

Agenda *City of Las Vegas*
PLANNING COMMISSION MEETING
February 26, 2004 6:00PM
Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone 229-6301 TDD 386-9108 <http://www.lasvegasnevada.gov>
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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN
TODD NIGRO, VICE-CHAIRMAN
BYRON GOYNES
LAURA McSWAIN
STEVEN EVANS
LEO DAVENPORT

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

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

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

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the January 22, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

1. ABEYANCE ITEM - TMP-3530 - LOG CABIN RANCH UNIT 7 - APPLICANT: D.R. HORTON - OWNER: LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 43 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the west side of Durango Drive between Log Cabin Way and Moccasin Road (APN: 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
2. TMP-3677 - EL PARQUE PROFESSIONAL PARK (A COMMERCIAL SUBDIVISION) - APPLICANT: AZIMUTH ENGINEERING - OWNER: LOS NEVADOS PARTNERS - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.38 acres at 6950 O'Bannon Drive (APN: 163-03-704-005), R-E (Residence Estates) under Resolution of Intent to O (Office) Zone, Ward 1 (Moncrief).
3. TMP-3687 - ARROYO CANYON - APPLICANT: KIMBALL HILL HOMES - OWNERS: PARDEE HOMES AND KIMBALL HILL HOMES - Request for a Tentative Map FOR A 63 LOT SINGLE FAMILY SUBDIVISION on 15.4 acres adjacent to the southwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-701-002, 003, 005 and 012), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)] and U (Undeveloped) Zones [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

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4. **TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.** - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 5.50 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown).
5. **TMP-3718 - BUNKER COMMONS - APPLICANT/OWNER: SF INVESTMENTS** - Request for a Tentative Map FOR A 34 LOT SINGLE FAMILY SUBDIVISION on 10 acres adjacent to the northeast, northwest and southeast corners of Peak Drive and Maverick Street (APN: 138-14-601-029, 030, 138-14-602-021, 138-14-701-001 and 002), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 5 (Weekly).
6. **TMP-3720 - RANCHO LAKE CONDOMINIUMS - APPLICANT/OWNER: BHP INVESTORS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 300 UNIT CONDOMINIUM DEVELOPMENT on 15.31 acres adjacent to the west side of Rancho Drive between Lake Mead Boulevard and Coran Lane (APN: 139-19-601-004), C-2 (General Commercial) Zone under Resolution of Intent to R-3 (Medium Density Residential), Ward 5 (Weekly).
7. **TMP-3722 - ORICLE BUSINESS PARK (A COMMERCIAL SUBDIVISION) - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 1.69 acres adjacent to the northeast corner of Jones Boulevard and O'Bannon Drive (APN: 163-01-304-013), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).
8. **ANX-3693 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIBAILITY COMPANY** - Petition to annex property located on the northeast corner of Bath Drive and Michelli Crest Way (APN: 126-24-701-003), containing approximately 2.14 acres, Ward 6 (Mack).
9. **ANX-3714 - APPLICANT/OWNER: JAMES AND LORI KIBLER** - Petition to annex property located on the west side of Chieftain Street, 330 feet north of Rome Boulevard (APN: 125-19-701-009), containing approximately 2.06 acres, Ward 6 (Mack).

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ONE MOTION – ONE VOTE:

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

10. ABEYANCE ITEM - PUBLIC HEARING - SPECIAL USE PERMIT - SUP-3545 - APPLICANT: SHOW MEDIA - OWNER: NEVADA SPACE, INC. - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2798 Highland Drive (APN: 162-09-202-007), M (Industrial) Zone, Ward 1 (Moncrief).
11. MASTER SIGN PLAN - PUBLIC HEARING - DIR-3816 - APPLICANT/OWNER: NEVADA STATE BANK - Request for a Master Sign Plan FOR AN APPROVED COMMERCIAL DEVELOPMENT on 1.63 acres adjacent to the northwest corner of Buffalo Drive and Sky Pointe Drive (APN: 125-21-711-003), U (Undeveloped) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).
12. REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - ROR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP - Required Two Year Review of an Approved Variance (V-0112-96) WHICH ALLOWED AN EXISTING NON-CONFORMING 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE RELOCATED 513 FEET FROM ANOTHER OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1109 Western Avenue (APN: 162-04-504-001), M (Industrial) Zone, Ward 1 (Moncrief).
13. REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - ROR-3686 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: STATE OF NEVADA TRANSPORTATION - Required Two Year Review of an approved Special Use Permit (U-0107-96) WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 North Jones Boulevard (APN: 138-25-404-003), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

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14. REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-3691 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Required Two Year Review of an approved Site Development Plan Review [Z-0026-92(3)] FOR A 4,032 SQUARE FOOT CHILD CARE CENTER IN THREE MODULAR BUILDINGS on 0.97 acres adjacent to the east side of Valley View Boulevard, approximately 1,200 feet north of Charleston Boulevard (APN: 139-31-801-006), C-V (Civic) Zone, Ward 1 (Moncrief).
15. REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL - Required Two Year Review of an Approved Variance (V-0154-94) WHICH ALLOWED A 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2320 South Rancho Drive (APN: 162-04-401-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).
16. VACATION - PUBLIC HEARING - VAC-3707 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS II, LIMITED LIABILITY COMPANY - Request for a Petition to vacate public sewer and drainage easements generally located south of Log Cabin Way, west of El Capitan Way, Ward 6 (Mack).
17. VACATION - PUBLIC HEARING - VAC-3726 - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY - Request for a Petition to vacate public sewer and drainage easements; and U. S. Government Patent Reservations generally located north of O'Bannon Drive, east of Jones Boulevard, Ward 1 (Moncrief).

PUBLIC HEARING ITEMS:

18. ABEYANCE ITEM - RENOTIFICATION - REZONING RELATED TO SDR-3514 - PUBLIC HEARING - ZON-3346 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-1 (LIMITED COMMERCIAL) TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE) on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013 and 014), Ward 5 (Weekly).

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19. ABEYANCE ITEM - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3346 - PUBLIC HEARING - SDR-3514 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 144 UNIT APARTMENT COMPLEX on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013, and 014), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: R-PD21 (Residential Planned Development - 21 Units Per Acre)], Ward 5 (Weekly).
20. MAJOR MODIFICATION TO THE MONTECITO DEVELOPMENT AGREEMENT RELATED TO SUP-3503 AND SDR-3505 - PUBLIC HEARING - MOD-3735 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST - Request for a Major Modification to the Montecito Development Agreement TO ADD 10 ACRES TO THE OVERALL PLAN AREA adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium-Low Density Residential - Town Center) General Plan Designation], Ward 6 (Mack).
21. ABEYANCE ITEM - RENOTIFICATION - SPECIAL USE PERMIT RELATED TO SDR-3505 AND MOD-3735 - PUBLIC HEARING - SUP-3503 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).
22. ABEYANCE ITEM - RENOTIFICATION - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3503 AND MOD-3735 - PUBLIC HEARING - SDR-3505 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST - Request for a Site Development Plan Review FOR A PROPOSED 96 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack).
23. REZONING - PUBLIC HEARING - ZON-3665 - APPLICANT/OWNER: DONNA J. CAPRI - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres adjacent to the southwest corner of Eastern Avenue and Canosa Avenue (APN: 162-02-713-114), Ward 3 (Reese).

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24. REZONING - PUBLIC HEARING - ZON-3678 - APPLICANT/OWNER: RUTH A. SHARRON
- Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 220 North Lamb Boulevard (APN: 140-32-310-002), Ward 3 (Reese).
25. VARIANCE RELATED TO SDR-3452 - PUBLIC HEARING - VAR-3711 - APPLICANT: RANCHO POINTE - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN - Request for a Variance TO ALLOW 134 PARKING SPACES WHERE 199 SPACES ARE REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 2.55 acres adjacent to the east side of Rancho Drive, approximately 300 feet south of Alexander Road (APN: 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
26. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3711 - PUBLIC HEARING - SDR-3452 - APPLICANT: RANCHO POINTE AND J. MARIO SANCHEZ - OWNER: TRISISON, LIMITED LIABILITY COMPANY AND HELEN SLAVIN BALDWIN - Request for a Site Development Plan Review FOR A 23,000 SQUARE FOOT COMMERCIAL DEVELOPMENT on 2.55 acres adjacent to the east side of Rancho Drive, approximately 300 feet south of Alexander Road (APN: 138-12-110-011 and a portion of 138-12-102-001), C-2 (General Commercial) Zone, Ward 6 (Mack).
27. VARIANCE RELATED TO SDR-3703 - PUBLIC HEARING - VAR-3704 - APPLICANT/OWNER: SHARON KEA - IMPERIAL HEALTH SPA - Request for a VARIANCE TO ALLOW 107 PARKING SPACES WHERE 175 ARE REQUIRED at 1070 East Sahara Avenue (APN: 162-03-801-034, 055, 132, 033, and 069), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
28. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3704 - PUBLIC HEARING - SDR-3703 - APPLICANT/OWNER: SHARON KEA - IMPERIAL HEALTH SPA - Request for a Site Development Plan Review FOR A PROPOSED HEALTH SPA, RESTAURANT AND KARAOKE BAR AND WAIVERS TO THE PERIMETER LANDSCAPING REQUIREMENTS at 1070 East Sahara Avenue (APN: 162-03-801-034, 055, 132, 033, and 069), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
29. VARIANCE - PUBLIC HEARING - VAR-3715 - APPLICANT/OWNER: RICHARD AND JILL BURNS - Request for a Variance TO ALLOW A DETACHED ACCESSORY STRUCTURE (GARAGE) TO EXCEED HEIGHT AND SQUARE FOOTAGE OF MAIN DWELLING on 0.45 acres at 6209 West Alexander Road (APN: 138-11-510-010), R-E (Residence Estates) Zone, Ward 6 (Mack).

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30. SPECIAL USE PERMIT RELATED TO SDR-3713 - PUBLIC HEARING - SUP-3712 - APPLICANT: CHURCH'S BAIL BONDS, INC. - OWNER: BONNEVILLE CENTER, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A BAILBOND SERVICE at 608 South Third Street (APN: 139-34-311-070), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).
31. SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3712 - PUBLIC HEARING - SDR-3713 - APPLICANT: CHURCH'S BAIL BONDS, INC. - OWNER: BONNEVILLE CENTER, LIMITED LIABILITY COMPANY - Request for a Site Development Review FOR A PROPOSED BAILBOND OFFICE on 0.16 acres at 608 South Third Street (APN: 139-34-311-070), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 1 (Moncrief).
32. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3716 - APPLICANT: AURELIO'S - OWNER: CHEYENNE INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR AND A WAIVER FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH AND PARK at 7660 West Cheyenne Avenue, Suite #122 (APN: 138-09-821-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).
33. SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3717 - APPLICANT: TUSCAN RESTAURANT ENTERPRISES, LIMITED LIABILITY COMPANY - OWNER: MMM PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A NIGHT CLUB at 1050 South Rampart Boulevard (APN: 138-32-412-024), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).
34. VARIANCE RELATED TO SDR-3710 - PUBLIC HEARING - VAR-3880 - APPLICANT/OWNER: ASIE JAH - Request for a Variance TO ALLOW FIVE PARKING SPACES WHERE SIX ARE REQUIRED FOR A PROPOSED OFFICE on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese).

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35. SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3880 - PUBLIC HEARING - SDR-3710 - APPLICANT/OWNER: ASIE JAH - Request for a Site Development Review FOR A PROPOSED LAW OFFICE AND FOR A WAIVER OF THE PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS on 0.18 acres at 2413 Maroney Avenue (APN: 162-02-410-096) R-2 (Medium-Low Density Residential) under Resolution of Intent to N-S (Neighborhood Service) Zone, Ward 3 (Reese).

36. SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3724 - APPLICANT: DANNY TARKANIAN - OWNER: PALACE STATION HOTEL & CASINO, INC. - Request for a Site Development Plan Review FOR A BASKETBALL GYMNASIUM AND WAIVERS OF GLAZING, BUILDING PLACEMENT, 15 FOOT WIDE LANDSCAPE PLANTER ALONG STREET FRONTAGES, AND PARKING LOT LANDSCAPE FINGERS on 1.68 acres adjacent to the southwest corner of Rancho and Teddy Drives (APN: 162-08-602-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

37. VACATION RELATED TO TMP-3639 - PUBLIC HEARING - VAC-3664 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Petition to vacate all of Maverick Street, between Meisenheimer Avenue and Racel Street, Ward 6 (Mack).

NON PUBLIC HEARING ITEMS:

38. TENTATIVE MAP - RELATED TO VAC-3664 - TMP-3639 - QUARTERHORSE ESTATES UNIT 1 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 17 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.76 acres adjacent to the northeast corner of Maverick Street and Racel Street (APN: 125-11-704-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

DIRECTOR'S BUSINESS:

39. ABEYANCE ITEM - TEXT AMENDMENT - PUBLIC HEARING - TXT-2450 - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to add a new Scenic Byway Overlay District in Title 19.06, to define the boundaries and intent of the District, and to add language regarding on-site and off-site signage within the District.

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40. DIRECTOR'S BUSINESS - PUBLIC HEARING - DIR-3851 - APPLICANT: CITY OF LAS VEGAS - OWNER: LAS VEGAS BOULEVARD SCENIC BYWAY CORRIDOR MANAGEMENT PLAN - Request to amend the Southeast Sector of the General Plan to adopt the Las Vegas Boulevard Scenic Byway Corridor Management Plan, Ward 1 (Moncrief), Ward 3 (Reese), and Ward 5 (Weekly).

CITIZENS PARTICIPATION:

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

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:34 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

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

EXCUSED: MEMBER LEO DAVENPORT

STAFF PRESENT: DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA- PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, referenced the items to be held in abeyance and noted that letters were submitted for each of items and are on file. The items are:

Item 1	TMP-3530	Abeyance to 3/25/2004 Planning Commission meeting
Item 18	ZON-3346	Abeyance to 3/25/2004 Planning Commission meeting
Item 19	SDR-3514	Abeyance to 3/25/2004 Planning Commission meeting
Item 27	VAR-3704	Request to Withdraw Without Prejudice
Item 33	SUP-3717	Abeyance to 3/25/2004 Planning Commission meeting

With regard to the items listed on the One Motion/One Vote agenda, all applicants have submitted letters agreeing to the conditions and they will be made a part of the record.

OTHER ITEMS:

With regard to Item 5 [TMP-1218], staff previously made a recommendation of denial based problems with the map. Subsequently, the applicant resolved the issue and staff changed their recommendation to approval.

Relating to Item 28 [SDR-3703], there was a companion parking variance with it. MR. CLAPSADDLE stated that staff's concern was directly related to the parking variance. As part of the record, the applicant submitted a letter committing to meeting all the standards of the code including all parking requirements and consequently, the parking variance will be withdrawn. Staff changed their recommendation to approval.

MR. CLAPSADDLE noted that Public Works department will recommend a condition change to Item 3 [TMP-3687], which is on the Consent Agenda. He did not feel it necessary to remove the item from the agenda in order to modify Condition 9.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Briefing

MINUTES: Continued:

DEPUTY CITY ATTORNEY BRYAN SCOTT suggested making the public aware that if there are any protests or approvals with regard to the One Motion/One Vote items, they are welcome to do so.

Having experienced some confusion at the last meeting regarding the abeyance items, COMMISSIONER McSWAIN asked whether all the items would be voted on at the same time. MR. CLAPSADDLE explained that all the items will be opened at the same time, then voted on.

MEETING ADJOURNED AT 5:45 P.M.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

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

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

PLEDGE OF ALLEGIANCE was led by COMMISSIONER STENMAN.

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

EXCUSED: MEMBER LEO DAVENPORT

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., DAVID GUERRA- PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

(6:00)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

SUBJECT:

Approval of the minutes of the January 22, 2004, Planning Commission Meeting

MOTION:

GOYNES – APPROVED – UNANIMOUS with NIGRO abstaining as he was not present at the meeting and STEINMAN abstaining as he was not a Commission Member at that time and DAVENPORT excused

NOTE: A previous motion for Approval by NIGRO, which carried Unanimously with STEINMAN abstaining as he was not a Commission Member at that time and DAVENPORT excused, was rescinded by GOYNES, which carried Unanimously with DAVENPORT excused

MINUTES:

CHAIRMAN TRUESDELL introduced and welcomed COMMISSIONER DAVID STEINMAN who was recently appointed by COUNCILMAN LARRY BROWN. COMMISSIONER STEINMAN brings with him many years of experience in the areas of commercial residential lending and mortgage banking. In addition, COMMISSIONER STEINMAN is a former City Council member and Planning Commissioner from Worthington, Ohio.

Thanking CHAIRMAN TRUESDELL for the introduction, COMMISSIONER STEINMAN stated it is his pleasure to be on the Board.

(6:02)

1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

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

ACTIONS:

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

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

RECEIVED
FEB 26 2004

STAFF BACK-UP NOTES

February 26, 2004

PLANNING COMMISSION

CITY OF LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

I Carman Livingston Burney, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of February 13, 2004, a copy of the February 26, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

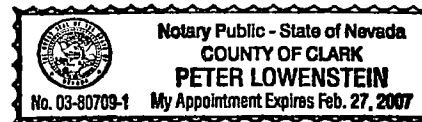
Carman L. Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

13th day of FEBRUARY, 2004
Peter Lowenstein
NOTARY PUBLIC in and for said County and State



AFFIDAVIT OF POSTING

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

State of Nevada)

County of Clark)

City of Las Vegas)

I John Hollaway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of February 19, 2004, at the hour of 11:30 AM, there were posted copies of the February 26, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Grant Sawyer Building
555 East Washington Avenue
(Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)
3. In the Las Vegas Library
833 Las Vegas Boulevard North
(Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).
4. On the Special Public Bulletin Board at the Plaza Level of City Hall
400 Stewart Avenue
(Near the entrance to the City Council Chambers)
5. On the Public Bulletin Board at the Plaza Level to the City Hall
400 Stewart Avenue
(Near the entrance to the Court Clerk's Office)

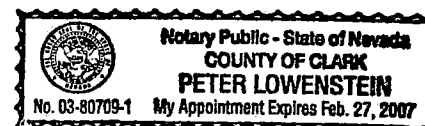
John P Hollaway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 19th day of February, 2004

Peter Lowenstein
Notary Public in and for said County and State



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ABEYANCE ITEM - TMP-3530 - LOG CABIN RANCH UNIT 7 - APPLICANT: D.R. HORTON - OWNER: LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 43 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the west side of Durango Drive between Log Cabin Way and Moccasin Road (APN: 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 1 [TMP-3530], Item 18 [ZON-3346], Item 19 [SDR-3514] and Item 33 [SUP-3717] to the 3/25/2004 Planning Commission meeting and to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 27 [VAR-3704] – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-3530] in light of pending legal action with D.R. Horton and DAVENPORT excused

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance.

Item 1 To resolve design issues
Item 18 Hired new representation
Item 19 Hired new representation
Item 33 Address concerns

DAVID CLAPSADDLE, Planning and Development Department, stated that there are letters on file for each request.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 1 – TMP-3530

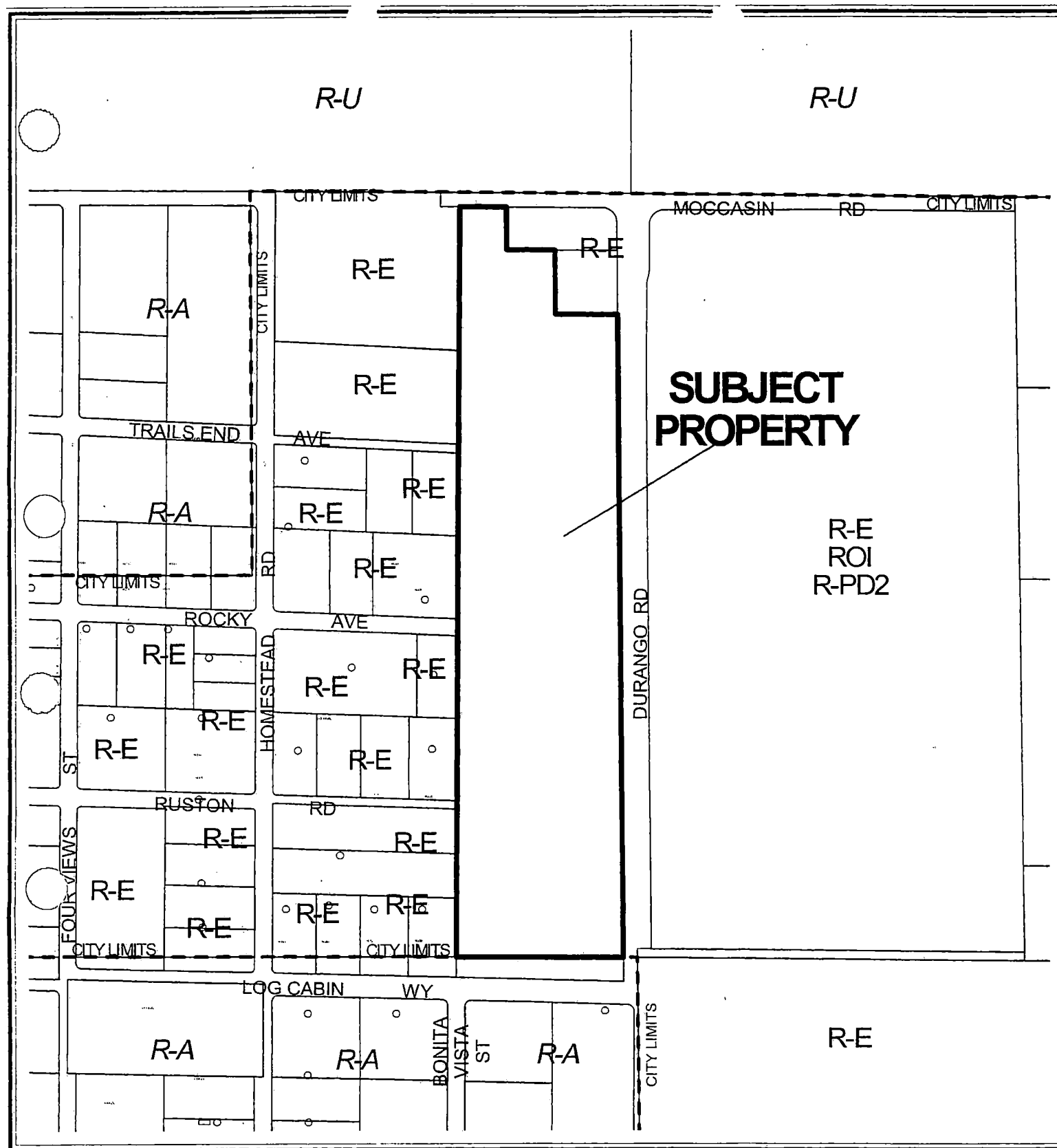
MINUTES – Continued:

DEPUTY CITY ATTORNEY BRYAN SCOTT recommended the applicants on Items 18 and 19 be put on notice seeing as this is their second request for abeyance and unless they have good cause to hold these items in abeyance again, this should be the final hold on those two items.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicants for Items 18 and 19. He stated that he would relay the City Attorney's comments and ensure the applications are in order by 3/25/2004.

(6:05 – 6:08)

1-127



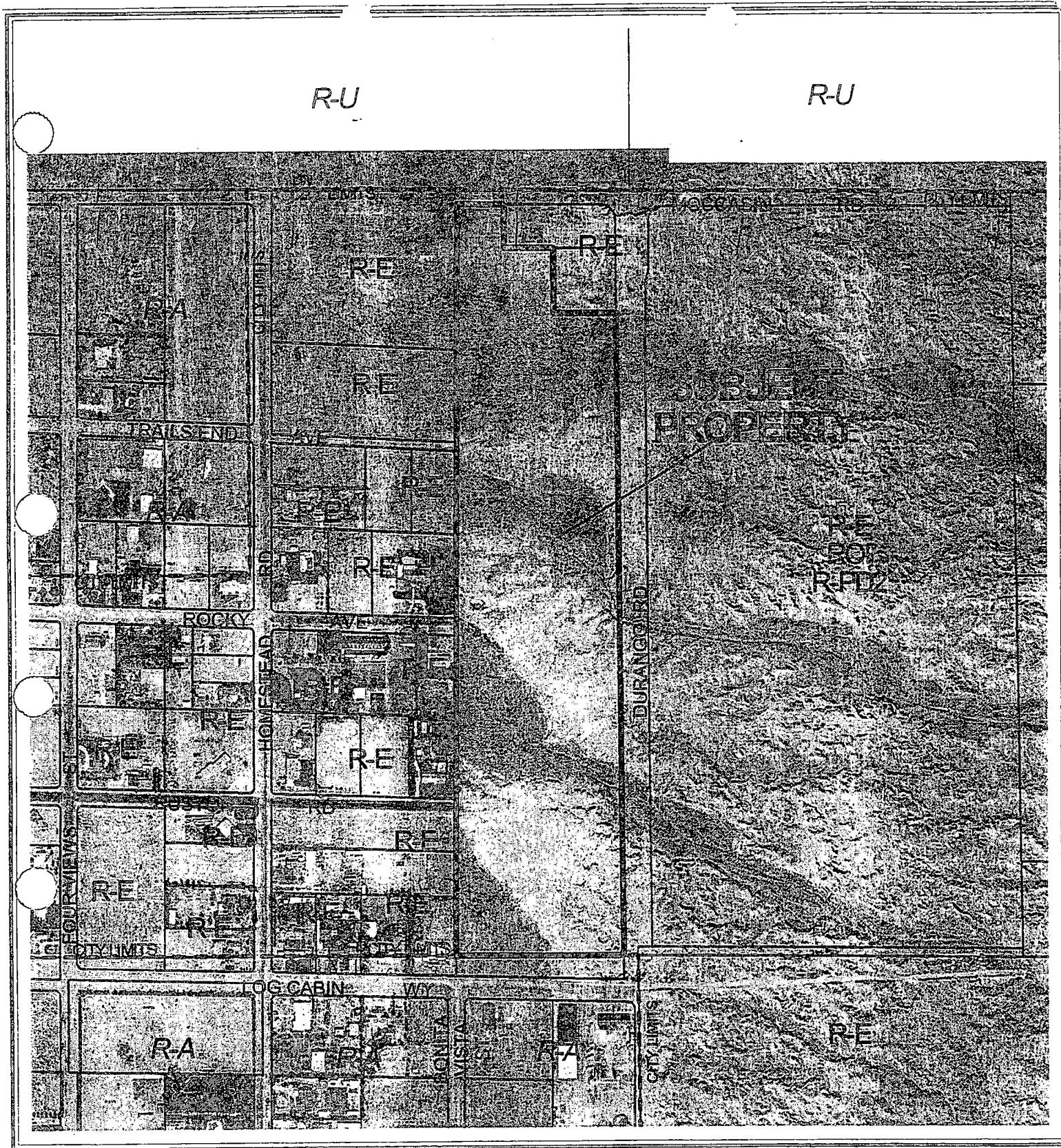
0 300 600 Feet

CASE: TMP-3530

CHANGING OF SUBJECT PROPERTY:

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





0 300 600 Feet

CASE: TMP-3530

○ ZONING OF SUBJECT PROPERTY:

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - TMP-3530 - LOG CABIN RANCH UNIT 7

- APPLICANT: D.R. HORTON - OWNER: LAS VEGAS DUNES, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning cases Z-0001-99 and Z-0041-98, ROC-3053, SDR-1395, TMP-3055, and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

TMP-3530 - Conditions Page Two
February 26, 2004 - Planning Commission Meeting

9. If not previously dedicated by the Master developer at the time of development, dedicate a half street right-of-way of 50 feet for Moccasin Road, 40 feet for Log Cabin Way, a 54 foot radius on the northwest corner of Log Cabin Way at Durango Drive and dedicate the right-of-way to terminate Ruston Road, Rocky Avenue, and Trails End Avenue in a manner acceptable to the Department of Public Works. Also Dedicate and construct turn lanes per standard drawing 201.1 at the intersection of Durango Drive and Moccasin Road, a bus stop on Durango Drive, and deceleration lanes on Moccasin Road and Durango Drive at the access points to this site as required by the Department of Public Works, unless specifically noted as not required in an approved update to the Traffic Impact Analysis.
10. Construct half-street improvements including appropriate overpaving (if legally able) on Moccasin Road, Log Cabin Way, Durango Drive, and the terminus of Ruston Road, Rocky Avenue, and Trails End Avenue adjacent to this site concurrent with development of this site. Two lanes of access paving in accordance with Standard Drawing #209 shall be provided along a legal access corridor on Moccasin Road between the proposed northern site access and Durango Drive concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).
11. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
12. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map for a 43-lot single-family residential subdivision on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 04/26/99 The City Council approved the request for the Rezoning (Z-0001-99) on a property located on the north side of Log Cabin Way, west of Cimarron Road, from R-E (Residence Estates), to R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission recommended denial; Staff's recommendation was for approval.
- 05/24/99 The City Council approved the request for the Rezoning (Z-0009-99) on property located at the northeast corner of Cimarron Road and Log Cabin Way from R-E (Residence Estates) to: R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission and Staff recommended approval.
- 02/19/03 The City Council approved the request for the Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road. The Planning Commission and Staff recommended approval.
- 10/23/03 The Planning Commission approved the request for the Tentative Map Plan (TMP-3055) for a 7-lot subdivision on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment. Staff recommendation was for approval.

TMP-3530 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

B) Pre-Application Meeting

11/19/03 The applicant explained that the open space and landscaping would not change from the previous Tentative Map that included all 7-units. Discussion was made regarding a Master Association that will care for the median along the entrance road, Cabin Street.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 48.5
Net Acres: 45.1

B) Existing Land Use

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

C) Existing Zoning

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

D) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan. The existing R-PD2 (Residential Planned Development – 2 Units Per Acre) Zoning designation is in conformance with the General Plan.

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

TRAILS

This site is required to provide a multi-use trail along the along the east side of Durango Drive and the south side of the Moccasin Road alignment. The submitted site plan indicates a fifteen-foot wide trail along both road frontages and therefore is in conformance with Trails Plan. The trail will ultimately be provided with the individual Tentative Maps for each single-family development.

RURAL PRESERVATION NEIGHBORHOOD

This site is also adjacent to a Rural Preservation Neighborhood to the west. The design of the subdivision on this property must be in conformance approved Site Development Plan Review and Rural Preservation Neighborhood standards. This was to be reviewed as part of the Tentative Map for the single-family subdivision in that area. Because the footprints and development details have not been submitted, this will need to be reviewed before the issuance of building permits. However, Rural Preservation development standards be enforced.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards (From approved Site Development Plan Review)

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

TMP-3530 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	6,600 SF	N/A
Min. Lot Width	N/A	60	N/A
Min. Setbacks (Phases 1-5)			
• Front			
To Dwelling	N/A	14 Feet	N/A
To Garage	N/A	18 Feet	N/A
• Side	N/A	5 Feet	N/A
• Corner	N/A	10 Feet	N/A
• Rear	N/A	15 Feet	N/A
Min. Setbacks (Phase 6)			
• Front	30 Feet	30 Feet	N/A
• Side	10 Feet	10 Feet	N/A
• Corner	15 Feet	15 Feet	N/A
• Rear	35 Feet	35 Feet	N/A
Max. Lot Coverage	N/A	45%	N/A
Max. Building Height	2 Stories / 35 Feet	24 Feet	Y

The submitted development proposal is in conformance with the development standards for this site and the area. In addition, the lots within development phase 6 must meet R-E (Residence Estates) setbacks as indicated in section 19.08.040 of the zoning code.

Pursuant to Site Development Plan Review (SDR-1395), the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
228.40 acres	2.47	1.65	4.07 %	9.29 Acres	8.4%	20.40 Acres

The submitted site plan, which includes the 7 units, indicates a total of 20.40 acres of open space. This figure includes 8.5 acres of interior parks, 1.2 acres of trail open space along Durango Drive, and approximately 10.7 acres of open space along Moccasin Road, which will also serve as a Nevada Power Company Easement. The 20.40 acres of open space provided exceeds the required amount of 9.29 acres of open space.

TMP-3530 - Staff Report Page Five
February 26, 2004 - Planning Commission Meeting

B) General Analysis Discussion

- General information (Residential)

The proposed Tentative Map is one of 7 unit subdivisions that create large development parcels and establish the alignment of the primary east/west streets for those units. The originally approved Tentative Map (TMP-3055) provided open space in the center of the map and along the northern boundary of the development. The open space provided was compliant with the requirements in Title 19. Each of the 7 Units does not have individual open space, but all of the units combined have adequate open space. Besides the entrance street, Cabin Street, which is public, the streets throughout the rest of the 7 units will be 40-foot wide private streets.

- Cross Section

Cross-sections have been provided and depict a karst like topography with extreme variations that will require large amounts of cut and fill at various locations. The unique topography presents a situation that may require retaining walls to exceed the maximum allowable height. has indicated that the final grades will generally match natural grade at the outer perimeter of the overall Log Cabin Ranch development. Retainment heights that exceed Title 18 requirements are required to submit a waiver.

- Trails

This site is required to provide a multi-use trail along the along the south side of the Moccasin Road alignment. Details depicted in the Tentative Map Plan for this unit meet the Interlocal Joint Use Planning Area Trails Plan.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-3530** APN: 125 05 604 047

Name of Property Owner: D. R. HORDEN

Name of Applicant: DR. HORTON

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: Scott R. Patton

Print Name: SCOTT R. PARTLOW

Subscribed and sworn before me

This 4 day of December, 2003

Notary Public in and for said County and State

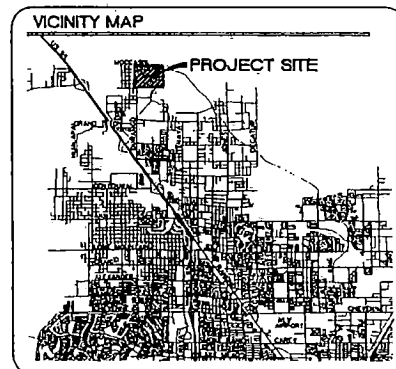
TENTATIVE MAP FOR LOG CABIN RANCH UNIT 7

(A RESIDENTIAL SUBDIVISION)

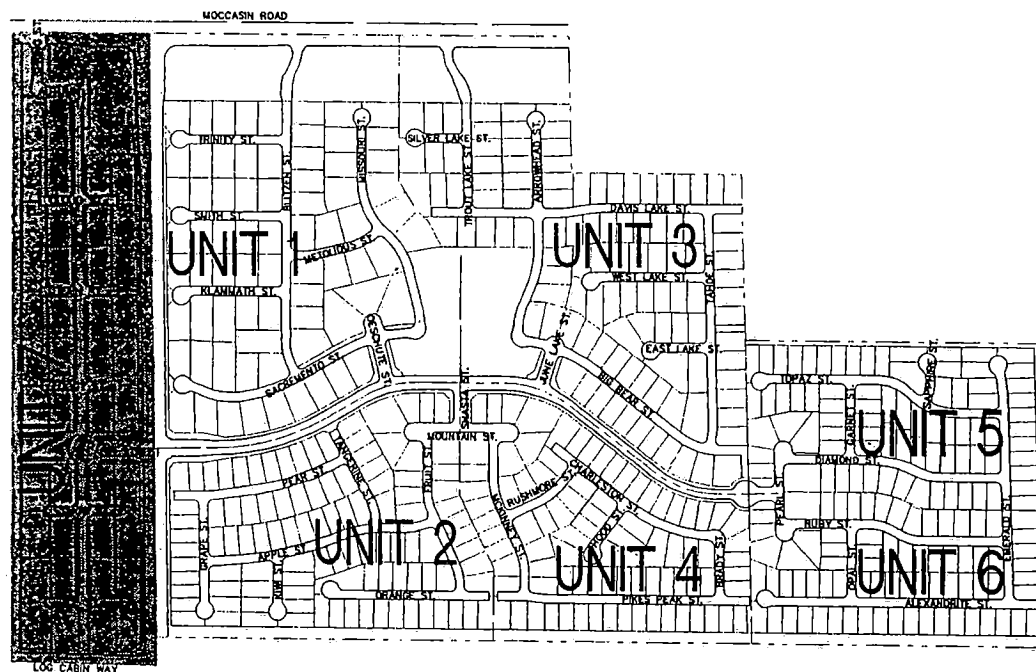
CITY OF LAS VEGAS, NEVADA

by

D.R. HORTON



CONDITIONS OF APPROVAL



ENGINEER

G.C. WALLACE, INC.
1540 JAYHILL VILLAGE DR.
HENDERSON, NEVADA 89003
PHONE: (702) 854-2000

UTILITY SERVICES BY

WATER.....LVVWD
SEWER.....CITY OF LAS VEGAS
POSTAL.....REPUBLIC SERVICES
POWER.....NEVADA POWER COMPANY
TELEPHONE.....SPRINT
CABLE.....SOUTHWEST GAS CORPORATION
CABLE TV.....Cox Cable TV

RECORD OWNER

RECTOR TRUST COMPANY
50 S. JONES BLVD. #100
LAS VEGAS, NV 89101-2875
LAS VEGAS CLUES INC.
50 S. JONES BLVD. #100
LAS VEGAS, NV 89101-2875

D.R. HORTON
4514 ESCOBEDO STREET
BLDG. #1, SUITE 101
LAS VEGAS, NEVADA 89118
TEL: (702) 321-4558

DEVELOPER

D.R. HORTON
4514 ESCOBEDO STREET
BLDG. #1, SUITE 101
LAS VEGAS, NEVADA 89118
TEL: (702) 321-4558

LAND USE

ZONE	PROPOSED USE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA
R-100	RESIDENTIAL	10,000	100	100	10,000
R-200	RESIDENTIAL	5,000	50	50	5,000
R-300	RESIDENTIAL	2,500	25	25	2,500
R-400	RESIDENTIAL	1,250	12.5	12.5	1,250

REQUESTED WAIVERS

THE FOLLOWING WAIVERS ARE REQUESTED:

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF (50%) OF SECTION 4 AND THE NORTHWEST QUARTER (25%) OF SECTION 5, TOWNSHIP 18N, RANGE 20E, NEVADA, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

REVISED
12.23.03

TMP-3530
2-26-04 PC



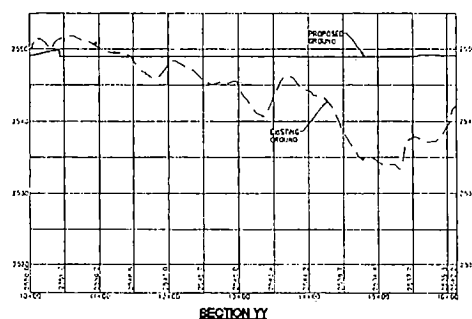
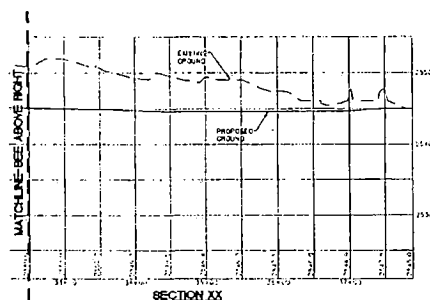
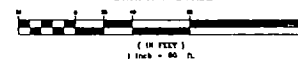
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1540 JAYHILL VILLAGE DR.
HENDERSON, NEVADA 89003
PHONE: (702) 854-2000



LOG CABIN RANCH
BY D.R. HORTON
UNIT 7 - TENTATIVE MAP

DRAWING
T1

1 OF 3 SHEETS



G.C. WALLACE, INC.

LOG CABIN RANCH

FOUO/CONFIDENTIAL

UNIT 7 - TENTATIVE MAP CROSS SECTION

DRAWING
T3

REVISED **TMP-3530**
1223.03 **2-26-04 PC**



TMP-3530 - LOG CABIN RANCH UNIT 7 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.
WEST SIDE OF DURANGO DRIVE BETWEEN LOG CABIN WAY AND MOCCASIN ROAD
FEBRUARY 26, 2004 PLANNING COMMISSION

10/01/03

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3677 - EL PARQUE PROFESSIONAL PARK (A COMMERCIAL SUBDIVISION)
- APPLICANT: AZIMUTH ENGINEERING - OWNER: LOS NEVADOS PARTNERS -
Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.38 acres
at 6950 O'Bannon Drive (APN: 163-03-704-005), R-E (Residence Estates) under Resolution of
Intent to O (Office) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 2 through 9 subject to conditions – UNANIMOUS with
DAVENPORT excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

1-221

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0111-97).

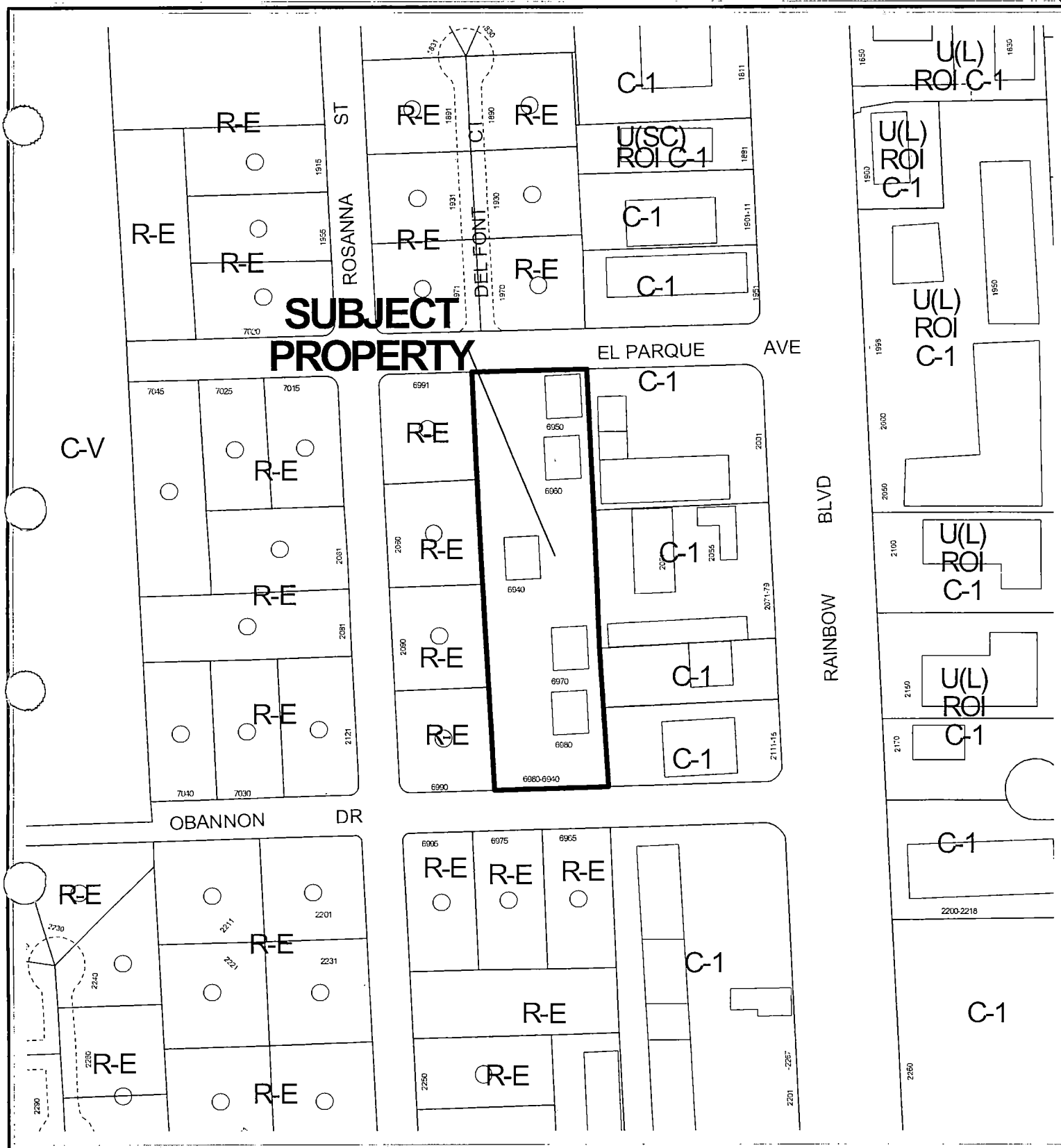
PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 2 – TMP-3677

CONDITIONS - Continued:

3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
6. All appropriate Notes per section Title 18.10.230 shall appear on the recorded Final Map.
7. Site development to comply with all applicable conditions of approval for Z-0111-97 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



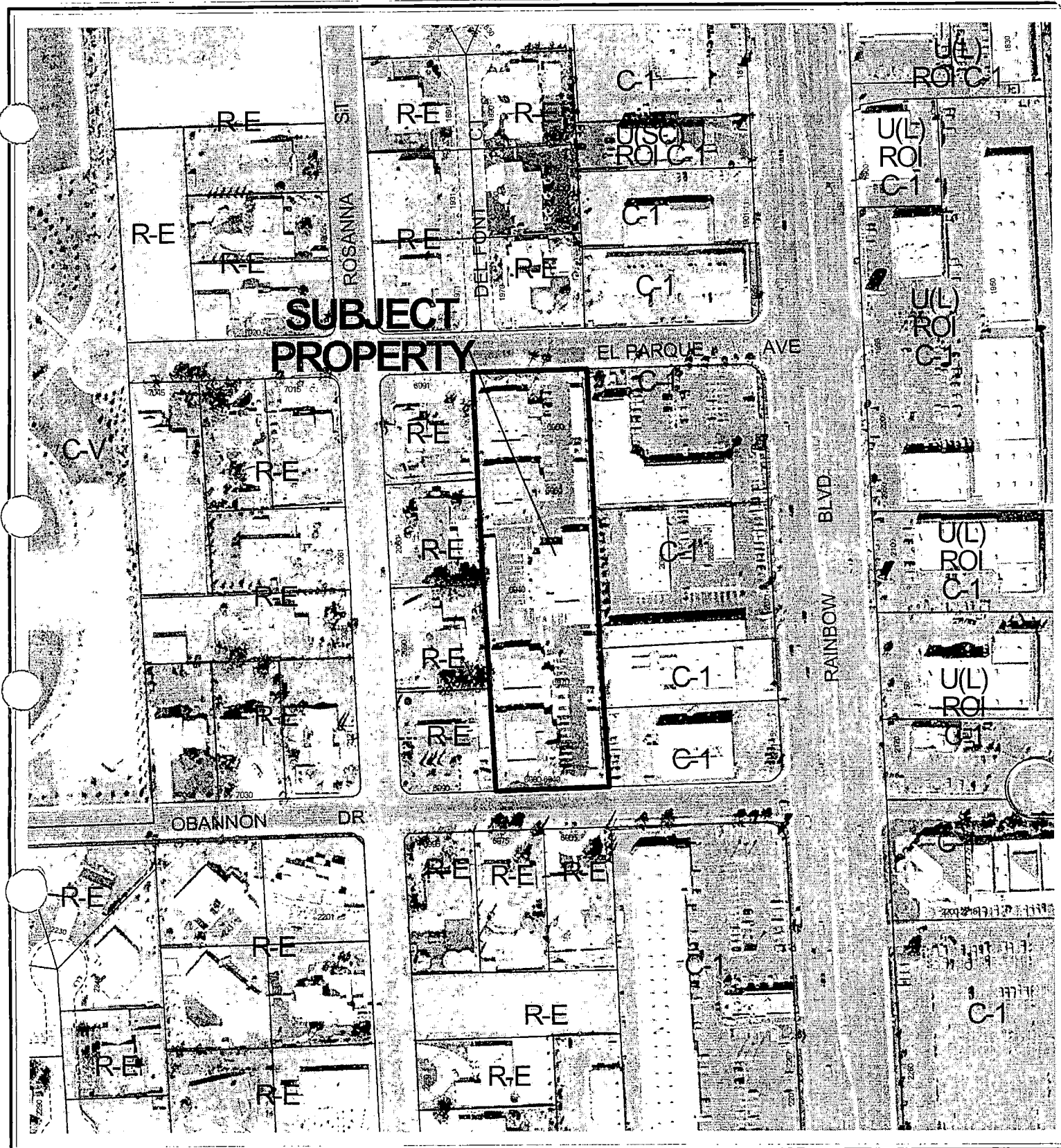
0 100 200 Feet

CASE: **TMP-3677**

○ ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER REOLUTION OF INTENT TO O (OFFICE)





CASE: TMP-3677

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER REOLUTION OF INTENT TO O (OFFICE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TENTATIVE MAP - TMP-3677 - EL PARQUE

PROFESSIONAL PARK (A COMMERCIAL SUBDIVISION) - APPLICANT: AZIMUTH

ENGINEERING - OWNER: LOS NEVADOS PARTNERS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0111-97).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
6. All appropriate Notes per section Title 18.10.230 shall appear on the recorded Final Map.
7. Site development to comply with all applicable conditions of approval for Z-0111-97 and all other subsequent site-related actions.

TMP-3677 - Conditions Page Two
February 26, 2004 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a one-lot commercial subdivision on 2.38 acres at 6910 – 6950 O'Bannon Avenue. The site is adjacent to the north side of O'Bannon Avenue approximately 330 feet west of Rainbow Boulevard.

B) Applicant's Justification

A justification letter is not a required component of the Tentative Map application packet.

BACKGROUND INFORMATION

A) Previous Actions

01/12/98 The City Council approved a General Plan Amendment (GPA-0059-97) from R (Rural Density Residential) to O (Office); and a Rezoning (Z-0111-97) from R-E (Residence Estates) to O (Office) and Plot Plan Review for a 31,000 square foot, one-story office park. The Planning Commission recommended approval.

