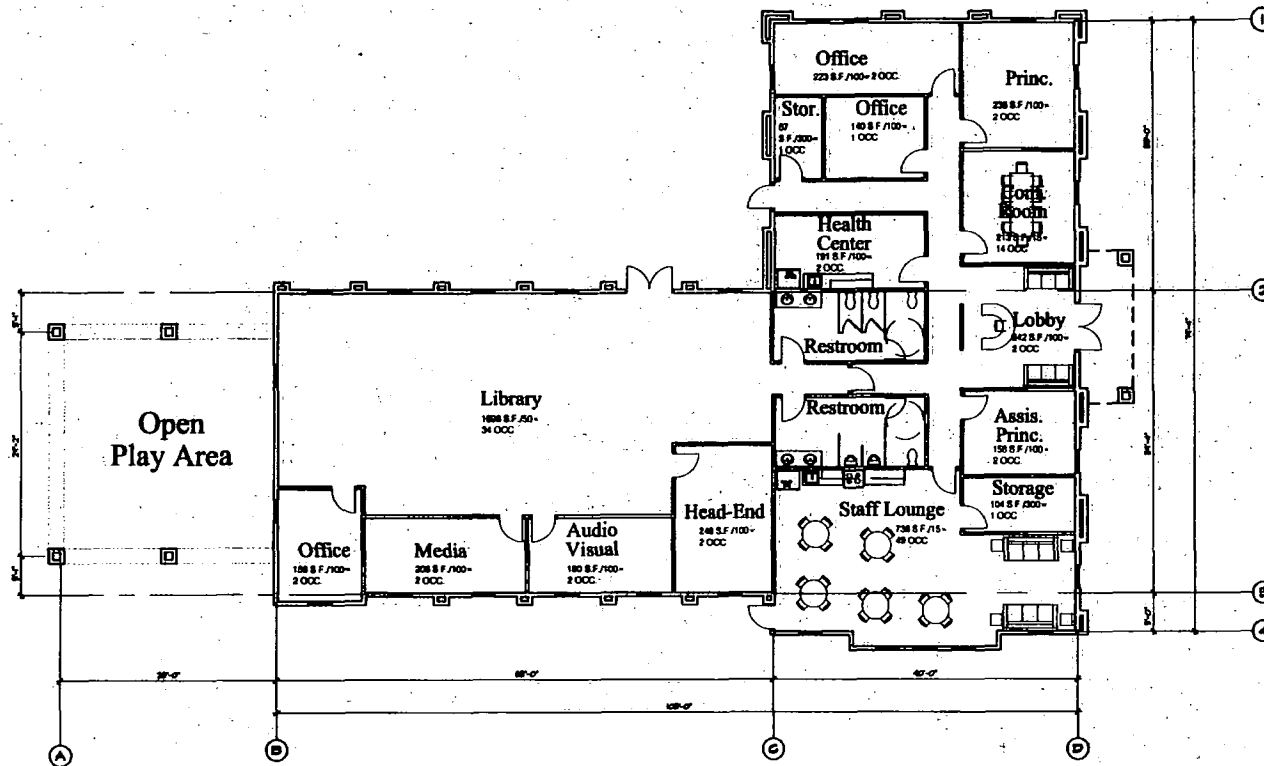
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Project Number: 102054



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All Dimensions and Sizes are Preliminary and Subject to Change

ZON-3415
SDR-3398
01-08-04 PC



Floor Plan - Administration

SCALE 1/16" = 1'-0"

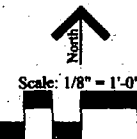
Lamb of God Lutheran School

Jones Blvd and Azure Dr at I-215 North Beltway, Las Vegas, Nevada

Lamb of God Lutheran Church
Las Vegas, Nevada 702-645-4998

Floor Plan- Administration

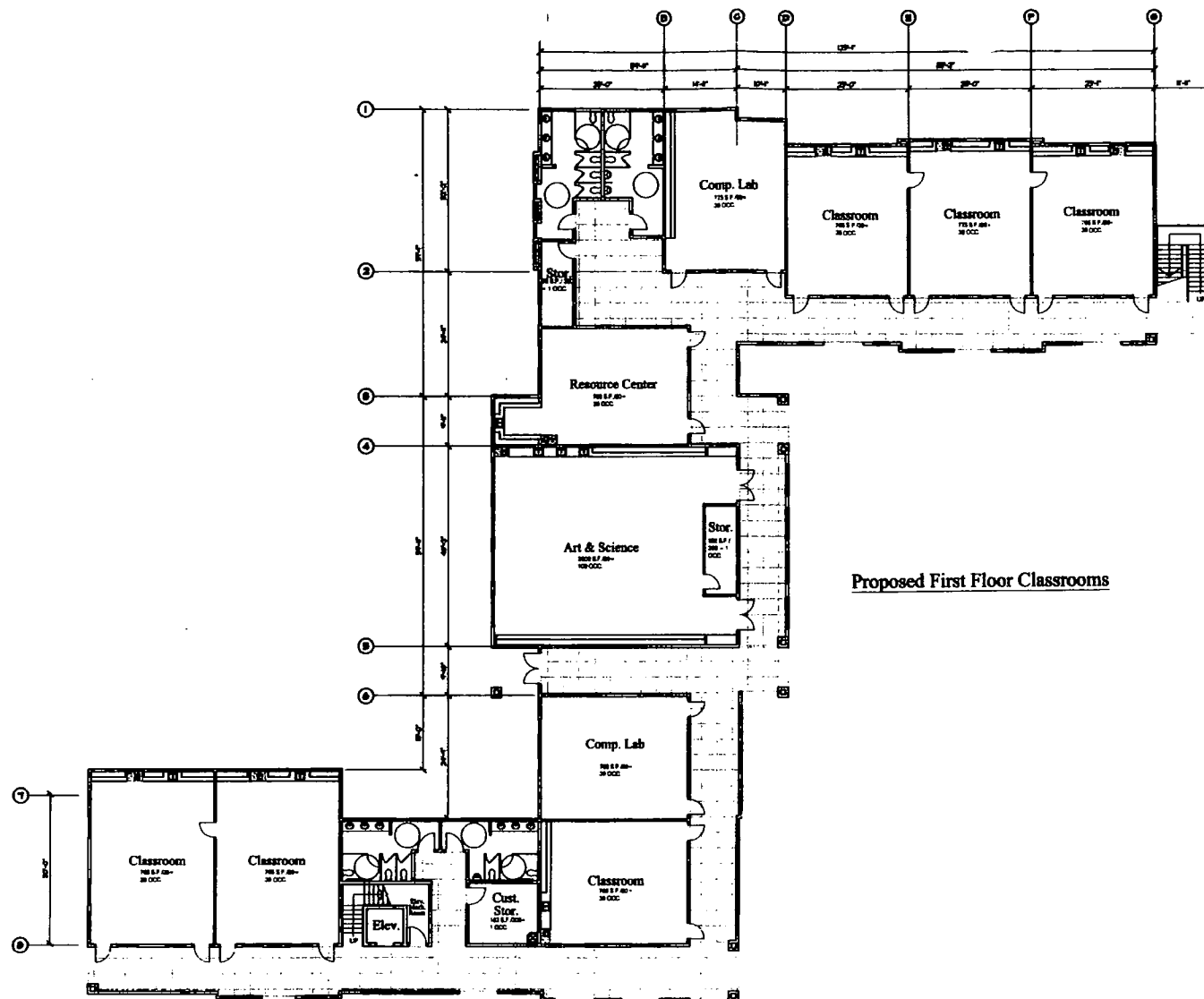
Date: June 18, 2003
Project Number: 102052



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ZON-3415
SDR-3398
01-08-04 PC



Proposed First Floor Classrooms

Lamb of God Lutheran School

Jones Blvd and Azure Dr at I-215 North Beltway, Las Vegas, Nevada

Lamb of God Lutheran Church
Las Vegas, Nevada
702-645-4998

Floor Plan-1st Floor Classrooms

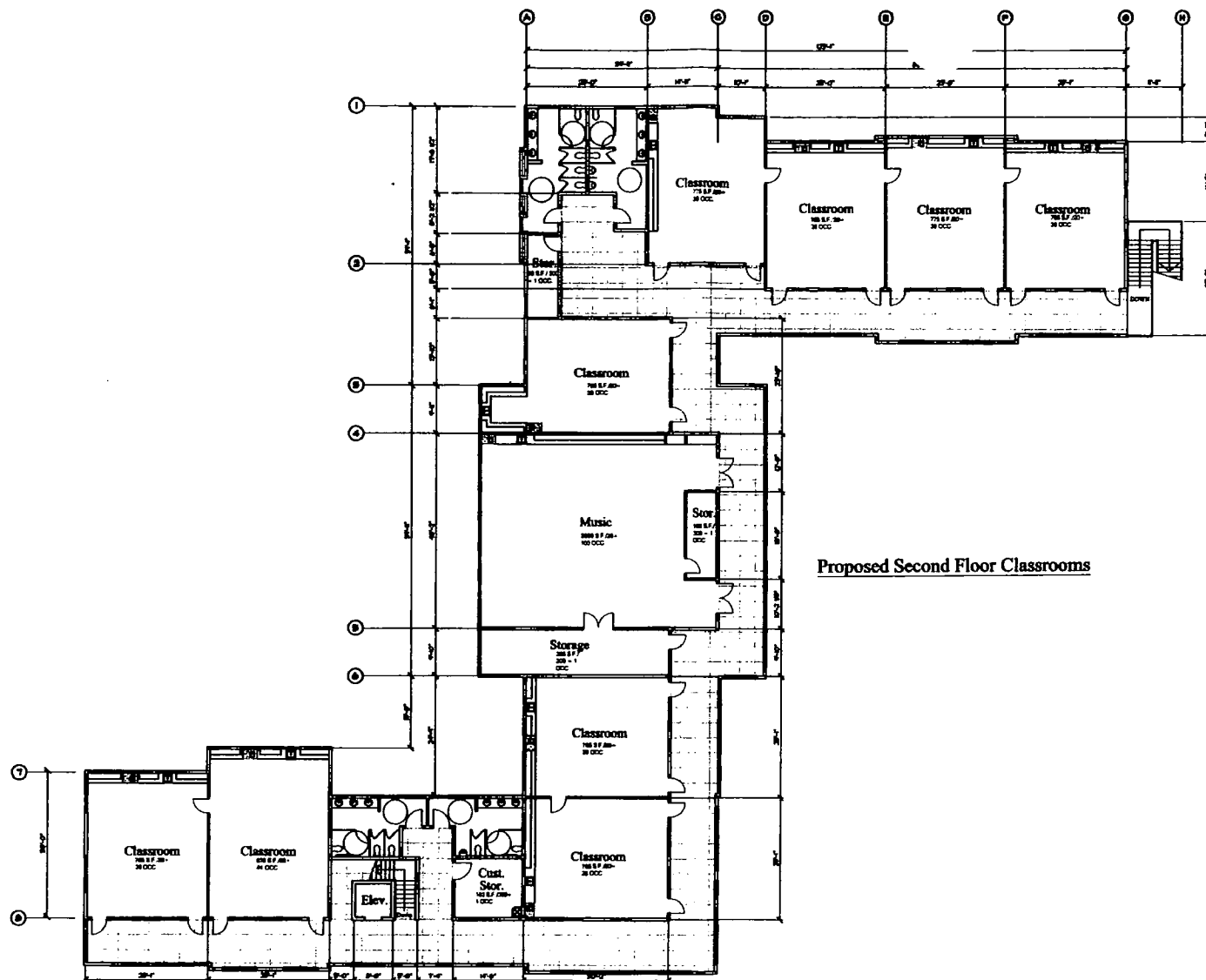
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Project Number: 102052



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ZON-3415
SDR-3398
01-08-04 PC



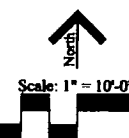
Lamb of God Lutheran School

Jones Blvd and Azure Dr at I-215 North Beltway, Las Vegas, Nevada

Lamb of God Lutheran Church
Las Vegas, Nevada 702-645-4998

Floor Plan-2nd Floor Classrooms

Date: June 18, 2003
Project Number: 102052



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ZON-3415
SDR-3398
01-08-04 PC



SDR-3398 - LAMB OF GOD LUTHERN CHURCH
SOUTHEAST CORNER OF JONES BOULEVARD AND THE 215 BELTWAY
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

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-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4**0****APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**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
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 66

MOTION:

MACK - APPROVED - UNANIMOUS

MINUTES:

MAYOR GOODMAN declared the Public Hearing open for Item 125 [GPA-3512], Item 126 [ZON-3472] and 127 [SDR-3477].

DARYL DRISCOLL, 8600 Bolin Court, Henderson, concurred with all conditions but requested that the transportation trail requirement be deferred via a covenant with the City until the other segments are also installed.

TODD FARLOW, 240 N. 19th Street, noted past discussion that a bond could be put up by the applicant regarding the trail. MR. DRISCOLL explained that City staff did not have a vehicle in place. The applicant is definitely willing to work with staff. BART ANDERSON, Public Works, confirmed that Public Works handles bonds for improvements within the right-of-way, but trails are typically not within the right-of-way. It would be atypical to bond for the trail, but staff could obtain a covenant at the direction of Council. He read the modification of Condition 3 for the related site development plan review to incorporate such a covenant. MR. DRISCOLL agreed to the replacement condition as read. COUNCILMAN MACK supported the replacement language because it may be years before another segment of the trail is constructed and drainage considered.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 125 – GPA-3512

MINUTES – Continued:

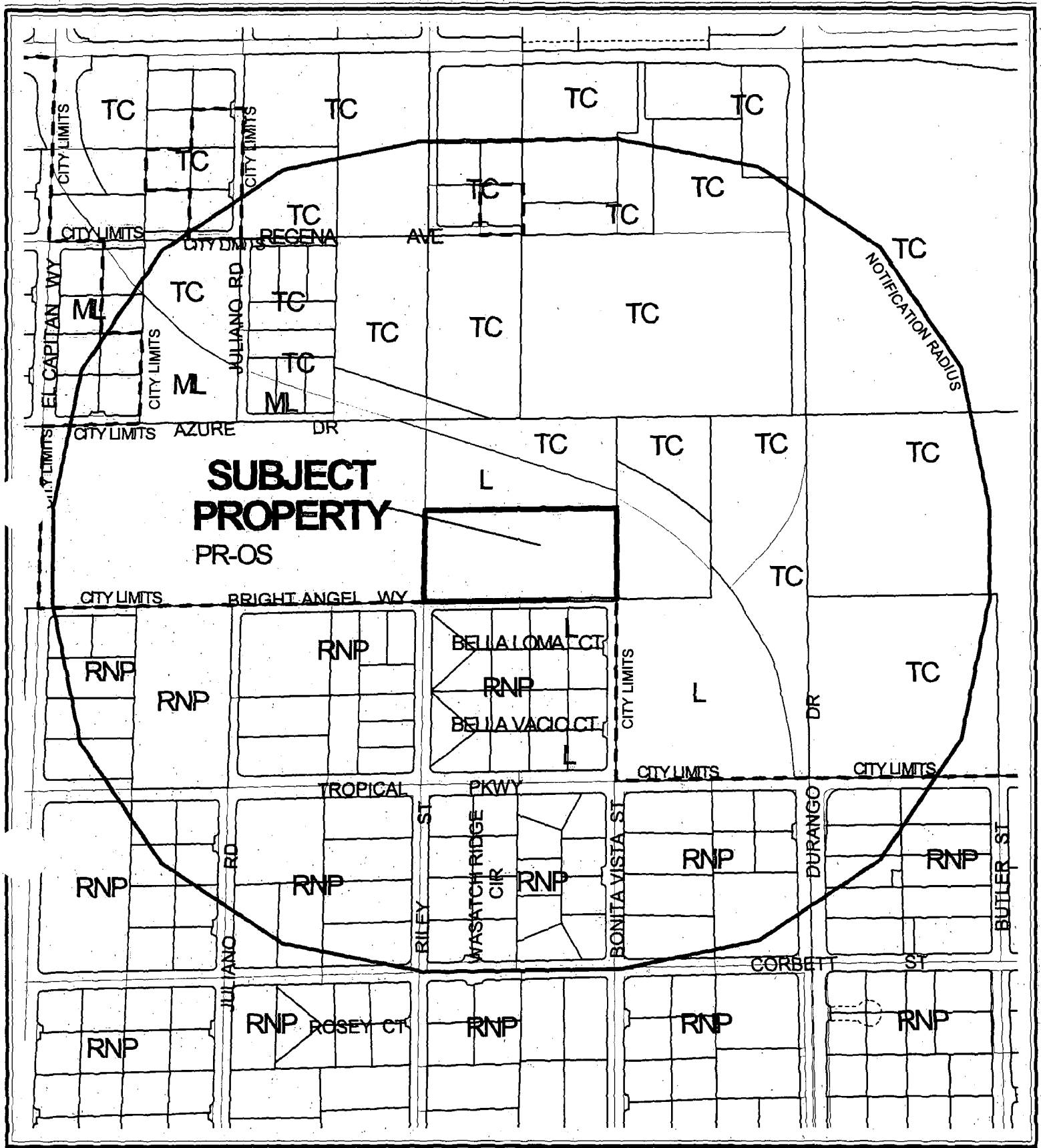
No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 125 [GPA-3512], Item 126 [ZON-3472] and 127 [SDR-3477].

NOTE: All discussion for Item 125 [GPA-3512], Item 126 [ZON-3472] and 127 [SDR-3477] was held under Item 125 [GPA-3512].

(4:07 – 4:12)

4-3257



CASE: GPA-3512

RADIUS: 1320 FT

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

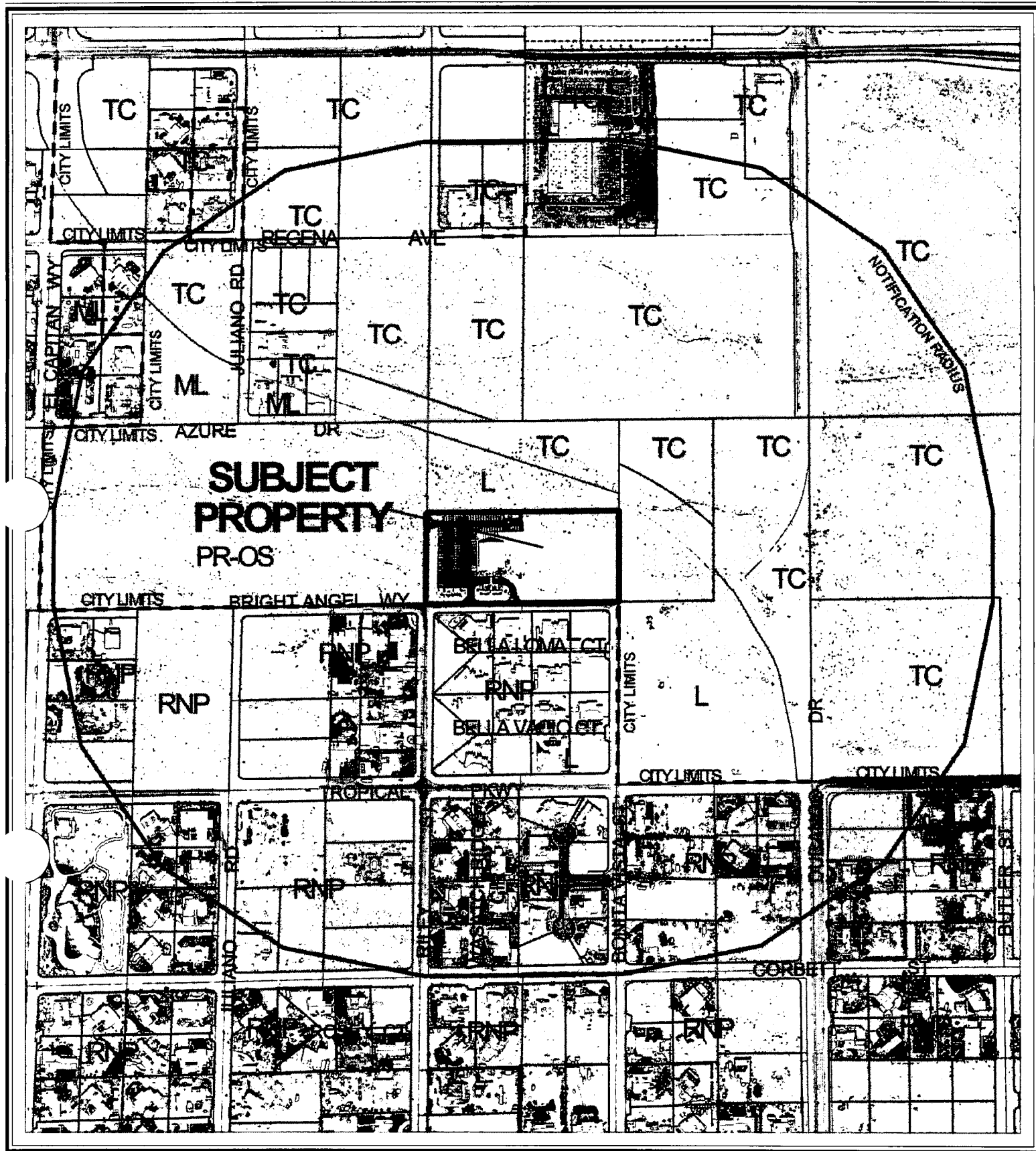
PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:
PF (PUBLIC FACILITY)

0 300 600 Feet



125





CASE: GPA-3512

RADIUS: 1320 FT

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

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT
ANGEL CHURCH OF CHRIST**

**** 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 Bright Angel Way and Bonita Vista Street from L (Low Density Residential) to PF (Public Facility). A request for a Rezoning to C-V (Civic) and a Site Development Plan Review for a classroom addition will also be considered on this agenda.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for R (Rural) Residential land use with a maximum density of 3 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 04/26/99 The City Council approved an Annexation [A-0031-98 (A)] to bring this property into the City limits as part of a larger request. The effective date of the annexation was May 7, 1999. The Planning Commission and staff recommended approval on January 28, 1999.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for L (Low Density Residential) land uses, (if residential - with a maximum density of 5.5 dwelling units per acre).
- 01/22/04 The Planning Commission recommended approval of a Rezoning (ZON-3472) to C-V (Civic) and a Site Development Plan Review (SDR-3477) for a classroom addition on this site.
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #66/mp).

DETAILS OF APPLICATION REQUEST

Site Area: 5.0 Acres

EXISTING LAND USE

Subject Property Church
North Undeveloped
South Undeveloped and Single Family Residences
East Undeveloped
West Undeveloped

PLANNED LAND USE

Subject Property L (Low Density Residential)
North L (Low Density Residential)
South RNP (Rural Neighborhood Preservation) and L (Low Density Residential)
East L (Low Density Residential)
West PR-OS (Park/Recreation/Open Space)

EXISTING ZONING

Subject Property U (Undeveloped) [L (Low Density Residential) General Plan Designation]
North U (Undeveloped) [L (Low Density Residential) General Plan Designation]
South Unincorporated Clark County
East Unincorporated Clark County
West U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation]

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

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The statute also requires that non-residential developments be designed to help preserve the rural character of the neighborhood. In this case, the existing church was approved and constructed prior to the adoption of the Rural Neighborhood Preservation Buffer and remains appropriate at this location.

DEFINITIONS

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

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

INTERAGENCY ISSUES

PROJECTS OF REGIONAL SIGNIFICANCE IMPACT REPORT

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

ANALYSIS

The subject parcel is currently developed with a church that was approved and constructed while this property was in Clark County. The site is located on the north side of Bright Angel Way, between the Riley Street and Bonita Vista Street alignments. This site is also located to the southwest of the Durango Drive "S" Curve alignment. Adjacent to the site is undeveloped property to the north, east and west, with single-family residential to the south. The existing church development is located on a portion of the 5-acre with a proposed new building to be used as a classroom. Access to the site will be solely from Bright Angel Way, which borders the south edge of the site. Bright Angel Street intersects with Riley Street that provides access to Tropical Parkway approximately 660 feet to the south of the site.

FINDINGS

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

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

The proposed PF (Public Facility) General Plan designation is appropriate for the subject parcel as the site is currently developed with a church. This land use is appropriate as there is an existing use on the site and property to the west has been designated as PR-OS (Park/Recreation/Open Space).

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

The proposed PF (Public Facility) land use designation supports the request C-V (Civic) zoning on this site, which is appropriate for the church development.

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

The proposed General Plan Amendment includes the use of a partially developed parcel that is a logical location for the church development. There are adequate transportation, utility, and other facilities to accommodate the church and related uses.

4. **The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans. It advances the following Plan policies:**

Policy 3.2.1 of the Plan states “rural preservation neighborhoods”, as defined by the State of Nevada, be afforded the required transitional buffer where such portions of the required buffer area fall within the City of Las Vegas and are lands that are vacant”. While this site is partially developed, the PF (Public Facility) land use designation and church use will provide a buffer between the existing single family residences to the south and the Durango Drive “S” Curve to the northeast.

Policy 3.6.8 of the Plan states that “the City coordinate the planning, development and construction of a Valley-wide trail system with other Las Vegas valley entities.” Development of this site will allow for construction of the required 20-foot wide multi-use transportation trail along the north side of Bright Angel Way.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

12/23/03 Six neighbors attended the meeting and voiced no objections.

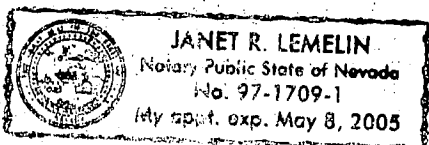
PLANNING COMMISSION ACTION

There was one protesting speaker at Planning Commission.

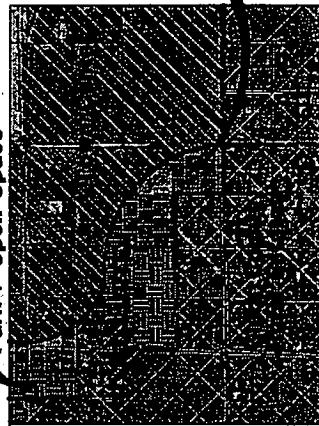
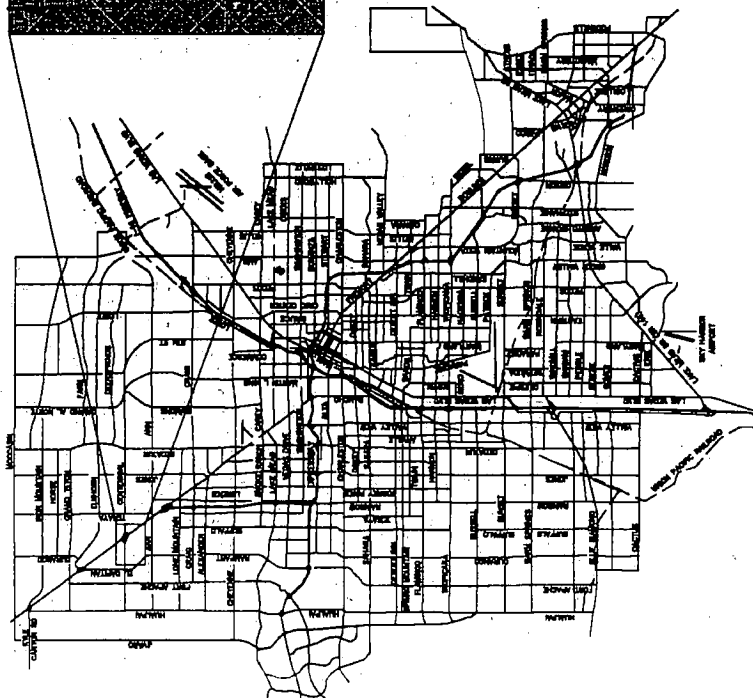
NOTICES MAILED: 100 by Planning Department

APPROVALS: 0

PROTESTS: 4



VICINITY MAP



Residential (Low Density)

Park / Open Space

BRIGHT ANGEL
CHURCH OF CHRIST

SCHEMATIC
DESIGN



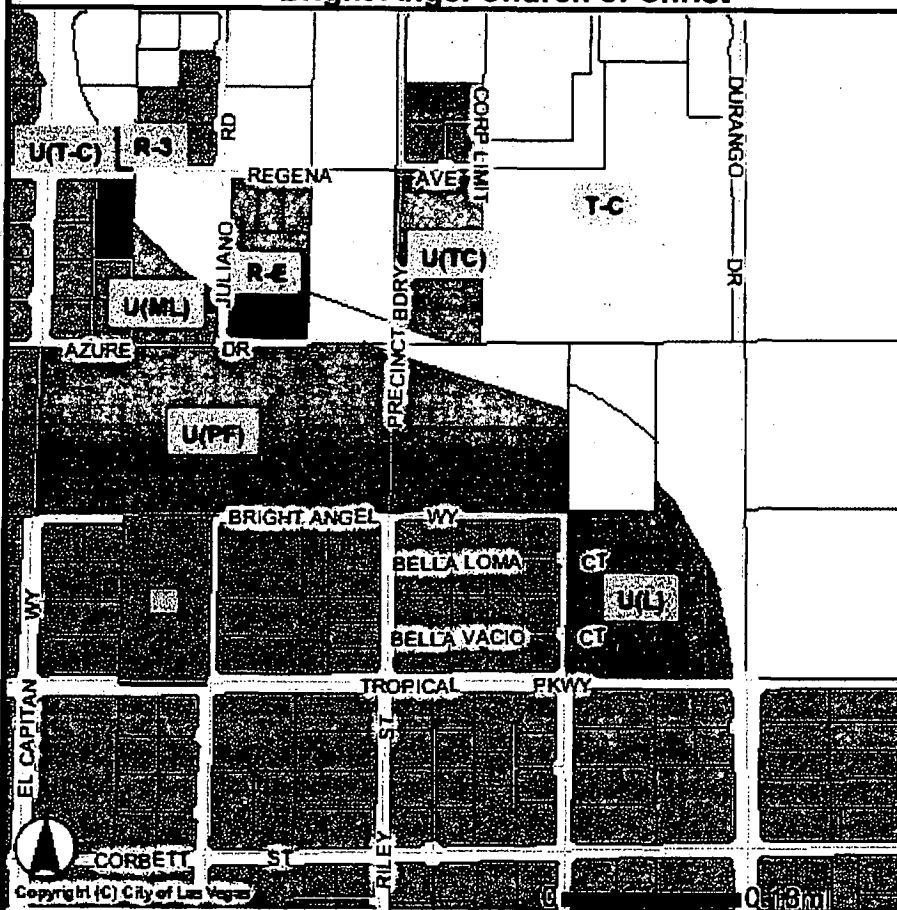
SWISHER & HALL AIA,

ARCHITECTURE AND PLANNING
7373 PEAK DRIVE, SUITE 250
LAS VEGAS, NEVADA 89128
702.363.2222 702.363.6060 (FAX)
WWW.SWISHERHALL.COM

LIMITED

**GPA-3512
1-22-04 PC**

Bright Angel Church of Christ



Legend

	Lake		
	Parcels		
	Zoning		
	R-A		R-5
	R-D		R-4
	N-S		R-MH
	M		R-MHP
	C-M		R-3
	C-V		C-2
	P-C		C-1
	U		P-R
	R-E		PD
	R-CL		O
	TC		C-D
	R-1		C-PB
	R-2		H
	R-PD		Other



GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

**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-3512 - PUBLIC HEARING - ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST - Request for a Rezoning FROM: U (UNDEVELOPED) [L (Low Density Residential) General Plan Designation] [PROPOSED: PF (Public Facility) General Plan Designation] TO: C-V (CIVIC) on 5.0 acres adjacent to the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****4****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
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 67

MOTION:

MACK – APPROVED subject to conditions – UNANIMOUS

MINUTES:

NOTE: See Item 125 [GPA-3512] for all related discussion.

(4:07 – 4:12)

4-3257

CONDITONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A General Plan Amendment (GPA-3512) to PF (Public Facility) approved by the Planning Commission and City Council.
3. A Site Development Plan Review application (SDR-3477) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 126 – ZON-3472

CONDITIONS – Continued:

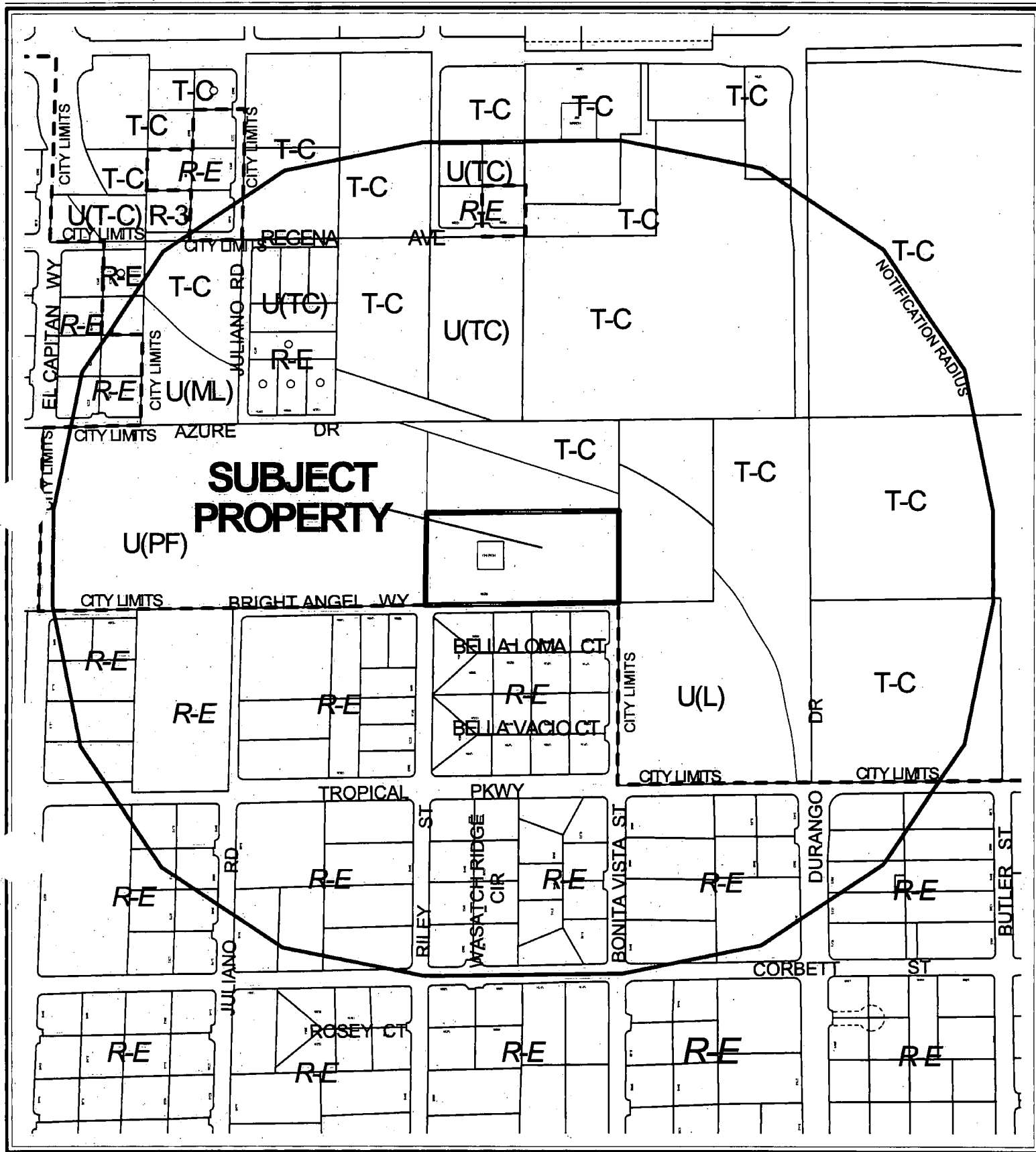
Public Works

4. Dedicate 30-feet of right-of-way for Bright Angel Way and the necessary right-of-way for a knuckle meeting current City standards at the intersection of Bright Angel Way and Bonita Vista Street adjacent to this site prior to the issuance of any permits.
5. Construct half-street improvements on Bright Angel Way adjacent to this site concurrent with development, including appropriate overpaving (if legally able). Extend all required underground utilities, such as public sewer, electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 126 – ZON-3472

CONDITIONS – Continued:

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



CASE: ZON-3472

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

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

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

0 300 600 Feet



126



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A General Plan Amendment (GPA-3512) to PF (Public Facility) approved by the Planning Commission and City Council.
3. A Site Development Plan Review application (SDR-3477) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 30-feet of right-of-way for Bright Angel Way and the necessary right-of-way for a knuckle meeting current City standards at the intersection of Bright Angel Way and Bonita Vista Street adjacent to this site prior to the issuance of any permits.
5. Construct half-street improvements on Bright Angel Way adjacent to this site concurrent with development, including appropriate overpaving (if legally able). Extend all required underground utilities, such as public sewer, electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact

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

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from U (Undeveloped) [L (Low Density) General Plan Designation] to C-V (Civic) on 5.0 acres adjacent to the northwest corner of Bright Angel Way and Bonita Vista Street. A General Plan Amendment (GPA-3512) to PF (Public Facility) and a Site Development Plan Review (SDR-3477), for a classroom addition on this site, applications were filed as companion items.

B) Applicant's Justification

The applicant's justification letter indicates the rezoning to C-V (Civic) is required to provide support for the development of a future classroom and administration building.

BACKGROUND INFORMATION

A) Previous Actions

- 04/26/99 The City Council approved an Annexation [A-0031-98 (A)] to bring this property into the City limits as part of a larger request. The effective date of the annexation was May 7, 1999. The Planning Commission recommended approval on January 28, 1999. The Planning and Development Department recommendation was for approval.
- 01/22/04 The Planning Commission recommended approval of related items (GPA-3512 and SDR-3477).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #67/mp).

B) Pre-Application Meeting

- 10/14/03 The applicant was advised the C-V (Civic) zoning would not be in compliance with the L (Low Density Residential) designation and that a General Plan Amendment to PF (Public Facility) would be required. Other issues regarding the design of the overall site were discussed and will be reviewed with the related Site Development Plan Review.

C) Neighborhood Meetings

- 12/23/03 The applicant held a neighborhood meeting with the surrounding property owners as part of the General Plan Amendment process. Six persons attended and had no opposition.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 5.0

B) *Existing Land Use*

Subject Property: Church
North: Undeveloped
South: Undeveloped and Single Family Residences
East: Undeveloped
West: Undeveloped

C) *Planned Land Use*

Subject Property: L (Low Density Residential)
North: L (Low Density Residential)
South: RNP (Rural Neighborhood Preservation and L (Low Density Residential)
East: L (Low Density Residential)
West: PR-OS (Park/Recreation/Open Space)

D) *Existing Zoning*

Subject Property: U (Undeveloped) [L (Low Density Residential) General Plan Designation]
North: U (Undeveloped) [L (Low Density Residential) General Plan Designation]
South: Unincorporated Clark County
East: Unincorporated Clark County
West: U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation]

E) *General Plan Compliance*

The site is designated L (Low Density Residential) on the Centennial Hills Sector Land Use Plan Map of the General Plan. The proposed C-V (Civic) Zoning designation is not in conformance with the General Plan. The applicant has submitted a request to amend the plan from L (Low Density Residential) to PF (Public Facility), which would make the proposed C-V (Civic) zoning compatible on this site.

<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

A 20-foot wide multi-use transportation trail is required along the north side of Bright Angel Way. The ultimate location of the trail will be reviewed and established with the companion Site Development Plan Review.

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The statute also requires that non-residential developments be designed to help preserve the rural character of the neighborhood. In this case, the existing church was approved and constructed prior to the adoption of the Rural Neighborhood Preservation Buffer and remains appropriate at this location.

A) Zoning Code Compliance

A1) Development Standards

The design of the proposed classroom addition, including setbacks, parking and building elevations, will be addressed with the companion Site Development Plan Review application.

B) General Analysis and Discussion

The applicant is proposing the C-V (Civic) zoning in order to construct a classroom addition to the existing church development on this site.

FINDINGS

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

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

The site is currently designated L (Low Density Residential) on the Centennial Hills Sector Land Use Plan Map of the General Plan. The proposed C-V (Civic) zoning designation is not in conformance with the existing General Plan designation. The applicant has submitted a request to amend the General Plan to PF (Public Facility), which would support the C-V (Civic) zoning. The recommendation for the amendment is for approval; therefore the C-V (Civic) zoning is appropriate for this site.

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

The existing church and proposed classroom building on this site will provide a buffer between the existing single family residences and the Durango Drive "S" curve alignment to the northeast. The proposed C-V (Civic) zoning will be compatible with surrounding land uses and zoning districts.

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

The C-V (Civic) zoning on the subject site is an appropriate transition from the half acre single family lots in Clark County to the south and the more intense uses that may occur along Durango Drive "S" curve alignment to the northeast.

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

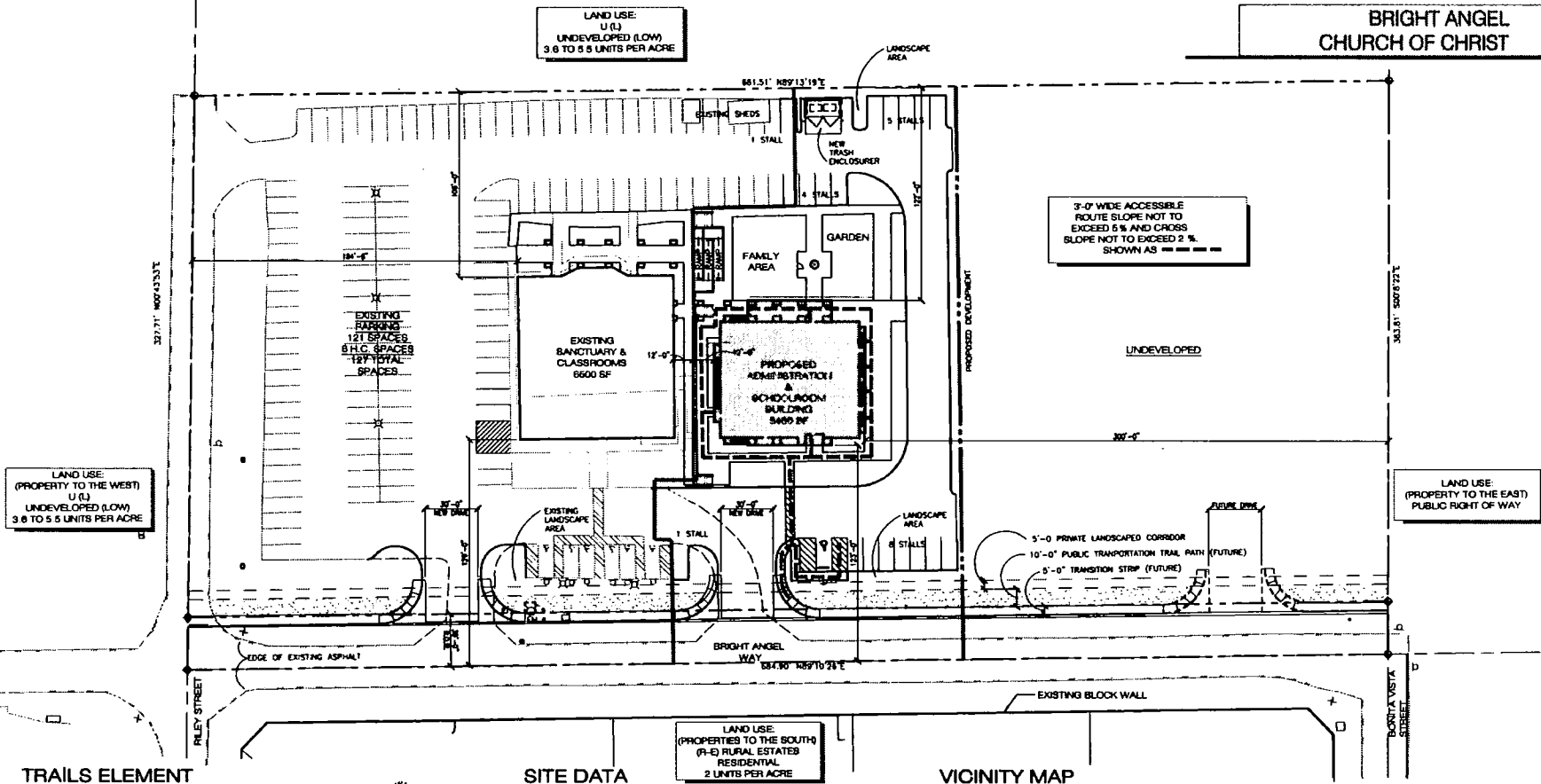
Access to this site is provided from Bright Angel Way, a 60-foot wide residential collector, which ultimately connects to Tropical Parkway, an 80-foot wide secondary arterial. The proposed development of the site will be sufficiently served by existing roadway facilities.

NOTICES MAILED 100 by Planning Department

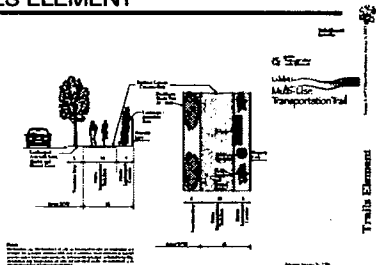
APPROVALS 0

PROTESTS 4





TRAILS ELEMENT



SITE PLAN



SITE DATA

SITE INFORMATION
ASSESSOR'S PARCEL NUMBER
ZONING - EXISTING
ZONING - PROPOSED

SITE TABULATION
SITE AREA (S.F.)
SITE AREA (ACRES)

BUILDING(S)

EXISTING SANCTUARY & CLASSROOMS	PROPOSED ADMIN. & CLASSROOM	TOTAL SQUARE FOOTAGE
		TOTAL SQUARE FOOTAGE

PARKING TABULATION
PARKING REQUIRED
ACCESSIBLE PARKING REQUIRED

PARKING PROVIDED
ACCESSIBLE PARKING
TOTAL PARKING PROVIDED

PARKING RATIO PER NET S.F.

NOTE:
ALL OILFIELD AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE
PRELIMINARY AND ARE SUBJECT TO CHANGE.
ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF
GOVERNMENTAL AGENCIES.

LAND USE:
(PROPERTIES TO THE SOUTH)
(P-E) RURAL ESTATES
RESIDENTIAL
2 UNITS PER ACRE

128-28-981-018
(U (L)) UNDEVELOPED/LOW
(C-V) CIVIC DISTRICT

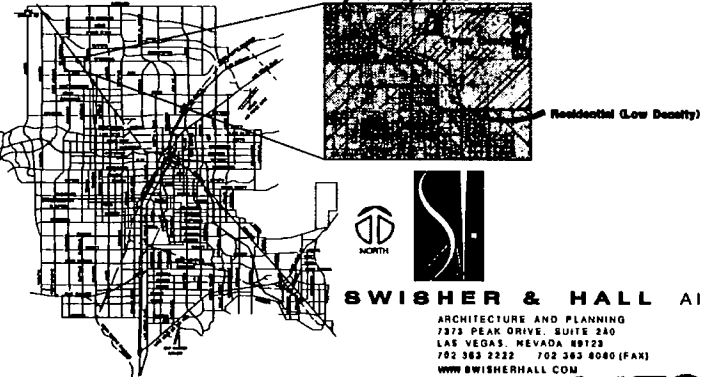
217.850 G.F.
8.00 ACRES

8.500 GROSS S.F.
~~8.450 GROSS S.F.~~
 11.950 GROSS S.F.
 11.250 GROSS S.F.

171 STALLS
5 STALLS
140 STALLS
2 STALLS
140 STALLS

13/1.806 3.6

VICINITY MAP



REVISED
12.23.03

ZON-3472
1-22-04 PC

SWISHER & HALL AIA, LIMITED

ARCHITECTURE AND PLANNING
7373 PEAK DRIVE, SUITE 240
LAS VEGAS, NEVADA 89123
702 363 2222 702 363 8080 (FAX)
WWW.BWISHERHALL.COM



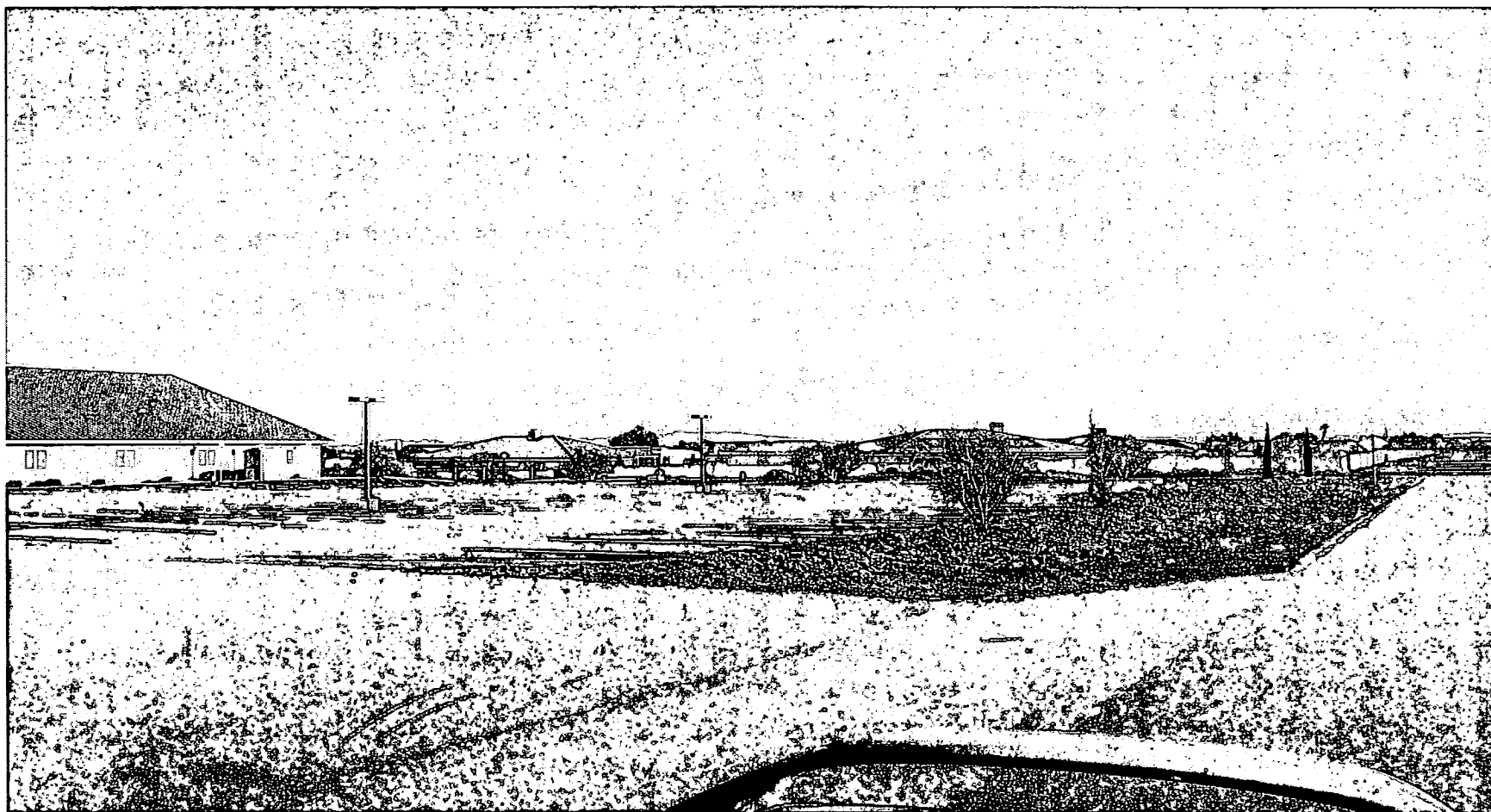
ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

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-3512 AND ZON-3472 - PUBLIC HEARING - SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST - Request for a Site Development Plan Review FOR A CLASSROOM ADDITION on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

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
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 68

MOTION:

BROWN- APPROVED subject to conditions and replacing Condition 3 with language to read:

3. Prior to the issuance of permits for this site, sign a covenant running with land agreement for the possible future installation of public multi-use transportation trail improvements on Bright Angel Way adjacent to this site. The covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of any building or grading permits for this site.

- UNANIMOUS

MINUTES:

NOTE: See Item 125 [GPA-3512] for all related discussion.