09/04/98 The City Council approved a Vacation (VAC-0028-98) of patent easements on the subject property. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

12/30/03 The application and mapping processes were discussed. The applicant was informed that because the site exists, contour lines on the tentative map were sufficient and cross sections would not be required.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 2.38 acres

TMP-3677 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

B) Existing Land Use

Subject Property: Office Complex
North: Single Family Dwellings
South: Single Family Dwellings
East: Commercial Center
West: Single Family Dwellings

C) Existing Zoning

Subject Property: O (Office)
North: R-E (Residence Estates)
South: R-E (Residence Estates)
East: C-1 (Limited Commercial)
West: R-E (Residence Estates)

D) General Plan Compliance

The subject site is designated O (Office) on the Southwest Sector Map of the General Plan. This land use category permits large planned office projects, as well as small lot office conversions from residential and commercial uses along primary and secondary streets. The existing O (Office) zoning designation and the existing office uses on the site conform to the O (Office) General Plan Designation.

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

Rural Preservation Neighborhood – The subject site is located within a Rural Preservation Neighborhood buffer zone as defined in NRS Chapter 278. Because the site has a pre-existing commercial zoning designation, the regulations associated with location in this buffer area are exempt from this project.

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	NA	2.38 Acres	Y
Min. Lot Width	100 Feet	167.66 Feet	Y
Min. Setbacks			
• Front	25 Feet	30 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	NA	NA
• Rear	15 Feet	30 Feet	Y
Max. Lot Coverage	30 %	28.8 %	Y
Max. Building Height	2 Stories / 35 Feet	1 Story / 18 Feet	Y
Number of Lots	1	1	Y

The existing office complex meets or exceeds all development standards, with the exception of Residential Adjacency requirements, which were waived by Condition Number 3 of the Rezoning and Plot Plan Review (Z-0111-97).

B) General Analysis Discussion

- General information (Commercial)

The proposed Tentative Map will create a one-lot commercial subdivision. Access to the proposed subdivision is from a single entrance from O'Bannon Avenue. Pedestrian and vehicular access from El Parque Avenue is prohibited by condition of the Rezoning (Z-0111-97) for this site. This site is zoned O (Office) and conforms to the O (Office) General Plan Designation. Current uses in this development include medical office, general office, and related services.

- Cross Section

This Tentative Map is for an existing commercial center that has been in existence for approximately 4 years. No cross sections are shown and due to the existing conditions, we do not anticipate any new walls, retaining or otherwise.

TMP-3677 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

- Trails

No trails are required or proposed on or adjacent to the subject site. The closest trail designated by the Master Plan is on Oakley Boulevard, located approximately 700 feet to the north of the subject site.

- Special Conditions of Approval (from Zoning or SDPR)

The existing site was built out nearly four years ago, as such all conditions of approval for the Rezoning and Plot Plan Review (Z-0111-97) were satisfied prior to the issuance of certificate of occupancy.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Name of Property Owner: LOS NEVADOS PARTNERS

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

X No

City Official: _____

Partner(s): _____

APN: _____

Print Name: H. J. MANGIARIELLO

This 8 day of Jan., 2004

Notary Public in and for said County and State



TENTATIVE MAP FOR

EL PARQUE PROFESSIONAL OFFICE PARK
LAS VEGAS, NEVADA

NOTE
ALL IMPROVEMENTS AND STRUCTURES
ON AND OFFSITE ARE COMPLETED

OWNERS
LOI REMODE PARTNERS
P.O. BOX 335430
NORTH LAS VEGAS, NV 89033
PHONE 702-231-2850

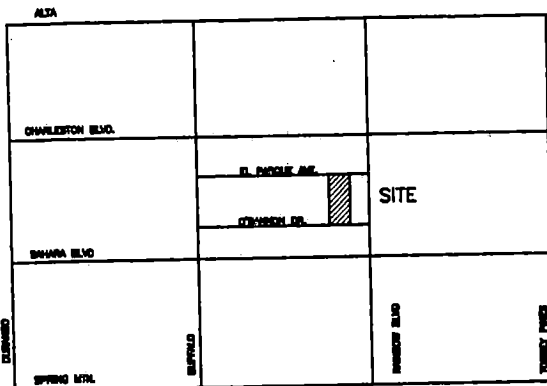
1 BLOCK NUMBER

LEGAL DESCRIPTION

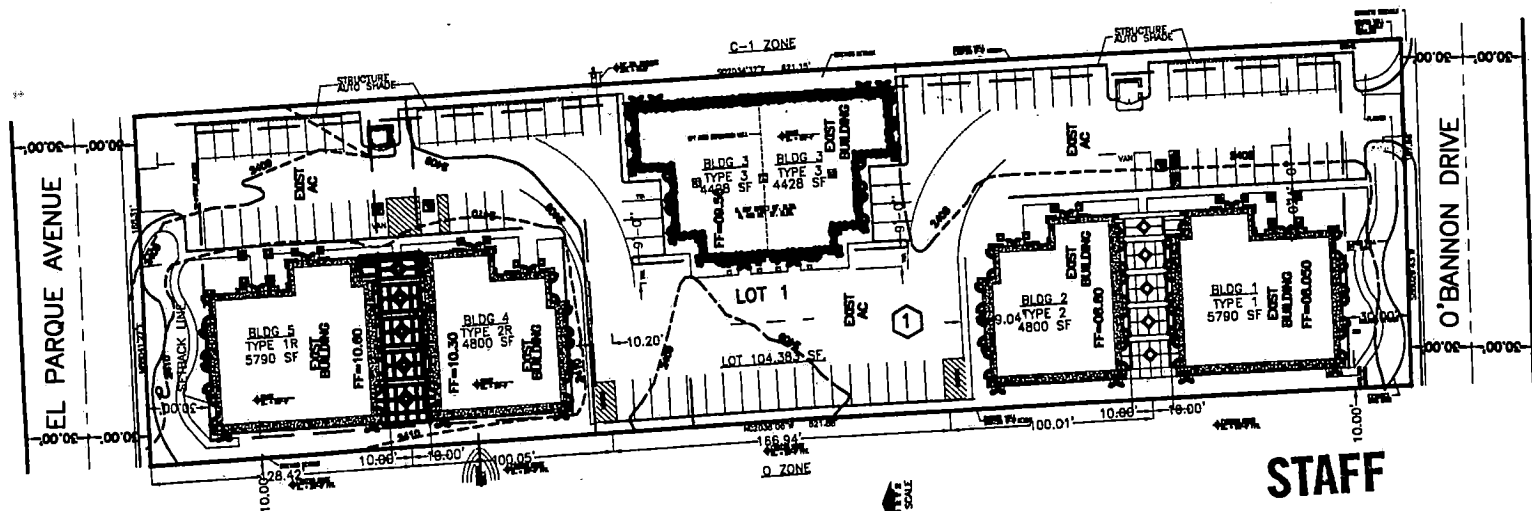
BEING THE EAST HALF (E 1/2) OF GOVERNMENT LOT 99, SECTION 3, TOWNSHIP 21
SOUTH, RANGE 50 EAST, M.D.M. IN THE CITY OF LAS VEGAS, COUNTY OF CLARK,
STATE OF NEVADA.

EXCEPTING THEREFROM THE NORTH 30.00 FEET AND THE SOUTH 30.00 FEET AS
CONVEYED TO CLARK COUNTY NEVADA BY DEED RECORDED FEBRUARY 18, 1982
IN BOOK 1824 AS DOCUMENT NO. 1483702 OF OFFICIAL RECORDS, OF SAID
CLARK COUNTY

CONTAINING 104484 SQ. FT. OR 2.40 ACRES



VICINITY MAP



STAFF

TMP-3677
2-26-04 PC

Scale 1" = 30 ft
JANUARY 8, 2004



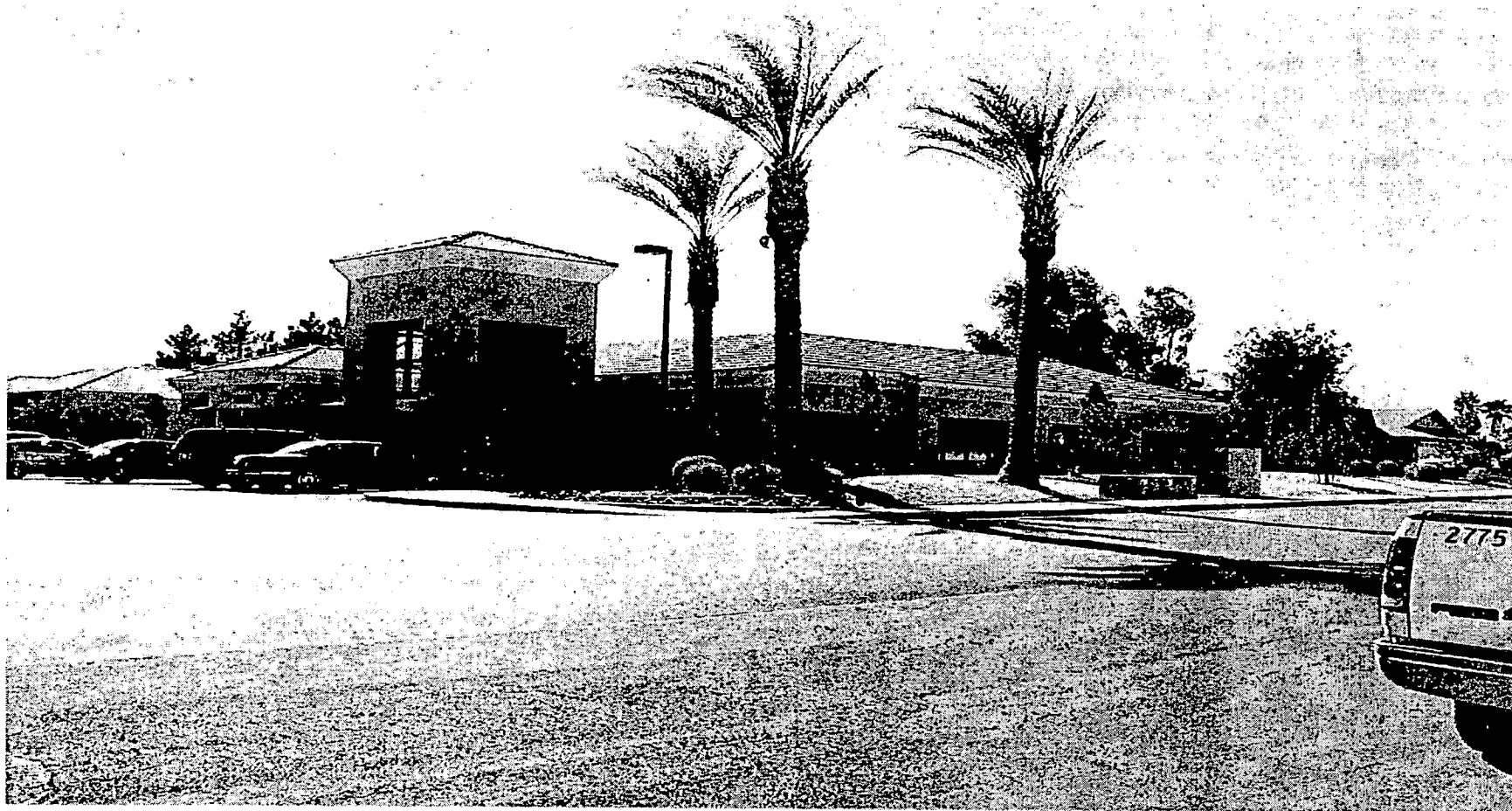
DATE	BY	REVISION

AZIMUTH
N
S
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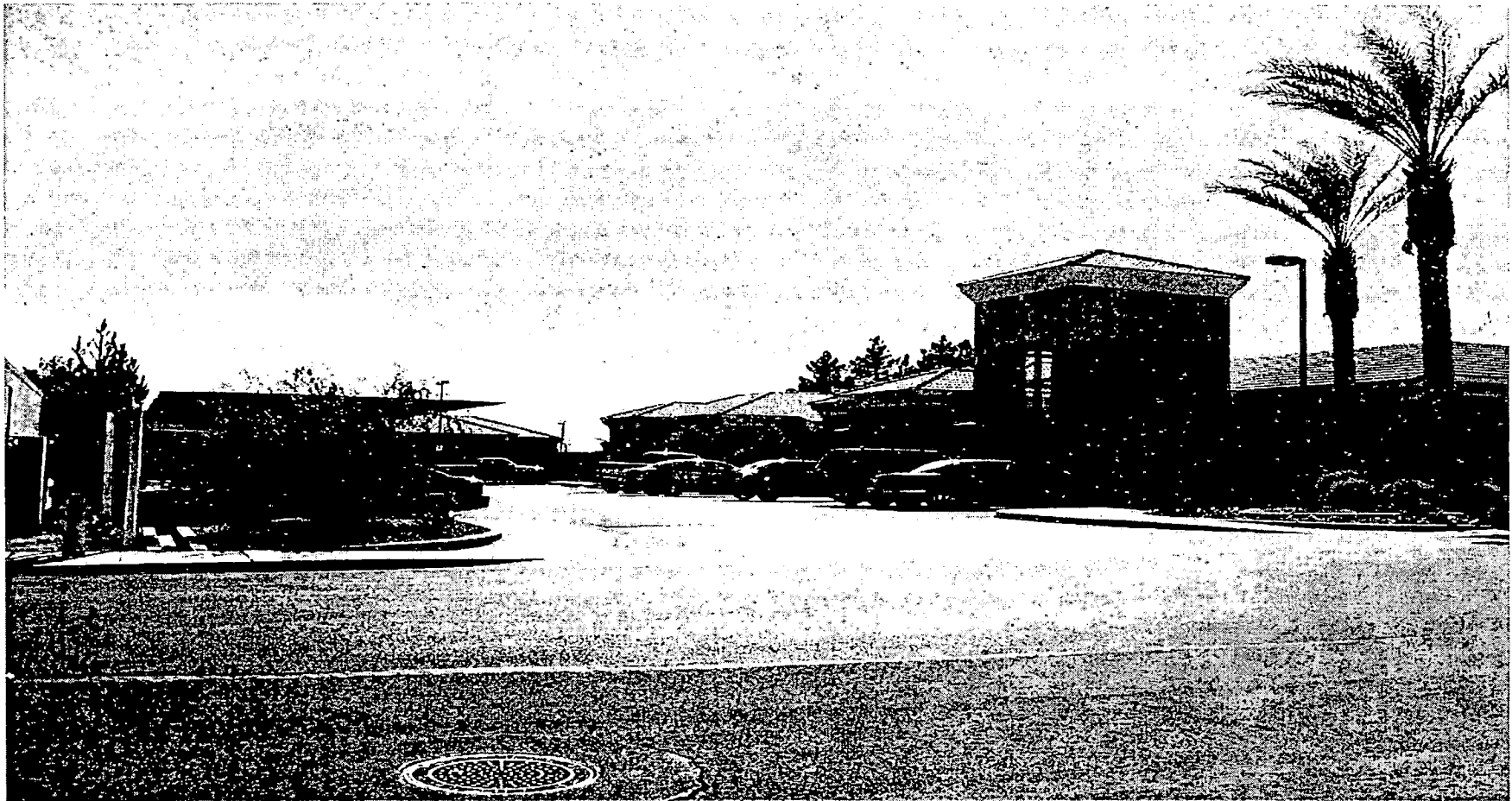
TENTATIVE MAP
EL PARQUE PROFESSIONAL OFFICE PARK
LAS VEGAS

200 M.D. 02-040	DESIGNED: A.J.M.	CHECKED: A.J.M.
1	1	1
1	1	1



TMP-3677 - EL PARQUE PROFESSIONAL PARK (A COMMERCIAL SUBDIVISION) - APPLICANT:
AZIMUTH ENGINEERING - OWNER: LOS NEVADOS PARTNERS
6950 O'BANNON DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



TMP-3677 - EL PARQUE PROFESSIONAL PARK (A COMMERCIAL SUBDIVISION) - APPLICANT:
AZIMUTH ENGINEERING - OWNER: LOS NEVADOS PARTNERS
6950 O'BANNON DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3687 - ARROYO CANYON - APPLICANT: KIMBALL HILL HOMES - OWNERS: PARDEE HOMES AND KIMBALL HILL HOMES - Request for a Tentative Map FOR A 63 LOT SINGLE FAMILY SUBDIVISION on 15.4 acres adjacent to the southwest corner of Deer Springs Way and Tee Pee Lane (APN: 125-19-701-002, 003, 005 and 012), U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)] and U (Undeveloped) Zones [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 2 through 9 subject to conditions and amending Item 3 [TMP-3687], Condition 9 as follows:

9. *Coordinate with VTN Nevada on the Deer Springs Way Offsite sewer project for the Cliffs Edge development. If not already constructed at time of development, extend the 12-inch sewer line in Deer Springs Way to the western edge of development.*

– UNANIMOUS with DAVENPORT excused

This is Final Action

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 3 – TMP-3687

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

1-221

CONDITIONS:

Planning and Development

1. The retaining walls along all street frontages shall be stepped to the back of sidewalk and constructed of decorative block with cap or natural materials.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3330).
4. Prior to review of Civil Improvement plans, a revised Tentative Map depicting the minimum required open space must be approved by the Planning and Development Department and Public Works Department staff.
5. Street names must be provided in accord with the City's Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. No turf shall be permitted in the non-recreational common areas of single-family developments, such as the medians and amenity zones in this development.

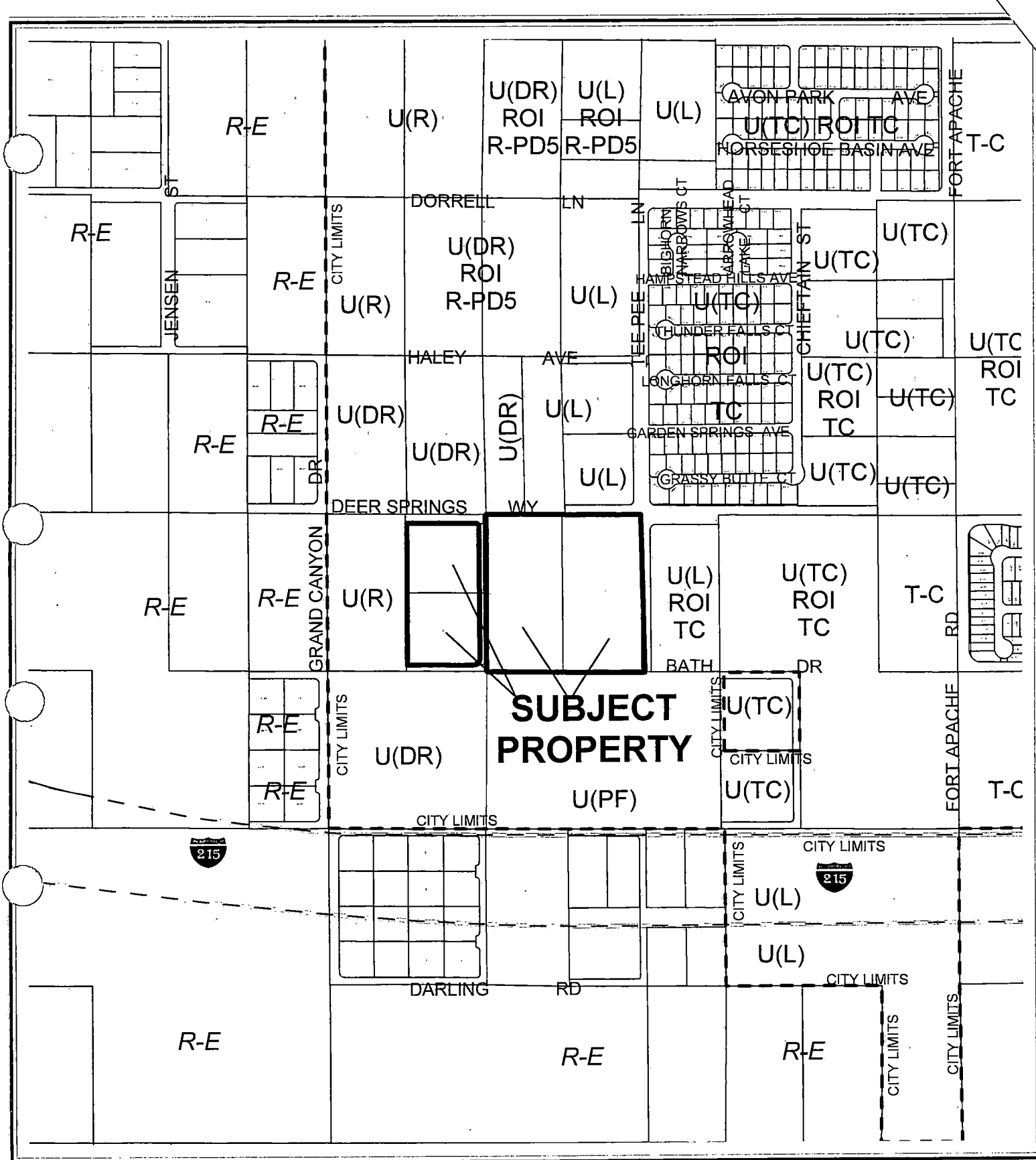
Public Works

8. All rights-of-way in conflict with this site, such as those shown on VAC-2229, shall be vacated prior to the recordation of a Final Map abutting or overlying such right-of-way.
9. Extend over-sized sanitary sewer in the Deer Springs Way alignment to the western boundary of this site to a location and depth acceptable to the City Engineer concurrent with development of this site.
10. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 3 – TMP-3687

CONDITIONS - Continued:

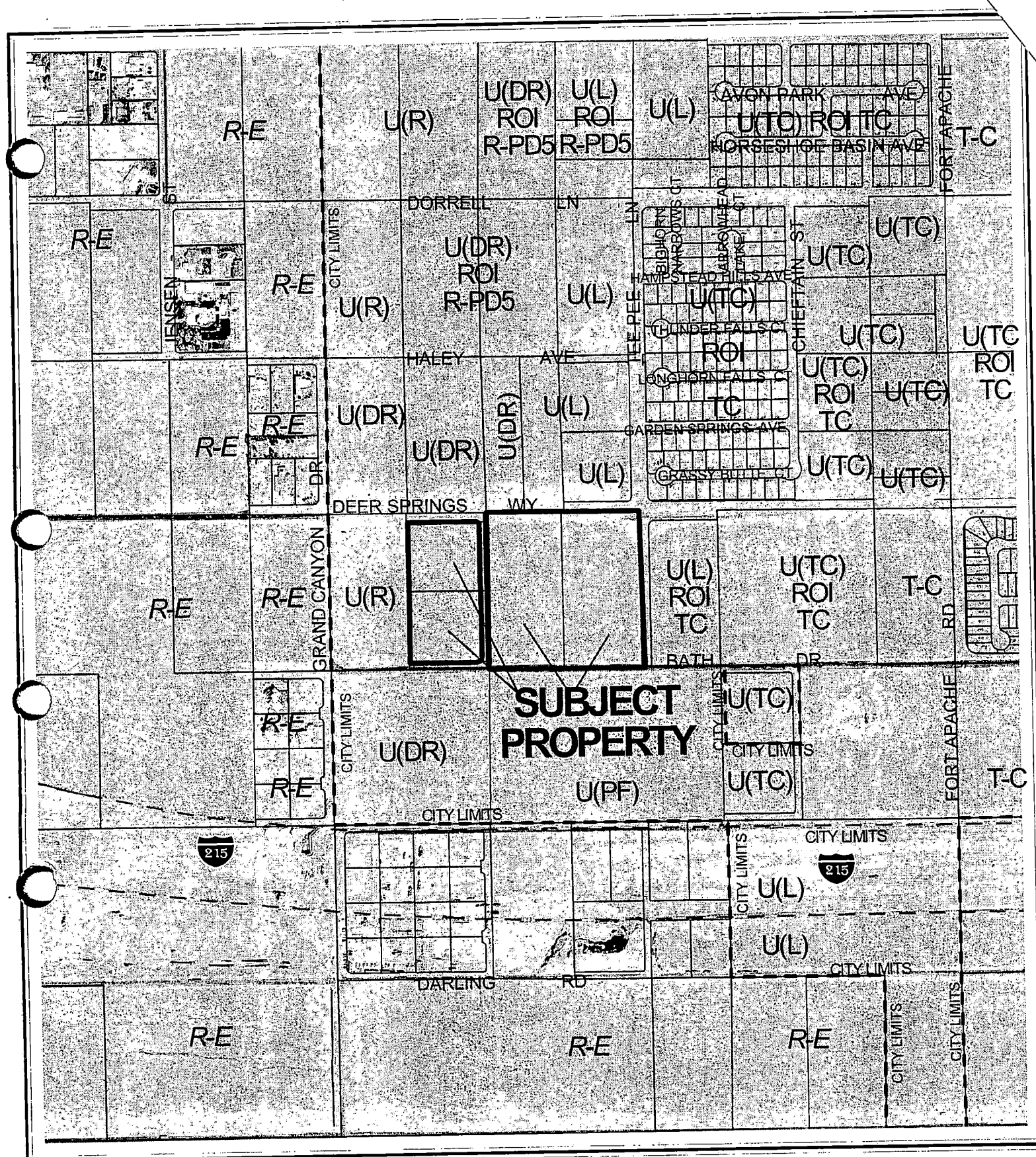
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. Site development to comply with all applicable conditions of approval for ZON-1834, SDR-1835, ZON-3328, SDR-3330 and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: **TMP-3687**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) AND U (UNDEVELOPED) ZONE [R (RURAL DENSITY) GENERAL PLAN DESIGNATION] PROPOSED TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



CASE: **TMP-3687**

CHANGING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [L (LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) AND U (UNDEVELOPED) ZONE [R (RURAL DENSITY) GENERAL PLAN DESIGNATION] PROPOSED TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TENTATIVE MAP - TMP-3687 - ARROYO CANYON -

APPLICANT: KIMBALL HILL HOMES - OWNERS: PARDEE HOMES AND KIMBALL HILL HOMES

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The retaining walls along all street frontages shall be stepped to the back of sidewalk and constructed of decorative block with cap or natural materials.
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3330).
4. Prior to review of Civil Improvement plans, a revised Tentative Map depicting the minimum required open space must be approved by the Planning and Development Department and Public Works Department staff.
5. Street names must be provided in accord with the City's Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. No turf shall be permitted in the non-recreational common areas of single-family developments, such as the medians and amenity zones in this development.

Public Works

8. All rights-of-way in conflict with this site, such as those shown on VAC-2229, shall be vacated prior to the recordation of a Final Map abutting or overlying such right-of-way.
9. Extend over-sized sanitary sewer in the Deer Springs Way alignment to the western boundary of this site to a location and depth acceptable to the City Engineer concurrent with development of this site.

TMP-3687 - Conditions Page Two
February 26, 2004 - Planning Commission Meeting

10. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. Site development to comply with all applicable conditions of approval for ZON-1834, SDR-1835, ZON-3328, SDR-3330 and all other subsequent site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map titled Arroyo Canyon, a 63-lot single-family residential subdivision on 15.4 acres adjacent to the southwest corner of Tee Pee Lane and Deer Springs Way.

B) Applicant's Justification

A justification letter is not a required component of the Tentative Map application packet.

BACKGROUND INFORMATION

A) Previous Actions

- 01/17/01 The City Council approved an Annexation (A-0003-99) generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres. The annexation was effective on January 26, 2001. The Planning Commission and staff recommended approval on March 25, 1999.
- 04/04/01 The City Council approved a General Plan Amendment (GPA-0039-00) from L (Low Density Residential) and DR (Desert Rural) to: M (Medium Density Residential), ML (Medium-Low Density Residential), L (Low Density Residential), R (Rural Density Residential), T-C (Town Center) and MLA (Medium-Low Attached) on property located generally north of Centennial Parkway, between Campbell Road and Grand Canyon Drive and south of Grand Teton Drive. The Planning Commission and staff recommended approval on February 22, 2001.
- 05/07/03 The City Council approved Rezoning (ZON-1834) from U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] to R-PD4 (Residential Planned Development – 4 Units Per Acre) and Site Development Plan review (SDR-1835) for the eastern two thirds of the development. The Planning Commission and staff recommended approval on March 27, 2003.

TMP-3687 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

01/24/04 The City Council approved a Site Development Plan Review (SDR-3330) for a 65-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended approval on December 18, 2003. A Variance (VAR-3331) for open space was withdrawn without prejudice at the same meeting.

B) Pre-Application Meeting

12/22/03 The applicant met with staff and was informed that due to recommended Condition Number 2 of the still in process Site Development Plan Review (SDR-3330), lots 64 and 65 would need to be removed to provide additional open space.

01/02/04 During a follow-up meeting discussion focused on the perimeter walls, and adequate terracing to limit monotonous wall expanses.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.4

B) Existing Land Use

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

C) Existing Zoning

Subject Property: U (Undeveloped) [R (Rural) General Plan Designation] and U (Undeveloped) [L (Low Density Residential) General Plan Designation] Under Resolution of Intent to R-PD4 (Residential Planned Development) 4 Dwelling Units per acre
North: (Undeveloped) [L (Low Density Residential) General Plan Designation]
South: U (Undeveloped) [PF (Public Facility) General Plan Designation]
East: U (Undeveloped) [L (Low Density Residential) General Plan Designation] under Resolution of Intent to TC (Town Center)
West: U (Undeveloped) [R (Rural) General Plan Designation]

D) General Plan Compliance

This site is designated R (Rural Density Residential) and L (Low Density Residential) on the Centennial Hills Interlocal Land Use Plan of the General Plan. The R (Rural Density Residential) land use designation allows a residential density range of 2.5-3.59 dwelling units per acre. The approved R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning allows a maximum density of 3.59 dwelling units per acre. Therefore, the request is consistent with the R (Rural Density Residential) land use designation.

The L (Low Density Residential) land use designation allows a residential density range of 3.6 to 5.5 dwelling units per acre. The approved R-PD4 (Residential Planned Development – 4 Units Per Acre) zoning is consistent with the L (Low Density Residential) land use designation.

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

This site is not located within any special districts or zones. However the east perimeter of the site fronts on Tee Pee Lane, the western boundary of Town Center. As such, Town Center standards for right of way width and streetscapes apply to this site. The submitted tentative map depicts the correct Tee Pee Lane streetscape dimensions.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

TMP-3687 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

Standards	Required	Provided	Compliance
Min. Lot Size	NA	6,218	NA
Min. Lot Width	NA	60 feet	NA
Max. Lot Coverage	NA	NA	NA
Max. Building Height	2 Stories / 35 Feet	NA	NA
Number of Lots	1	63	Y
Max. Density	63 Lots	63	Y
Private/Public Street	NA	Private	NA
Min. Street Width	37 feet	37 feet	Y

The proposed tentative map meets all of the development standards for the site as established during the Site Development Plan Review (SDR-3330) per Title 19.06.040.

Pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
15.4 acres	4.1	1.65	6.8 %	45,381 SF	6.6 %	44,408

The proposed tentative map is deficient in open space by approximately 975 square feet. The Variance (VAR-3331) for open space was withdrawn at City Council, and conditions were added to the Site Development Plan Review (SDR-3330) to eliminate two residential lots in favor of open space. This is reflected on the tentative map, however one open space common lot adjacent to the west side of lot 50 was eliminated leaving the site short of open space. A recommended condition has been added requiring the common lot west of lot 50 to be included on civil improvement plans and final maps in the future to meet open space standards.

B) General Analysis Discussion

- General information (Residential/Commercial)

The proposed 63-lot single family residential subdivision takes access off of Bath Drive, a 60 foot wide local collector, and provides access to the lots from 37 foot wide private streets approved as a part of the Site Development Plan Review (SDR-3330). Perimeter landscaping will be provided within 6 foot wide common lots along Bath Drive and Deer Springs Way, with the landscaping along Tee Pee Lane consisting of the Town Center required 7.5 foot wide amenity zone at back of curb and a six foot wide landscape planter at the back of sidewalk.

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February 26, 2004 - Planning Commission Meeting

- Cross Section

The submitted east/west cross-sections depict a maximum natural grade between 2% and 4% across this site. Per Table A of Section 18.08.110 a development with a natural slope between 2% to 4%, such as this development, is allowed a maximum 6-foot retaining wall. No retaining walls appear to be greater than 6-foot in height. The walls along all perimeters of this site consist of 6-foot screen walls atop 4-foot rockery retaining walls therefore presenting wall faces in excess of 8-feet in height as viewed from adjacent property. A recommended condition has been added requiring that all of the retaining walls be moved to the back of sidewalk to terrace the wall heights.

- Trails

No trails are required or proposed on or adjacent to the subject site. The closest trail designated by the Master Plan is the Beltway Trail, located approximately 700 feet to the south of the subject site.

- Special Conditions of Approval (from Zoning or SDPR)

1. Approval of the Rezoning application (ZON-3328) to R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district on this site shall pertain to a plan with no more than 63 lots.
2. Lots 64 and 65 shall be removed and the area of the lots shall be allocated as open space.
3. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be a maximum of six feet in height and shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

This map will conform to these standards as conditioned.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: KIMBALL HILL 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?

 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: _____

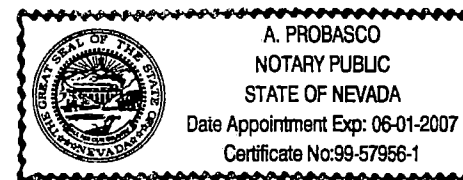
Signature of Property Owner/Authorized Agent: LA / SK

Print Name: Klif Andrews

Subscribed and sworn before me

This 22nd day of September, 2003

A Probasco
Notary Public in and for said County and State



**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-3687** APN: 125-19-701-005 & 012

Name of Property Owner: KIMBALL HILL HOMES

Name of Applicant: KIMBALL HILL 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: _____

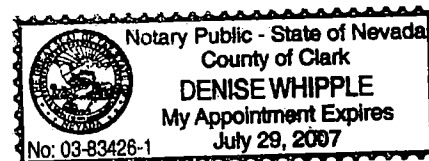
Signature of Property Owner/Authorized Agent:

Print Name: STAN GUTSHALL

Subscribed and sworn before me

This 4th day of November, 2003

Denise W. Lytle
Notary Public in and for said County and State

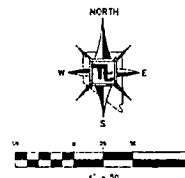
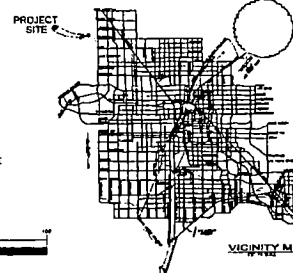


TENTATIVE MAP FOR ARROYO CANYON

OWNER
APN: 125-19-001-008
PARDEE INC.
10000 WILSON
LOS ANGELES, CA 90024-4101

APN: 125-19-001-005-012
KIMBALL HILL HOMES
8 SUNSET WAY, SUITE 101
HENDERSON, NV 89014
PHONE: (702) 436-4582

DEVELOPER
KIMBALL HILL HOMES
8 SUNSET WAY, SUITE 101
HENDERSON, NV 89014
PHONE: (702) 436-4582



LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHWEST QUARTER AND THE
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 SOUTH,
RANGE 60 EAST, N.E.M.

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- CLEAN OUT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PAVE HYDRANT
- STREETLIGHT
- LOT NUMBER
- BOUNDARY LINE
- LOT LINE
- PAVE OF GRADE AND DIRECTION OF SLOPE
(APPLICABLE TO BOTH STREET AND SEWER
UNLESS OTHERWISE INDICATED)
- EXISTING GROUND CONTOUR LINE
- 10' TRANSITION FROM "V" CURB TO "HILL" CURB
- POINT OF CONNECTION
- BLOCK NUMBER

TYPICAL LOT SETBACK

MINIMUM LOT SETBACK 30 FT. +/-

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAS VEGAS, NEVADA, EXCEPT FOR PREVIOUSLY APPROVED STANDARD DEVIATIONS.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
ELECTRIC..... LAS VEGAS VALLEY WATER DISTRICT
GAS..... SOUTHWEST GAS CORPORATION
SEWER..... CITY OF LAS VEGAS SANITATION DISTRICT
SOLID WASTE DISPOSAL..... SALT VALLEY DISPOSAL SERVICE
TELEPHONE..... SPRING CENTRAL-NEVADA
3. UTILITY EASEMENT TO BE DEDICATED TO RESPECTIVE AGENCY.
4. ESTIMATED SEWER CONTRIBUTION = 0.015/5 MGD (AVERAGE)
0.016 MGD (PEAK FLOW)
5. STORMWATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED AREA.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE NOTED.
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
9. ALL INTERIOR STREETS ARE 37' PRIVATELY MAINTAINED NIGHTS-OF-WAY.
10. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
11. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.
12. THE PARKING ANALYSIS REQUIREMENTS ARE MET BY TWO CAR GARAGES, AVAILABLE PARKING IN THE DRIVEWAYS AND ON 31' FOOT STREET PARKING THAT MEET THE STANDARD OF TWO PARKING SPACES PER DWELLING UNIT.
13. THE EASTERN PROJECT BOUNDARY (SEE PEE) FRONTS TOWN CENTER AND SHALL BE DEVELOPED PER TOWN CENTER STANDARDS.
14. ALL INTERIOR R.O.C. RADII ARE 15' UNLESS SPECIFIED OTHERWISE.
15. THERE ARE NO EXISTING STRUCTURES ON THIS PROJECT.

TABULATION

APN # 125-19-001-005,006,012
EXISTING ZONING U/R-PD4/N-PD3
PROPOSED ZONING N-PD4/N-PD3
EX./PROPOSED LAND USE L/H
NUMBER OF LOTS 63
ACREAGE 15.4 AC +/-
D.I.A. 4.03 +/-

LOT SIZE

MINIMUM LOT SIZE = 6,000 SQ.FT.

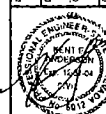
KIMBALL HILL HOMES

TENTATIVE MAP

TETRA TECH, INC.

ARROYO CANYON
CITY OF LAS VEGAS, NEVADA

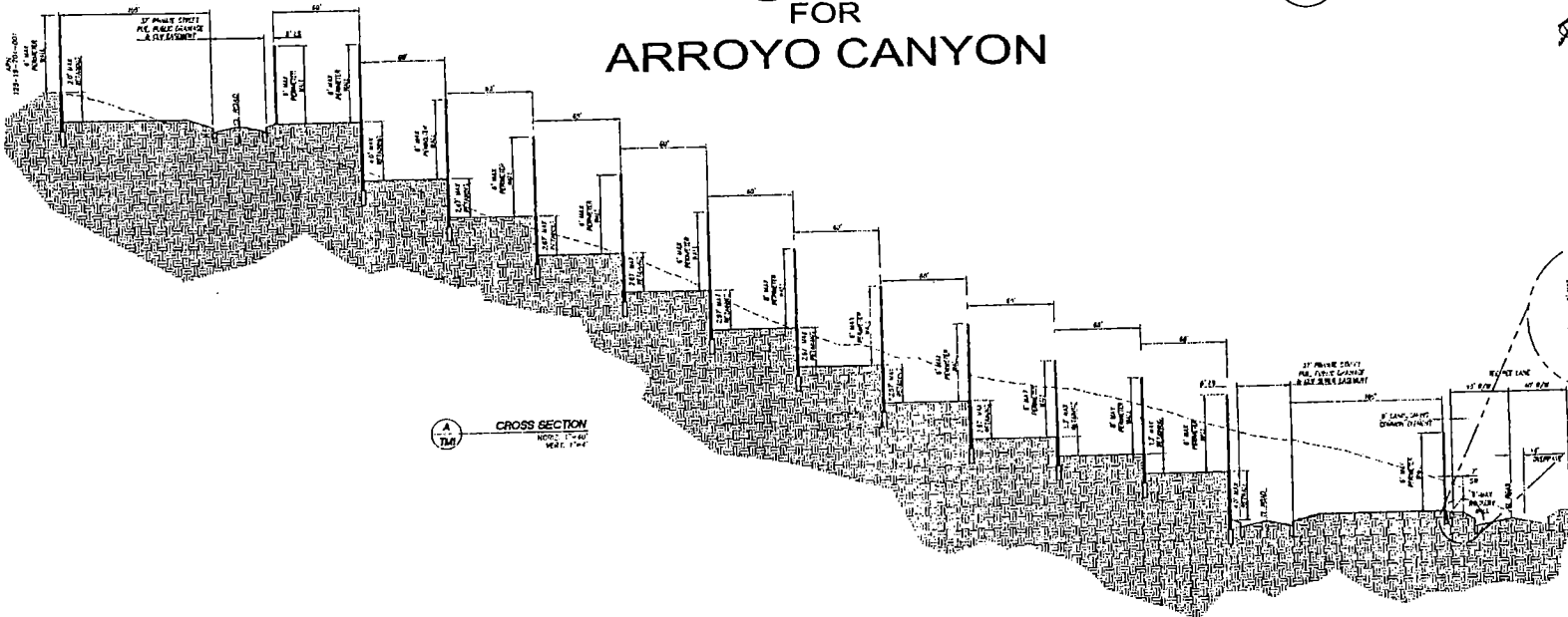
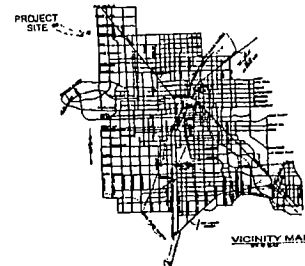
P08719-0013



TM1
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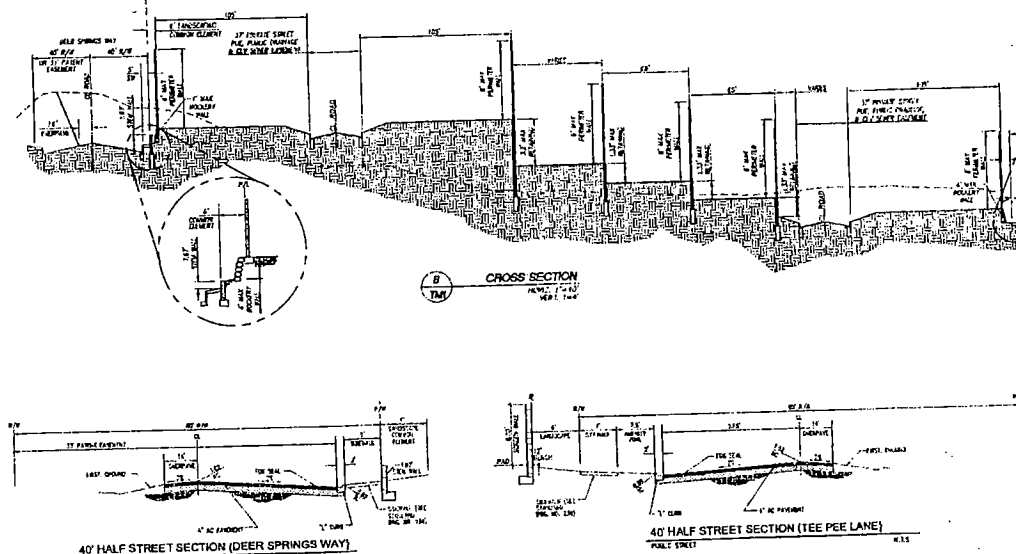
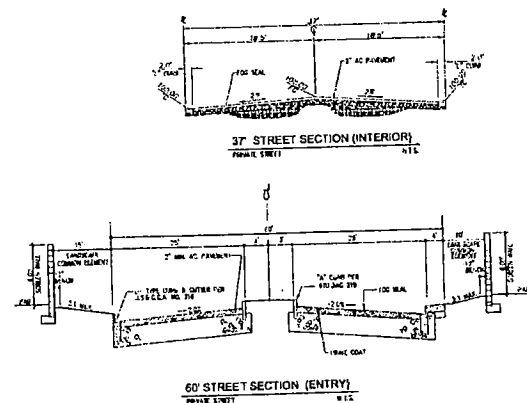
**TMP-3687
2-26-04 PC**

TENTATIVE MAP FOR ARROYO CANYON



CROSS SECTION

CROSS SECTION



KIMBALL HILL HOMES

TENTATIVE MAP

TETRA TECH, INC.