(4:07 - 4:12)

4-3257

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 127 – SDR-3477

CONDITONS:

Planning and Development

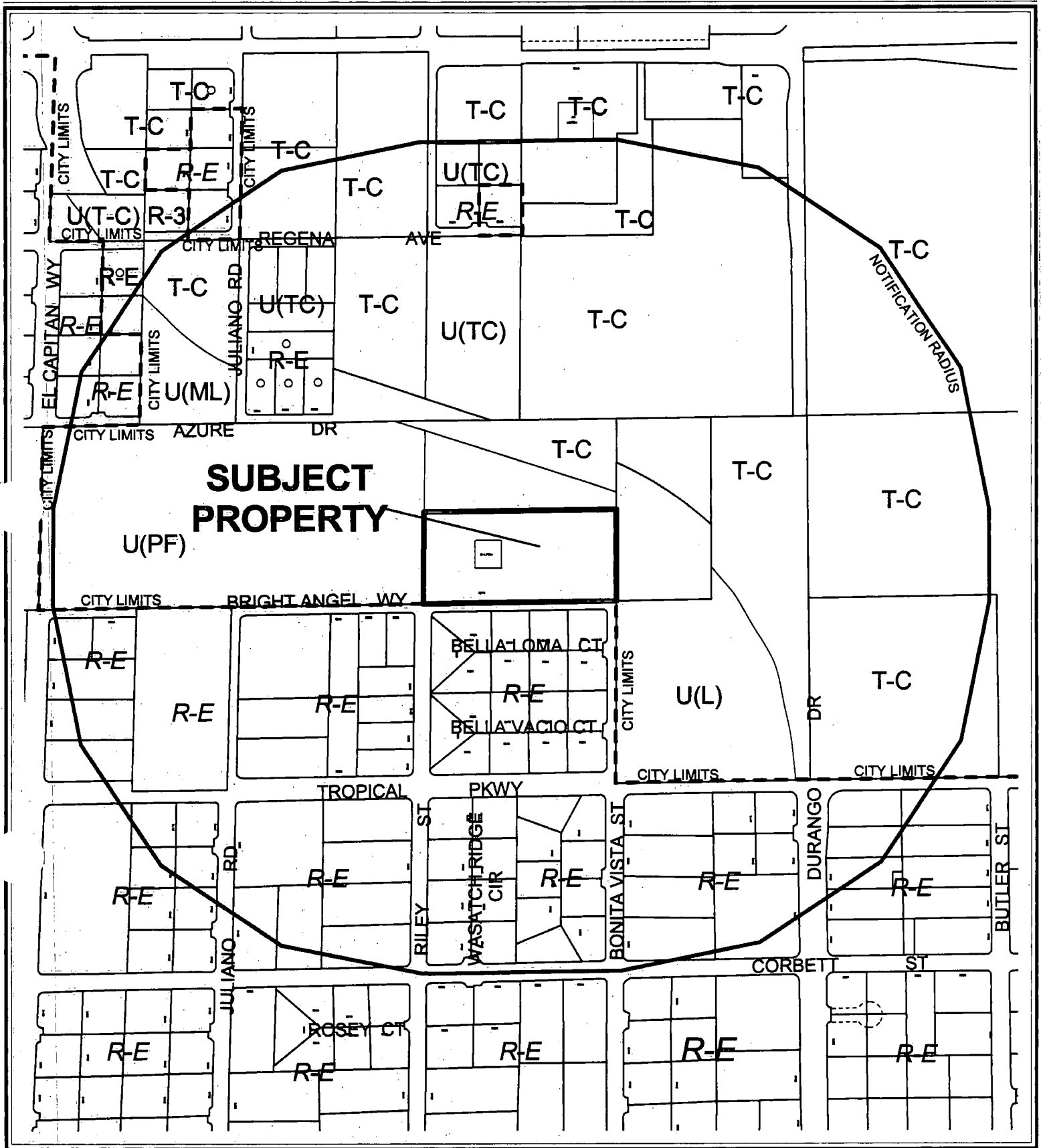
1. A General Plan Amendment (GPA-3512) and a Rezoning (ZON-3472) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The required 20 foot wide multi-use transportation trail shall be constructed along the full length of the site concurrent with the development of the new classroom building.
4. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
7. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. The applicant shall meet with the staff of the Planning and Development Department to develop an address plan prior to issue of permits.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 127 – SDR-3477

CONDITIONS – Continued:

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Landscape and maintain all unimproved right-of-way adjacent to this site.
14. Obtain an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
15. Grant pedestrian access easements for all public sidewalks not located within public right-of-way prior to occupancy of this site as required by the Department of Public Works.
16. Site development to comply with all applicable conditions of approval for ZON-3472 and all subsequent site-related actions.



CASE: SDR-3477

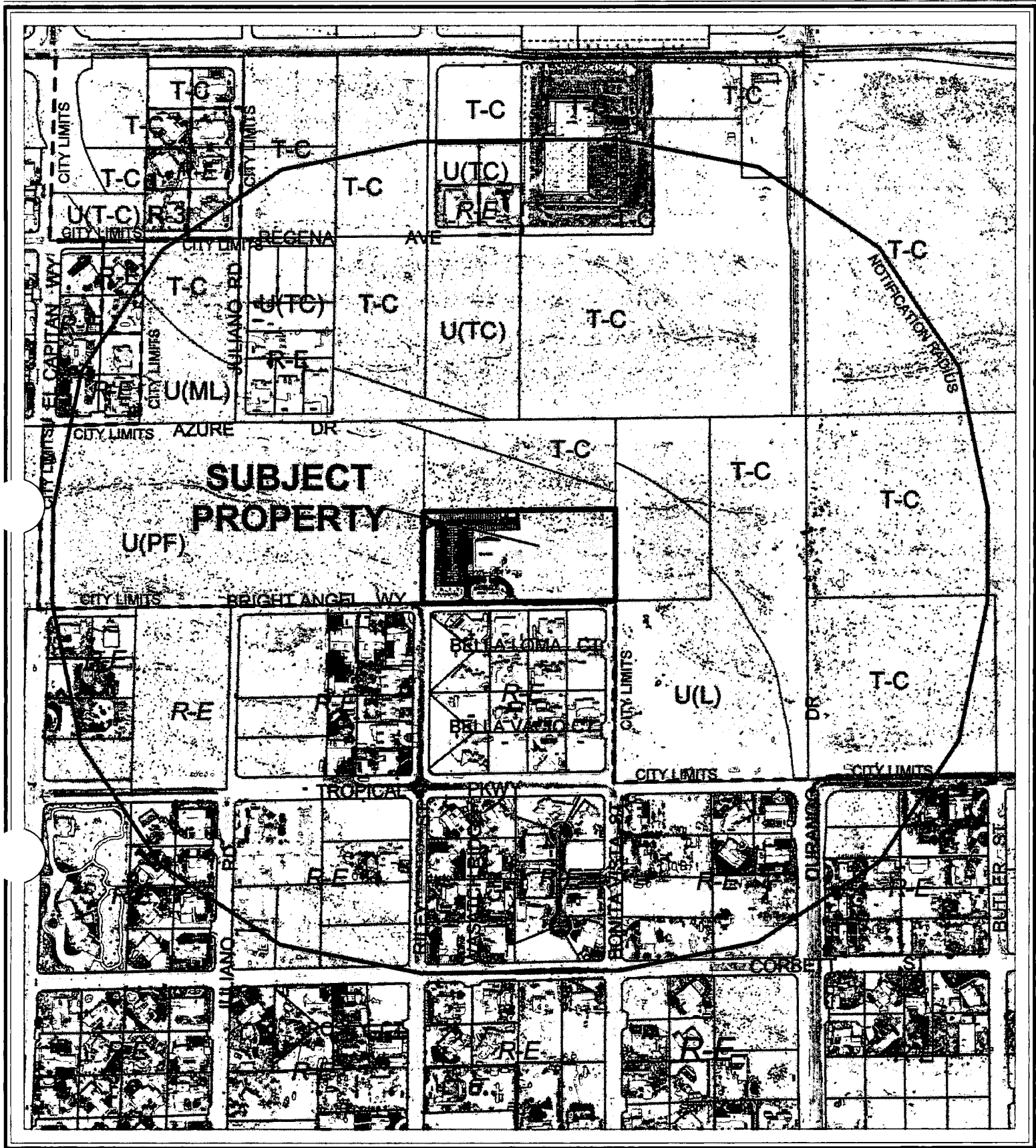
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

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

0 300 600 Feet





CASE: SDR-3477

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-3512) and a Rezoning (ZON-3472) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The required 20 foot wide multi-use transportation trail shall be constructed along the full length of the site concurrent with the development of the new classroom building.
4. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
7. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. The applicant shall meet with the staff of the Planning and Development Department to develop an address plan prior to issue of permits.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Landscape and maintain all unimproved right-of-way adjacent to this site.
14. Obtain an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
15. Grant pedestrian access easements for all public sidewalks not located within public right-of-way prior to occupancy of this site as required by the Department of Public Works.
16. Site development to comply with all applicable conditions of approval for ZON-3472 and all subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This request is for a Site Development Plan Review for a classroom addition on property adjacent to the northwest corner of Bright Angel Way and Bonita Vista Street. On January 22, 2004 a General Plan Amendment (GPA-3512) to PF (Public Facility) and a Rezoning (ZON-3472) to C-V (Civic) applications were filed as companion items.

B) *Applicant's Justification*

The applicant's justification letter indicates the new building will include instructional classrooms and necessary administrative support spaces. The applicant has also requested that construction of the trail be deferred until the development of the eastern portion of the site occurs.

BACKGROUND INFORMATION

A) *Previous Actions*

- 04/26/99 The City Council approved an Annexation [A-0031-98(A)] to bring this property into the City limits as part of a larger request. The effective date of the annexation was May 7, 1999. The Planning Commission and staff recommended approval on January 28, 1999.
- 01/22/04 The Planning Commission recommended approval of related items (GPA-3512 and ZON-3472).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #68/mp).

B) *Pre-Application Meeting*

- 10/14/03 The applicant was advised the C-V (Civic) zoning would not be in compliance with the L (Low Density Residential) designation and that a General Plan Amendment to PF (Public Facility) would be required. The applicant was also advised of the requirements for a Site Development Plan Review.

C) *Neighborhood Meetings*

- 12/23/03 A neighborhood meeting was held by the applicant with the surrounding property owners as part of the General Plan Amendment process. Six persons attended and had no opposition.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 5.0

B) *Existing Land Use*

Subject Property: Church

North: Undeveloped

South: Undeveloped and Single Family Residences

East: Undeveloped

West: Undeveloped

C) *Planned Land Use*

Subject Property: L (Low Density Residential)

North: L (Low Density Residential)

South: RNP (Rural Neighborhood Preservation and L (Low Density Residential)

East: L (Low Density Residential)

West: PR-OS (Park/Recreation/Open Space)

D) *Existing Zoning*

Subject Property: U (Undeveloped) [L (Low Density Residential) General Plan Designation]

North: U (Undeveloped) [L (Low Density Residential) General Plan Designation]

South: Unincorporated Clark County

East: Unincorporated Clark County

West: U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation]

E) *General Plan Compliance*

The site is designated L (Low Density Residential) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The proposed C-V (Civic) Zoning designation is not in conformance with the General Plan. The applicant has submitted a request to amend the plan from L (Low Density Residential) to PF (Public Facility), which would make the proposed C-V (Civic) zoning compatible on this site.

<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

A 20 foot wide multi-use transportation trail is required along the north side of Bright Angel Way. The submitted site plan shows an area reserved for the required 20 foot wide multi-use transportation trail along the south side of the site adjacent to Bright Angel Way.

The subject site falls within a Rural Preservation Neighborhood 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels surround the subject site and are located within Clark County. Nevada Revised Statute 278 limits residential development within this 330-foot buffer zone to an average density of three residential dwelling units per acre. The statute also requires that non-residential developments be designed to help preserve the rural character of the neighborhood. In this case, the existing church was approved and constructed prior to the adoption of the Rural Neighborhood Preservation Buffer and remains appropriate at this location.

PROJECT DESCRIPTION

The site plan depicts a new 5,450 square foot classroom building located east of the existing church building on the site. Access is provided via two driveways from Bright Angel Way with existing parking provided on the western portion of the site and to the north and south of the buildings. The eastern portion of the site, approximately 2 acres, is labeled as future development. The plan depicts a 20-foot wide multi-use transportation trail, labeled as future, along the north side of Bright Angel Way. Landscaping is shown along the street frontage, around the building and along the north and east portion for the new development. The floor plans show four classrooms and other administrative offices to support the church use. The building elevations depict a single story building a stucco exterior, a predominantly flat roof, with column and trellis accents on the facade.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06, the Development Standards for projects in the C-V (Civic) zoning district are established on a case-by-case basis.

A2) Residential Adjacency Standards

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

- a) Proximity slope. The height of the proposed classroom building is 24 feet. At this height, the building must be located a minimum of 72 feet from the existing single-family residences to the south. The site plan indicates the classroom building approximately 153 feet from these properties and is in conformance with these standards.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Public or Private School	5,450 SF.	2 spaces for each classroom, plus 20 spaces for administrative staff	28	2	146	7

The proposed classroom and administrative building requires a total of 28 spaces based on the classroom/school use. A total of 146 spaces, including 7 handicap accessible, are shown on the site plan for the current overall development. The plan indicates 16 new spaces will be provided as a result of the new development. Since the new building provides a support use to the existing church, the 146 parking spaces shown on the site plan will be adequate for the overall development. Any future uses will be required to provide appropriate parking at the time they are proposed for development.

The Department of Public Works recommends the following access and parking condition:

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

B) General Analysis and Discussion

- Zoning

The existing church and proposed classroom building are allowed uses in the C-V (Civic) zoning district.

- Site Plan

The proposed site plan meets the minimum requirements with regards to parking and other applicable standards. A 20-foot wide multi-use transportation trail is required along the north side of Bright Angel Way and is shown on the plan. However, the applicant has requested the construction of the trail be deferred to occur with development of the eastern portion of the site. A condition has been added requiring construction of the trail along the full length of the site with the development of the new classroom building.

- Landscape Plan

There is an existing landscape planter along a portion of Bright Angel Way that is approximately 20 feet wide that was installed with development of the existing church. The landscape plan indicates the new development will match the existing improvements on the site.

- Elevation

The building elevations depict a single story structure with a stucco exterior and a combination pitched and flat roof, which is compatible with other development in this area.

- Floor Plan

The submitted floor plan depicts a total of 4 classrooms, a conference room, offices and area for storage.

FINDINGS

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

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

The proposed classroom and administrative building will provide support uses for the existing church and is appropriate on this site and is compatible with adjacent development in the area.

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

The proposed project is consistent with the General Plan and Title 19 in that the C-V (Civic) zoning district allows for the establishment of standards on a case by case basis.

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

The site has existing access from Bright Angel Way, a 60-foot wide residential collector, which ultimately connects to Tropical Parkway, an 80-foot wide secondary arterial. The proposed development of the site will be sufficiently served by existing roadway facilities.

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

The submitted building elevations and landscaping plan will demonstrate visual consistency with the surrounding developments in this area.

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

The submitted building elevations and landscaping will demonstrate visual consistency with the surrounding developments, in that the submitted materials depict appropriate façade design. The development will be harmonious and compatible with development in the area.

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

The proposed development will be subject to inspection by the City and will not compromise the health safety and welfare of the general public.

NOTICES MAILED 100 by Planning Department

APPROVALS 0

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-3477** APN: **125-29-601-019**
Name of Property Owner: **BRIGHT Angel Church of Christ**
Name of Applicant: **DARYL DRISCOLL**

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

_____ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

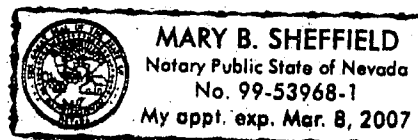
Signature of Property Owner/Authorized Agent: Jim Hannah

Print Name: Jim Hannah, Trustee

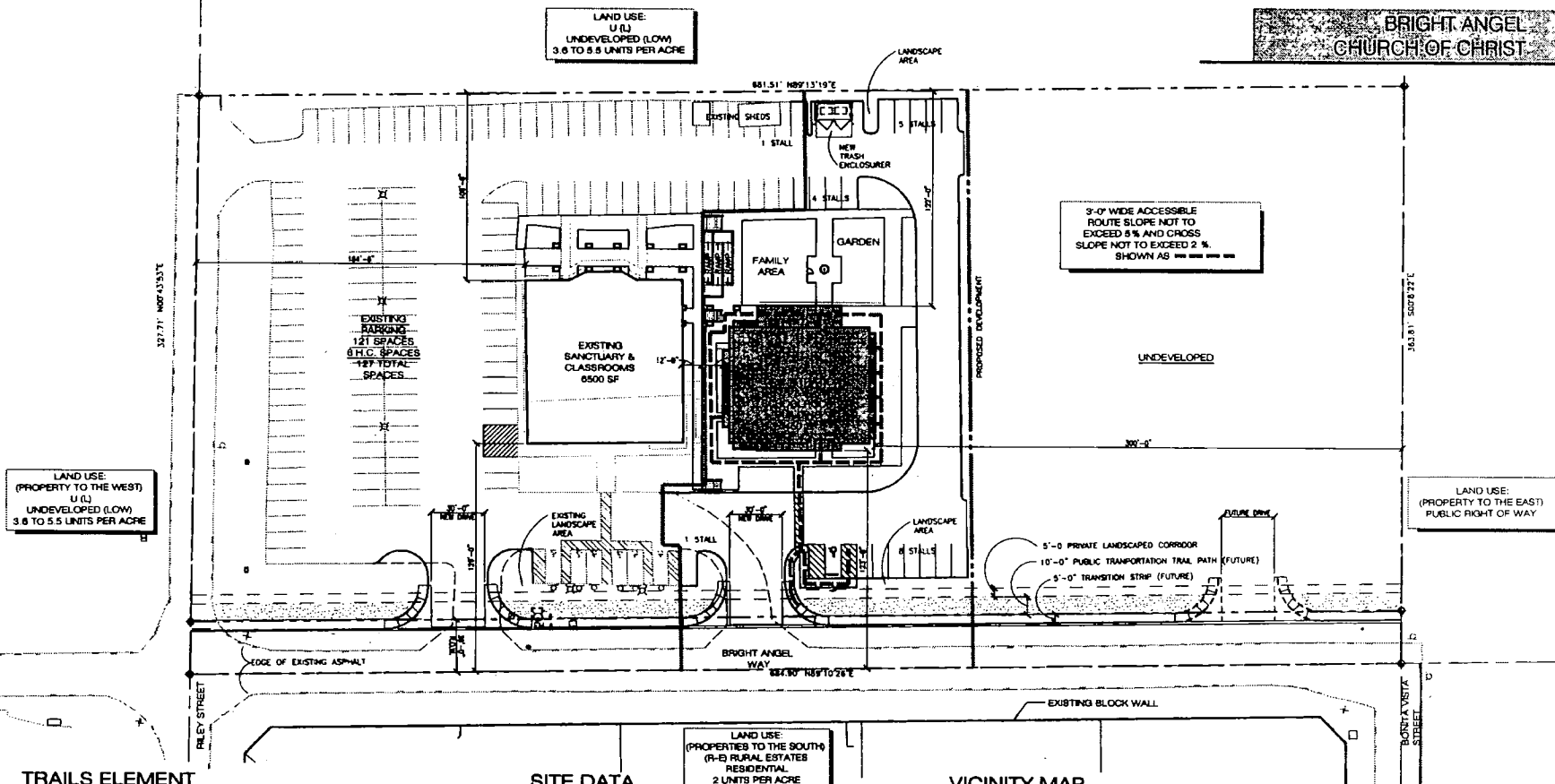
Subscribed and sworn before me

This 9 day of December, 2003

Mary B. Sheffield / CLARK / NEVADA
Notary Public in and for said County and State



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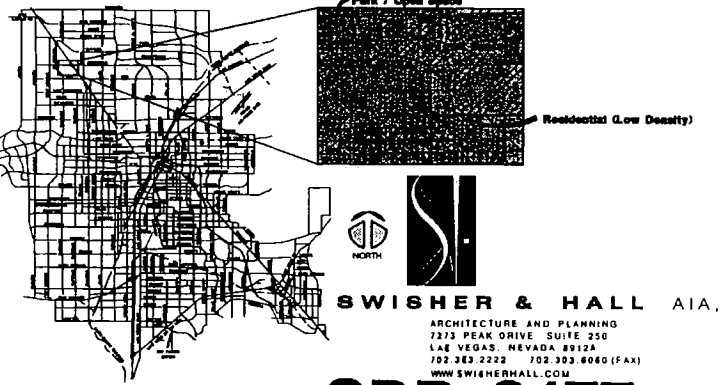


TRAILS ELEMENT

SITE DATA

VICINITY MAP

SITE INFORMATION	
ASSESSOR'S PARCEL NUMBER	135-28-001-010
ZONING - EXISTING	(U (L)) UNDEVELOPED/LOW
ZONING - PROPOSED	(C-V) CIVIC DISTRICT
SITE TABULATION	
SITE AREA (S.F.)	217,000 S.F.
SITE AREA (ACRES)	8.08 ACRES
BUILDING(S)	
EXISTING SANCTUARY & CLASSROOMS	6,500 GROSS S.F.
PROPOSED TRASH ENCLOSURE	11,550 GROSS S.F.
TOTAL SQUARE FOOTAGE	18,050 GROSS S.F.
PARKING TABULATION	
PARKING REQUIRED	141 STALLS
ACCESSIBLE PARKING REQUIRED	5 STALLS
PARKING PROVIDED	146 STALLS
ACCESSIBLE PARKING PROVIDED	1 STALL
TOTAL PARKING PROVIDED	147 STALLS
PARKING RATIO PER NET S.F.	13/1,000 S.F.
NOTE:	
ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.	
ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.	



SITE PLAN

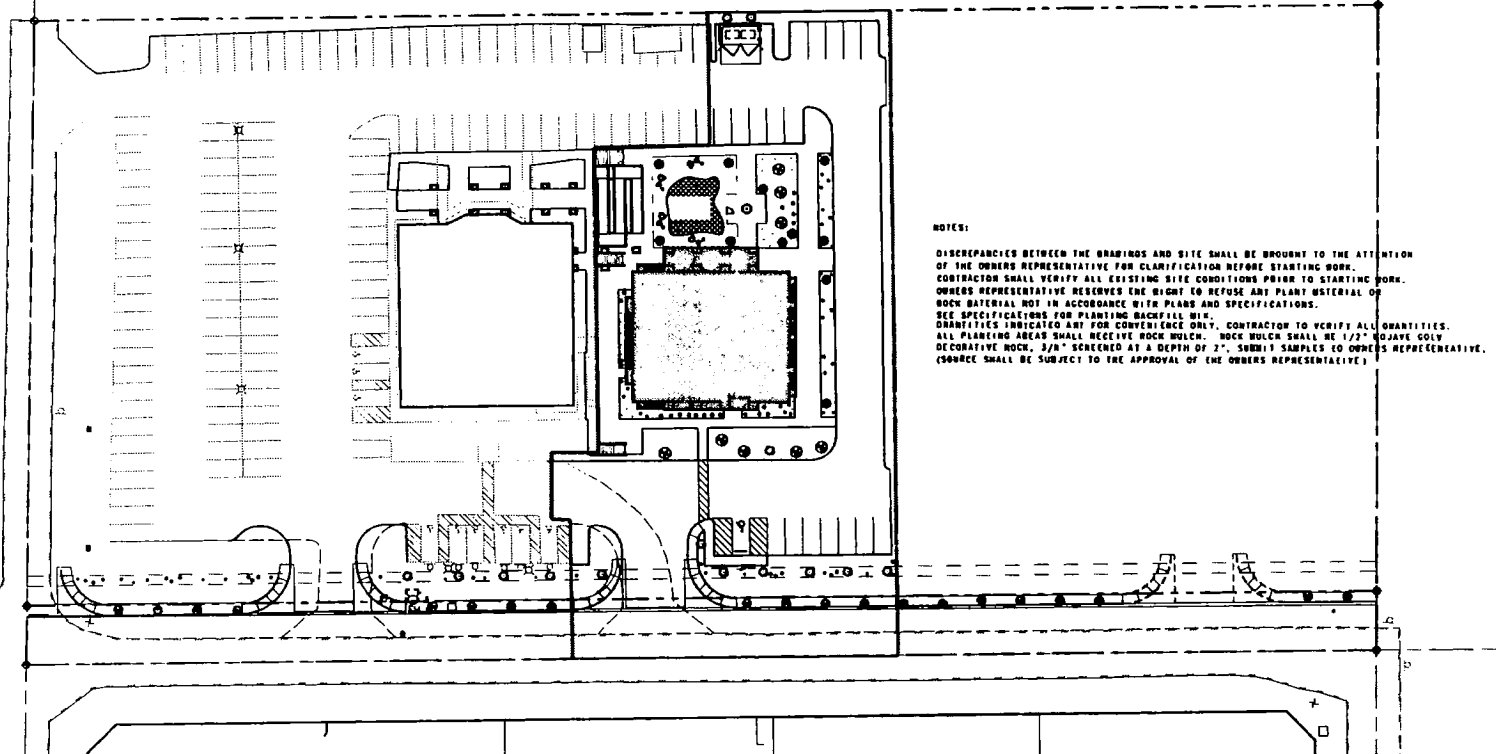


REVISED
12.23.03

SDR-3477
1-22-04 PC

BRIGHT ANGEL CHURCH OF CHRIST

SCHEMATIC
DESIGN



NOTES:

DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR CLARIFICATION BEFORE STARTING WORK.
CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OF ROCK MATERIAL NOT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
SEE SPECIFICATIONS FOR PLANTING BACKFILL MIX.
QUANTITIES INDICATED ARE FOR CONVEYANCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
ALL PLANTING AREAS SHALL RECEIVE ROCK MULCH. ROCK MULCH SHALL BE 1/2" MOJAVE GOLD DECORATIVE ROCK, 3/4" SCREENED AT A DEPTH OF 2". SUBMIT SAMPLES TO OWNER'S REPRESENTATIVE.
(SOURCE ROCK SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE.)

PLANT LEGEND

SYMBOL	COMMON NAME	SIZE	REMARKS
--------	-------------	------	---------



ASH TREE

24" BOX



WILSON OLIVE TREE

24" BOX



CALIFORNIA PEPPER TREE

24" BOX



CHILEAN MESQUITE TREE

24" BOX



GREEN CLOUD SAGE

5 GALLON



FEATHERED YUCCA

5 GALLON



BIRD OF PARADISE

5 GALLON



AUTUMN SAGE

1 GALLON



RED MIST GRASS

1 GALLON



RED FOUNTAIN GRASS

1 GALLON



TRAILING LANTANA

1 GALLON



TRAILING ROSEMARY

1 GALLON



BOULDER

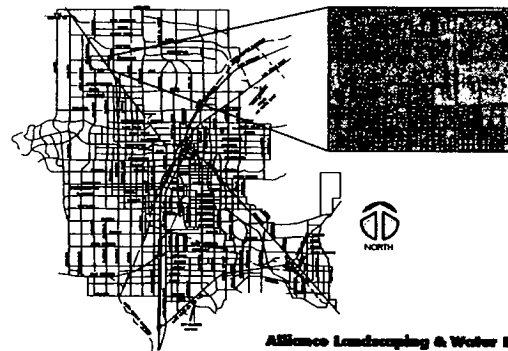


1/2" MOJAVE GOLD DECORATIVE ROCK



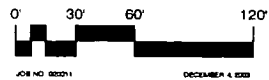
ARTIFICIAL TURF

VICINITY MAP



NORTH

LANDSCAPE PLAN



JOB NO. 002011

DECEMBER 4, 2003



NORTH

Alliance Landscaping & Water Features LLC #54450
2350 East Patrick Lane, Suite #2 (702) 263-0225

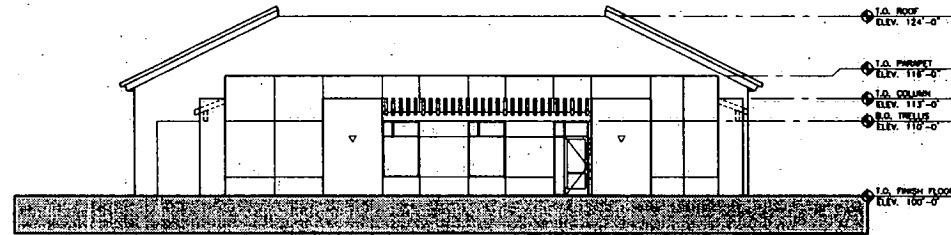
SDR-3477
1-22-04 PC

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BRIGHT ANGEL
CHURCH OF CHRIST

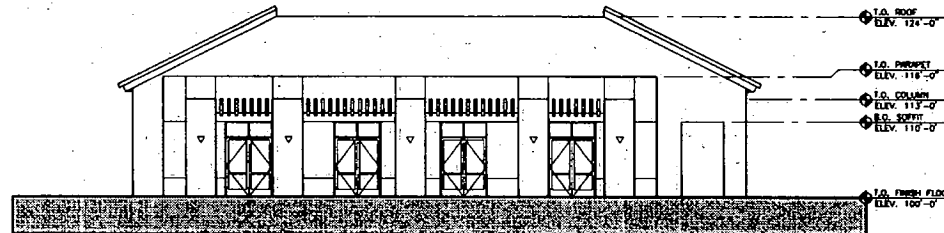
SCHEMATIC
DESIGN



WEST ELEVATION

1/8" = 1'-0"

C

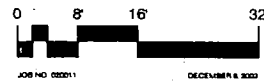


EAST ELEVATION

1/8" = 1'-0"

D

ADMIN BLDG ELEVATIONS



SWISHER & HALL AIA, LIMITED

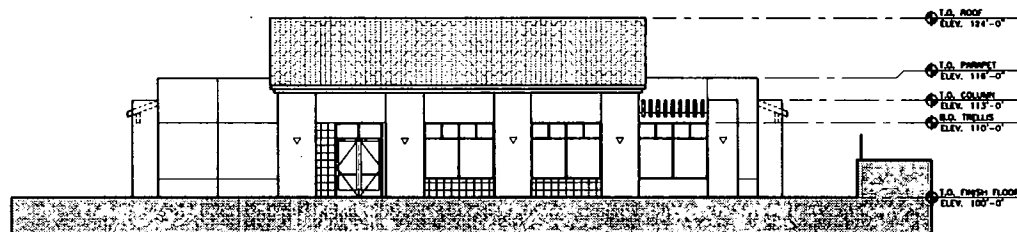
ARCHITECTURE AND PLANNING
7375 PEAK DRIVE, SUITE 250
LAS VEGAS, NEVADA 89128
702.863.5323 702.863.8050 (FAX)
WWW.SWISHERHALL.COM

SDR-3477
1-22-04 PC

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BRIGHT ANGEL
CHURCH OF CHRIST

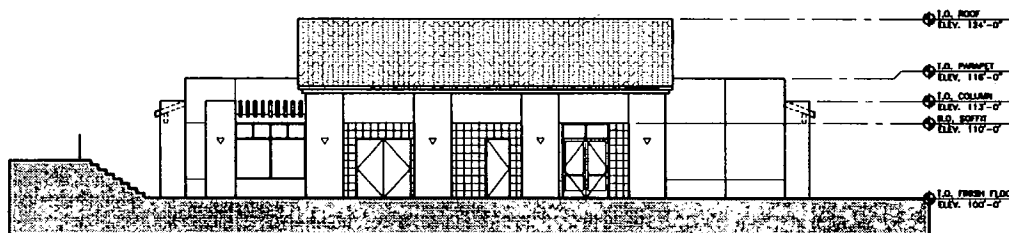
SCHEMATIC
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NORTH ELEVATION

1/8" = 1'-0"

A

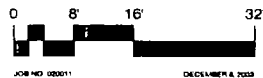


SOUTH ELEVATION

1/8" = 1'-0"

B

ADMIN BLDG ELEVATIONS



SWISHER & HALL AIA, LIMITED

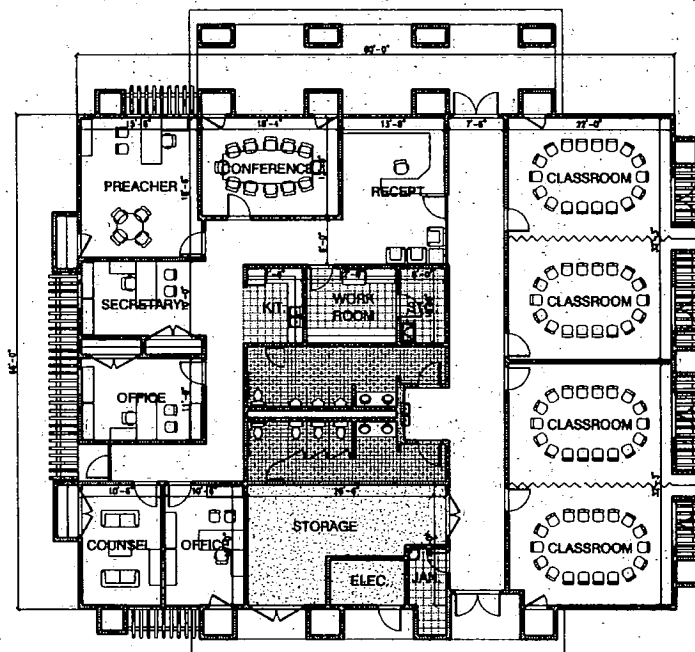
ARCHITECTURE AND PLANNING
7273 PEAK DRIVE, SUITE 250
LAS VEGAS, NEVADA 89128
702.363.2322 702.363.6050 (FAX)
WWW.SWISHERHALL.COM

SDR-3477
1-22-04 PC

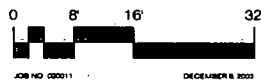
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BRIGHT ANGEL
CHURCH OF CHRIST

SCHEMATIC
DESIGN



ADMIN BLDG FLOOR PLAN



SWISHER & HALL AIA, LIMITED

ARCHITECTURE AND PLANNING
7375 PEAK DRIVE, SUITE 250
LAS VEGAS, NEVADA 89128
702.303.2222 702.303.0060 (FAX)
WWW.SWISHERHALL.COM

SDR-3477
1-22-04 PC



SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3477- DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST
NORTHWEST CORNER OF BRIGHT ANGEL WAY AND BONITA VISTA STREET
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

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-3515 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST - Request to amend a portion of the Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:**WEEKLY - APPROVED - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open for Item 128 [GPA-3515], Item 129 [ZON-3520] and Item 130 [SDR-3521].

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He demonstrated the infill parcel on an aerial map and described the product proposed which is nearly identical to that approved by the Council just to the west. The project was designed mirroring the single-story buffer adjacent to the existing homes. He concurred with all conditions, although they would request some modification of the site development plan review conditions. He outlined staff's acceptance of modification to Condition 3 where only Lot 8 would allow for a two-story structure. The homes impacted by Lot 8 are buffered by streets and the condition does not provide any protection. To meet a promise made to the neighbors, he requested Condition 9 be modified to eliminate streetlights along Peak and Madre Mesa in order to maintain the rural character. The applicant will accept the City's determination.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 128 – GPA-3515

MINUTES – Continued:

LILLY BURNS, 2880 Mustang Street, indicated that she and her husband support this infill project. The empty land creates problems and depreciates property values. She stressed how cooperative and wonderful the developer has been. The density has been reduced and the project will be very lucrative and benefit the entire City.

ALICE KUKEC, 2860 Mustang Street, approved of the project but supported the elimination of sidewalks and streetlights. There are none now and the neighbors would like to keep it that way. The builder has been amazing and this project will finish the neighborhood.

GEORGE MUNZ, 5916 Paseo del Mar, appeared on behalf of JOHN HUNT, who could not be present. MR. HUNT's concerns pertaining to drainage will probably be addressed by Public Works. He also commended the developer for working with the neighbors. This is what can be done in rural neighborhoods to get the right density. It is unfortunate this same type of development was not done at 3050 North Jones, just south of Cheyenne. These type of homes there would have made a good transition between commercial to the north and half-acre homes to the south.

COUNCILMAN REESE described the funding problems experienced in older neighborhoods in trying to install streetlights and sidewalks years after development. He has been seeking monetary deposits or a vehicle to provide that funding after the fact. BART ANDERSON, Public Works, responded that there is no vehicle and Public Works recommends actual construction of sidewalks as well as curb and gutter. Sidewalks were required with the development to the west on Peak. Allowance to defer sidewalk to the extreme western street, adjacent to the school, was made. The same recommendation is made regarding streetlights, but it is requested that the developer install all underground needs and provide streetlight poles or money in lieu of if they are deferred. There is a tracking mechanism and funding source for that deferment that does not exist for sidewalk deferment. COUNCILMAN REESE supported the neighbors' desire so long as a later funding mechanism can be designed. MR. ANDERSON stated he would take that up the chain within the Department. MAYOR GOODMAN encouraged involvement of the City Attorney's office in designing something like an interest bearing account. That funding could be used for future sidewalks or if permanently waived, the money and interest could be returned to the property owner.

ROBERT GENZER, Director of Planning and Development Department, advised that sidewalks have never before been waived in conjunction with an R-1 subdivision. It would be more common in conjunction with the surrounding R-E properties.

COUNCILMAN WEEKLY commended the neighbors for working with the developer, for the many meetings and the compromises reached. This is a beautiful neighborhood, but property owners/developers have rights as well. Regarding the compromise to defer the sidewalks, sidewalks are necessary along Peak adjacent to the school. The children deserve a sidewalk on Peak. Deferring improvements also result in future special assessment districts. MS. KUKEC noted that there had been discussions regarding vacating Peak and four-way stops, especially at Torrey Pines and Peak.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 128 – GPA-3515

MINUTES – Continued:

MR. ANDERSON agreed to research those issues and confirmed placement versus deferment of sidewalks, including those sidewalks on Jones. ATTORNEY FIORENTINO agreed to provide the underground facilities, poles or money in lieu and sidewalks as directed by the City. MS. KUKEC pointed out that the sidewalk on Madre Mesa would only run two house lengths. It would actually create a tripping hazard. DEPUTY CITY ATTORNEY TOM GREEN suggested a covenant running with land might be an alternative to money in lieu. ATTORNEY FIORENTINO indicated that the covenant would be a very good idea and is the same mechanism utilized by the County. As a recorded document, the property owner or potential buyer would be notified through the title report.

ATTORNEY FIORENTINO gave credit to Spinnaker Homes, COUNCILMAN WEEKLY's office and the neighbors for all their hard work.

MARGO WHEELER, Deputy Director of Planning and Development Department, clarified the record to amend Condition 3 to add an exception for Lot 8.

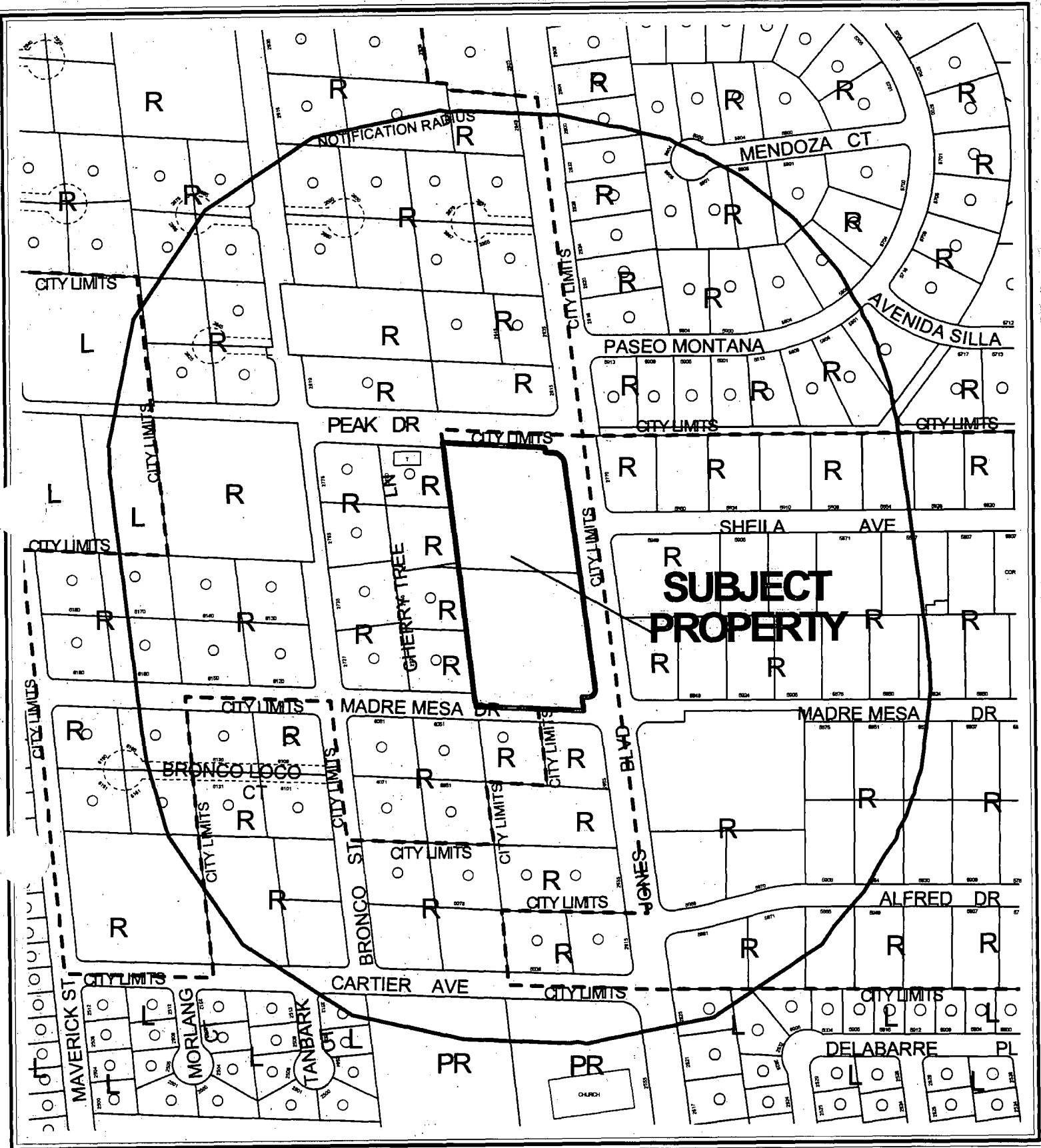
No one appeared in opposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 128 [GPA-3515], Item 129 [ZON-3520] and Item 130 [SDR-3521].

NOTE: All discussion for Item 128 [GPA-3515], Item 129 [ZON-3520] and Item 130 [SDR-3521] was held under Item 128 [GPA-3515].

(4:12 – 4:34)

4-3650/5-1



0 200 400 Feet

CASE: GPA-3515

RADIUS: 750 FT

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

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

128



CASE: GPA-3515

RADIUS: 750 FT

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

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-3515 - SF INVESTMENTS ON BEHALF OF SCHNIDER
BOVERT M&P FAMILY TRUST**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of a 3.63-acre tract of land located at the southwest corner of Peak Drive and Jones Boulevard from R (Rural Density Residential) to L (Low Density Residential). Accompanying this application is an application for rezoning, ZON-3520, and for site development review, SDR-3521.

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential land uses with a maximum density of three dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre. The Planning Commission and Staff recommended approval.
- 08/18/99 The City Council approved GPA-14-99 to amend portions of the Southwest Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996. The Planning Commission and Staff recommended approval.
- 09/03/03 The City Council approved an update of the Southwest Sector Map (GPA-2479) of the city of Las Vegas General Plan. On this map, the subject properties were designated for Rural Residential land uses, with a maximum density of 3.5 dwelling units per acre.
- 09/06/00 The City Council approved the *Las Vegas 2020 Master Plan*. This site is within an area designated "Other City of Las Vegas Lands" as described in the Plan. The Planning Commission and Staff recommended approval.
- 01/22/04 The Planning Commission recommended approval of related items (ZON-3520 and SDR-3521).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #69/dds).

DETAILS OF APPLICATION REQUEST

Site Area: 3.63 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Across Peak Drive – single family residential
South Across Middle Mesa Drive – undeveloped and single family residential
East Across Jones Boulevard – undeveloped and single family residential
West Undeveloped and single family residential

PLANNED LAND USE

Subject Property R (Rural Density Residential)
North Across Peak Drive – R (Rural Density Residential)
South Across Middle Mesa Drive – R (Rural Density Residential)
East Across Jones Boulevard – R (Rural Density Residential)
West R (Rural Density Residential)

EXISTING ZONING

Subject Property U (Undeveloped)
North Across Peak Drive – Unincorporated R-E (Rural Estates Residential)
South Across Middle Mesa Drive – Unincorporated R (Rural Density Residential) and
Unincorporated R-E (Rural Estates Residential)
East Across Jones Boulevard – Unincorporated R-E (Rural Estates Residential)
West Unincorporated R-E (Rural Estates Residential)

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

DEFINITIONS

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

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

RPN (Rural Preservation Neighborhood) An area defined in the “Nevada Revised Statutes” (NRS) that is subdivided or developed:

1. Which consists of 10 or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre;
4. Which allows residents to raise or keep animals noncommercially; and
5. Which is not closer than 330 feet to a road greater than 99 feet in width.

RPN (Rural Preservation Neighborhood) Buffer An area within 330 feet of a Rural Preservation Neighborhood. Within the buffer of a Rural Preservation Neighborhood, residential density is limited to three dwelling units per acre, unless “good cause” is shown to permit a higher density.

INTERAGENCY ISSUES

RURAL PRESERVATION NEIGHBORHOOD BUFFER

The site is within an area identified as a buffer for a Rural Preservation Neighborhood. Chapter 278 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown.

ANALYSIS

The applicant presents the argument, that had the right-of-way not already been dedicated for Peak Street and Jones Boulevard, the density of the proposed development i.e., number of dwelling units per gross acre, would be within the density permitted for the present Rural Density Residential land use classification. There are 10 single-family lots that surround the property. The average lot size is 23,952 square feet, with the smallest lot being 19,732 square feet and the largest lot being 44,412 square feet. The net density of the development surrounding the subject property is 1.8 dwelling units per acre. The net density of the proposed development or 4.4 dwelling units per acre is 2.4 times the density of the existing development surrounding the property.

The property is within the buffer of a Rural Preservation Neighborhood where the density of development is permitted to be no more than three dwelling units per acre, unless there are compelling reasons to increase the density. With the present density of development adjacent to the property at a density of development less than two dwelling units per acre and an existing land use classification that permits a density of development of up to 3.5 dwelling units per acre, any further increase in density would seemingly be contrary to the intent of the state enabling legislation governing a Rural Preservation Neighborhood. Staff, therefore, recommends that the application be denied.

FINDINGS

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 density of the proposed General Plan Amendment is not compatible with the existing adjacent land use designations. As explained in the Analysis section above, the proposed density is 2.4 times the density of adjacent development.

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

The zoning designation allowed by the proposed amendment will be incompatible with the existing adjacent zoning districts that permit no more than 3.5 dwelling units per acre. As discussed in the Analysis section above, a density of development of more than double the existing surrounding density is inconsistent with that development.

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

There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment. The property has vehicular access to Jones Boulevard; a future police station is to be located approximately two miles away at Lake Mead Boulevard and Tenaya Way; the property is within the 1.5 mile radius of an existing fire station at 2645 West Washington Avenue; and a neighborhood park exists north of Smoke Ranch Road and west of Jones Boulevard.

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

Objectives and policies applicable to the subject area are addressed in the *City of Las Vegas Master Plan 2020*. Objective 3.2 (page 49) specifically addresses rural preservation areas. Accordingly, the objective states: "To ensure that rural preservation areas with distinctive rural residential character are preserved and buffered from surrounding higher density development, in accordance with the Nevada Revised Statutes." Policy 3.2.1 under this objective states: "That 'rural preservation neighborhoods,' as defined by the State of Nevada, be afforded the required transitional buffer where such portions of the required buffer area fall within the City of Las Vegas and are lands that are currently vacant." An increase in density greater than that is allowed by the Nevada Revised Statutes is contrary to the objectives and policies of the City's *Master Plan 2020*.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

12/22/03 Twenty-five residents were in attendance at the meeting. There were a number of questions raised, but there was no objection to the proposal. These questions will be addressed in the accompanying applications to this proposal.

PLANNING COMMISSION ACTION

There were four speakers in protest of this application.

NOTICES MAILED: 119 by Planning Department

APPROVALS: 3

PROTESTS: 4



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-3515 - PUBLIC HEARING - ZON-3520 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

1
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

3
0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY – APPROVED subject to conditions, amending Condition 5 to read:

5. Construct half-street improvements on Peak Drive and Madre Mesa Drive adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete). *Streetlights shall be deferred on Peak Drive, Madre Mesa Drive, and the proposed cul-de-sac interior to this subdivision, provided that all underground improvements needed are constructed and the applicant provides such streetlights to the City or equivalent monies contributed for the future installation of such streetlights.*

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 129 – ZON-3520

MOTION – Continued:

and an added condition to be identified as Condition 6 to read:

- *Sidewalk improvements shall not be required to be constructed on Madre Mesa Drive adjacent to this site, nor on the cul-de-sac interior to this site concurrent with development of this site, provided that a Covenant Running with Land agreement is executed for the possible future installation of sidewalk improvements on the interior cul-de-sac and on Madre Mesa Drive adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.*

- UNANIMOUS

MINUTES:

NOTE: See Item 128 [GPA-3515] for all related discussion.

(4:12 – 4:34)

4-3650/5-1

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit
3. A Site Development Plan Review (SDR-3521) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Madre Mesa Drive and an additional 10 feet for a total half-street width of 40 feet on Peak Drive adjacent to this site prior to the issuance of any permits.
5. Construct half-street improvements on Peak Drive and Madre Mesa Drive adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 129 – ZON-3520

CONDITIONS – Continued:

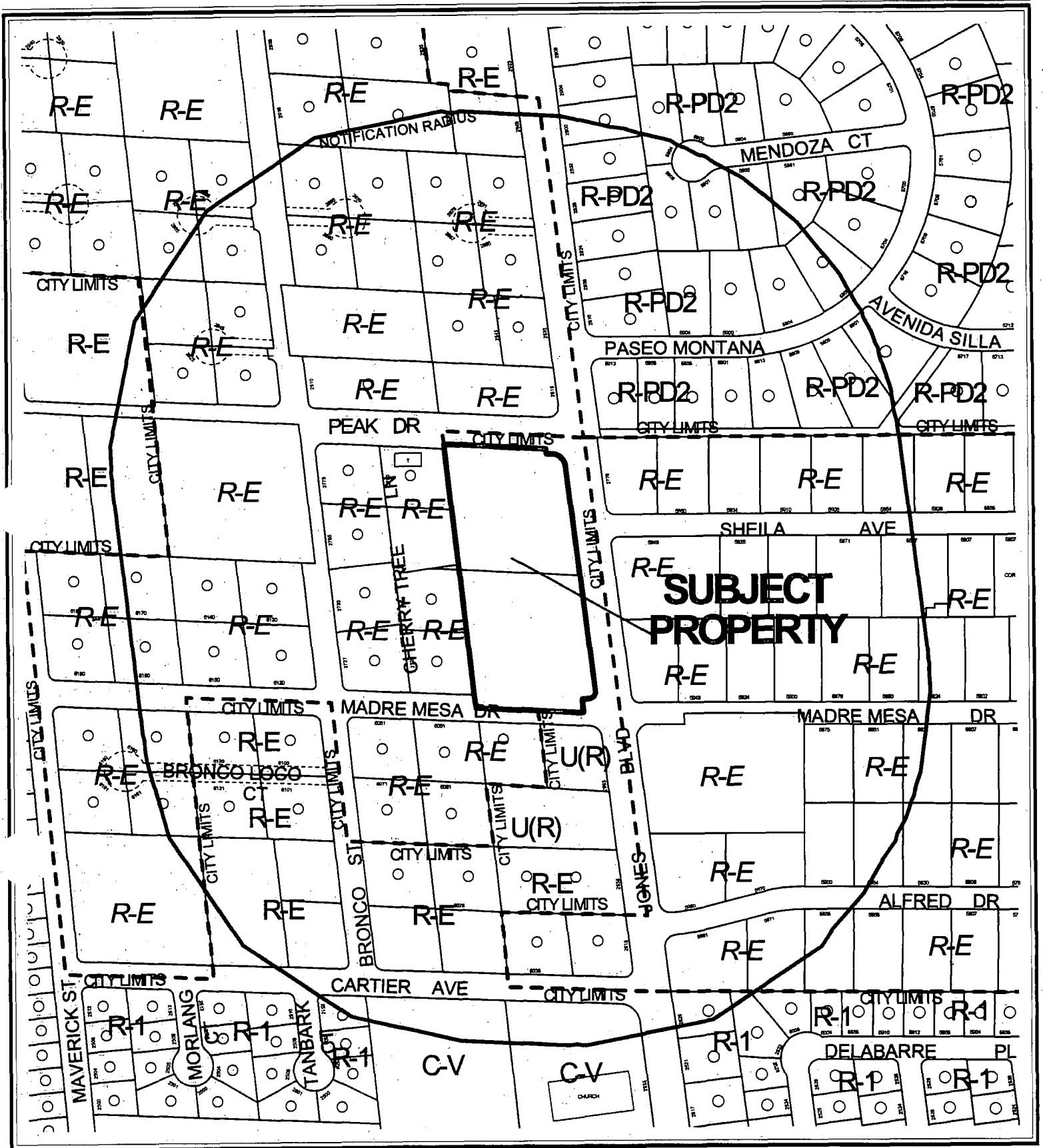
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Madre Mesa Drive from Michael Way to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the 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.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 129 – ZON-3520

CONDITIONS – Continued:

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



CASE: ZON-3520

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3520 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit
3. A Site Development Plan Review (SDR-3521) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Madre Mesa Drive and an additional 10 feet for a total half-street width of 40 feet on Peak Drive adjacent to this site prior to the issuance of any permits.
5. Construct half-street improvements on Peak Drive and Madre Mesa Drive adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Madre Mesa Drive from Michael Way to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

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

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

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is to rezone a 3.63 acre tract of land at the southwest corner of Peak Drive and Jones Boulevard from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] to R-1 (Single Family Residential).

B) Applicant's Justification

The applicant submitted a request for a General Plan amendment based on the argument that had the right-of-way not already been dedicated for Peak Street and Jones Boulevard, the density of the proposed development i.e., number of dwelling units per gross acre, would be within the density permitted for the present Rural Density Residential land use classification. The applicant's justification for the rezoning request is: "This project is compatible with surrounding uses, as it will provide much needed single-family housing in the area." The applicant goes on to say: "This subdivision will also act as a buffer between the heavy traffic on Jones Boulevard and the R-E (Residence Estates) zoned subdivisions to the west."

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 04/11/96 | The City Council approved the annexation of the subject property by the action A-0001-96. |
| 09/18/02 | The City Council denied the request to amend the General Plan (GPA-0026-02) for the subject property from R (Rural Density Residential) to M (Medium Density Residential). The Planning Commission and Staff recommended denial. |
| 09/18/02 | A request to rezone the subject property from a U (Undeveloped) district to an R-3 (Medium Density Residential) district (Z-0050-02) was denied by the City Council. The Planning Commission and Staff recommended denial. |
| 07/25/02 | A request to vacate a portion of Peak Drive (VAC-0053-02) was abeyed by the Planning Commission. |
| 01/22/04 | The Planning Commission recommended approval of related items (GPA-3515 and SDR-3521). |
| 01/22/04 | The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #70/don). |

B) Pre-Application Meeting

11/13/03 The application requirements were reviewed, including need for a request to waive the Residential Preservation Neighborhood requirements. There also was a request that the site plan show perimeter landscaping as a common lot. The common lot is shown on the site plan.

C) Neighborhood Meetings

12/22/03 There were 25 residents and one representative in attendance. There were no protests; however, the following interests, questions and concerns were raised:

1. One story homes on the west and north sides of the development.
2. Minimum 7,000 square foot lots
3. No open space is provided
4. Construct walls placed on Jones Boulevard to reduce noise
5. Drainage plan crucial
6. Six-foot perimeter landscaping
7. Speed bumps on Madre Mesa
8. School zones marked

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.63 Acres

B) Existing Land Use

Subject Property	Vacant
North	Across Peak Drive – single family residential
South	Across Middle Mesa Drive – undeveloped and single family residential
East	Across Jones Boulevard – undeveloped and single family residential
West	Undeveloped and single family residential

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	Across Peak Drive – R (Rural Density Residential)
South	Across Middle Mesa Drive – R (Rural Density Residential)
East	Across Jones Boulevard – R (Rural Density Residential)
West	R (Rural Density Residential)

D) Existing Zoning

Subject Property	U (Undeveloped)
North	Across Peak Drive – Unincorporated R-E (Rural Estates Residential)
South	Across Middle Mesa Drive – Unincorporated R (Rural Density Residential) and Unincorporated R-E (Rural Estates Residential)

East Across Jones Boulevard – Unincorporated R-E (Rural Estates Residential)
West Unincorporated R-E (Rural Estates Residential)

E) General Plan Compliance

The existing General Plan designation of the subject site is R (Rural Density Residential). However, the applicant is requesting to amend this land use designation to L (Low Density Residential). The proposed rezoning of R-1 (Single Family Residential) is consistent with this proposed General Plan designation; however, the staff is recommending denial of the proposed general plan amendment.

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

The request is not affiliated with any special district or zone, except that the site is within an area identified as a buffer for a Rural Preservation Neighborhood. Chapter 278 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown.

F) Interagency Issues

None

G) Zoning Code Compliance

Compliance with the Zoning Code will be addressed with the Site Plan Review.

GENERAL ANALYSIS AND DISCUSSION

The subject property is located within an area identified as a buffer for a Rural Preservation Neighborhood. The staff cannot identify nor has the applicant given any compelling reason for increasing this density of development.

FINDINGS

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

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

Since the existing General Plan designation of the subject site is R (Rural Density Residential), the proposal does not conform to the General Plan. However, the applicant is requesting to amend this land use designation to L (Low Density Residential). The proposed rezoning of R-1 (Single Family Residential) is consistent with this proposed General Plan designation; however, the staff is recommending denial of the proposed general plan amendment, since it does not advance the goals, objectives and policies of the plan and is not compatible with the surrounding area.

In addition, the site is within an area identified as a buffer for a Rural Preservation Neighborhood. Chapter 278 of the Nevada Revised Statutes stipulates the identification of a 330-foot transitional buffer around Rural Preservation Neighborhoods. Within these buffer areas, residential development density is limited to three dwelling units per acre, unless good cause is shown. This request would exceed that density.

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

There are 10 single-family lots that surround the property. The average lot size is 23,952 square feet, with the smallest lot being 19,732 square feet and the largest lot being 44,412 square feet. The net density of the development surrounding the subject property is 1.8 dwelling units per acre. The net density of the proposed development or 4.4 dwelling units per acre is 2.4 times the density of the existing development surrounding the property. Although the density of the existing surrounding development is much higher, the proposed zoning can be made compatible.

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

Staff knows of no compelling changes in the area or other factors that support rezoning the subject property.

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

Access to development on the tract is proposed from Madre Mesa Drive, which directly connects with Jones Boulevard. Jones Boulevard is an 80-foot wide secondary collector street. As an arterial street it is sufficient to handle traffic from the development.

NOTICES MAILED 119 by Planning Department

APPROVALS 3

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3520** APN: **138-14-702-003 & 009**

Name of Property Owner: **SCHNIDER ROBERT MRP FAMILY TRUST**

Name of Applicant: **SF INVESTMENTS**

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

_____ Yes

 X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: *Robert Schnider*

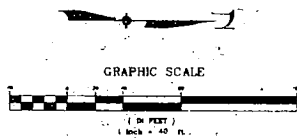
Print Name: **ROBERT SCHNIDER**

Subscribed and sworn before me

This 9 day of December, 2003

Diana L. Brady
Notary Public in and for said County and State





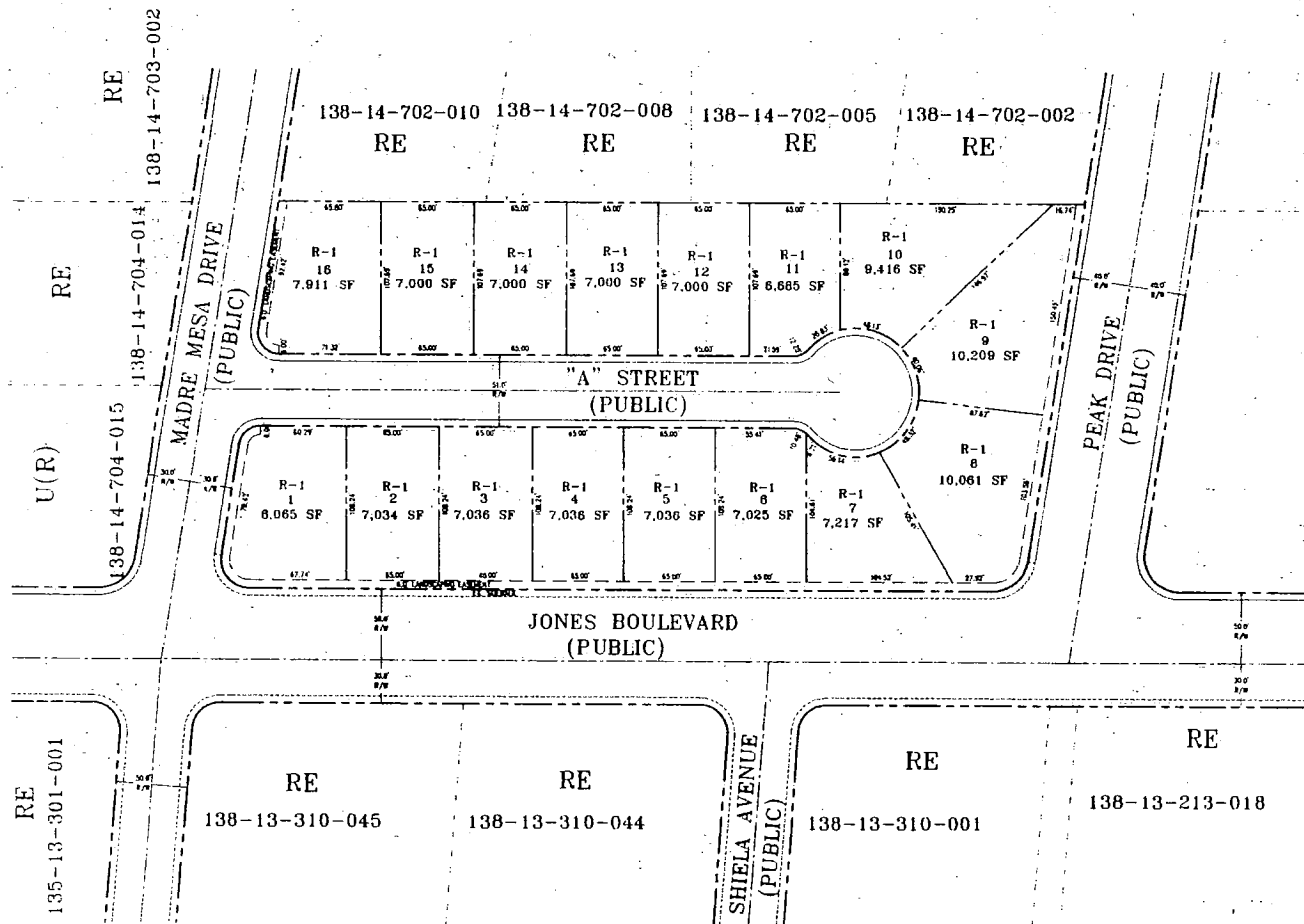
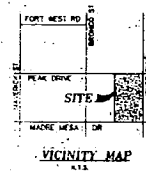
SITE DATA

PROPOSED USE: LOW DENSITY RESIDENTIAL
 AREA: 5.0 GROSS ACRES
 CURRENT GEN. PLAN DESIGNATION: RURAL RESIDENTIAL (3.5 UNITS/ACRE)
 PROPOSED GEN. PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3.5 UNITS/ACRE)
 PROPOSED UNITS: 18
 PROPOSED DENSITY: 3.5 UNITS/ACRE NET (3.2 UNITS/ACRE GROSS)
 MINIMUM LOT AREA: 6,565 SF
 AVERAGE LOT AREA: 7,000 SF

MIN LOT WIDTH: 65.00'
 MIN FRONT SETBACK: 20'
 MIN SIDE YARD SETBACK: 5'
 MIN CORNER SIDEYARD SETBACK: 15'
 MIN REAR YARD SETBACK: 15'
 MAX BUILDING HEIGHT: 2 STORES OR 35' (WHICHEVER IS LESS)

APN NUMBERS

APN: 138-14-702-003, 029



PROJ. NO. 138-001
 DESIGN: DPM
 DATE: 06/21/04
 SCALE: 1/8"=1'-0"
 CAD FILE: 138-001.dwg

SEAL: ENGINEER
 NAME: DAVID PATRICK BROWN
 EXP. DATE: 12/31/04
 CITY: CHULA VISTA
 STATE: CA
 LICENSE NO. 45678

CLIENT: BUNKER COMMONS II
 PROJECT: PEAK DRIVE & JONES BOULEVARD
 SHEET: SP
 OF 8 SHEETS

ZON-3520
1-22-04 PC

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-3515 AND ZON-3520 - PUBLIC HEARING - **SDR-3521 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST** - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation)] [PROPOSED: R-1 (Single Family Residential)], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

MOTION:

WEEKLY – APPROVED subject to conditions and amending Condition 3 to read as follows:

3. One story homes shall be constructed along the west and north sides of the development, *except for the northeast corner which is currently identified as Lot 8.*

– UNANIMOUS

MINUTES:

NOTE: See Item 128 [GPA-3515] for related discussion.

(4:12 – 4:34)

4-3650/5-1

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council
2. A rezoning from U (Undeveloped) (ZON-3520) to R-1 (Single Family Residential).

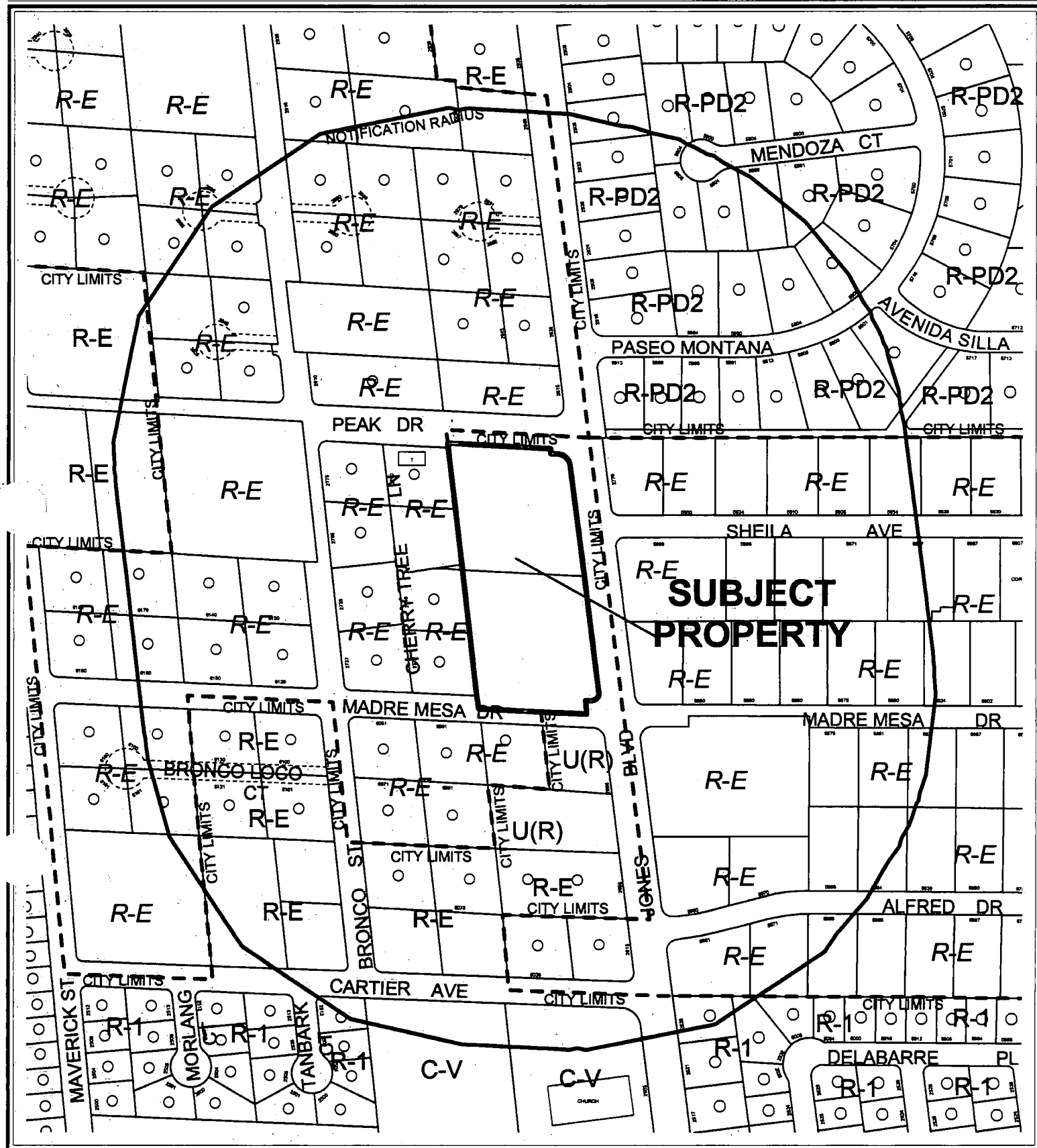
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 130 – SDR-3521

CONDITIONS – Continued:

3. One story homes shall be constructed along the west and north sides of the development.
4. A wall of maximum permitted height shall be constructed along all street frontages.
5. Six feet of perimeter landscaping located along all streets abutting the site.
6. School zones marked according to approved standards.
7. A landscape plan that delineates the proposed landscape materials submitted and approved by staff prior to preliminary map approval.

Public Works

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3520 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
10. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.



CASE: SDR-3521

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

0 200 400 Feet





CASE: SDR-3521

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL 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-3521 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council
2. A rezoning from U (Undeveloped) (ZON-3520) to R-1 (Single Family Residential).
3. One story homes shall be constructed along the west and north sides of the development.
4. A wall of maximum permitted height shall be constructed along all street frontages.
5. Six feet of perimeter landscaping located along all streets abutting the site.
6. School zones marked according to approved standards.
7. A landscape plan that delineates the proposed landscape materials submitted and approved by staff prior to preliminary map approval.

Public Works

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3520 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
10. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Review for a 16 lot single-family residential development on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard.

B) Applicant's Justification

An SDR is not required for this development, but one is being requested to assure surrounding neighbors' that their requests will be met.

BACKGROUND INFORMATION

A) Previous Actions

- 04/11/96 The City Council approved the annexation of the subject property by the action A-0001-96.
- 09/18/02 The City Council denied the request to amend the General Plan (GPA-0026-02) for the subject property from R (Rural Density Residential) to M (Medium Density Residential). The Planning Commission and Staff recommended denial.
- 09/18/02 A request to rezone the subject property from a U (Undeveloped) district to an R-3 (Medium Density Residential) district (Z-0050-02) was denied by the City Council. The Planning Commission and Staff recommended denial.
- 07/25/02 A request to vacate a portion of Peak Drive (VAC-0053-02) was abeyed by the Planning Commission.
- 01/22/04 The Planning Commission recommended approval of related items (GPA-3515 and ZON-3520).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #71/dds).

B) Pre-Application Meeting

- 11/13/03 The application requirements were reviewed, including need for a request to waive the Residential Preservation Neighborhood requirements. There also was a request that the site plan show perimeter landscaping as a common lot. The common lot is shown on the site plan.

C) Neighborhood Meetings

12/22/03 A neighborhood meeting was held as is required for the General Plan Amendment. There were 25 residents and one representative in attendance. There were no protests; however, the following interests, questions and concerns were raised:

1. One story homes on the west and north sides of the development.
2. Minimum 7,000 square foot lots
3. No open space is provided
4. Wall placed on Jones Boulevard to reduce noise
5. Drainage plan crucial
6. Six-foot perimeter landscaping
7. Speed bumps on Madre Mesa
8. School zones marked

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.63 Acres

B) Existing Land Use

Subject Property	Undeveloped
North	Across Peak Drive – single family residential
South	Across Middle Mesa Drive – undeveloped and single family residential
East	Across Jones Boulevard – undeveloped and single family residential
West	Undeveloped and single family residential

C) Planned Land Use

Subject Property	R (Rural Density Residential)
North	Across Peak Drive – R (Rural Density Residential)
South	Across Middle Mesa Drive – R (Rural Density Residential)
East	Across Jones Boulevard – R (Rural Density Residential)
West	R (Rural Density Residential)

D) Existing Zoning

Subject Property	U (Undeveloped)
North	Across Peak Drive – Unincorporated R-E (Rural Estates Residential)
South	Across Middle Mesa Drive – Unincorporated R (Rural Density Residential) and Unincorporated R-E (Rural Estates Residential)
East	Across Jones Boulevard – Unincorporated R-E (Rural Estates Residential)
West	Unincorporated R-E (Rural Estates Residential)

E) General Plan Compliance

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

INTERAGENCY ISSUES

None.

PROJECT DESCRIPTION

This project constitutes a conventional single-family residential subdivision with 16 single-family lots. Each lot is no less than 7,000 square feet. Access to the subdivision is proposed to be from Madre Mesa Drive by way of a cul-de-sac that provides access to the individual lots.

ANALYSIS

The site plan indicates the project will conform to the Standards of the R-1 (Single Family Residential) zoning district. It is, however, not consistent with the surrounding development.

B) General Analysis and Discussion

- Zoning

The development does not conform to the present zoning classification of U (Undeveloped) nor with the proposed General Plan designation of R (Rural Density Residential). The applicant proposes both to amend the General Plan designation and to L (Low Density Residential) and to rezone the subject property to R-1 (Single Family Residential). The proposed development would be consistent with these changes. The staff is recommending against these applications.

- Site Plan

All single-family dwellings are proposed to be either one- or two-story in height and have stucco exteriors with concrete tile roofs.

- Waivers

There are no waiver requests associated with this application.

- Landscape Plan

A landscape plan has not been submitted with this application. If this application is approved, a landscape plan for six-foot perimeter landscaping will need to be submitted for approval by staff prior to preliminary map approval.

- Elevation

One- and two-story single family homes

- Floor Plan

Variations of three floor plans are proposed. The homes would vary in size from 1747 square feet to 2532 square feet in either one or two stories in height. Each is depicted with three-car garages.

FINDINGS

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

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

There are 10 single-family lots that surround the property. The average lot size is 23,952 square feet, with the smallest lot being 19,732 square feet and the largest lot being 44,412 square feet. The net density of the development surrounding the subject property is 1.8 dwelling units per acre. The net density of the proposed development or 4.4 dwelling units per acre is 2.4 times the density of the existing development surrounding the property. The density of development is not consistent with the adjacent development.

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

The property is within the buffer of a Rural Preservation Neighborhood where the density of development is permitted to be no more than three dwelling units per acre, unless there are compelling reasons to increase the density. With the present density of development adjacent to the property at a density of development less than two dwelling units per acre and an existing land use classification that permits a density of development of up to 3.5 dwelling units per acre, any further increase in density would seemingly be contrary to the intent of the state enabling legislation governing a Rural Preservation Neighborhood. Therefore, the proposed development does not meet the requirements of the Nevada Revised Statutes.

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

Site access to the proposed development is from Madre Mesa Drive, which directly connects with Jones Boulevard. Jones Boulevard is an 80-foot wide secondary collector street. As an arterial street it is sufficient to handle traffic from the development without negatively impacting adjacent roadways or neighborhood traffic.

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

A landscape plan that delineates the proposed landscape materials will need to be submitted and approved by staff prior to preliminary map approval.

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

Design characteristics will be evaluated prior to issuance of building permits for each lot. The proposed street and lot layout create an orderly and aesthetic environment and will be compatible with other development in the area.

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

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

NOTICES MAILED 119 by Planning Department

APPROVALS 3

PROTESTS 1



SDR-3521
1-22-04 PC

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-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED - TOWN CENTER) on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (3-1-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL.

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****10****City Council Meeting****0****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****0****RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (3-1-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 72

MOTION:**MACK - APPROVED - UNANIMOUS****MINUTES:**

MAYOR GOODMAN declared the Public Hearing open for Item 131 [GPA-3516], Item 132 [SUP-3518] and Item 133 [SDR-3519].

ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of Richmond American Homes. This property is sandwiched between Sunny Springs, Tule Springs and Elkhorn Roads. Although master planned for commercial use, the island property is the entryway into Elkhorn Springs and more suited for residential development. Commercial's inappropriateness is evidenced by the lack of access off of Sunny Springs, limited access to Elkhorn Road as a result of the raised US95 overpass and limited access to Tule Springs Road. The density of eight units per acre raised concerns which were addressed by working with neighbors to redesign the site to create five feet of landscaping

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 131 – GPA-3516

MINUTES – Continued:

and a 37-foot street buffering those homes. There are thirteen homes along the boundary and the proposal is for nine homes with the only ingress/egress onto Tule Springs. The project is compatible with the residential neighborhood.

TODD FARLOW, 240 N. 19th Street, concurred with staff that the project should be rejected and the developer needs to take lessons from Carina Homes.

GEORGE LEAF, 8221 Bluff Creek, spoke on behalf of the Elkhorn Community Homeowners Association and Wildflower II Neighborhood Association, regarding concerns with the loss of commercial in the Town Center Plan. A lot of work was done to create that Plan and the changes make that effort a waste. There are a lot of homes that need supporting commercial development. A small commercial development would fit on this land. As for the design, the buffer proposed would still place homes along the bedrooms of existing homes and the density is greater than what exists. Where that greater density already exists within the community, the ratio of rental units is higher. There is a primitive ditch in the vicinity that creates a drainage problem, especially given the land slope in the area. There is significant landscaping that is maintained by the homeowners association. He would request some type of protection of that investment. The lighting adjacent to existing homes needs to be low to reduce the impact.

STEVEN "CAPTAIN TRUTH" DEMPSEY expressed nervousness with general plan amendments, given the effort contributed to formulate such plans. Staff recommended denial of all three applications and he encouraged the Council follow that recommendation. Eight units per acre would be comparable to a large condominium.

TOM McGOWAN, Las Vegas resident, noted that developmental plans are impressive and well-represented by speakers such as ATTORNEY GRONAUER, but the question is how much weight is given to public input and the wishes of the neighbors. He would like to see such databased information. Nothing in these applications addresses the need for mass transit to reach the proposed development.

COUNCILMAN MACK responded that the residential land equals or out values commercial land. He directed staff to prepare an evaluation of Town Center, given the changes made and conversion of commercial to residential. It has been his belief that too much commercial was included in Town Center and that is being proven by the vacancies within existing commercial projects even before full build-out of commercial in Town Center. Evolution of Town Center includes Cliff's Edge commercial, the S-Curve, Kyle Canyon Gateway commercial and other commercial additions. The City will be adding 7300 acres to be developed. The study will support his belief. Transportation is something he and COUNCILMAN BROWN always focus on and is helped by the beltway being ahead of schedule, Question 10 money, the MAX Civic bus proposed for the Rancho Corridor and intermodal connections with the MAX system, monorail and the current bus system.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 131 – GPA-3516

MINUTES – Continued:

As far as density and commercial, he utilized the map to demonstrate the commercial zone based on the corner at a section-line road. However, given today's demarcation, a residential tie-in makes more sense. As an abutting neighbor, he would prefer residential uses over the intrusion of activities related to major commercial development. As for the density concerns, he discussed a covenant to prevent purchase or anything other than occupancy. ROBERT GENZER, Director of Planning and Development Department, outlined conditions imposed on fourplex units preventing purchase of the entire building for rental purposes. The concern would be with enforcement. ATTORNEY GRONAUER stated that Richmond American has a policy that prevents a buyer from purchasing more than one home. They do not want to see investors putting up rental signs that do not assist in the value of the community. This is a policy consistent with all the builders his office represents. Other incentives are in place with the developer to discourage investment of that type.

COUNCILMAN MACK assured MR. LEAF that a drainage study will be part of the project to address his concern regarding the ditch. The wall and landscaping on Sunny Springs was reviewed by ATTORNEY GRONAUER. The landscaping is per an easement document which does not allow curb cuts on Sunny Springs and will be preserved. He accepted that a block wall can be installed prior to beginning construction of the development as a condition along with low-level lighting along the east boundary of the property, subject to approval of Public Works.

COUNCILMAN MACK discussed with ATTORNEY GRONAUER that the compromise to relocate the homes on the site plan provided a greater buffer than a single-story restriction. This is all a two-story product. MR. LEAF asked if the density could be reduced. The Briar Hill within the Association is this type of density and is elbow-to-elbow. COUNCILMAN MACK answered that the City has to provide different levels of affordability. ATTORNEY GRONAUER stated that the homes will be priced from \$225,000 before options and upgrades and across the 42-foot distance the side of these homes, without balconies, will face the existing homes. The landscaping buffer proposed will include trees as identified in conjunction with the neighbors and it would be agreeable to double the number of trees. MR. LEAF requested 24-inch box trees. ATTORNEY GRONAUER and COUNCILMAN MACK agreed, subject to administrative approval of what fits. MAYOR GOODMAN suggested use of Alley Elm drought-resistant, shady trees. COUNCILMAN BROWN advised to be careful with the trees because of the impact of falling leaves into neighbors' pools.

Lastly, ATTORNEY GRONAUER verified that he would agree to a condition that the wall will conform to that already constructed.

COUNCILMAN MACK stated that the lack of access and future overpass make the parcel difficult to develop as a commercial project.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 131 – GPA-3516

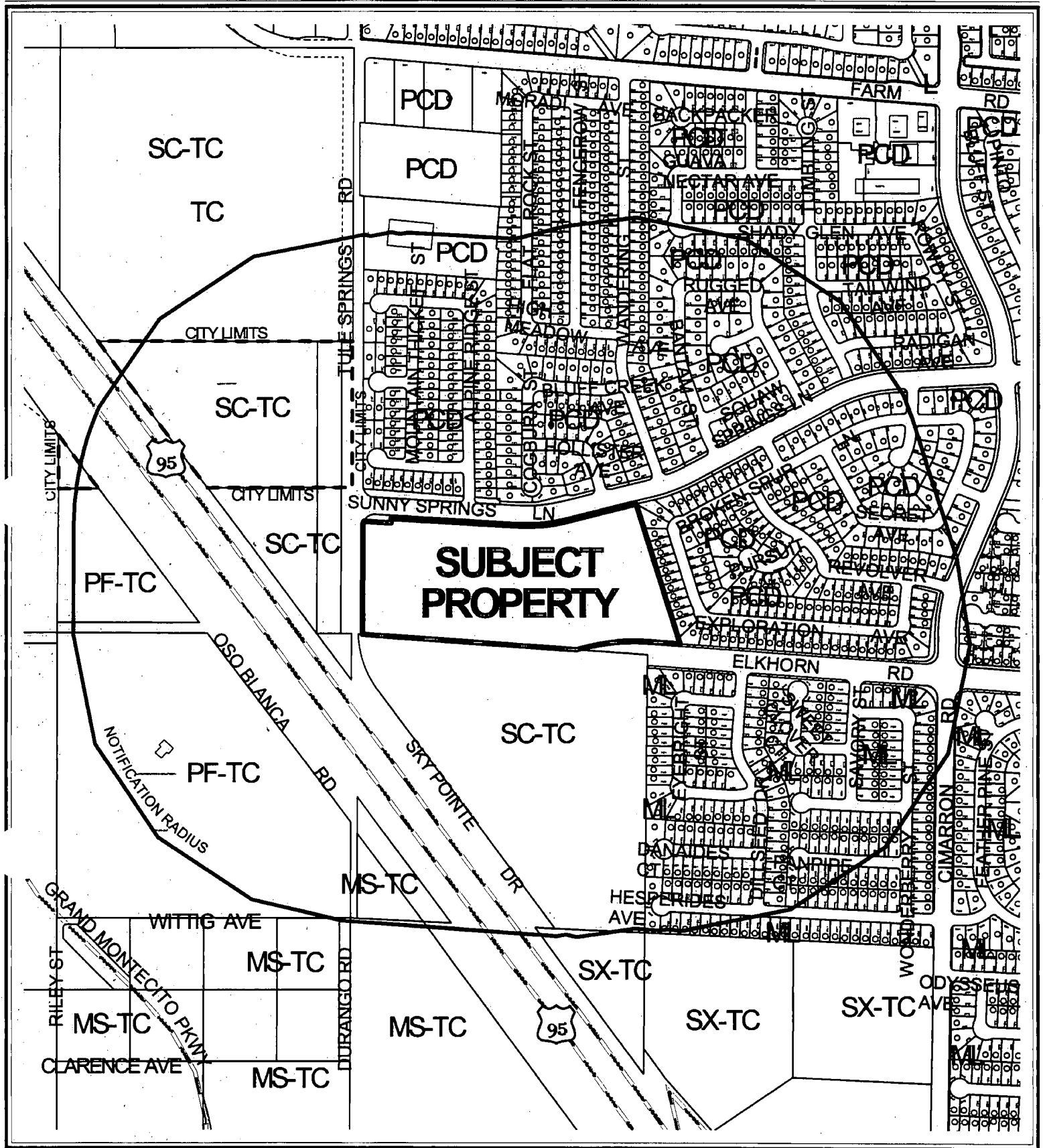
MINUTES – Continued:

MAYOR GOODMAN declared the Public Hearing closed for Item 131 [GPA-3516], Item 132 [SUP-3518] and Item 133 [SDR-3519].

NOTE: All discussion for Item 131 [GPA-3516], Item 132 [GPA-3516] and Item 133 [SDR-3519] was held under Item 131 [GPA-3516].

(4:34 – 5:02)

5-708



CASE: GPA-3516

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

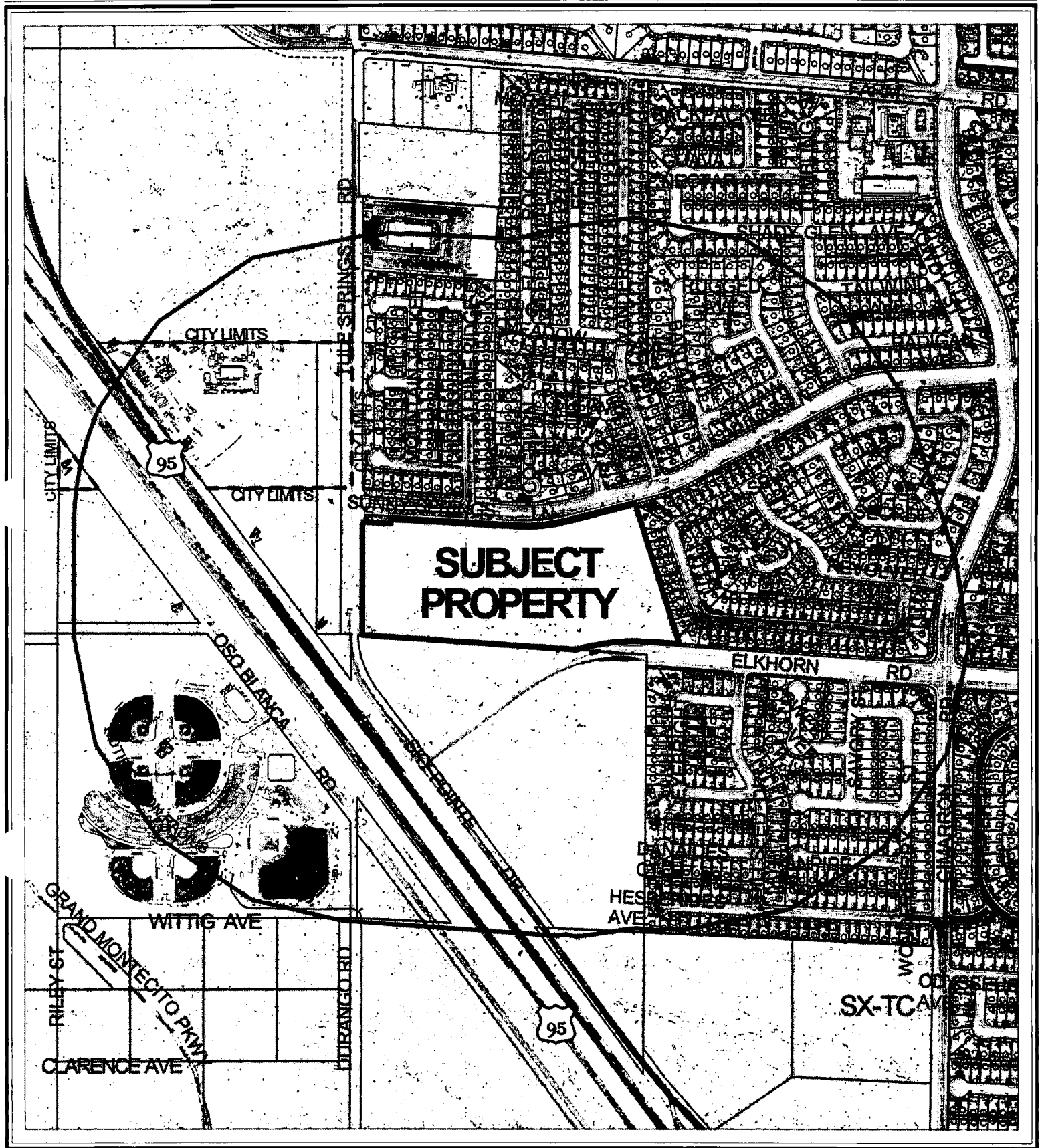
MLA-TC (MEDIUM LOW ATTACHED - TOWN CENTER)

0 400 800 Feet



131





CASE: GPA-3516

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC-TC (SERVICE COMMERCIAL - TOWN CENTER)

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

MLA-TC (MEDIUM LOW ATTACHED - TOWN CENTER)

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP

**** CONDITIONS ****

The Planning Commission (3-1-1 vote on a motion for approval) failed to obtain a super majority vote which is tantamount to DENIAL. Staff recommends DENIAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to change the General Plan land use designation of a 17.51-acre tract of land located at the southeast corner of Sunny Springs Lane and Tule Springs Road from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center). Applications for a Special Use Permit (SUP-3518) and Site Development Review (SDR-3519) accompany this application.

BACKGROUND DATA:

- | | |
|----------|---|
| 08/07/85 | The City Council approved the Community Profiles of the City of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Rural Density Residential land uses with a maximum density of three dwelling units per acre. |
| 03/12/92 | The Planning Commission approved the three Land Use Sector Maps of the General Plan. |
| 05/24/99 | The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the City of Las Vegas General Plan, which replaced the Northwest Sector Map. The Planning Commission and Staff recommended approval. |
| 09/06/00 | The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly Developing Area as described in the Plan. The Planning Commission and Staff recommended approval. |
| 11/07/01 | The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100. The Planning Commission and Staff recommended approval. |
| 02/19/03 | The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for TC (Town Center) land uses. The Planning Commission and Staff recommended approval. |
| 01/22/04 | The Planning Commission recommended approval of related items (SUP-3518 and SDR-3519). |
| 01/22/04 | The Planning Commission voted 3-1-1 on a motion for approval failed to obtain a super majority which is tantamount to DENIAL (PC Agenda Item #72/dd). |

DETAILS OF APPLICATION REQUEST

Site Area: 17.51 Acres

EXISTING LAND USE

Subject Property Undeveloped
North Across Sunny Springs Lane – Single family residential
South Undeveloped
East Single family residential
West Across Tule Springs Road – Undeveloped

PLANNED LAND USE

Subject Property SC-TC (Service Commercial-Town Center)
North Across Sunny Springs Lane – PCD (Planned Commercial Development)
South SC-TC (Service Commercial-Town Center)
East PCD (Planned Commercial Development)
West Across Tule Springs Road – SC-TC (Service Commercial-Town Center)

EXISTING ZONING

Subject Property T-C (Town Center)
North Across Sunny Springs Lane – R-CL
South T-C (Town Center)
East R-PD6
West Across Tule Springs Road

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

DEFINITIONS

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

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

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

INTERAGENCY ISSUES

SPECIAL PLAN AREA

The subject site is located within the Town Center area. The effect of this Special Plan area on this application and the area affected by this application is addressed in the Analysis section below.

ANALYSIS

The applicant's reasons for the amendments are generally expressed in a series of statements as follows: "...the uses to the north, northeast and east of the proposed site currently carry a General Plan designation of MLA." "The rapid-paced growth in this area would be conducive to amending the General Plan to MLA for this parcel as well." The applicant goes on to say, "The request for a General Plan Amendment from SC to MLA, in theory does not promote the objectives of the Town Center General Plan." The staff does not agree that the reasons justify a General Plan amendment. The following analysis discusses these reasons and other issues.

The areas to the north, northeast and east of the subject property actually carry a General Plan designation of PCD (Planned Community Development) for existing residential developments of R-CL (Single Family Compact Lot) and R-PD6 (Residential Planned Development – 6 Units Per Acre). These adjacent residential areas developed with full knowledge that the subject site is designated for commercial uses.

The Town Center development standards were designed with the expressed intent of providing for suitable buffers at the edges between opposing land uses. By application of the Town Center standards, commercial development on the subject tract should not be detrimental to the residential area.

The Centennial Hills Sector Plan was carefully conceived with a balance of commercial and residential development. Most of the commercial development was designated for the Town Center area to avoid scattered sites of commercial development throughout the Centennial Hills area. The amount of commercial area set aside is based on the amount of sales dollars derived from the estimated population for the Centennial Hills area to support the commercial development. Since 1999, 270 acres of commercially designated land has been converted to residential development. This equates to an estimated loss of three million square feet of commercial floor space. The result of this action and any further action to reduce the commercial area in Town Center is to increase the pressure for the equivalent amount of area to be scattered about the Centennial Hills area in direct conflict with the intent of the Centennial Hills Sector Plan.

FINDINGS

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

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

The proposed amendment would be compatible with the existing adjacent land uses designations. Residential development is generally considered to be a less intense use than commercial. The proposed amendment, however, cannot be supported since it is inconsistent with General Plan goals, objectives and policies related to the Town Center area.

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

The zoning designations of residential that are permitted in a MLA-TC land use classification would be compatible with existing adjacent land uses. Residential land uses are generally less intense than commercial land uses.

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

There are adequate transportation, recreation, utility, and other facilities to accommodate the uses proposed by the proposed General Plan amendment. Sunny Springs Lane and Tule Springs Road would provide adequate access for the residential development; elementary and middle schools, neighborhood and regional parks, a fire station, and a proposed fire station are located within one mile to the east of the site along Buffalo Drive and Elkhorn Road.

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

The policies for the development of the Centennial Hills Sector are outlined in the Centennial Hills Sector Plan. Section 1.2.2 (page 2) states:

“The concept of locating (non-residential) types of activities in a defined area is seen as an acceptable alternative to standard development that usually is widely dispersed. As a result of concentrating intensive commercial in one area (Town Center) the preservation of residential areas will be enhanced. Necessary commercial, service and employment opportunities will be readily available without intruding into northwest residential neighborhoods.”

As discussed in the Analysis section above, the proposed amendment would not be consistent with the Centennial Hills Sector Plan.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

12/22/03 There were 11 residents in attendance. The residents did not object to the General Plan amendment; however, they had other concerns that will be addressed with the accompanying applications.

NOTICES MAILED: 729 by Planning Department

APPROVALS: 0

PROTESTS: 10

PLANNING &
DEVELOPMENT

GPA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-3516** APN: 125-16-410-002

Name of Property Owner: UPTOWN L P

Name of Applicant: RICHMOND AMERICAN HOMES

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

Yes

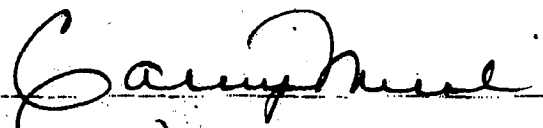
No

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

City Official: _____

Partner(s): _____

APN: _____

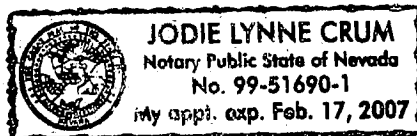
Signature of Property Owner/Authorized Agent: 

Print Name: CAROLYN MICH'L

Subscribed and sworn before me

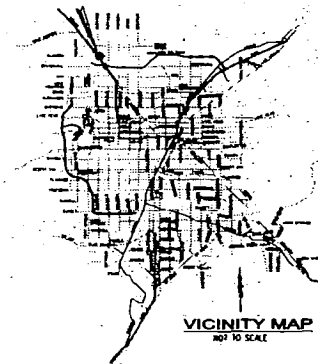
This 10th day of November, 2003

Notary Public in and for said County and State

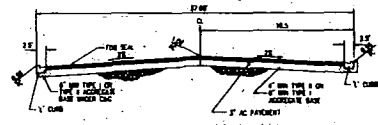


ELKHORN / TULE SPRINGS

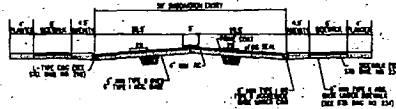
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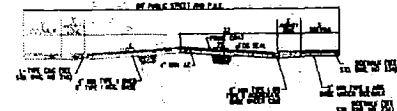
VICINITY MAP
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS



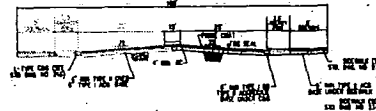
50' PRIVATE ENTRY SECTION
NOT TO SCALE
PER TOWN CENTER & CITY OF LAS VEGAS DEVELOPMENT STANDARDS



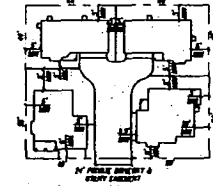
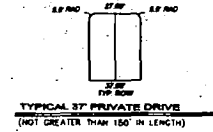
50' PUBLIC STREET SECTION (TULE SPRINGS RD.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS (TOWN CENTER ARTERIAL)



50' STREET SECTION (SUNNY SPRINGS LN.)
NOT TO SCALE (EXISTING FULLY IMPROVED)



100' PUBLIC STREET SECTION (ELKHORN RD.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS (TOWN CENTER PRIMARY ARTERIAL)



COURT DETAIL (TYPICAL)
1" = 40'

APN: 125-16-415
OWNER: SUNNY SPRINGS
PARCEL 5A
ZONE: R-PDS
LANDUSE: TC-MIA

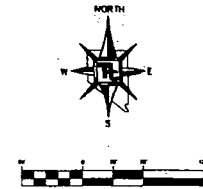
APN: 125-16-414
OWNER: ELKHORN SPRINGS
PARCEL 5A
ZONE: R-PDS
LANDUSE: TC-MIA

APN: 125-16-418
OWNER: ELKHORN SPRINGS
PARCEL 5A
ZONE: R-PDS
LANDUSE: TC-MIA

APN: 125-17-802-007
OWNER: AMERICAN GEAR
REDUCTION INC.
LANDUSE: TC-SC

TULE SPRINGS RD

SUNNY SPRINGS LN



DEVELOPER
RICHMOND AMERICAN HOMES
7250 WEST WASH DRIVE
LAS VEGAS, NEVADA 89128

OWNERS
LPTOWN L.P.
7250 TULE SPRINGS RD.
LAS VEGAS, NEVADA 89131

ASSESSORS PARCEL NUMBER:
125-16-410-002

OVERALL TABULATIONS

EXISTING ZONING: TOWN CENTER
EXISTING LAND USE: SERVICE COMMERCIAL
PROPOSED LAND USE: MEDIUM-LOW ATTACHED RESIDENTIAL
GROSS ACREAGE: 17.51 ACRES +/-
LOT COUNT: 148
DENSITY: 8.32 DUA +/-
OPEN SPACE REQUIRED: 2.3 ACRES (100,185 SF)
OPEN SPACE PROVIDED: 2.37 ACRES +/- (103,155 SF)

FUTURE ELKHORN ALIGNMENT / OVERPASS

LOCATION OF CONNECTION TO ELKHORN PORTION TO BE GROUND AT LINE OF OVERPASS CONSTRUCTION

TEMPORARY CONSTRUCTION EASEMENT

OVERPASS GATE

REVISED
1.16.04

GPA-3516

RICHMOND AMERICAN HOMES
LAS VEGAS, NEVADA
(702) 240-3600

SITE PLAN TO ACCOMPANY
G.P.A. / S.D.P.R. / S.U.P.
ELKHORN / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

DATE: 1/16/2004

DRAWN BY: DAVID GIBSON

SCALE: 1" = 40'

CHECKED BY: J. GIBSON

DATE: 1/16/2004

SCALE: 1" = 40'

DATE: 1/16/2004

SCALE: 1" = 40'

DATE: 1/16/2004

SCALE: 1" = 40'

DATE: 1/16/2004

SCALE: 1" = 40'

DATE: 1/16/2004

SCALE: 1" = 40'

DATE: 1/16/2004

SCALE: 1" = 40'

ELKHORN / TULE SPRINGS

[illegible]

	CEREUS FLOWERBLOSS	34" BOX	17
	ANEMONE BIANCO OSA BIANCO	15" BOX	17
	ANEMONE BIANCO BIANCO	15" BOX	17
	ANEMONE BIANCO BIANCO	15" BOX	17
	ANEMONE BIANCO BIANCO	15" BOX	17
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	ANEMONE BIANCO BIANCO	15" BOX	17
	ANEMONE BIANCO BIANCO	15" BOX	17
	ANEMONE BIANCO BIANCO	15" BOX	17
	ANEMONE BIANCO BIANCO	15" BOX	17

<u>SPECIFIC NAME</u>	<u>SIZE</u>
BORDERIA COMMON NAME	

[illegible]

7250 WEST PEAK DRIVE
STE. 212

LAS VEGAS, NEVADA 89128

7202 TULF SPRINGS RD.
LAS VEGAS, NEVADA 89131

ASSESSORS

125-16-410-002

EXISTING ZONING	FORM CENTER
EXISTING LAND USE	STREET CORNER

PROPOSED LAND USE _____
 MEDIAN-LOW ATTITUDE
 RESIDENTIAL

OPEN SPACE REQUIRED ----- 1.5 ACRES (78,400

OPEN SPACE PROVIDED: 1.35 ACRES +/-

7

100



10



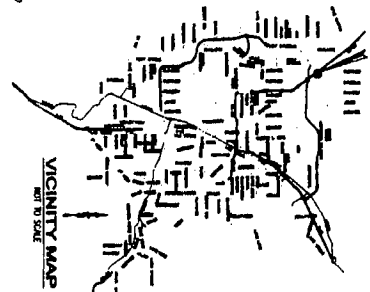
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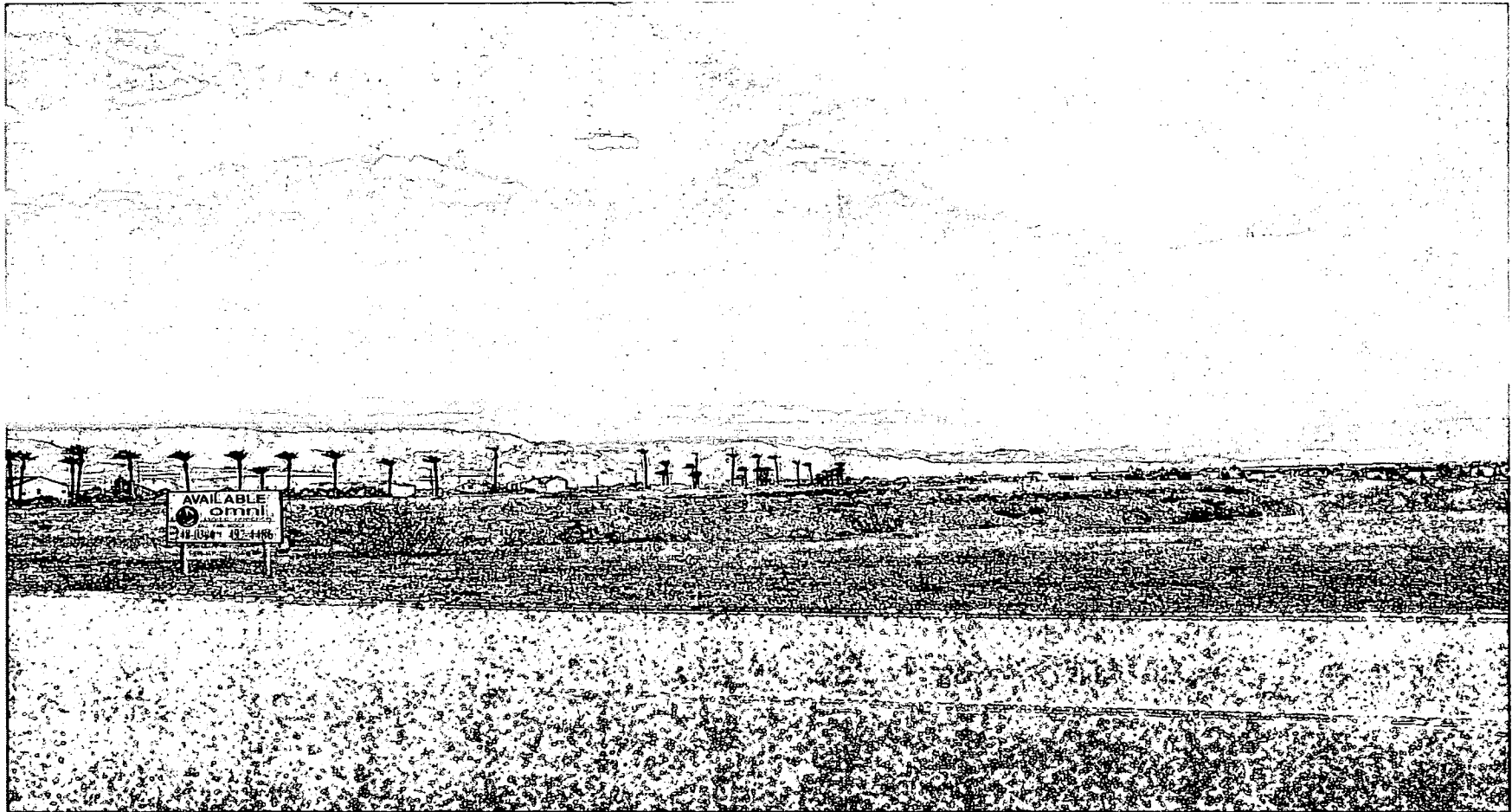
SAT



ELKHORN / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA


TETRA TECH, INC.
INFRASTRUCTURE SERVICES GROUP

1
1
1



GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



**GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION**

1/2/04

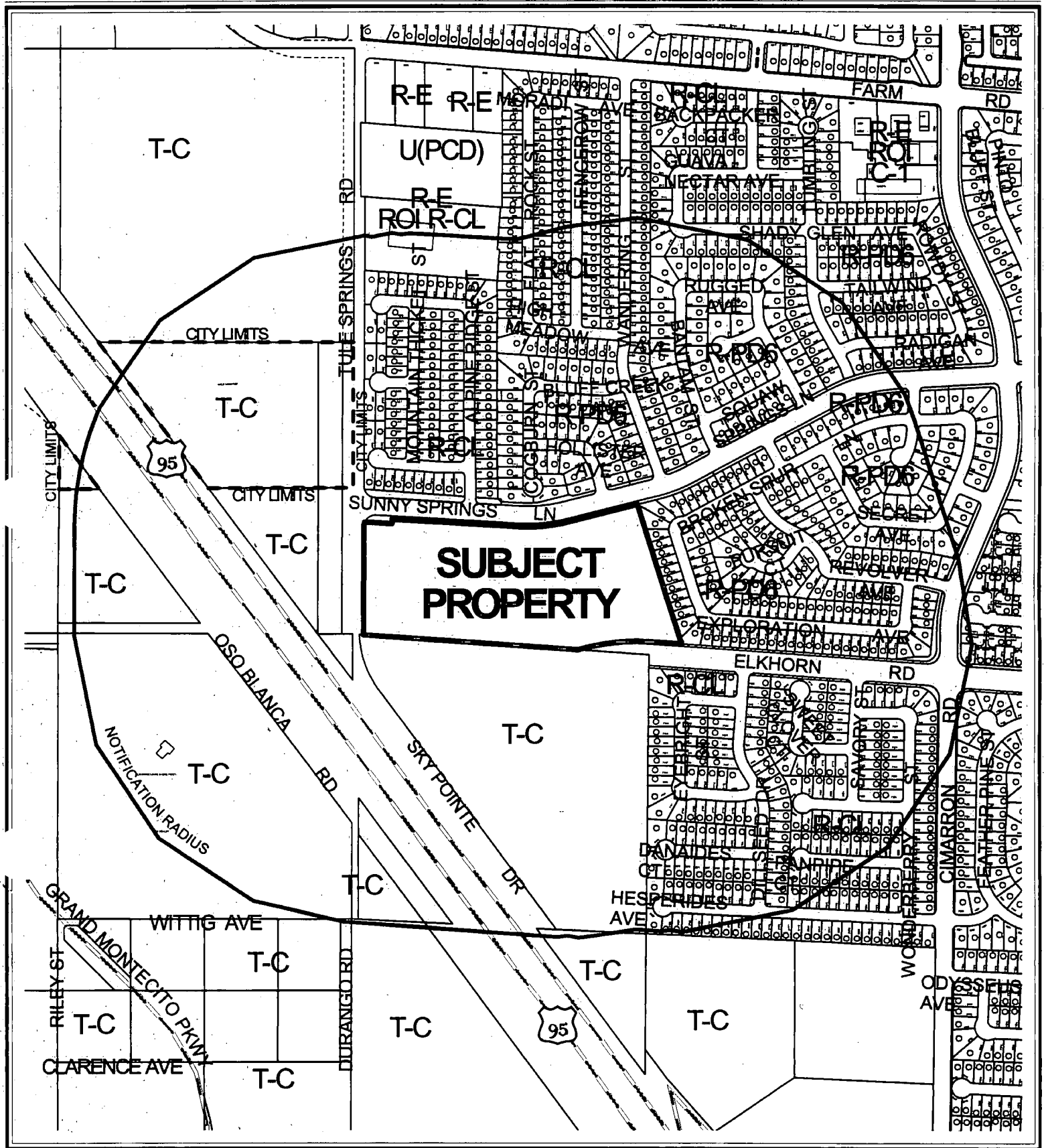
CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 132 – ZON-3518

CONDITIONS – Continued:

3. A Site Development Plan Review (SDR-3519) 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. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
5. 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.
6. 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.
7. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3519 and all other subsequent site-related actions.