ARROYO CANYON
CITY OF LAS VEGAS, NEVADA

POST 19-0013



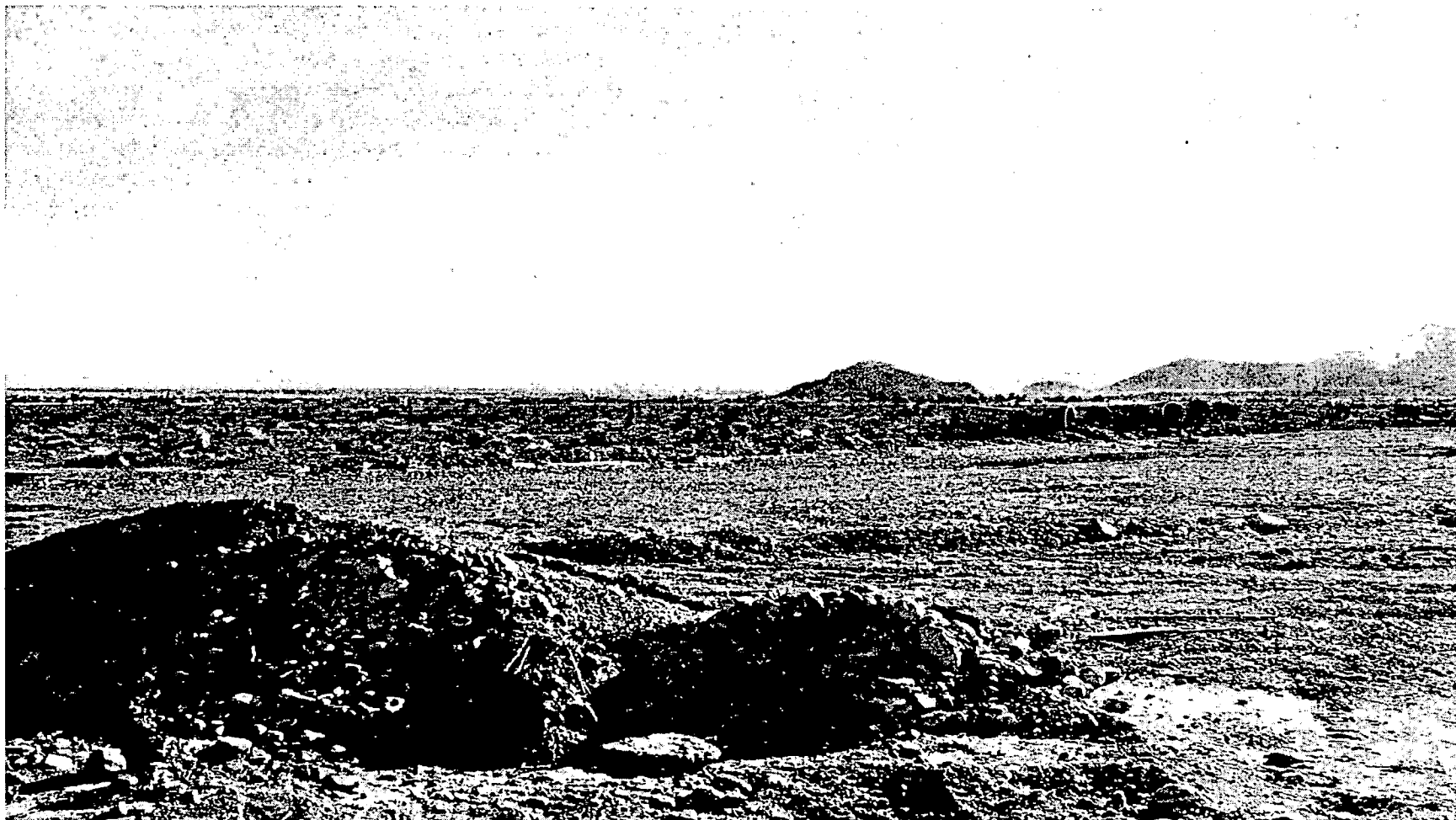
TM2
2 11 2

TMP-3687
2-26-04 PC



TMP-3687 - ARROYO CANYON - APPLICANT: KIMBALL HILL HOMES - OWNERS: PARDEE HOMES AND
KIMBALL HILL HOMES
SOUTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



TMP-3687 - ARROYO CANYON - APPLICANT: KIMBALL HILL HOMES - OWNERS: PARDEE HOMES AND
KIMBALL HILL HOMES
SOUTHWEST CORNER OF DEER SPRINGS WAY AND TEE PEE LANE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

**TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 -
APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC. - Request for a
Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 5.50 acres adjacent to the
south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway (APN:
137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown).**

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

**NIGRO – APPROVED Items 2 through 9 subject to conditions – UNANIMOUS with
DAVENPORT excused**

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

1-221

CONDITIONS:

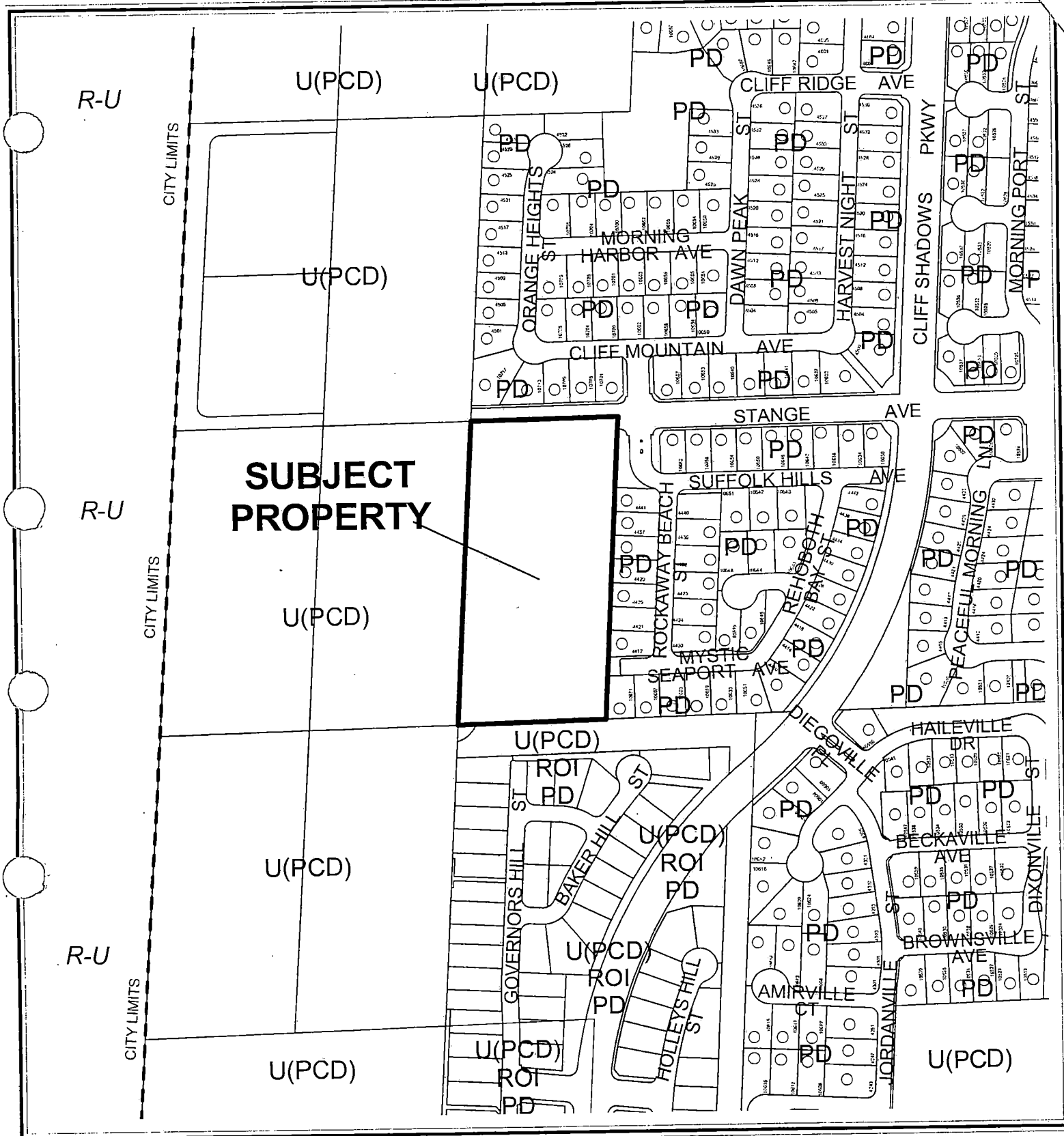
Planning and Development

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

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 4 – TMP-3692

CONDITIONS - Continued:

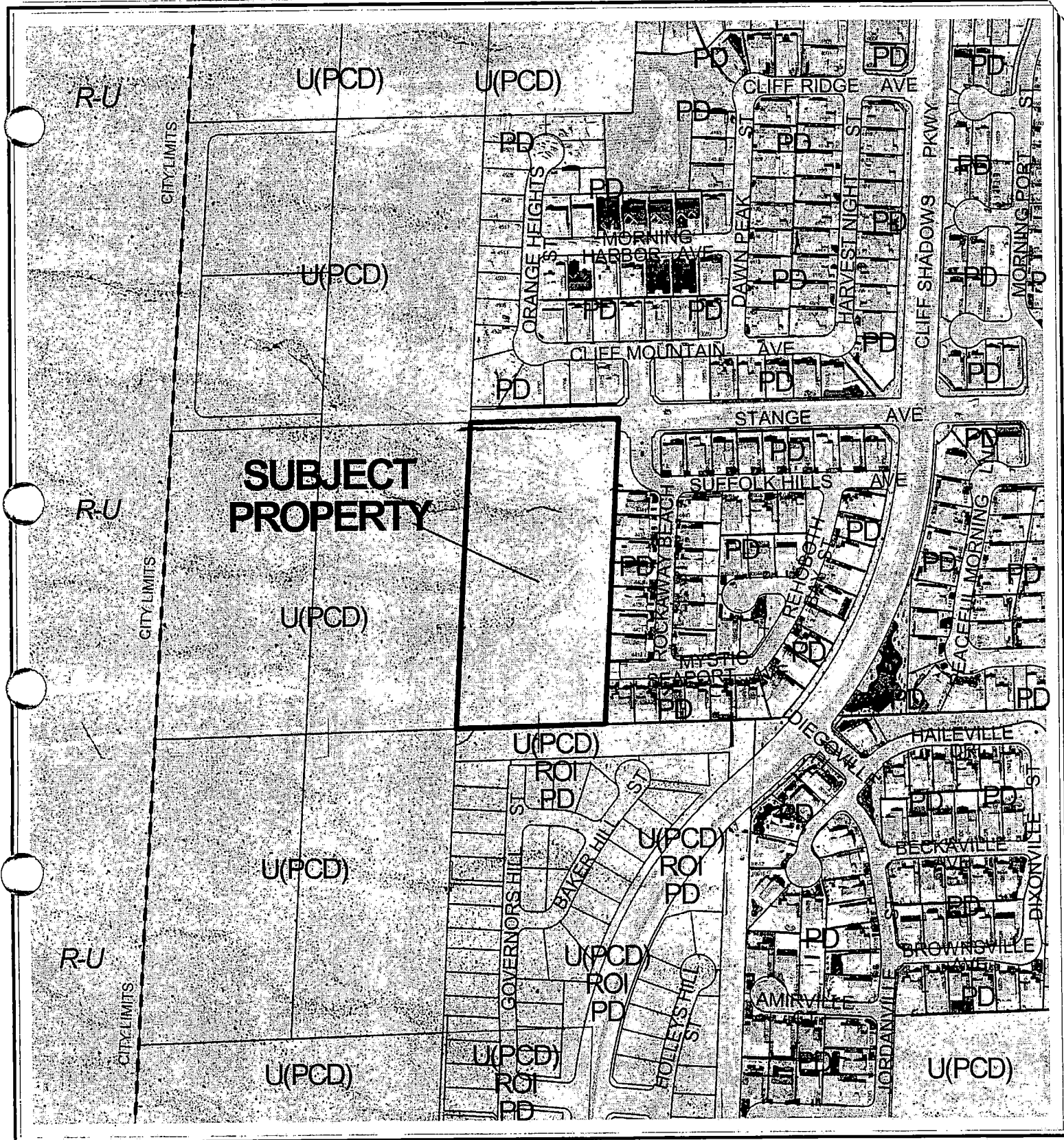
2. All development shall conform to the Conditions of Approval for Rezoning (SDR-1666), Site Development Plan Review (SDR-1667), and the Lone Mountain West Master Plan Development Standards.
 3. Street names must be provided in accord with the City's Street Naming Regulations.
 4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
- Public Works
5. Site development to comply with all applicable conditions of approval for ZON-1666 and all other subsequent site-related actions.
 6. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-3692

○ ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





CASE: TMP-3692

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TENTATIVE MAP - TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA HOMES OF NEVADA, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (SDR-1666), Site Development Plan Review (SDR-1667), and the Lone Mountain West Master Plan Development Standards.
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Public Works

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**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map titled Concordia at Lone Mountain West Unit 6, a 23-lot single-family residential subdivision on 5.5 acres adjacent to the south side of Stange Avenue, approximately 660 feet west of Cliff Shadows Parkway.

B) Applicant's Justification

A justification letter is not a required component of the Tentative Map application packet.

BACKGROUND INFORMATION

A) Previous Actions

06/14/99 The City Council approved a rezoning (Z-0024-99) to PD (Planned Development) on adjacent properties as part of a larger request, which formed the Lone Mountain West Master Development Plan Area. The Planning Commission and staff recommended approval.

02/05/03 The City Council approved an annexation (A-0038-02) for property located in various parts of the city under the provisions of NRS 268.597, including the subject site. The Planning Commission recommended approval. The effective date was February 14, 2003.

02/05/03 The Planning and Development Department administratively approved a Minor Modification (MOD-1669) to the Lone Mountain West Master Development Plan to add the subject site into the plan area.

04/02/03 The City Council approved a Rezoning application (ZON-1666) from U (Undeveloped) to PD (Planned Development) on the subject site. The Planning Commission and staff recommended approval.

04/16/03 The City Council approved a Site Development Plan Review application (SDR-1667) for a 24-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended approval.

TMP-3692 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

B) Pre-Application Meeting

12/10/03 Discussion occurred regarding the special conditions of the Site Development Plan Review (SDR-1667), specifically the perimeter block walls on the west perimeter of the site.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.5

B) Existing Land Use

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

C) Existing Zoning

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) General Plan Compliance

The PCD (Planned Community Development) category of the Centennial Hills General Plan allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. The Lone Mountain West Master Plan designates this site as Low Density Residential, which allows up to 6 units per acre.

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

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February 26, 2004 - Planning Commission Meeting

The Lone Mountain West Plan directs the development of land within the plan area by prescribing land uses and establishing minimum standards for development. The result of the Lone Mountain West Plan is that development is able to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Lone Mountain West Master Plan, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	NA	4,804 s.f.	NA
Min. Lot Width	NA	46 feet	NA
Number of Lots	1	23	Y
Max. Density	6.49	4.18	Y
Private/Public Street	NA	Private	NA
Min. Street Width	39 feet	39 feet	Y

The submitted Tentative Map meets or exceeds all of the development standards of the Lone Mountain West Master Plan.

B) General Analysis Discussion

- General information (Residential)

The proposed 23-lot single-family residential subdivision takes access off of Stange Avenue, a 60-foot wide local collector, and provides access to the lots from 39-foot wide private streets. Perimeter landscaping will be provided within 6-foot wide common lots along Stange Avenue and Kersee Street. Access to the open space area has been expanded to 20 feet in width per condition number 4 of the Site Development Plan Review (SDR-1667).

- Cross Section

The submitted cross-sections depict topography of this site such that there are extreme variations in height. The retaining walls depicted on the west perimeter of the site have been terraced in 6-foot sections with four feet of horizontal separation in accordance with Title 18. Conditions of approval for the Site Development Plan Review (SDR-1667) sufficiently addressed the treatment of the perimeter and interior walls of the site.

TMP-3692 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

- Trails

While no trails are required on the subject property, for reference a 50-foot wide multi-use trail is required on the property to the south of this site by Map Number 8 of the Transportation Trails Element of the General Plan and the Lone Mountain West Master Development Plan. This trail was included as a part of the civil improvement plans for Concordia @ Lone Mountain West Unit 5 and will be bonded and constructed through that project.

- Special Conditions of Approval (from SDPR)

3. The applicant shall work with the master developer to determine the proportionate share of the cost of provision of infrastructure and services.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein, including widening the access path to the open space area from 10 feet to 20 feet.
7. The applicant shall contribute \$42,570.00 to partially support the development cost of Park #2 within the Lone Mountain West Master Plan Area unless an alternate development plan for Park #2 has been submitted to and recommended for approval by the Park Development Team. All appropriate written agreements and/or Master Plan amendments must be reviewed by the Planning and Development and Public Works Departments and approved by City Council prior to the revision or elimination of the payment requirement first noted above. If cash payment is made, such shall be collected by the Land Development Section prior to the issuance of any permits or release of a Final Map related to this site whichever may occur first. It is acknowledged that a different contribution amount may be decided upon when implementation of the Master Plan is resolved to be mutually acceptable within the terms of the Plan. If a developer-managed park construction effort is allowed by the revised Master Plan, a performance bond must be presented to the City prior to the issuance of any permits or release of a Final Map whichever may occur first.
8. A revised landscape plan shall be submitted for review and approval prior to submittal of any building permits for this site. The revised plan shall demonstrate compliance with the Lone Mountain West Development Plan plant palette and Urban Design Guidelines and Standards.
11. Any property line wall shall comply with section 3.6 of the Lone Mountain West Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. The walls bordering the access path to the open space area shall have at least the upper 50% of the walls built using wrought iron, to give the path an open and secure feeling.



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February 26, 2004 - Planning Commission Meeting

This tentative map meets all of these conditions.

NOTICES MAILED N/A

APPROVALS 0



PROTESTS 0





STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-3962** APN: 137-01-201-013

Name of Property Owner: Concordia Homes of Nevada, Inc.

Name of Applicant: Concordia Homes of Nevada, Inc.

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

Yes

No

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

City Official: _____

Partner(s): _____

APN: _____

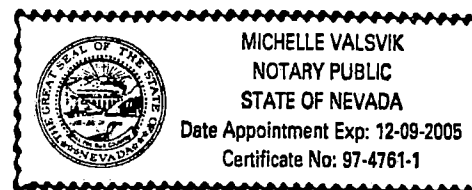
Signature of Property Owner/Authorized Agent: _____

Print Name:

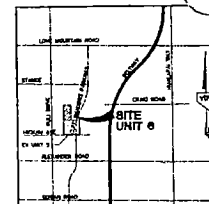
Subscribed and sworn before me

This 17th day of April, 2003

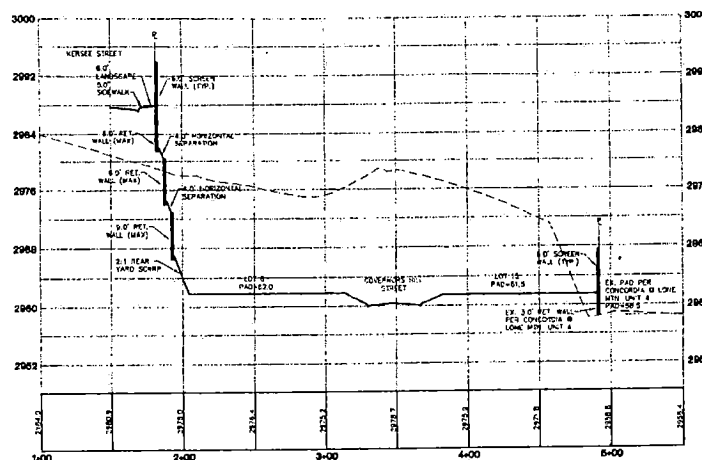
Notary Public in and for said County and State



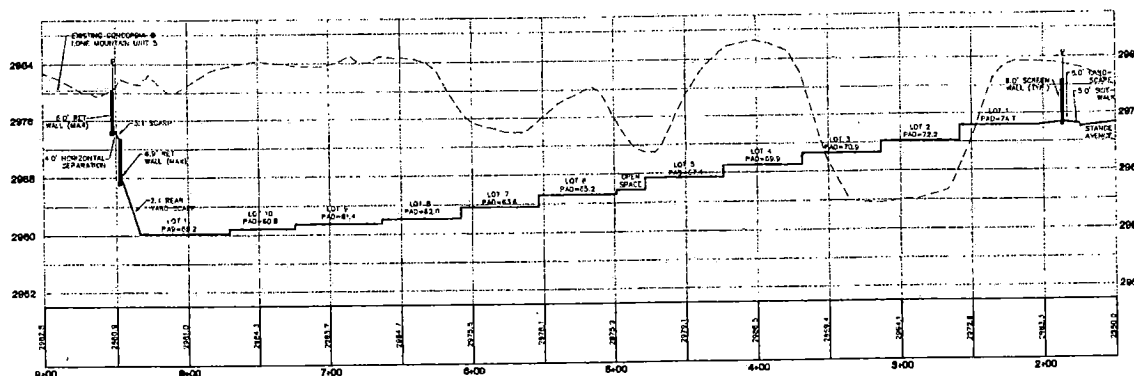
TMP-3692
2-26-04 PC



VICINITY MAP
N.T.S.



WEST / EAST CROSS SECTION
HORIZONTAL: 1"=40'
VERTICAL: 1"=8'



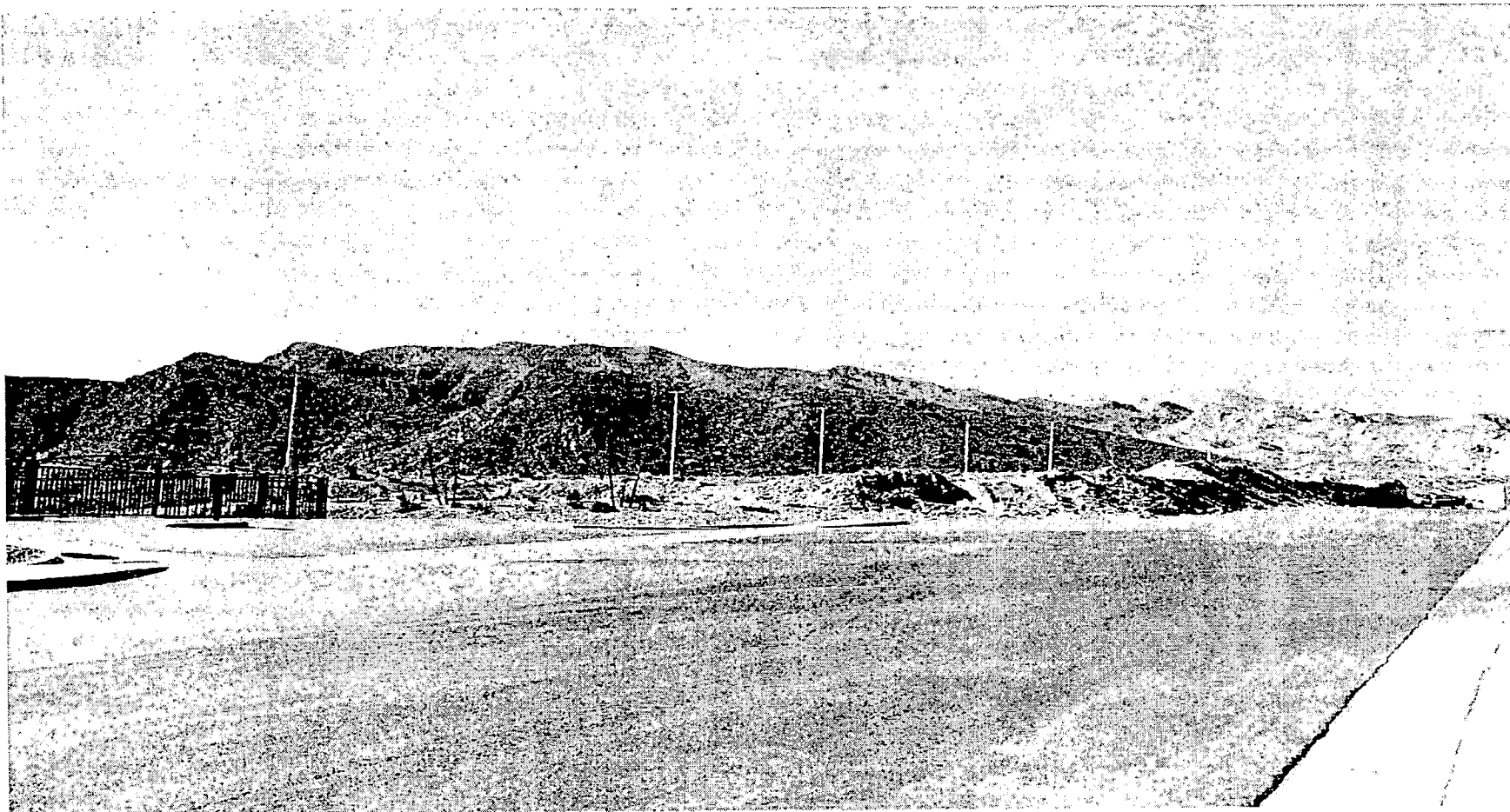
SOUTH / NORTH CROSS SECTION
HORIZONTAL: 1"=40'
VERTICAL: 1"=8'

Call
before you
Dig
1-800-227-2600

Call
before you
Overhead
1-702-593-6111

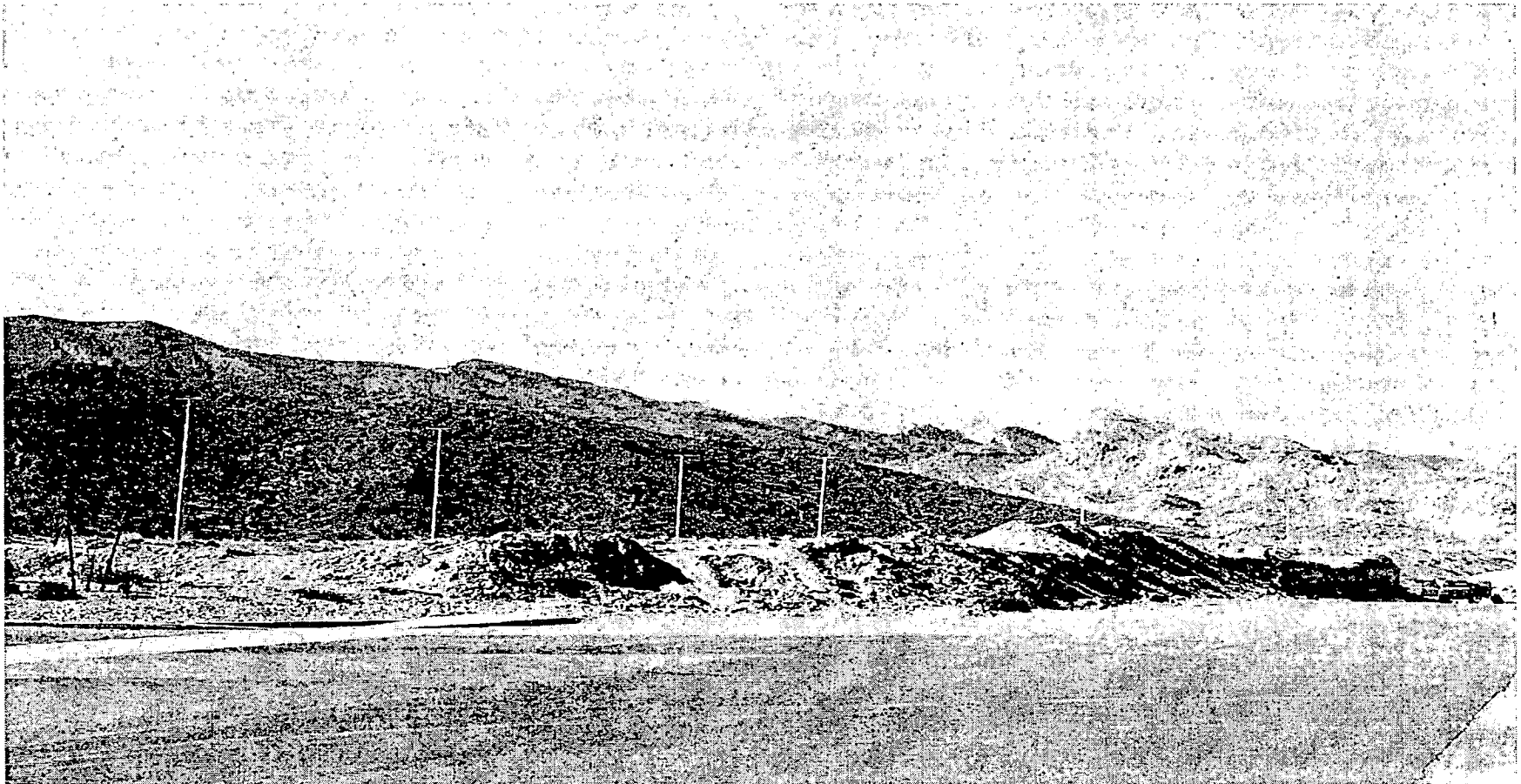
CONCORDIA HOMES		CITY OF LAS VEGAS	
TENTATIVE MAP CROSS SECTIONS		CONCORDIA • LONE MOUNTAIN WEST UNIT 6	
DESIGNED BY:	DATE: OCT 2003	DESIGNED BY:	DATE: OCT 2003
CHECKED BY:	DATE: OCT 2003	CHECKED BY:	DATE: OCT 2003
PROJECT NO:	SCALE: 1"=40'	PROJECT NO:	SCALE: 1"=40'
SHEET TM2 2 OF 2 SHEETS		SHEET TM2 2 OF 2 SHEETS	
DRAWING NO.		DRAWING NO.	

TMP-3692
2-26-04 PC



TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA
HOMES OF NEVADA, INC.
SOUTH SIDE OF STANGE AVENUE, APPROXIMATELY 660 FEET WEST OF CLIFF SHADOWS PARKWAY
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



TMP-3692 - CONCORDIA @ LONE MOUNTAIN WEST UNIT 6 - APPLICANT/OWNER: CONCORDIA
HOMES OF NEVADA, INC.
SOUTH SIDE OF STANGE AVENUE, APPROXIMATELY 660 FEET WEST OF CLIFF SHADOWS PARKWAY
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3718 - BUNKER COMMONS – APPLICANT/OWNER: SF INVESTMENTS -
Request for a Tentative Map FOR A 34 LOT SINGLE FAMILY SUBDIVISION on 10 acres adjacent to the northeast, northwest and southeast corners of Peak Drive and Maverick Street (APN: 138-14-601-029, 030, 138-14-602-021, 138-14-701-001 and 002), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 2 through 9 subject to conditions – UNANIMOUS with DAVENPORT excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

1-221

CONDITIONS:

Planning and Development

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

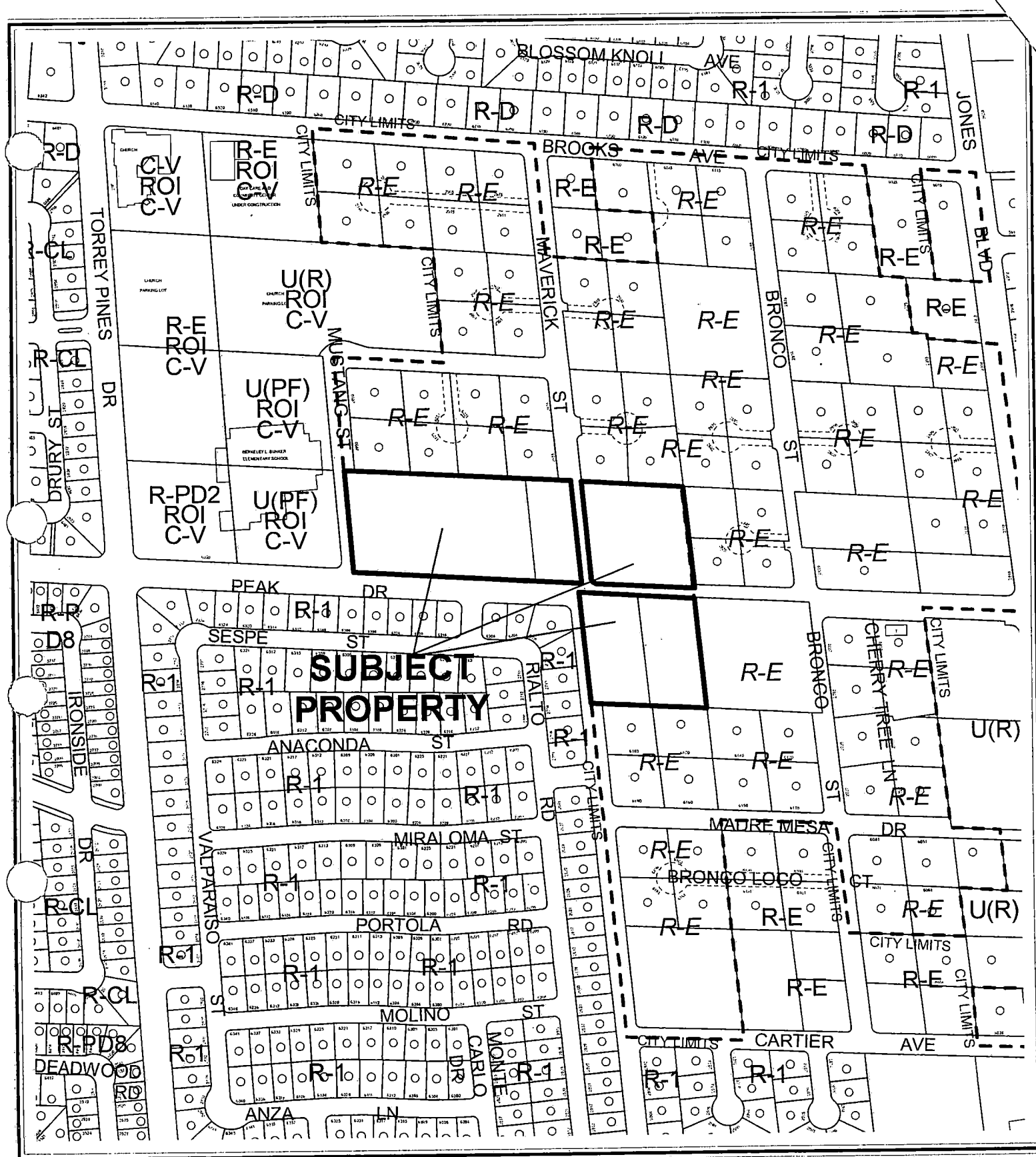
PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 5 – TMP-3718

CONDITIONS - Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3235) and Rezoning (ZON-3119).
3. Prior to the approval of civil improvement plans the applicant shall submit notarized letters from the property owners of APN: 138-14-602-026 and 027 indicating conformance with condition number 1 of the Site Development Plan Review (SDR-3235).
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. Perimeter block walls shall consist of decorative block with 20% contrasting material and cap; shall be limited to eight feet vertical wall face; and grade changes requiring retaining walls to exceed eight feet vertical wall face must include terracing with a minimum of four feet clear horizontal separation between walls.

Public Works

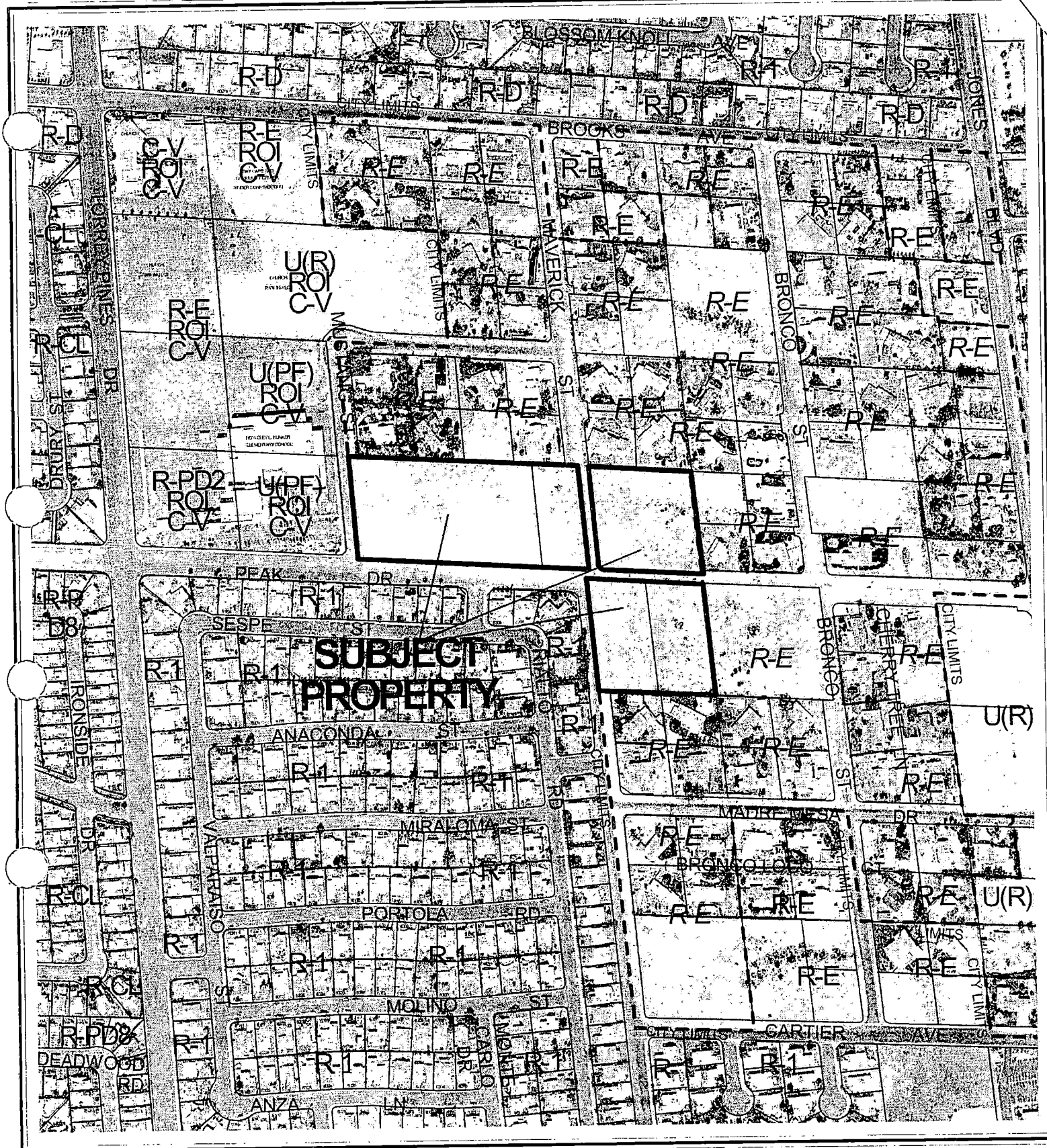
7. Site development to comply with all applicable conditions of approval for ZON-3119 and all other subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-3718

ZONING OF SUBJECT PROPERTY:

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



CASE: TMP-3718

ZONING OF SUBJECT PROPERTY:

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TENTATIVE MAP - TMP-3718 - BUNKER COMMONS -

APPLICANT/OWNER: SF INVESTMENTS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3235) and Rezoning (ZON-3119).
3. Prior to the approval of civil improvement plans the applicant shall submit notarized letters from the property owners of APN: 138-14-602-026 and 027 indicating conformance with condition number 1 of the Site Development Plan Review (SDR-3235).
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. Perimeter block walls shall consist of decorative block with 20% contrasting material and cap; shall be limited to eight feet vertical wall face; and grade changes requiring retaining walls to exceed eight feet vertical wall face must include terracing with a minimum of four feet clear horizontal separation between walls.

Public Works

7. Site development to comply with all applicable conditions of approval for ZON-3119 and all other subsequent site-related actions.

TMP-3718 - Conditions Page Two
February 26, 2004 - Planning Commission Meeting

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map titled Bunker Commons, a 34-lot single-family residential subdivision on 10.0 acres adjacent to the northeast corner of Mustang Street and Peak Drive.

B) Applicant's Justification

A justification letter is not a required component of the Tentative Map application packet.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|---|
| 03/16/88 | The City Council denied a Rezoning (Z-0133-87) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on a portion of the subject property. The Planning Commission recommended denial. |
| 05/02/90 | The City Council approved a Rezoning (Z-0032-90) from N-U (Non-Urban) to R-E (Residence Estates) on a portion of the subject property. The Planning Commission recommended denial. The Resolution of Intent expired on May 2, 1991. |
| 01/19/94 | The City Council denied a Rezoning (Z-0123-93) from R-E (Residence Estates) to R-D (Single Family Residence, Restricted), R-1 (Single Family Residence) R-PD2 (Residential Planned Development – 2 Units Per Acre), and N-U (Non-Urban) and R-CL (Single Family Compact Lot) on the subject properties. The Planning Commission recommended denial. |
| 08/03/94 | The City Council approved a Rezoning (Z-0065-94) from R-E (Residence Estates) to R-D (Single Family Residence, Restricted) on a portion of the subject property. The Planning Commission recommended approval. The Resolution of Intent expired on August 3, 1995. |
| 11/10/97 | The City Council denied the appeal of a Planning Commission denial, thereby denying the request for a Special Use Permit (U-0078-97) for a proposed convalescent care facility on a portion of the subject property. |

TMP-3718 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

08/20/03 The City Council voted to Table General Plan Amendment (GPA-2570) to amend the General Plan from R (Rural Density Residential) to L (Low Density Residential), and approved the applicant's request to Withdraw without Prejudice a Rezoning (ZON-2573) to amend the zoning designation from R-E (Residence Estates) to R-PD5 (Residential Planned Development - 5 Units Per Acre), Site Development Plan Review (SDR-2580) for a proposed 46-lot single-family development and to allow 4.6 dwelling units per acre within a rural preservation neighborhood buffer where 3.0 dwelling units per acre are permitted and a Variance (VAR-2578) to allow zero square feet of open space where 33,062 square feet is required on the subject property. The Planning Commission recommended denial for all applications on July 24, 2003.

12/03/03 The City Council approved a General Plan Amendment (GPA-2570) to L (Low Density Residential); a Rezoning (ZON-3119) to R-1 (Single Family Residential with a waiver to the RPN density limitation; and a Site Development Plan Review (SDR-3235) for a 34-lot single family residential development on the subject site. The Planning Commission recommended approval of all three actions.

B) Pre-Application Meeting

12/10/03 Applicant was advised that the cross sections needed to depict all retaining walls, and a vacation of roadway easements was also discussed.

02/23/03 The applicant submitted a revised tentative map depicting lot widths in conformance with Title 19 and the conditions of approval for Site Development Plan Review (SDR-3235).

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 10.0

B) Existing Land Use

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

TMP-3718 - Staff Report Page Three
February 26, 2004 - Planning Commission Meeting

C) Existing Zoning

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

D) General Plan Compliance

A General Plan Amendment (GPA-2570) approved on December 3, 2003 amended the Southwest Sector Map of the General Plan to designate this site as L (Low Density Residential). The Low Density Residential designation allows between 3.6 and 5.5 units per acre. A Rezoning (ZON-3119) was also approved on December 3, 2003 changing this property from U (Undeveloped) to R-1 (Single Family Residential) which is compatible with the L (Low Density Residential) designation.

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

The entire site falls within Rural Preservation Neighborhood 330-foot buffer zones generated by the presence of a Rural Preservation Neighborhood immediately to the north, south, and east of the subject site and located within unincorporated Clark County. Nevada Revised Statute 278 limits residential development within these 330-foot buffer zones to an average density of three residential dwelling units per acre. A waiver to this limitation was approved, as a part of the Rezoning (ZON-3119), so therefore the subject tentative map's 3.1 dwelling units per acre is allowable.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

TMP-3718 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

Standards	Required	Provided	Compliance
Min. Lot Size	6,000 S.F.	6,515 S.F.	Y
Min. Lot Width	65 Feet ¹	65 Feet ¹	Y
Number of Lots	1	34	Y
Max. Density	5.5 D.U.A	3.4 D.U.A	Y
Private/Public Street	NA	Public	NA
Min. Street Width	51 Feet	51 Feet	Y

¹Minimum lot widths for an R-1 (Single Family Residential) zoning district is 65 feet for standard lots, and 30 feet for lots located along the circular portion of a cul-de-sac or knuckle portion of a street.

The submitted Tentative Map meets or exceeds all of the development standards of Title 19, and the conditions of approval of Site Development Plan Review (SDR-3235).

B) General Analysis Discussion

- General information (Residential/Commercial)

The proposed 34-lot single-family residential subdivision is divided into three sections on the northwest, northeast, and southeast corners of the Maverick Street and Peak Drive intersection. All three sections take access off of Maverick Street, a 60-foot wide local collector, and provide access to the majority of the lots from 51-foot wide public streets. However, the northwest section includes three lots with direct access to Mustang Street, a 60-foot wide local collector. Perimeter landscaping will be provided within 6-foot wide common lots along Mustang Street, Peak Drive, and Maverick Street.

- Cross Section

The submitted cross-sections depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope of 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The submitted cross sections do not show any retaining walls that exceed 2.5 feet. A recommended condition included above requires all wall faces along the street perimeters to be limited to 8 feet, with terracing provided to the back of right-of-way for any walls necessitated by grade changes. A condition of the Site Development Plan Review (SDR-3235) requires the developer to work with the property owners of APN: 138-14-602-026 and 027 to determine the height and treatment of the walls along a portion of the north perimeter of the subject site. A notarized letter addressing this situation will need to be submitted to the Planning and Development Department prior to the approval of civil improvement plans.

TMP-3718 - Staff Report Page Five
February 26, 2004 - Planning Commission Meeting

- Trails

The Interlocal Joint Use Planning Area Trails Plan does not indicate any trails adjacent to or within the subject site. The closest trail indicated is approximately 4,900 feet to the south along the Lake Mead Boulevard frontage

- Special Conditions of Approval (from SDR-3235)

If requested by the property owners of APN: 138-14-602-026 and 027, the developer shall construct an eight-foot block wall on the southern property line of these parcels. This condition may be satisfied by increasing the height of the existing block wall, if structurally sound, or by constructing a new block wall. The new block wall shall be in a color to match the existing block wall.

The setback for lot 34 (northwest corner lot) shall be 40 foot in the front and 20 foot for the north side.

Prior to the time an application is made for a Tentative Map, a Waiver of Title 18.12.160 shall be approved by City Council.

The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect minimum lot widths of 30 feet for lots located along the circular portion of a cul-de-sacs and 65 feet for all other lots. Lot widths shall be measured at the front setback line (20 feet) as required by Title 19.08.

The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect the six-foot perimeter landscape planter areas to be dedicated as common lots to be maintained by a homeowner's association.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

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?

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: _____

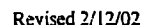
Signature of Property Owner/Authorized Agent: William F. Meyer

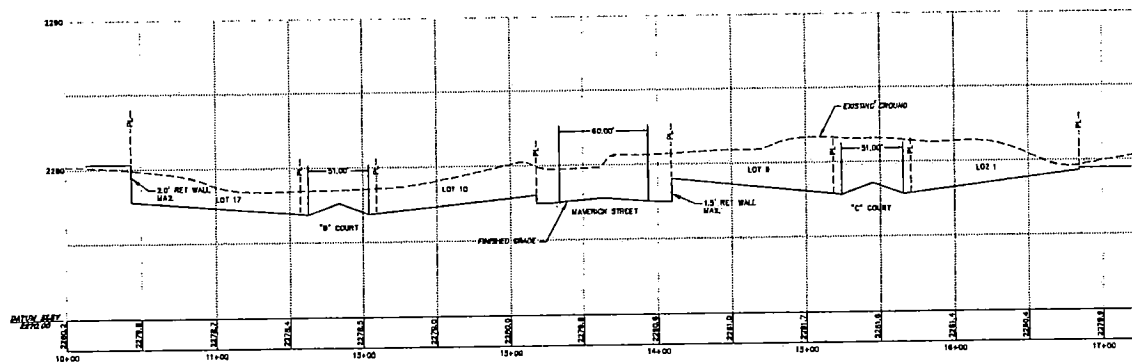
Print Name: Stephen B. Aizenberg

Subscribed and sworn before me

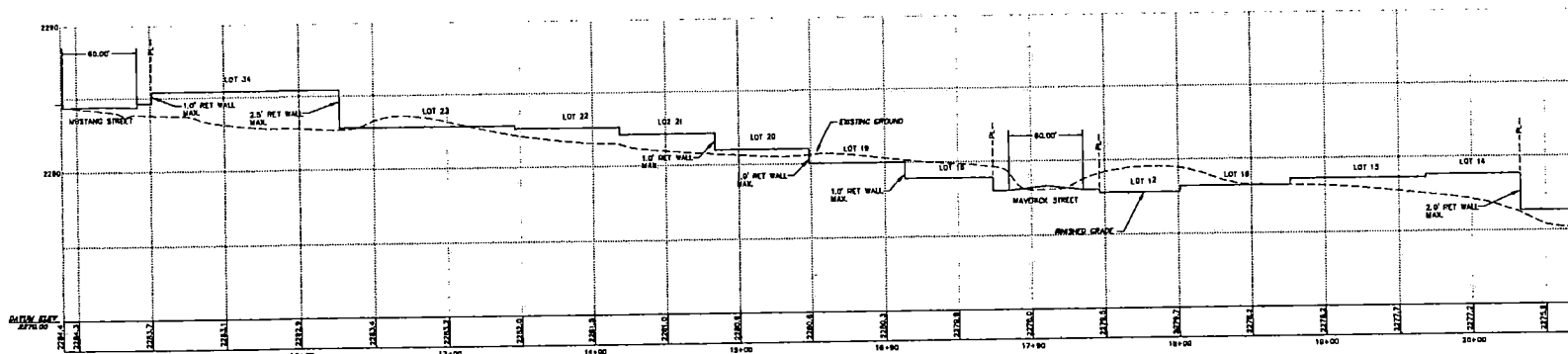
This 18th day of November, 2003

Karen Barker
Notary Public in and for said County and State

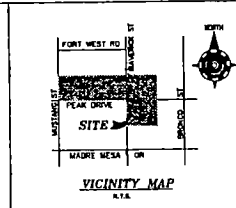




NORTH / SOUTH
CROSS SECTION
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'



WEST / EAST
CROSS SECTION
HORIZONTAL: 1"=40'
VERTICAL: 1"=4'



PROJECT NO. 030302
DESIGN: DWS
DATE: 12/02/03
SCALE: AS SHOWN
CADD FILE: 030302

REGISTERED PROFESSIONAL ENGINEER
DAVID PATRICK BROWN
EX. 12/11/04
CIVIL
STATE OF ARIZONA

1700 N. Buffalo Drive
Suite 100
Phoenix, AZ 85028-7410
TEL: 602-998-1200
FAX: 602-998-1201
WWW.AZTEC-ENGINEERS.COM

AZTEC

BUNKER COMMONS
A RESIDENTIAL SUB-DIVISION
TENTATIVE MAP - SECTIONS

SHEET
TM2
2 of 2 Sheets

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1986 (NAVD83)
CITY OF LAS VEGAS BENCHMARK: 7725.8+000 (1458)
ELEVATION: 844.8679 METERS (2772.87 FEET)
BENCH MARK PLATE IN TOP OF CURB ON THE WEST SIDE OF MAVERICK STREET @ CENTER

DISCLAIMER NOTE
Call before you Dig
1-800-222-2600
www.callbeforeyoudig.com

Call before you Dig
Underground
1-702-435-7311
1-702-238-1611
www.callbeforeyoudig.com

Call before you Dig
Overhead
1-702-435-7311
1-702-238-1611
www.callbeforeyoudig.com

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

TMP-3718 2-26-04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3720 – RANCHO LAKE CONDOMINIUMS - APPLICANT/OWNER: BHP INVESTORS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 300 UNIT CONDOMINIUM DEVELOPMENT on 15.31 acres adjacent to the west side of Rancho Drive between Lake Mead Boulevard and Coran Lane (APN: 139-19-601-004), C-2 (General Commercial) Zone under Resolution of Intent to R-3 (Medium Density Residential), Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 2 through 9 subject to conditions – **UNANIMOUS** with **DAVENPORT** excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

1-221

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0096-00) and Site Development Plan Review [Z-0096-00(1)].