CASE: SUP-3518

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)

0 400 800 Feet



132





AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (3-1-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit
3. A Site Development Plan Review (SDR-3519) 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. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
5. 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.
6. 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.
7. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3519 and all other subsequent site-related actions.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a special use permit for a "gated subdivision with private streets" within Town Center adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road. Applications for a General Plan Amendment (GPA-3516) and Site Development Review (SDR-3519) accompany this application.

B) Applicant's Justification

The applicant states the design, as submitted, is comparable to the development adjacent to this site and would be more conducive to the surrounding area than the Service Commercial development originally intended for this parcel."

BACKGROUND INFORMATION

A) Previous Actions

- 05/23/97 Temporary commercial permit for a temporary selection trailer was issued by the Planning and Development Department.
- 06/9/97 A site development review for a proposed option and landscape center SD-5-97 approved administratively by the Planning and Development Department.
- 07/10/97 A site development review for a Watt Homes home buyers option and landscape center Z-0075-90 (16) was approved by the Planning Commission.
- 05/27/99 A tentative map for a commercial subdivision (TM-0013-99) approved by the Planning Commission. Staff recommended approval.
- 01/22/04 The Planning Commission failed to obtain a super majority vote which is tantamount to denial of the related General Plan Amendment (GPA-3516); they recommended approval of the related Site Development Plan Review (SDR-3519).
- 01/22/04 The Planning Commission voted 3-1-1 to recommend APPROVAL (PC Agenda Item #73).

B) Pre-Application Meeting

- 11/21/03 Staff discussed the requirements for a special use permit.

C) Neighborhood Meetings

12/22/03 There were 11 residents in attendance of the required neighborhood meeting for the accompanying General Plan amendment (GPA-3516). The residents did not object to the General Plan amendment; however, they had concerns, which are listed as follows:

1. Adjacent residents do not want the development to have access to Sunny Springs Lane
2. Concern about drainage in the area
3. A 30-foot buffer was previously proposed along the eastern property line within which was to be located a trail. A road along the eastern boundary was discussed as an alternative.
4. Concern about two story homes backing up to the eastern boundary, at a higher elevation, overlooking the homes directly to the east.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 17.51

B) Existing Land Use

Subject Property	Undeveloped
North	Across Sunny Springs Lane – Single family residential
South	Undeveloped
East	Single family residential
West	Across Tule Springs Road – Undeveloped

C) Planned Land Use

Subject Property	SC-TC (Service Commercial-Town Center)
North	Across Sunny Springs Lane – PCD (Planned Commercial Development)
South	SC-TC (Service Commercial-Town Center)
East	PCD (Planned Commercial Development)
West	Across Tule Springs Road – SC-TC (Service Commercial-Town Center)

D) Existing Zoning

Subject Property	T-C (Town Center)
North	Across Sunny Springs Lane – R-CL
South	T-C (Town Center)
East	R-PD6
West	Across Tule Springs Road – TC

E) General Plan Compliance

This site is located in Town Center of the Centennial Hills Sector and designated for service commercial uses meeting Town Center development standards. A gated residential development with private streets is not permitted in this land use classification. For this reason, the applicant has requested a change in the land use classification to MLA-TC (Medium-Low Attached Town Center). A gated residential development with private streets is permitted in this classification; however, that staff has recommended this change in land use be denied (see staff report for GPA-3516).

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

According to the *Master Plan Transportation Trails Element*, A multi-use transportation trail is required through this property. The trail is an outer loop trail that extends around Town Center. The Trails Element shows this trail extending around the east and north sides of the tract, but the applicant prefers to place the trail around the south and west sides. Either location provides access through the property and meets the intent of the Trails Element. Its connection to the trail extending over the future Elkhorn Overpass of U.S. 95 will be accomplished when the bridge is designed and constructed.

ANALYSIS

A) Zoning Code Compliance

Compliance with the Zoning Code is addressed in the staff report for the accompanying application for site plan review (SDR-3519).

B) General Analysis and Discussion

- Zoning

The subject site is currently designated TC (Town Center). A gated residential development with private streets is permitted in this zoning district.

- Use

The proposed use is a “gated community with private streets.” It is allowed in all residential zoning districts, subject to the conditions listed below.

- Conditions

The conditions for a “gated communities with private streets” are:

1. Abutting public street stubs from previously approved adjacent development shall be terminated in a cul-de-sac or shall be extended to connect to another public street.
2. Gated communities not taking access directly off an arterial roadway shall have a minimum of two active gated entrances. Additional gated entrances may be required to disperse that traffic throughout the street network
3. Consideration must be given to previously approved grading plans and drainage studies to assure minimum impact to existing and future developments.

The proposed development appears to comply with the standards for a gated community. The over-riding concern is the proposed residential use, which is not appropriate for the area. Single family residential development does not advance Town Center objectives.

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 land use of single-family dwellings may be harmonious and compatible with existing surrounding land uses, as the adjacent properties are presently developed with single-family dwellings. However, the request does not advance the long term goal objectives and policies for Town Center.

The future Elkhorn Road overpass of U.S. Highway 95, which will elevate above the residences along the south side of the property, may result in traffic conditions that are somewhat unfavorable to the residents.

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

The property is physically suitable for residential development, although, as stated above, the future Elkhorn Road overpass of U.S. Highway 95, which will elevate above the residences, may result in traffic conditions that are somewhat unfavorable to the residents.

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.”**

Two streets, Sunny Springs Lane and Tule Springs Road, provide access to this property. Both streets are adequate in size to accommodate the traffic from the proposed development.

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."**

As discussed in the accompanying application for a General Plan amendment, the proposed residential development is inconsistent with the overall objectives of the General Plan. However, the requested Special Use Permit does not exacerbate this inconsistency.

NOTICES MAILED 732 by City Clerk

APPROVALS 0

PROTESTS 2

VAR

PLANNING & DEVELOPMENT



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-3518** APN: 125-16-410-002

Name of Property Owner: UPTOWN L P

Name of Applicant: RICHMOND AMERICAN HOMES

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

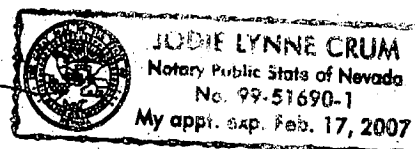
Signature of Property Owner/Authorized Agent

Print Name:

Subscribed and sworn before me

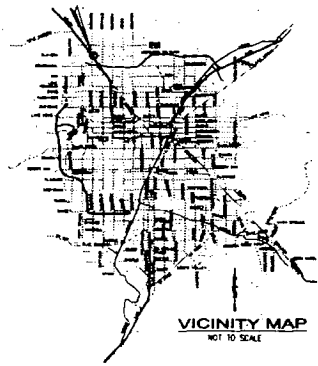
This 10th day of November 2003

Notary Public in and for said County and State

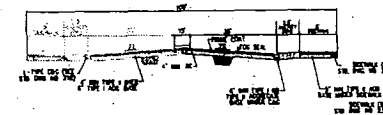
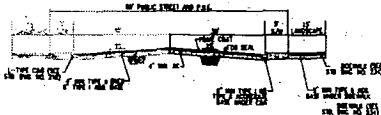
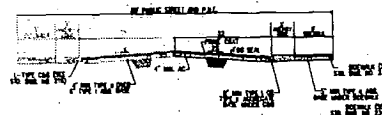
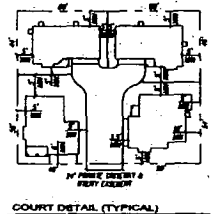
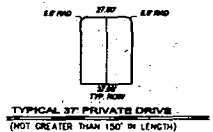
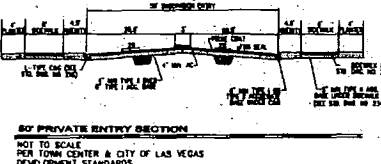
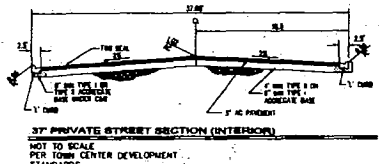
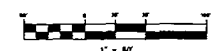


ELKHORN / TULE SPRINGS

PROJECT SITE



VICINITY MAP
NOT TO SCALE



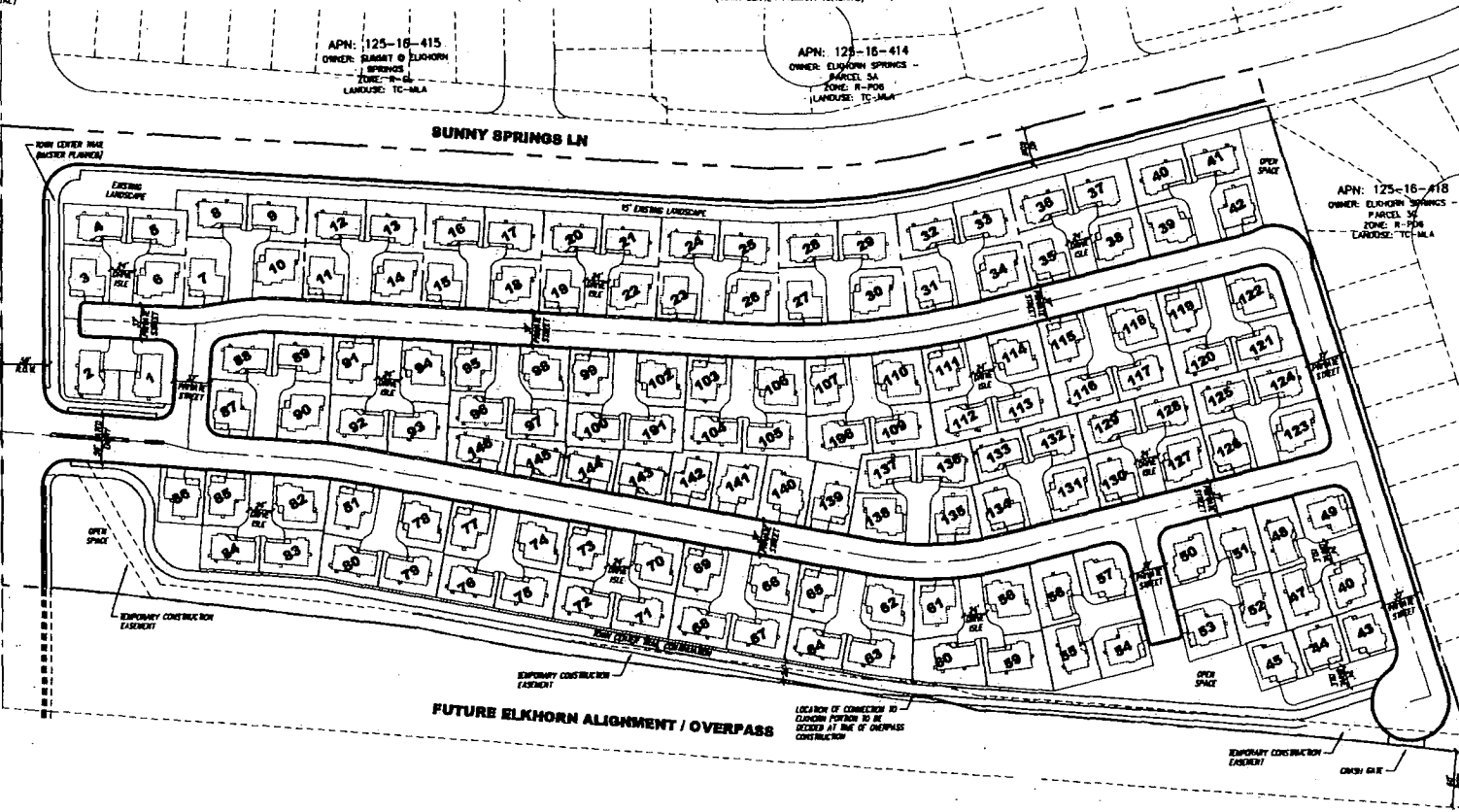
APN: 125-15-415
OWNER: SUNSHINE & ELKHORN SPRINGS
ZONE: R-PDS
LANDUSE: TC-MIA

APN: 125-15-414
OWNER: ELKHORN SPRINGS
PARCEL: 5A
ZONE: R-PDS
LANDUSE: TC-MIA

APN: 125-15-418
OWNER: ELKHORN SPRINGS
PARCEL: 5C
ZONE: R-PDS
LANDUSE: TC-MIA

APN: 125-17-802-007
OWNER: RICHMOND AMERICAN HOMES
REDAVELOPMENT INC.
LANDUSE: TC-MIA

TULE SPRINGS RD



DEVELOPER
RICHMOND AMERICAN HOMES
1250 WEST PEARL DRIVE, SUITE 217
LAS VEGAS, NEVADA 89178

OWNERS
OPTIMUM L.P.
7000 TULE SPRINGS RD
LAS VEGAS, NEVADA 89131

ASSESSORS PARCEL NUMBER:
125-15-410-002

OVERALL TABULATIONS
EXISTING ZONING: TOWN CENTER
EXISTING LAND USE: SERVICE COMMERCIAL
PROPOSED LAND USE: MEDIUM-LOW ATTACHED RESIDENTIAL
GROSS AREA: 17.51 ACRES +/-
LOT COUNT: 148
DENSITY: 8.33 DUA +/-
OPEN SPACE REQUIRED: 2.3 ACRES (100,188 SF)
OPEN SPACE PROVIDED: 2.37 ACRES +/- (102,155 SF)

REVISED
1.16.04

SUP-3518

RICHMOND AMERICAN HOMES
1250 WEST PEARL DRIVE, SUITE 217
LAS VEGAS, NEVADA 89178
(702) 740-9600

SITE PLAN TO ACCOMPANY
G.P.A. / S.D.P.R. / S.U.P.

ELKHORN / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

P02243-0020

1
1 0 1
DATE: 01/16/04

TULE SPRINGS RD

ELKHORN / TULE SPRINGS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
--------	-----------------------	------	------

	CATALPA FLORIBUNDA CHICLITA	24" BOX	77
	PROPERO GUAJALOA BALANCO FERNANDES REAS MONTE ROSARIO	15" BOX	77
	GUATEMALEA VERIZOTA NORONHA LINE ONE	15" BOX	77
	BRASSICA VERIZOTA FERNANDES MONTE ROSARIO	25" BOX	77

BOTANICAL/COMMON NAME	SIZE
...	...

[illegible]

RODMOND AMERICAN HOMES
7250 WEST PEAK DRIVE

RICHMOND AMERICAN HOMES
7750 WEST PEAR DRIVE
STE. 212
LAS VEGAS, NEVADA 89128

UP TOWN L.P.
7202 HALF SPRINGS

UP TOWN L.P.
7702 HALF SPRINGS RD.
LAS VEGAS, NEVADA 89131

NUMBER: 135-16-110-003

NUMBER:
125-16-410-002

EXISTING ZONING—
EXISTING LAND USE

PROPOSED LAND USE

OPEN SPACE REQUIREMENTS SPACE PROVIDED

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A hand-drawn diagram of a triangle. A dashed line extends from one of the vertices, likely representing an exterior angle or a line of extension.

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16-56483-1

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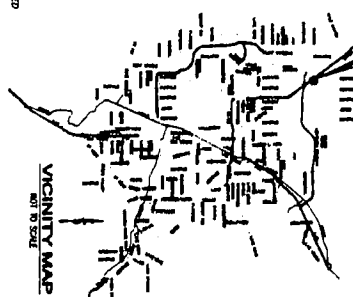
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VICINITY MAP
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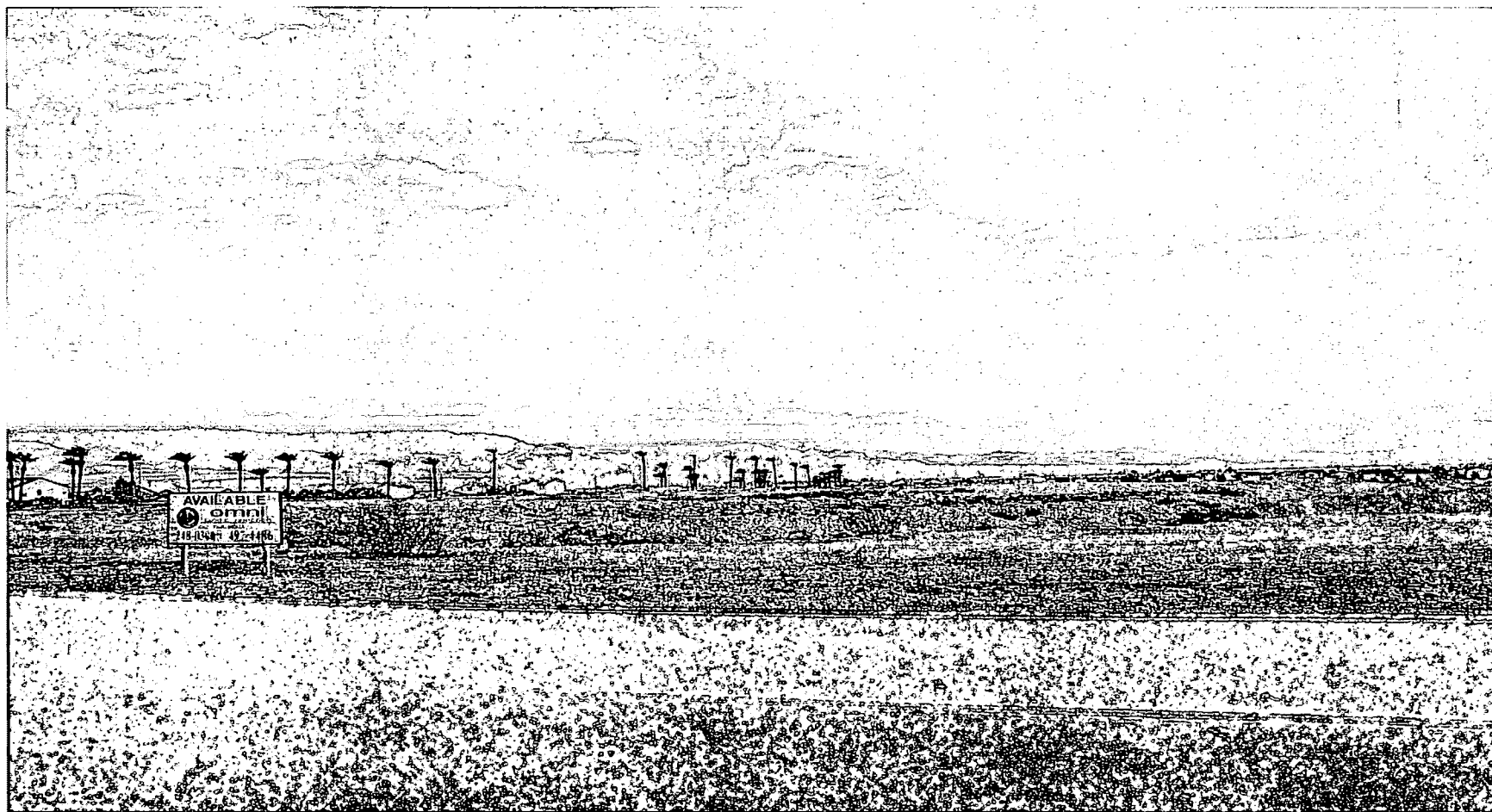
ELKHORN / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

LAS VEGAS, NEVADA
(702) 240-5800

TETRA TECH, INC.
INFRASTRUCTURE SERVICE GROUP

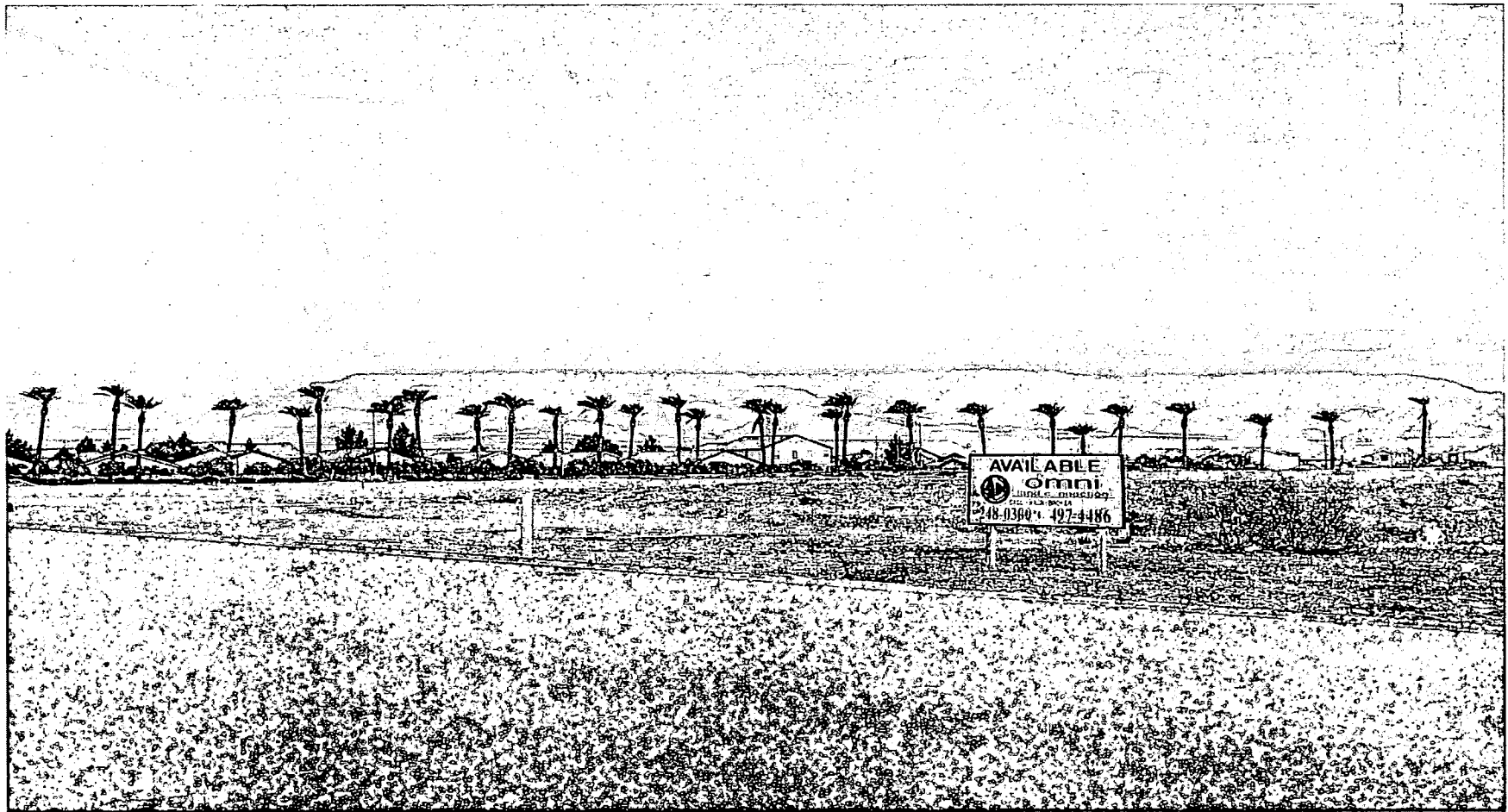
DRAWN BY: B. SAVOR	DATE: 11/16/2015
DESIGNED BY: B. SAVOR	QUALITY CONTROL BY:
CHECKED BY: A. PUGH	SCALE:
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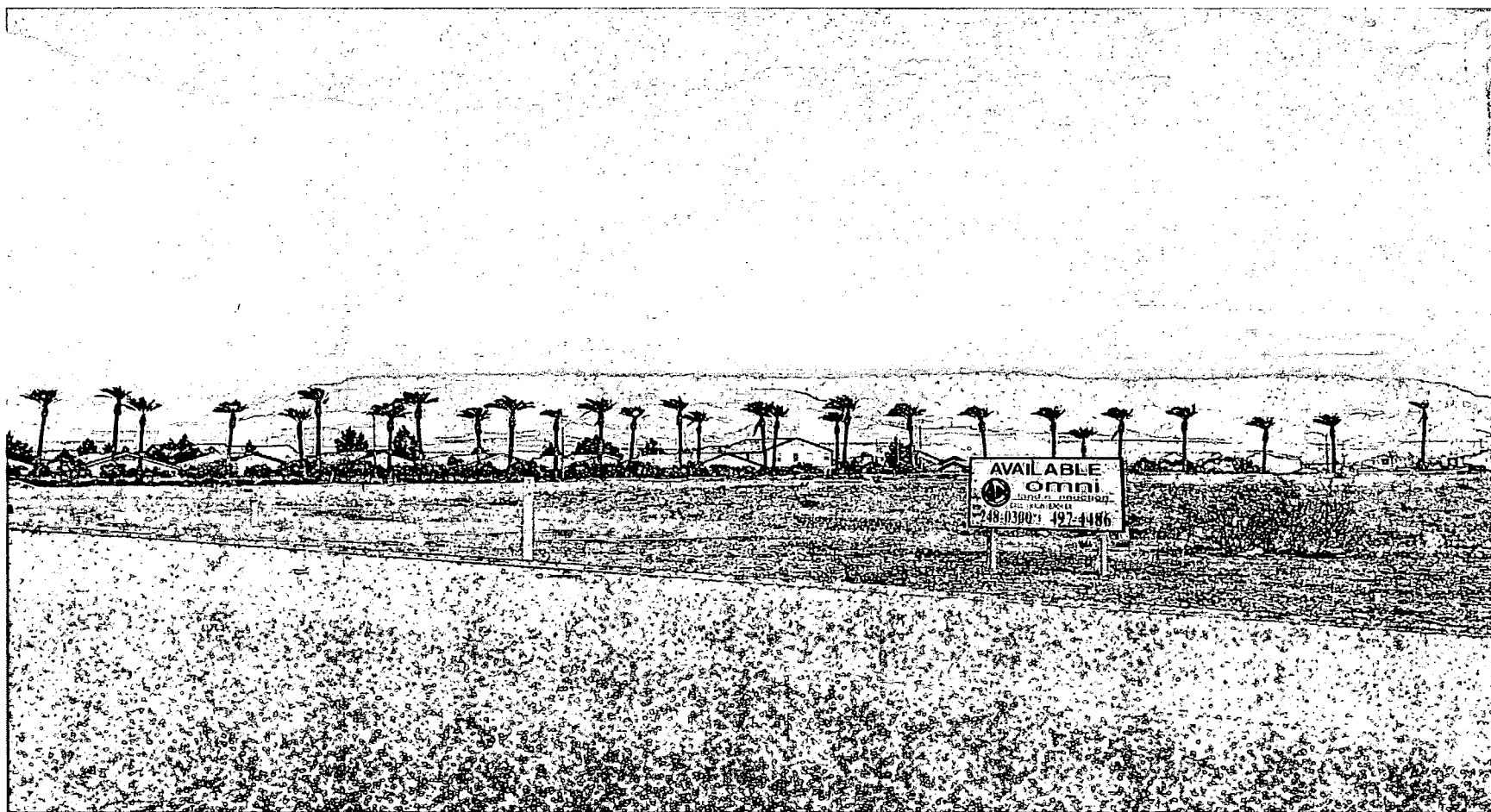
SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



**SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION**

1/2/04

NOTICE OF PUBLIC HEARING

CITY CLERK

SPECIAL USE PERMIT

2004 FEB 10 P 1:44

MANN HARLEY JOHN SR & DIANE K
355 PRINCE GEORGE RD
LAS VEGAS NV 89123-1164

MEETING: CITY COUNCIL
DATE: FEBRUARY 18, 2004
TIME: 1:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SUP-3518

REQUEST BY RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP FOR A SPECIAL USE PERMIT FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER ADJACENT TO THE SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD (APN: 125-16-410-002), T-C (TOWN CENTER) ZONE, WARD 6 (MACK).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS SOUTH HALF (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.ci.las-vegas.nv.us>.



SEE LOCATION MAP ON REVERSE SIDE

Please say "No" - we
do not have enough water
for our current residents -

BARBARA JO RONEMUS
CITY CLERK

Protest

please no more housing
development

[Handwritten signature]

Submitted after final agenda

Date 2/10/04 Item #132

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-3516 AND SUP-3518 - PUBLIC HEARING - **SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP** - Request for a Site Development Plan Review FOR A PROPOSED 146 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack). Staff recommends DENIAL. The Planning Commission (3-1-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

2
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (3-1-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Back up referenced from the 1/22/2004 Planning Commission meeting Item 74

MOTION:

MACK – APPROVED subject to conditions, deleting Condition 15 and Condition 16, amending Condition 8 to require that *the wall and landscaping shall conform to that existing along Sunny Springs in conjunction with the Elkhorn Springs development and added conditions that the dwelling units be limited to a maximum of 146, a restriction limiting one unit to be sold to any one buyer and requiring low-level lighting interior to this site – UNANIMOUS*

MINUTES:

NOTE: See Item 131 [GPA-3516] for all related discussion.
 (4:34 – 5:02)

5-708

CONDITONS:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 133 – SDR-3519

CONDITIONS – Continued:

2. A Special Use Permit (SUP-3518) 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.
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The setbacks for this development are a minimum of 3.5 to 5 feet to the face of the garage as measured from the back of curb, 5 to 10 feet to the front of the house, 5 to 10 feet on the side, 5 to 10 feet on the corner side, and 5 to 10 feet in the rear
5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection as required in the Town Center Development Standards.
7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
8. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate setbacks.
9. 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.
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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 133 – SDR-3519

CONDITIONS – Continued:

13. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.
14. A typical cross-section of the multi-use transportation trail shall be shown on the plans as meeting the requirements of the Master Plan Transportation Trails Element. The trail shall be shown stubbing out to a location along Elkhorn Road; a public access easement shall be granted to the public for access to the trail; and the trail should be unimpeded by utility structures or perimeter walls. The plans shall also identify internal access to the trail at various locations.
15. Additional open space shall be provided meeting the requirements for a R-PD (Residential-Planned Development).
16. Sidewalks shall be provided along both sides of all private streets.
17. A revised site plan shall be submitted reflecting all the conditions of this staff report.
18. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

19. Dedicate and construct a right turn lane at the southeast corner of Sunny Springs Lane and Tule Springs Road also grant a traffic chord easement as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.
20. Meet with the City Engineer to coordinate this project with the pending overpass project prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site.
21. Construct all incomplete half-street improvements on Tule Springs Road and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
22. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 133 – SDR-3519

CONDITIONS – Continued:

23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. 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.

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 133 – SDR-3519

CONDITIONS – Continued:

25. 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.

CASE: SDR-3519

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY: TC (TOWN CENTER)



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (3-1-1 vote) recommends APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council
2. A Special Use Permit (SUP-3518) 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.
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The setbacks for this development are a minimum of 3.5 to 5 feet to the face of the garage as measured from the back of curb, 5 to 10 feet to the front of the house, 5 to 10 feet on the side, 5 to 10 feet on the corner side, and 5 to 10 feet in the rear
5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection as required in the Town Center Development Standards.
7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
8. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate setbacks.

9. 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.
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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
13. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.
14. A typical cross-section of the multi-use transportation trail shall be shown on the plans as meeting the requirements of the *Master Plan Transportation Trails Element*. The trail shall be shown stubbing out to a location along Elkhorn Road; a public access easement shall be granted to the public for access to the trail; and the trail should be unimpeded by utility structures or perimeter walls. The plans shall also identify internal access to the trail at various locations.
15. Additional open space shall be provided meeting the requirements for a R-PD (Residential-Planned Development).
16. Sidewalks shall be provided along both sides of all private streets.
17. A revised site plan shall be submitted reflecting all the conditions of this staff report.
18. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

19. Dedicate and construct a right turn lane at the southeast corner of Sunny Springs Lane and Tule Springs Road also grant a traffic chord easement as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.
20. Meet with the City Engineer to coordinate this project with the pending overpass project prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site.
21. Construct all incomplete half-street improvements on Tule Springs Road and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

22. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. 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.
25. 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.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Site Development Review for a proposed 146-lot single-family residential development on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road.

B) Applicant's Justification

The applicant indicates that the design, as submitted, is comparable to the development adjacent to this site, and would be more conducive to the surrounding area than the Service Commercial development originally intended for this parcel.

BACKGROUND INFORMATION

A) Previous Actions

- 05/23/97 Temporary commercial permit for a temporary selection trailer was issued by the Planning and Development Department.
- 06/9/97 A site development review for a proposed option and landscape center SD-5-97 approved administratively by the Planning and Development Department.
- 07/10/97 A site development review for a Watt Homes home buyers option and landscape center Z-0075-90 (16) was approved by the Planning Commission.
- 05/27/99 A Tentative Map for a commercial subdivision (TM-0013-99) approved by the Planning Commission. Staff recommended approval.
- 01/22/04 The Planning Commission failed to obtain a super majority vote which is tantamount to denial of the related General Plan Amendment (GPA-3516); and recommended approval of the related Special Use Permit (SUP-3518).
- 01/22/04 The Planning Commission voted 3-1-1 to recommend APPROVAL (PC Agenda Item #74).

B) Pre-Application Meeting

- 11/21/03 Staff discussed the requirements for a Special Use Permit.

C) Neighborhood Meetings

12/22/03 There were 11 residents in attendance of the required neighborhood meeting for the accompanying General Plan amendment (GPA-3516). The residents did not object to the General Plan amendment; however, they had concerns, which are listed as follows:

1. Adjacent residents do not want the development to have access to Sunny Springs Lane
2. Concern about drainage in the area
3. A 30-foot buffer was previously proposed along the eastern property line within which was to be located a trail. A road along the eastern boundary was discussed as an alternative.
4. Concern about two story homes backing up to the eastern boundary, at a higher elevation, overlooking the homes directly to the east.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 17.51

B) Existing Land Use

Subject Property	Undeveloped
North	Across Sunny Springs Lane – Single family residential
South	Undeveloped
East	Single family residential
West	Across Tule Springs Road – Undeveloped

C) Planned Land Use

Subject Property	SC-TC (Service Commercial-Town Center)
North	Across Sunny Springs Lane – PCD (Planned Commercial Development)
South	SC-TC (Service Commercial-Town Center)
East	PCD (Planned Commercial Development)
West	Across Tule Springs Road – SC-TC (Service Commercial-Town Center)

D) Existing Zoning

Subject Property	T-C (Town Center)
North	Across Sunny Springs Lane – R-CL
South	T-C (Town Center)
East	R-PD6
West	Across Tule Springs Road – TC

E) General Plan Compliance

This site is located in Town Center of the Centennial Hills Sector and designated for service commercial uses meeting Town Center development standards. A residential development is not

permitted in this land use classification. For this reason, the applicant has requested a change in the land use classification to MLA-TC (Medium-Low Attached Town Center). A residential development is permitted in this classification; however, staff has recommended this change in land use be denied (see staff report for GPA-3516).

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
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

According to the *Master Plan Transportation Trails Element*, A multi-use transportation trail is required through this property. The trail is an outer loop trail that extends around Town Center. The Trails Element shows this trail extending around the east and north sides of the tract, but the applicant prefers to place the trail around the south and west sides. Either location provides access through the property and meets the intent of the Trails Element. Its connection to the trail extending over the future Elkhorn Overpass of U.S. 95 will be accomplished when the bridge is designed and constructed.

INTERAGENCY ISSUES

None

PROJECT DESCRIPTION

The proposed development is proposed to consist of 146 single-family homes on 17.51 acres within Town Center, at a density of approximately 8.33 dwelling units per acre. The site has been designed with approximately 1.93 acres (83,956 square feet) of open space. The multi-use transportation trail system that traverses through this site has been incorporated into the design of the site. Streets within this gated development are to be 37 feet wide privately maintained rights-of-way.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.110, the Site Development Plan establishes the Development Standards within a TC (Town Center) District. The development standards that are proposed for this site through this Site Development Plan are as follows:

Proposed Standards	
Typical Lot Size	Approximately 2600 square feet
Min. Setbacks	
• Front to Garage (Front loading)	3.5 to 5 feet
• Front to House/side loading garage	5 to 10 feet
• Side	5 to 10 feet
• Corner	5 to 10 feet
• Rear	5 to 10 feet
Max. Building Height	App. 25 feet

The proposed setbacks of 3.5 to 5 feet to the garage, 5 to 10 feet to the front of the house or a side loading garage, 5 to 10 feet on the side, 5 to 10 feet on the corner side, and 5 to 10 feet in the rear are very narrow but acceptable setbacks for this development. The setbacks are consistent with the setbacks of the adjacent development. The submitted house plans depict the tallest house to be approximately 25 feet high (height of roof not indicated). The building height of the proposed dwellings meet the Title 19 standards of 2 stories or 35 feet whichever is less.

A2) Parking and Traffic Standards

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

Use	Required Ratio
Single Family Dwellings	Two spaces per dwelling unit

All the proposed floor plans depict two car garages with minimum 3.5- to 5-foot long driveways. Title 19 requires each single-family detached residential dwelling to be provided with a minimum of two parking spaces. The applicant is providing dwellings with two car garages. The required number of spaces has been provided within the garages.

Since no driveways are provided for additional parking, visitors and others must park along the private streets. Each private street is 37 feet in width. With parking on both sides of the street, no more than 20 feet will be left for vehicular travel. This is not particularly a problem for vehicular access but may result in a problem for the Fire Department. Consequently, whether parking should be allowed along the private streets needs to be evaluated by the Fire Department. If parking on the streets is restricted then additional off street parking bays strategically located throughout the development should be provided.

A transportation trail is required through this development. The trail is proposed to be located along the south and west sides of the development. The applicant/owner shall be responsible for its construction according to the standards of the *Master Plan Transportation Trails Element*. A typical cross-section of the trail should be shown on the plans. It is not clear by the plans how the trail will eventually connect with an extension of the trail along the future Elkhorn Road overpass over U.S. 95. The trail should be shown stubbing out to a location along Elkhorn Road; a public access easement should be granted to the public for access to the trail; and it should be unimpeded by utility structures or perimeter walls.

The Department of Public Works has the following comment:

- Construct all incomplete half-street improvements on Tule Springs Road and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
- Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
- A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

A4) Landscape and Open Space Standards

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

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
17.51 acres	8.3 upa	1.65	13.70 %	2.40 acres	11.02%	1.93 acres

The proposed development meets the requirement for open space in a conventional Town Center residential development; however, because the development is a gated community with private streets, it is required to meet the requirements for a R-PD (Residential-Planned Development District). An additional 0.47 acres of open space must be provided.

Pursuant to the Town Center standards, the following streets and street standards apply to the subject proposal:

Street Name	Street Designation	Town Center Standards	Proposed	Acceptable
Interior Streets	37' TC Public Residential Street	5-foot sidewalk and amenity zones are optional (37-foot ROW using 'L' curbing) with public streets	*Gated Private Streets - 37-foot street with no sidewalk nor amenity zone	No. Sidewalks should be provided along both sides

No interior sidewalks are proposed within the development. If parking is provided along the interior private streets, there will be no place for pedestrians to walk. Even if on-street parking is prohibited, pedestrians will be forced to walk in the streets. Sidewalks, therefore, should be provided along both sides of all private streets.

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

Standards	Required		Provided
	Ratio	Trees	
Buffer: Min. Trees	One tree/30 linear feet	Not known	Not known

The number of trees being provided for the site is not indicated. The Town Center Standards require that canopy trees of a deciduous variety be planted no less than 30 feet on center along Tule Springs Road and the future Elkhorn Road. The plan shows palm trees along Tule Springs Road, which are not permitted. A landscape plan should be submitted to ascertain compliance with the landscape standards.

B) General Analysis and Discussion

- Zoning

The site is currently zoned as TC. This development would be consistent with the T-C (Town Center) zoning district.

- Site Plan

The site layout has many deficiencies as addressed in this report. A revised site plan, which addresses these concerns, should be submitted.

- Waivers

No waivers are requested as part of this application.

- Elevation

All dwellings are proposed to have stucco exteriors with earth tones, and concrete tile roofs.

- Floor Plan

Variations of one floor plan are proposed. The homes are two stories in height and are approximately 2600 square feet. All the floor plans depict at a minimum a two car garage.

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 land use of single-family dwellings may be harmonious and compatible with existing surrounding land uses, as the adjacent properties are presently developed with single-family dwellings. However, continuing residential in this portion of Town Center is not appropriate and can not be supported. If the proposal is approved, the conditions of approval recommended for this application and accompanying applications should give the adjacent residents the necessary protection they seek to avoid problems of potential incompatibility.

The future Elkhorn Road overpass of U.S. Highway 95, which will elevate above the residences along the south side of the property, may result in traffic conditions that are somewhat unfavorable to the residents.

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;"**

This site is located in Town Center of the Centennial Hills Sector and designated for service commercial uses meeting Town Center development standards. A gated residential development with private streets is not permitted in this land use classification. For this reason, the applicant has requested a change in the land use classification to MLA-TC (Medium-Low Attached Town Center). A gated residential development with private streets is permitted in this classification; however, that staff has recommended this change in land use be denied (see staff report for GPA-3516).

Compliance with the zoning ordinance has not been completely fulfilled, as addressed in this report. Therefore, a revised site plan needs to be submitted to ascertain compliance with other standards and requirements.

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

Site access is restricted to Tule Springs Road. Earlier plans to provide a street connection to Sunny Springs Lane has been abandoned. The adjacent residents were very much in favor of eliminating this access.

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

The landscaping and materials proposed for this development will be appropriate for the single-family residential character of the area. The tree selection will need to comply with the Town Center 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;"**

Adjacent residents indicated they were told a 30-foot buffer would be provided along the northerly and easterly property lines. The multi-use transportation trail was planned to be located within this area. The applicant is proposing to relocate the trail along the southerly and westerly property lines and to eliminate the 30-foot buffer. However, a recent revision to the site plan has been submitted with a street proposed along the easterly property line. This can be an acceptable alternative. A 20-foot buffer has been provided along Sunny Springs Lane.

Other design characteristics will be evaluated prior to issuance of building permits for each lot. The proposed street and lot layout create an orderly and aesthetic environment and will be compatible with other development in the area.

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

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

PLANNING COMMISSION ACTION

The Planning Commission amended Condition #25 as shown.

NOTICES MAILED 729 by Planning Department

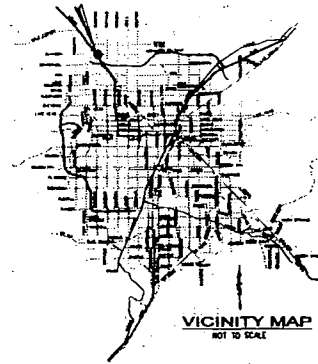
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PROTESTS 2

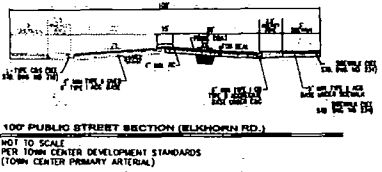
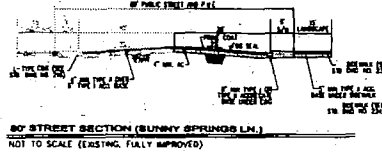
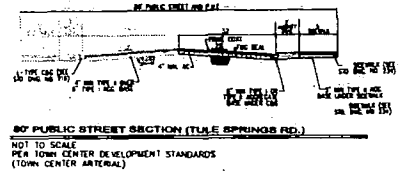
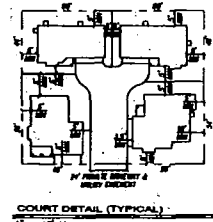
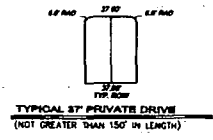
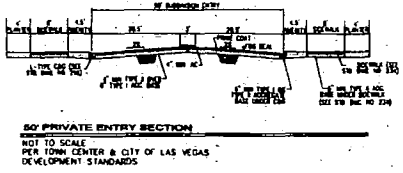
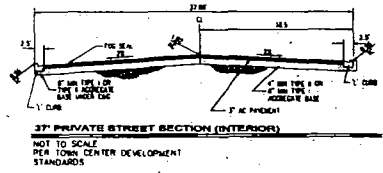


ELKHORN / TULE SPRINGS

PROJECT SITE



VICINITY MAP
NOT TO SCALE



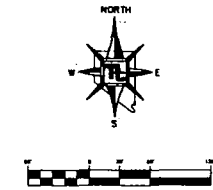
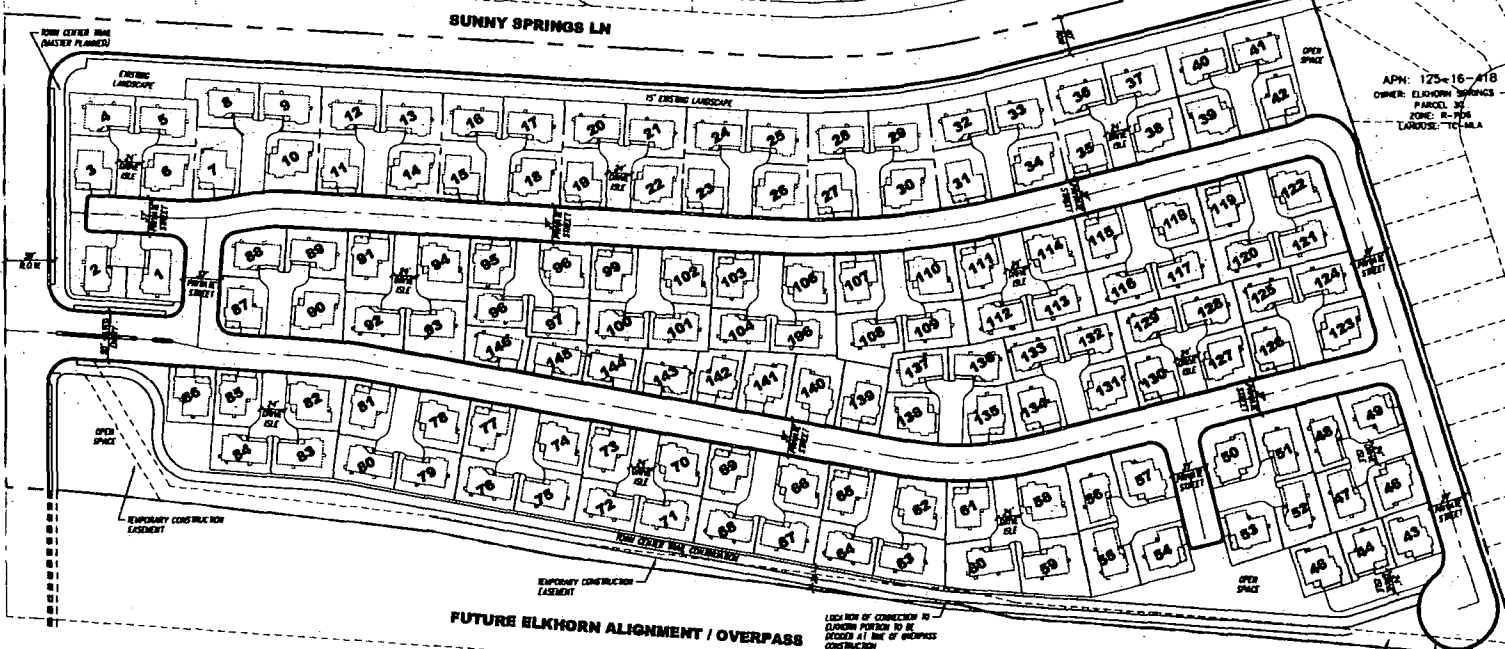
APN: 125-16-415
OTHER: ELKHORN SPRINGS
ZONE: R-PDS
LANDUSE: TC-MEA

APN: 125-16-414
OTHER: ELKHORN SPRINGS -
PARCEL 3A
ZONE: R-PDS
LANDUSE: TC-MEA

APN: 125-16-418
OTHER: ELKHORN SPRINGS
PARCEL 3B
ZONE: R-PDS
LANDUSE: TC-MEA

APN: 125-17-802-007
OWNER: RICHMOND AMERICAN HOMES
REDUCTION IN
ZONE: T-C-SC
LANDUSE: TC-MEA

TULE SPRINGS RD



DEVELOPER
RICHMOND AMERICAN HOMES
7250 WEST PEARL DRIVE, SUITE 212
LAS VEGAS, NEVADA 89128

OWNERS
UPSTOWN L.P.
7250 WEST PEARL DRIVE
LAS VEGAS, NEVADA 89121

ASSESSOR'S PARCEL NUMBER:
125-16-410-002

OVERALL TABULATIONS
EXISTING ZONING: TOWN CENTER
EXISTING LAND USE: SERVICE COMMERCIAL
PROPOSED LAND USE: MEDIAN-LOW ATTACHED RESIDENTIAL
GROSS ACREAGE: 17.51 ACRES +/-
LOT COUNT: 146
DENSITY: 8.33 DUA +/-
OPEN SPACE REQUIRED: 2.3 ACRES (100,168 SF)
OPEN SPACE PROVIDED: 2.37 ACRES +/- (103,155 SF)

RICHMOND AMERICAN HOMES
7250 WEST PEARL DRIVE, SUITE 212
LAS VEGAS, NEVADA 89128
(702) 845-4000

SITE PLAN TO ACCOMPANY
G.P.A. / S.D.P.R. / S.U.P.