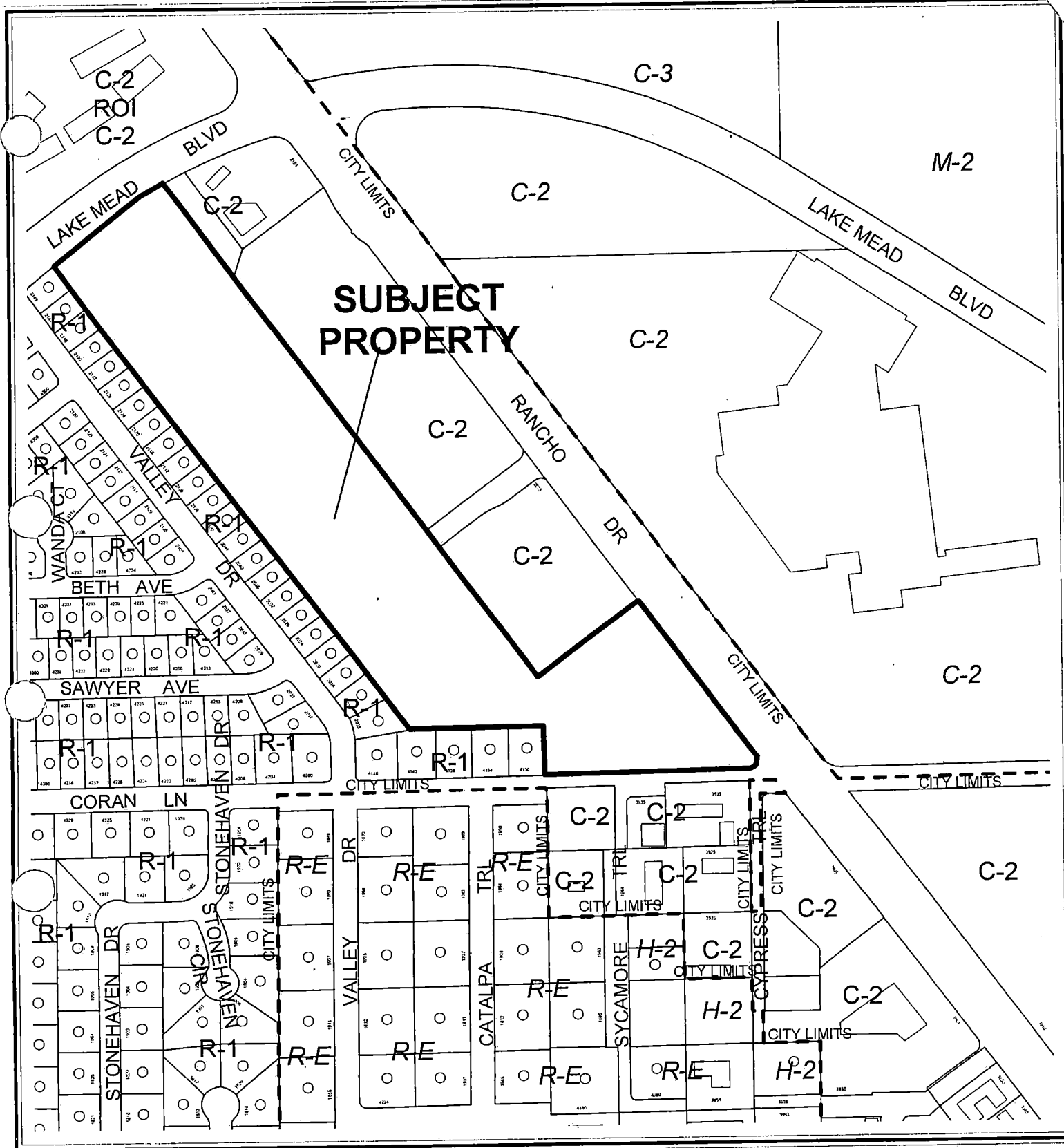
PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 6 – TMP-3720

CONDITIONS - Continued:

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

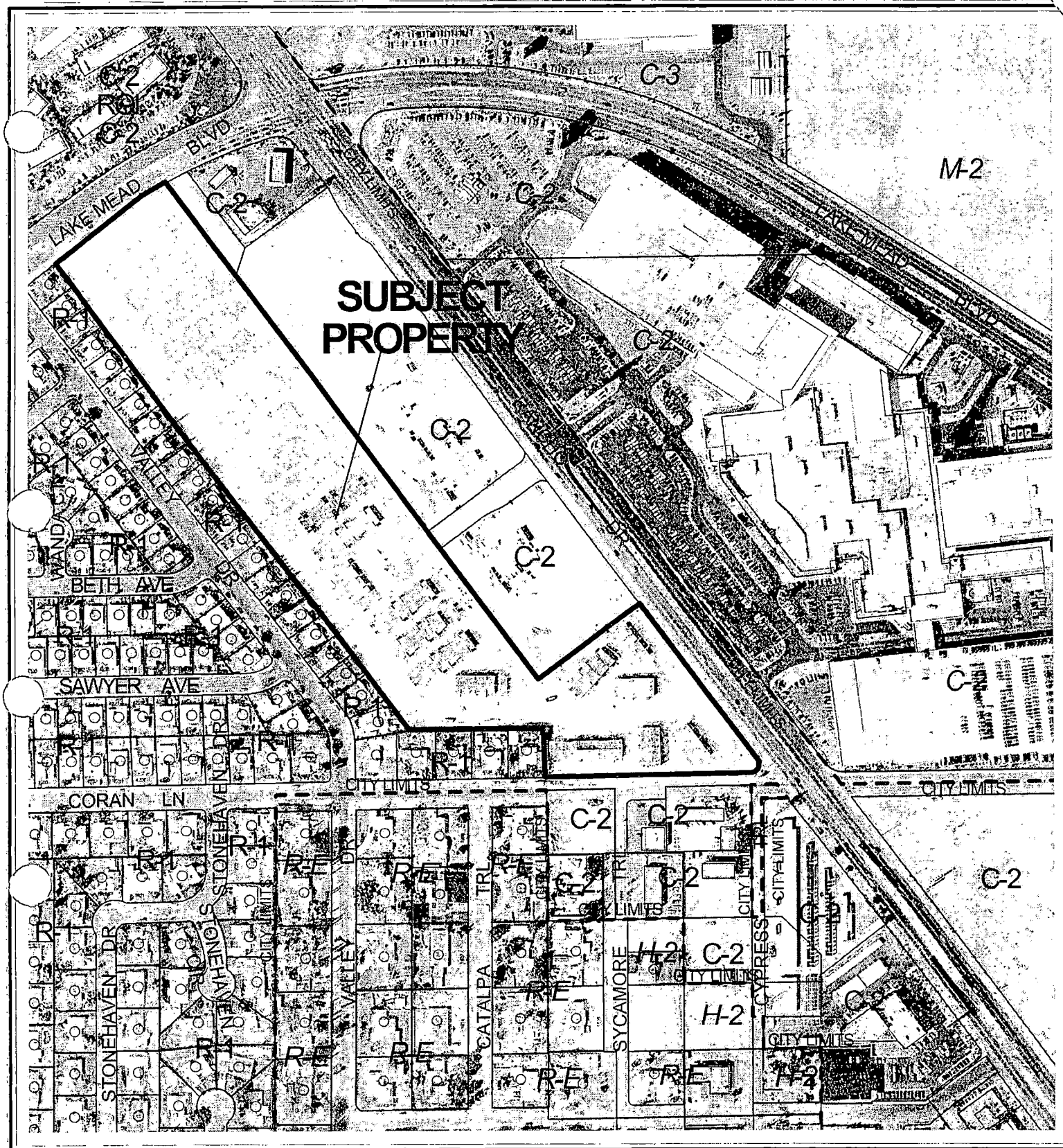
6. Access to Rancho Drive will not be permitted until modifications to the signal at the Rancho Drive entry are complete.
7. Sewer service for this condominium subdivision shall be shown as private and the appropriate Note shall appear on the face of the recorded Final Map.
8. Site development to comply with the approved Traffic Impact Study.



CASE: TMP-3720

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)



CASE: TMP-3720

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TENTATIVE MAP - TMP-3720 - RANCHO LAKE
CONDOMINIUMS - APPLICANT/OWNER: BHP INVESTORS, LIMITED LIABILITY
COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0096-00) and Site Development Plan Review [Z-0096-00(1)].
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Access to Rancho Drive will not be permitted until modifications to the signal at the Rancho Drive entry are complete.
7. Sewer service for this condominium subdivision shall be shown as private and the appropriate Note shall appear on the face of the recorded Final Map.
8. Site development to comply with the approved Traffic Impact Study.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map for a 300 unit condominium subdivision on 15.31 acres adjacent to the west side of Rancho Drive between Lake Mead Boulevard and Coran Lane.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

07/18/01 The City Council approved a General Plan Amendment (GPA-0030-00) to M (Medium Density Residential) on this site. The Planning Commission failed to reach a super majority on this item on April 26, 2001 and therefore went to City Council with a recommendation of denial. Staff recommendation was for denial of the amendment to H (High Density Residential). The applicant subsequently changed the request to M (Medium Density Residential).

07/18/01 The City Council approved a Rezoning (Z-0096-00) to R-3 (Medium Density Residential) on this site. The Planning Commission and staff recommended approval on April 26, 2001.

06/05/02 The City Council approved a Site Development Plan Review [Z-0096-00(1)] for a 300 unit multi-family residential development on this site. The Planning Commission and staff recommended approval on April 25, 2002.

B) Pre-Application Meeting

01/13/04 The applicant indicated the Tentative Map will convert the approved apartment units to air space condominium units.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 15.31

B) Existing Land Use

Subject Property: Apartments (Under Construction)

North: Apartments

South: Single Family Residences and Commercial

East: Undeveloped, Commercial and Hotel Casino

West: Single Family Residences

C) Existing Zoning

Subject Property: C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential)

North: C-2 (General Commercial) under Resolution of Intent to C-2 (General Commercial)

South: R-1 (Single Family Residential) and C-2 (General Commercial)

East: C-2 (General Commercial) and City of North Las Vegas

West: R-1 (Single Family Residential)

D) General Plan Compliance

The site is designated GC (General Commercial) on the Southeast Sector Land Use Plan Map of the General Plan and zoned C-2 (General Commercial). The proposed condominium project is in conformance.

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

This site is located within the Rancho Corridor Study area. No changes to the land use designation of this are proposed as part of that study and therefore this study does not affect this Tentative Map.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 Feet	15.31 Acres	Y
Min. Lot Width	N/A	335 Feet	Y
Min. Setbacks			
• Front	20 Feet	80 Feet	Y
• Side	5 Feet	55 Feet	Y
• Corner	5 Feet	N/A	Y
• Rear	20 Feet	90 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y
Number of Units	N/A	300	Y
Max. Density	25 Units Per Acre	19.6 Units Per Acre	Y

The proposed Tentative Map is in conformance with the requirements of the R-3 (Medium Density Residential) and the approved Site Development Plan Review [Z-0096-00(1)].

B) General Analysis Discussion

• General Information

The intent of the proposed Tentative Map is to convert the approved apartment units to air space condominium units. The map does not propose any changes from the approved Site Development Plan Review. Access is provided via driveways from Lake Mead Boulevard and Rancho Drive with internal access provided by 24 foot wide private drives.

• Cross Section

The Department of Public Works notes that cross-sections have been provided and depict maximum natural grade of less than 2% across this site. Per Table A Subdivision Code 18.08.110 a development with nature slope of less than 2%, such as this development, is allowed a maximum 4-foot retaining wall. Retaining walls do not appear to be greater than 2-feet in height.



TMP-3720 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



**PLANNING & DEVELOPMENT DEPARTMENT.**

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-3720** APN: **139-19-601-003**

Name of Property Owner: BHP Investors, LLC

Name of Applicant: BHP Investors, LLC

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

Yes _____ X _____ No

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

City Official: _____

Partner(s): _____

APN: _____

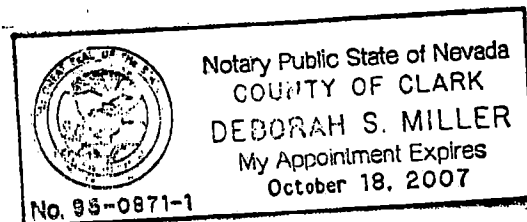
Signature of Property Owner/Authorized Agent: _____

Print Name: _____

Subscribed and sworn before me

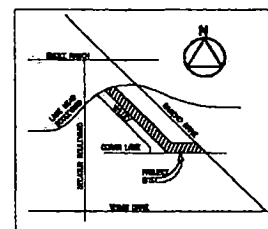
This 12th day of January, 2004

Deborah A. Mills
Notary Public in and for said County and State



The map shows a street grid with several streets labeled: '1ST AVE', '2ND AVE', '3RD AVE', '4TH AVE', '5TH AVE', '6TH AVE', '7TH AVE', '8TH AVE', '9TH AVE', '10TH AVE', '11TH AVE', '12TH AVE', '13TH AVE', '14TH AVE', '15TH AVE', '16TH AVE', '17TH AVE', '18TH AVE', '19TH AVE', '20TH AVE', '21ST AVE', '22ND AVE', '23RD AVE', '24TH AVE', '25TH AVE', '26TH AVE', '27TH AVE', '28TH AVE', '29TH AVE', '30TH AVE', '31ST AVE', '32ND AVE', '33RD AVE', '34TH AVE', '35TH AVE', '36TH AVE', '37TH AVE', '38TH AVE', '39TH AVE', '40TH AVE', '41ST AVE', '42ND AVE', '43RD AVE', '44TH AVE', '45TH AVE', '46TH AVE', '47TH AVE', '48TH AVE', '49TH AVE', '50TH AVE', '51ST AVE', '52ND AVE', '53RD AVE', '54TH AVE', '55TH AVE', '56TH AVE', '57TH AVE', '58TH AVE', '59TH AVE', '60TH AVE', '61ST AVE', '62ND AVE', '63RD AVE', '64TH AVE', '65TH AVE', '66TH AVE', '67TH AVE', '68TH AVE', '69TH AVE', '70TH AVE', '71ST AVE', '72ND AVE', '73RD AVE', '74TH AVE', '75TH AVE', '76TH AVE', '77TH AVE', '78TH AVE', '79TH AVE', '80TH AVE', '81ST AVE', '82ND AVE', '83RD AVE', '84TH AVE', '85TH AVE', '86TH AVE', '87TH AVE', '88TH AVE', '89TH AVE', '90TH AVE', '91ST AVE', '92ND AVE', '93RD AVE', '94TH AVE', '95TH AVE', '96TH AVE', '97TH AVE', '98TH AVE', '99TH AVE', '100TH AVE'. The 'PROJECT SITE' is located between 15TH AVE and 20TH AVE, and between 30TH AVE and 35TH AVE. The 'EXISTING BRIDGE' is located between 15TH AVE and 20TH AVE, and between 30TH AVE and 35TH AVE. The 'PROPOSED BRIDGE' is located between 15TH AVE and 20TH AVE, and between 30TH AVE and 35TH AVE.

IDENTITY PAGE



VICINITY MAP

GENERAL NOTES

- GENERAL NOTES**
1. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF LAS VEGAS STANDARDS AND SPECIFICATIONS.
 2. UTILITIES:
 - A. WATER
 - B. POWER
 - C. TELEPHONE
 - D. GAS
 - E. CABLE
 - F. SOLID WASTE DISPOSAL
 - G. LAS VEGAS VALLEY WATER DISTRICT
 - H. SFPIC
 - I. NEVADA POWER COMPANY
 - J. SOUTHERN NEVADA GAS CORPORATION
 - K. PUBLIC UTILITIES
 - L. REPUBLIC SERVICES
 3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE ADDRESSES.
 4. THIS DEVELOPMENT IS SHOWN IN 17E ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
 5. FRONT PANEL, SUBORDINATE DATED SEPTEMBER 27, 2002, THIS AREA LIES IN PGSA ZONE "2" AND PGSA ZONE "A" AS SHOWN ON MAP.
 6. NO PROTECTIVE COVENANTS OR DEED RESTRICTIONS ARE PLANNED.
 7. THERE ARE NO KNOWN FAULTS OR FISSURES ON THE SITE.
 8. SURROUNDING LAND IS ZONED TO A DEPTH GREATER THAN 300-FT.
 9. EXISTING CHANGING / DRAINAGE EASEMENT ON THE WEST SIDE OF RANCHO ROAD.
 10. NO STORM DRAIN.
 11. NO EXISTING RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC OR

REFERENCE INFORMATION

REFERENCES

ESTIMATED SEWAGE CONTRIBUTION

GPD AVERAGE 3,600
GPD PEAK 12,260

LEGAL DESCRIPTION

PARCEL 2 AS SHOWN IN FILE 83, PAGE 48 OF
PARCEL MAPS ON FILE IN THE CLARK COUNTY,
NEVADA RECORDER'S OFFICE

SHEET INDEX

- | | | |
|----|-------|-------------------|
| 1 | 70.00 | COVER SHEET |
| 2 | 71.00 | TENTATIVE MAP |
| 3 | 72.00 | TENTATIVE MAP |
| 4 | 73.00 | TENTATIVE MAP |
| 5 | 74.00 | TENTATIVE MAP |
| 6 | 73.00 | TENTATIVE MAP |
| 7 | 78.00 | TENTATIVE MAP |
| 8 | 77 | BUILDING "A" |
| 9 | 78 | BUILDING "B" |
| 10 | 79 | BUILDING "C" |
| 11 | 710 | BUILDING "D" |
| 12 | 711 | HANDCAP. UNITS |
| 13 | 712 | BUILDING SECTIONS |

APN: 139-18-601-004

BASIS OF BEARINGS

NORTH 36.42° OF WEST, BEING THE CENTERLINE OF
RANCHO DRIVE AS SHOWN BY MAP THEREOF ON
FILE 63, PAGE 48 OF PARCEL MAPS IN THE
CLARK COUNTY RECORDERS OFFICE, CLARK
COUNTY, NEVADA

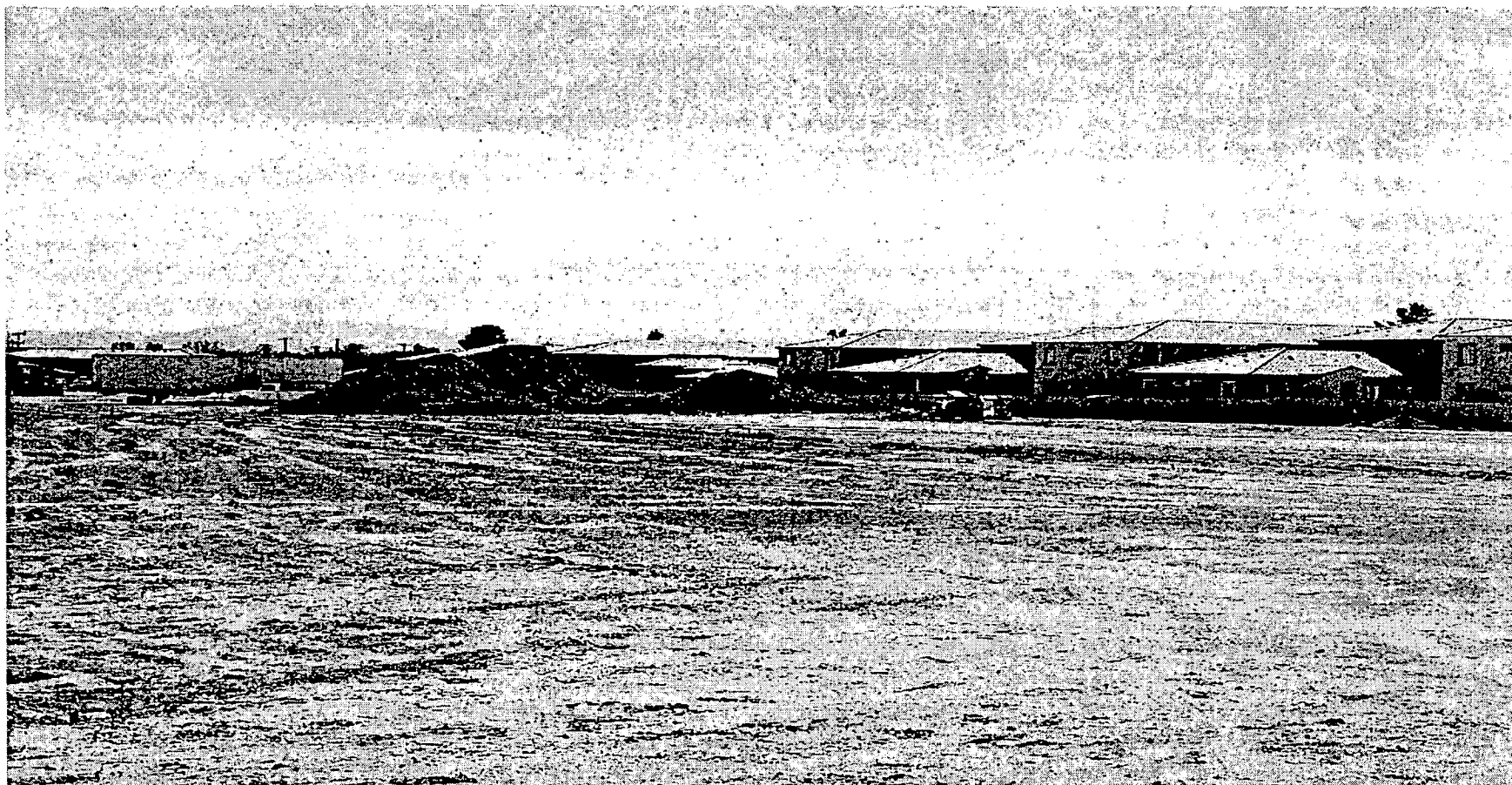
CITY OF LAS VEGAS BENCH MARK

BENCH-MARK NO. 36 0811803 AS PER CITY OF LAS VEGAS
BENCH BOOK. A RIVET AND PLATE IN TOP OF CURB, NE
RETURN RANCHO DRIVE AND HOLLY LANE.
ELEVATION 2134.93 FEET = 650.7280 METERS

REVISED
1.20.04

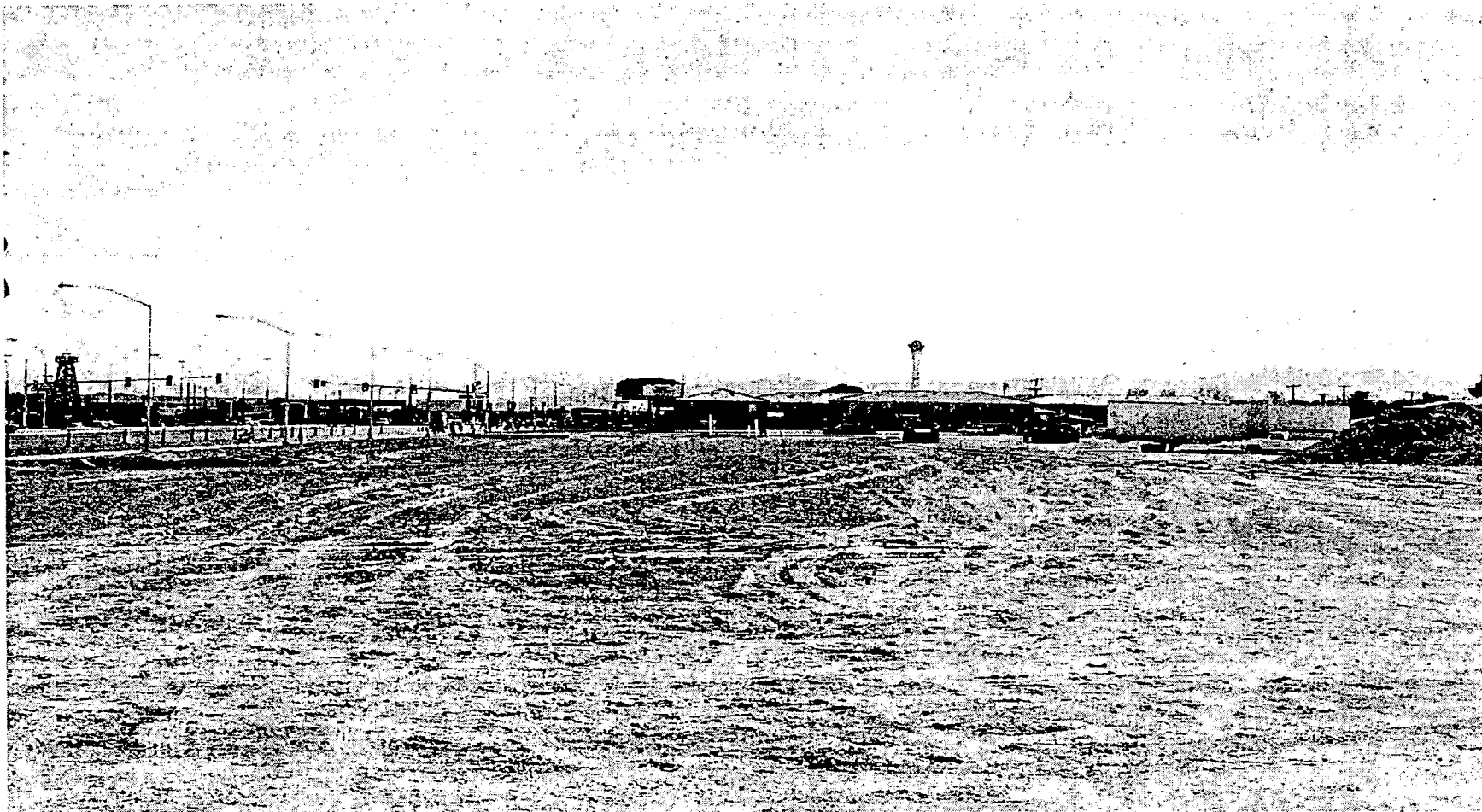
[illegible]

TMP-3720
2-26-04 PC



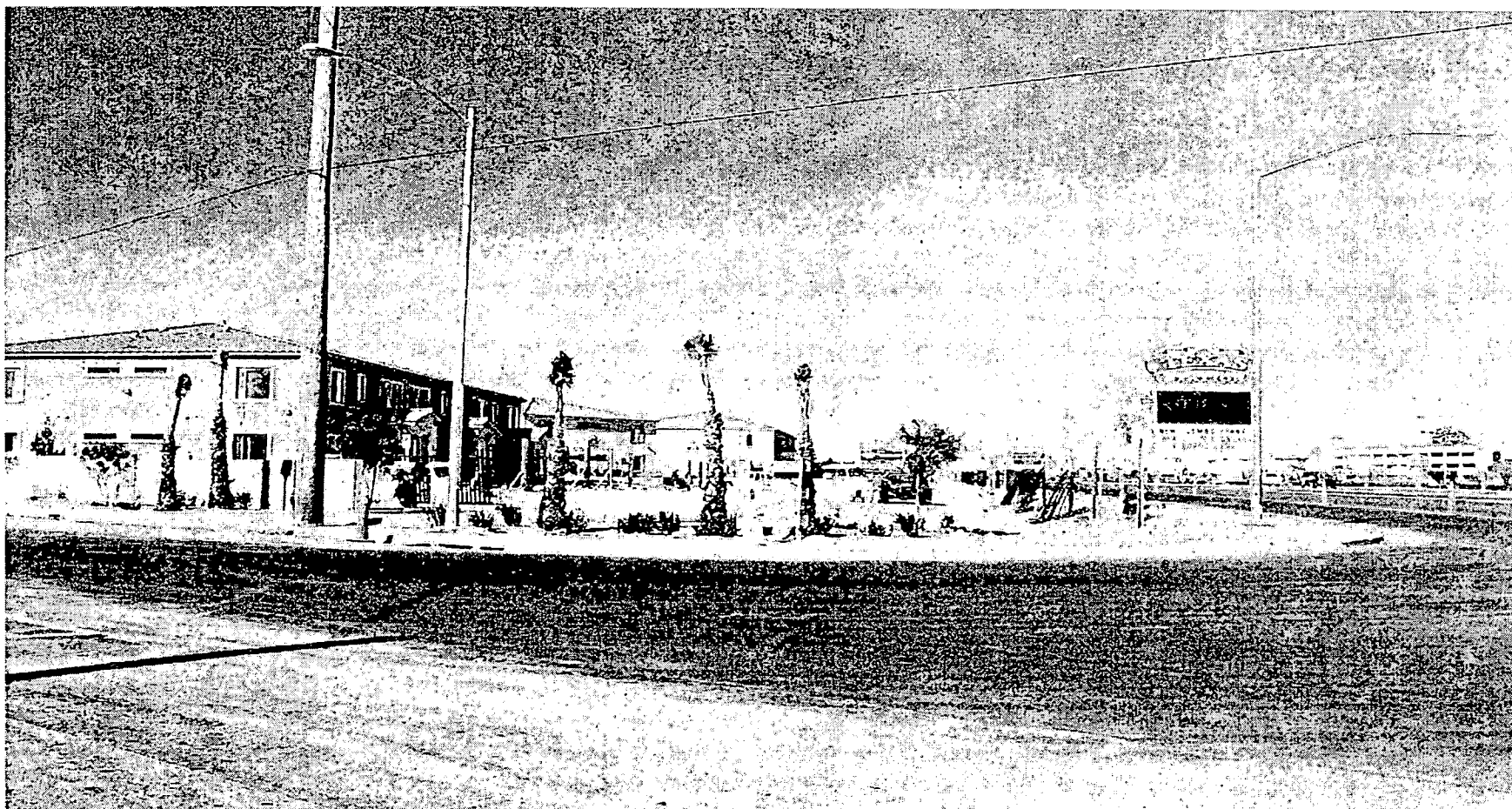
TMP-3720 - RANCHO LAKE CONDOMINIUMS - APPLICANT/OWNER: BHP INVESTORS, LIMITED
LIABILITY COMPANY
WEST SIDE OF RANCHO DRIVE BETWEEN LAKE MEAD BOULEVARD AND CORAN LANE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



TMP-3720 - RANCHO LAKE CONDOMINIUMS - APPLICANT/OWNER: BHP INVESTORS, LIMITED
LIABILITY COMPANY
WEST SIDE OF RANCHO DRIVE BETWEEN LAKE MEAD BOULEVARD AND CORAN LANE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



TMP-3720 - RANCHO LAKE CONDOMINIUMS - APPLICANT/OWNER: BHP INVESTORS, LIMITED
LIABILITY COMPANY
WEST SIDE OF RANCHO DRIVE BETWEEN LAKE MEAD BOULEVARD AND CORAN LANE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3722 - ORICLE BUSINESS PARK (A COMMERCIAL SUBDIVISION) - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 1.69 acres adjacent to the northeast corner of Jones Boulevard and O'Bannon Drive (APN: 163-01-304-013), R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 2 through 9 subject to conditions – **UNANIMOUS** with **DAVENPORT** excused

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 7 – TMP-3722

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-3182) and Site Development Plan Review (SDR-3183).
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department.
4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

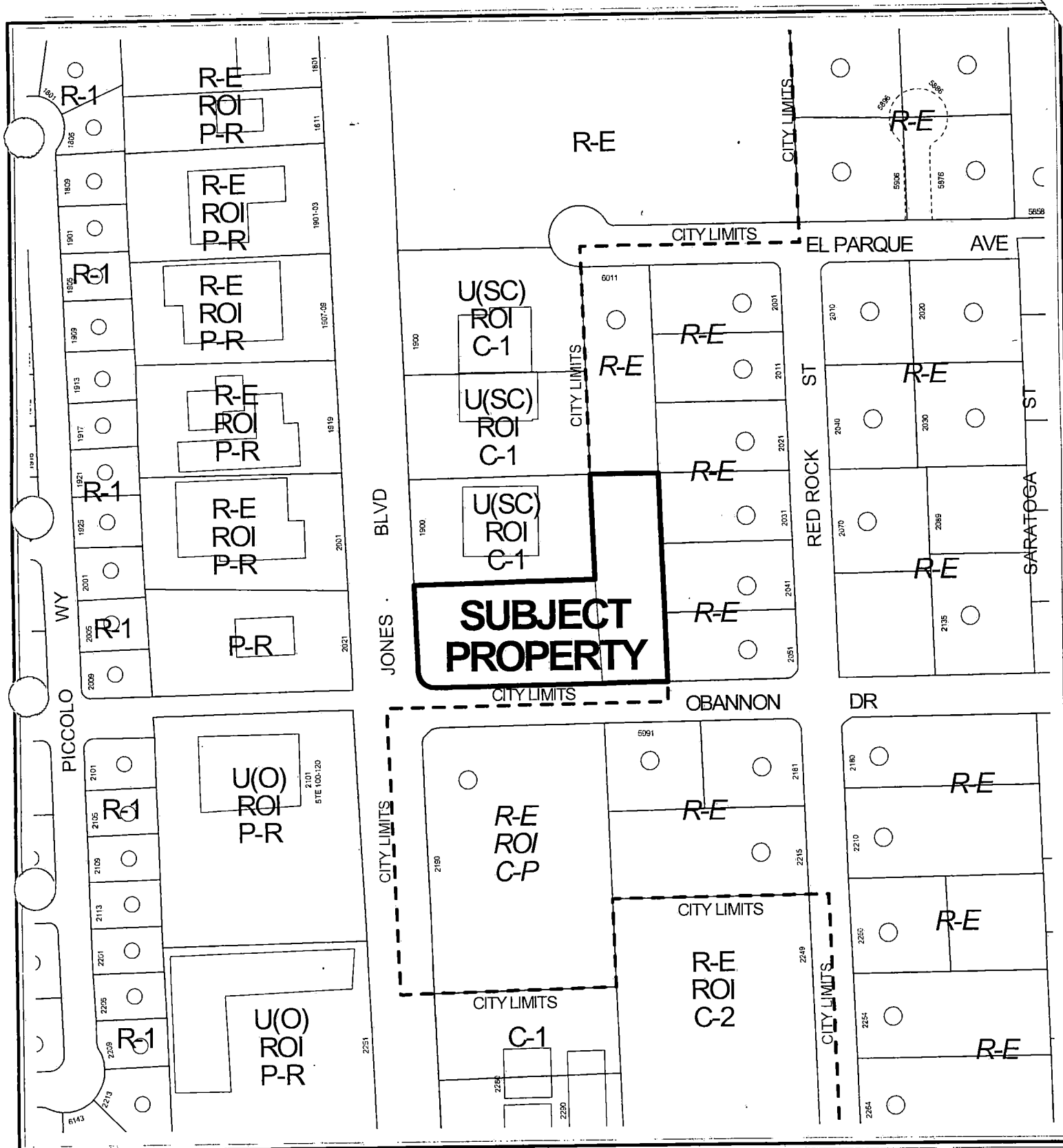
Public Works

6. Petition of Vacation VAC-3726 shall record prior to the recordation of a Final Map for this site.
7. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
8. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 7 – TMP-3722

CONDITIONS:

9. All appropriate Notes per Las Vegas Municipal Code Title 18 Subdivisions Section 18.10.230 shall appear on the recorded Final Map.
10. Site development to comply with all applicable conditions of approval for Rezoning Classification ZON-3182, SDR-3183, and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



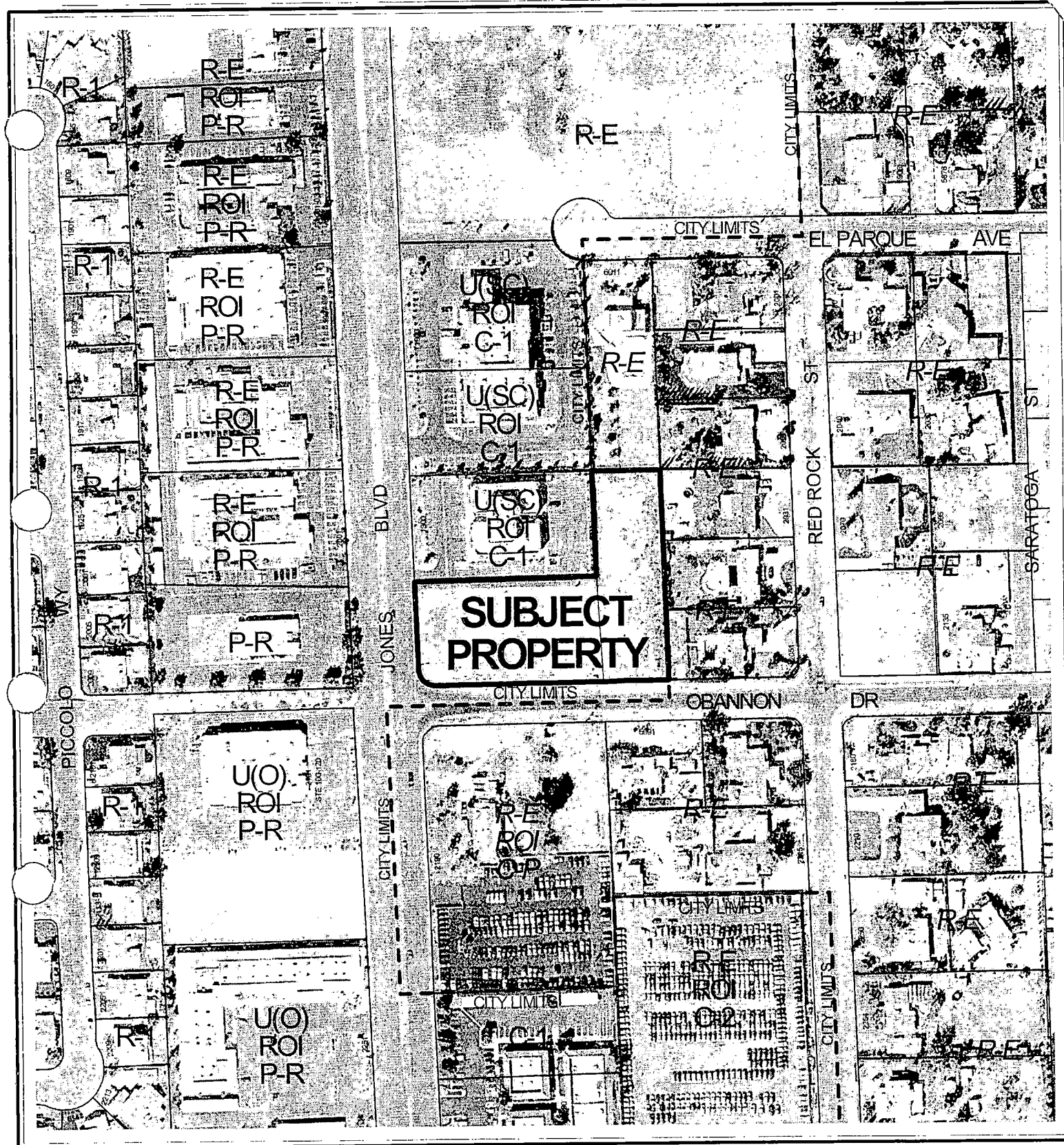
0 100 200 Feet



CASE: TMP-3722

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) AND U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)



0 100 200 Feet



CASE: TMP-3722

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) AND U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TENTATIVE MAP - TMP-3722 - ORICLE BUSINESS PARK
(A COMMERCIAL SUBDIVISION) - APPLICANT: OLYMPUS GROUP, INC. -

OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-3182) and Site Development Plan Review (SDR-3183).
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department.
4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Petition of Vacation VAC-3726 shall record prior to the recordation of a Final Map for this site.
7. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
8. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

TMP-3722 - Conditions Page Two
February 26, 2004 - Planning Commission Meeting

- II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
- 9. All appropriate Notes per Las Vegas Municipal Code Title 18 Subdivisions Section 18.10.230 shall appear on the recorded Final Map.
 - 10. Site development to comply with all applicable conditions of approval for Rezoning Classification ZON-3182, SDR-3183, and all other subsequent site-related actions.
 - 11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map for a one lot commercial subdivision on 1.69 acres adjacent to the northeast corner of Jones Boulevard and O'Bannon Drive. A Vacation application (VAC-3726) to vacate public sewer and drainage easements, and U. S. Government Patent Reservations was filed as a companion item.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

01/22/97 The City Council approved a Rezoning (Z-123-96) to C-1 (Limited Commercial) on a portion of this property as part of a larger request. The Planning Commission and staff recommended approval on December 19, 1996.

12/17/03 The City Council approved a Rezoning (ZON-3182) to P-R (Professional Office and Parking) on the eastern portion of this site and a Site Development Plan Review (SDR-3183) for the proposed office/retail development on this site. The Planning Commission and staff recommended approval on November 20, 2003.

B) Pre-Application Meeting

12/22/03 The applicant indicated the purpose of the Tentative Map is to create a one lot commercial subdivision that will allow for the transfer of ownership at a future time.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.69

TMP-3722 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

B) Existing Land Use

Subject Property: Undeveloped
North: Single Family Residence and Office
South: Single Family Residences
East: Single Family Residences
West: Offices

C) Existing Zoning

Subject Property: R-E (Residence Estates) under Resolution of Intent to P-R (Professional Office and Parking) and U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
North: Unincorporated Clark County and U (Undeveloped) [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial)
South: Unincorporated Clark County
East: Unincorporated Clark County
West: P-R (Professional Office and Parking)

D) General Plan Compliance

The site is designated O (Office) and SC (Service Commercial) on the Southwest Sector Land Use Plan Map of the General Plan. The existing P-R (Professional Office and Parking) and C-1 (Limited Commercial) Zoning designations are in conformance with the General Plan.

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

This site is not affected by any special plan areas or districts.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

TMP-3722 - Staff Report Page Three
February 26, 2004 - Planning Commission Meeting

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

P-R:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.69 Acres (Overall)	Y
Min. Lot Width	60 Feet	100 Feet	Y

C-1:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	1.69 Acres (Overall)	Y
Min. Lot Width	100 Feet	157 Feet	Y

The proposed one lot commercial subdivision meets the minimum requirements with regards to minimum lot widths for the P-R (Professional Office and Parking) and C-1 (Limited Commercial) zoning districts.

B) General Analysis Discussion

- General Information

The purpose of the proposed Tentative Map is to establish the boundary of the commercial lot for this development. The map does not propose any changes to the approved Site Development Plan Review. Access to the lot is provided via a driveway from Jones Boulevard, with an emergency access to O'Bannon Drive.

- Cross Section

The Department of Public Works made the following comments regarding the cross sections:

The submitted east/west cross-sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross-sections appear to depict a maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope between 0% to 2%, such as this development, is allowed a maximum 4-foot retaining wall. The submitted cross sections do not show any walls.

TMP-3722 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

The submitted north/south cross-sections indicate that the proposed grades will largely match existing topographical conditions across this site. The cross-sections appear to depict a maximum natural grade between 2% and 4% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 2% to 4%, such as this development, is allowed a maximum 6-foot retaining wall. The submitted cross sections do not show any walls.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-3722** APN: 163-01-304-013
Name of Property Owner: O'Bannon-Jones, LLC
Name of Applicant: OLMPHIST GROUP, INC.

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

Yes No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

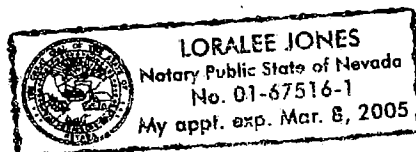
Print Name: Brent Phillips

Subscribed and sworn before me

This 11th day of December, 2003

Notary Public in and for said County and State

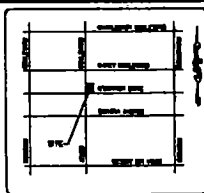
Revised: 2/12/02



F:\depol\Application Packet\Statement of Financial Interest.doc

1-800-227-2600

1-702-593-6111



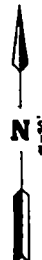
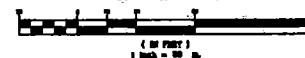
EASEMENTS TO BE VACATED

- ① INVESTIGATIONS AND PROCEEDINGS AS CONTAINED IN PARAGRAPH FROM THE UNITED STATES OF AMERICA, INTENDED JUNE 11, 1968, IN BOOK NO. 000000, DOCUMENT NO. 000000 AND RECORDS AUGUST 1, 1967 IN BOOK NO. 000000, DOCUMENT NO. 110000, OF OFFICIAL RECORDS
- ② EXISTING CITY OF LAS VEGAS SANITARY SEWER CEMENT
BOOK 000000, PAGE 000000
- ③ EXISTING CITY OF LAS VEGAS DRAINAGE CEMENT?
BOOK 000000, PAGE 000000
- ④ EXISTING PRIVATE SEWER CEMENT
BOOK 000000, PAGE 000000

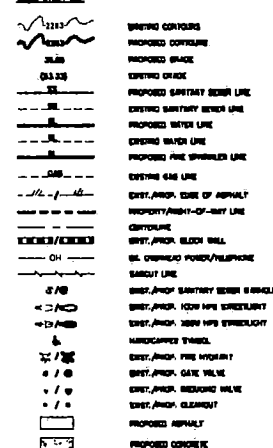
OWNER/SUBDIVIDER

O'BANION-JONES, LLC
 7001 WEST OAKAVILLE BLVD STE 200
 LAKESIDE, NEVADA 89117
 P - (702) 581-6300
 F - (702) 581-6300

GRAPHIC SCALE



LEGEND



ABBREVIATIONS

[illegible]

BENCHMARK

CITY OF LAS VEGAS SHOWS-RE RE. FURNISHED, BEING A STREET
AND PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF JONES
ST. & SPRING

ELEVATION- ONE ACB MEASURED- 287.34 FEET HIGHER

THE SPECULUM SHOWN ON THE MAP WAS DETERMINED FROM
MEASUREMENTS FROM AN ADJACENT E. 2000

BASIS OF BEARINGS

NORTH SIXTY-SEVEN EAST, BEING THE CENTERLINE OF O'BRIEN DRIVE AN EPPS ELL IN PART OF OF PARCEL MAPS, CLARK COUNTY OFFICIAL RECORDS.

Case	Date Acq.	Refus.	Age	Height	Weight	Over Weight
1	10/27/57	24.00	24.00	24.00	24.00	9 10/27/57

LYMPUS GROUP
PROJECT CONSULTING
100 WEST CALVERT, SUITE 200
CHICAGO, ILL. 60601
TEL: (312) 581-1200 F: (312) 581-1201

2014 E
LOS
PH
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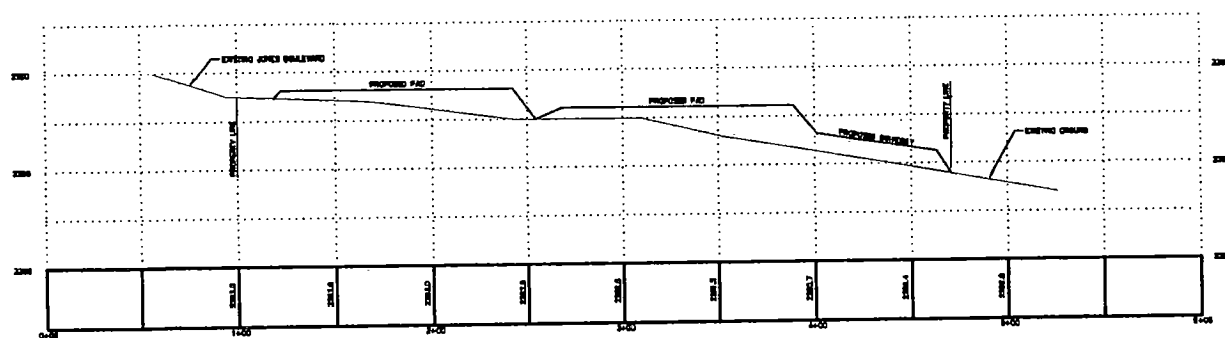
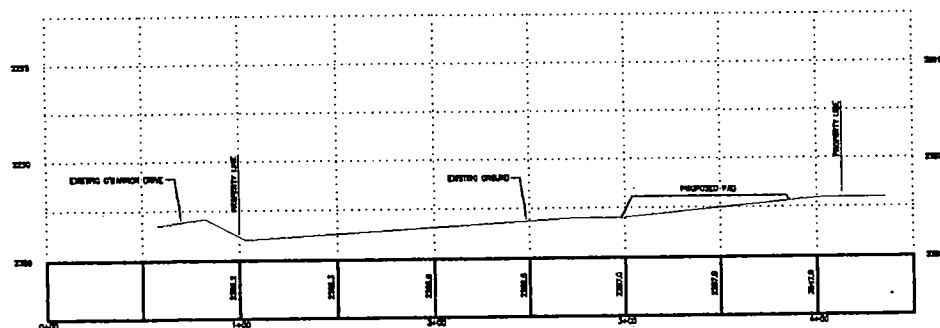
ENGINEERING CONSULTING ENGINEERS, INC.