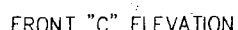
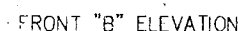
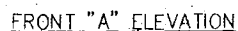
FILE

ELKHORN / TULE SPRINGS
CITY OF LAS VEGAS, NEVADA

1

REVISED
11.16.04

SDR-3519



NOTE:
WINDOW HEADERS SHALL BE 18"
(UNLESS NOTED OTHERWISE)

10 KEYNOTES

PLA. 4. 40204/12. 6. 91125

1. FOAM APPLICATIONS SHALL COMPLY PER USC 2802.
2. WINDOW HEADERS SHALL BE 0" - 0" (UNLESS NOTED OTHERWISE).
3. SET COVER SHEET FOR ATRIC VENTILATION CALCULATIONS.
4. PLATE HEIGHT = 6" - 0"
5. THROUGH SHIMLES AT 1/2" ON TOP SIDE LAPPED IF SHIMLES & DOG LAPPED IF SHIMLES 3/4" ON TOP SIDE LAPPED IF SHIMLES 1/2" ON TOP SIDE LAPPED IF SHIMLES 1/4" ON TOP SIDE LAPPED IF SHIMLES 1/8" ON TOP SIDE LAPPED IF SHIMLES 1/16" ON TOP SIDE LAPPED IF SHIMLES 1/32" ON TOP SIDE LAPPED IF SHIMLES 1/64" ON TOP SIDE LAPPED IF SHIMLES 1/128" ON TOP SIDE LAPPED IF SHIMLES 1/256" ON TOP SIDE LAPPED IF SHIMLES 1/512" ON TOP SIDE LAPPED IF SHIMLES 1/1024" ON TOP SIDE LAPPED IF SHIMLES 1/2048" ON TOP SIDE LAPPED IF SHIMLES 1/4096" ON TOP SIDE LAPPED IF SHIMLES 1/8192" ON TOP SIDE LAPPED IF SHIMLES 1/16384" ON TOP SIDE LAPPED IF SHIMLES 1/32768" ON TOP SIDE LAPPED IF SHIMLES 1/65536" ON TOP SIDE LAPPED IF SHIMLES 1/131072" ON TOP SIDE LAPPED IF SHIMLES 1/262144" ON TOP SIDE LAPPED IF SHIMLES 1/524288" ON TOP SIDE LAPPED IF SHIMLES 1/1048576" ON TOP SIDE LAPPED IF SHIMLES 1/2097152" ON TOP SIDE LAPPED IF SHIMLES 1/4194304" ON TOP SIDE LAPPED IF SHIMLES 1/8388608" ON TOP SIDE LAPPED IF SHIMLES 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☐ VENT SCHED.

PLATE 10

1. ROOF VENTILATION SHALL COMPLY PER
U.B.C. 1505.3 - EXCEPTION 1
- SEE COVER SHEET FOR INFORMATION
ON REQUIRED ATIC VENTILATION

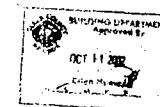
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E	12" x 18"	F	18" x 24"	G	16" x 24"	H	18" x 24"
I	30" x 30"	J	6" x 18"	K	8" x 18"	L	18" x 18"
M	18" x 1/2 round	N	18" x 1/2 round				

CASE: SDR-3519

JAN 22 2004

PC

ADMIN .



LAS VEGAS DIVISION

7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600


RICHMOND

AMERICAN HOMES
CLARK COUNTY HENDERSON,
LAS VEGAS & NORTH LAS VEGAS

FRONT ELEVATION OF A R & C /

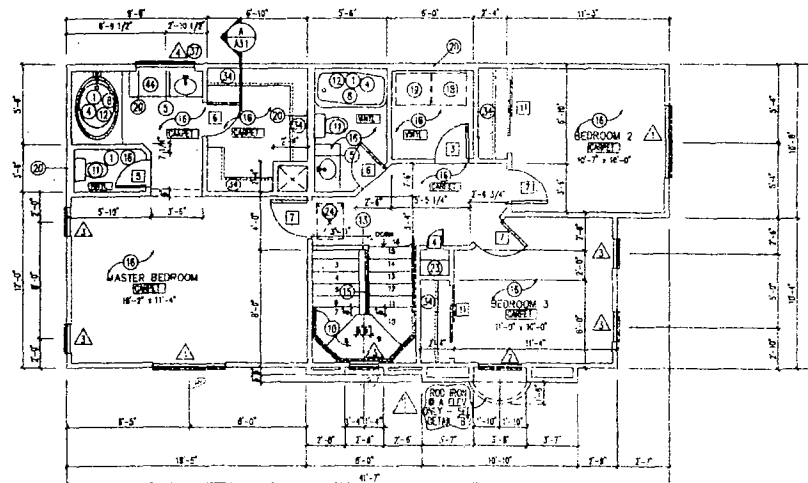
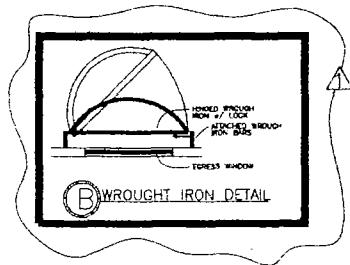
TYPICAL REAR

CLASS	DATE
E.D.H.	
DATE	3/01/02
ST. No.	PER
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2	08/08/02
3	
4	
5	
6	

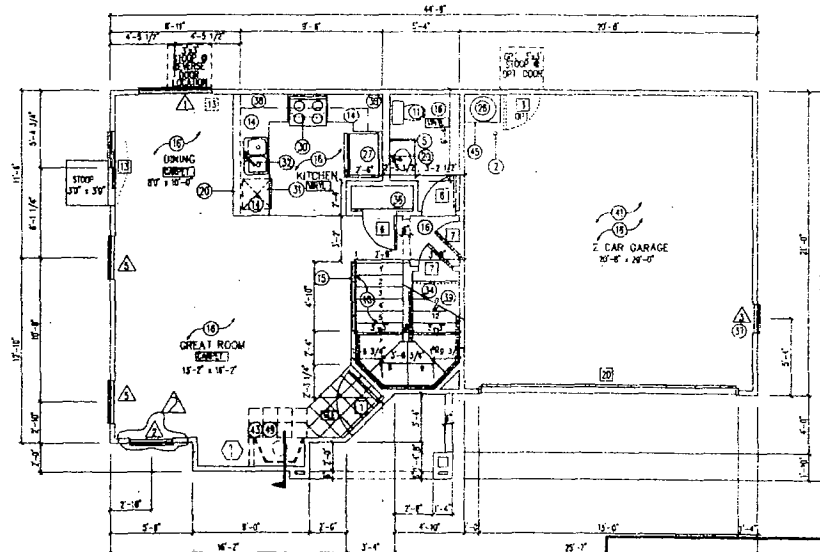
1357

RICHMOND @ RHODES RANCH

A3



SECOND FLOOR



FIRST FLOOR

DOOR SCHED. **KEYNOTES**

- GENERAL DOOR TYPES**
- A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
 - B = SOLID CORE
 - C = HOLLOW CORE
 - D = TEMPERED GLASS
 - E = TEMPERED GLASS - 1-LITE FRENCH
 - F = SWING DOOR
 - G = GARAGE DOOR (SEE FRONT ELEVATION FOR APPEARANCE)
- GENERAL FLOOR PLAN SYMBOLS**
- 1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL U.S. STANDARDS.
 - 2. TYP. EXTERIOR WALL CONSTRUCTION: 2x4 STUDS @ 16" O.C. w/ STUCCO & FOAM BOARD I.C.B.G. #4850
 - 3. TYP. INTERIOR WALL CONSTRUCTION: 2x4 STUDS @ 24" O.C. w/ 1/2" GYP. BD. EACH SIDE (U.N.O.)
 - 4. GARAGE/SLIPING AREA SEPARATION WALL AND ENTRANCE INSIDE FACE OF GARAGE TO HAVE 5/8" TYPE 'X' GYPSUM BOARD.

NO.	TYPE	SIZE	FUNCTION
1	B	7'-0" x 6'-0"	SWING
2	A	7'-0" x 6'-0"	SWING
3	B	7'-0" x 6'-0"	SWING
4	C	1'-0" x 6'-0"	SWING
5	C	7'-0" x 6'-0"	SWING
6	C	7'-0" x 6'-0"	SWING
7	C	2'-0" x 6'-0"	SWING
8	C	7'-0" x 6'-0"	SWING
9	C	7'-0" x 6'-0"	SWING
10	C	4'-0" x 6'-0"	B-PASS
11	C	5'-0" x 6'-0"	B-PASS
12	C	6'-0" x 6'-0"	B-PASS
13	D	5'-0" x 6'-0"	SLIDING
14	D	6'-0" x 6'-0"	SLIDING
15	E	7'-0" x 6'-0"	SWING - FRENCH
16	E	7'-0" x 6'-0"	SWING - FRENCH
17	C	5'-0" x 6'-0"	B-FOLD
18	C	6'-0" x 6'-0"	B-FOLD
19	F	8'-0" x 7'-0"	ROLL - UP
20	F	10'-0" x 7'-0"	ROLL - UP
21	C	2'-0" x 6'-0"	POCKET

WDW. SCHED.

- GENERAL WINDOW TYPES**
- A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
 - B = SAME AS "A" - TEMPERED GLASS
 - C = SAME AS "A" - TEMPERED GLASS BOTTOM GLASS ONLY
- NOTE:** THE ACTIVE PANE OF ALL WINDOWS INDICATED "A" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT. A MIN. NET CLEAR OPENABLE HEIGHT OF 24". A MIN. NET CLEAR OPENABLE WIDTH OF 20". AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR.
- LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY WITH 97 U.B.C.**
- GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS. 97 U.B.C.**

NO.	TYPE	SIZE	FUNCTION
1	A	5'-0" x 4'-0"	30
2	A	5'-0" x 6'-0"	30
3	A	6'-0" x 6'-0"	30
4	A	6'-0" x 1'-0"	30
5	A	5'-0" x 6'-0"	30
6	A	6'-0" x 5'-0"	30

CASE: SDR-3519

JAN 22 2004

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON
LAS VEGAS, NV & NORTH LAS VEGAS

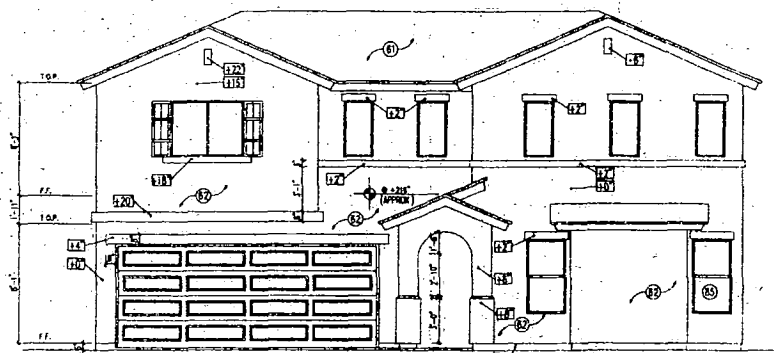
FLOOR PLAN (1st & 2nd FLOOR)

REV. 3/02/02
1. 01/PLN
2. 01/PLN
3. 01/PLN
4. 01/PLN

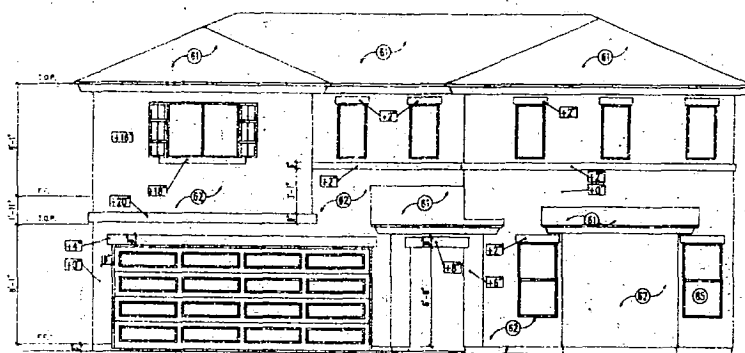
PLAN # 1357

RICHMOND AMERICAN HOMES

A2

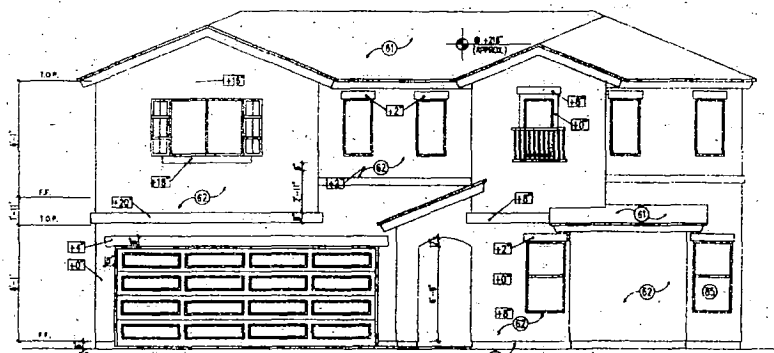


FRONT "A" ELEVATION
(STREET SCENE)

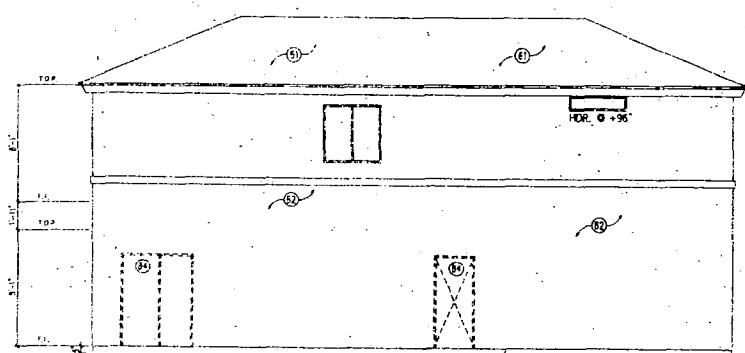


FRONT "B" ELEVATION
(STREET SCENE)

NOTE:
WINDOW HEADERS SHALL BE 4" x 8"
(UNLESS NOTED OTHERWISE).



FRONT "C" ELEVATION
(STREET SCENE)



TYPICAL REAR ELEVATION

KEYNOTES

1. FOAM APPLICATIONS SHALL COMPLY PER U.S.C. 2502
2. WINDOW HEADERS SHALL BE 4" x 8" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATRC-VENTILATION CALCULATIONS
4. PLATE HEIGHT = 8" - 0"
5. THINGLASS SHIMMERS 1/2" TO TEST SEE LAPPED 1/2" (2x4s) & END LAPPED 1/2" (2x4s) 1/2" (2x4s) 1/2" (2x4s)
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VENT SCHED.

1. ROOF VENTILATION SHALL COMPLY PER U.S.C. 1505.3 - EXCEPTION 1

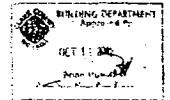
2. SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

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CASE: **SDR-3519**

JAN 22 2004

PC ADMIN.



LAS VEGAS DIVISION

RICHMOND AMERICAN HOMES

7250 West Peak Suite 212
CLARK COUNTY, JENNERSON
LAS VEGAS, NV 89128 (702) 240-5600

FRONT ELEVATION OF A, B, & C
TYPICAL REAR ELEVATION

DATE: 1/22/04
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

Plan # **1418**

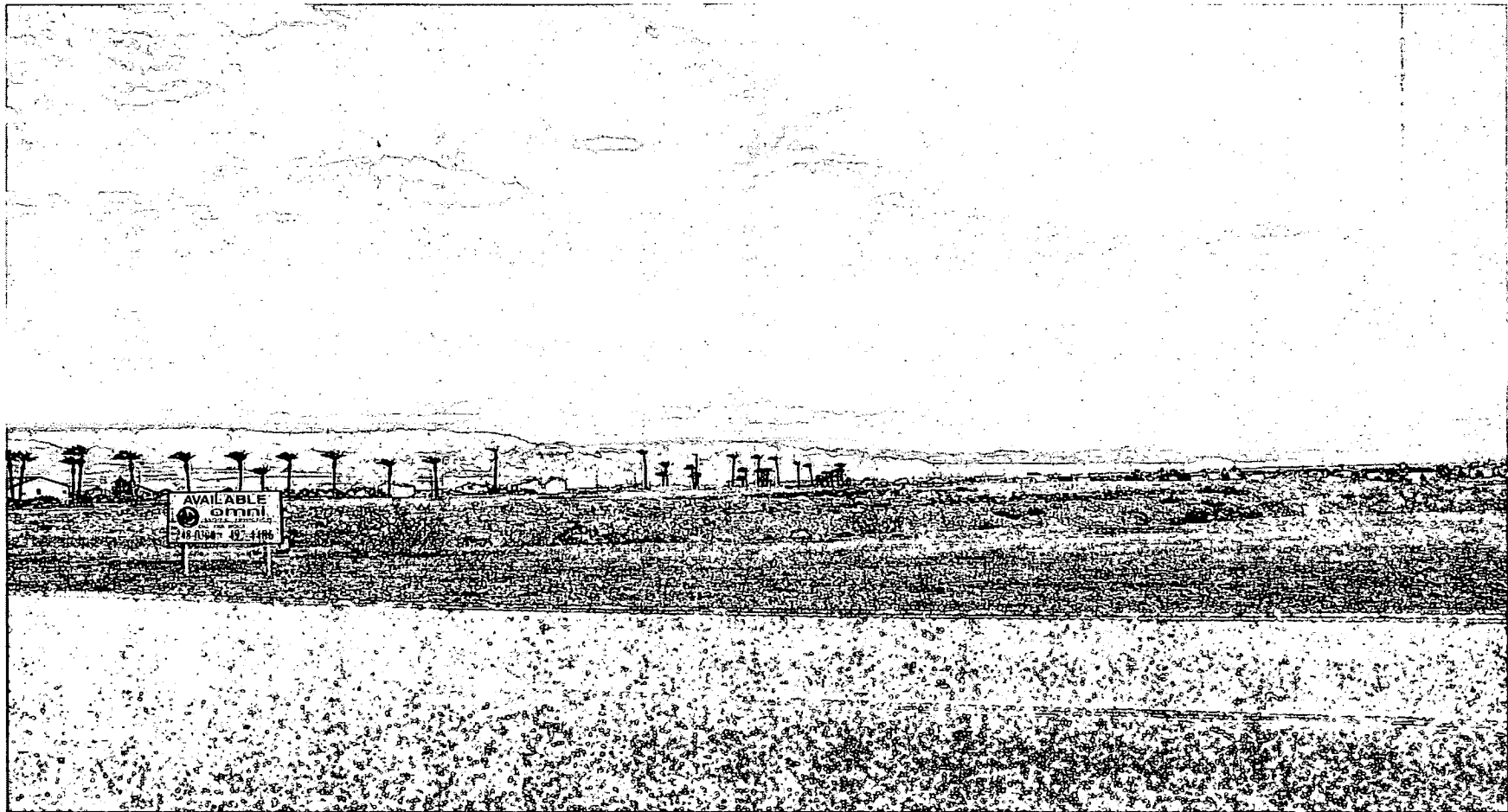
A3



JAN 22 2004

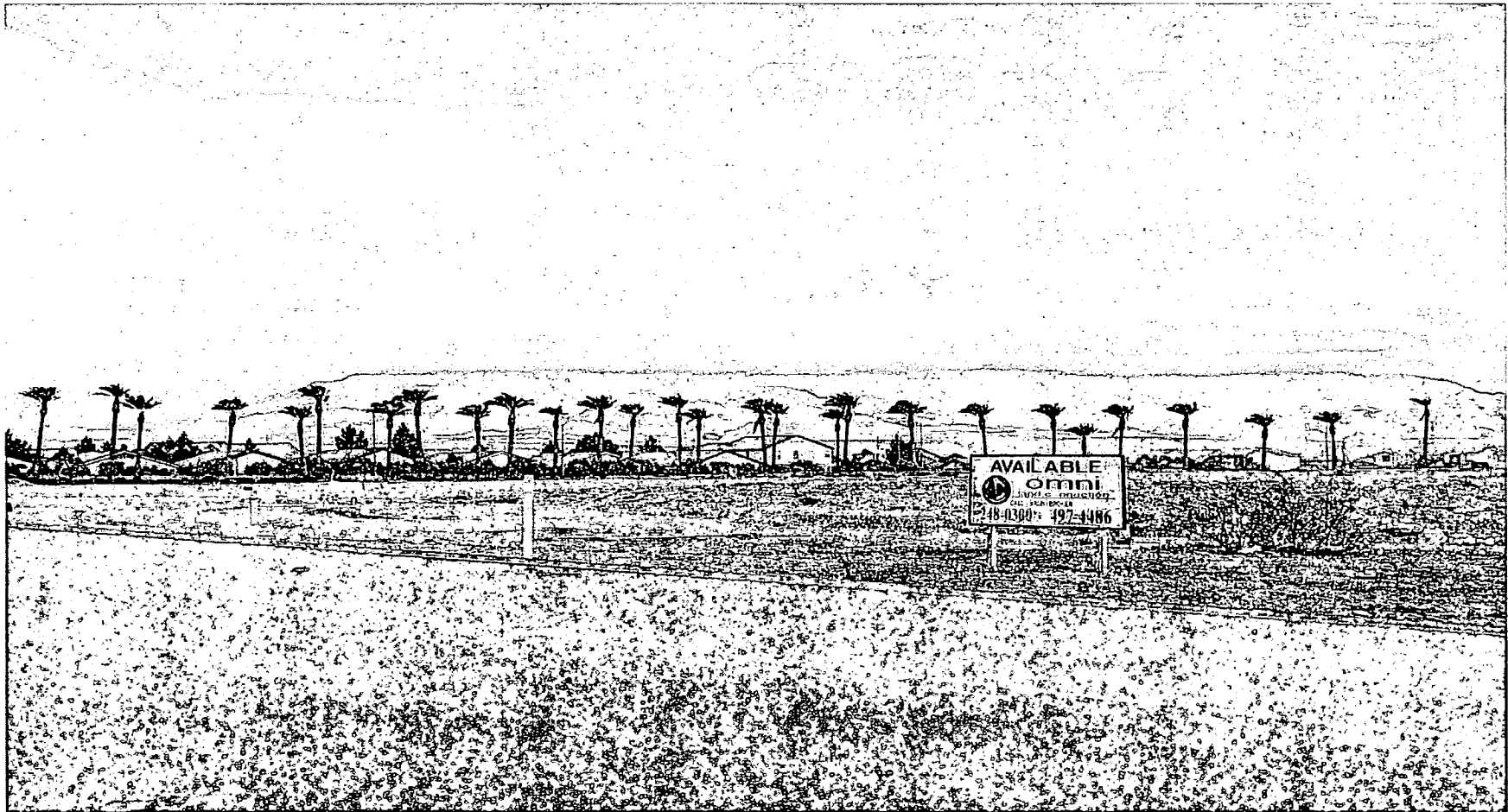
ADMIN.

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SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04



SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF SUNNY SPRINGS LANE AND TULE SPRINGS ROAD
JANUARY 22, 2004 PLANNING COMMISSION

1/2/04

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:00 PM - REVIEW OF CONDITION - PUBLIC HEARING - ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 6 of an approved Special Use Permit (U-0011-00) WHICH RESTRICTED COMMERCIAL ZONING TO THE WESTERN PORTION OF APN: 125-09-401-006 adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

123
0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
 City Council Meeting

0
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
4. Submitted after final agenda – Abeyance request from LAS Consulting, Inc. for Item 134 [ROC-2671], Item 135 [GPA-3683] and Item 136 [ZON-3509] filed under Item 134 [ROC-2671]
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 48

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

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 134 – ROC-2671

MINUTES:

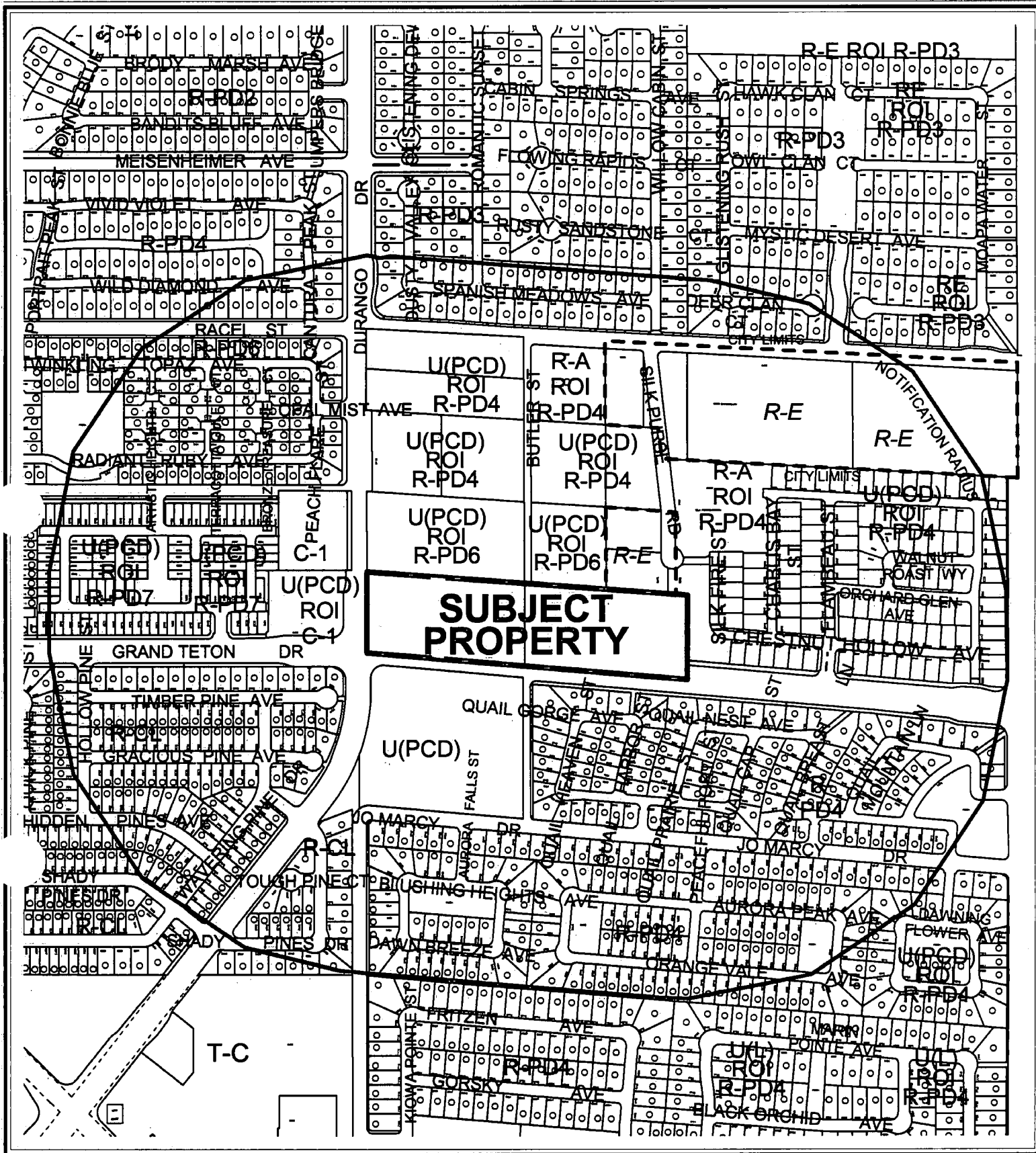
COUNCILMAN MACK clarified that he met with the applicant regarding Items 134 through 136 and advised him that area residents wanted the already approved tavern moved to a different location. The applicant will work on a new site plan with the tavern. ROBERT GENZER, Director of Planning and Development Department, verified with COUNCILMAN MACK that it would be prudent to set Items 134 through 136 Not To Be Heard Before 4:00 p.m. MR. GENZER announced that there will also be another item from the last Planning Commission meeting set Not To Be Heard Before 4:00 p.m. and the two items will be agendaed in that order.

There was no further discussion.

Subsequent to hearing Item 125 [GPA-3512], Item 126 [ZON-3472] and Item 127 [SDR-3477], MAYOR GOODMAN and COUNCILMAN MACK reiterated their opening statements for those in the audience who may have arrived late.

(1:14 – 1:19/4:12)

3-1/4-3582



CASE: ROC-2671

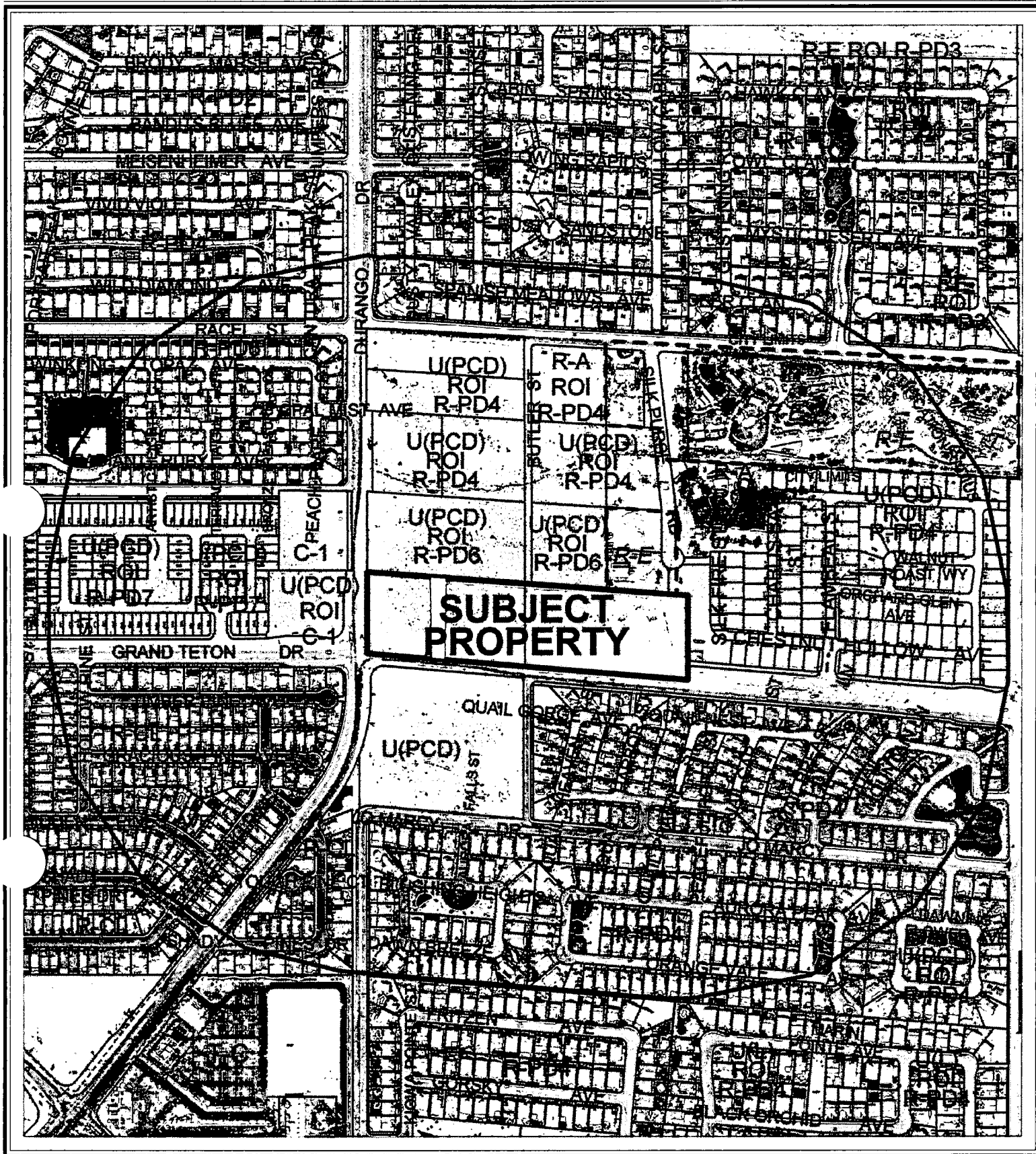
RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) AND
 U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

0 400 800 Feet





CASE: ROC-2671

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) AND U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

0 400 800 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED
LIABILITY COMPANY ON BEHALF OF A. L. M. CORPORATION, ET AL**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all applicable conditions of approval for Rezoning (ZC-1702-98), Special Use Permit and Site Development Plan Review (U-0011-00) (except for condition #6), and all other site-related actions, as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Review of Condition Number 6 of an approved Special Use Permit and Site Development Plan Review (U-0011-00) for a restaurant and tavern on property adjacent to the northeast corner of Grand Teton Drive and Durango Drive.

Condition Number 6 reads as follows:

"In accordance with the Rezoning action by the County Commission: It is the intent of the City Council that the balance of APN#125-09-401-006 and 125-09-401-017 remain as residential. Any requested change to a non-residential use shall be preceded by a review of the condition by the Planning Commission and City Council at a public hearing with notification to all registered homeowners associations within two miles of the site. This condition shall be recorded with the deed as a matter of notification to any future purchasers."

This application has been advertised as a public hearing and all affected homeowners associations have been notified.

In March 1999, the County Commission approved a Rezoning (ZC-1702-98) of approximately 10.54 acres on the northeast corner of Grand Teton Drive and Durango Drive. In that approval, only the western 1.85 acres containing the restaurant and tavern was rezoned C-2 (General Commercial - Clark County), with the balance of the area remaining R-E (Rural Estates Residential - Clark County). The entire area was annexed into the City of Las Vegas in June 1999 and the C-2 (General Commercial) portion changed to C-1 (Limited Commercial), leaving approximately 8.69 acres for residential uses. When the Special Use Permit for the tavern was approved by the City Council in June 2000, the above referenced Condition was imposed.

B) Applicant's Justification

The applicant justifies this request by stating that additional commercial uses on Assessor's Parcel Number 125-09-401-006 and 017 are appropriate for the area, since the development would front on Grand Teton Drive, a 120-foot right-of-way. The planning of such non-residential uses requires a Review of Condition No. 6. The wording of Condition No. 10 requires the proposed equestrian trail to be located on the east side of Assessor's Parcel Number 125-09-401-006; however, the Recreation Trails Element of the Las Vegas 2020 Master Plan shows the trail to be on the east side of Assessor's Parcel Number 125-09-401-017. The applicant wishes to amend the condition in order to clarify the location of the trail. *[As the request for Condition No. 10 was for clarification only, a letter was sent to the applicant describing the correct type and location of the trail.]*

BACKGROUND INFORMATION

A) Previous Actions

- 03/17/99 The Board of County Commissioners approved a Rezoning (ZC-1702-98) to C-2 (General Commercial – Clark County) on a 1.85-acre portion of this site. A restaurant/tavern was proposed as part of that application. The rest of the area to be rezoned (about 8.7 acres) was to remain single-family residential. City of Las Vegas staff reviewed the development plans submitted with this application and determined that they complied with the Conditions of Approval imposed by the County Commission.
- 06/08/99 The City Council approved a Petition of Annexation (A-0028-99) of 10.54 acres (Assessor's Parcel Numbers 125-09-401-006 and 017), which include the proposed site for the restaurant/tavern. A Resolution of Intent to a C-1 (Limited Commercial) zone was given only to the 1.85-acre tavern site, with the remaining land to be designated U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]. The staff report presented to the City Council indicated that the proposed use of the property would be a single-story restaurant and tavern. The Planning Commission recommended approval on May 13, 1999. The annexation became effective on September 24, 1999.
- 06/21/00 The City Council approved a Special Use Permit and Site Development Plan Review (U-0011-00) to allow a tavern in conjunction with the proposed 6,044 square-foot restaurants on this site. The Planning Commission recommended approval on May 11, 2000.
- 07/17/02 The City Council approved an Extension of Time on the approved Special Use Permit and Site Development Plan Review [U-0011-00 (1)]. The Planning Commission recommended approval on June 13, 2002. The Extension of Time on the Special Use Permit expired on July 17, 2003.
- 08/14/03 The Planning Commission held this request (ROC-2671) in abeyance to the January 22, 2004 so the request can run concurrently with a proposed site development plan review application.
- 08/20/03 The City Council approved an Extension of Time for the Special Use Permit (EOT-2529) that allowed the tavern. The Planning Commission and Staff recommended approval.
- 01/22/04 The Planning Commission recommended approval of a related General Plan Amendment (GPA-3483) and Rezoning (ZON-3509); they tabled a related Special Use Permit (SUP-3513) and Site Development Plan Review (SDR-3511).
- 01/22/04 The Planning Commission voted 4-1 to recommend APPROVAL (PC Agenda Item #48/kw).

B) Pre-Application Meeting

05/07/03 The most immediate issues were to keep the Special Use Permit active by extending the time on its approval, and to review Condition Number 6 of the Special Use Permit, which required a Review of Condition for any additional non-residential development on the rest of the area rezoned in 1999. In addition to retail on the subject site, a senior assisted living facility is planned for the parcel to the east of the commercial area on the subject site as part of a mixed-use project. This area would need a general plan amendment, rezoning, site plan review, and a special use permit for the assisted living use in order to proceed.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Review of Condition application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.54

B) Existing Land Use

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

C) Planned Land Use

Subject Property: PCD (Planned Community Development)
North: PCD (Planned Community Development)
South: PCD (Planned Community Development)
East: PCD (Planned Community Development)
West: PCD (Planned Community Development)

D) Existing Zoning

Subject Property: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development – 6 Units per Acre)
South: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]

East: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]
West: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)

E) General Plan Compliance

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector Plan of the General Plan. This category is intended primarily for a mix of residential uses, but commercial, public facilities, and office projects may be used as buffers, depending on compatibility issues. The proposed restaurant and tavern uses were determined appropriate.

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

Trails – A 20-foot equestrian trail in conformance with Exhibit 1 of the Recreation Trails Element of the Las Vegas 2020 Master Plan is required along the north property line of APN: 125-09-401-006 and 017, and the east property line of APN: 125-09-401-017 on this site as depicted on Map No. 2 of the Interlocal Joint Use Planning Area. A 15-foot multi-use transportation trail in conformance with Exhibit 1 of the Transportation Trails Element of the Las Vegas 2020 Master Plan is required along the east side of Durango Drive adjacent to this site as depicted on Map No. 2 of the Interlocal Joint Use Planning Area. Any future site development plan would be required to depict the trails.

Homeowners Association Notification/Clark County Notification – As a result of the Review of Condition No. 6 of Special Use Permit (U-0011-00), all homeowners associations within two miles of APN 125-09-401-006 and 017 have been notified of a public hearing. The notification radius for this request includes some properties under Clark County jurisdiction. The owners of these properties were notified of a public hearing for this item.

INTERAGENCY ISSUES

The proposed tavern use was approved prior to the adoption of Ordinance No. 5477. The Ordinance requires an Environmental Impact Assessment questionnaire to be completed and circulated to agencies and entities for any Special Use Permit application proposed on property located within 500 feet of the City's border with Clark County or the City of North Las Vegas. Therefore, the restaurant and tavern is not a Project of Regional Significance, and does not require the completion of an Environmental Impact Assessment.

ANALYSIS

A) General Analysis and Discussion

- Zoning

The western portion (approximately 1.85 acres) of this site is zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial). The remainder of the site is zoned U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation]. Currently, no non-residential uses are allowed on the remainder of the site. If this Review of Condition were approved, the applicant would have the opportunity to apply for a non-residential use. There is no commitment by the City to approve any future amendment to the General Plan, Rezoning or Site Development Plan.

- Use

The owner of the property is currently precluded from submitting any non-residential use for the area restricted by Condition Number 6 of SUP-0011-00. There may be non-residential uses constructed in a manner that is harmonious and compatible with the area. Such examples include, but are not limited to:

Uses that are allowed under the Office land use category must be constructed with a residential appearance. Specific uses include general or medical office, a childcare center, or a bank.

The N-S (Neighborhood Service) zoning district allows some of the same uses, and general personal service, limited retail, in buildings of less than 3,500 square feet, mini-storage with the approval of a Special Use Permit and a restaurant of less than 2,000 square feet.

A senior housing project could be permitted with the approval of a Special Use Permit.

In summary, there may be non-residential uses placed on the site that would have similar, or fewer impacts to the neighborhood than a residential planned developed, at eight units per acre, currently permitted under the PCD (Planned Community development) land use category.

FINDINGS

There are no criteria in Title 19.18 to base an approval or denial of a Review of Condition. Clearly, there are two standards that should be considered:

- Changes warranting amending or removing a condition. The main change that has taken place in this area since imposition of the condition is the reduction in the amount of commercial on the northwest corner of the intersection.

- That the review of condition could permit development to take place in a manner harmonious and compatible with the surrounding area. Some non-residential uses could be approved and designed to ensure compatibility with the neighborhood. Any amendment to the General Plan, Rezoning and Site Development Plan Review would be advertised as a public hearing, with a mandatory neighborhood meeting.

PLANNING COMMISSION ACTION

There were nine speakers in opposition to this project.

NOTICES MAILED 614 by City Clerk

APPROVALS 0

PROTESTS 123



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-2671** APN: 125-09-401-006/017

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

Name of Applicant: Stuart Apollo

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

 Yes

 ☒ No

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

City Official: _____

Partner(s): _____

APN: _____

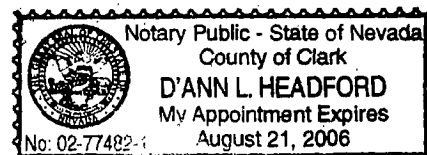
Signature of Property Owner/Authorized Agent: _____

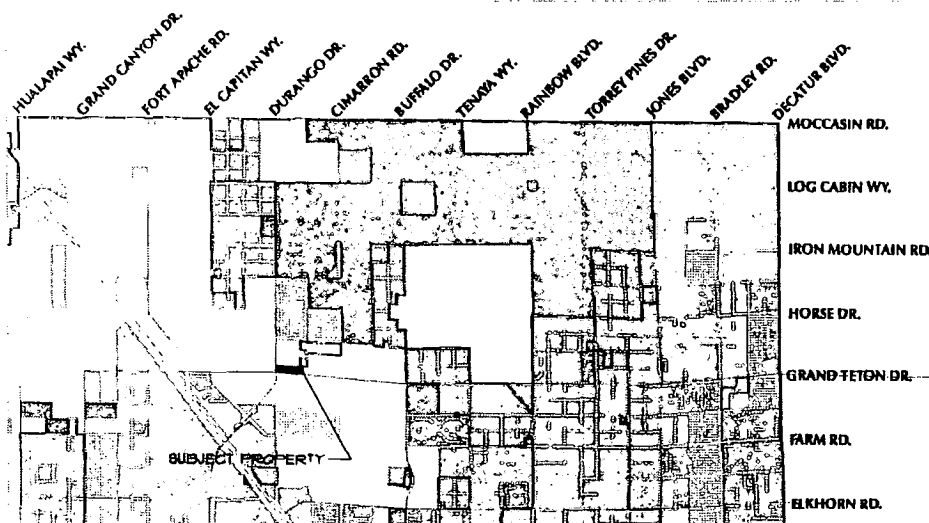
Print Name: STUART APOLLO

Subscribed and sworn before me

This 5th day of December, 2003

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





GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE SEASONED PLAN JOINTS AT 8'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
10. ALL TRASH ENCLOSURES ARE TO HAVE A ROOF STRUCTURE AND BE PLACED 5'-0" AWAY FROM RESIDENTIAL ZONING.
11. MINI STORAGE PERMETER WALL TO BE DECORATIVE.

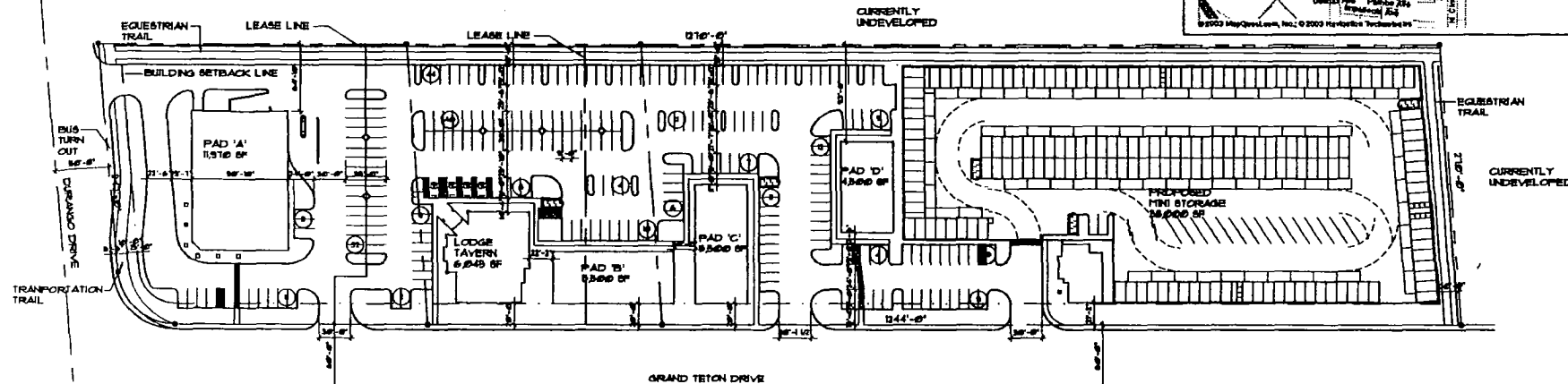
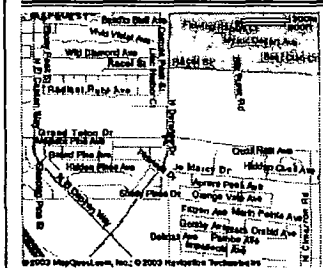
FUTURE LAND USE

☐ Dens Rural (R-2)	☐ Public/Regional Open Space
☐ Rural (R-1 to R-5)	☐ Public Facility
☐ Low (L-1 to L-3)	☐ Resource Conservation
☐ Medium-Low (ML-1 to ML-2)	☐ Right-of-Way
☐ Medium-Low Attached (ML-1 to ML-2)	☐ MASTER PLANNED AREAS
☐ Medium (M-1 to M-2)	☐ Personal Community Development
☐ High (H-1 to H-2)	☐ Town Center
☐ Office	☐ City Limits
☐ Service Commercial	
☐ General Commercial	
☐ Retail Commercial	
☐ Light Industrial/Research	
☐ Townhouse Redevelopment Area	

PROJECT DATA:

APPLICATION:	IC-1107-98
LEGAL DESCRIPTION:	THE SOUTH HALF (50%) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 60 EAST, MDB, 1 N.
APPROXIMATE PARCEL NUMBER:	05-05-401-0004 & 05-05-401-001
NET AREA:	341,478 SF. (7.84 ACRES)
CURRENT ZONING:	C1 / U
PROPOSED ZONING:	C1 / C2
SETBACKS:	
FRONT:	REQUIRED: 20'-0" PROVIDED: 100'-0" / 15'-0" / 10'-0"
SIDES:	REQUIRED: 10'-0" PROVIDED: 20'-0"
REAR:	REQUIRED: 20'-0" PROVIDED: 20'-0"
CORNER:	REQUIRED: 15'-0" PROVIDED: 10'-0"
BUILDING AREA:	113,140 SF
PAD 'A':	1,510 SF
TAVERN:	6,248 SF
PAD 'B', 'C', 'D':	9,500 SF
MINI STORAGE:	56,000 SF
LOT COVERAGE:	30.5%
PARKING CALCULATIONS:	200 SPACES
REQUIRED:	RETAIL: 1 PER 250 GFA TAVERN: 1 50 PUBLIC SEATING AND 1 200 SF FOR RESTAURANT OFFICE: 1,000 SF MINI STORAGE: 1 50 UNITS AND 5 OUTSIDE SECURITY FENCE
PROVIDED:	INCLUDING 12 HANDICAP SPACES 330 SPACES

PROJECT LOCATION:



ARCHITECTURAL SITE PLAN
SCALE: 1"=50'-0"



ROC-2671
1-22-04 PC

ARCHITECT
GREGORY CADARACHE • AIA • LLC
18 COMMERCE CENTER DRIVE
KENDRICKSON, NEVADA 89014
(702) 454-6882 FAX (702) 454-7882

PRELIMINARY
NOT FOR
CONSTRUCTION
12-1-03

ARCHITECTURAL SITE
PLAN

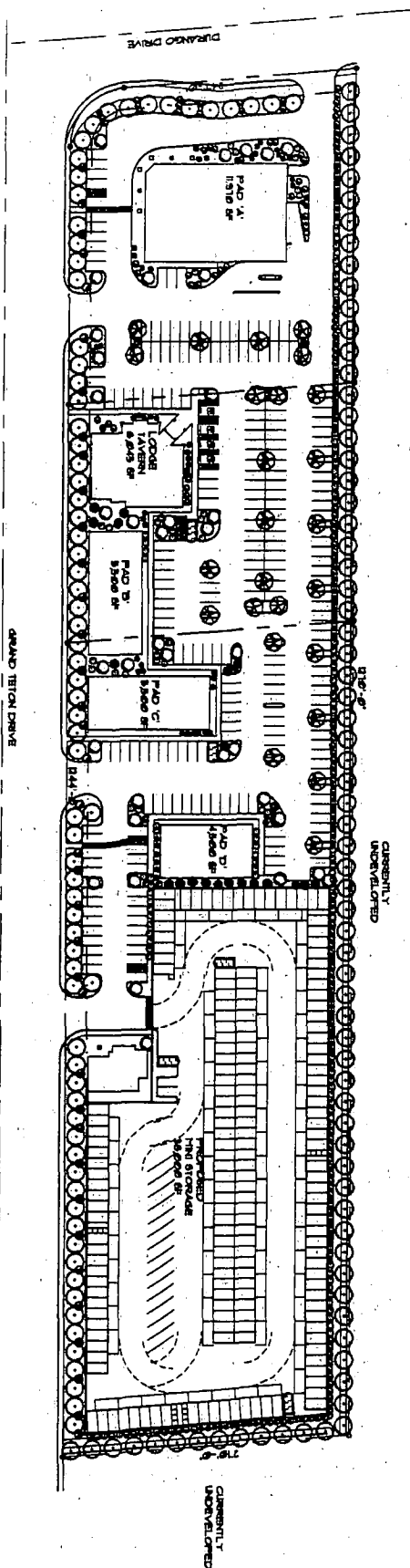
AS101

Landscape Legend

[illegible]

General Notes

1. CONTINUOUS IS NECESSARY TO VERIFY ALL PLANT QUANTITIES.
2. PLANT LIST IS INDEXED AS A REFERENCE ONLY.
3. MATERIALS SPECIFICATIONS IS TO BE PROVIDED BY THE PLANT MATERIAL SUPPLIER.
4. PLANT MAT. IS TO HAVE CONTRIBUTION DATA ON AMT. OF TOTAL QUANTITY OF EACH SPECIES, SEEDS OR SEEDLINGS, VARIETY, ETC.
5. TWO-OR THREE PLANT SIZES - MORE OF LIKE SPECIES SPECIES AS BECOMES AVAILABLE.
6. SEED/PLANTING STOCK COLOR TO BE SELECTED BY OWNER.
7. IDENTIFY IN ALL PLANTING AIDS.
8. ONE PLANT/ANIMAL/PLANT DISASSEMBLED PART TITLE SO REQUIRED/IDENTIFY THE TREE WITHIN 1" OF A SPECIFIC ON WALL SHALL BE PLANTED BY A ROOT SHIELD PROVIDED TO DIRECT ROOT GROWTH DOWNWARD.



ARCHITECTURAL LANDSCAPE PLAN
SCALE: 1"=30'-0"



ROC-2671
1-22-04 PC

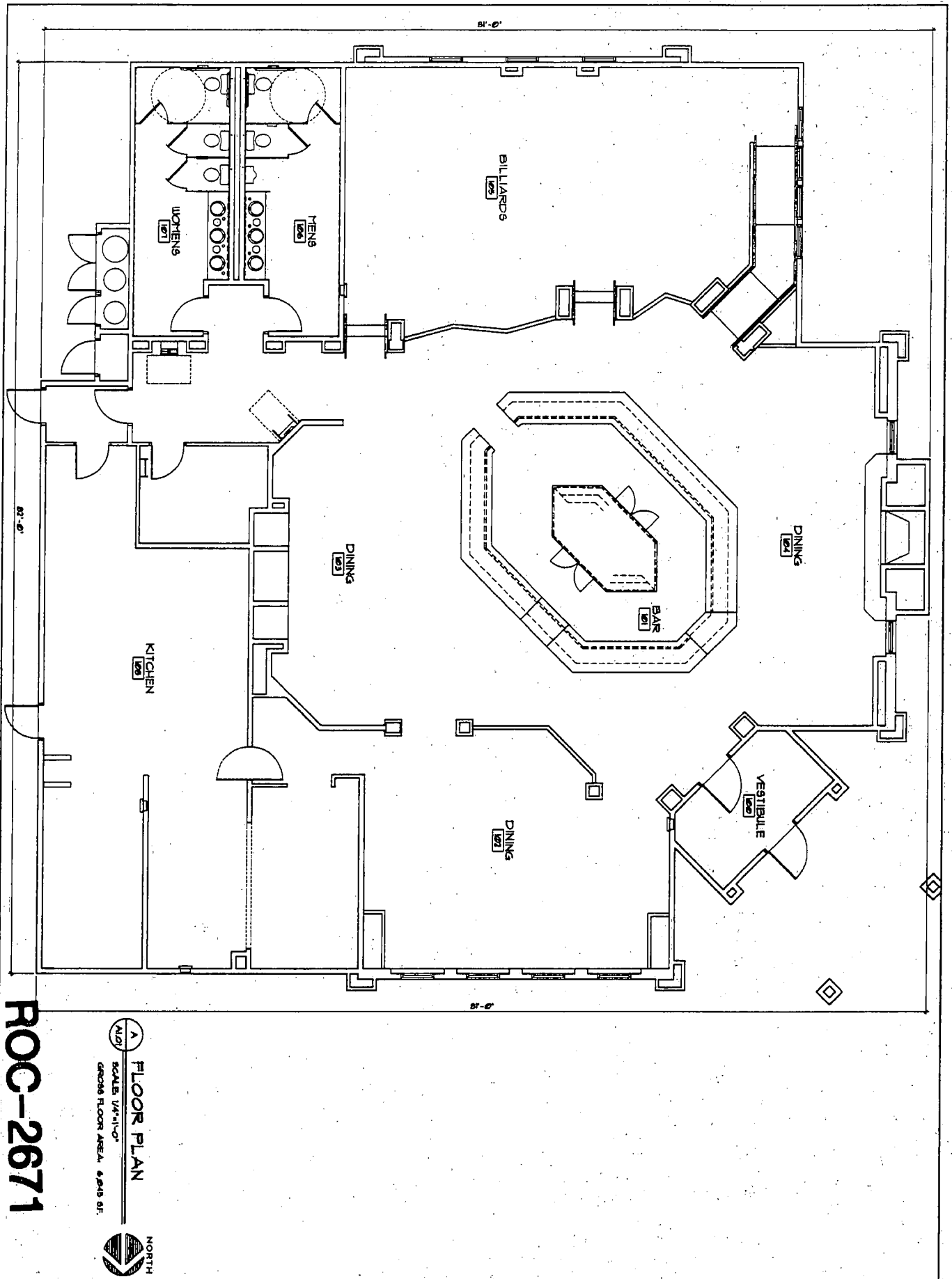
sheet title •
**ARCHITECTURAL
LANDSCAPE PLAN**

PRELIMINARY
NOT FOR
CONSTRUCTION
12-8-03

protect title •
**GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT**
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

ARCHITECT
CERDAID GADADICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(752) 424-8842 FAX (702) 484-7842

L101



FLOOR PLAN
 SCALE: 1/4"=1'-0"
 APPROX FLOOR AREA: 6,845 SF.