VACATION MAP
APN 163-01-304-013

DATE	FILE NO.	FILE NAME	TITLE
PROJECT			

DR. DATE 12/24/2001
SCALE
HORIZONTAL: 1"=100'
VERTICAL: N/A
SHEET
VACA1
1 of 2 sheets
2/2/02

TMP-3722
2-26-04 PC



TMP-3722
2-26-04 PC

OLYMPUS GROUP 10000 N. 100TH AVE., SUITE 200 EDEN PRAIRIE, MN 55324 TEL: (952) 937-0000 FAX: (952) 937-0005	
TENTATIVE MAP CROSS SECTION APN 163-01-304-013 ORACLE BUSINESS PARK COMMERCIAL SUBDIVISION	
DRAWN BY: J. J. J. J. DESIGNED BY: J. J. J. J. CHECKED BY: J. J. J. J. PROJECT NO.: J. J. J. J.	SHEET 111 111
SCALE HORIZONTAL 1"=30' VERTICAL 1"=5'	
DATE 2-26-04	



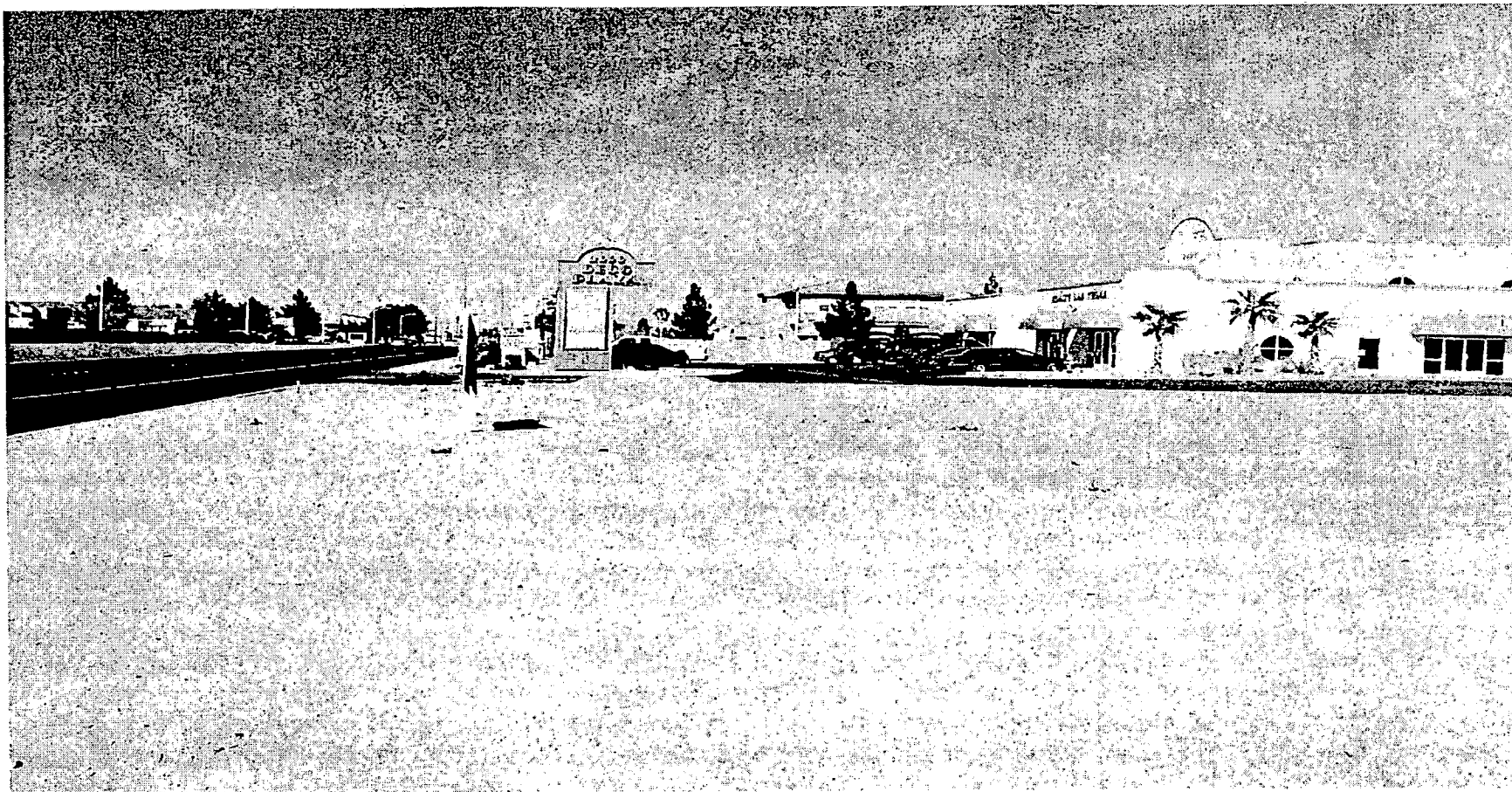
TMP-3722 - ORICLE BUSINESS PARK (A COMMERCIAL SUBDIVISION) - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF JONES BOULEVARD AND O'BANNON DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



TMP-3722 - ORICLE BUSINESS PARK (A COMMERCIAL SUBDIVISION) - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF JONES BOULEVARD AND O'BANNON DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



TMP-3722 - ORICLE BUSINESS PARK (A COMMERCIAL SUBDIVISION) - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF JONES BOULEVARD AND O'BANNON DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ANX-3693 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY - Petition to annex property located on the northeast corner of Bath Drive and Michelli Crest Way (APN: 126-24-701-003), containing approximately 2.14 acres, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Items 2 through 9 subject to conditions – UNANIMOUS with DAVENPORT excused

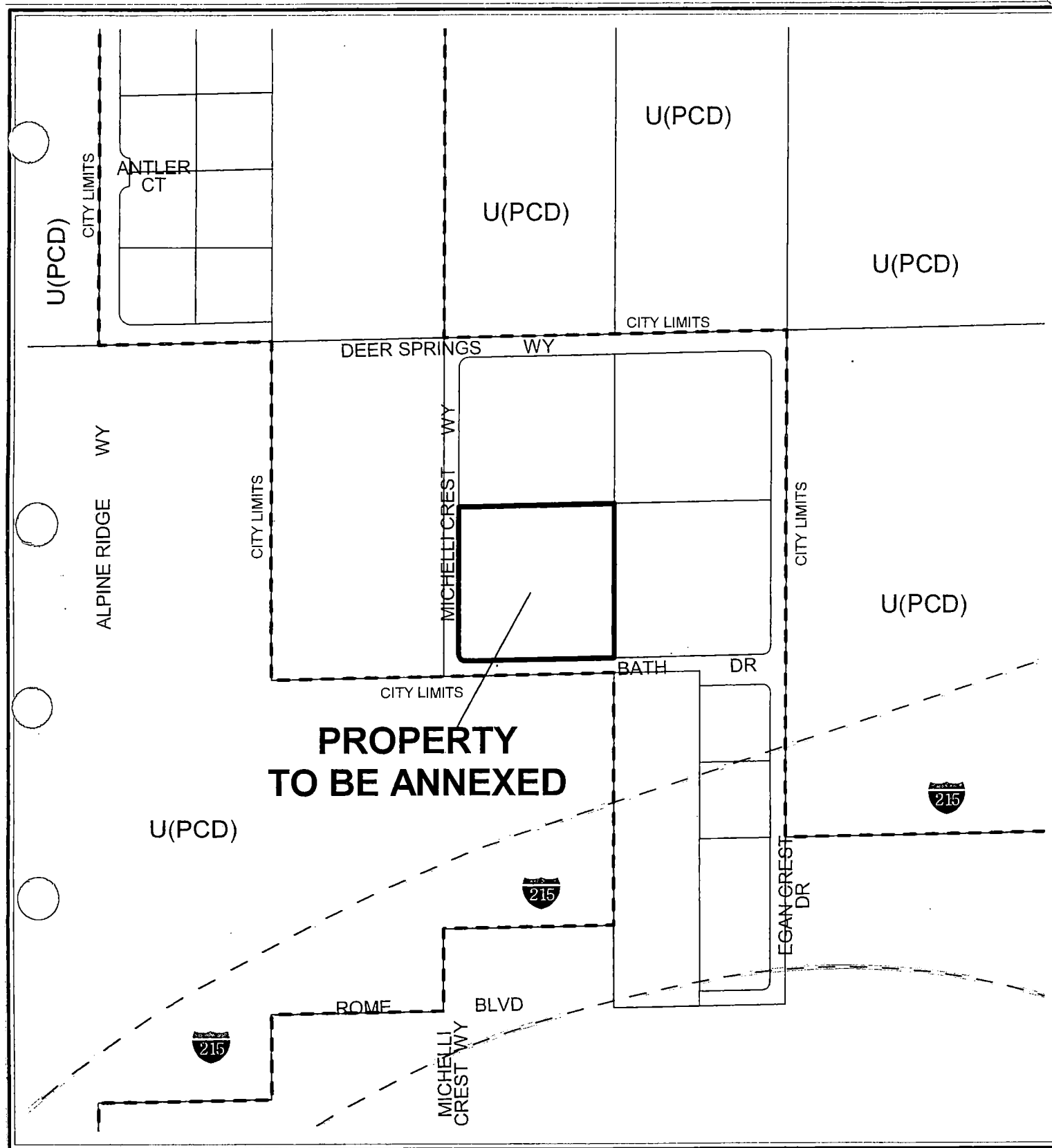
To be forwarded to the City Council in Ordinance Form

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08 – 6:10)

1-221



CASE: ANX-3693

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANNEXATION - ANX-3693 - APPLICANT/OWNER: CLIFF'S
EDGE, LIMITED LIABILITY COMPANY

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

SR

**** STAFF REPORT ****

APPLICATION REQUEST

This request is intended to annex one parcel of land containing approximately 2.14 acres. The property is located on the northeast corner of Bath Drive and Michelli Crest Way.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.14

B) *Existing Land Use*

Subject Property: Single-Family Home

North: Undeveloped

South: Undeveloped

East: Single-Family Home

West: Undeveloped

C) *Existing Zoning*

Subject Property: R-E (Rural Estates) [Clark County Designation]

North: R-E (Rural Estates) [Clark County Designation]

South: U (Undeveloped) [PCD (Planned Community Development) General
Plan Designation]

East: R-E (Rural Estates) [Clark County Designation]

West: R-E (Rural Estates) [Clark County Designation]

D) *Special Districts/Zones*

This parcel is not within any special districts or zones.

E) *Rural Preservation Neighborhood:*

This parcel is not within a Rural Preservation Neighborhood.

ANX-3693 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

F) Excepted Area of Interlocal Agreement:

This parcel is not within the Excepted Area of the interlocal agreement.

ANALYSIS & FINDINGS

The subject property is currently developed with a single-family dwelling. The applicant states that the intent is to remove the home from the site and incorporate the parcel into the Cliff's Edge Master Planned Community. A Development Agreement to create that community will be going before City Council on February 18, 2004.

This parcel is in an area of the city considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2 (b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The current county zoning on the site is R-E (Rural Estates). The city's zoning equivalent is U (Undeveloped) zone [PCD (Planned Community Development) General Plan Designation].

Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-3693** APN: 126-24-701-003
Name of Property Owner: Cliff's Edge LLC
Name of Applicant: Cliff's Edge LLC

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

_____ Yes

☒ No

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

City Official: _____

Partner(s): _____

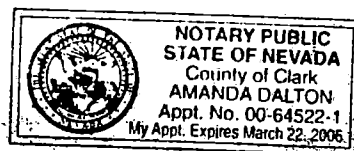
APN: _____

Signature of Property Owner/Authorized Agent: 

Subscribed and sworn before me

This 6th day of January, 2004
Amanda Dalton

Notary Public in and for said County and State





ANX-3693 - APPLICANT/OWNER: CLIFF'S EDGE, LIMITED LIABILITY COMPANY
THE NORTHEAST CORNER OF BATH DRIVE AND MICHELLI CREST WAY
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

ANX-3714 - APPLICANT/OWNER: JAMES AND LORI KIBLER - Petition to annex property located on the west side of Chieftain Street, 330 feet north of Rome Boulevard (APN: 125-19-701-009), containing approximately 2.06 acres, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

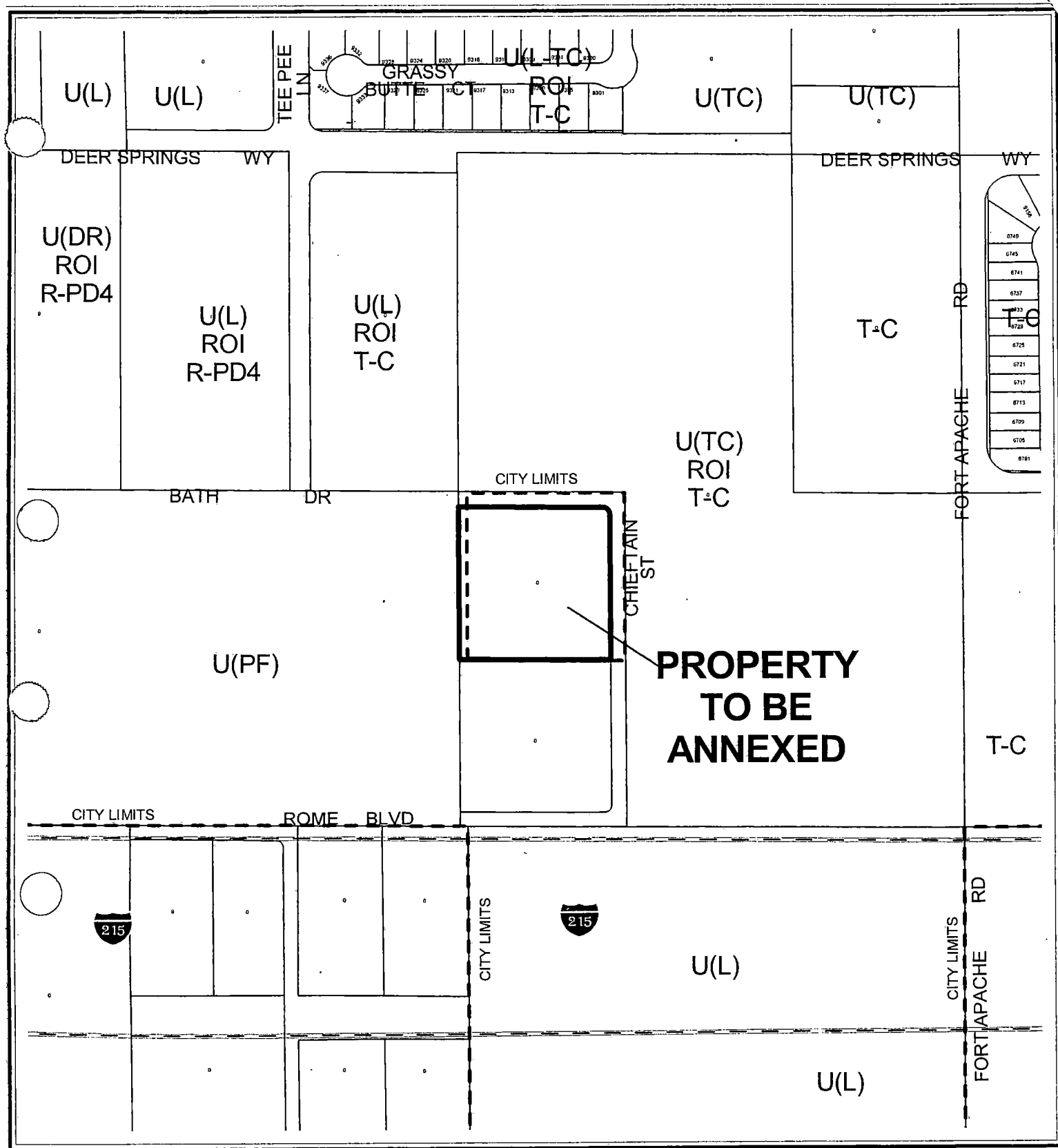
NIGRO – APPROVED Items 2 through 9 subject to conditions – UNANIMOUS with DAVENPORT excused

To be forwarded to the City Council in Ordinance Form

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(6:08 – 6:10)

1-221



CASE: ANX-3714

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ANNEXATION - ANX-3714 - APPLICANT/OWNER: JAMES
AND LORI KIBLER

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

SR

**** STAFF REPORT ****

APPLICATION REQUEST

This request is intended to annex one parcel of land containing approximately 2.06 acres. The property is located on the southwest corner of Chieftain Street and Bath Drive.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Gross Acres: 2.06

B) *Existing Land Use*

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

C) *Existing Zoning*

Subject Property: R-E (Rural Estates) [Clark County designation]
North: U (Undeveloped) [TC (Town Center) General Plan Designation] under
resolution of intent to T-C (Town Center)
South: U (Undeveloped) [TC (Town Center) General Plan Designation]
East: U (Undeveloped) [TC (Town Center) General Plan Designation] under
Resolution of Intent to T-C (Town Center)
West: U (Undeveloped) [PF (Public Facility) General Plan Designation]

D) *Special Districts/Zones*

This parcel is within the Town Center area with a special land use designation of MLA (Medium Low Attached Density Residential), which allows up to twelve dwelling units per acre. Future development will be subject to the standards provided in the Town Center Development Standards Manual.

E) *Rural Preservation Neighborhood:*

This parcel is not within a Rural Preservation Neighborhood.

ANX-3714 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

F) Excepted Area of Interlocal Agreement:

This parcel is not within the Excepted Area of the Interlocal Agreement.

ANALYSIS & FINDINGS

The subject parcel is currently undeveloped. The applicant has indicated that the proposed use for the site is a single-family subdivision. The parcel is designated as MLA (Medium Low Attached Density Residential), which would support this use.

This parcel is in an area of the city considered to be appropriate for annexation in that it meets the provisions of NRS 268.580 No. 2 (b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city." The current county zoning on the site is R-E (Rural Estates). The city's zoning equivalent is U (Undeveloped) zone [TC (Town Center) General Plan Designation].

Upon development appropriate right-of-way dedications, street improvements, drainage plan/studies and traffic mitigation commitments will be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-3714 APN: 125-19-701-009

Name of Property Owner: James R. and Lori A. Kibler

Name of Applicant: Taney Engineering

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

☐ Yes

☒ No

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

City Official: NA

Partner(s): NA

APN: NA

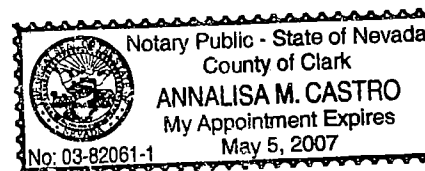
Signature of Property Owner/Authorized Agent: [Signature]

Print Name: James Kibler Lori Kibler

Subscribed and sworn before me

This 6th day of January, 2004

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





ANNEXATION - ANX-3714 - APPLICANT/OWNER: JAMES AND LORI KIBLER
WEST SIDE OF CHIEFTAIN STREET, 330 FEET NORTH OF ROME BOULEVARD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



ANNEXATION - ANX-3714 - APPLICANT/OWNER: JAMES AND LORI KIBLER
WEST SIDE OF CHIEFTAIN STREET, 330 FEET NORTH OF ROME BOULEVARD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

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

IF APPROVED: C.C.: 04/07/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS with DAVENPORT excused

To be heard by the City Council on 4/7/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application is located in the industrial area of the City and is designated LIR on the General Plan. He stated that staff met with the applicant to review the conditions and with that the applicant agreed to all conditions as recommended by staff.

ATTORNEY CHRIS YERGENSEN, 4680 Polaris, appeared on behalf of the applicant and asked the Commission to follow staff's recommendations for approval..

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 10 – SUP-3545

MINUTES – Continued:

COMMISSIONER McSWAIN felt the billboard is appropriate for the area; however, she stated that this particular application is without any landscape plan and the property itself falls short of any enhancements. Inasmuch as the placement of the billboard is only on a section of the property, she felt it would be advantageous for the City to consider placing the responsibility of landscaping enhancements on the property owner who ultimate would attain financial benefits.

ATTORNEY YERGENSEN commented that other uses were approved on this particular site and if those applications do go forward, he was confident the property owner would comply with the Standards of the Code.

MR. CLAPSADDLE offered to research the situation in terms of landscaping requirements and set standards relative to traditional billboards. CHAIRMAN TRUESDELL felt it would be appropriate to consider the criteria as set for cellular towers and he agreed that the owner should be held responsible when such an application is submitted. Considering the feelings expressed not only by Commissioners but by the general public, he directed staff to examine the circumstances and establish the appropriate guidelines that would influence future similar applications.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that billboards are covered in the section for signage and inasmuch as it is a special use permit and not a site development plan, that is the reason why it is not addressed by the Code. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that certain conditions could be created being as billboards do require special use permits. However, he added that in some cases, specifically the locations that are in industrial areas, there might not be appropriate space or adequate irrigation to maintain landscaping.

COMMISSIONER McSWAIN concurred with the previous comments but emphasized that property owners need to be aware of and comply with the Standards of the Code.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:12 – 6:27)

1-291

CONDITIONS:

Planning and Development

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

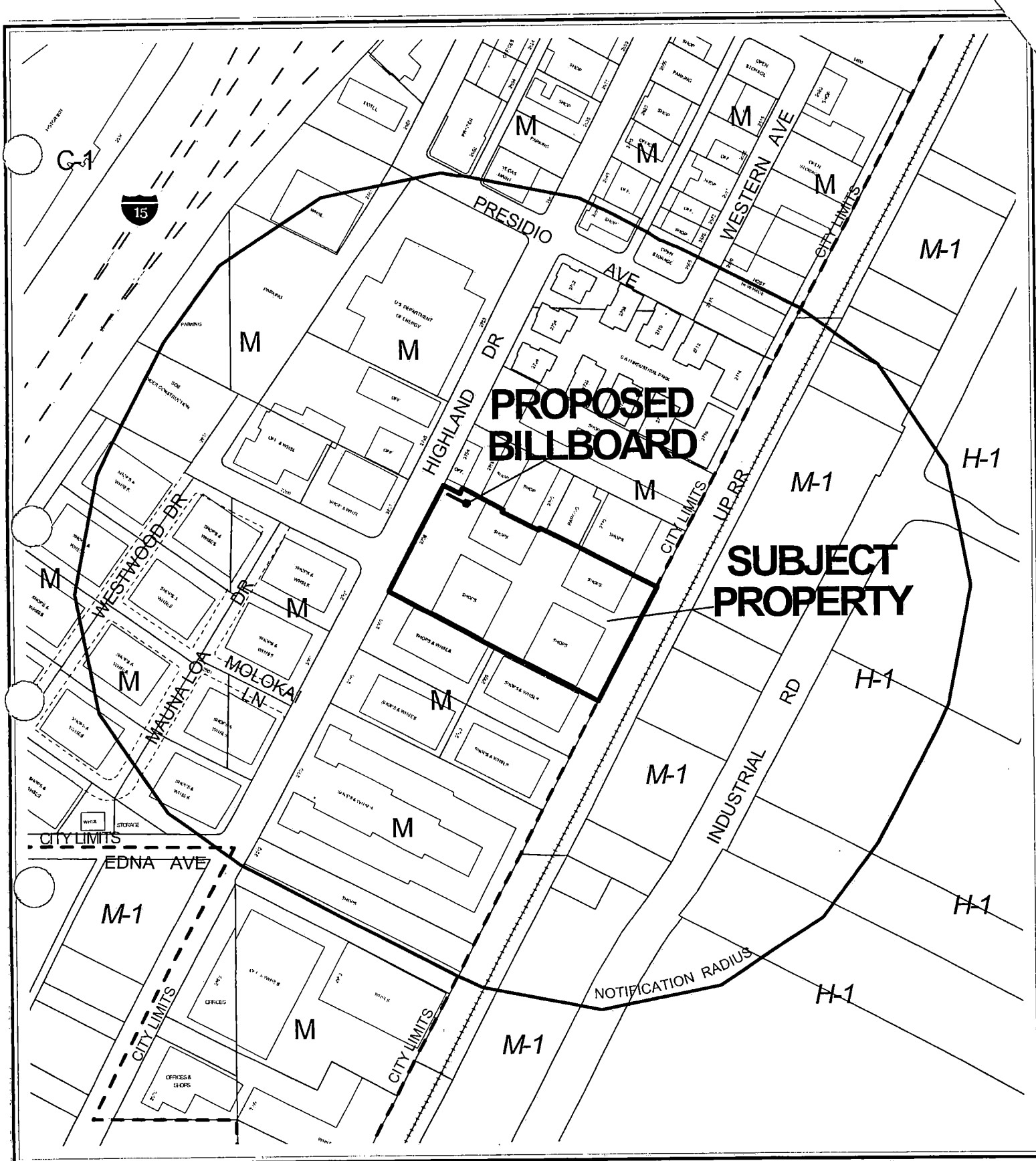
PLANNING COMMISSION MEETING OF AUGUST 14, 2003
Planning and Development Department
Item 10 – SUP-3545

CONDITIONS – Continued:

2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.
4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. Only one advertising sign is permitted per sign face.
6. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
7. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council; or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements; or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
8. All City Code requirements and design standards of all City Departments shall be satisfied.

Public Works

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



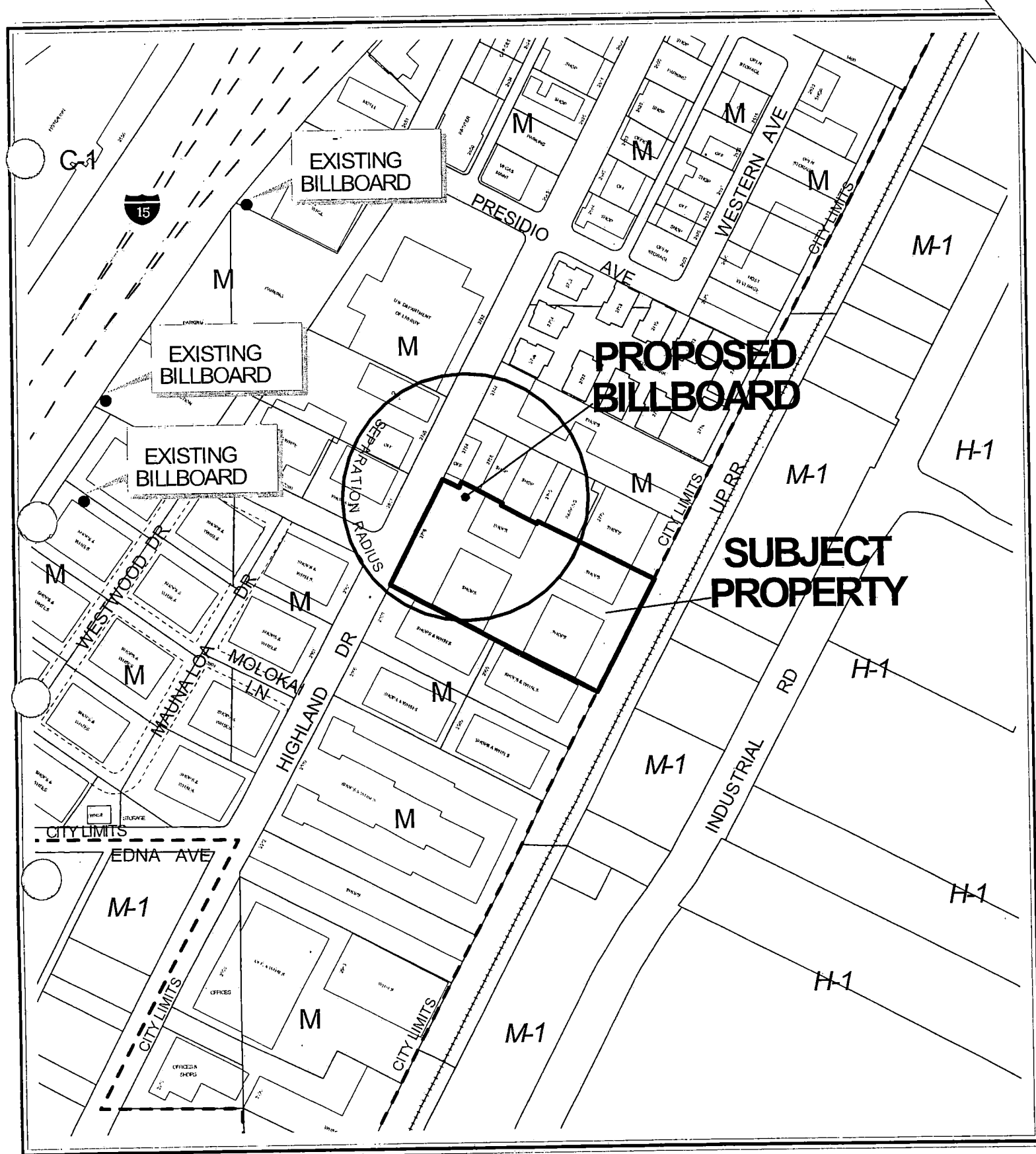
CASE: SUP-3545

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet

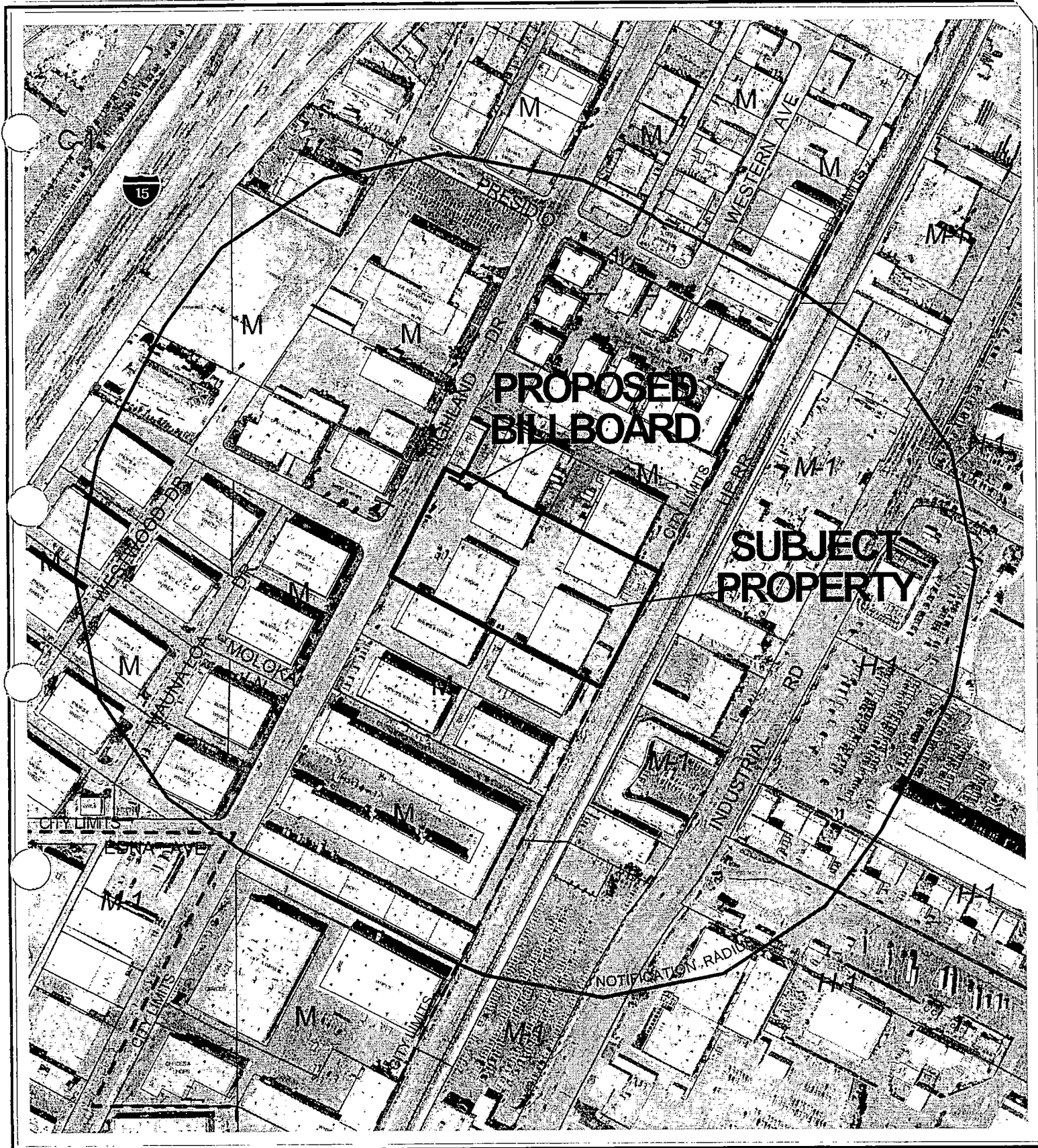




CASE: SUP-3545

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



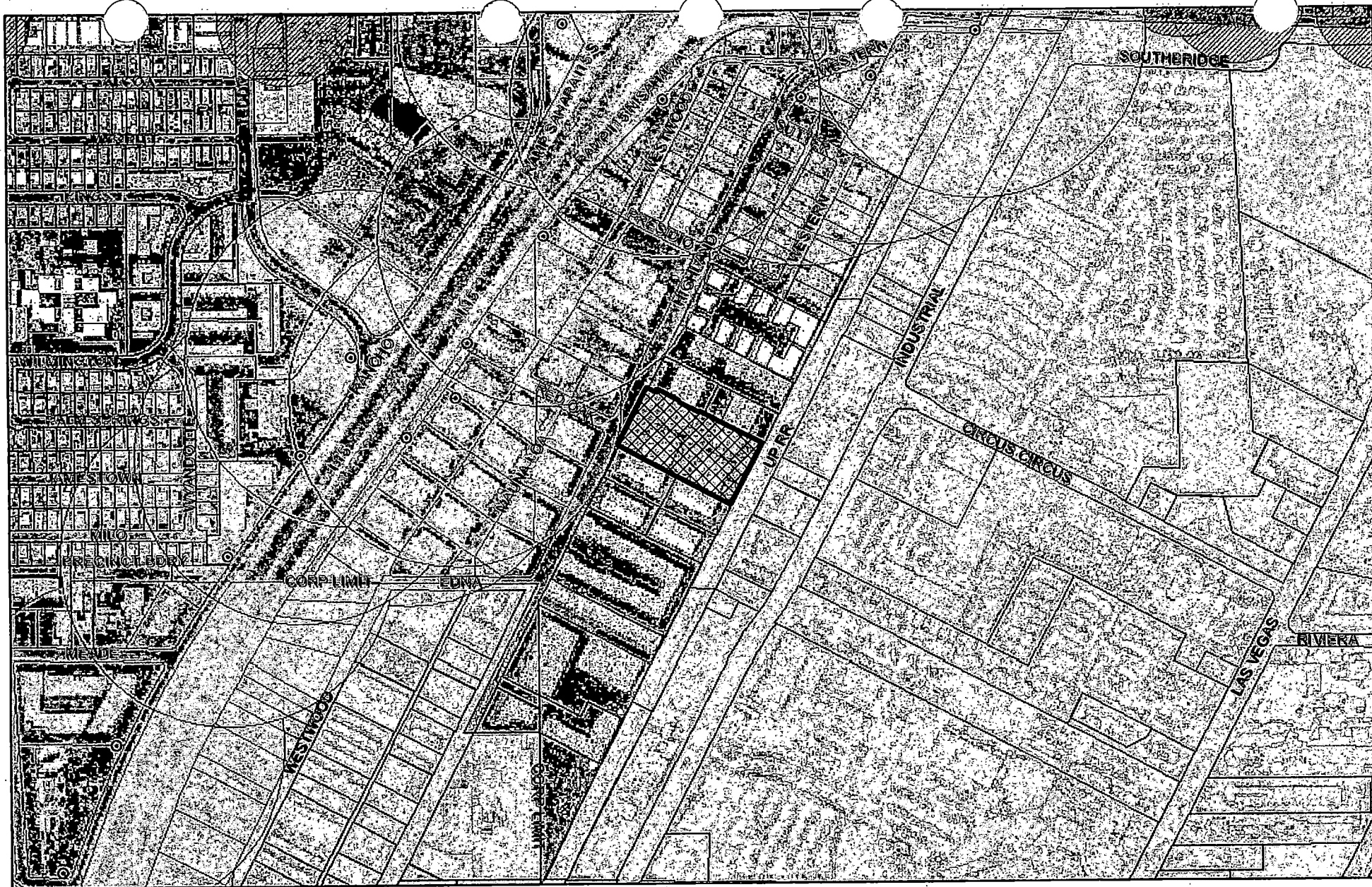
CASE: SUP-3545

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet





SUP-3545

City of Las Vegas Billboard Data

 Subject Parcel

 City of Las Vegas Billboard Location

 300 Foot Buffer Around Billboard

 750 Foot Buffer Around Freeway Billboard

 Outside City Boundary

 Off Premise Sign Exclusion Area

 Exempt - Off Premise Area Sign Area



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE ITEM - PUBLIC HEARING - SPECIAL USE

PERMIT - SUP-3545 - PUBLIC HEARING - APPLICANT: SHOW MEDIA -

OWNER: NEVADA SPACE, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. The Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.
4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. Only one advertising sign is permitted per sign face.
6. The entire face-area of both sides of the Off-Premise Advertising (Billboard) Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
7. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council; or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements; or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

SUP-3545 - Conditions Page Two
February 26, 2004 - Planning Commission Meeting

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

Public Works

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Special Use Permit for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign located at 2798 Highland Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

- 01/18/61 The Board of City Commissioners approved the Rezoning of this site to M-1 (Light Industry) as part of a larger request (Z-0062-60). The zoning was later changed to the current equivalent M (Industrial) designation. The Planning Commission and staff recommended approval on January 12, 1961.
- 10/20/93 The City Council approved a Special Use Permit (U-0202-93) for a Tavern in conjunction with a proposed Banquet Facility on the subject site. The Board of Zoning Adjustment and staff recommended approval on September 28, 1993.
- 06/15/94 The City Council approved a Special Use Permit (U-0107-94) for Open Air Vending/Transient Sales Lot (Two Hot Dog Carts) on the subject site. The Board of Zoning Adjustment and staff recommended approval on May 24, 1994. The Special Use Permit on this site has since expired.
- 02/14/04 This application was held in abeyance to the February 26, 2004 meeting at the request of the applicant.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.97

B) Existing Land Use

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

C) Planned Land Use

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

D) Existing Zoning

Subject Property: M (Industrial)
North: M (Industrial)
South: M (Industrial)
East: M-1 (Light Industrial) – Clark County
West: M (Industrial)

E) General Plan Compliance

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

SUP-3545 - Staff Report Page Three
February 26, 2004 - Planning Commission Meeting

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

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

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

INTERAGENCY ISSUES

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

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

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

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

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

ANALYSIS

A) *Zoning Code Compliance*

A1) Parking and Traffic Standards

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

A2) Minimum Distance Separation Requirements

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

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

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

A3) Development Standards

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

Standards	Code Requirement	Proposed
Location	No Off-Premise Signs in the right-of-way	Sign is not in right-of-way
	Permitted only in C-1, C-2, C-M, M Zoning Districts	Sign is in M Zoning District
Off-premise sign area (max.)	672 SF	672 SF
Off-Premise Sign height (max.)	40 Feet, except 55 Feet for signs within 60 feet of ROW when significantly obscured	40 Feet
Setbacks (min.)	50 Feet from nearest ROW intersection	215 Feet

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

B) General Analysis and Discussion

- Zoning

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

- Use

Because of the special characteristics of off-premise signs as compared to other types of land uses and structures, certain qualifications and requirements are set forth by the Zoning Code in connection with off-premise signs as a permitted use in certain zoning districts. The proposed Off-Premise Advertising (Billboard) Sign meets these requirements. The center of the proposed sign is located more than 300 feet from property having a "U" or "R" zoning designation. The nearest billboard is located 860 feet from the proposed site. The sign does not exceed the 40-foot maximum height restriction. The proposed sign will not interfere with sight visibility zones, impede traffic flow, or reduce the number of required on-site parking spaces. Given this and the data that support conformance to all applicable off-premise sign standards, there is no objection to the granting of a Special Use Permit for the proposed Off-Premise Advertising (Billboard) Sign use on this site, subject to the conditions outlined below.

- Conditions

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

1. All structural elements of an Off-Premise Sign to which the display panels are attached shall be screened from view. Display surface panels, which are removed for the purpose of changing the advertising message, shall be replaced within thirty days with display panels containing a new advertising message or uniformly painted blank panels.
2. All Off-Premise Signs shall be detached and permanently secured to the ground and shall not be located on property used for residential purposes.
3. No sign certificate shall be issued for an individual Off-Premise Sign unless and until a site plan for the lot on which the sign will be erected has been submitted to and approved by the Director. The site plan shall include the following:

SUP-3545 - Staff Report Page Six
February 26, 2004 - Planning Commission Meeting

- a. An accurate site plan of the lot, at the scale the Director requires;
 - b. The location of buildings, parking lots, driveways and landscaped areas on the lot;
 - c. An accurate indication of the location of all existing and proposed off-premise signs; and
 - d. Drawings that allow the computation of the area and the height of any off-premise signs and which indicate any sign characteristics such as illumination, embellishment areas or moving parts.
4. The permittee or holder of a sign certificate shall notify the Director of any significant change in the characteristics of an off-premise sign, such as illumination, embellishment areas or moving parts, and provide any additional supplemental drawings as the Director may require.

A condition of approval of this Special Use Permit application recommends conformance to all minimum requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements, which includes the above conditions. Additional conditions have been recommended, if approved, to ensure the billboard and property is properly maintained.

FINDINGS

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

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

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

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

SUP-3545 - Staff Report Page Seven
February 26, 2004 - Planning Commission Meeting

Currently, the subject site contains some industrial and commercial uses. The addition of the proposed Off-Premise Advertising (Billboard) Sign will not change the primary uses on the subject site. The sign will be located near the northwest corner of the property, about 20 feet south of a building on the adjacent property. In this location, erection of the sign would not reduce the number of required on-site parking spaces. In addition, the sign is proposed in an area that is outside of the minimum distance separation buffer from other Off-Premise Signs or residential zones. It also maintains minimum setback requirements from the right-of-way and from the nearest street intersection; therefore, the subject site is physically suitable for the type and intensity of land use proposed.

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

The subject site is located adjacent to Highland Drive, which is a fully-dedicated 80-foot wide right-of-way. The proposed use will not generate additional traffic demand.

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

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

NOTICES MAILED 43 [2/12/04 PC]

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: NEVADA SPACE INC

Name of Applicant: Show Media, LLC

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

Yes

☒ 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: _____

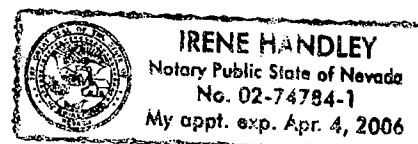
Signature of Property Owner/Authorized Agent: Wladimir

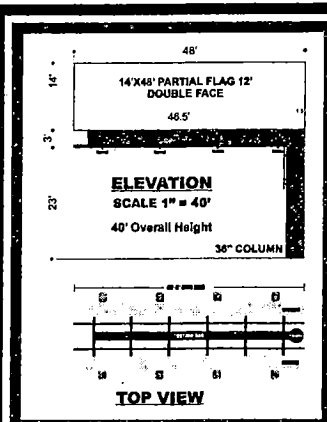
Print Name: William Loddecke

Subscribed and sworn before me

This 11th day of November, 2003

Frene Handley
Notary Public in and for said County and State



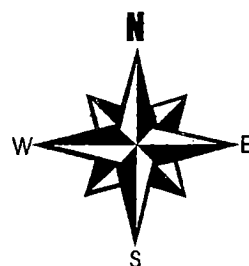


TOP VIEW SCALE 1" = 120' DETAIL

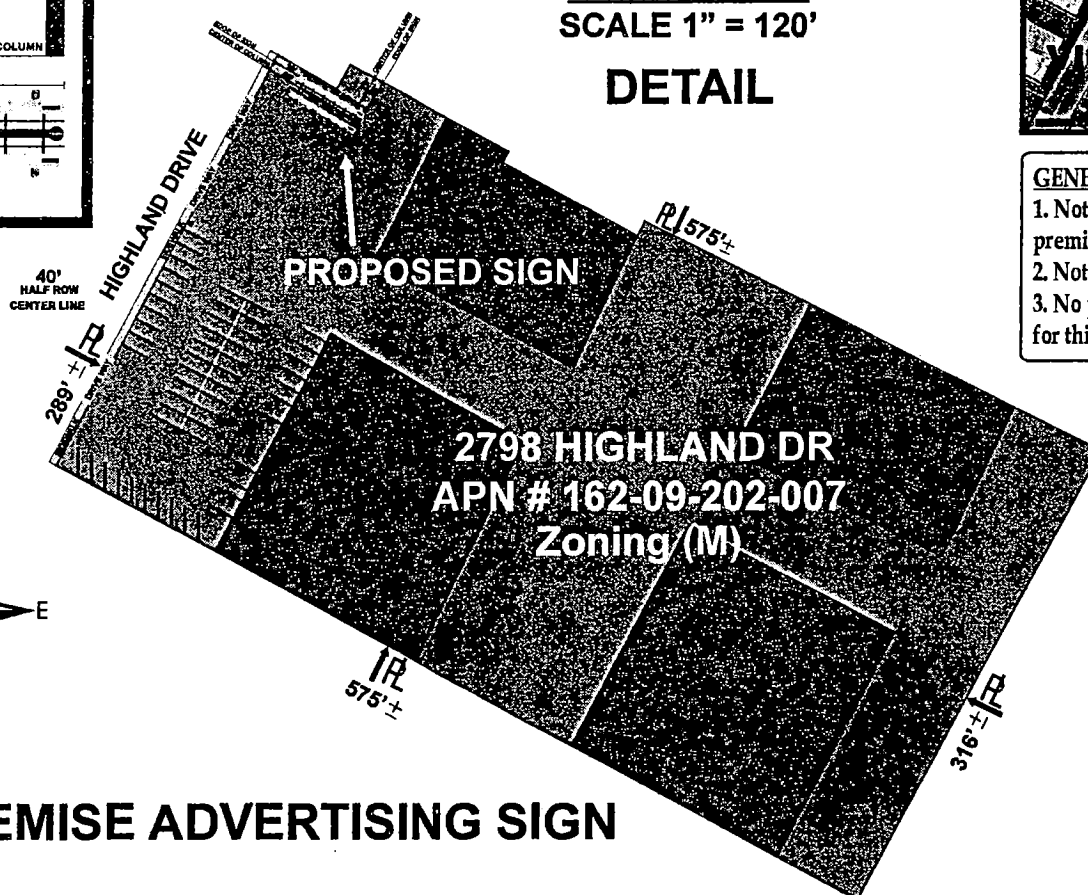


GENERAL NOTES

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



OFF-PREMISE ADVERTISING SIGN



SHOW MEDIA
CHRIS YERGENSEN
303 4688

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

SUP-3545
2-26-04 PC



SUP-3545 - APPLICANT: SHOW MEDIA - OWNER: NEVADA SPACE, INC.
2798 HIGHLAND DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

01/26/04

Carman Burney

From: Kyle Walton
Sent: Monday, February 23, 2004 10:38 AM
To: Carman Burney
Subject: Phone in Denial of SUP-3545

Harold Earl, 1403 S. 5th Place, 89104, 384-3825, has requested that we include his name as one that would like SUP-3545 be denied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MASTER SIGN PLAN – PUBLIC HEARING - DIR-3816 - APPLICANT/OWNER:
NEVADA STATE BANK - Request for a Master Sign Plan FOR AN APPROVED
COMMERCIAL DEVELOPMENT on 1.63 acres adjacent to the northwest corner of Buffalo
Drive and Sky Pointe Drive (APN: 125-21-711-003), U (Undeveloped) Zone under Resolution
of Intent to T-C (Town Center), Ward 6 (Mack).

C.C.: 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705],
Item 16 [VAC-3707], and Item 17 [VAC-3726] subject to conditions – **UNANIMOUS** with
McSWAIN abstaining on Item 16 [VAC-3707] as her firm is presently doing work for
Sterling S. Development and **NIGRO** abstaining on Item 16 [VAC-3707] as his firm is
currently in litigation with the principals of **Sterling S. Development** and **DAVENPORT**
excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [DIR-3816], Item 14
[RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726].

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

No one appeared in opposition.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 11 – DIR-3816

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726].

NOTE: All discussion for Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726] was held under Item 11 [DIR-3816].

(6:10 – 6:12)

1-272

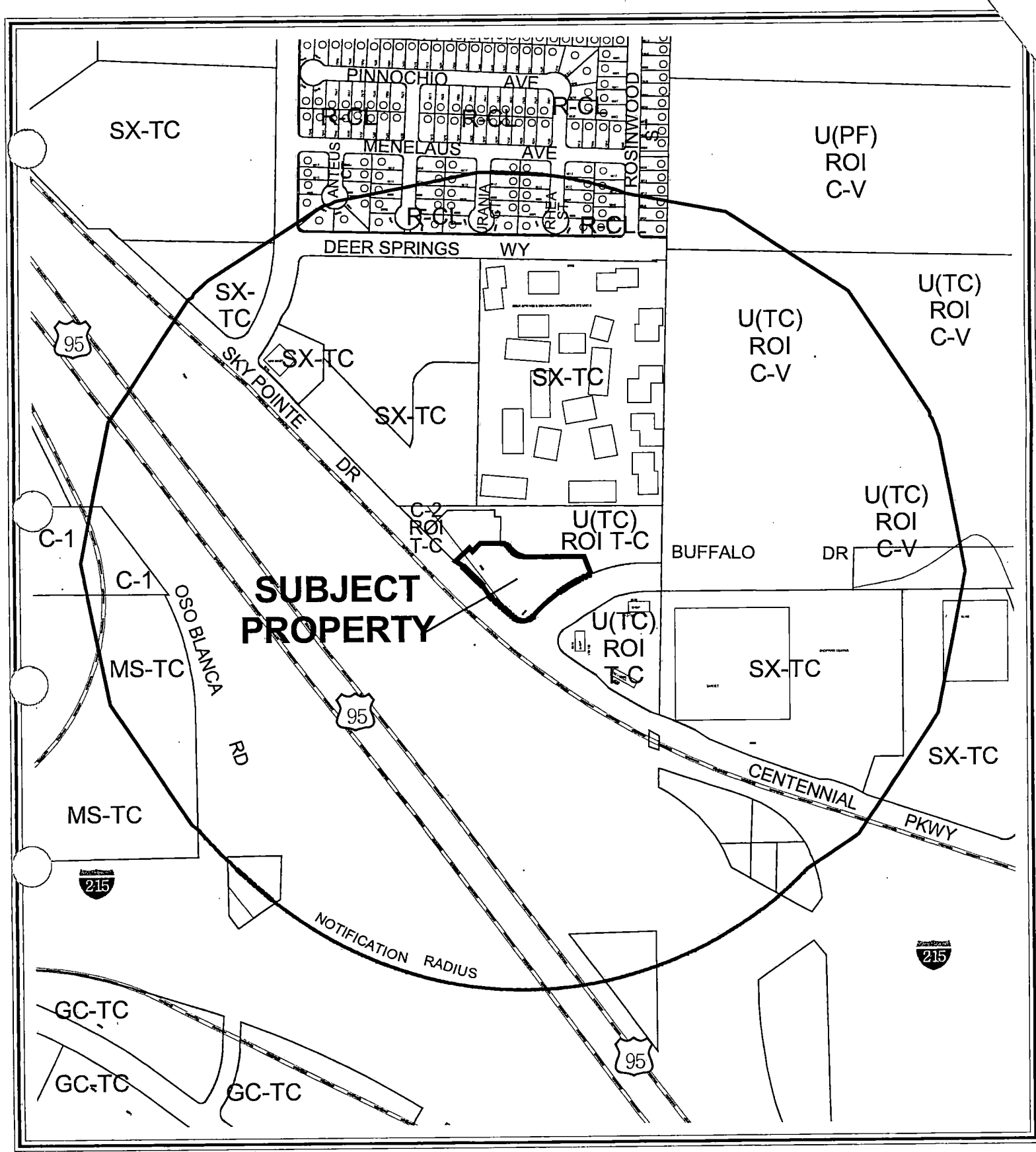
CONDITIONS:

Planning and Development

1. Conformance to the submitted sign elevations and site plan.
2. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

3. Site development to comply with all applicable conditions of approval for the Buffalo/Davis (Commercial Subdivision) and all other subsequent site-related actions.
4. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

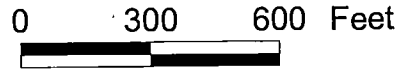


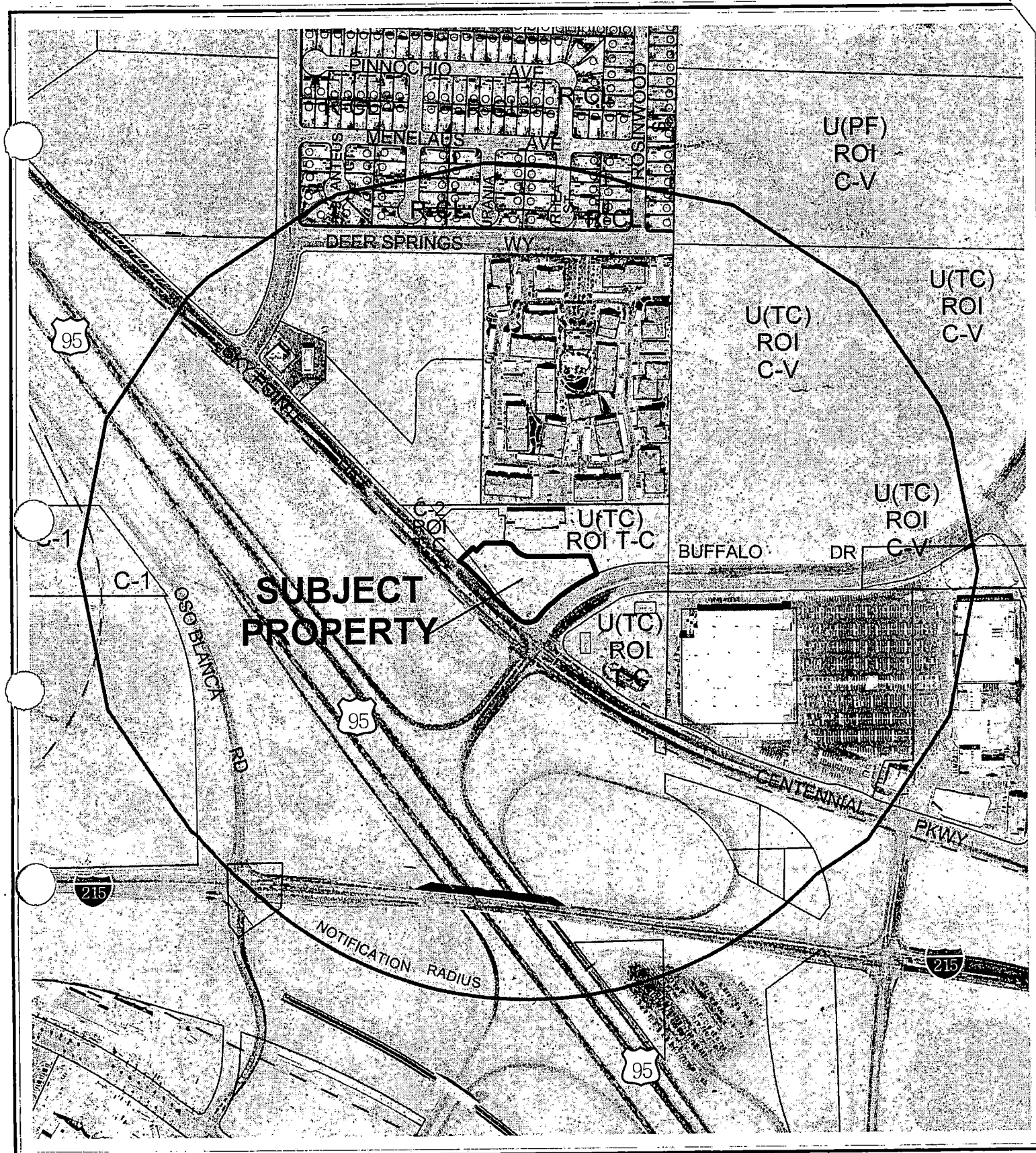
CASE: DIR-3816

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) ZONE AND U (UNDEVELOPED) ZONE UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)





CASE: DIR-3816

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) ZONE AND U (UNDEVELOPED) ZONE UNDER
RESOLUTION OF INTENT TO T-C (TOWN CENTER)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIRECTOR'S BUSINESS - MASTER SIGN PLAN - DIR-3816
- APPLICANT/OWNER: NEVADA STATE BANK

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the submitted sign elevations and site plan.
2. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

3. Site development to comply with all applicable conditions of approval for the Buffalo/Davis (Commercial Subdivision) and all other subsequent site-related actions.
4. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This is a request for a Master Sign Plan for an approved financial institution on 1.63 acres adjacent to the northwest corner of Buffalo Drive and Sky Pointe Drive. While a Master Sign Plan for properties within the Centennial Hills area is typically reviewed and approved by the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC), the continued lack and City Council necessitates that the sign plan be reviewed and approved by the Planning Commission.

B) Applicant's Justification

The proposed request is consistent with Town Center Standards and will be harmonious with the Centennial Court commercial center.

BACKGROUND INFORMATION

A) Previous Actions

- 08/07/02 A Master Sign Plan was approved by the CHARC-TC for the Centennial Court commercial development, which includes the subject property and eight other separate pad sites.
- 03/04/03 A request to modify the approved Master Sign Plan to add message units to the freestanding signs was denied by the CHARC-TC.
- 03/27/03 A request for Site Development Plan Review for a 10,339 square foot bank building was approved by the Planning Commission.

B) Pre-Application Meeting

- 1/28/04 At the pre-application conference, the Town Center signage requirements and approval process were discussed.

DIR-3816 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.63

B) Existing Land Use

Subject Property: Vacant
North: Retail Use, Multifamily Use
South: Retail Use, U.S. 95 Right-of-Way
East: Retail Use, Undeveloped
West: U.S. 95 Right-of-Way

C) Planned Land Use

Subject Property: SX-TC (Suburban Mixed Use – Town Center)
North: SX-TC (Suburban Mixed Use – Town Center)
South: SX-TC (Suburban Mixed Use – Town Center)
East: PF-TC (Public Facilities – Town Center)
West: Right-of-Way

D) Existing Zoning

Subject Property: U (Undeveloped) under Resolution of Intent to T-C (Town Center)
North: U (Undeveloped) under Resolution of Intent to T-C (Town Center);
TC (Town Center)
South: U (Undeveloped) under Resolution of Intent to T-C (Town Center)
East: U (Undeveloped) under Resolution of Intent to T-C (Town Center);
TC (Town Center)
West: Right-of-Way

E) General Plan Compliance

The property is located within the area governed by the centennial Hills Sector Plan, and is subject to the requirements of the Town center Design Standards Manual. In regards to signage, the Town Center standards encourage signage that is unified with the architecture of the property, reduces visual clutter, and contributes to an aesthetically pleasing environment.

<i>SPECIAL DISTRICTS/ZONES</i>	<i>YES</i>	<i>NO</i>
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

As noted, the subject property is located in Town Center, but is not subject to any Special Overlay District or Study Area. The development is not a Project of Regional Significance nor does it require the submittal of a Development Impact Notification Assessment.

PROJECT DESCRIPTION

The following signage is proposed for the property:

- (4) Wall Signs – not to exceed 4% of façade area of each elevation
- (4) Freestanding Directional Signs – 4 feet high
- (5) Incidental Signs

Two freestanding pylon signs, approved as part of the Master Sign Plan for the Centennial Court development, have already been constructed on the subject parcel and are not included as part of this request.

ANALYSIS

A) Zoning Code Compliance

A1) Residential Protection Standards

Residential Protection Standards do not apply to this request.

A2) Sign Standards

Pursuant to Section D-1(G) of the Town Center Development Standards manual, the following standards apply to the subject proposal:

DIR-3816 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

Wall Signs:

Standards	Allowed	Provided	Complies
Maximum Number	15%/building elevation	4%/building elevation	Yes
Maximum Area	(see above)	N/A	N/A
Maximum Height	N/A	N/A	N/A
Illumination	Internal	Internal	Yes

Freestanding Directional Signs:

Standards	Allowed	Provided	Complies
Maximum Number	2 per driveway	4	Yes
Maximum Area	12 square feet	8 square feet	Yes
Maximum Height	7 feet	4 feet	Yes
Illumination	Internal	Internal	Yes

Incidental Signs:

Standards	Allowed	Provided	Complies
Maximum Number	N/A	5	N/A
Maximum Area	9 square feet	7.5 square feet	Yes
Maximum Height	5 feet	1.5 feet	Yes
Illumination	Internal	Internal	Yes

The proposed wall signage, directional signage, and incidental signage is in conformance with the Town Center Development Standards, as noted in the tables above.

B) General Analysis and Discussion

The original Master Sign Plan approved for the Centennial Court commercial development included signage standards for all pad sites within the development. While the sign package for the Nevada State Bank pad site is generally in conformance with the approved Master Sign Plan, it includes directional and incidental signage that was not anticipated by the sign plan, and therefore must be formally approved as a modification to the original sign plan.

As noted previously, the proposed wall signage is in conformance with Town Center standards, and also conforms to the previously approved Master Sign Plan for the development. The proposed directional signs, which will be located in the bank's parking area, also conform to the dimensional requirements of the Town Center standards, and utilize materials and colors that are consistent with the bank building and the existing freestanding signs for the development. The incidental signage, located on the bank drive-through, are also consistent with Town Center standards.



DIR-3816 - Staff Report Page Five
February 26, 2004 - Planning Commission Meeting

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **DIR-3816** APN: 125-21-711-001

Name of Property Owner: NEVADA STATE BANK

Name of Applicant: NEVADA STATE BANK

To the best of your knowledge, does the Mayor or any member of the City Council, Planning Commission, or a Hearings Officer 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

XXXX No

If yes, please indicate the member of the City Council, Planning Commission or Hearings Officer 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): _____

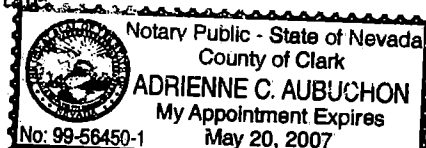
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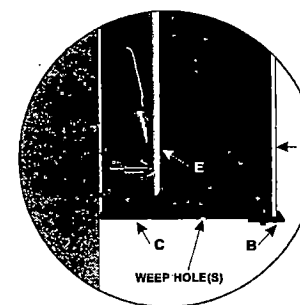
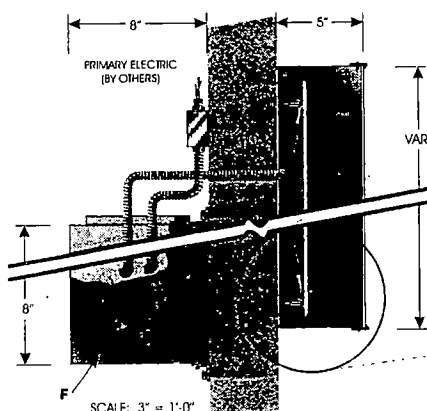
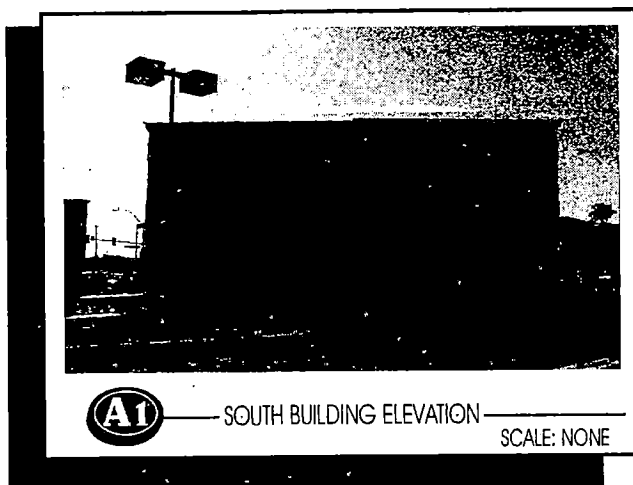
Signature of Property Owner/Authorized Agent: _____

Subscribed and sworn before me

This 27th day of January, 20 04

Adrianne C. Suber Clark County, Nevada
Notary Public in and for said County and State





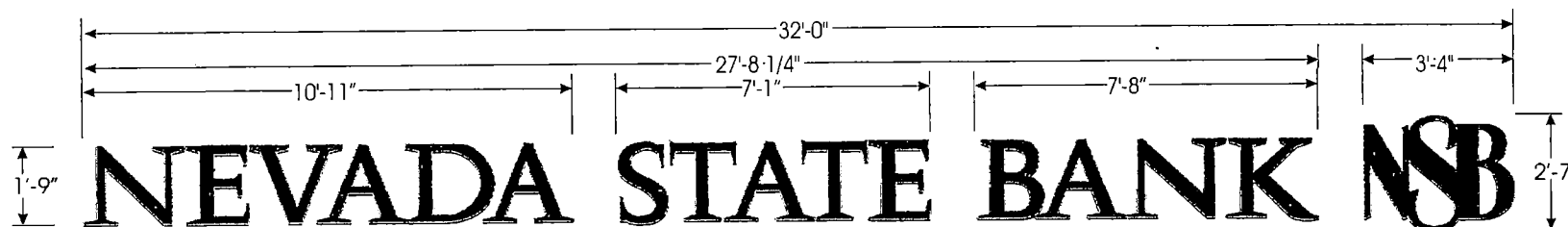
1 SET FOR SOUTH ELEVATION

A1

GENERAL SPECIFICATIONS

FABRICATE AND INSTALL ONE (1) SET OF INTERNALLY ILLUMINATED PAN CHANNEL LETTERS, AS SHOWN.

- A** FACES ARE 3/16" THICK #506-0 GREEN ACRYLIC
- B** 1" TRIM-CAP IS GREEN
- C** RETURNS & BACKS ARE 24 GAUGE METAL, PAINTED WHITE
- D** BACKS ARE .063 ALUM., PAINTED WHITE
- E** ILLUMINATION IS 15MM, 6500 SNOW WHITE ARGON
- F** 30 M.A. TRANSFORMER(S) MOUNTED IN RACEWAY BEHIND FASCIA.
- G** LETTERS ARE FLUSH MOUNTED TO THE FASCIA W/ 3" SELF TAPPING SCREWS.



THIS IS AN ORIGINAL DRAWING CREATED BY NEVADA SIGN LAS VEGAS. IT HAS BEEN CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF NEVADA SIGN LAS VEGAS. THIS DRAWING IS NOT TO BE COPIED, PHOTOGRAPHED, OR EXHIBITED IN ANY FORM OR USED FOR ANY OTHER PURPOSE WITHOUT EXPRESS WRITTEN PERMISSION FROM NEVADA SIGN LAS VEGAS. ©2003

3555 W. Naples, Las Vegas, Nevada 89103
(702) 895-6817 • FAX (702) 894-9844

FIRM NAME: NEVADA STATE BANK
ADDRESS: 6525 N. Buffalo @ Sky Point
LAS VEGAS, NV
SALESMAN: R. FRANTZ
DRAWN BY: Art Department

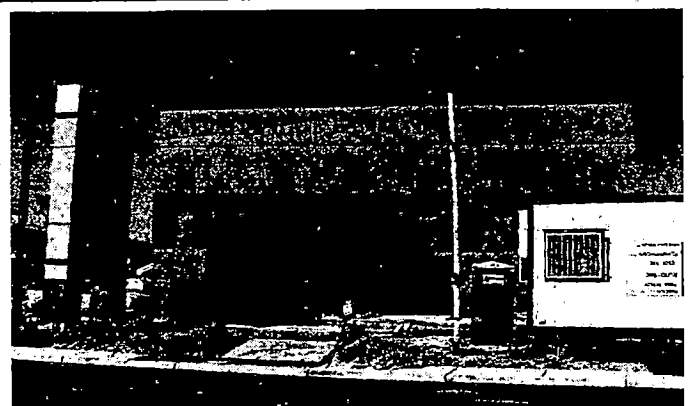
DATE: 05/02/03
REV.: 05/15/03
01/12/04
Customer Approved: _____
Reviewed: _____
Work Order Number: _____

DRAWING NUMBER 03-122 R1

SCALE: 3/8" = 1'-0"

PAGE 1 of 11

DIR-3816
2-26-04 PC



A2

WEST BUILDING ELEVATION

SCALE: NONE



A3

EAST BUILDING ELEVATION

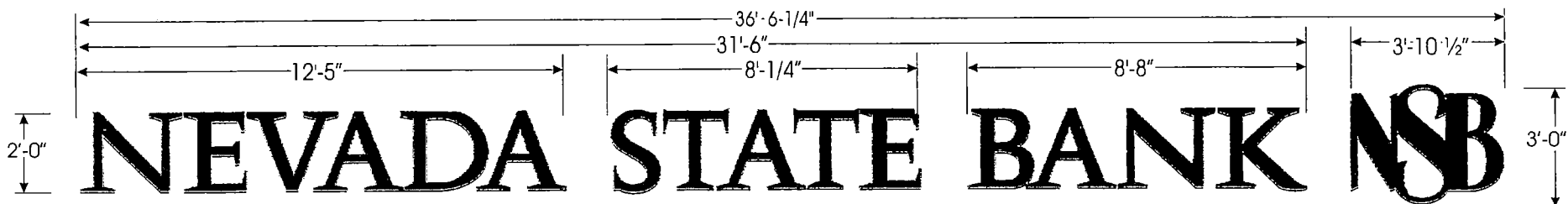
SCALE: NONE

GENERAL SPECIFICATIONS

A2

A3

SAME CONSTRUCTION METHOD AS SIGN A1



THIS IS AN ORIGINAL DRAWING CREATED BY NEVADA SIGN LAS VEGAS. IT HAS BEEN CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF NEVADA SIGN LAS VEGAS. THIS DRAWING IS NOT TO BE COPIED, PHOTOGRAPHED, OR EXHIBITED IN ANY FORM OR USED FOR ANY OTHER PURPOSE WITHOUT EXPRESS WRITTEN PERMISSION FROM NEVADA SIGN LAS VEGAS. 0001

3555 W. Naples; Las Vegas, Nevada 89103
(702) 895-6817 • FAX (702) 894-9844

FIRM NAME: NEVADA STATE BANK
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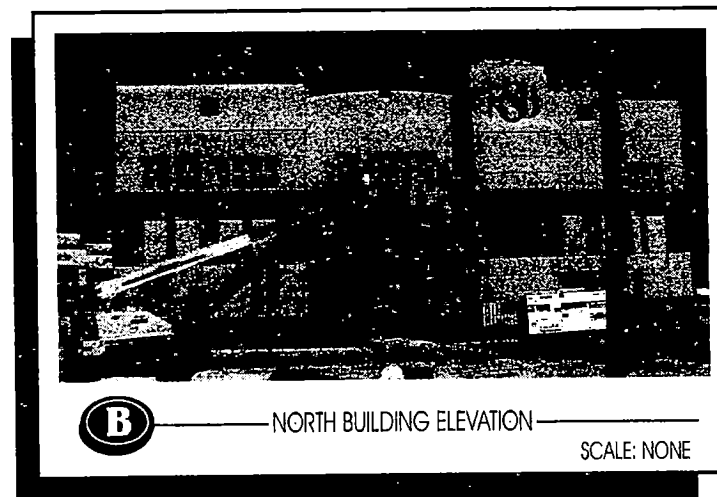
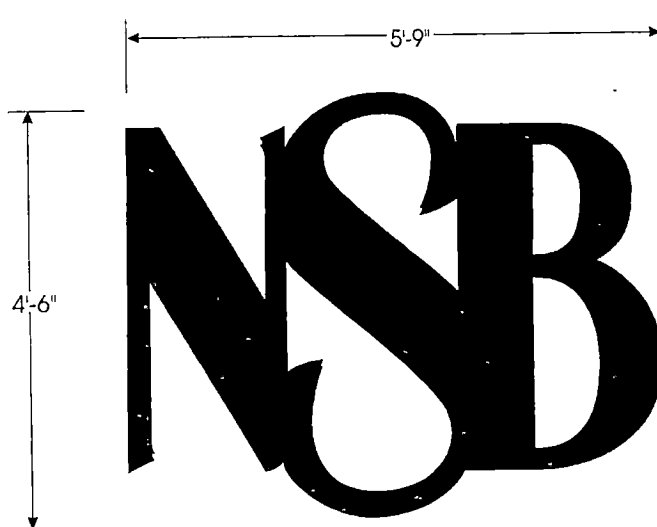
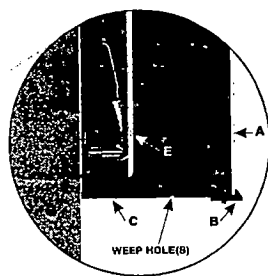
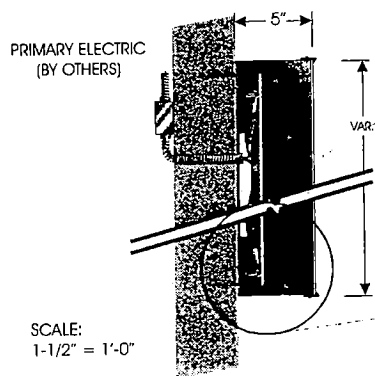
DATE: 05/02/03
REV: 05/15/03
2 01/12/04
3
4

DRAWING NUMBER: 03-122 R1
Customer Approval:
Submittal Approval:
Work Order Number:

SCALE: 3/8" = 1'-0"

PAGE 2 of 11

DIR-3816
2-26-04 PC



GENERAL SPECIFICATIONS

- A** FABRICATE AND INSTALL ONE (1) INTERNALLY ILLUMINATED PAN LOGO CABINET SIGN, AS SHOWN.
- B** FACES ARE 3/16" CLEAR LEXAN W/ #3630-126 EMERALD GREEN VINYL APPLIED 2ND SURFACE.
- C** 1/2" RETAINER IS PAINTED GREEN TO MATCH #3630-126 GREEN VINYL.
- D** RETURNS & BACKS ARE 24 GAUGE METAL., PAINTED WHITE
- E** BACKS ARE .063 ALUM., PAINTED WHITE
- F** ILLUMINATION IS 15MM, 6500 SNOW WHITE ARGON
SELF CONTAINED TRANSFORMERS MOUNTED INSIDE CABINET.
- G** LETTERS ARE FLUSH MOUNTED TO THE FASCIA W/ 3" SELF TAPPING SCREWS.

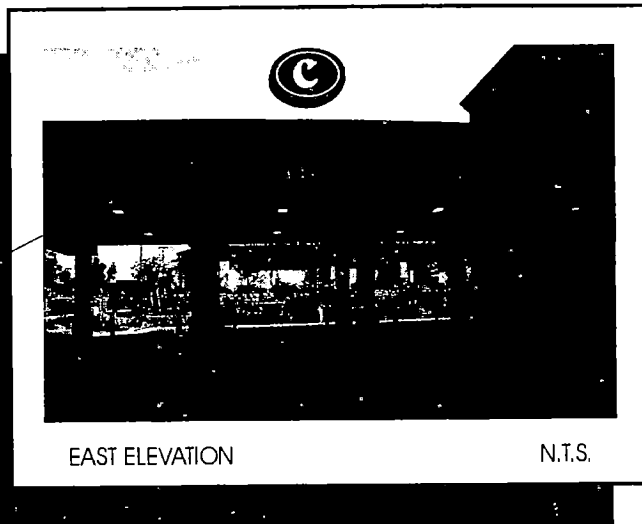
NEVADA SIGN Las Vegas LIC#48966	THIS IS AN ORIGINAL DRAWING CREATED BY NEVADA SIGN LAS VEGAS. IT HAS BEEN CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF NEVADA SIGN LAS VEGAS. THIS DRAWING IS NOT TO BE COPIED, PHOTOGRAPHED, OR EXISTED IN ANY FORM OR USED FOR ANY OTHER PURPOSE WITHOUT EXPRESS WRITTEN PERMISSION FROM NEVADA SIGN LAS VEGAS. ©2001	FIRM NAME: NEVADA STATE BANK		DATE: 05/02/03	DRAWING NUMBER 03-122 R1
		ADDRESS: 6525 N. Buffalo @ Sky Point		REV: 05/15/03	
		LAS VEGAS, NV		2 01/12/04	
		SALESMAN: R. FRANTZ		3	
DRAWN BY: Art Department		4			

3555 W. Naples; Las Vegas, Nevada 89103
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SCALE: 3/4" = 1'-0"

PAGE 3 of 11

DIR-3816
2-26-04 PC



EAST ELEVATION

N.T.S.

4'-0" 4'-10"

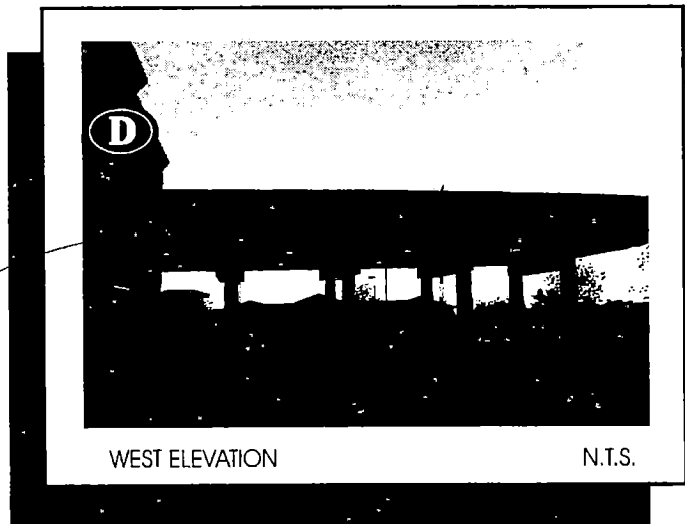
1'-6"
6"

Do Not Enter

AS
REQ'D



0'-11"
1'-6"



WEST ELEVATION

N.T.S.

2'-6" 5'-0" 1'-8"

**NSB NEVADA
STATE
BANK** **24 Hour
ATM**

1'-1"

GENERAL SPECIFICATIONS

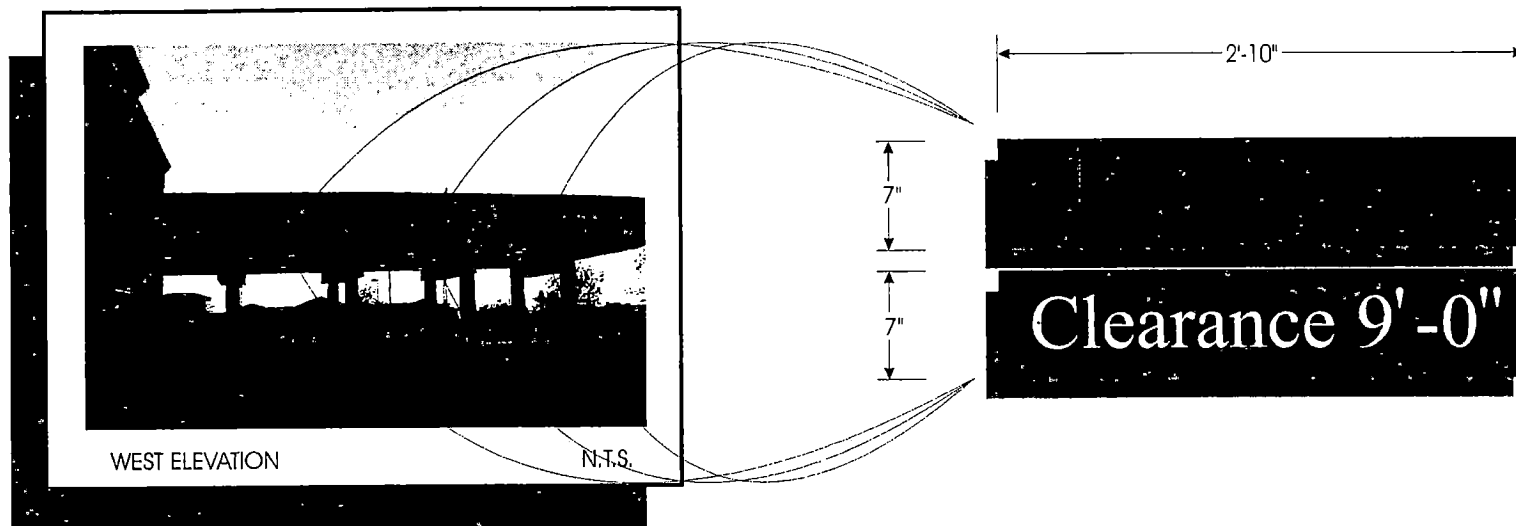
FABRICATE AND INSTALL ONE (1) OF EACH OF THE SIGNS SHOWN. BOTH ARE S/F, INTERNALLY ILLUMINATED, CABINET SIGNS. CABINET AND RETAINERS ARE PAINTED TO MATCH #3630-126 GREEN VINYL. FACES ARE CLEAR LEXAN DECORATED 2ND SURFACE W/ #3630-126 EMERALD GREEN VINYL AND #3630-116 BRIGHT JADE GREEN VINYL. ALL COPY ON BOTH SIGN FACES IS WHITE SHOW-THROUGH. ILLUMINATION IS W/ FLOURESCENT LAMPS (AS REQ'D).

	THIS IS AN ORIGINAL DRAWING CREATED BY NEVADA SIGN LAS VEGAS. IT HAS BEEN CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF NEVADA SIGN LAS VEGAS. THIS DRAWING IS NOT TO BE COPIED, PHOTOGRAPHED, OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE WITHOUT EXPRESS WRITTEN PERMISSION FROM NEVADA SIGN LAS VEGAS. 5/2001		FIRM NAME: NEVADA STATE BANK ADDRESS: 6525 N. Buffalo @ Sky Point LAS VEGAS, NV SALESMAN: R. FRANTZ DRAWN BY: Art Department	DATE: 05/02/03 REV.: 05/15/03 2 01/12/04 3 4	DRAWING NUMBER: 03-122 R1 Customer Approval: Signature: Date: Mark Order Number:
	3555 W. Naples, Las Vegas, Nevada 89103 (702) 895-6817 • FAX (702) 894-9844				

SCALE: 1" = 1'-0"

PAGE 4 of 11

DIR-3816
2-26-04 PC



GENERAL SPECIFICATIONS

PROVIDE AND INSTALL THREE (3) TOTAL, HOWARD INDUSTRIES (7" X 34") LANE CONTROLERS. (LOW PROFILE STANDARD NEON OPEN/CLOSED UNIT).



GENERAL SPECIFICATIONS

MANUFACTURE AND INSTALL THREE (3) TOTAL S/F, NON-ILLUMINATED SIGN PANELS. PANELS ARE ALUMINUM PAINTED GREEN. (MATCH #3630-126 GREEN VINYL)

STRIPE TO BE #3630-116 BRIGHT JADE GREEN.

"CLEARANCE 9'-0" TO SHOW THRU WHITE.

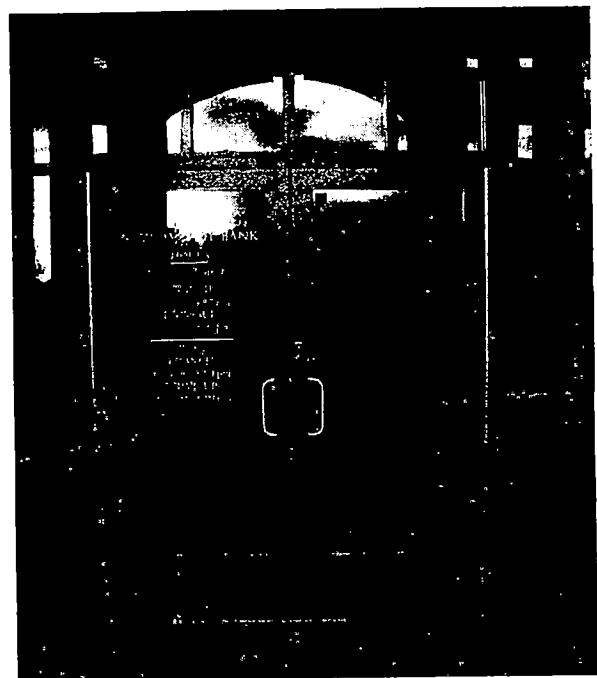
	THIS IS AN ORIGINAL DRAWING CREATED BY NEVADA SIGN LAS VEGAS. IT HAS BEEN CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF NEVADA SIGN LAS VEGAS. THIS DRAWING IS NOT TO BE COPIED, PHOTOGRAPHED, OR EXHIBITED IN ANY FORM OR USED FOR ANY OTHER PURPOSE WITHOUT EXPRESS WRITTEN PERMISSION FROM NEVADA SIGN LAS VEGAS. ©2001		FIRM NAME: NEVADA STATE BANK		DATE: 05/02/03	DRAWING: 03-122 R1
	ADDRESS: 6525 N. Buffalo @ Sky Point		REV: 05/15/03		NUMBER	
	LAS VEGAS, NV		2 01/12/04		Customer Approved:	
	SALESMAN: R. FRANTZ		3		Submitter Approved:	
DRAWN BY: Art Department		4		Work Order Number:		

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

PAGE 5 of 11

DIR-3816
2-26-04 PC



NOT TO SCALE

GENERAL SPECIFICATIONS

FABRICATE AND INSTALL ONE (1) SET OF WHITE VINYL COPY TO BE MOUNTED ON DOOR GLASS AS SHOWN.

20"

NSB

NEVADA STATE BANK

HOURS

Monday - Thursday

BRANCH

9:00 am - 4:00 pm

DRIVE-UP

9:00 am - 5:00 pm

Friday

BRANCH

9:00 am - 6:00 pm

DRIVE-UP

9:00 am - 6:00 pm

4-1/2"

1-1/2"

1-1/4"

2'-9"



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(702) 895-8817 • FAX (702) 894-9844

FIRM NAME: NEVADA STATE BANK

ADDRESS: 6525 N. Buffalo @ Sky Point

LAS VEGAS, NV

SALESMAN: R. FRANTZ

DRAWN BY: Art Department

DATE: 05/02/03

REV: 05/15/03

2 01/12/04

3

4

DRAWING NUMBER 03-122 R1

Customer Approval:

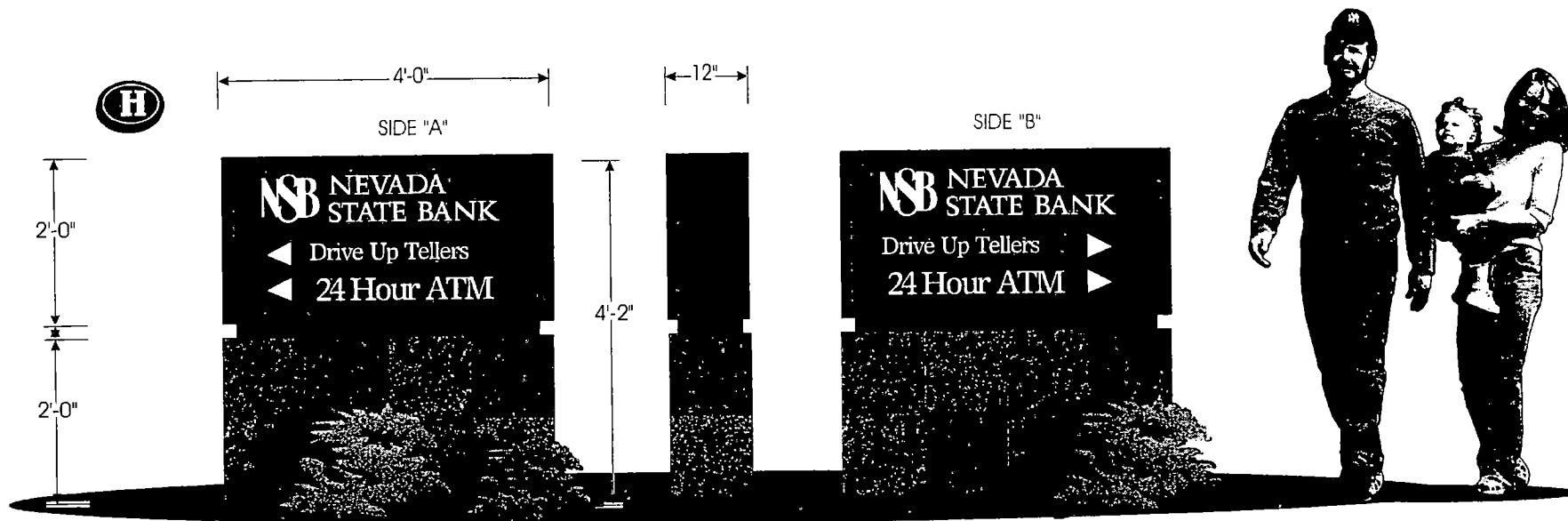
Signature:

Work Order Number:

SCALE: 3" = 1'-0"

PAGE 6 of 11

DIR-3816
2-26-04 PC



GENERAL SPECIFICATIONS

TYPICAL BASE: BASE IS DURAROCK W/ ARIZONA TILE, SANTE FE COLLECTION-RUSTIC GOLD, 12" X 12" EACH, APPLIED 1ST SURFACE.

FABRICATE AND INSTALL THREE (3) D/F, INTERNALLY ILLUMINATED DIRECTIONAL SIGNS AS SHOWN.

METAL CABINET PAINTED GREEN (MATCH #3630-126 GREEN VINYL)

CLEAR LEXAN FACES DECORATED 2ND SURFACE W/ VINYL. BACKGROUND IS EMERALD GREEN #3630-126

STRIPE AND BACKGROUND BEHIND "24 HOUR ATM" ARE BRIGHT JADE GREEN #3630-116.

"NSB", "NEVADA STATE BANK", "DRIVE UP TELLERS", AND "24 HOUR ATM" ARE WHITE SHOW-THRU COPY.

INTERNAL ILLUMINATION W/ FLUORESCENT LAMPS (AS REQUIRED)

ALUMINUM REVEAL PAINTED GREEN (MATCH #3630-126 GREEN VINYL)

D/F

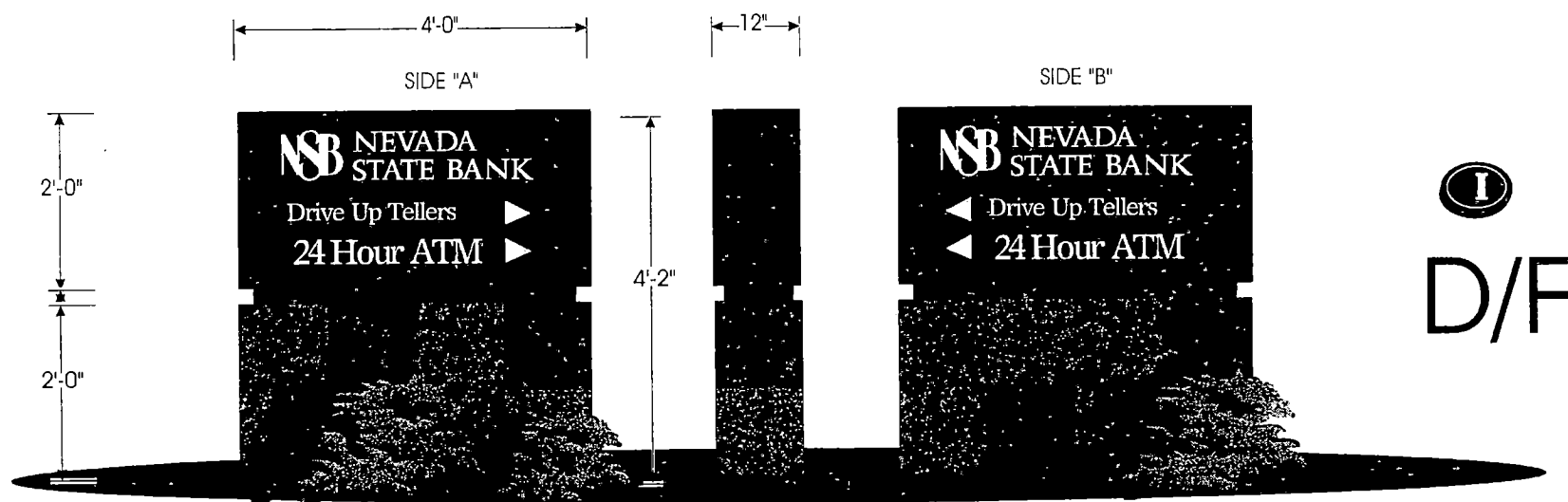
SCALE: 3/4" = 1'-0"

PAGE 7 of 11

	THIS IS AN ORIGINAL DRAWING CREATED BY NEVADA SIGN LAS VEGAS. IT HAS BEEN CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION. THE ORIGINAL, DCA'S HEREIN ARE THE PROPERTY OF NEVADA SIGN LAS VEGAS. THIS DRAWING IS NOT TO BE COPIED, PHOTOGRAPHED, OR EXHIBITED IN ANY FORM OR USED FOR ANY OTHER PURPOSE WITHOUT EXPRESS WRITTEN PERMISSION FROM NEVADA SIGN LAS VEGAS. 02001		FIRM NAME: NEVADA STATE BANK DATE: 05/02/03		DRAWING NUMBER: 03-122 R1
	ADDRESS: 6525 N. Buffalo @ Sky Point LAS VEGAS, NV		REV: 05/15/03		
	SALESMAN: R. FRANTZ		2 01/12/04		
	DRAWN BY: Art Department		3		
3555 W. Naples: Las Vegas, Nevada 89103 (702) 895-8817 • FAX (702) 894-9844		4		Customer Approval: Salesman Approval: Work Order Number:	

DIR-3816

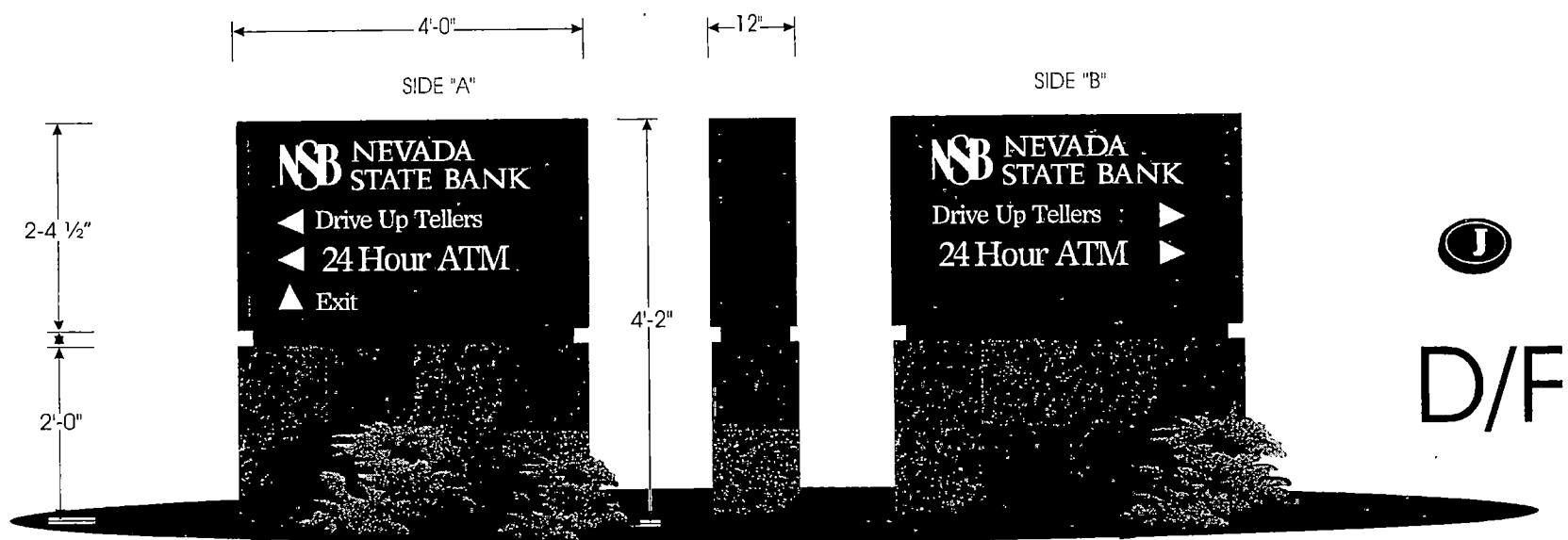
2-26-04 PC



	THIS IS AN ORIGINAL DRAWING CREATED BY NEVADA SIGN LAS VEGAS. IT HAS BEEN CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF NEVADA SIGN LAS VEGAS. THIS DRAWING IS NOT TO BE COPIED, PHOTOGRAPHED, OR EXHIBITED IN ANY FORM OR USED FOR ANY OTHER PURPOSE WITHOUT EXPRESS WRITTEN PERMISSION FROM NEVADA SIGN LAS VEGAS, 8001		FIRM NAME: NEVADA STATE BANK		DATE: 05/02/03	DRAWING NUMBER: 03-122 R1	
	ADDRESS: 6525 N. Buffalo @ Sky Point		REV.: 05/15/03	Customer Approval:			
	LAS VEGAS, NV		01/12/04	Signature:			
	SALESMAN: R. FRANTZ		3	Work Order Number:			
3555 W. Naples; Las Vegas, Nevada 89103		(702) 895-6817 • FAX (702) 894-9844		DRAWN BY: Art Department		4	

SCALE: 3/4" = 1'-0"
PAGE 8 of 11

DIR-3816
2-26-04 PC



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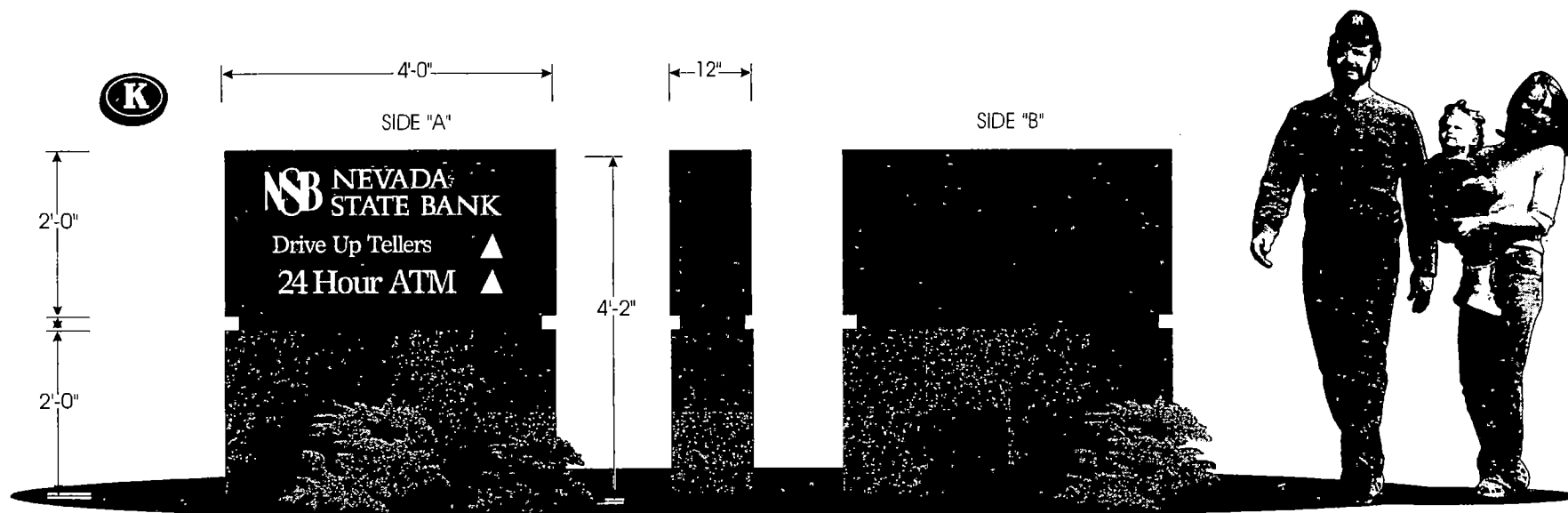
FIRM NAME: NEVADA STATE BANK
ADDRESS: 6525 N. Buffalo @ Sky Point
LAS VEGAS, NV
SALESMAN: R. FRANTZ
DRAWN BY: Art Department

DATE: 05/02/03
REV: 05/15/03
2 01/12/04
3
4

DRAWING NUMBER 03-122 R1
Customer Approved:
Salesman Approved:
Work Order Number:

SCALE: 3/4" = 1'-0"
PAGE 9 of 11

DIR-3816
2-26-04 PC



GENERAL SPECIFICATIONS

TYPICAL BASE: BASE IS DURAROCK W/ ARIZONA TILE, SANTE FE COLLECTION-RUSTIC GOLD, 12" X 12" EACH, APPLIED 1ST SURFACE.

FABRICATE AND INSTALL ONE (1) S/F, INTERNALLY ILLUMINATED DIRECTIONAL SIGN AS SHOWN.

METAL CABINET PAINTED GREEN (MATCH #3630-126 GREEN VINYL)

CLEAR LEXAN FACES DECORATED 2ND SURFACE W/ VINYL. BACKGROUND IS EMERALD GREEN #3630-126

STRIPE AND BACKGROUND BEHIND "24 HOUR ATM" ARE BRIGHT JADE GREEN #3630-116.