ROC-2671
1-22-04 PC

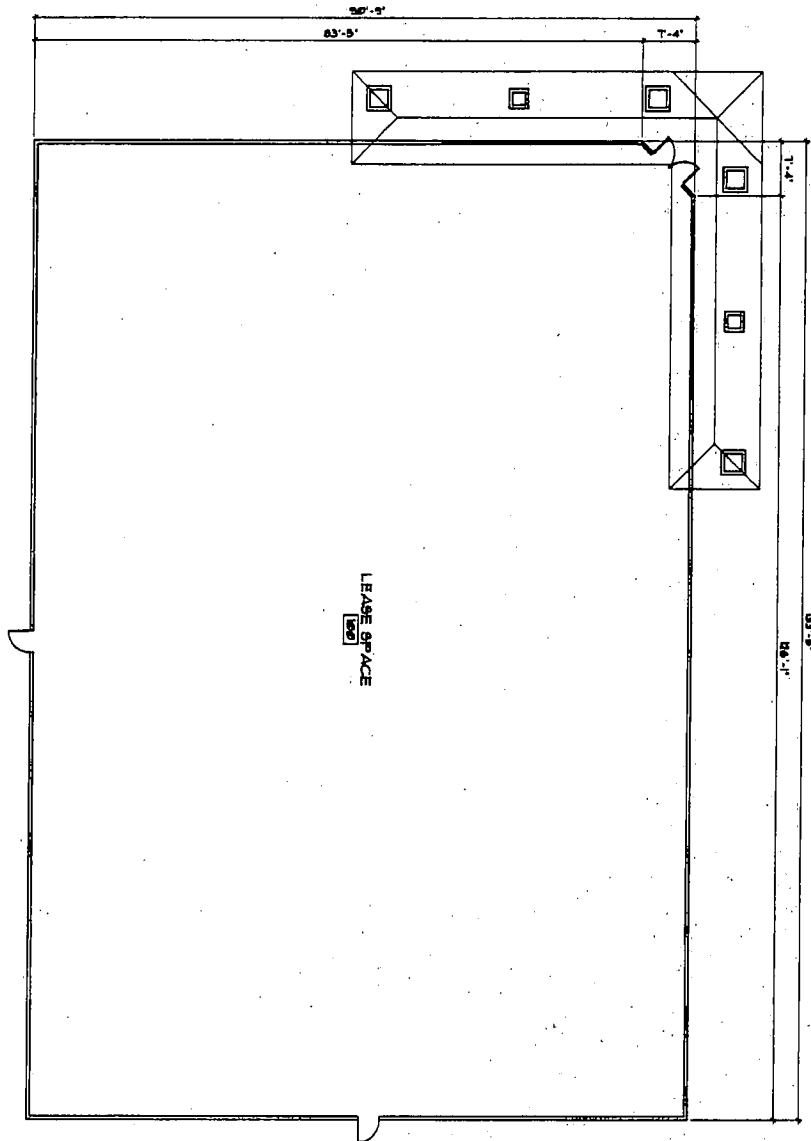
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sheet title:
TAVERN FLOOR PLAN

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

ARCHITECT
CEDRAD CADAPKCH • AIA • LLC
 11111 COMMERCE CENTER DRIVE
 HENDERSON, NEVADA 89014
 (702) 464-8844 FAX (702) 464-7848

A101



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



ROC-2671

1-22-04 PC

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DATE	12-08-03
PROJECT NO.	ROC-2671
PROJECT NAME	GRAND TETON AND DURANGO COMMERCIAL DEVELOPMENT
ARCHITECT	GERALD CADAPICH • AIA • LLC
100%	
90%	
80%	
70%	
60%	
50%	
40%	
30%	
20%	
10%	
0%	

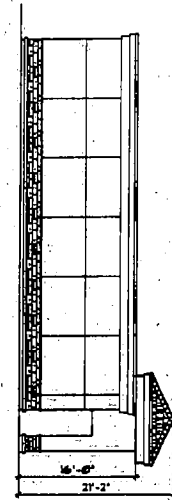
**PAD A
FLOOR PLAN**

PRELIMINARY
NOT FOR
CONSTRUCTION
12-8-03

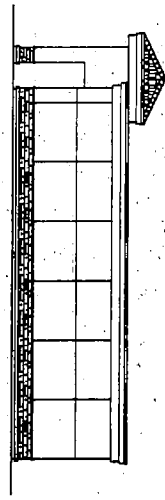
project title •
**GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT**
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

ARCHITECT
GERALD CADAPICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-6842 FAX (702) 454-7048

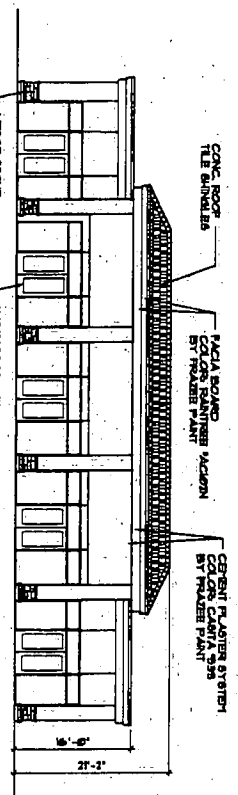
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SCALE: 1/8"=1'-0"



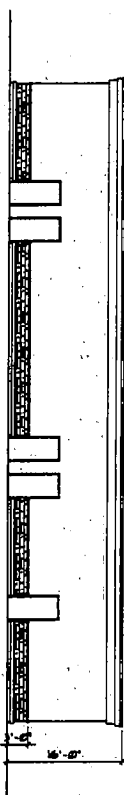
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



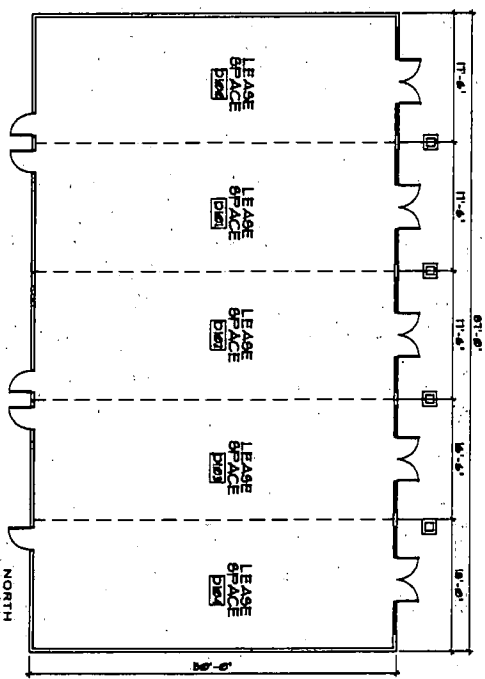
3 WEST ELEVATION
SCALE: 1/8"=1'-0"



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

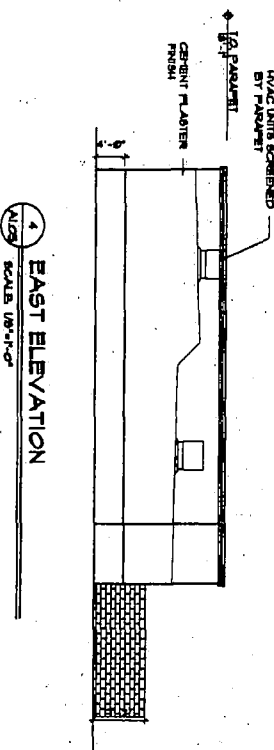
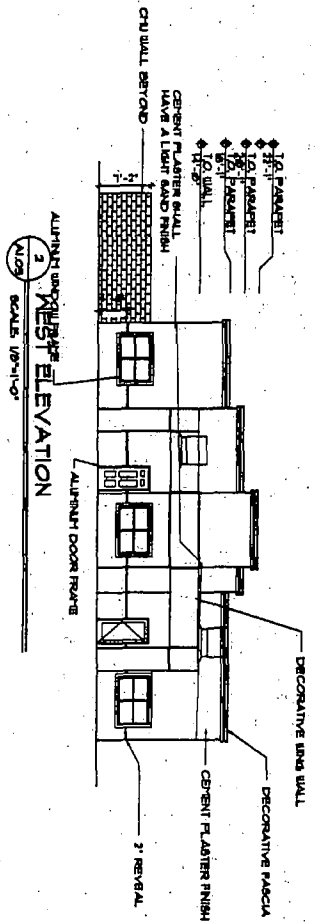
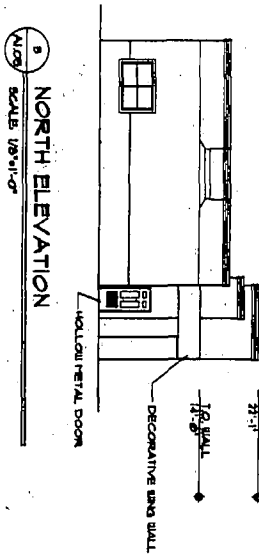
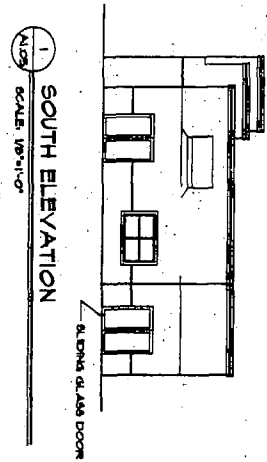


5 PAD D FLOOR PLAN
SCALE: 1/8"=1'-0" DIMENSIONS SQUARE FOOTAGE: 4500 SF.

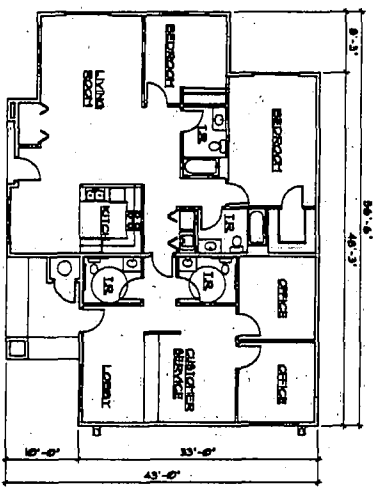


ROC-2671

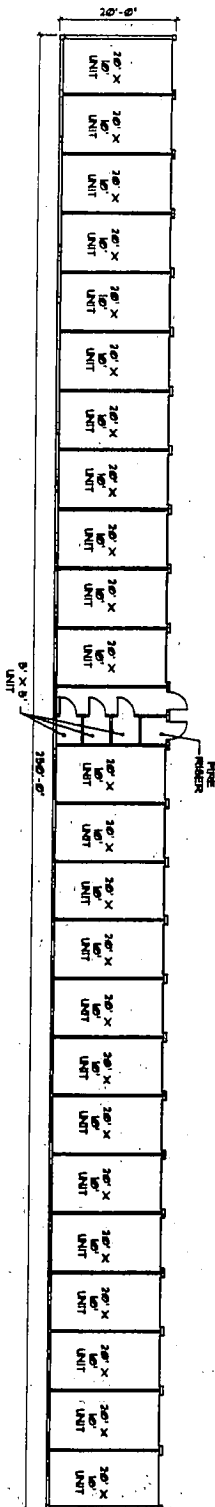
1-22-04 PC



1 OFFICE FLOOR PLAN
SCALE: 1/8"=1'-0"



ROC-2671
1-22-04 PC



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



ROC-2671

1-22-04 PC

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



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



PREFABRICATED METAL
BUILDING - INSTALL PER
STEEL FABRICATOR'S DATA
TYPICAL

1 NORTH ELEVATION
SCALE: 1"=10'-0"



PREFABRICATED ROLL UP
DOOR - INSTALL PER
MANUFACTURER'S DATA
TYPICAL

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



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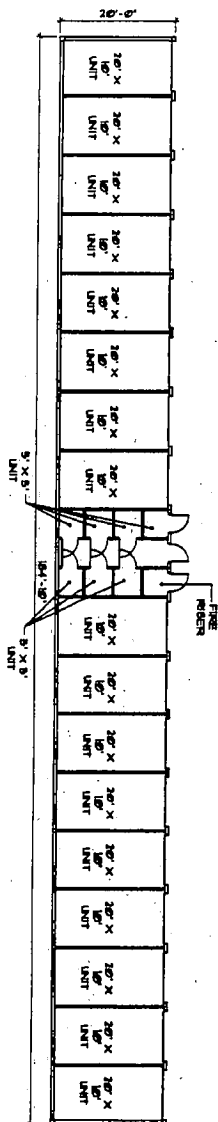
Sheet Title: MINI STORAGE BUILDING A PLANS AND ELEVATIONS	Project Title: GRAND TETON AND DURANGO COMMERCIAL DEVELOPMENT	Architect: CECALD GARADACH • AIA • LLC 10 COMMERCE CENTER DRIVE HERNDEN, NEVADA 89014 (702) 484-8842 FAX (702) 484-7842
---	---	---

PRELIMINARY
NOT FOR
CONSTRUCTION
12-9-03

Project Title:
**GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT**
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

Architect:
CECALD GARADACH • AIA • LLC
10 COMMERCE CENTER DRIVE
HERNDEN, NEVADA 89014
(702) 484-8842 FAX (702) 484-7842

A BUILDING B FLOOR PLAN
SCALE: 1"=20'-0"



3 NORTH ELEVATION
SCALE: 1"=10'-0"



4 SOUTH ELEVATION
SCALE: 1"=10'-0"



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



1 WEST ELEVATION
SCALE: 1"=10'-0"

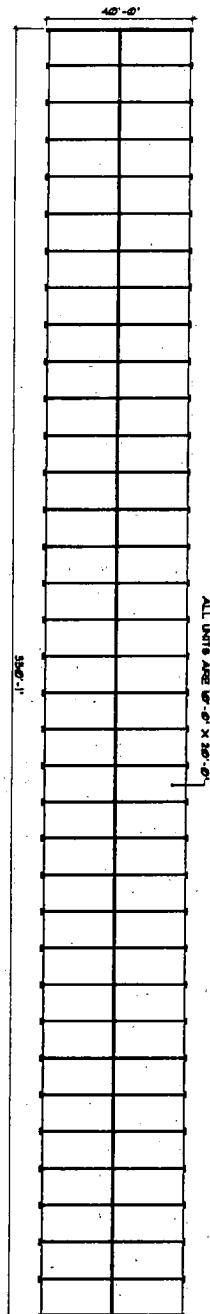


MANUFACTURED METAL
BUILDING - INSTALL PER
MANUFACTURER'S DATA
TYPICAL

MANUFACTURED ROLL UP
DOOR - INSTALL PER
MANUFACTURER'S SPEC
TYPICAL

ROC-2671
1-22-04 PC

A BUILDING C FLOOR PLAN
SCALE: 1/8"=1'-0"



5 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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

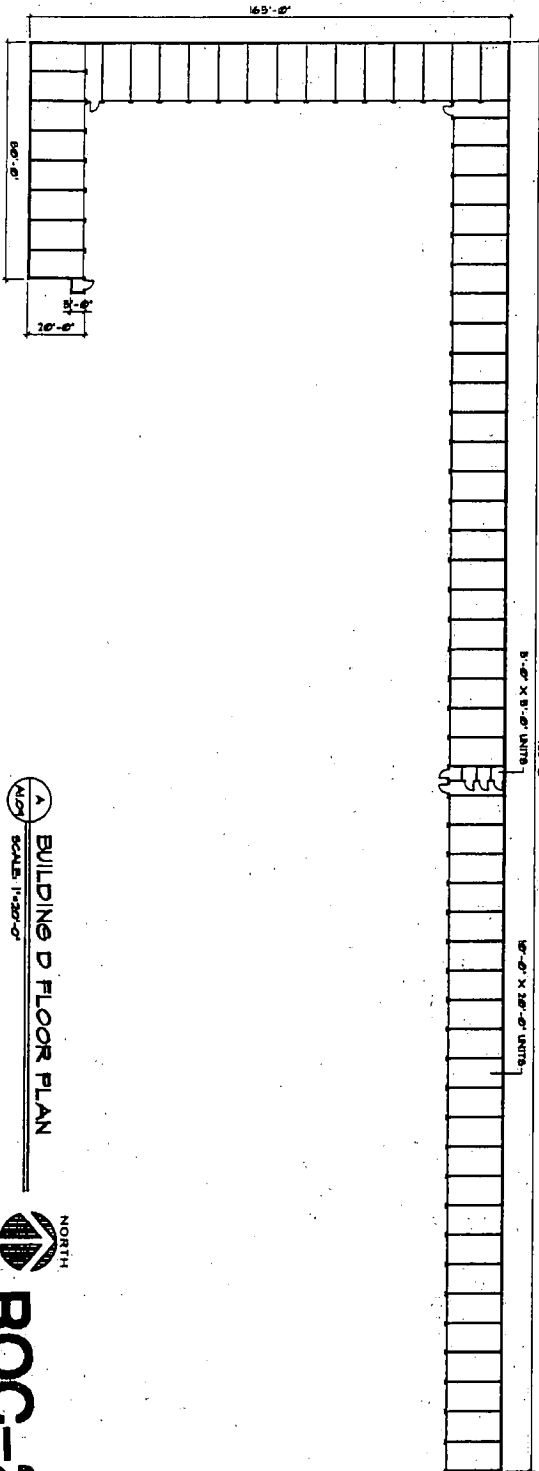


PREMANUFACTURED METAL
BUILDING - INSTALLED PER
STEEL FABRICATOR'S DETAILS
TYPICAL

PREMANUFACTURED ROLL UP
DOOR - INSTALLED PER
MANUFACTURER'S DETAILS
TYPICAL

ROC-2671
1-22-04 PC

Project Title: MINI STORAGE BUILDING C PLANS AND ELEVATIONS	PRELIMINARY NOT FOR CONSTRUCTION 12-5-03	Project Title: GRAND TETON AND DURANGO COMMERCIAL DEVELOPMENT GRAND TETON DRIVE / DURANGO DRIVE LAS VEGAS, NEVADA	ARCHITECT GERALD GARADICH • AIA • LLC 10 COMMERCIAL CENTER DRIVE HENDERSON, NEVADA 89014 (702) 454-6646 FAX (702) 454-7648
---	--	---	--



1 BUILDING D FLOOR PLAN
SCALE: 1"=20'-0"



ROC-2671

1-22-04 PC

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Project No.	A108
Sheet Title	MINI STORAGE BUILDING D PLANS AND ELEVATIONS
Drawn by	ARCHITECT
Checked by	ARCHITECT
Reviewed by	ARCHITECT
Approved by	ARCHITECT
Date	12-8-03

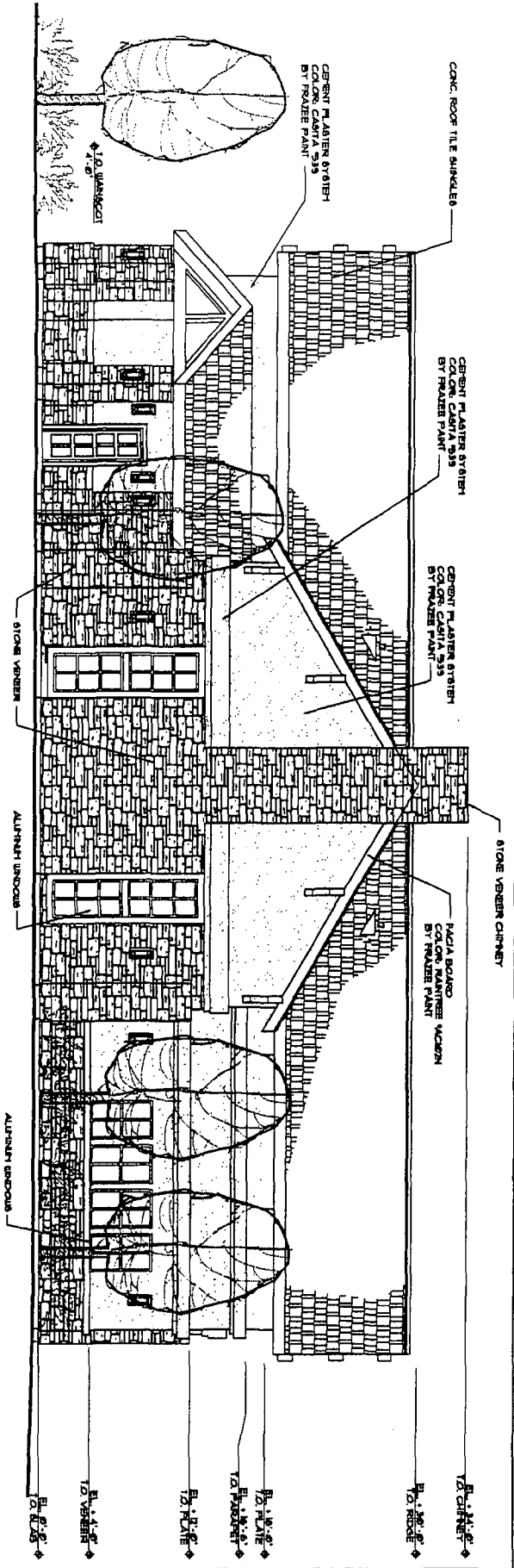
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MINI STORAGE
BUILDING D
PLANS AND ELEVATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION
12-8-03

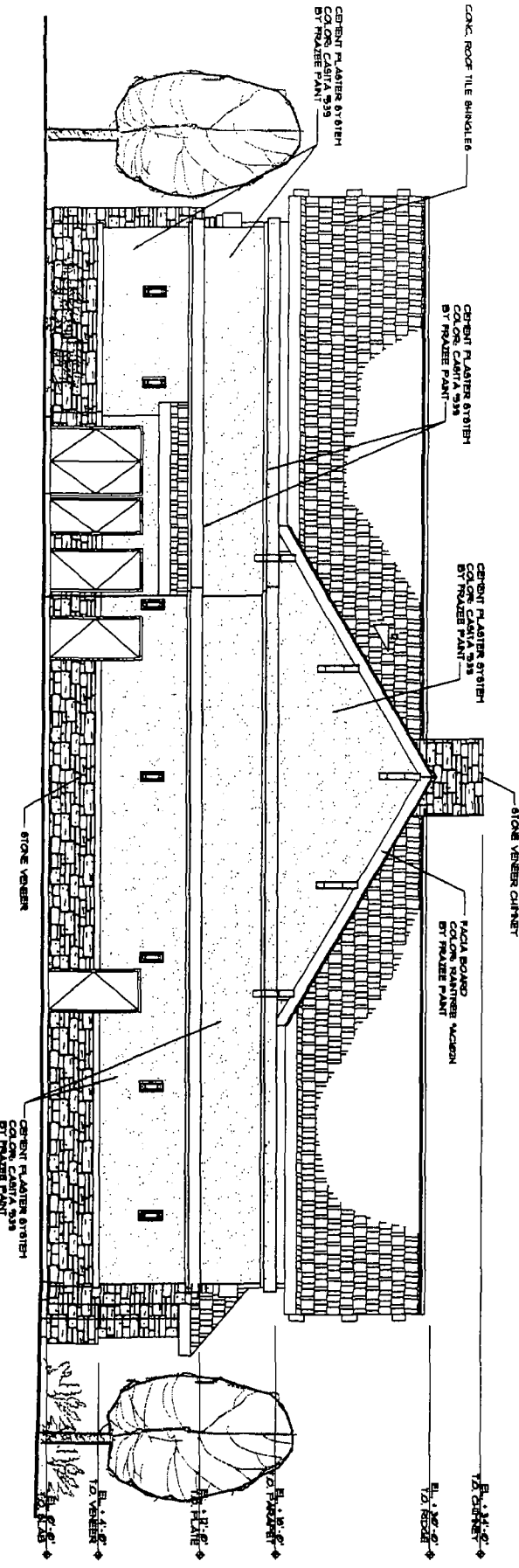
Project Title
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

ARCHITECT
GERALD GARAPICH • AIA • LLC
18 COMMERCIAL CENTER DRIVE
SPRINGFIELD, NEVADA 89014
(702) 484-8848 FAX (702) 484-7848

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

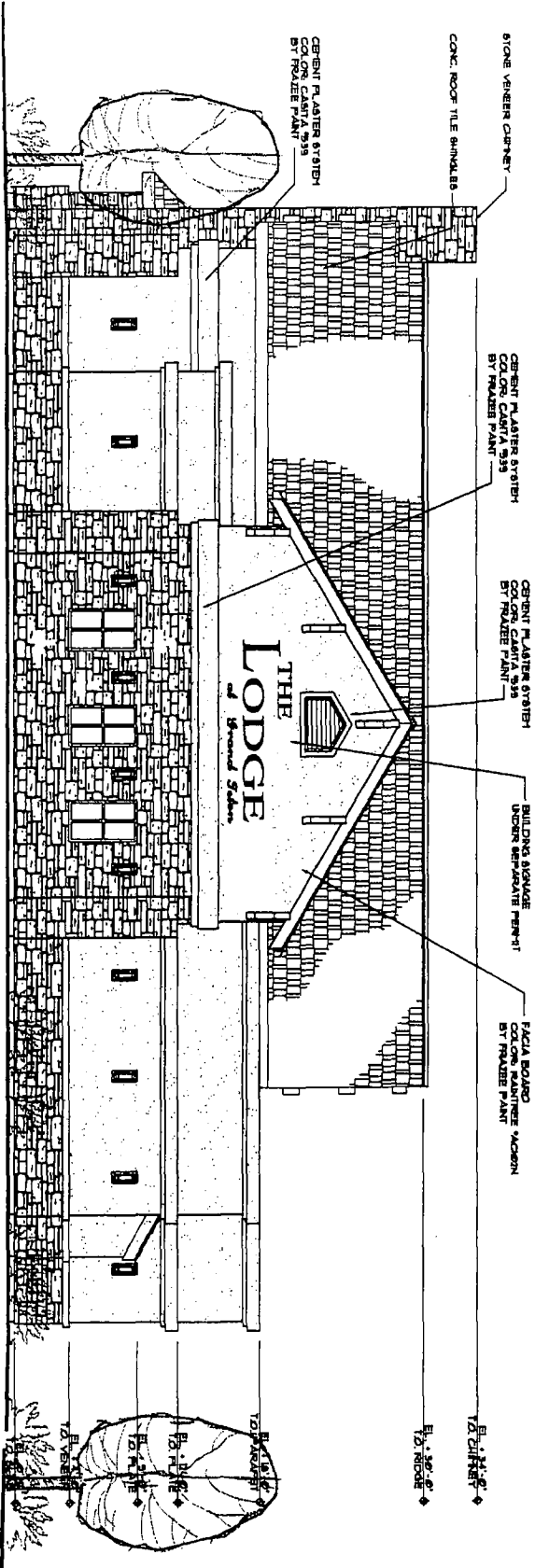


2 EAST ELEVATION
SCALE: 1/4"=1'-0"

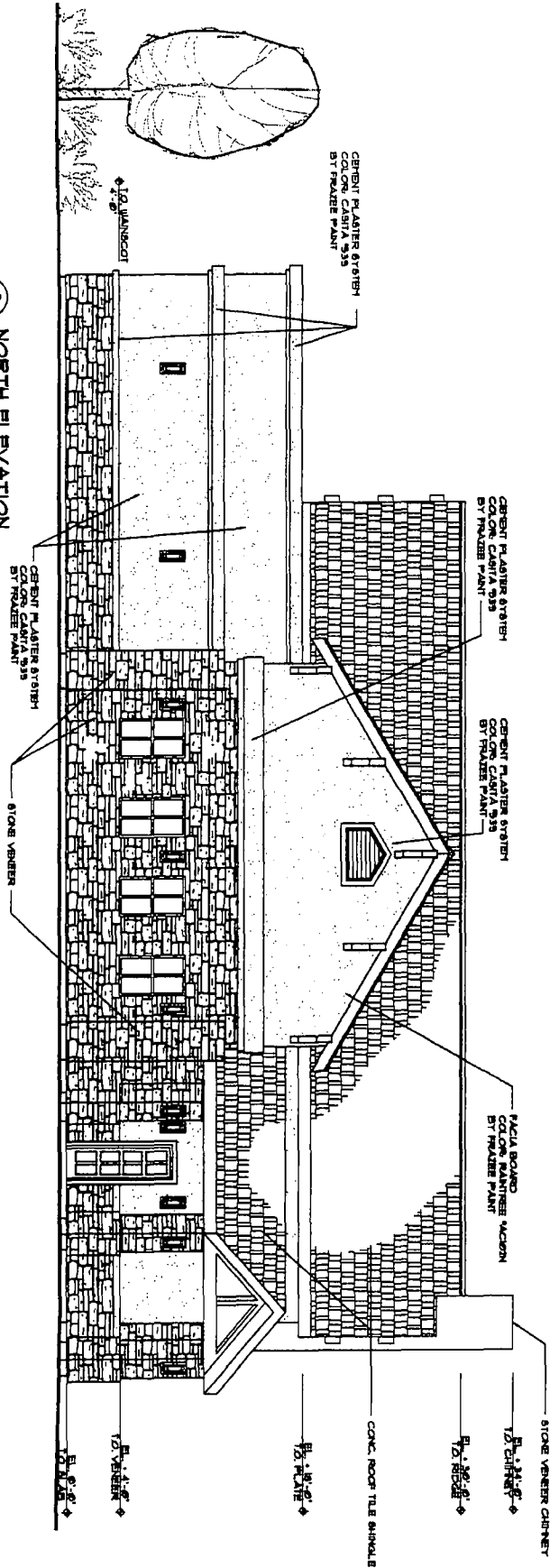


ROC-2671
1-22-04 PC

4 SOUTH ELEVATION
SCALE 1/4"=1'-0"



3 NORTH ELEVATION
SCALE 1/4"=1'-0"



ROC-2671

1-22-04 PC

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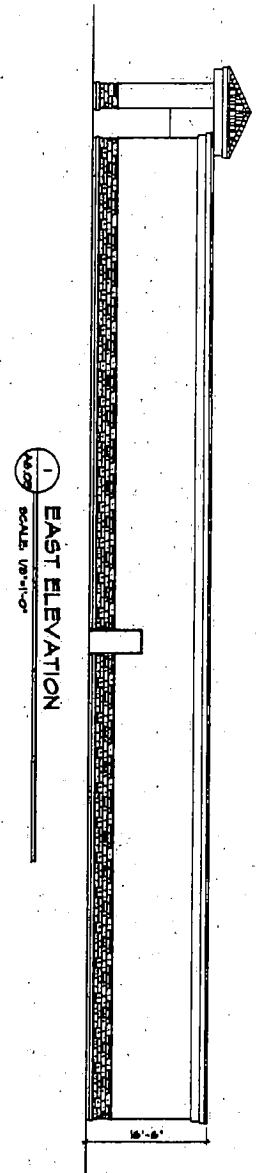
sheet title
TAVERN EXTERIOR
ELEVATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

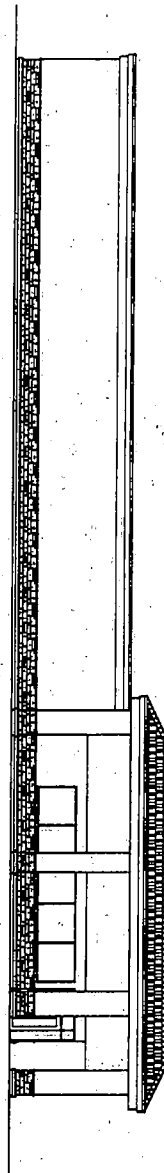
project title
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

ARCHITECT
GERALD CADAPICH • AIA • LLC
18 COMMERCIAL CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 484-6842 FAX (702) 434-7842

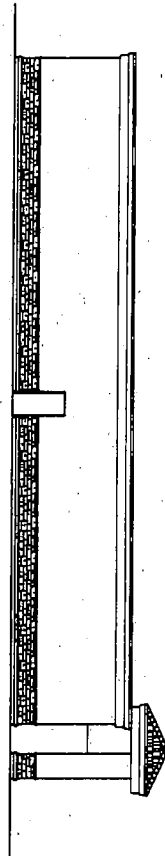
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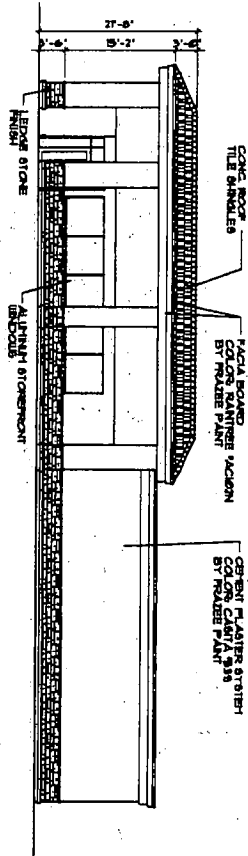
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



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



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

CORNER ROCK
TILE BRICKS

FLYING BOARDS
BY PALMER PLANT

CORNER MASTER STITCHES
BY PALMER PLANT

FLYING STONE

FLYING STONE

ROC-2671

1-22-04 PC

LAS Consulting, Inc.
2754 Highland Drive, #A
Las Vegas, NV 89109
(702) 889-2879-ofc.
(702) 889-3122-fax

RECEIVED
CITY CLERK

2004 FEB 17 P 4: 06

February 17, 2004

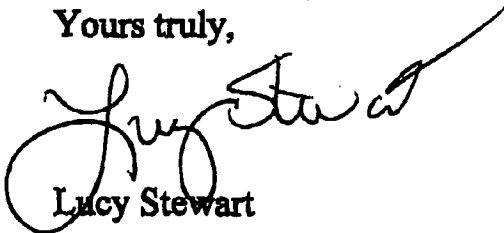
City Clerk- City Hall, First Floor
400 Stewart Avenue
Las Vegas, NV 89101
Phone: (702) 229-6311
Fax: (702) 382-4803

RE: RoC 2671. GPA 3683, Zone Change 3509
2/18/04 City Council Agenda- *Revised Letter*

Dear Sir or Madam:

Please accept this letter as a request to hold the above referenced item for 30 days until the March 17th City Council Agenda. The applicant is looking at alternative plans. Thank you for your consideration in this matter.

Yours truly,


Lucy Stewart

Cc: Councilman Mack-382-8558
Planning & Development- 385-7268

Submitted after final agenda

Date 2/17/04 Item #134-
#136

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

NOT TO BE HEARD BEFORE 4:00 PM - GENERAL PLAN AMENDMENT RELATED TO ROC-2671 - PUBLIC HEARING - GPA-3483 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack). The Planning Commission (5-0 vote) and staff recommend APPROVAL. (NOTE: Recommendation of approval of this General Plan Amendment is for APN: 125-09-401-006 only)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

287
1

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 - Not Applicable
3. Staff Report
4. Submitted after final agenda - Abeyance request from LAS Consulting, Inc. for Item 134 [ROC-2671], Item 135 [GPA-3683] and Item 136 [ZON-3509] filed under Item 134 [ROC-2671]
5. Submitted after final agenda - Protest letter from Denise Wilcox
6. Back up referenced from the 1/22/2004 Planning Commission meeting Item 49

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

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 135 – GPA-3483

MINUTES:

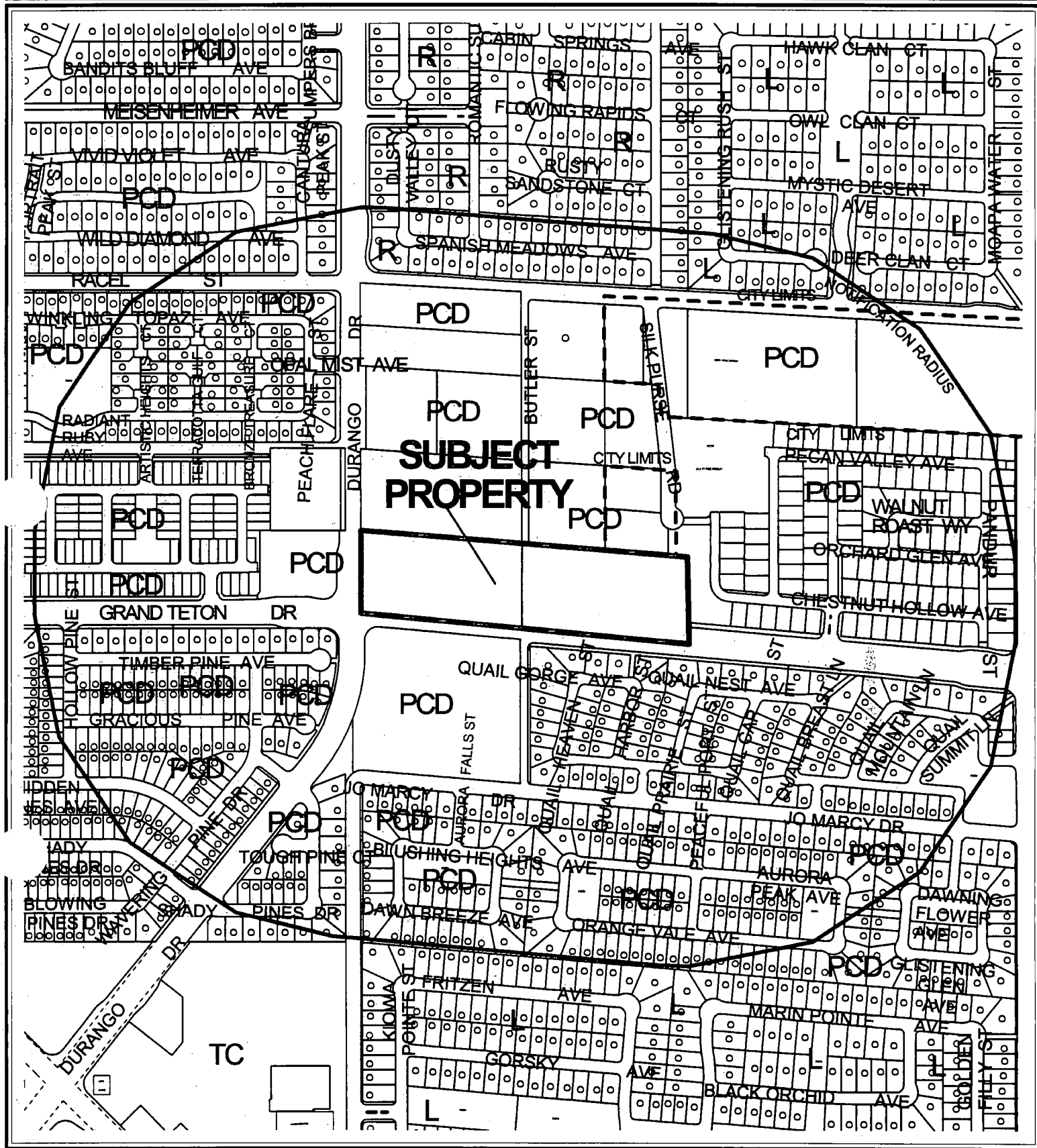
COUNCILMAN MACK clarified that he met with the applicant regarding Items 134 through 136 and advised him that area residents wanted the already approved tavern moved to a different location. The applicant will work on a new site plan with the tavern. ROBERT GENZER, Director of Planning and Development Department, verified with COUNCILMAN MACK that it would be prudent to set Items 134 through 136 Not To Be Heard Before 4:00 p.m. MR. GENZER announced that there will also be another item from the last Planning Commission meeting set Not To Be Heard Before 4:00 p.m. and the two items will be agendaed in that order.

There was no further discussion.

Subsequent to hearing Item 125 [GPA-3512], Item 126 [ZON-3472] and Item 127 [SDR-3477], MAYOR GOODMAN and COUNCILMAN MACK reiterated their opening statements for those in the audience who may have arrived late.

(1:14 – 1:19/4:12)

3-1/4-3582



CASE: GPA-3483

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT) LAND USE DESIGNATION

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

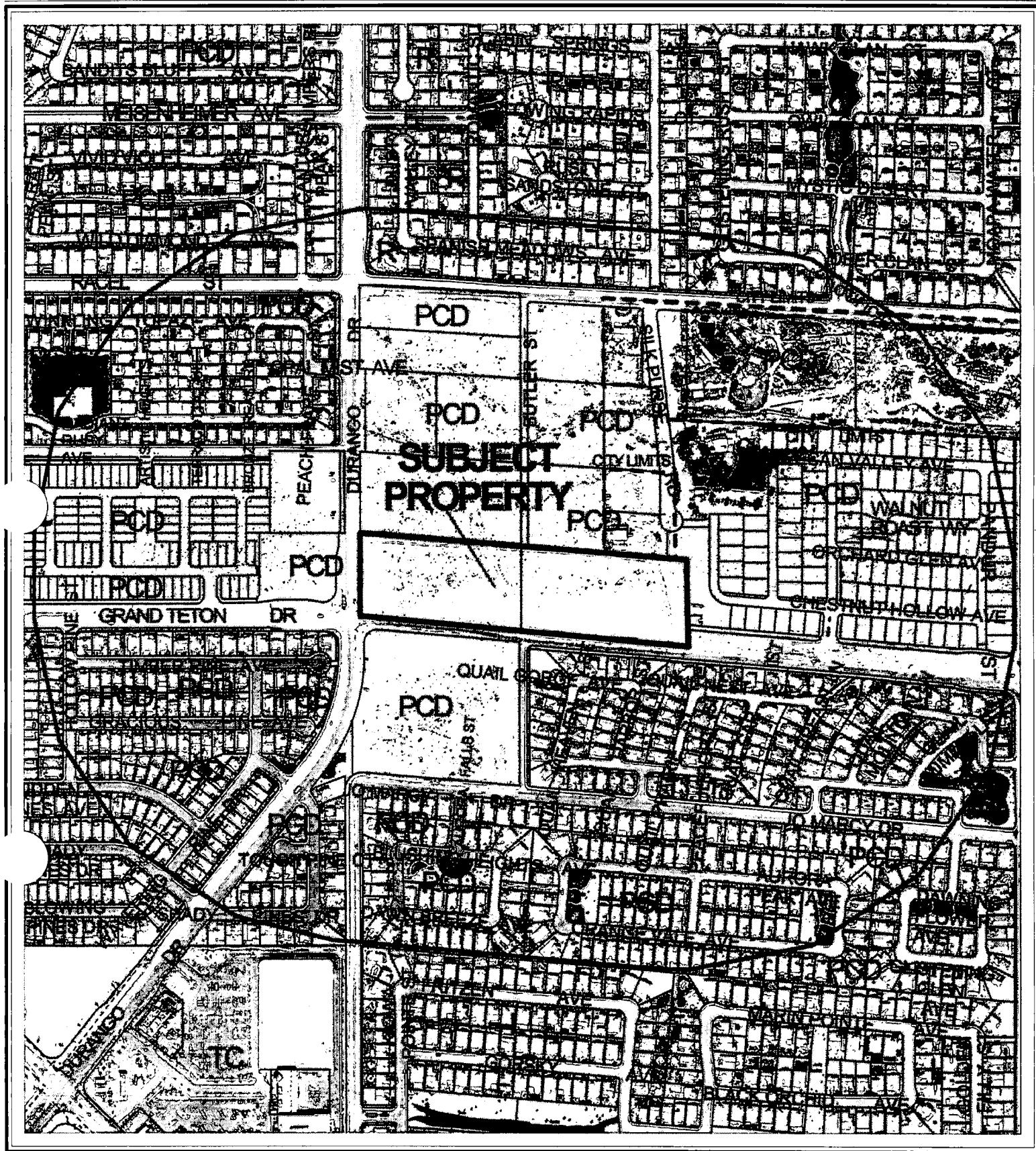
SC (SERVICE COMMERCIAL) LAND USE DESIGNATION

0 400 800 Feet



135





CASE: GPA-3483

RADIUS: 1320 FT

GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

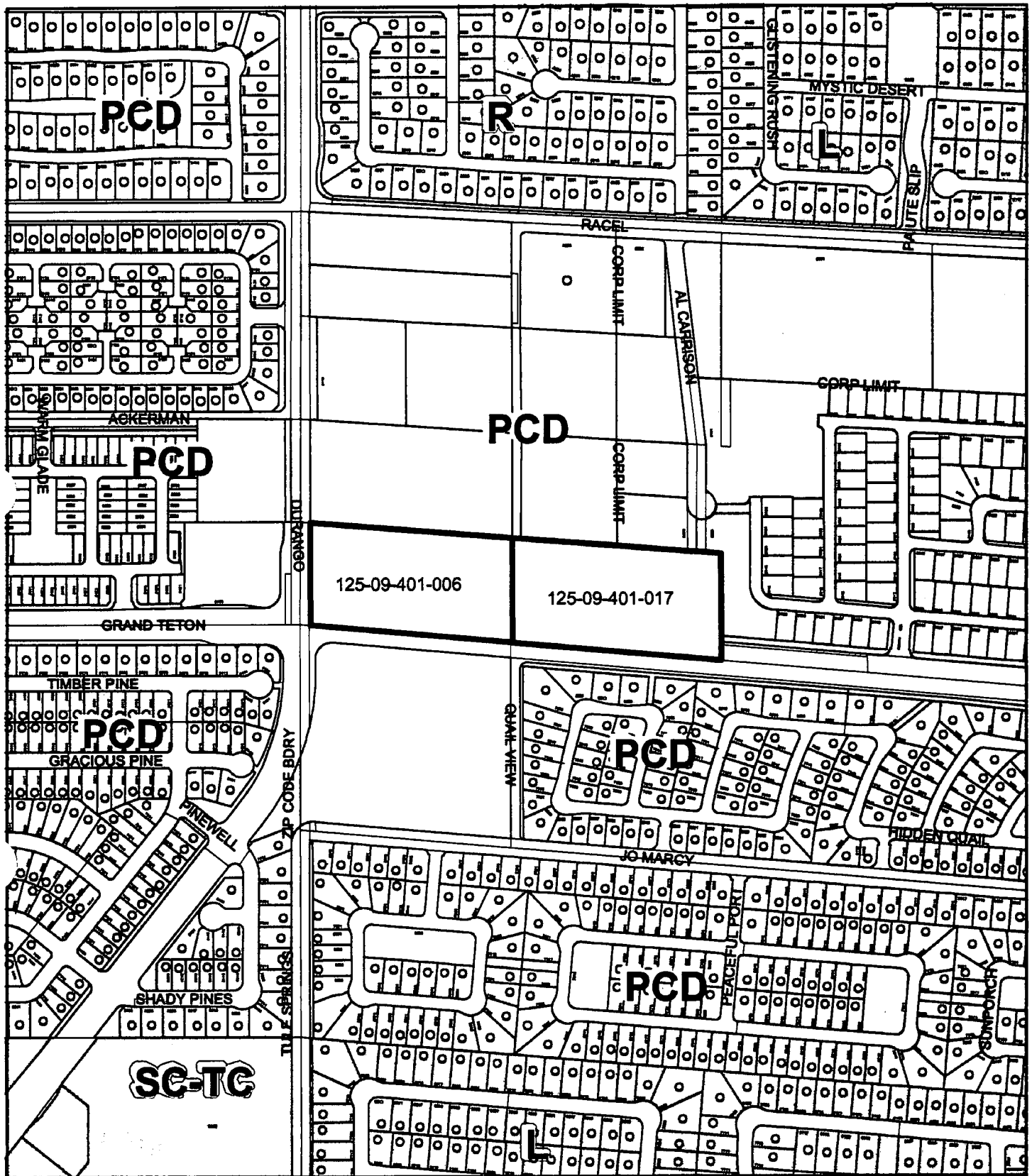
PCD (PLANNED COMMUNITY DEVELOPMENT) LAND USE DESIGNATION

PROPOSED GENERAL PLAN DESIGNATION OF SUBJECT PROPERTY:

SC (SERVICE COMMERCIAL) LAND USE DESIGNATION

0 400 800 Feet





GPA-3483

General Plan Categories

Desert Rural	Office	Downtown Redevelopment Area	SUM
Rural	Service Commercial	Public Facility	Rural Neighborhood Preservation (Clark County)
Low	General Commercial	Resource Conservation	Rural Estates (Clark County)
Medium-Low	Tourist Commercial	Right-of-Way	Public Facility (Clark County)
Medium-Low Attached	School/Park/Open Space	Planned Community Development	School/Park/Open Space (Clark County)
Medium	Light Industrial / Research	Town Center	S Northwest School
High	Las Vegas Medical District	NIC	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.

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-3483 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

1. The plan amendment pertains to the westerly lot, APN: 125-04-401-006 only.

**** STAFF REPORT ****

APPLICATION REQUEST

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

BACKGROUND DATA:

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for GC (General Commercial).
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan.
- 05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Newly developing Area as described in the Plan.
- 02/19/03 The City Council adopted the Centennial Hills Interlocal Land Use Plan. On this map, the subject properties were designated for PCD (Planned Community Development) land uses.
- 01/22/04 The Planning Commission recommended approval of a related Review of Condition (ROC-2671) and Rezoning (ZON-3509); they tabled a related Special Use Permit (SUP-3513) and Site Development Plan Review (SDR-3511).
- 01/22/04 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #49).

DETAILS OF APPLICATION REQUEST

Site Area: 7.84 Gross Acres

EXISTING LAND USE

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

PLANNED LAND USE

Subject Property	PCD (Planned Community Development)
North	PCD (Planned Community Development)
South	PCD (Planned Community Development)
East	PCD (Planned Community Development)
West	PCD (Planned Community Development)

EXISTING ZONING

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

E) General Plan Compliance

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

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

Trails:

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

INTERAGENCY ISSUES

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

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

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

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

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

DEFINITIONS

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

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

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

ANALYSIS

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

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

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on 12/22/03 a neighborhood the applicant held meeting. There were seven persons who attended and had questions about the following:

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

NOTICES MAILED: 601 by Planning Department

APPROVALS: 0

PROTESTS: 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Name of Applicant: Stuart Apollo

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

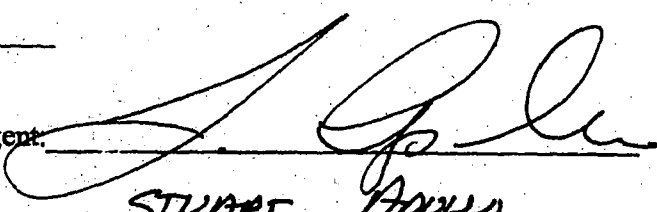
 Yes X No

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

City Official: _____

Partner(s): _____

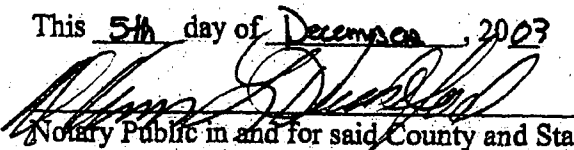
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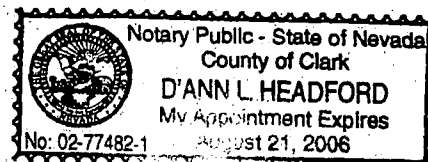
Signature of Property Owner/Authorized Agent: 

Print Name: STUART APOLLO

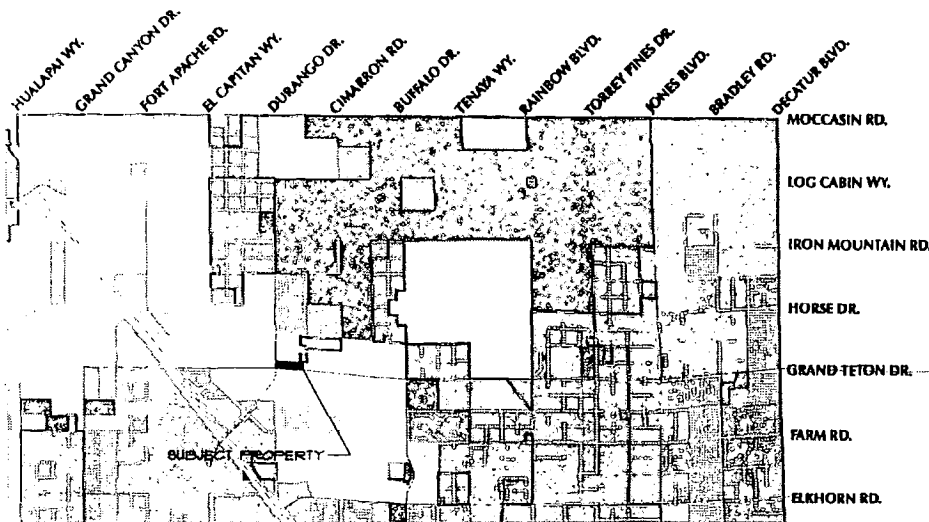
Subscribed and sworn before me

This 5th day of December, 2007


Notary Public in and for said County and State



PA:02-171:00000 - 01/22/00 - 01/22/00



GENERAL NOTES:

1. SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
2. SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
3. SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
4. SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
5. SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
6. ALL SITE CONCRETE SHALL RECEIVE UNWEAPONED PLAN JOINTS AT 8'-0" O.C. AND TOOLED JOINTS AT 18'-0" O.C.
7. ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
8. SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
9. SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 8% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
10. ALL TRASH ENCLOSURES ARE TO HAVE A ROOF STRUCTURE AND BE PLACED 6'-0" AWAY FROM RESIDENTIAL ZONING.
11. MINI STORAGE PERMETER WALL TO BE DECORATIVE.