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INTERNAL ILLUMINATION W/ FLUORESCENT LAMPS (AS REQUIRED)

ALUMINUM REVEAL PAINTED GREEN (MATCH #3630-126 GREEN VINYL)

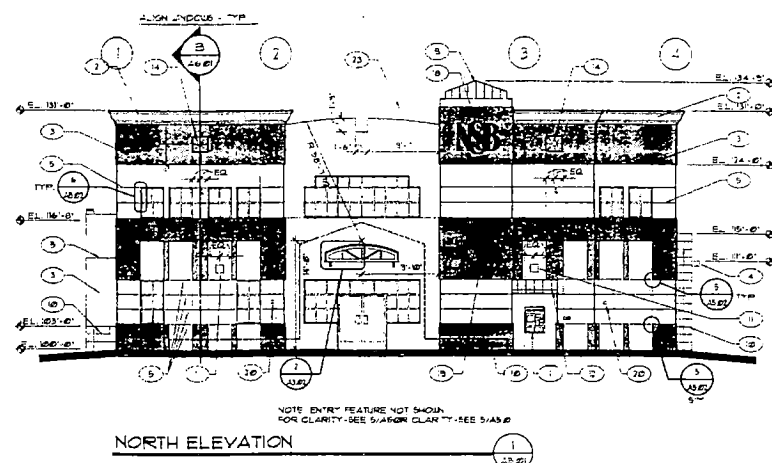
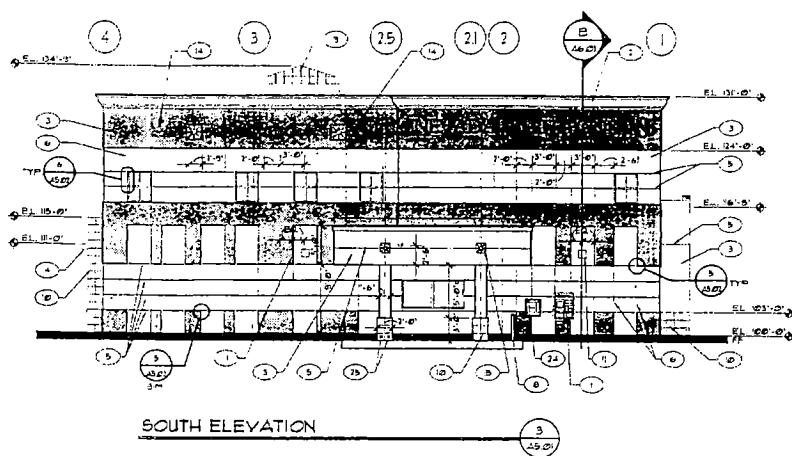
S/F

	THIS IS AN ORIGINAL DRAWING CREATED BY NEVADA SIGN LAS VEGAS. IT HAS BEEN CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF NEVADA SIGN LAS VEGAS. THIS DRAWING IS NOT TO BE COPIED, PHOTOGRAPHED, OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE WITHOUT EXPRESS WRITTEN PERMISSION FROM NEVADA SIGN LAS VEGAS. ©2001	FIRM NAME: NEVADA STATE BANK	DATE: 05/02/03	DRAWING NUMBER: 03-122 R1
		ADDRESS: 6525 N. Buffalo @ Sky Point	REV.: 05/15/03	
		LAS VEGAS, NV	2 01/12/04	
		SALESMAN: R. FRANTZ	3	
		DRAWN BY: Art Department	4	

SCALE: 3/4" = 1'-0"

PAGE 10 of 11

DIR-3816
2-26-04 PC



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



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(702) 895-8817 • FAX (702) 894-9844

FIRM NAME: NEVADA STATE BANK

ADDRESS: 5525 N. Buffalo @ Sky Point

LAS VEGAS, NV

SALESMAN: R. FRANTZ

DRAWN BY: Art Department

DATE: 05/02/03

REV: 05/15/03

2 01/12/04

3

4

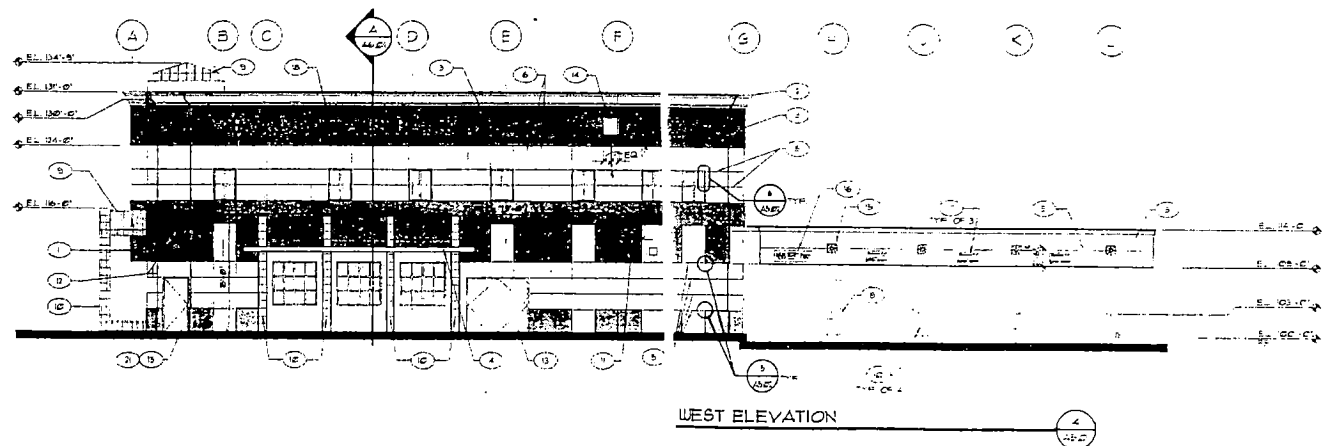
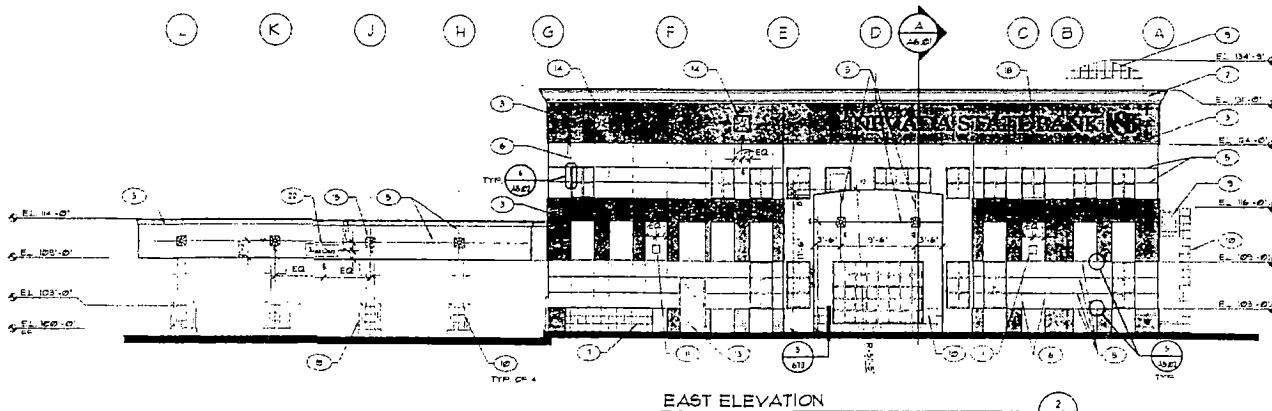
DRAWING NUMBER 03-122 R1

Customer Approval:

Salesman Approval:

Work Order Number:

DIR-3816
2-26-04 PC



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



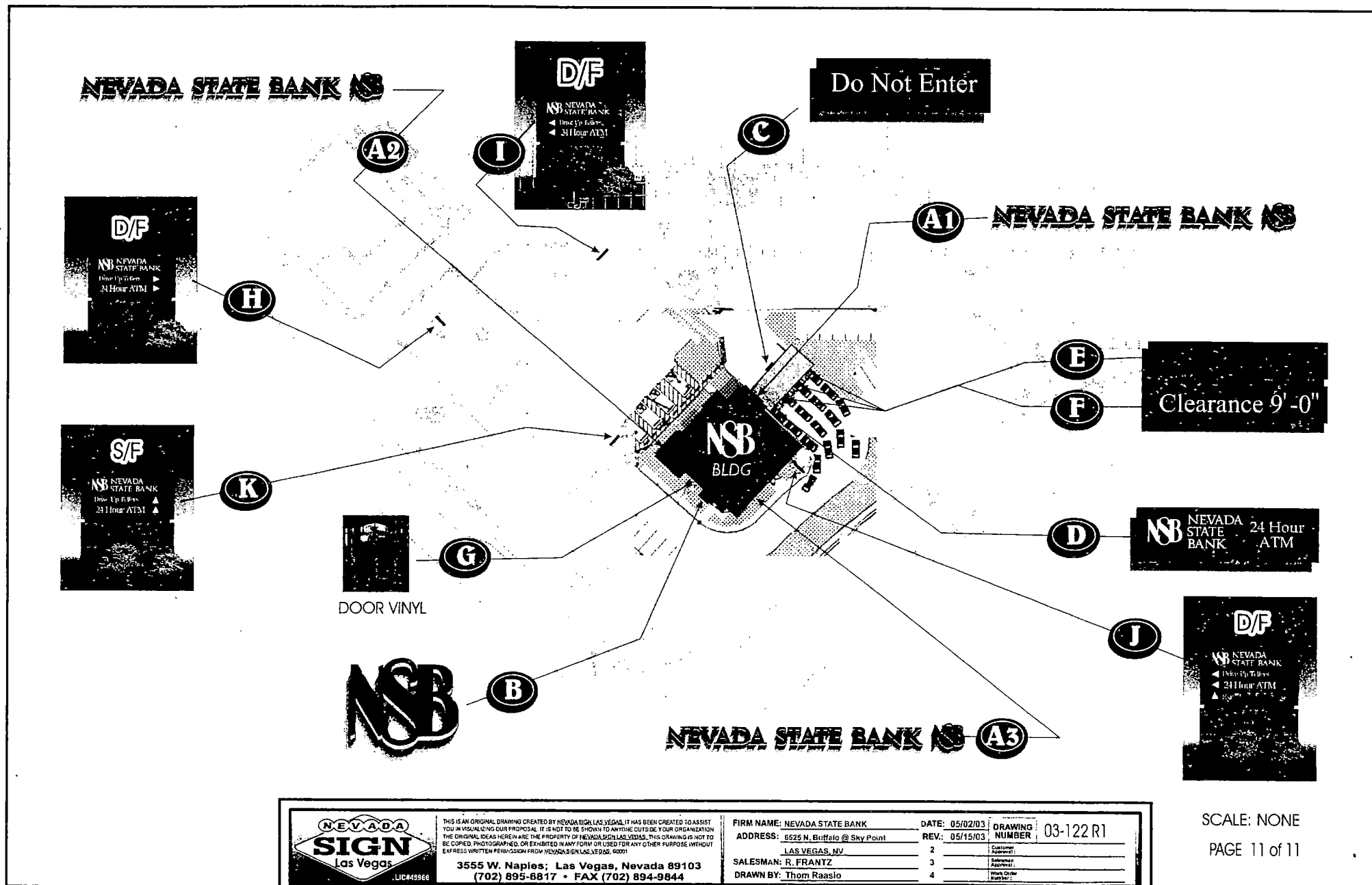
THIS IS AN ORIGINAL DRAWING CREATED BY NEVADA SIGN LAS VEGAS. IT HAS BEEN CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION. THE ORIGINAL IDEAS HEREIN ARE THE PROPERTY OF NEVADA SIGN LAS VEGAS. THIS DRAWING IS NOT TO BE COPIED, PHOTOGRAPHED, OR EXHIBITED IN ANY FORM OR USED FOR ANY OTHER PURPOSE WITHOUT EXPRESS WRITTEN PERMISSION FROM NEVADA SIGN LAS VEGAS. ©2001

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DRAWN BY: Art Department

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REV.: 05/15/03
DRAWING NUMBER: 03-122 R1
2 01/12/04
3
4

DIR-3816
2-26-04 PC



DIR-3816
2-26-04 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-3685 -
APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA
SAPP - Required Two Year Review of an Approved Variance (V-0112-96) WHICH
ALLOWED AN EXISTING NON-CONFORMING 14-FOOT BY 48-FOOT OFF-PREMISE
ADVERTISING (BILLBOARD) SIGN TO BE RELOCATED 513 FEET FROM ANOTHER
OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE
MINIMUM DISTANCE SEPARATION REQUIRED at 1109 Western Avenue (APN: 162-04-
504-001), M (Industrial) Zone, Ward 1 (Moncrief).**

IF APPROVED: C.C.: 04/07/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN – APPROVED subject to conditions and Amending Condition 1 as follows:

1. The Variance shall be reviewed in *two* years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

– UNANIMOUS with DAVENPORT excused

To be heard by the City Council on 4/7/2004.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 12 – RQR-3685

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that staff recommended approval of the previous reviews of this application. He noted that, with regard to this review, the applicant submitted a letter agreeing to all of the conditions.

DEBBIE BARONE, Lamar Outdoor Advertising, 1863 Helm Drive, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

TODD FARLOW, 240 North 19th Street, asked what the conditions were for this review. MR. CLAPSADDLE explained that there are added conditions to the previous review that require the billboard and structure to be maintained and graffiti-free at all times and ensure the property is properly maintained.

MR. CLAPSADDLE, responding to COMMISSIONER McSWAIN'S inquiry with regard to the Holsum Building renovation, explained that staff observed the area and looked at other applications and determined that no significant changes have occurred in the neighborhood.

COMMISSIONER EVANS asked whether the Nevada Department of Transportation had not identified that area for a flyover and wondered how this might affect that corridor in the future. He felt that since Condition 1 requires a five-year review, if there is substantial movement in that area, this might be an unreasonable length of time. MS. WHEELER stated staff does look at the nature of any changes proposed and in the case of the Holsum Bakery building, the structure itself would retain the industrial appearance. She also explained that the final configuration for the flyover is currently not in place.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:27 – 6:34)

1-827

CONDITIONS:

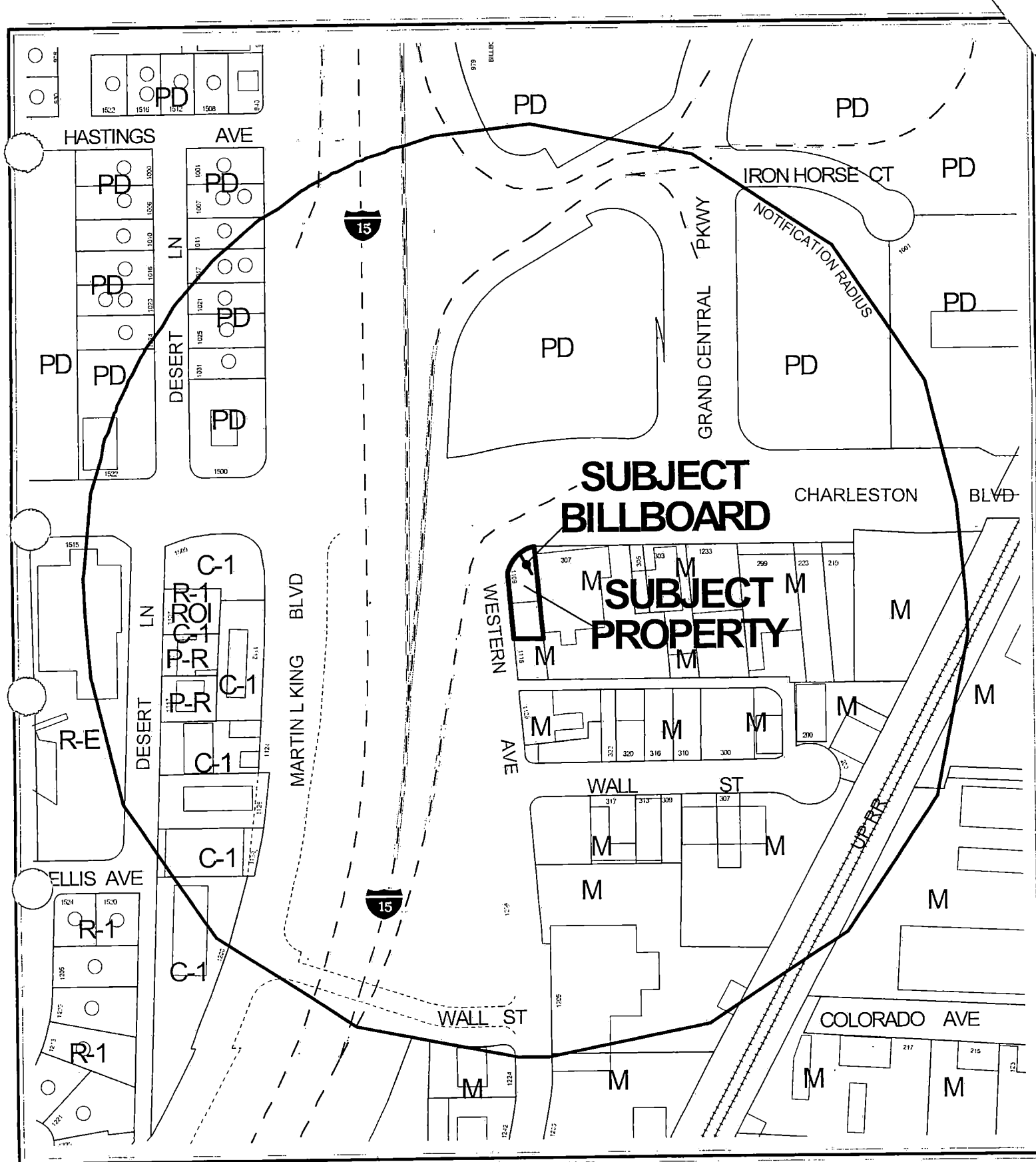
Planning and Development

1. The Variance shall be reviewed in five years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 12 – RQR-3685

CONDITIONS - Continued:

2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. All City Code requirements and design standards of all City Departments must be satisfied.



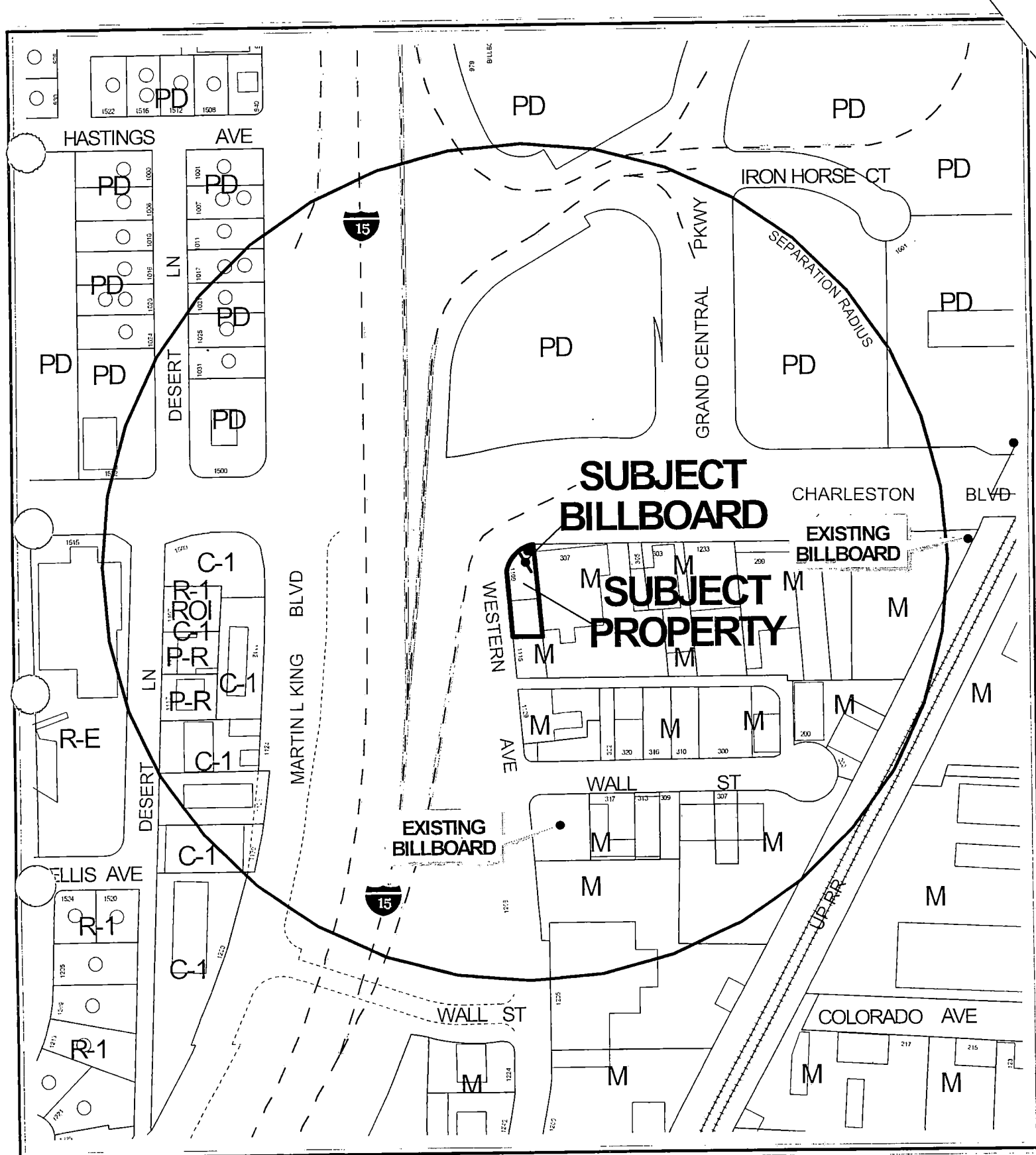
CASE: RQR-3685

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 100 200 Feet





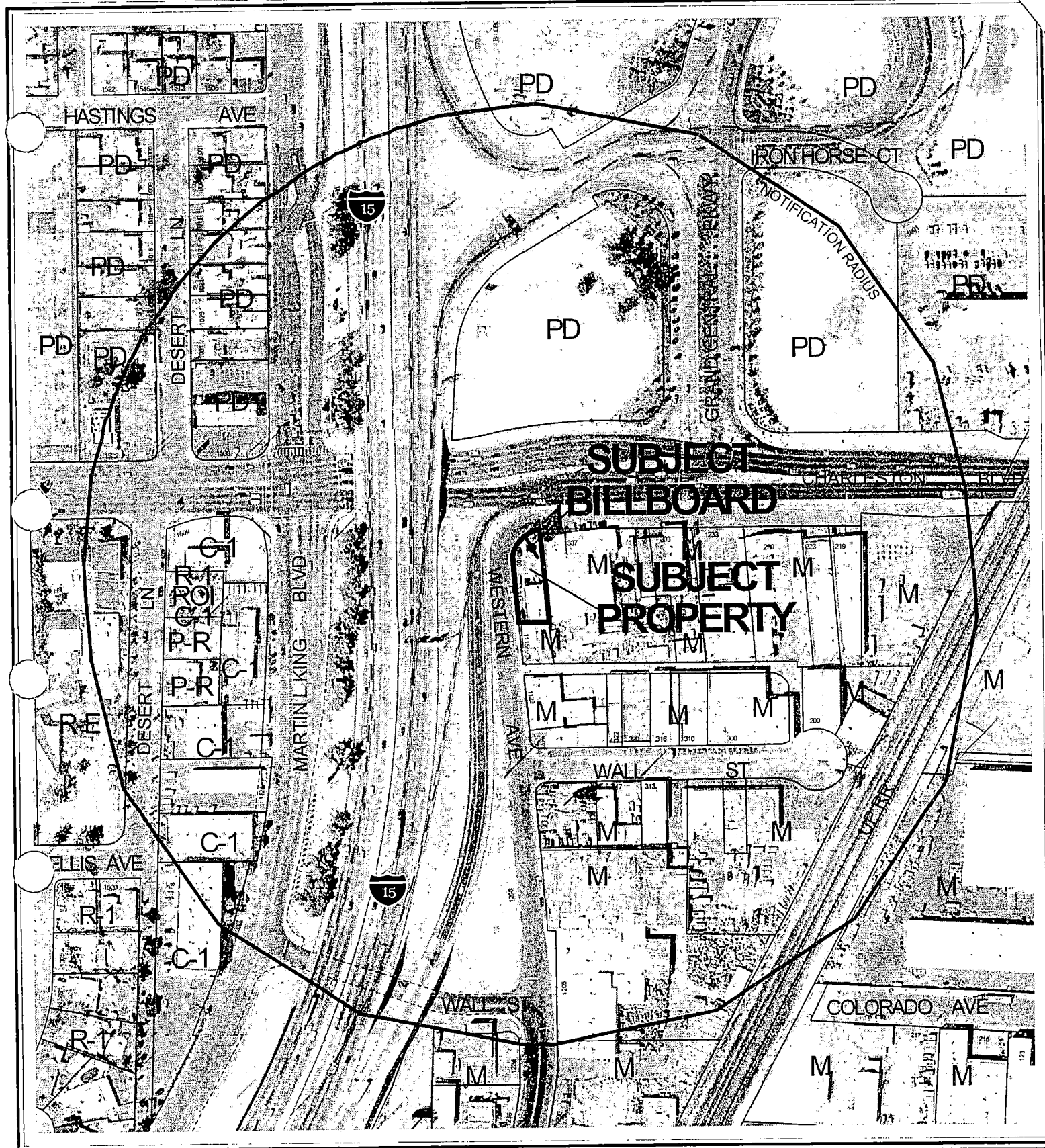
CASE: **RQR-3685**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 100 200 Feet

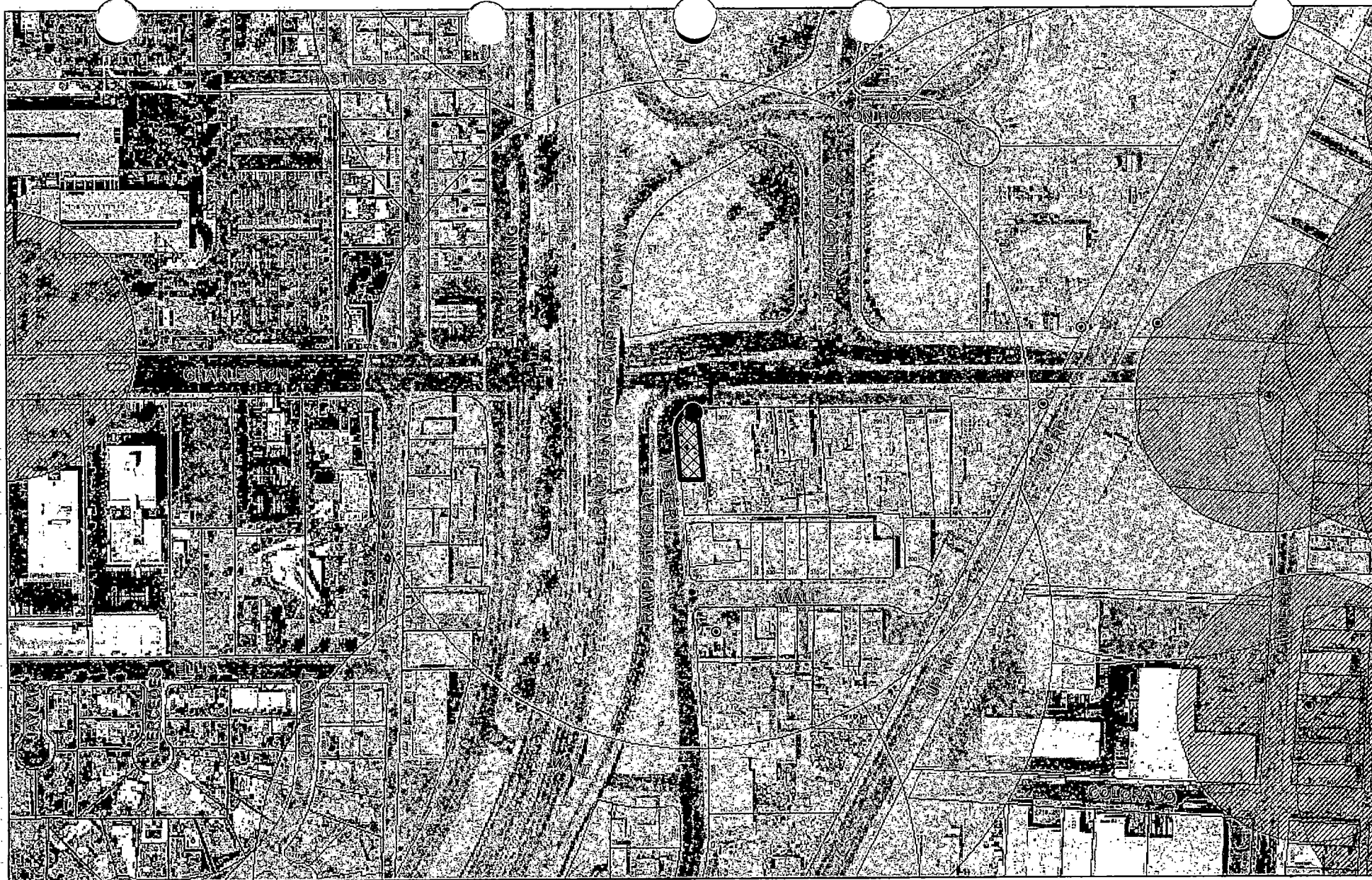




CASE: RQR-3685

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



RQR-3685

City of Las Vegas Billboard Data

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



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: REQUIRED TWO YEAR REVIEW - PUBLIC HEARING -
RQR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES
AND LINDA SAPP

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Variance shall be reviewed in five years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. All City Code requirements and design standards of all City Departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Required Two-Year Review for an approved Variance (V-0112-96), which allowed an existing non-conforming 14 foot by 48 foot off-premises advertising (billboard) sign to be relocated 513 feet from another off-premises advertising (billboard) sign where 750 feet is the minimum distance separation required at 1109 Western Avenue.

B) Applicant's Justification

A justification letter is not required for this review.

BACKGROUND INFORMATION

A) Previous Actions

- | | |
|----------|--|
| 10/16/96 | The City Council approved a Variance (V-0112-96) to allow an existing legal non-conforming, double-sided 14-foot by 48-foot off-premise advertising (billboard) sign to be relocated approximately 513 feet from another off-premise sign, where 750 feet is the minimum separation distance required on this site, subject to a five-year review. The Board of Zoning Adjustment recommended approval on September 24, 1996. The Planning and Development Department recommendation was for approval. |
| 09/20/00 | The City Council approved a Review of Condition N ^o 4 of the approved Variance [V-0112-96(1)] to allow a three-sided display of advertisement copy, where a two-sided display was the maximum previously allowed on this site. The Planning Commission recommended approval on August 10, 2000. The Planning and Development Department recommendation was for approval. |
| 04/12/01 | Planning and Development staff were notified that the applicant was denied a state permit by the Nevada Department of Transportation, since state regulations prohibit the display of advertisement copy on the third (southwest) face due to the proximity of another billboard adjacent to Interstate 15, south of the subject site. |

RQR-3685 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

03/20/02 The City Council approved a Required Five Year Review [V-0112-96(2)] of the approved Variance (V-0112-96) to allow an existing legal non-conforming, double-sided 14-foot by 48-foot off-premise advertising (billboard) sign to be relocated approximately 513 feet from another off-premises sign, where 750 feet is the minimum separation distance required on this site, subject to a two-year review. The Planning Commission and staff recommended approval on January 10, 2002.

B) Pre-Application Meeting

A pre-application meeting is not required for this review.

C) Neighborhood Meetings

A neighborhood meeting is not required for this review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.18

B) Existing Land Use

Subject Property: Parking Lot/Off-Premises Advertising (Billboard) Sign
North: Undeveloped
South: Commercial
East: Commercial
West: Interstate 15

C) Planned Land Use

Subject Property: LI/R (Light Industry/Research)
North: MXU (Mixed Use)
South: LI/R (Light Industry/Research)
East: LI/R (Light Industry/Research)
West: ROW (Right-of-Way)

D) Existing Zoning

Subject Property: M (Industrial)
North: PD (Planned Development)
South: M (Industrial)
East: M (Industrial)
West: Interstate 15

E) General Plan Compliance

The site is designated LI/R (Light Industry/Research) on the Southeast Sector Land Use Plan Map of the General Plan. The existing M (Industrial) Zoning designation is in conformance with the General Plan.

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

Any special plan areas or districts do not affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	750 feet to another Off-Premises Sign visible from Interstate 15	N

An off-premise advertising (billboard) sign oriented toward the same highway cannot be closer than 750 feet in any direction to another off premise advertising (billboard) sign. In This case, there are other off-premises advertising (billboard) signs within 750 feet of the Off-Premise Sign under review. The City Council found, by approving the subject Variance (V-0112-96) to reduce the minimum distance separation requirement, that the off-premises advertising (billboard) sign is appropriate at this location.

B) General Analysis and Discussion

- Zoning

The existing off-premises advertising (billboard) sign is within the realm of permitted uses in the M (Industrial) zoning district with the approval of a Special Use Permit.

- Use

Title 19.14.010 allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premises advertising (billboard) sign no longer meets the standards for approval. There have been no changes to the conditions in the surrounding area. The off-premises advertising (billboard) sign under review continues to be an allowable use. A condition has been added requiring a review again in five years.

- Current Site Conditions

02/09/04 Site was visited and photos were taken. The off-premises advertising (billboard) sign is in good condition except for a small amount of graffiti at the base of the pole, as exhibited in the photos. Recommended Condition of Approval number 3 requires the off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. The applicant shall take steps to remove the graffiti as soon as possible.

- The Conditions from V-0112-96:

1. The Board shall hold a public hearing to review this use in five years and at the same time may require the sign to be removed.
2. The applicant shall obtain an off premise sign certificate from the Planning and Development Department prior to the issuance of a building permit.
3. This approval shall be considered as approval of a special use permit.
4. The applicant shall construct a cover covering the back of the sign exposed between the V-shaped faces.
5. All development must be in conformance with the plot plan and elevations.
6. City Code requirements and design standards of all City departments must be satisfied.

All of the conditions have been met.

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 off-premises advertising (billboard) sign use is consistent with the range of intense commercial and industrial uses allowable in the M (Industrial) zoning district along this portion of Western Avenue.

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

There are no physical constraints to the continuation of the off-premises advertising (billboard) sign use on this site.

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

The continuation of the off-premises advertising (billboard) sign use will not affect existing public rights-of-way adjacent to this request.

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

The off-premises advertising (billboard) sign use will not compromise the public health, safety, and welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

NOTICES MAILED 35

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-3685** APN: **162-04-504-001**

Name of Property Owner: **James & Sandra Sapp**

Name of Applicant: **Lamar Outdoor Advertising**

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: **Scott Natizer**

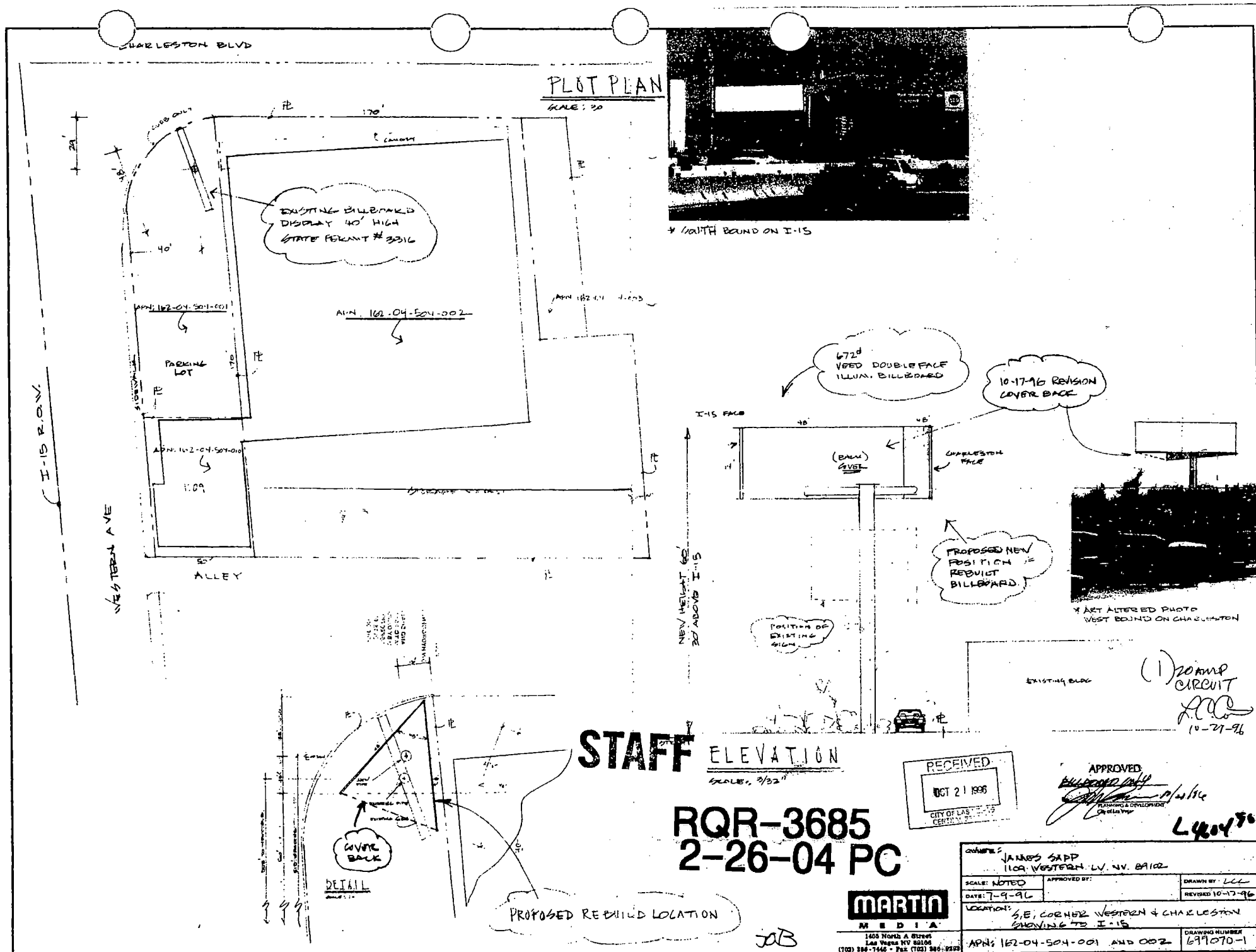
Print Name: **Scott Natizer**

on behalf of owner

Subscribed and sworn before me

This **09** day of **January**, 20**09**

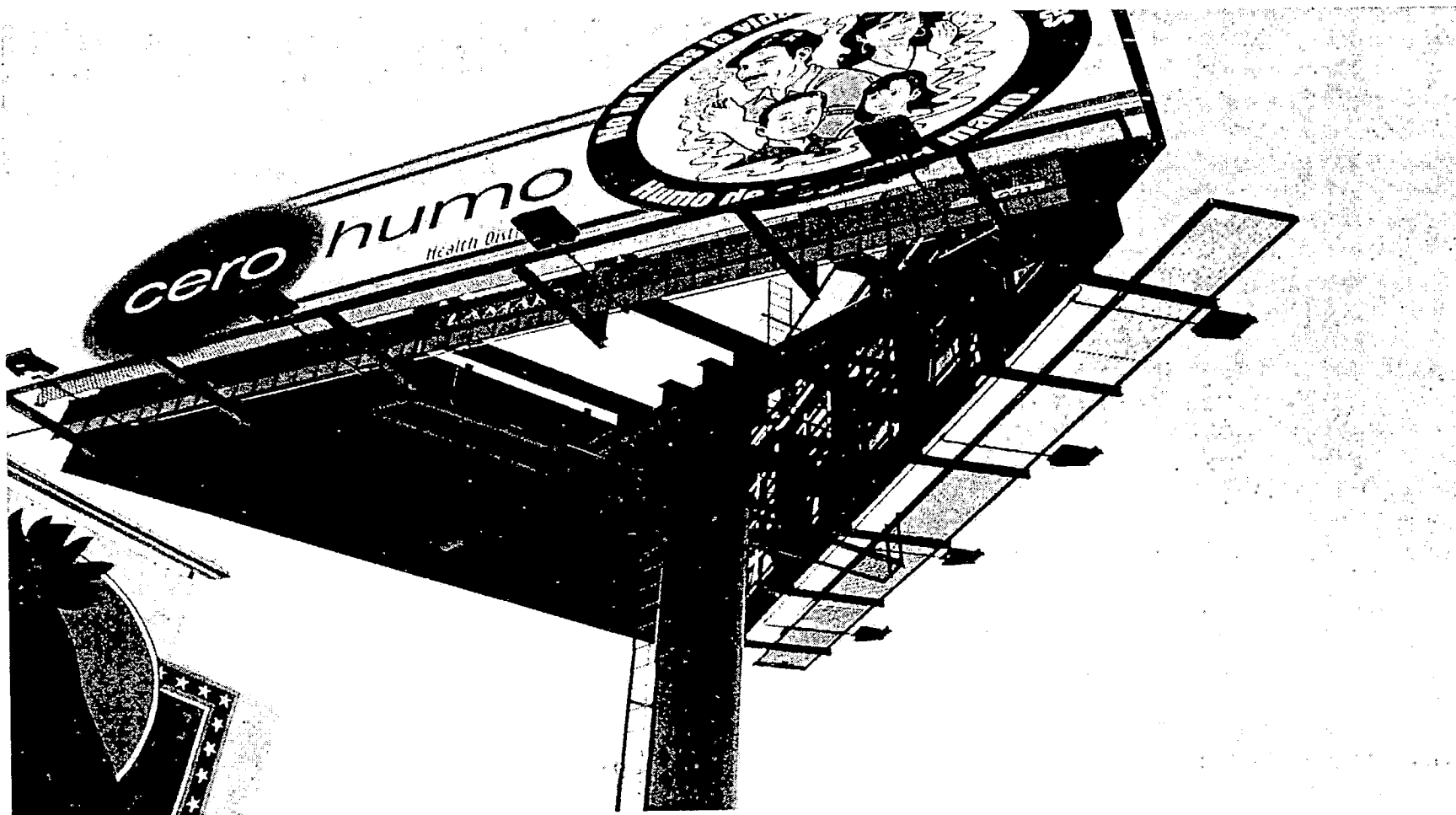
Stephanie B. Davis
Notary Public in and for said County and State





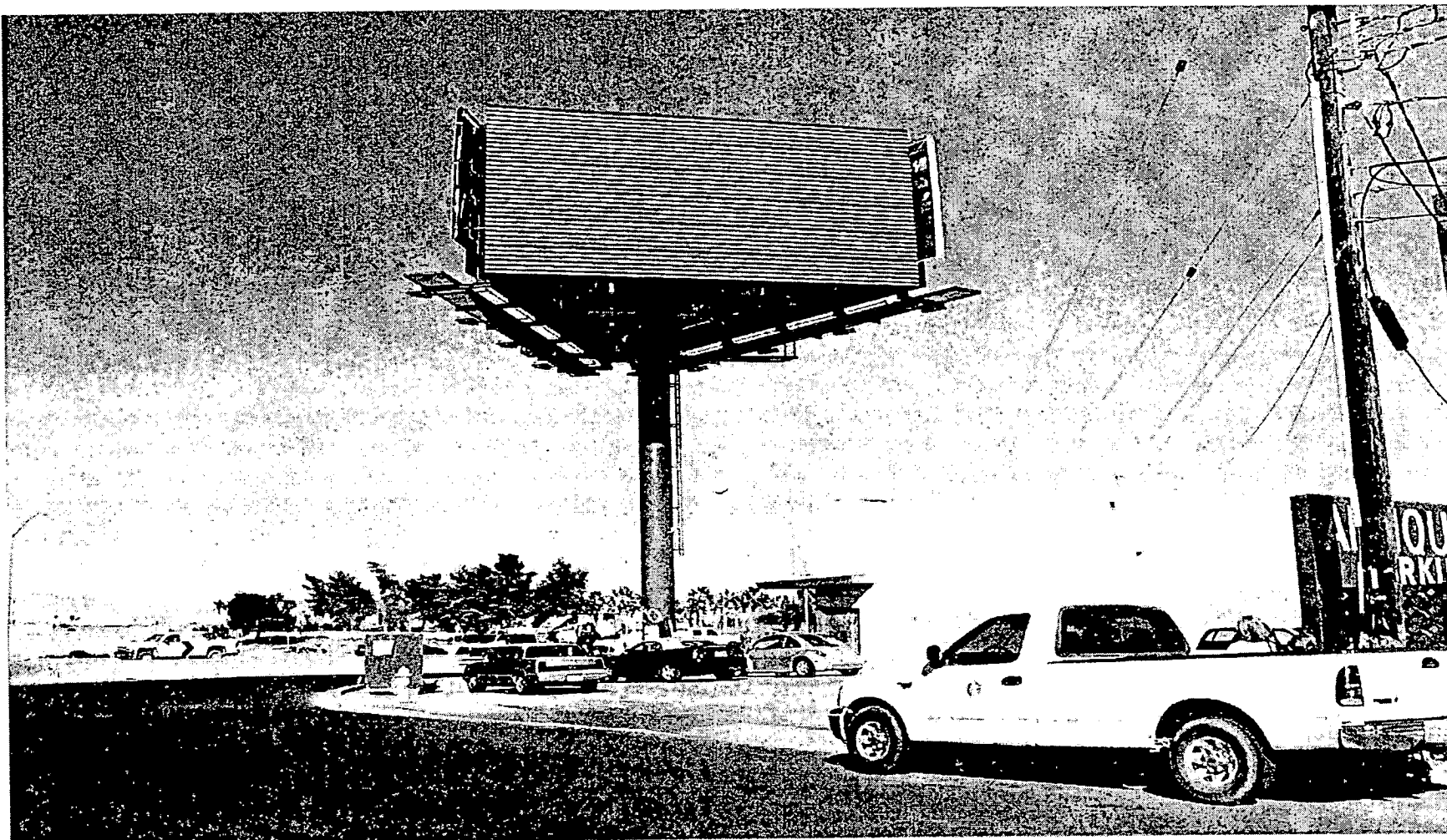
RQR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP
1109 WESTERN AVENUE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



RQR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP
1109 WESTERN AVENUE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



RQR-3685 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: JAMES AND LINDA SAPP
1109 WESTERN AVENUE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-3686 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: STATE OF NEVADA TRANSPORTATION - Required Two Year Review of an approved Special Use Permit (U-0107-96) WHICH ALLOWED AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 110 North Jones Boulevard (APN: 138-25-404-003), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

IF APPROVED: C.C.: 04/07/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

McSWAIN - TABLED – UNANIMOUS with TRUESDELL abstaining as he is currently working with the Nevada Department of Transportation on an adjacent property and EVANS abstaining in an abundance of caution as he is employed by the State of Nevada and DAVENPORT excused

To be heard by the City Council on 4/7/2004.

MINUTES:

VICE CHAIRMAN NIGRO declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this site has had previous reviews. There were no protests or approval.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 13 – RQR-3686

MINUTES – Continued:

DEBBIE BARONE, Lamar Outdoor Advertising, 1863 Helm Drive, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

TODD FARLOW, 240 North 19th Street, asked whether a cell tower was ever located on this site. MR. CLAPSADDLE stated there were none on that site.

COMMISSIONER McSWAIN noted that the photographs appear to reflect graffiti on the buildings. She stated she would not support the application.

MARGO WHEELER, Deputy Director, Planning and Development Department, asked whether the applicant had been notified by the Nevada Department of Transportation (NDOT) regarding the widening of the freeway adjacent to this property. MS. BARONE acknowledged having received notification and stated that the sign was approved if it is located 80 feet to the north; however, the site plan does not reflect the anticipated change. She clarified that the building that has the graffiti on it is owned by NDOT. MS. WHEELER emphasized that when the State of Nevada takes an action that requires movement, it does not require any City action.

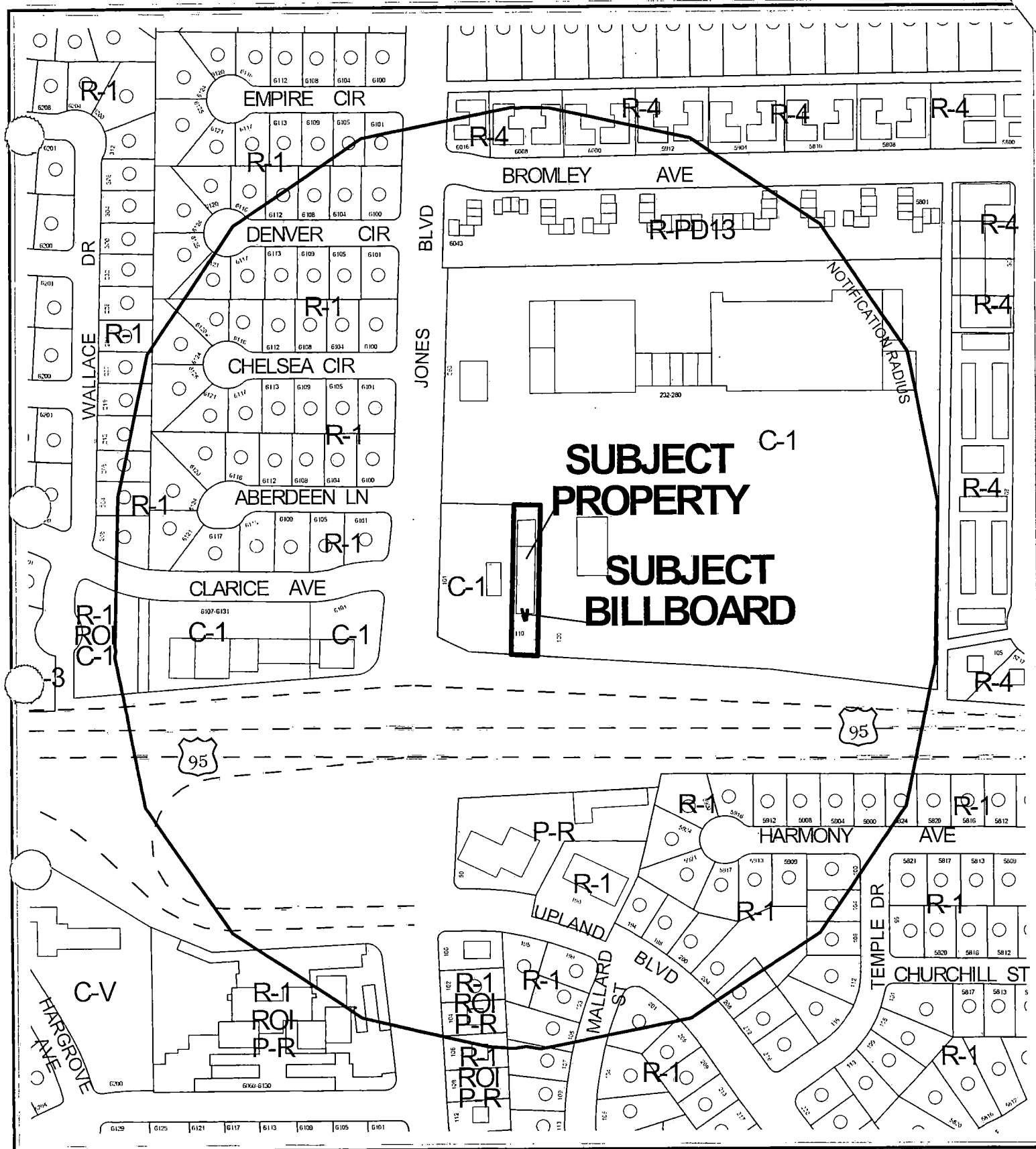
VICE CHAIRMAN NIGRO expressed concern with approving the request if the City is not given the opportunity to see where the billboard will eventually be placed. MS. WHEELER also expressed the same concern. In this case, since staff has issues regarding the billboard maintenance it would not be inappropriate to require a plan reflecting the change. DEPUTY CITY ATTORNEY BRYAN SCOTT confirmed that inasmuch as the City could go forward and approve the request; if NDOT moves it, the City would not have any say in the matter. VICE CHAIRMAN NIGRO felt it would be more appropriate to hold the request until such time as there is an indication of the new location.