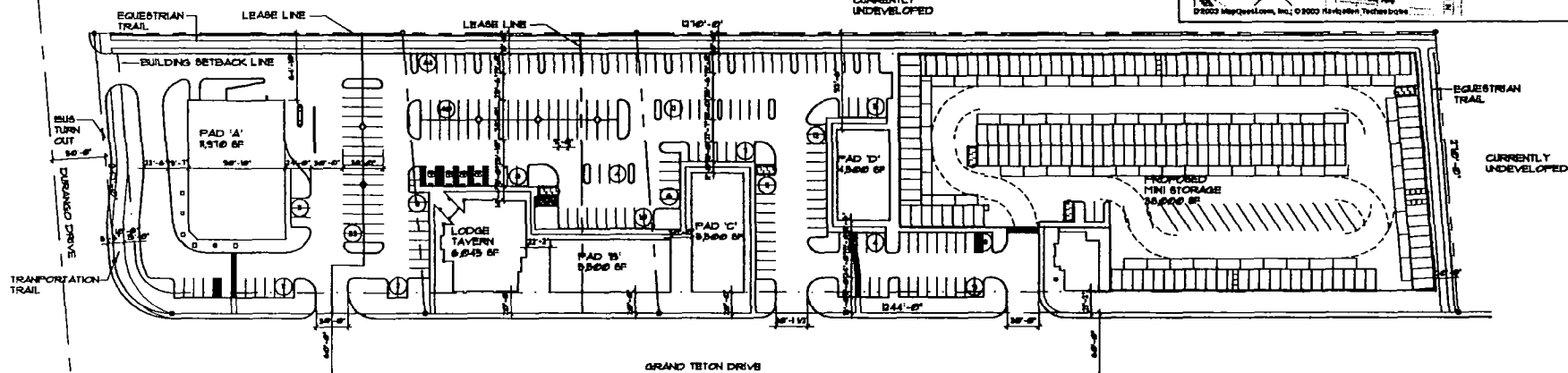
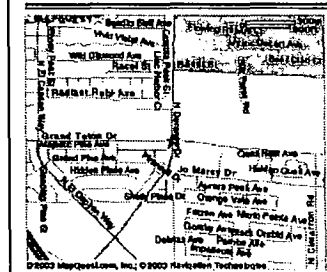
FUTURE LAND USE

- | | |
|---|--|
| ☐ Devd Rural (R-2) | ☐ Public Recreation/Open Space |
| ☐ Rural (R-1 to R-5) | ☐ Public Facility |
| ☐ Low (L-1 to L-5) | ☐ Resource Conservation |
| ☐ Medium-Low (ML-1 to ML-5) | ☐ Right-of-Way |
| ☐ Medium-Low Attached (ML-1 to ML-5) | ☐ MASTER PLANNED AREAS |
| ☐ Medium (M-1 to M-5) | ☐ Planned Community Development |
| ☐ High (H-1 to H-5) | ☐ Town Center |
| ☐ Office | ☐ City Limits |
| ☐ Service Commercial | |
| ☐ General Commercial | |
| ☐ Retail Commercial | |
| ☐ Light Industrial/Research | |
| ☐ Townhouse Redevelopment Area | |

PROJECT DATA:

APPLICATION:	2C-1102-08
LEGAL DESCRIPTION:	THE SOUTH HALF (S/2) OF THE SOUTH-EAST QUARTER (SE/4) OF THE SOUTH-EAST QUARTER (SE/4) OF THE SOUTH-EAST QUARTER (SE/4) OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 60 EAST, M.D.B. 1 N.
ASSASSIN'S PARCEL NUMBER:	125-02-401-004 & 125-02-401-001
SITE AREA:	341,428 SF (7.84 ACRES)
CURRENT ZONING:	C1 / U
PROPOSED ZONING:	C1 / C2
SETBACKS:	
FRONT:	REQUIRED: 20'-0"
SIDES:	PROVIDED: 10'-0" / 10'-0" / 10'-0"
REAR:	20'-0"
CORNERS:	20'-0"
BUILDING AREA:	71,710 SF
PAD 'A':	1,510 SF
TAVERN:	6,100 SF
PAD 'B', 'C', 'D':	9,500 SF
MINI STORAGE:	30,000 SF
LOT COVERAGE:	20.2%
PARKING CALCULATIONS:	
REQUIRED:	200 SPACES
RETAIL: 1 PER 250 OF A:	
TAVERN: 1 PER 100 OF A:	
MINI STORAGE: 1 PER 100 OF A:	
PROVIDED:	330 SPACES

PROJECT LOCATION:



ARCHITECTURAL SITE PLAN
SCALE: 1"=50'-0"



ARCHITECT
CECILIA CADARCI • AIA • LLC
1000 COMMERCE CENTER DRIVE
SPRINGFIELD, NEVADA 89014
(702) 454-1941 FAX (702) 454-7842

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

PRELIMINARY
NOT FOR
CONSTRUCTION
12-18-08

PROJECT TITLE
ARCHITECTURAL SITE
PLAN

DATE: 12/18/08
DRAWN BY: JAC
CHECKED BY: JAC
PROJECT NO.: 02-171
SHEET NO.: AS101

STAFF GPA-3483
01-22-04 PC

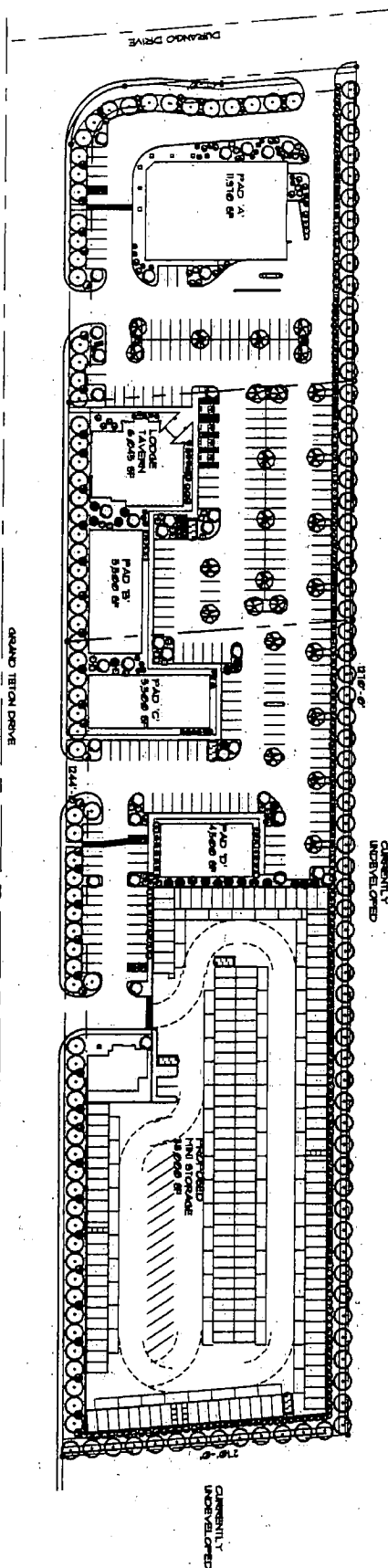
Landscape Legend

Illustration	Botanical Name (Common Name)	Size	Material
	PRAYNIS VELUTINA (ARIZONA ASH)	24" BOX	STANDARD TRUNK
	IRIS - LANCEA	24" BOX	STANDARD TRUNK
	IRIS - LANCEA (MEX. LANCEA AFRICAN BATHIC)	24" BOX	STANDARD TRUNK
	IRIS - BIFIDA XIPLOIA CONCENTR (MINT MIOLOIA)	24" BOX	STANDARD TRUNK

	ANEMONE - VEGET	
	DAINTY - FROM - WHEELERS (CURRENT BROOK)	B GALL
	BLACKWING - SANDWICHES (CURRENT BROOK)	B GALL
	BEETLES - STILL	
	LEAFHOPPER - PANOPTICA (RED TUCKA)	GALL
	LANTANA - HORNED (CURRENT LANTANA)	GALL
	ARABIDOPSIS	
	BLACKWING (BLACKWING PULLIANS)	GALL

General Notes

1. CONTINUATOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. PLANT LIST IS INCLUDED AS A REFERENCE ONLY.
2. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING WITH PROPER NOTATION OF # OF PLANTS.
3. PLANT LIST TO INCLUDE SPECIES, CULTIVAR, SIZE, # OF TOTAL QUANTITY OF EACH SPECIES, SEASONAL COLOR, SEEDED VARIETY, ETC.
4. TWO-ROW MATCHES, SIZE 1' HIGHS OF LIVE SHRUBS SPECIFIED AS SHOWN ON DRAWINGS.
5. 3/4" DECORATIVE ROCK COLOR TO BE SELECTED BY OWNER.
6. 7" DEPTH TYP. IN ALL PLANTING BEDS.
7. 8" IN PLANTING AREAS WHERE PLANTING BEDS.
8. IF TREE WITHIN 8' OF A DECORATIVE WALL SHALL BE PLANTED AT TREE TRUNK SHIELDED TO DIRECT ROOT GROWTH DOWNWARD.



ARCHITECTURAL LANDSCAPE PLAN
SCALE 1"=30'-0"



STAFF
GPA-3483
1-22-04 PC

AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR 3-DTH USE AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNLESS THEY ARE SIGNED, SEALED AND DATED BY THE ARCHITECT.

sheet title -
**ARCHITECTURAL
LANDSCAPE PLAN**

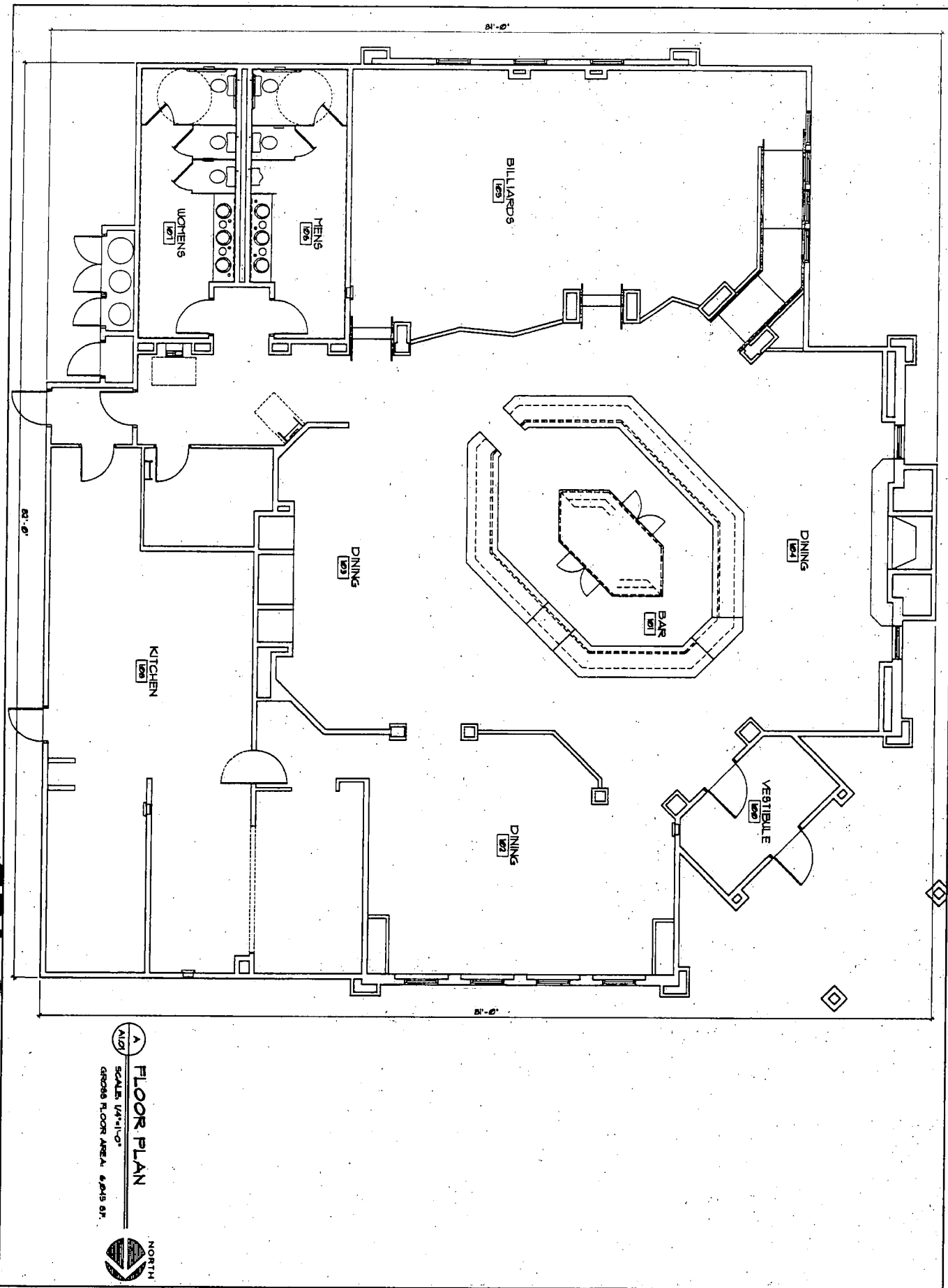
PRELIMINARY
NOT FOR
CONSTRUCTION
12-8-03

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

ARCHITECT
GERALD GARADICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 484-8842 FAX (702) 484-7842

E10

STAFF
GPA-3483
1-22-04 PC



FLOOR PLAN
SCALE: 1/4"=1'-0"
OVERALL FLOOR AREA: 6,645 SF.



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NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMIT	12/04/03	MAC GERALD		
2	ISSUED FOR PERMIT	12/04/03	MAC GERALD		
3	ISSUED FOR PERMIT	12/04/03	MAC GERALD		
4	ISSUED FOR PERMIT	12/04/03	MAC GERALD		
5	ISSUED FOR PERMIT	12/04/03	MAC GERALD		
6	ISSUED FOR PERMIT	12/04/03	MAC GERALD		
7	ISSUED FOR PERMIT	12/04/03	MAC GERALD		
8	ISSUED FOR PERMIT	12/04/03	MAC GERALD		
9	ISSUED FOR PERMIT	12/04/03	MAC GERALD		
10	ISSUED FOR PERMIT	12/04/03	MAC GERALD		

PROJECT TITLE
TAVERN FLOOR PLAN

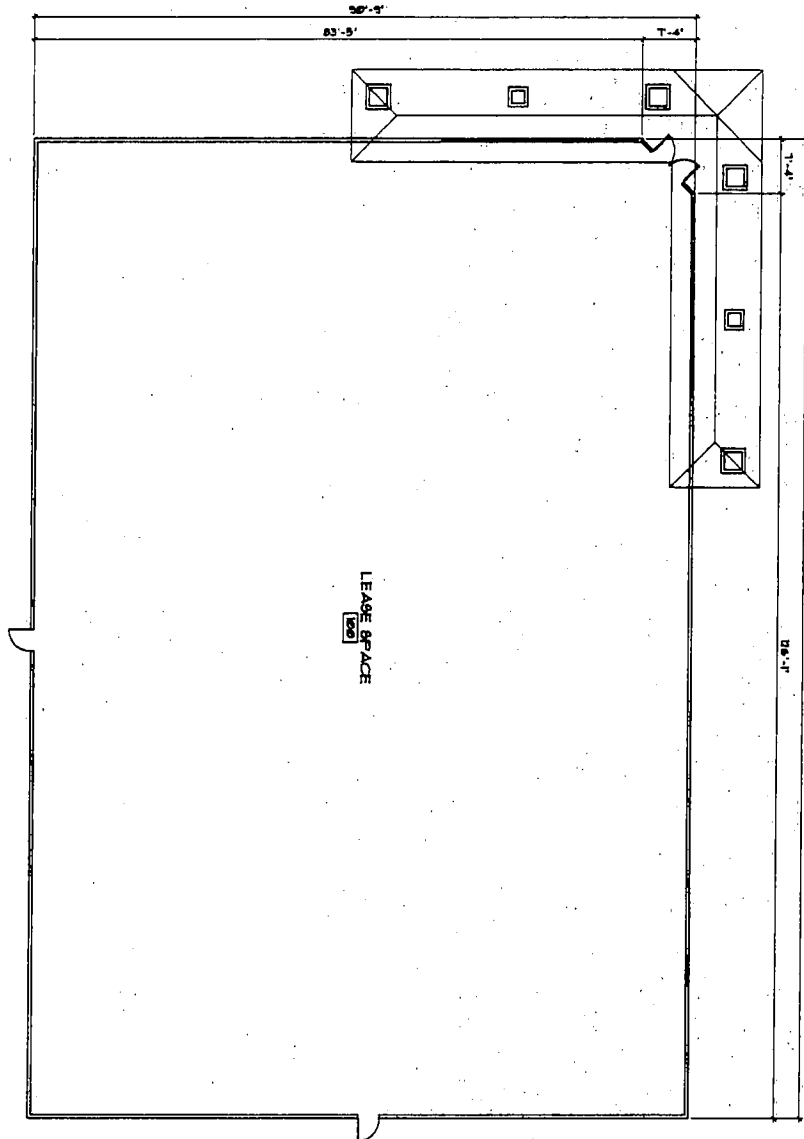
PROJECT TITLE
**GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT**
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

ARCHITECT
GERALD GARADACH • AIA • LLC
10 COMMERCE CENTER DRIVE
BENDERSON, NEVADA 89014
(702) 484-8848 FAX (702) 484-7848

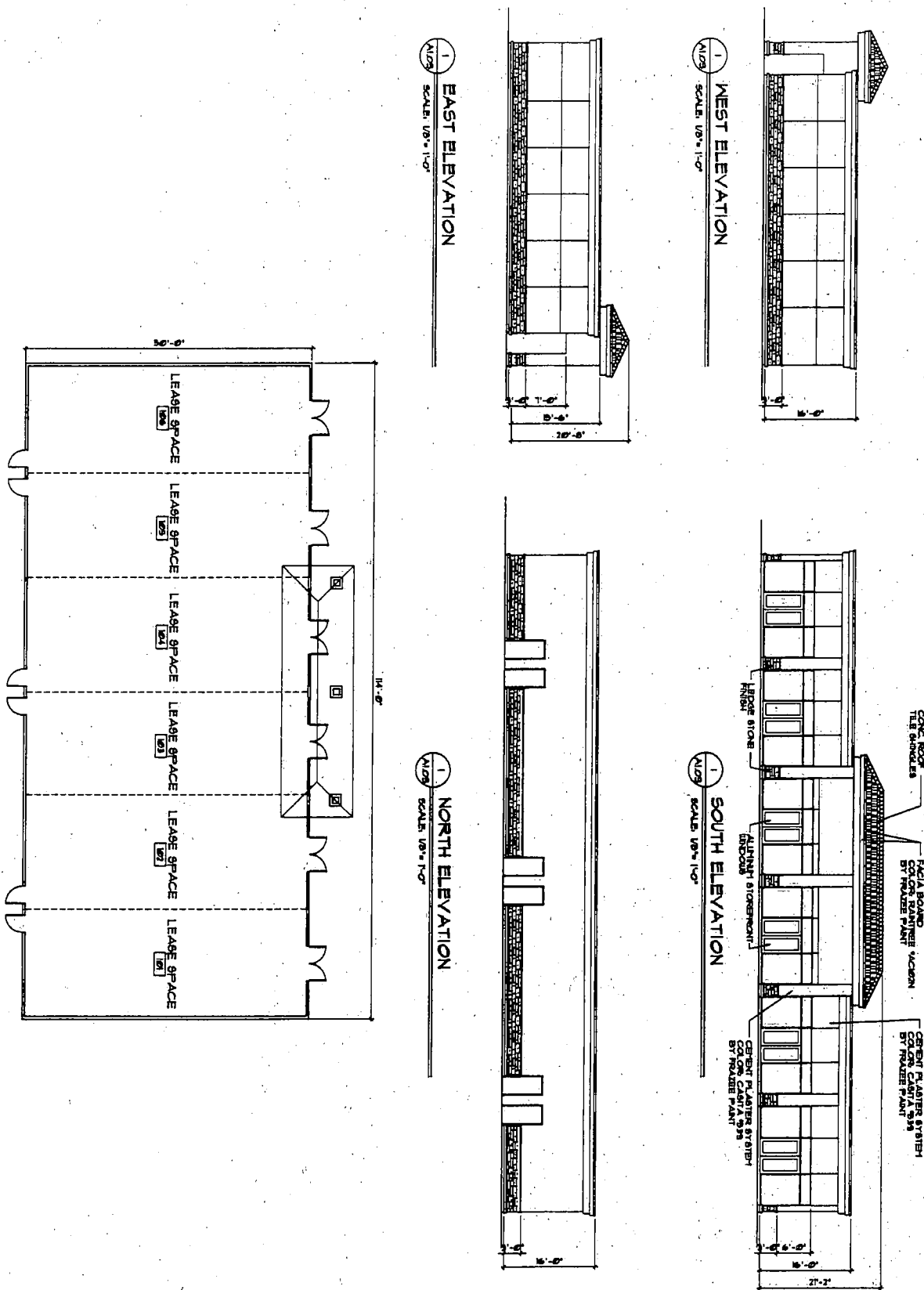
STAFF

GPA-3483
1-22-04 PC

A
PAD A FLOOR PLAN
SCALE 1/8"=1'-0"



AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THE DRAWINGS IN WHOLE OR IN PART BY ANY OTHER PARTY IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND MEANT FOR USE, AND THEREFORE NOT VALID, UNLESS THEY ARE SEALED, SIGNED, AND DATED. © 2003 GERALD GADAPICH AND ASSOCIATES © 2003.		sheet title PAD A FLOOR PLAN		PRELIMINARY NOT FOR CONSTRUCTION 12-8-03		project title GRAND TETON AND DURANGO COMMERCIAL DEVELOPMENT GRAND TETON DRIVE / DURANGO DRIVE LAS VEGAS, NEVADA		ARCHITECT GERALD GADAPICH • AIA • LLC 10 COMMERCIAL CENTER DRIVE HENDERSON, NEVADA 89014 (702) 466-8842 FAX (702) 466-7842	
DATE: 12-8-03		BY: [Signature]		CHECKED BY: [Signature]		DESIGNED BY: [Signature]		PROJECT NO.: 1102	

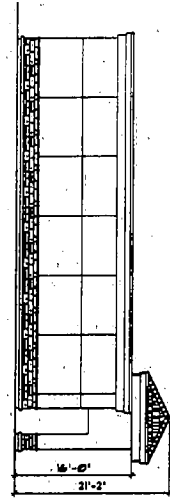


RETAIL FLOOR PLAN PAD B & C
SCALE: 1/8" = 1'-0"

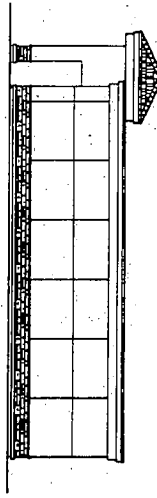


STAFF
GPA-3483
1-22-04 PC

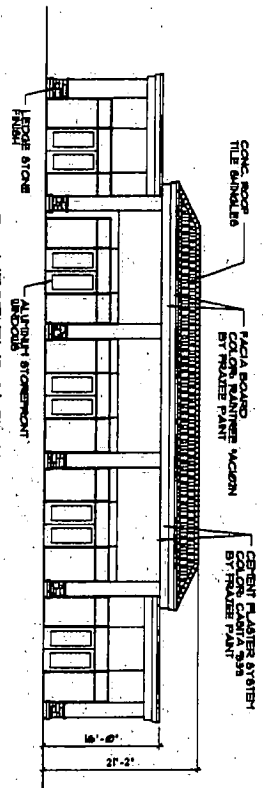
1 NORTH ELEVATION
SCALE 1/8"=1'-0"



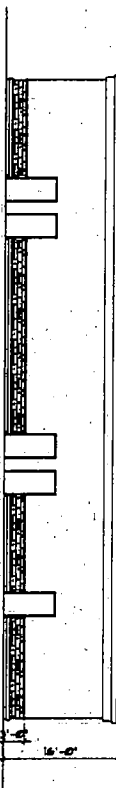
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SCALE 1/8"=1'-0"



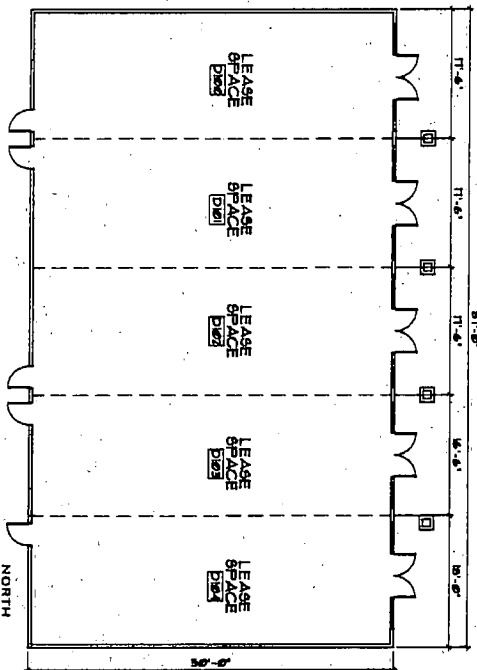
3 WEST ELEVATION
SCALE 1/8"=1'-0"



4 EAST ELEVATION
SCALE 1/8"=1'-0"

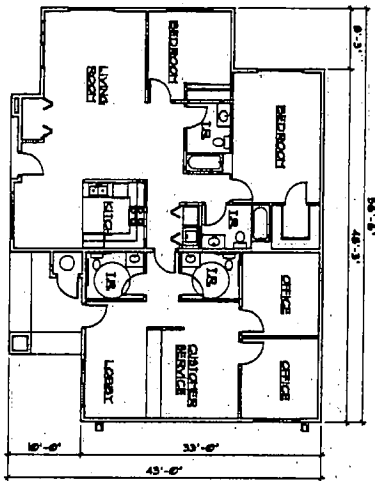
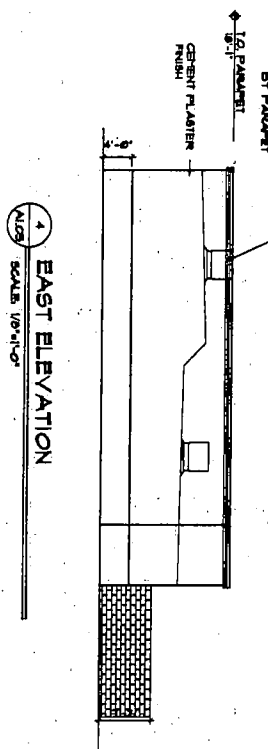
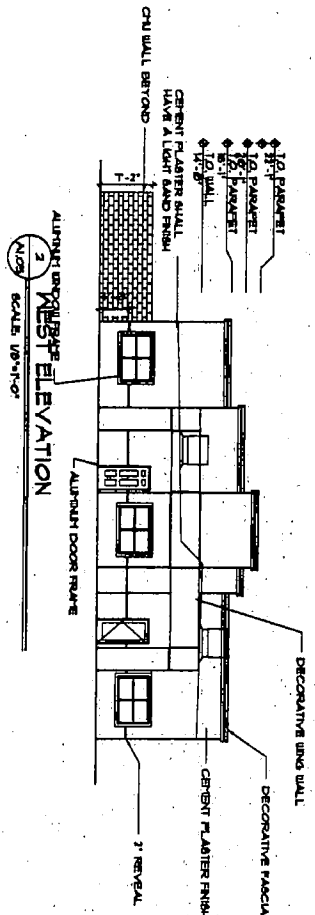
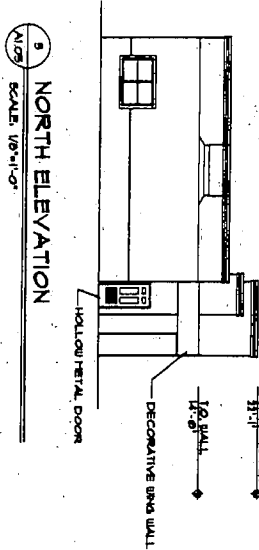
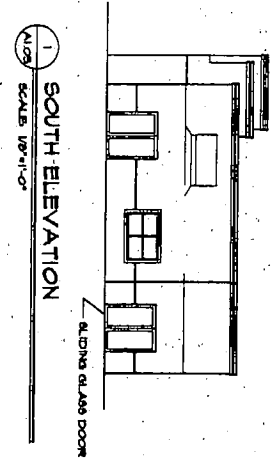


A PAD D FLOOR PLAN
SCALE 1/8"=1'-0" GROSS SQUARE FOOTAGE: 1998 SF



STAFF
GPA-3483
1-22-04 PC

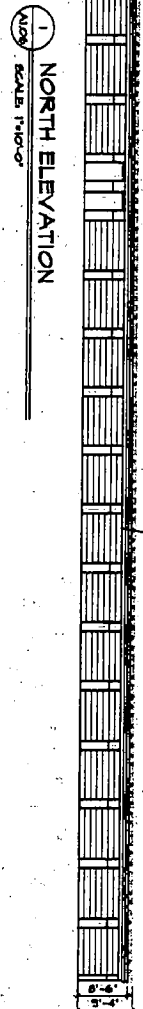
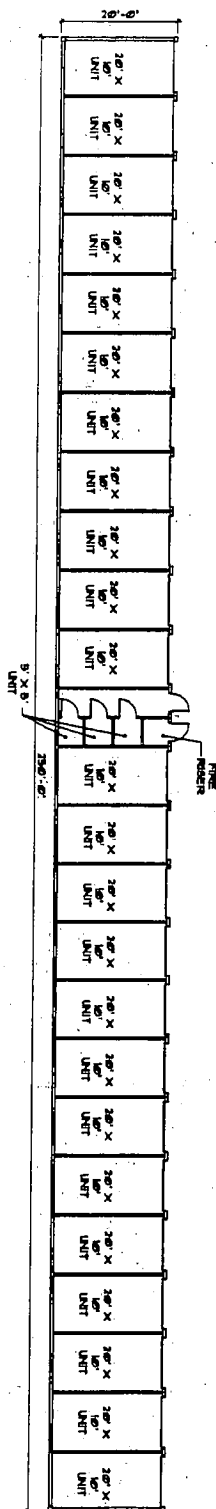
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5 OFFICE FLOOR PLAN
SCALE 1/8"=1'-0"



STAFF GPA-3483 01-22-04 PC



PRE-FABRICATED ROLL UP DOOR - INSTALL PER MANUFACTURER'S SPEC.

PRE-FABRICATED ROLL UP DOOR - INSTALL PER MANUFACTURER'S SPEC.

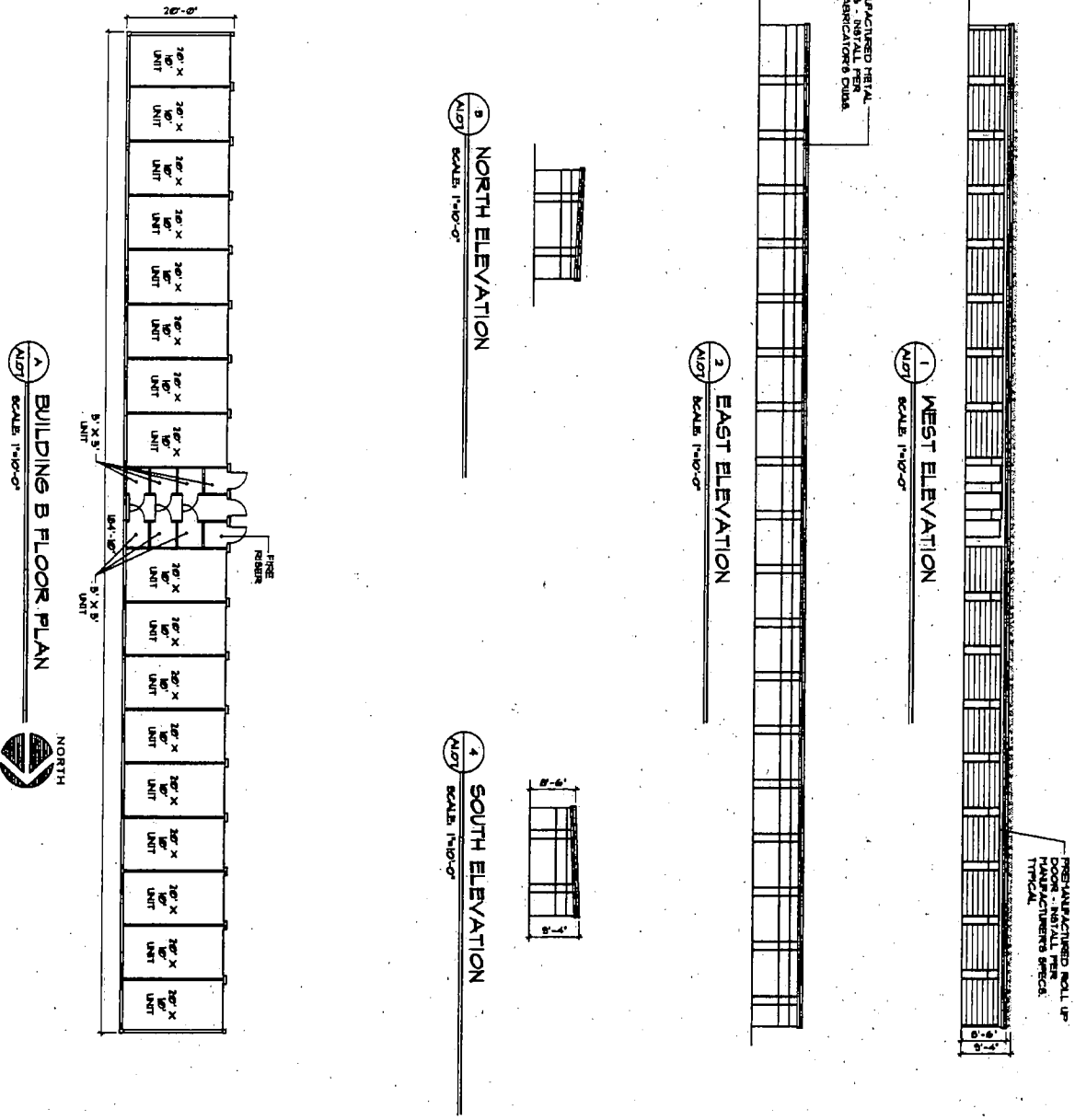
1 BUILDING A FLOOR PLAN
SCALE: 1"=10'-0"



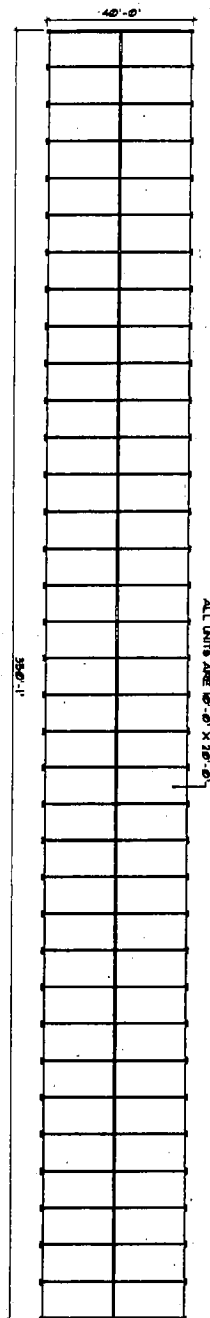
STAFF

GPA-3483

1-22-04 PC



STAFF GPA-3483 1-22-04 PC



A BUILDING C FLOOR PLAN
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



PREMANUFACTURED METAL BUILDING - NATURAL PEAR STEEL FABRICATOR'S DATA TYPICAL

PREMANUFACTURED ROLL UP DOOR MATERIAL IS HOUSING MANUFACTURER'S SPEC. TYPICAL

STAFF
GPA-3483
01-22-04 PC

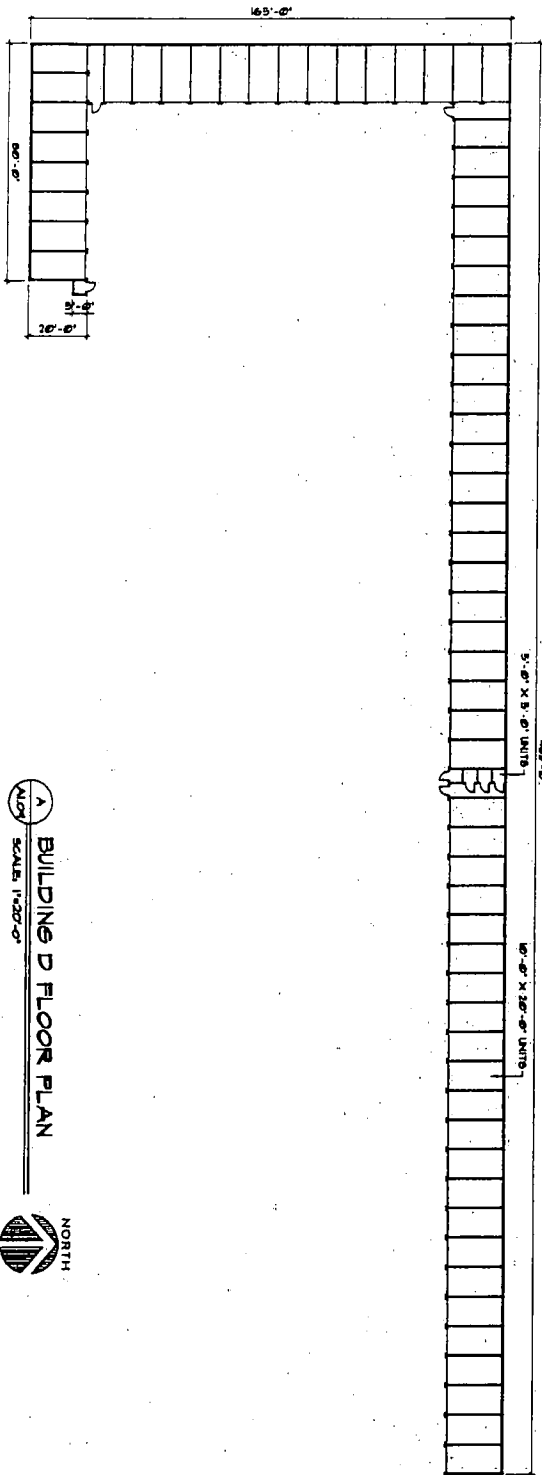
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Project No.	A108
Sheet Title	MINI STORAGE BUILDING C PLANS AND ELEVATIONS
Drawn By	ARCHITECT
Checked By	ARCHITECT
Project No.	A108
Project Name	MINI STORAGE BUILDING C
Project Address	GRAND TETON AND DURANGO DRIVE LAS VEGAS, NEVADA
Project Date	12-9-03

PRELIMINARY
NOT FOR CONSTRUCTION
12-9-03

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

ARCHITECT
GRAND CADAPRICH • AIA • LLC
10 CONVERSE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 484-8842 FAX (702) 484-7842



1 SOUTH ELEVATION
SCALE 1"=20'-0"

2 NORTH ELEVATION
SCALE 1"=20'-0"

3 WEST ELEVATION
SCALE 1"=20'-0"

4 EAST ELEVATION
SCALE 1"=20'-0"

A BUILDING D FLOOR PLAN
SCALE 1"=20'-0"



STAFF 01-22-04 PC

GPA-3483

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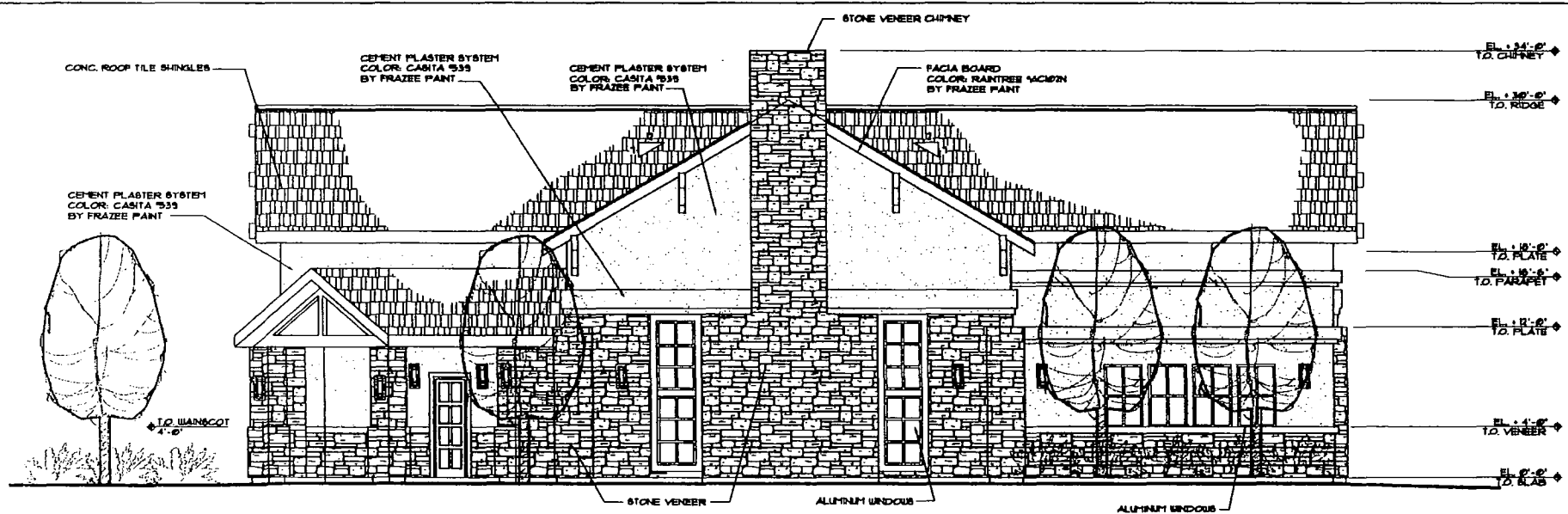
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BUILDING D
PLANS AND ELEVATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION
12-9-03

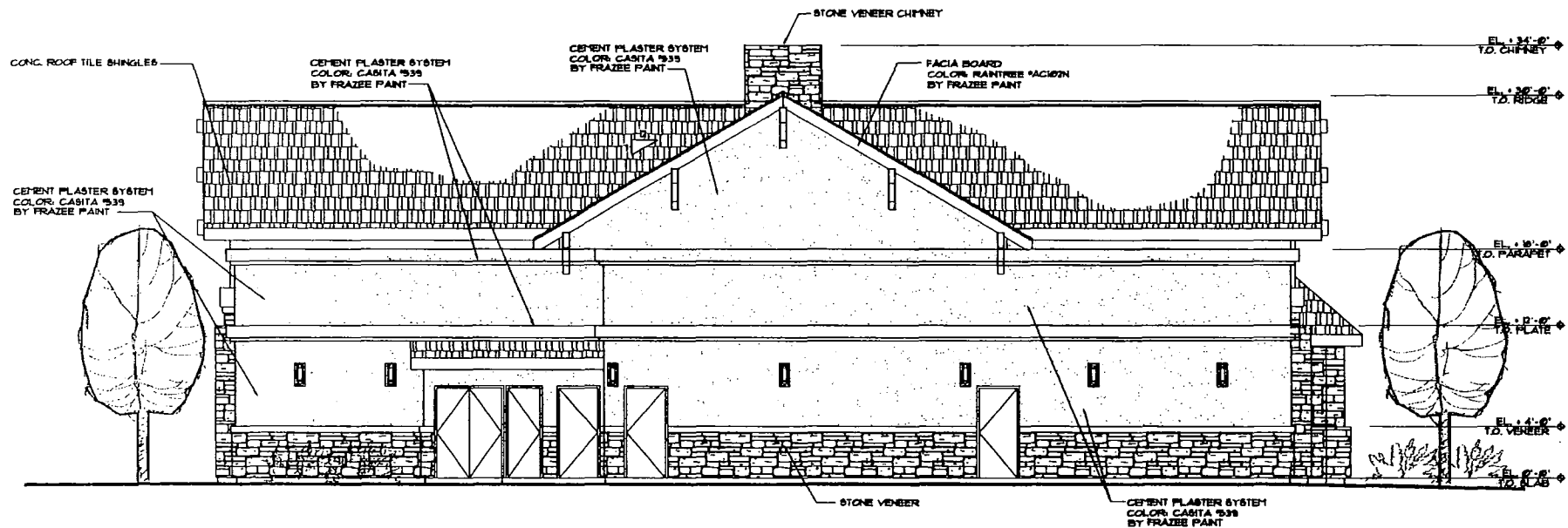
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GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

ARCHITECT
GRAND TETON AND DURANGO • AIA • LLC
16 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 484-8842 FAX (702) 484-7842

A108



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



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

PROJECT 1116
GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 466-8812 FAX (702) 466-7816
ARCHITECT
CAROL GADARSKI • AIA • LLC

PRELIMINARY
NOT FOR
CONSTRUCTION

TAVERN EXTERIOR
ELEVATIONS

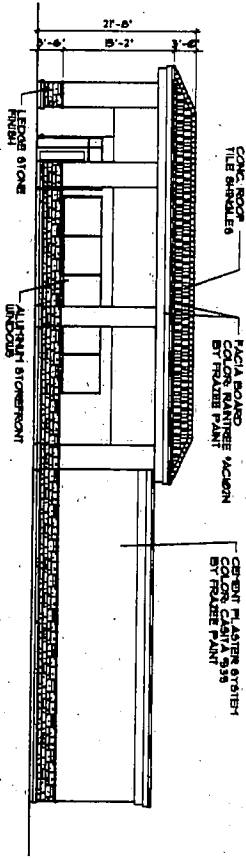
DATE: 03/08/04
DRAWN BY: J. GADARSKI
CHECKED BY: J. GADARSKI
DATE: 03/08/04
SCALE: 1/4"=1'-0"

PROJECT NO. A8.01

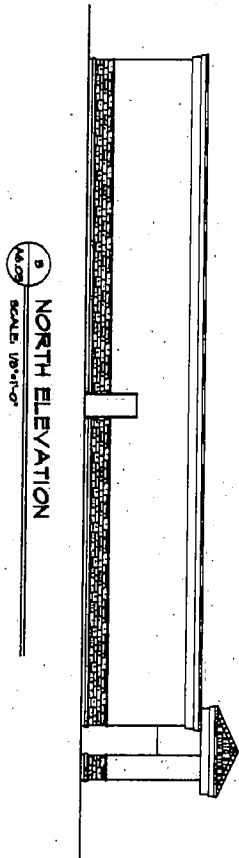
GPA-3483
STAFF 1-22-04 PC



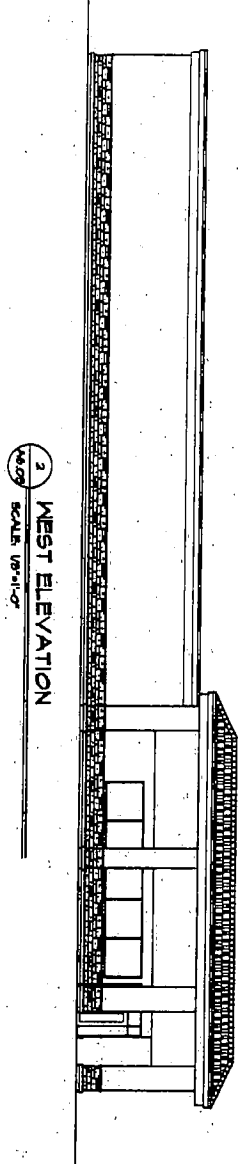
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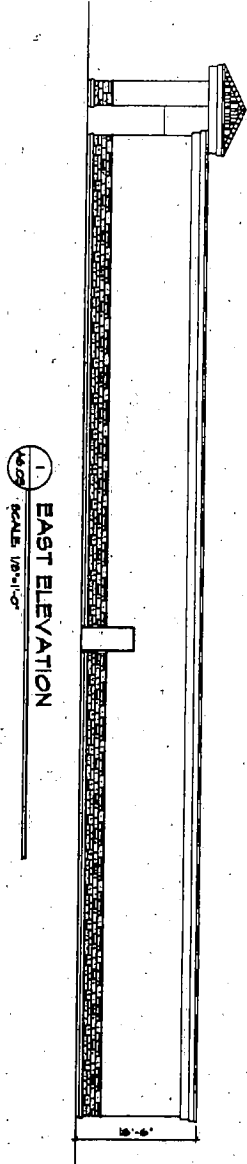
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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

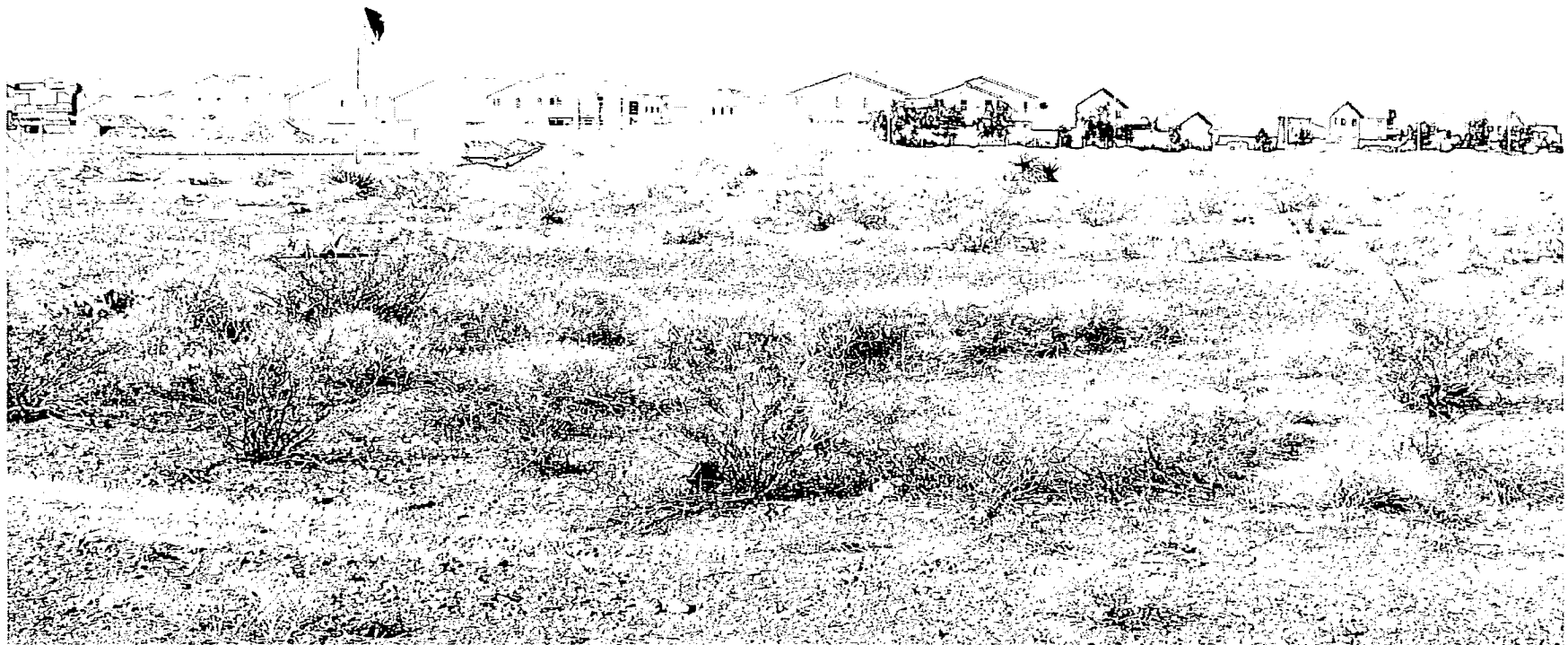
GPA-3483
STAFF 1-22-04 PC

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

1/2/04



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

1/2/04

RECEIVED
CITY CLERK

February 16, 2004

2004 FEB 17 PM 4:06

City Council
Attention: City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: Re-Zoning #GPA 3483

Dear City Council,

I am writing on behalf of my husband and myself regarding the proposed re-zoning ammendment, #GPA 3483. The land is on the corner of Grand Teton and Durango and is currently zoned for planned community development. The proposal before you is for a change in the zoning to service commercial. My husband and I are opposed to the proposed re-zoning.

The area in question is all residential, and there are many children in the area as well, with bus stops all along Durango. The proposed re-zoning would create a hazard and danger to the many children in the area. There is plenty of land for commercial development along highway 95 on Farm Road and on the frontage road on the east side of the highway, and it's where commercial development really belongs. It does not belong in the middle of a residential area. The effect the re-zoning would have on our property values in the area is a big concern as well; lower property values would be a detriment to the homeowners in the area. In addition, homeowners in the area purchased here because the area is residential and commercial free, and the non-developed land was zoned for more planned community development.

Please consider denying the request to re-zone the property on Grand Teton and Durango.

Sincerely,


Denise Wilcox
8705 Glistening Pond Street
Las Vegas, Nevada 89131

Protest

Submitted after final agenda

Date 2/17/04 Item #135

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 18, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

NOT TO BE HEARD BEFORE 4:00 PM - REZONING RELATED TO ROC-2671 AND GPA-3483 - PUBLIC HEARING - ZON-3509 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack). The Planning Commission (4-1 vote) and staff recommend APPROVAL. (NOTE: Recommendation of approval of this Rezoning is for APN: 125-09-401-006 only)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

288

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 APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Abeyance request from LAS Consulting, Inc. for Item 134 [ROC-2671], Item 135 [GPA-3683] and Item 136 [ZON-3509] filed under Item 134 [ROC-2671]
5. Back up referenced from the 1/22/2004 Planning Commission meeting Item 50

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

CITY COUNCIL MEETING OF FEBRUARY 18, 2004
Planning and Development Department
Item 136 – ZON-3509

MINUTES:

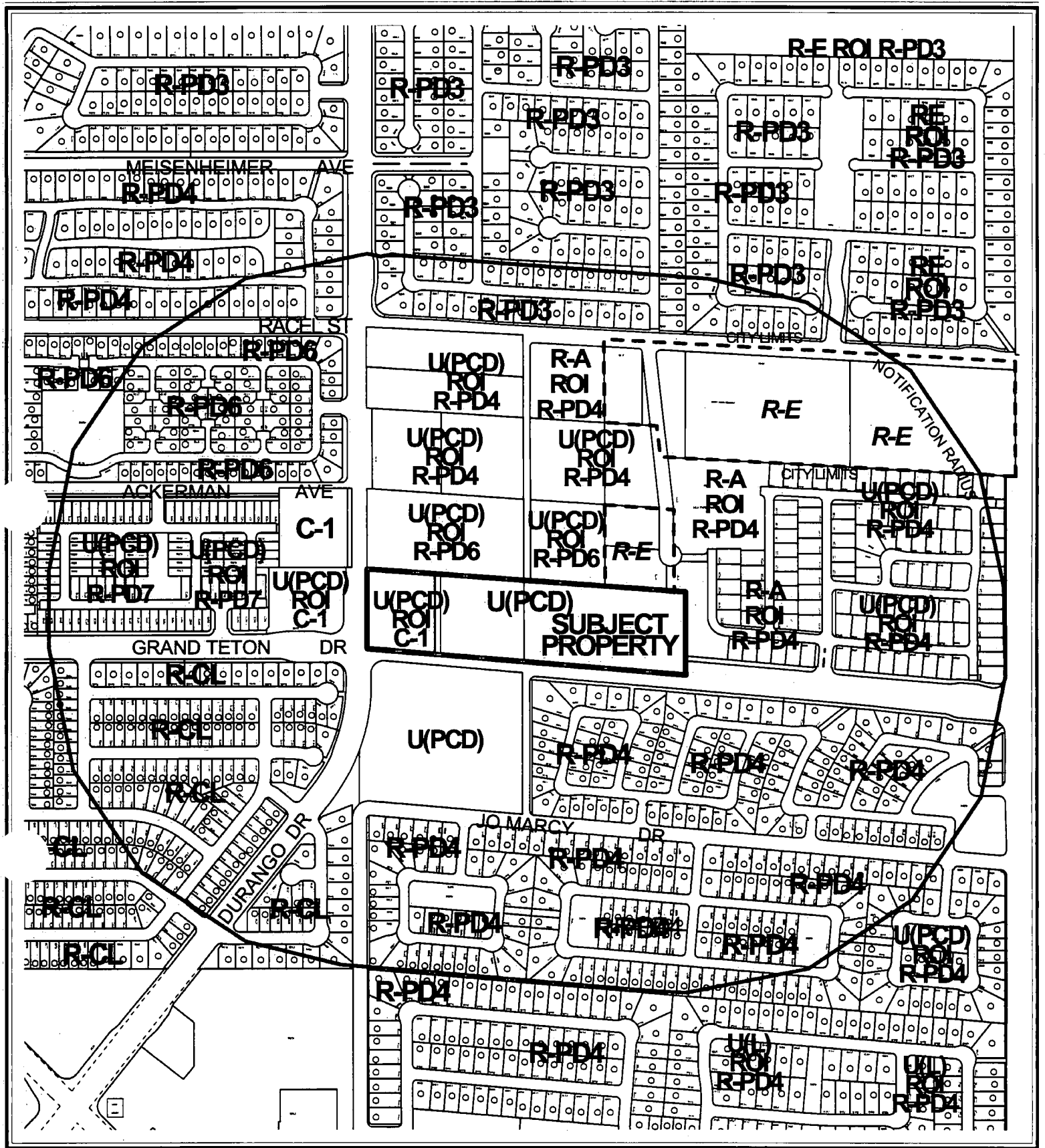
COUNCILMAN MACK clarified that he met with the applicant regarding Items 134 through 136 and advised him that area residents wanted the already approved tavern moved to a different location. The applicant will work on a new site plan with the tavern. ROBERT GENZER, Director of Planning and Development Department, verified with COUNCILMAN MACK that it would be prudent to set Items 134 through 136 Not To Be Heard Before 4:00 p.m. MR. GENZER announced that there will also be another item from the last Planning Commission meeting set Not To Be Heard Before 4:00 p.m. and the two items will be agendaed in that order.

There was no further discussion.

Subsequent to hearing Item 125 [GPA-3512], Item 126 [ZON-3472] and Item 127 [SDR-3477], MAYOR GOODMAN and COUNCILMAN MACK reiterated their opening statements for those in the audience who may have arrived late.

(1:14 – 1:19/4:12)

3-1/4-3582



CASE: ZON-3509

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) AND U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

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

0 400 800 Feet



136



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 18, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-3509 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-3483) to a SC (Service Commercial) land use redesignation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Special Use permit (SUP-3513), and a Site Development Plan Review (SDR-3511) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. This rezoning only applies to the east half of the westerly lot, APN: 125-04-401-006.

Public Works

5. Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton, an additional 20 feet for a total half-street width of 50 feet on Durango Drive, and a 54-foot radius at the northeast corner of Durango Drive and Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works. Additional dedications in accordance with Standard Drawing #201.1 and dedication for a bus turn out shall also be provided unless specifically not required in the approved Traffic Impact Analysis.
6. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
7. Construct half-street improvements including appropriate overpaving on Durango Drive and Grand Teton Drive, including the widened median island on Grand Teton Drive, adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
8. Landscape and maintain all unimproved right-of-way on Durango Drive and Grand Teton Drive adjacent to this site concurrent with development of this site.

9. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Durango Drive and Grand Teton Drive public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
10. Grant pedestrian access easements for all public sidewalks not located within public right-of-way prior to occupancy of this site as required by the Department of Public Works.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 03/17/99 | The Board of County Commissioners approved the rezoning (ZC-1702-98) of the northeast corner of Durango Drive and Grand Teton drive. |
| 06/08/99 | The City Council approved the annexation [A-28-99(A)] of the subject site. The effective date of the annexation was September 24, 1999. |
| 06/21/00 | The City Council approved a Special use Permit (U-0011-00) for a tavern at the subject site. The Planning Commission and Staff recommended approval. |
| 07/17/02 | The City Council approved an Extension of Time [U-0011-00(1)] for the approved Tavern. The Planning Commission and Staff recommended approval. |
| 01/22/04 | The Planning Commission recommended approval a related Review of Condition (ROC-2671) and General Plan Amendment (GPA-3483); they tabled the related Special Use Permit (SUP-3513) and Site Development Plan Review (SDR-3511). |
| 01/22/04 | The Planning Commission voted 4-1 to recommend APPROVAL (PC Agenda Item #50/kw). |

B) Pre-Application Meeting

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

C) *Neighborhood Meetings*

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

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 7.84 acres

B) *Existing Land Use*

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

C) *Planned Land Use*

Subject Property	PCD (Planned Community Development)
North	PCD (Planned Community Development)
South	PCD (Planned Community Development)
East	PCD (Planned Community Development)
West	PCD (Planned Community Development)

D) *Existing Zoning*

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

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

E) General Plan Compliance

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

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

Trails:

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

Project of Regional Significance

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

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

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

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

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

ANALYSIS

A) General Analysis and Discussion

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

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

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

NOTICES MAILED 601 by Planning Department

APPROVALS 0

PROTESTS 288

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3509** APN: 125-09-401-006/017
Name of Property Owner: STUART APOLLO ALM Corp
-Grand Teton Lodge LLC
Name of Applicant: STUART APOLLO

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

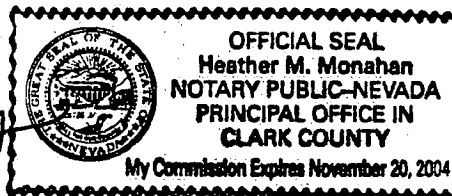
Signature of Property Owner/Authorized Agent:

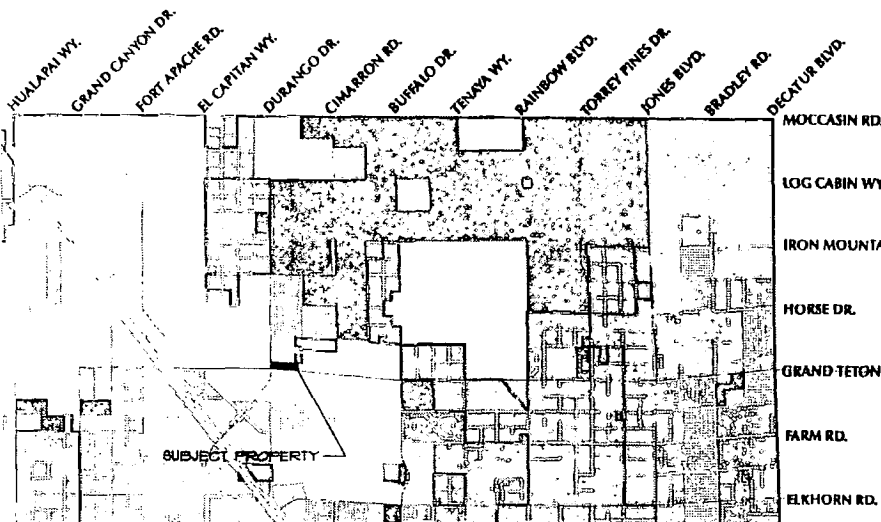
Print Name:

Subscribed and sworn before me

This 21 day of October, 2003

Notary Public in and for said County and State





GENERAL NOTES:

- SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
- SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
- SEE CIVIL, PLUMBERS, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
- SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
- SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THE DRAINAGE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 8'-0" O.C. AND TOOLED JOINTS AT 8'-0" O.C.
- ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
- SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
- SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- ALL TRASH ENCLOSURES ARE TO HAVE A ROOF STRUCTURE AND BE PLACED 50'-0" AWAY FROM RESIDENTIAL ZONING.
- MINI STORAGE PERIMETER WALL TO BE DECORATIVE.

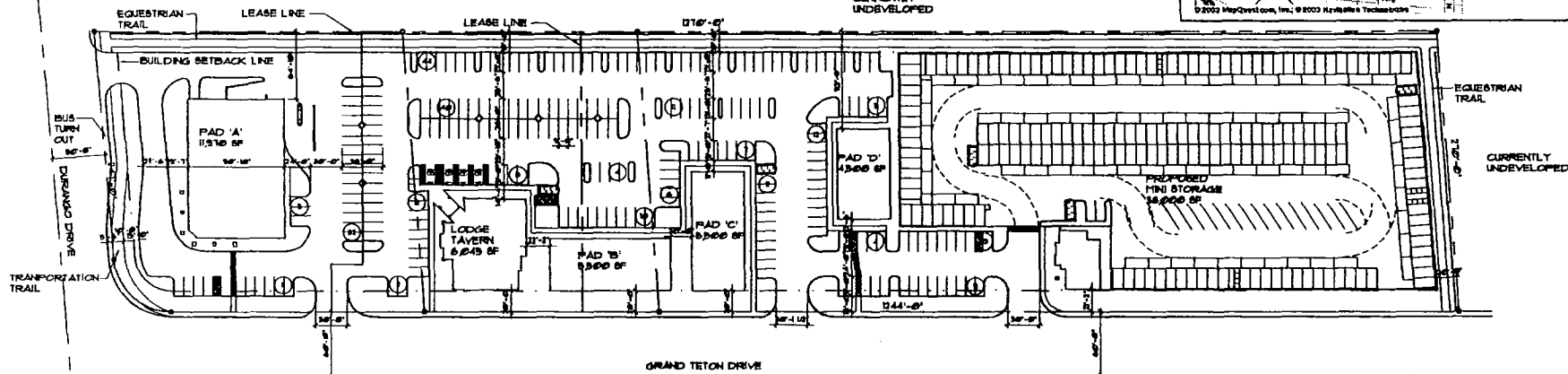
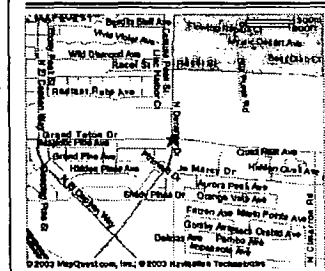
FUTURE LAND USE

☐ Forest Rural (R-10)	☐ Park/Recreation/Open Space
☐ Rural (R-1 to R-10)	☐ Public Facility
☐ Low (L-1 to L-5)	☐ Resource Conservation
☐ Medium Low (ML-1 to ML-5)	☐ Right-of-Way
☐ Medium Low Attached (MLA-1 to MLA-5)	☐ Master Planned Areas
☐ Medium (M-1 to M-5)	☐ Planned Community Development
☐ High (H-1 to H-5)	☐ Town Center
☐ Office	☐ City Limits
☐ Service Commercial	
☐ General Commercial	
☐ Retail Commercial	
☐ Las Vegas Medical District	
☐ Light Industrial/Research	
☐ Downtown Redevelopment Area	

PROJECT DATA:

APPLICATION:	ZC-1102-96
LEGAL DESCRIPTION:	THE SOUTH HALF (SH/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 40 EAST, M.D.B. 4 N.
ADDRESS/PARCEL NUMBER:	026-03-401-0206 + 026-03-401-021
SITE AREA:	341,428 SF. (7.84 ACRES)
CURRENT ZONING:	C1 / U
PROPOSED ZONING:	C1 / C2
SETBACKS:	REQUIRED: 20'-0" SIDES: 10'-0" REAR: 20'-0" CORNER: 10'-0" PROVIDED: 100'-0"/ST-0"/10'-0"
BUILDING AREA:	115,710 SF
PAD 'A' TAVERN:	115,710 SF
PAD 'B' 'C' 'D' MINI STORAGE:	6,100 SF 5,500 SF 50,000 SF
LOT COVERAGE:	20.5%
PARKING CALCULATIONS:	REQUIRED: 200 SPACES RETAIL: 1 PER 250 OF A. TAVERN: 1:50 PUBLIC SEATING AND 1:200 SF FOR REMAINING OFFICE: 1,500 SF. MINI STORAGE: 1:50 UNITS AND 5 OUTSIDE SECURITY FENCE
PROVIDED:	INCLUDING 12 HANDICAP SPACES 320 SPACES

PROJECT LOCATION:



ARCHITECTURAL SITE PLAN
 SCALE: 1"=50'-0"



ZON-3509
1-22-04 PC

ARCHITECT
GRAND CADADOCK • AIA • LLC
 115 CONVERSE CENTER DRIVE
 EL PASO, TEXAS 79914
 (957) 454-5512 FAX (957) 454-7542

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

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 01-03

SHEET TITLE:
ARCHITECTURAL SITE
PLAN

Issue dates:
 Drawn by: HOS
 Checked by: JLB
 Drawn no.: 01-03
 Revisors:
 Sheet no.: AS1.01

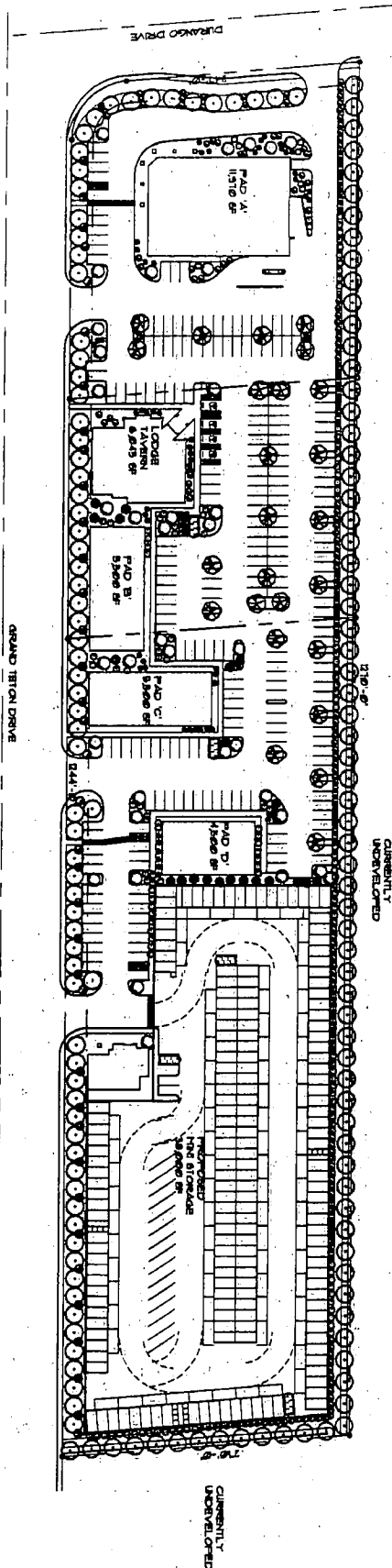
Landscape Legend

BOTANICAL NAME (COMMON NAME)	SIZE	SERIES
IRIS - LAND		
PRUNUS YULIINA (ARIZONA ASH)	24" BOX	STANDARD TRUNK
IRIS - TREED		
RILS LANCEA (AFRICAN BULAC)	24" BOX	STANDARD TRUNK
IRIS - RETAIL		
XITLOMA CONCORDIA (SHIRT XITLOMA)	24" BOX	STANDARD TRUNK

IRIS - TREED	IRIS - RETAIL	IRIS - TREED	IRIS - RETAIL
DIAMOND BARKER (CERMENT BARKER)	DIAMOND BARKER (CERMENT BARKER)	DIAMOND BARKER (CERMENT BARKER)	DIAMOND BARKER (CERMENT BARKER)
BACCOLARS SANITROCES (CERMENT BARKER)	BACCOLARS SANITROCES (CERMENT BARKER)	BACCOLARS SANITROCES (CERMENT BARKER)	BACCOLARS SANITROCES (CERMENT BARKER)
HERNANDEZ PANTOLONA (RED TIGER)	HERNANDEZ PANTOLONA (RED TIGER)	HERNANDEZ PANTOLONA (RED TIGER)	HERNANDEZ PANTOLONA (RED TIGER)
LANTANA HORRIDA (CERMENT LANTANA)	LANTANA HORRIDA (CERMENT LANTANA)	LANTANA HORRIDA (CERMENT LANTANA)	LANTANA HORRIDA (CERMENT LANTANA)
BACCOLARS (BACCOLARS PILLARS)	BACCOLARS (BACCOLARS PILLARS)	BACCOLARS (BACCOLARS PILLARS)	BACCOLARS (BACCOLARS PILLARS)

General Notes

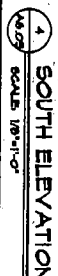
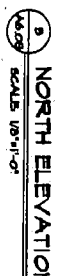
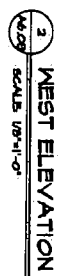
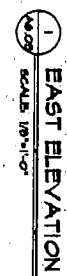
1. CONSTRUCTION IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES FROM THE ARCHITECT'S PLAN.
2. LANDSCAPE ARCHITECT IS TO PROVIDE ALL PLANT MATERIAL, PRIOR TO PLANTING, IN A MANNER THAT IS EASY TO HANDLE AND STORE.
3. PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON THE TOTAL QUANTITY OF EACH SPECIES, SHOWING SERIAL NUMBER, VARIETY, ETC.
4. PROVIDE HATCHING WITH 1" SPACES OF LINE SPACES SPECIES AS SHOWN ON DRAWING.
5. 1/4" DECORATIVE ROCK COLORED TO BE SELECTED BY OWNER.
6. 1/4" DECORATIVE ROCK COLORED TO BE SELECTED BY OWNER.
7. SITE PLAN/LANDSCAPE PLAN DEVELOPED FROM TITLE 30 REQUIREMENTS.
8. ANY TREE WITHIN 5' OF A STRUCTURE OR WALL SHALL BE PLANTED AT A 100% SHIELD DISTANCE TO DIRECT ROOT GROWTH DOWNWARD.



ARCHITECTURAL LANDSCAPE PLAN
SCALE: 1"=50'-0"



ZON-3509
1-22-04 PC



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1-22-04 PC

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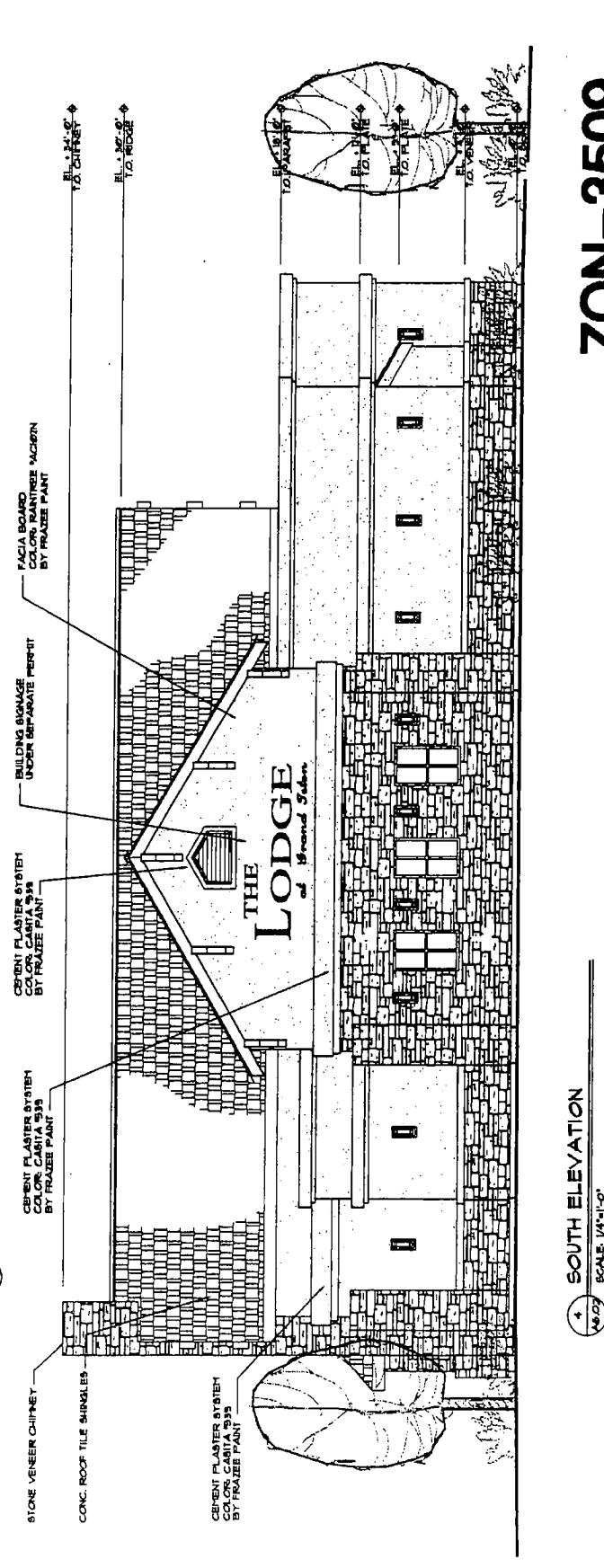
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PAD A
EXTERIOR ELEVATIONS

PRELIMINARY
NOT FOR
CONSTRUCTION
12-8-03

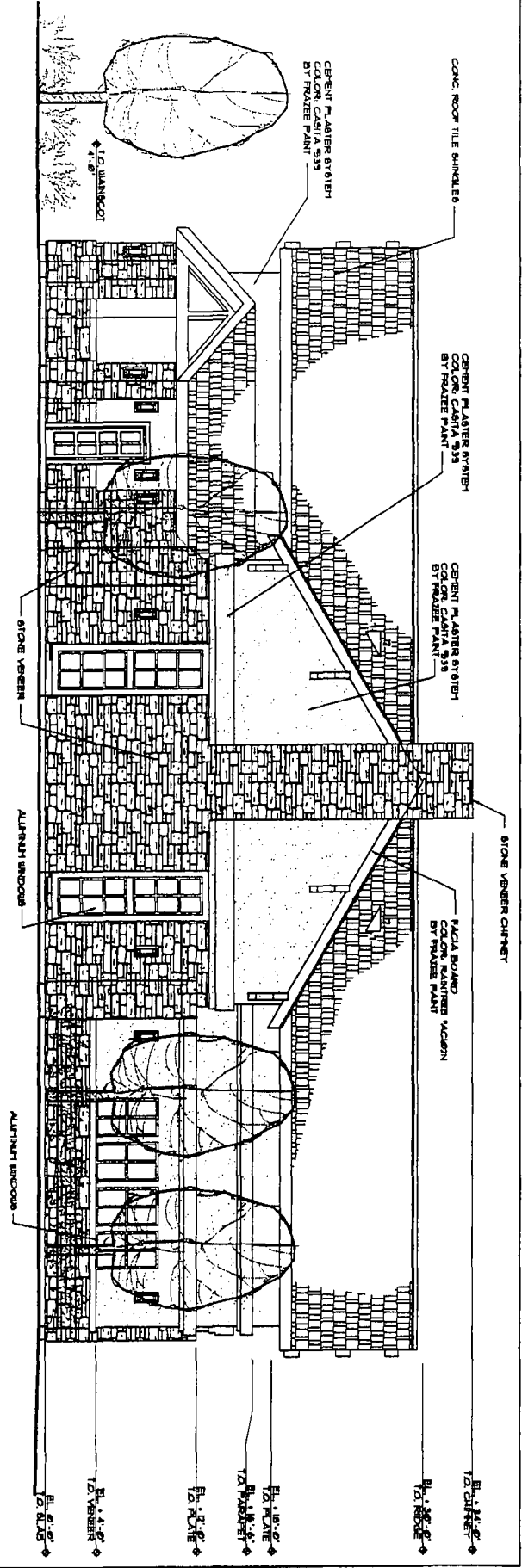
project title
**GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT**
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

ARCHITECT
GERALD CARADICH • AIA • LLC
19 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 484-8842 FAX (702) 484-7842

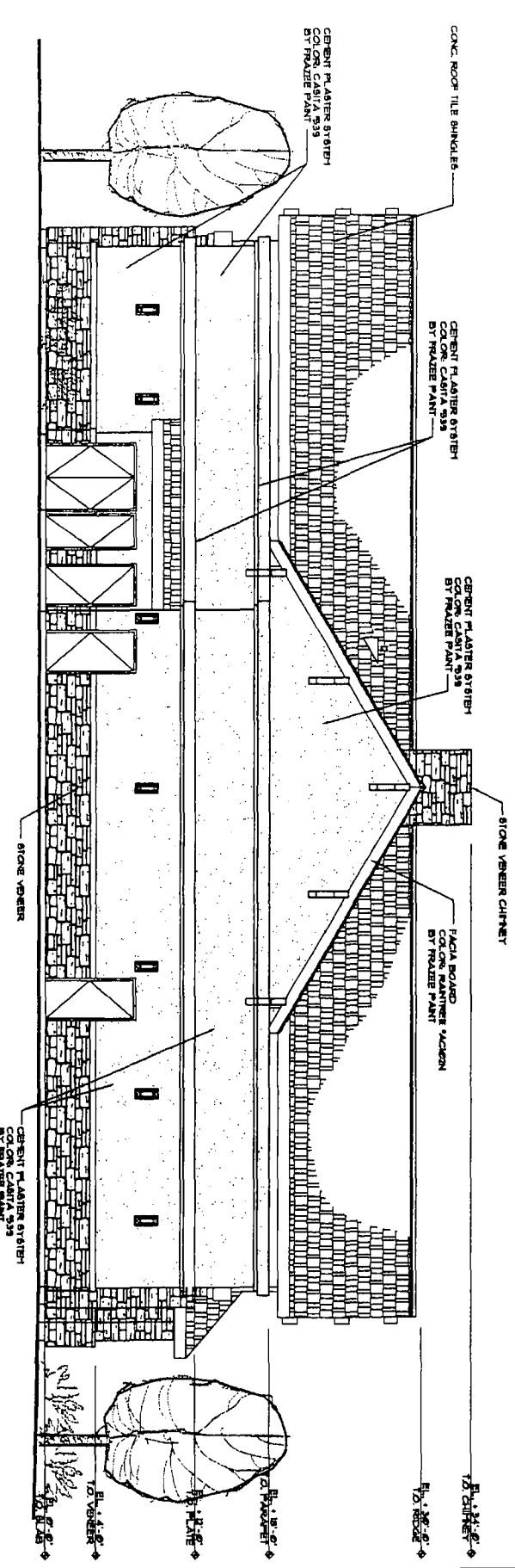
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1 WEST ELEVATION
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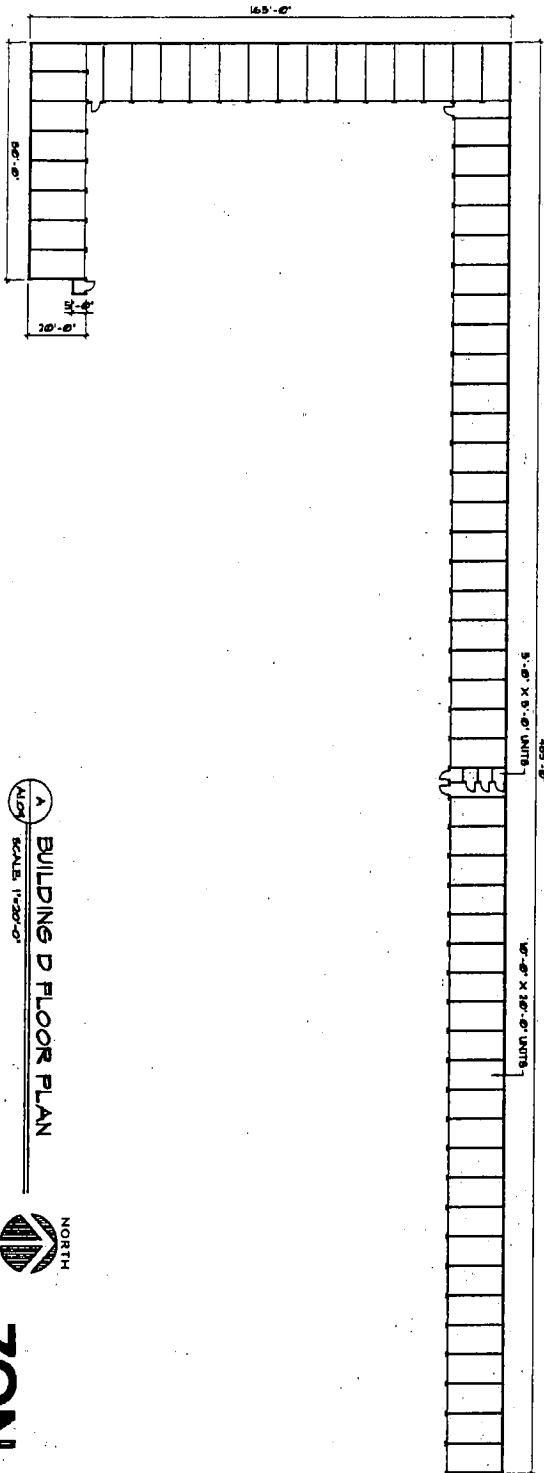
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SCALE: 1/4"=1'-0"



1-22-04 PC
ZON-3509

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sheet title: TAVERN EXTERIOR ELEVATIONS PRELIMINARY NOT FOR CONSTRUCTION project title: GRAND TETON AND DURANGO COMMERCIAL DEVELOPMENT 10 COMMERCE CENTER DRIVE BETHLEHEM, NEVADA 89014 (702) 454-8842 FAX (702) 454-7848 ARCHITECT GRAND TETON AND DURANGO COMMERCIAL DEVELOPMENT	drawn by: [blank] checked by: [blank] date: [blank] scale: [blank] notes: [blank] revision: [blank] drawn by: [blank] checked by: [blank] date: [blank] scale: [blank] notes: [blank] revision: [blank]	project title: GRAND TETON AND DURANGO COMMERCIAL DEVELOPMENT 10 COMMERCE CENTER DRIVE BETHLEHEM, NEVADA 89014 (702) 454-8842 FAX (702) 454-7848 ARCHITECT GRAND TETON AND DURANGO COMMERCIAL DEVELOPMENT	sheet title: TAVERN EXTERIOR ELEVATIONS PRELIMINARY NOT FOR CONSTRUCTION project title: GRAND TETON AND DURANGO COMMERCIAL DEVELOPMENT 10 COMMERCE CENTER DRIVE BETHLEHEM, NEVADA 89014 (702) 454-8842 FAX (702) 454-7848 ARCHITECT GRAND TETON AND DURANGO COMMERCIAL DEVELOPMENT
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1 BUILDING D FLOOR PLAN
SCALE: 1"=20'-0"



ZON-3509

1-22-04 PC

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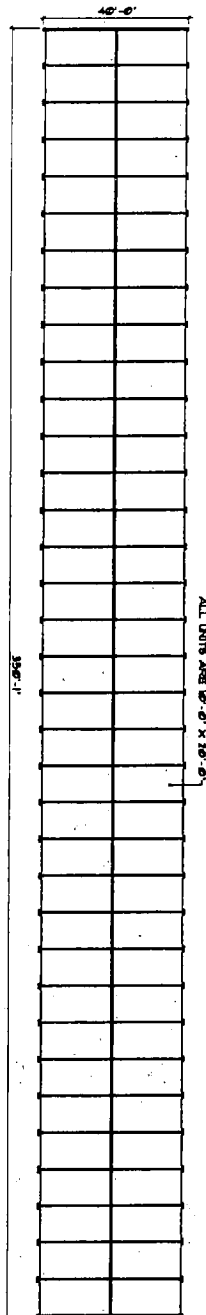
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Sheet No.	1-22-04 PC
Drawn By	
Checked By	
Reviewed By	
Approved By	
Date	12-9-03

Sheet Title:
**MINI STORAGE
BUILDING D
PLANS AND ELEVATIONS**

PRELIMINARY
NOT FOR
CONSTRUCTION
12-9-03

Project Title:
**GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT**
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

ARCHITECT
GERALD GARAPICH • AIA • LLC
19 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-5545 FAX (702) 454-7545



1 BUILDING C FLOOR PLAN
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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

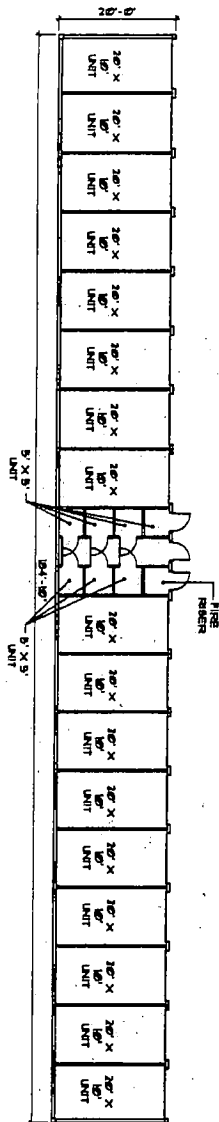


PREMANUFACTURED METAL BUILDING - INSTALLED PER STEEL FABRICATORS DRAWING TYPICAL

PREMANUFACTURED ROLL UP DOOR - INSTALLED PER FABRICATORS DRAWING TYPICAL

ZON-3509
1-22-04 PC

A BUILDING B FLOOR PLAN
SCALE: 1"=10'-0"



1 NORTH ELEVATION
SCALE: 1"=10'-0"



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



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



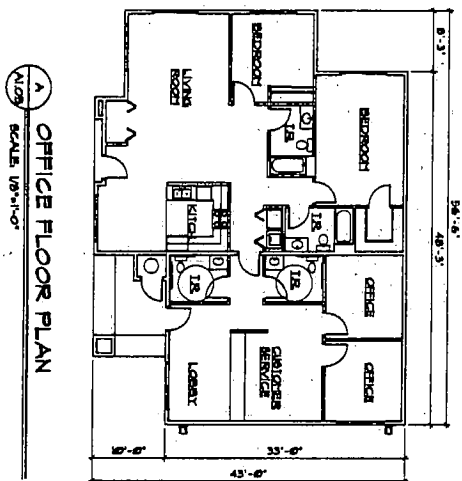
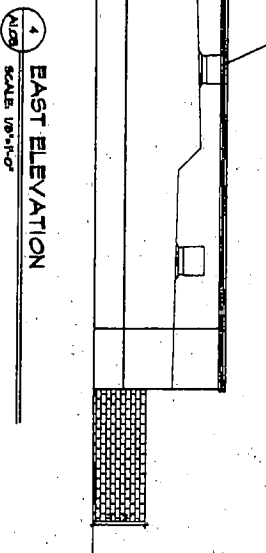
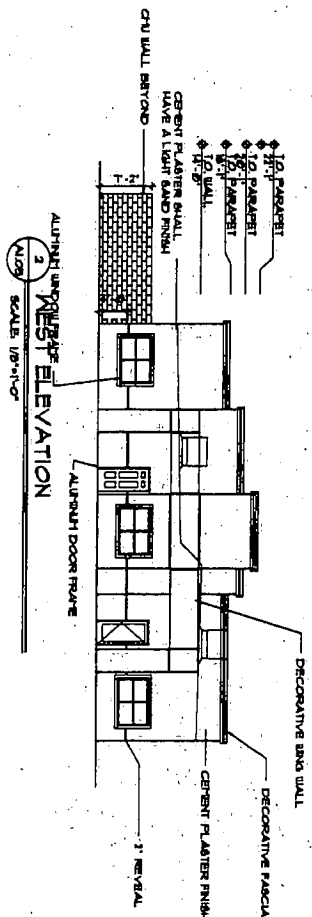
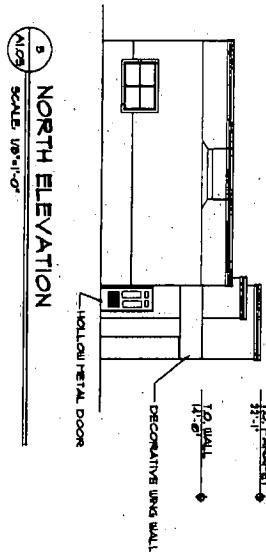
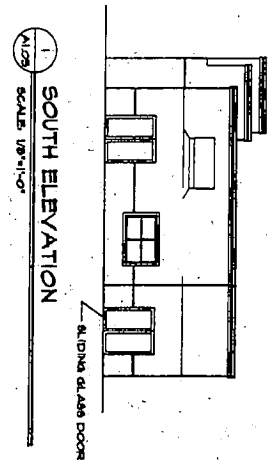
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SCALE: 1"=10'-0"



PERMANENTLY ROLL UP DOOR - INSTALL PER MANUFACTURER'S SPEC.

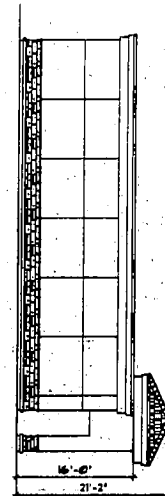
PERMANENTLY ROLL UP DOOR - INSTALL PER MANUFACTURER'S SPEC.

ZON-3509
1-22-04 PC



ZON-3509
1-22-04 PC

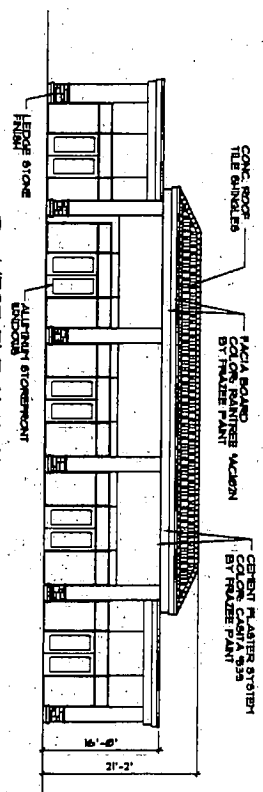
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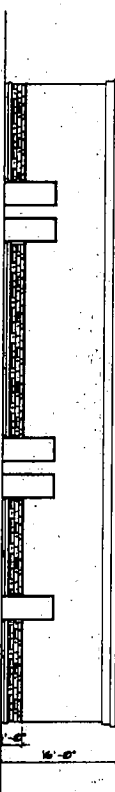
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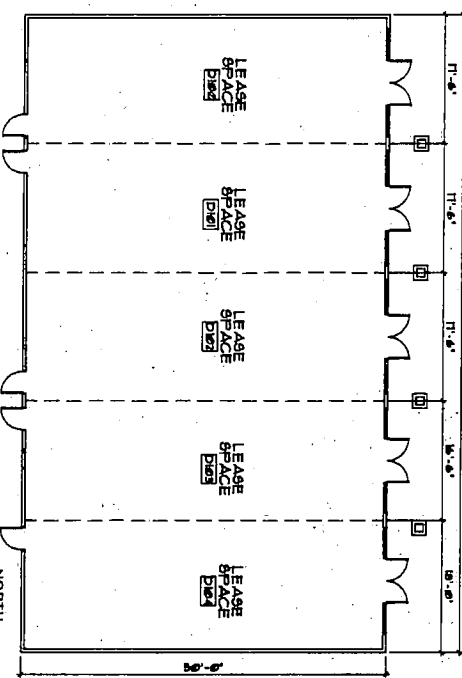
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SCALE: 1/8"=1'-0"



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



A PAD D FLOOR PLAN
SCALE: 1/8"=1'-0" OVERALL SQUARE FOOTAGE: 4100 SF

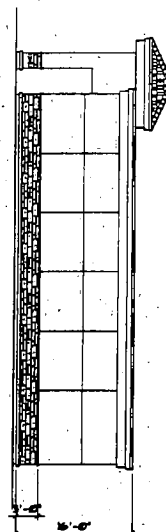


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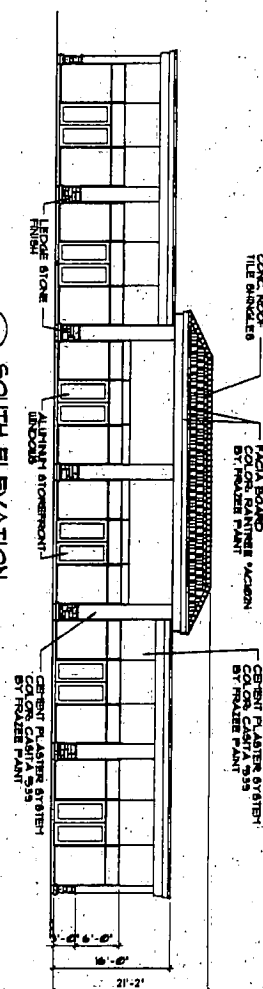
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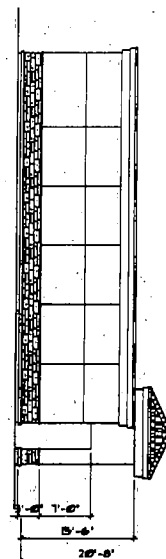
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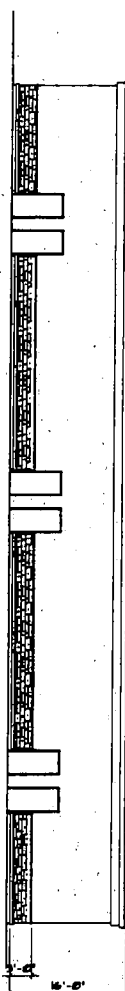
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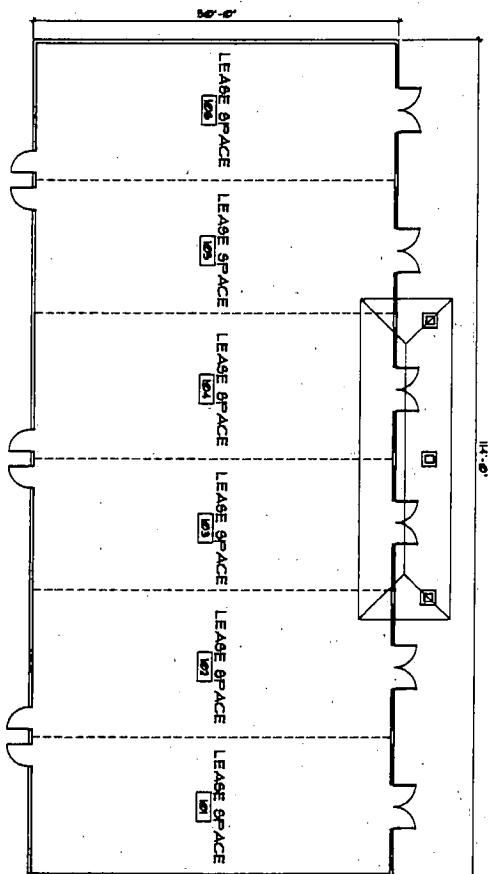
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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 RETAIL FLOOR PLAN PAD B & C
SCALE: 1/8" = 1'-0"



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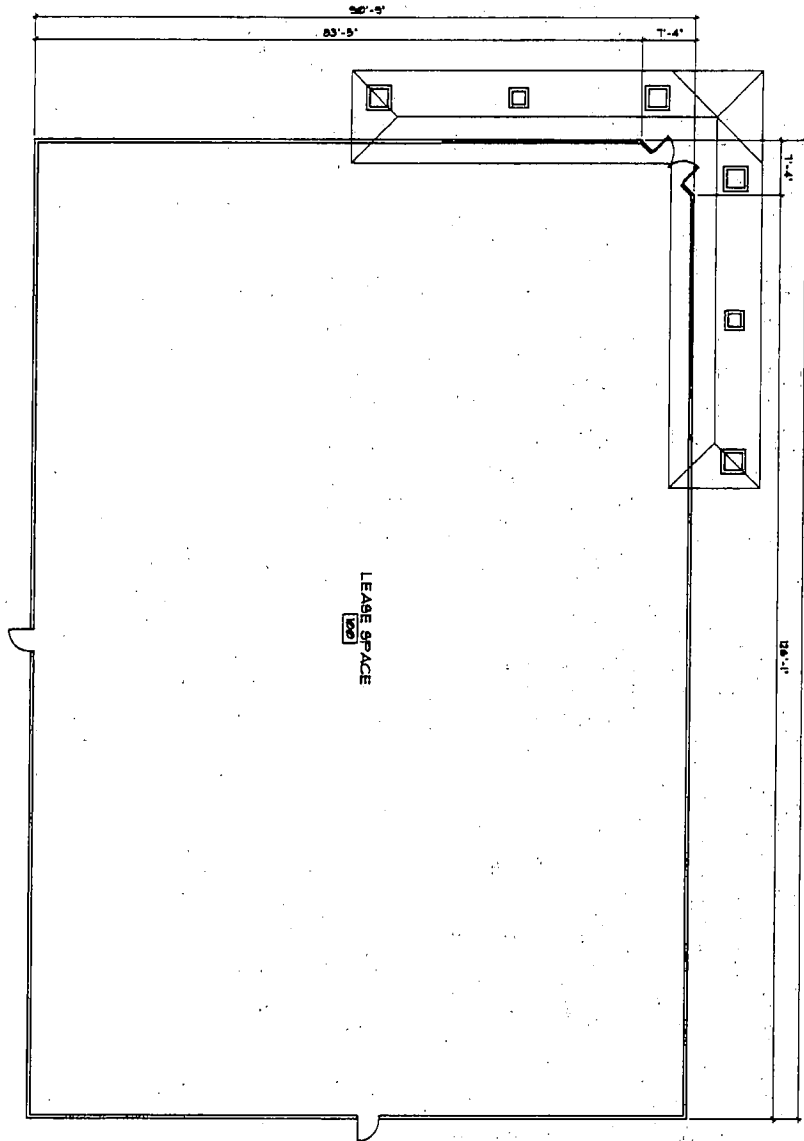
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Project No.	A103
Drawn By	
Checked By	
Project No.	
Scale	
Revision	
By	
Date	

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NOT FOR
CONSTRUCTION
12-08-03

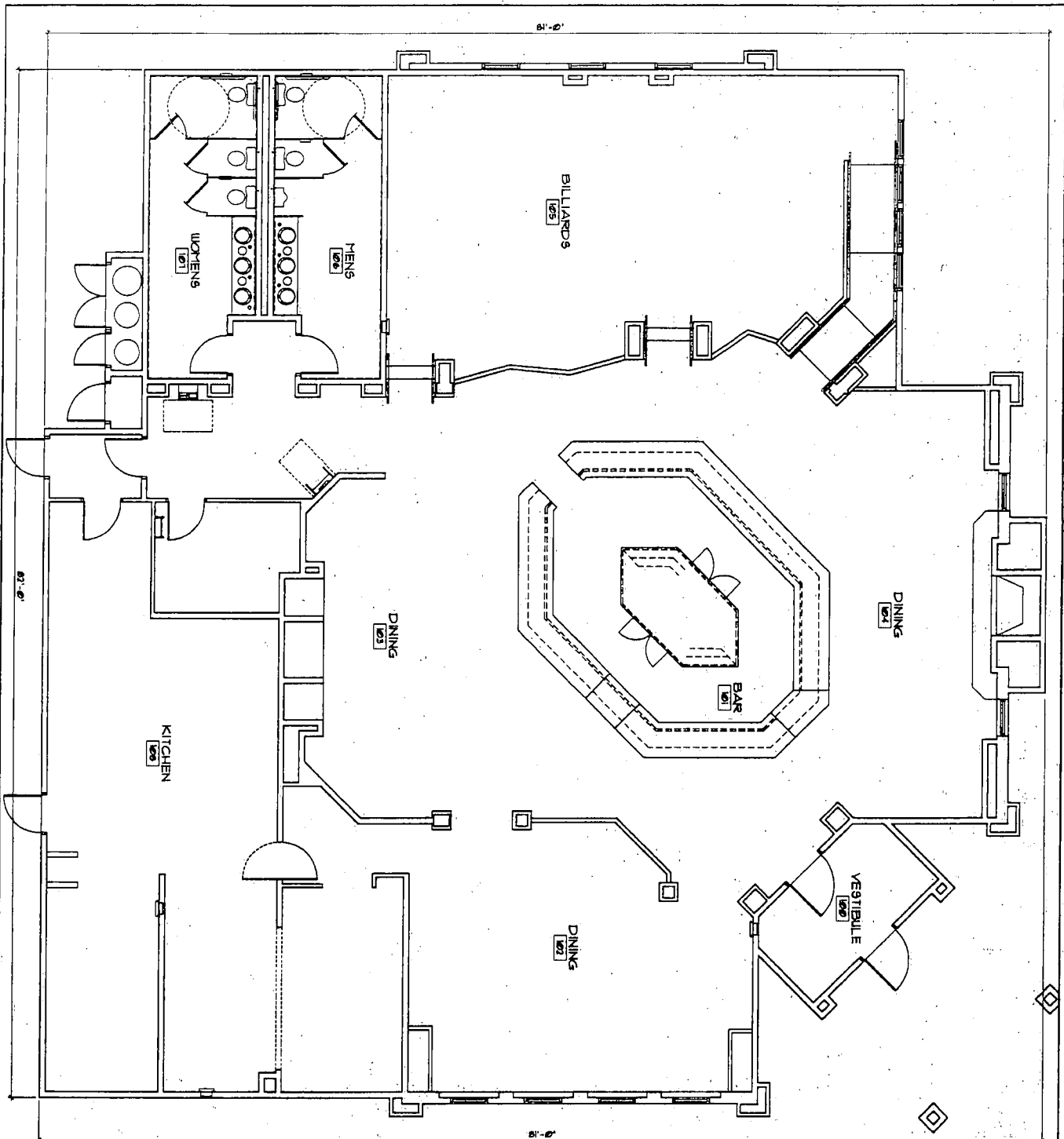
Project Title
**GRAND TETON AND DURANGO
COMMERCIAL DEVELOPMENT**
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

ARCHITECT
GERALD GARADICH • AIA • LLC
10 COMMERCE CENTER DRIVE
HENDERSON, NEVADA 89014
(702) 454-8842 FAX (702) 454-7842


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

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FLOOR PLAN
SCALE: 1/4"=1'-0"
GROSS FLOOR AREA: 6,415 S.F.

A101



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Sheet Title
TAVERN FLOOR PLAN

Project Title
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COMMERCIAL DEVELOPMENT**
GRAND TETON DRIVE / DURANGO DRIVE
LAS VEGAS, NEVADA

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A101



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TETON LODGE LAND, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF GRAND TETON DRIVE AND DURANGO DRIVE
JANUARY 22, 2004 PLANNING COMMISSION

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