On the recommendation of COMMISSIONER McSWAIN to table the request, DEPUTY CITY ATTORNEY SCOTT stated that would be an appropriate action based on the lack of information.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed.

(6:12 – 6:27)



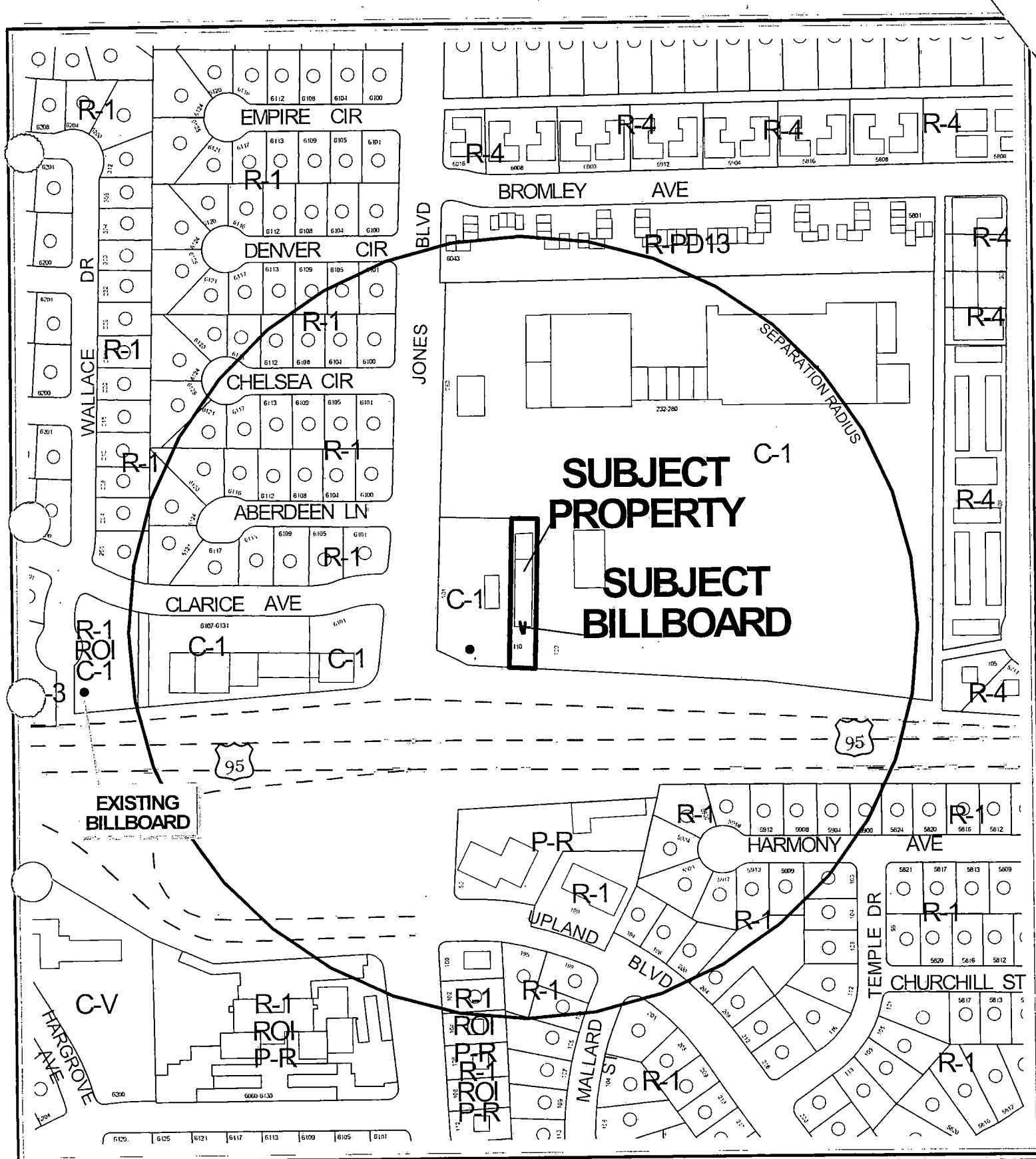
CASE: **RQR-3686**

RADIUS: 750 FT

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

0 100 200 Feet



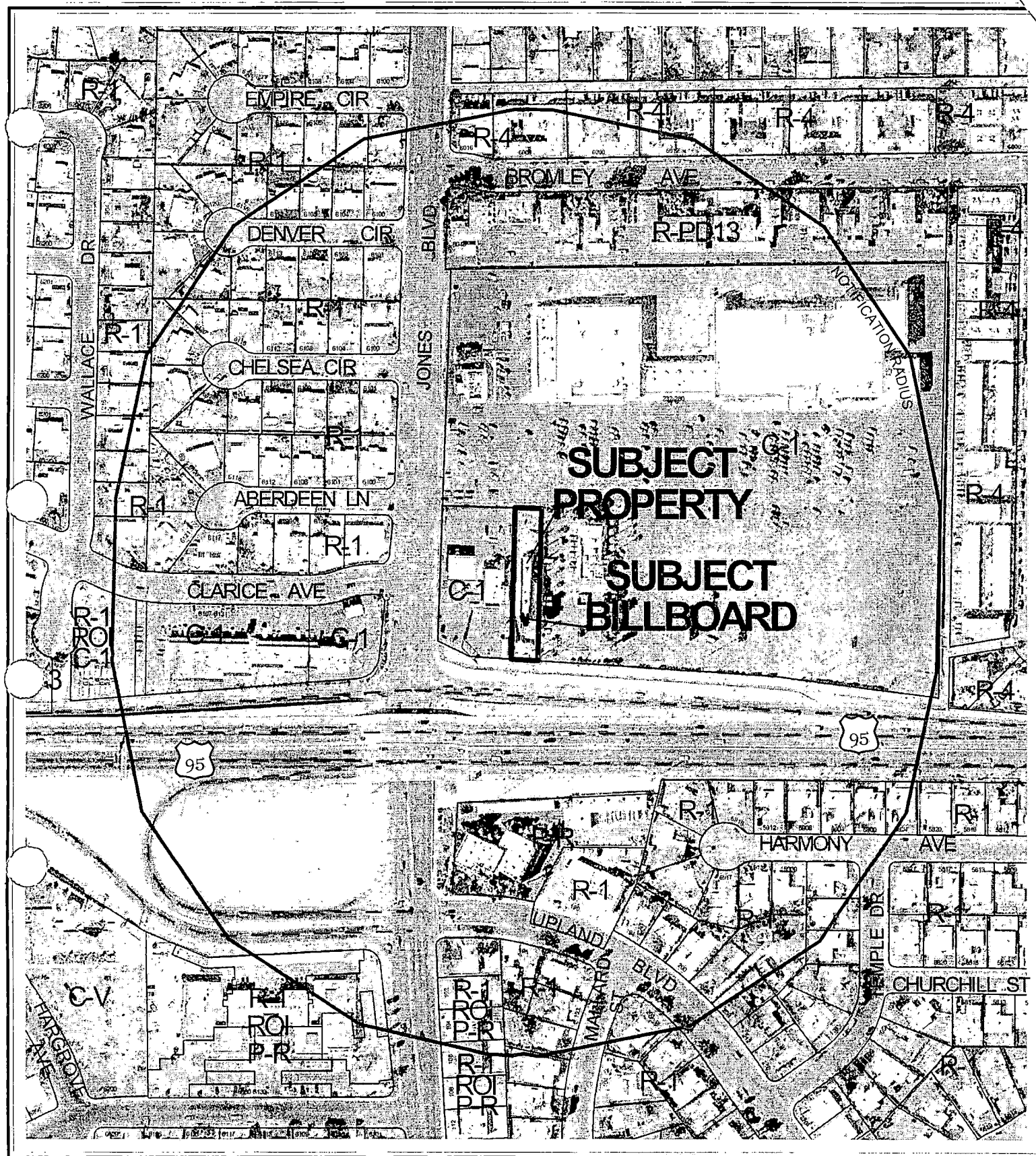


CASE: RQR-3686

SEPARATION RADIUS: 750 FT

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





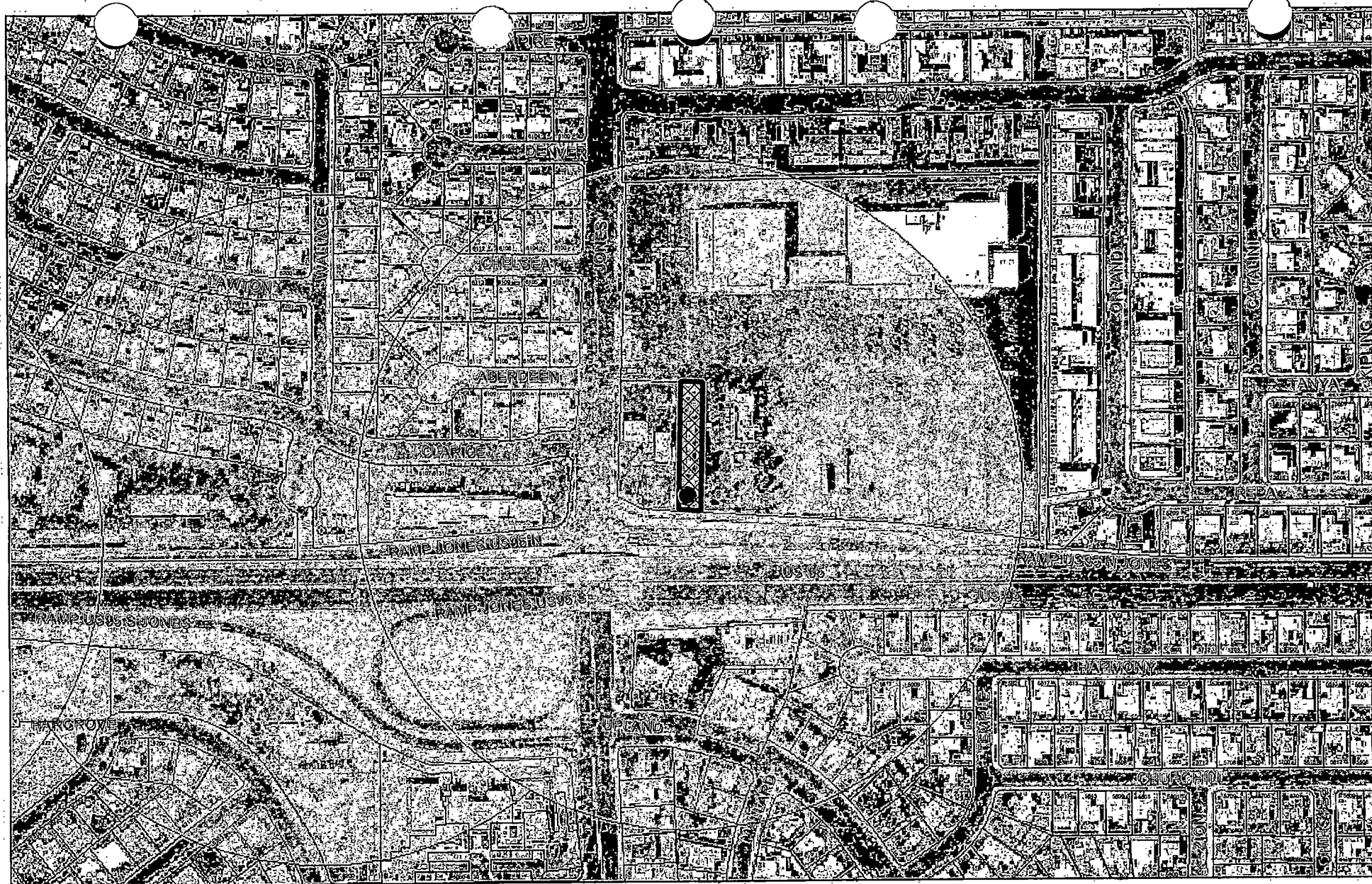
CASE: **RQR-3686**

RADIUS: 750 FT

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

0 100 200 Feet





RQR-3686

City of Las Vegas Billboard Data

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

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: REQUIRED TWO YEAR REVIEW - PUBLIC HEARING -
RQR-3686 - APPLICANT: LAMAR OUTDOOR ADVERTISING; OWNER: STATE OF
NEVADA TRANSPORTATION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
3. Only one advertising sign is permitted per sign face.
4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a required Two-Year Review for an approved Special Use Permit [U-0107-96(1)], which allowed an Off-Premise Advertising (Billboard) Sign at 110 North Jones Boulevard.

B) Applicant's Justification

A justification letter is not required for this review.

BACKGROUND INFORMATION

A) Previous Actions

03/28/62 The Board of City Commissioners approved a rezoning (Z-14-62) from R-1 (Single Family Residential) to C-1 (Limited Commercial). The City Planning Commission recommended approval.

05/19/94 The City Council approved a variance (V-44-94) to allow a 386 square foot on-premise sign where 75 feet is the maximum area allowed; and to allow a height of 60 feet where 24 feet is the maximum height allowed on property located at 110 North Jones Boulevard. The Board of Zoning Adjustmen denied this application. Staff recommended denial.

01/22/97 The City Council approved a Special Use Permit (U-0107-96) to allow a 50-foot high, 14-foot by 48-foot (672 square feet each side) Off-Premise Advertising (Billboard) Sign on this site, subject to a five-year review. The Board of Zoning Adjustment and staff recommended approval.

02/20/02 The City Council approved the Required Five-Year Review [U-0107-96(1)] of an approved Special Use Permit (U-0107-96) for a 14-foot by 48-foot (672 square feet each side) Off-Premise Advertising (Billboard) Sign on this site. The Planning Commission (5-2) and staff recommended approval.

RQR-3686 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

B) Pre-Application Meeting

A pre-application meeting is not required for this review.

C) Neighborhood Meetings

A neighborhood meeting is not required for this review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.33

B) Existing Land Use

Subject Property: Commercial

North: Commercial

South: Oran K. Gragson Expressway (U.S. 95)

East: Commercial

West: Commercial

C) Planned Land Use

Subject Property: SC (Service Commercial)

North: SC (Service Commercial)

South: ROW (Right of Way)

East: SC (Service Commercial)

West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)

North: C-1 (Limited Commercial)

South: ROW (Right of Way)

East: C-1 (Limited Commercial)

West: C-1 (Limited Commercial)

E) General Plan Compliance

This site is designated SC (Service Commercial) in the Southwest General Plan Land Use Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning is in conformance with the General Plan.

RQR-3686 - Staff Report Page Three
February 26, 2004 - Planning Commission Meeting

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

This site is not affected by any special plan areas or districts.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	750 feet to another Off-Premises Sign visible from Interstate 15	YES

An off-premise advertising (billboard) sign oriented toward the same highway cannot be closer than 750 feet in any direction to another off premise advertising (billboard) sign. This sign meets this condition.

B) General Analysis and Discussion

- Zoning**

The existing zoning is C-1 (Limited Commercial) which, permits an Off-Premise Advertising (Billboard) Sign with the approval of a Special Use Permit.

- Use**

Title 19.14.010 allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premises advertising (billboard) sign no longer meets the standards for approval. There have been no changes to the conditions in the surrounding area. The off-premise advertising (billboard) sign under review continues to be an allowable use for the next.

RQR-3686 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

two years or until the widening of the Oran K. Gragson Expressway (U.S. 95). A condition has been added requiring a review again in two years. On February 9, 2004, staff visited the site and determined that the sign is well kept, the pole has retained its brown coloring and has not been vandalized.

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."**

Title 19.14.100 allows the removal of an off-premise advertising (billboard) sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. While the area immediately surrounding the subject site has not changed substantially in the past two years since the previous Special Use Permit review, billboards are not conducive to new development and are not an appropriate use in perpetuity. It is recommended this approval be subject to a two-year review.

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

There are no physical constraints to the continuation of the off-premise advertising sign use on this site the present time; however the projected widening of U.S. 95 will necessitate the eventual removal or relocation of the existing off-premise advertising (billboard) sign.

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."**

Off-premise advertising signs do not generate automotive traffic and therefore will not affect the existing public rights-of-way adjacent to this site.

RQR-3686 - Staff Report Page Five
February 26, 2004 - Planning Commission Meeting

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

The off-premise advertising (billboard) sign will be subject to regular City inspections and licensing requirements and will not compromise the public health, safety and welfare, or the overall objectives of the General Plan.

NOTICES MAILED 136

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Lamar Outdoor Advertising

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:

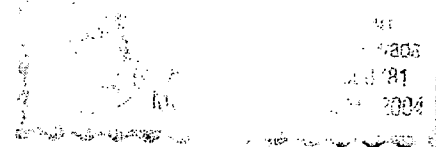
Print Name: _____

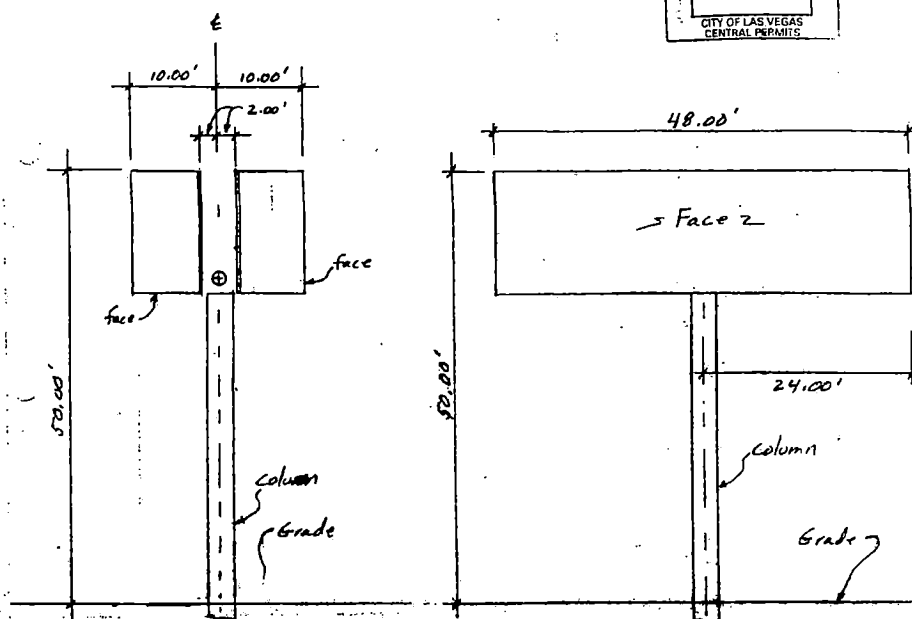
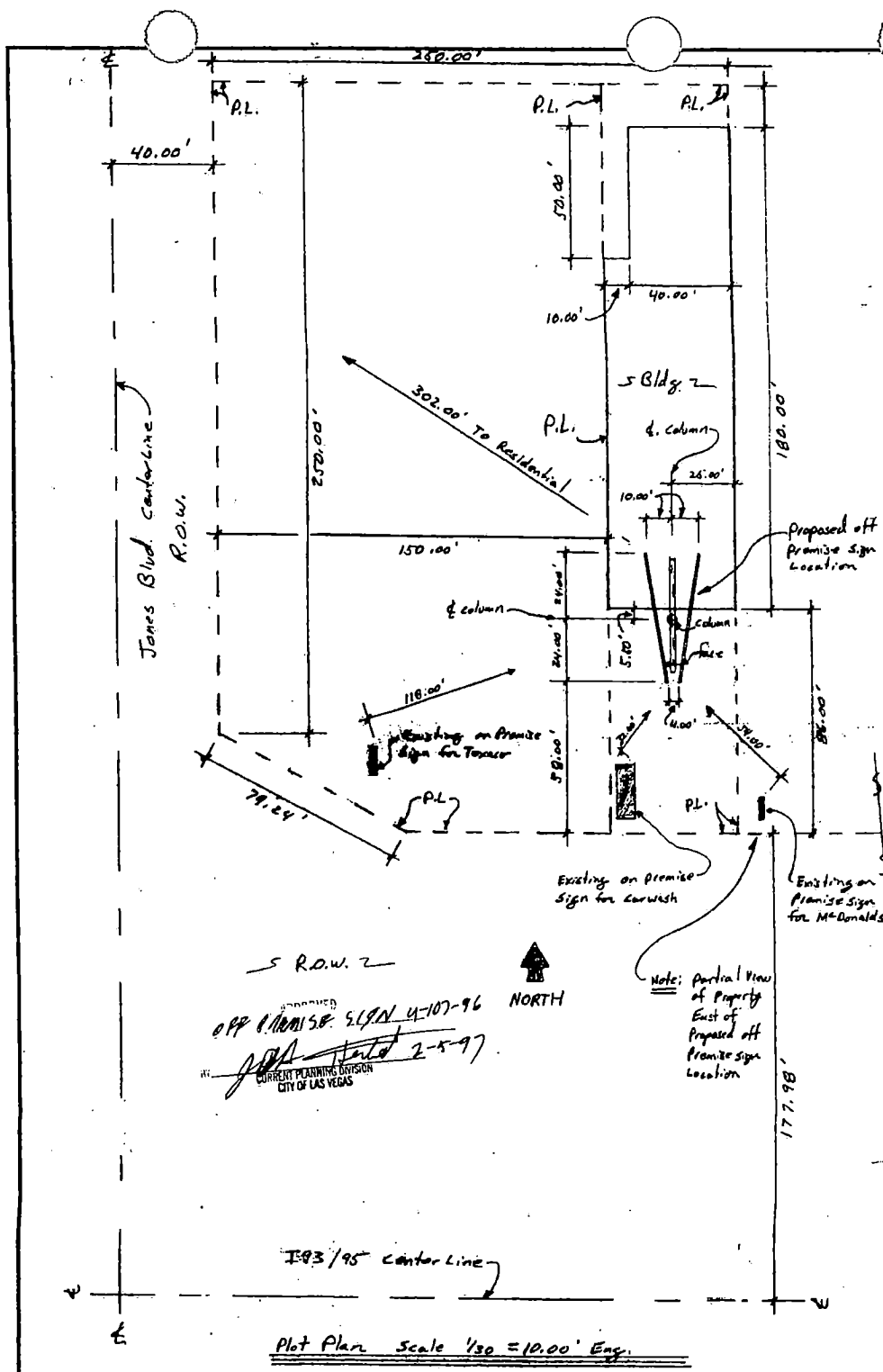
Subscribed and sworn before me

This 9th day of January, 2004

Stephanie B. Durso
Notary Public in and for said County and State

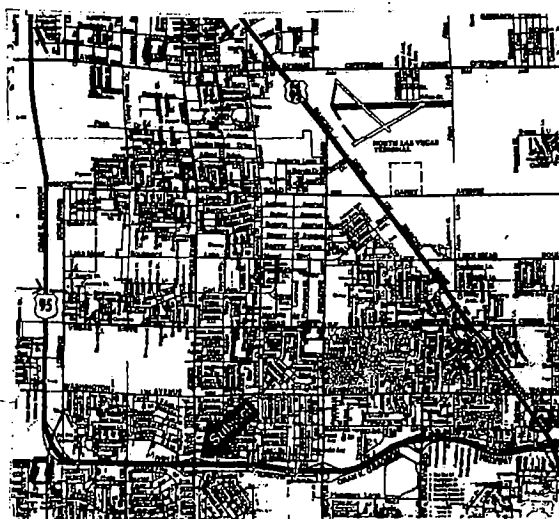
on behalf of owner





Elevation End View Scale: 1/10 = 1.00' Eng.

Elevation Side View Scale: 1/10 = 1.00' Eng.

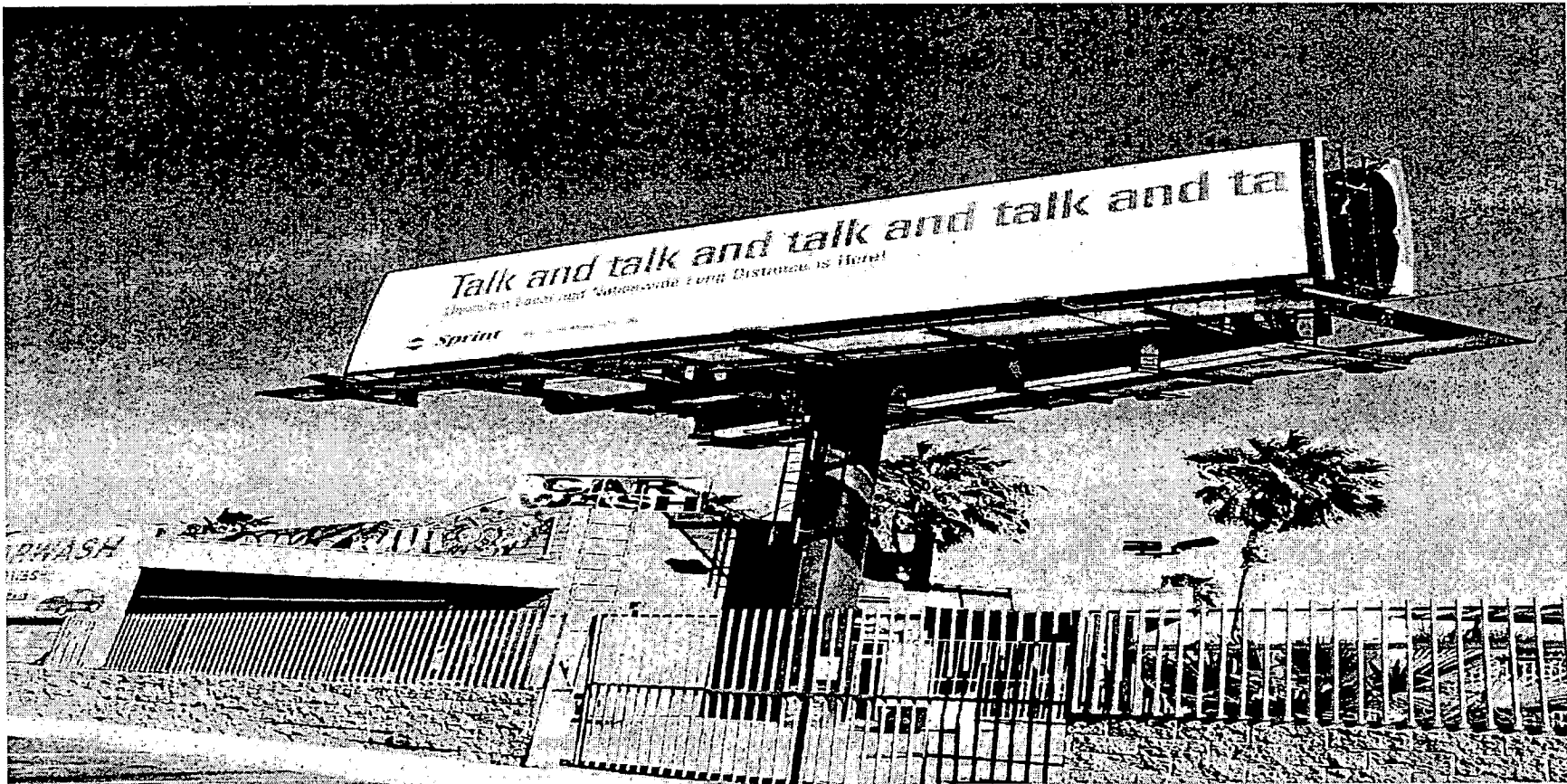


STAFF

RQR-3686
2-26-04 PC

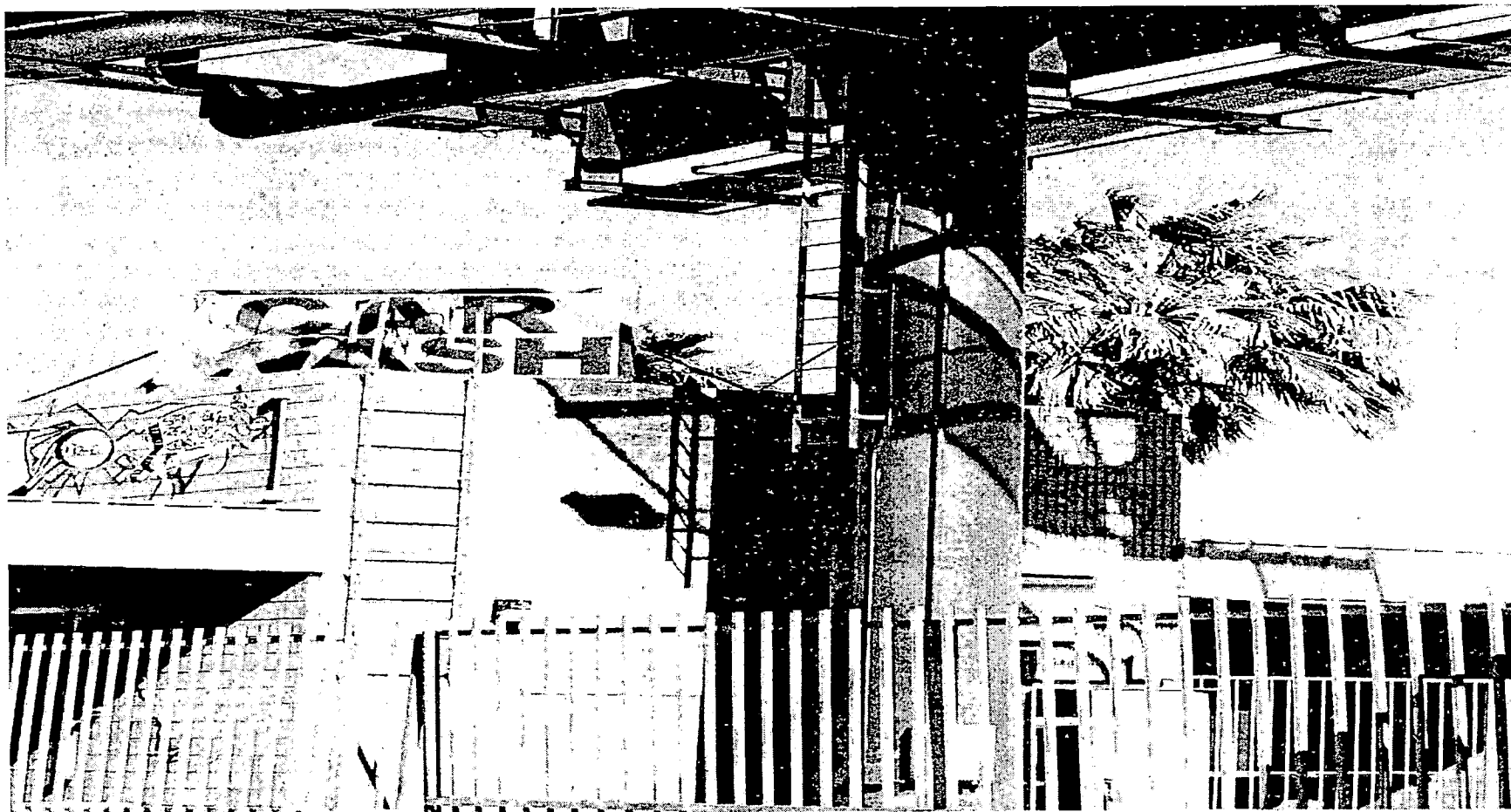
AMERICAN OUTDOOR

SCALE: As Noted	APPROVED BY:	DRAWN BY: <i>JP</i>
DATE: 8/12/96	REVIEWED: 4/23/97	
Proposed 14x48 cm, 20' x 50' GA.		
106	N. JONES & S.	DRAWING NUMBER: JL-96-005R



RQR-3686 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: STATE OF NEVADA
TRANSPORTATION
110 NORTH JONES BOULEVARD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



RQR-3686 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: STATE OF NEVADA
TRANSPORTATION
110 NORTH JONES BOULEVARD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-3691 -
APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT - Required Two
Year Review of an approved Site Development Plan Review [Z-0026-92(3)] FOR A 4,032
SQUARE FOOT CHILD CARE CENTER IN THREE MODULAR BUILDINGS on 0.97 acres
adjacent to the east side of Valley View Boulevard, approximately 1,200 feet north of Charleston
Boulevard (APN: 139-31-801-006), C-V (Civic) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 04/07/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705],
Item 16 [VAC-3707], and Item 17 [VAC-3726] subject to conditions – **UNANIMOUS** with
McSWAIN abstaining on Item 16 [VAC-3707] as her firm is presently doing work for
Sterling S. Development and **NIGRO** abstaining on Item 16 [VAC-3707] as his firm is
currently in litigation with the principals of **Sterling S. Development** and **DAVENPORT**
excused

To be heard by the City Council on 4/7/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [DIR-3816], Item 14
[RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726].

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

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 14 – RQR-3691

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726].

NOTE: All discussion for Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726] was held under Item 11 [DIR-3816].

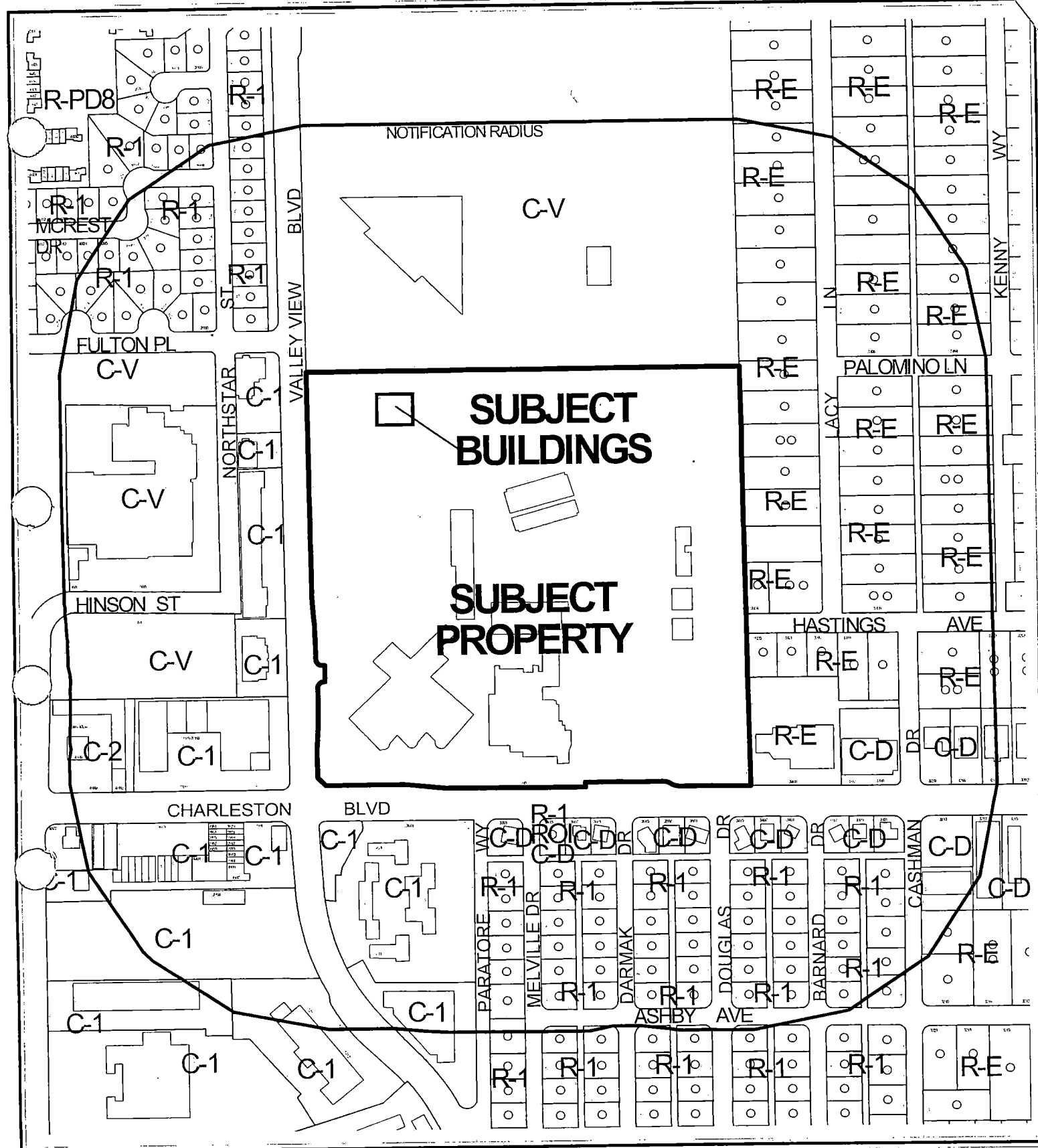
(6:10 – 6:12)

1-272

CONDITIONS:

Planning and Development

1. No additional reviews of this Site Development Plan Review [Z-0026-92(3)] shall be required.
2. Conformance to all applicable conditions of approval for Site Development Plan Review [Z-0026-92(3)].



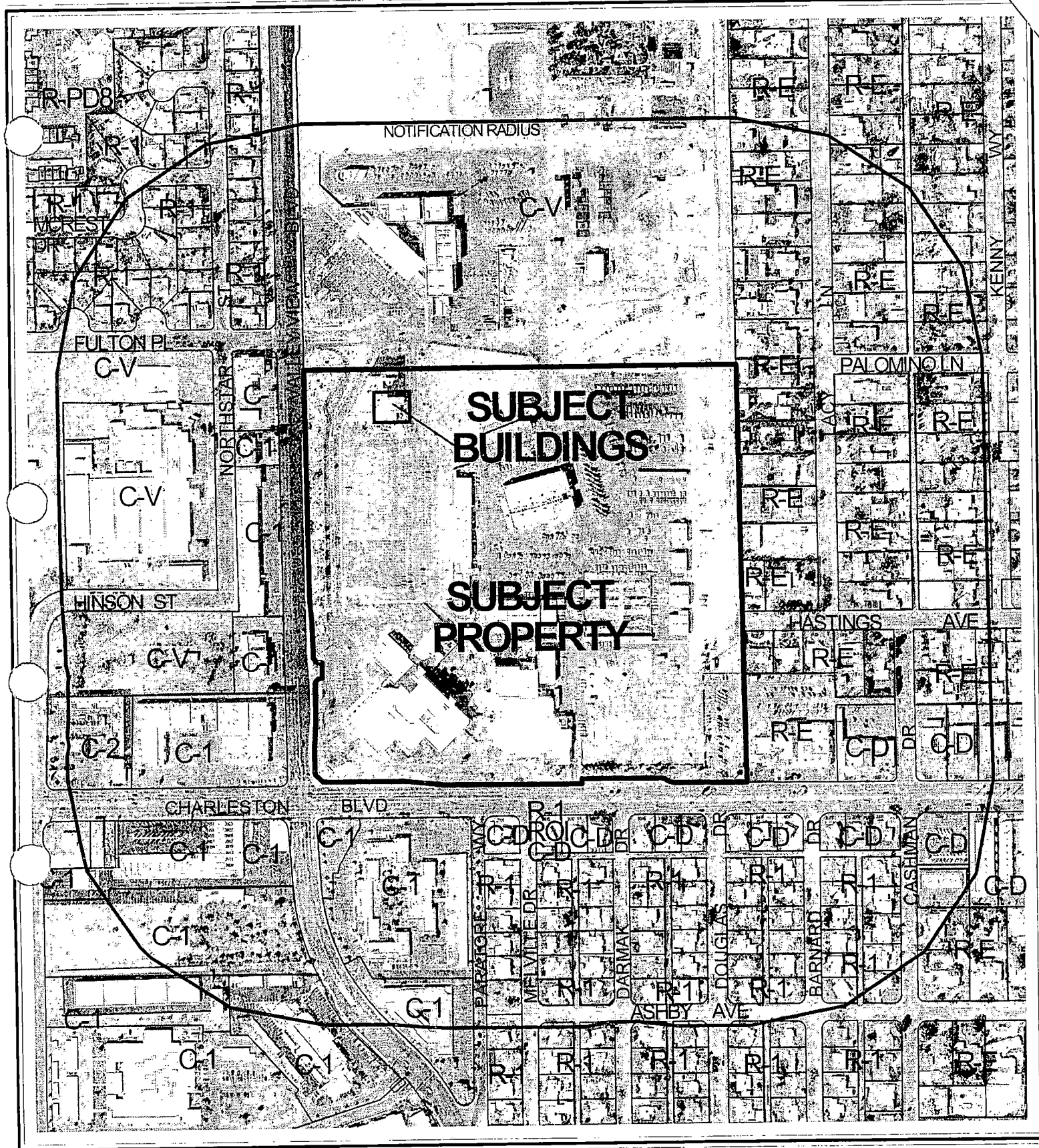
CASE: **RQR-3691**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet





CASE: RQR-3691

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: REQUIRED TWO YEAR REVIEW - PUBLIC HEARING -

RQR-3691 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. No additional reviews of this Site Development Plan Review [Z-0026-92(3)] shall be required.
2. Conformance to all applicable conditions of approval for Site Development Plan Review [Z-0026-92(3)].

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a required Two Year Review of an approved Site Development Plan Review for a 4,032 square foot childcare center within three modular buildings on the east side of Valley View Boulevard, approximately 1,200 feet north of Charleston Boulevard.

B) Applicant's Justification

A justification letter is not required for this review.

BACKGROUND INFORMATION

A) Previous Actions

07/01/92 The City Council approved a Rezoning (Z-0026-92) to C-V (Civic) on this site as part of a larger request. The Planning Commission and staff recommended approval on June 12, 1992.

03/23/00 The Planning Commission approved a Site Development Plan Review [Z-0026-92(3)] for a 4,032 square foot childcare center in three modular buildings, subject to a condition requiring a review in two years time.

03/20/02 The City Council approved a Required Two Year Review [Z-0026-92(9)] of the approved Site Development Plan Review [Z-0026-92(3)] for a 4,032 square foot childcare center within three modular buildings on this site. The Planning Commission and staff recommended approval on February 14, 2002.

B) Pre-Application Meeting

A pre-application meeting is not required for this review.

C) Neighborhood Meetings

A neighborhood meeting is not required for this review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.97

B) Existing Land Use

Subject Property: Child Care Center/Public Facility

North: Public Facility

South: Public Facility

East: Public Facility

West: Commercial

C) Planned Land Use

Subject Property: PF (Public Facility)

North: PF (Public Facility)

South: PF (Public Facility)

East: PF (Public Facility)

West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-V (Civic)

North: C-V (Civic)

South: C-V (Civic)

East: C-V (Civic)

West: C-1 (Limited Commercial)

E) General Plan Compliance

The site is designated PF (Public Facility) on the Southeast Sector Land Use Plan Map of the General Plan. The existing C-V (Civic) Zoning designation is in conformance with the General Plan.

RQR-3691 - Staff Report Page Three
February 26, 2004 - Planning Commission Meeting

<i>SPECIAL DISTRICTS/ZONES</i>	<i>Yes</i>	<i>No</i>
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

Any special plan areas or districts do not affect this site.

ANALYSIS

The modular buildings are buffered from the surrounding properties by landscaping along the Valley View Boulevard frontage and within the site around the modular buildings. The continued use of the modular buildings on this site is appropriate, in that the buildings do not resemble temporary modular structures, but rather permanent buildings. Therefore, the recommendation is for approval of this required two-year review with an added condition that no further reviews are required.

FINDINGS

The following findings required for approval of a Site Development Plan Review, per Title 19.18.050, should also be required for any subsequent Site Development Plan Reviews. Thus, the Planning Commission or City Council must affirm the following:

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

The continued use of the childcare center is consistent with the current development for the site and will be an accessory use beneficial to the employees of the Las Vegas Valley Water District facility.

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."**

RQR-3691 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

The Planning Commission found in approving the initial review that the proposed childcare center was consistent with the General Plan, Title 19 and Urban Design Guidelines and Standards.

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

The childcare center still does not negatively impact the adjacent roadways or neighborhood traffic in that the site utilizes existing traffic from employees. Childcare is only available to employees, so additional traffic has not been generated by this use.

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

The Planning Commission found in approving the initial request that the elevations and landscape materials of the site were appropriate. In addition, the landscaping provides a significant buffer to the surrounding properties.

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 Planning Commission found in approving the initial request that the building elevations, design characteristics and other architectural and aesthetic features were not unsightly, undesirable or obnoxious in appearance. In addition, the landscaping provides a significant buffer to the surrounding properties.

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

The childcare center is subject to regular City and County inspections, and therefore will not compromise the public health, safety or welfare. In checking with the Business Licensing Department of the City of Las Vegas, the childcare center is fully licensed.

NOTICES MAILED 181

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-3691** APN: 139-31-801-006

Name of Property Owner: Patricia Mulroy, General Manager, LVVWD

Name of Applicant: Shawn P. Mollus, Director of LVVWD Engineering

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

Yes

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: _____

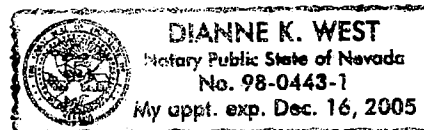
Signature of Property Owner/Authorized Agent:

Print Name: Patricia Mulroy

Subscribed and sworn before me

This 7th day of January, 2004

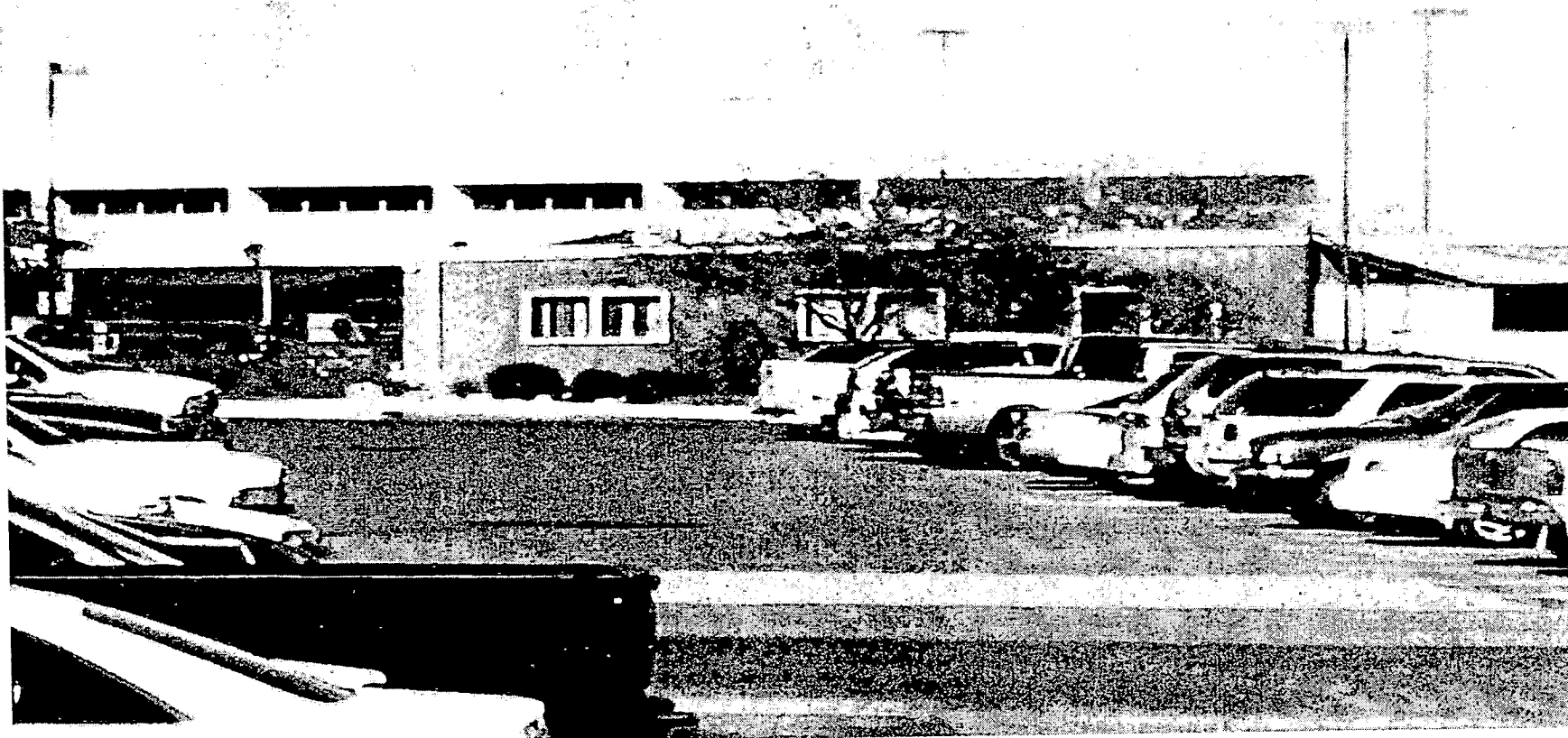
Sharon K. West
Notary Public in and for said County and State





RQR-3691 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
EAST SIDE OF VALLEY VIEW BOULEVARD, APPROXIMATELY 1,200 FEET NORTH OF CHARLESTON
BOULEVARD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



RQR-3691 - APPLICANT/OWNER: LAS VEGAS VALLEY WATER DISTRICT
EAST SIDE OF VALLEY VIEW BOULEVARD, APPROXIMATELY 1,200 FEET NORTH OF CHARLESTON
BOULEVARD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

**REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - RQR-3705 -
APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL -
Required Two Year Review of an Approved Variance (V-0154-94) WHICH ALLOWED A
14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2320 South
Rancho Drive (APN: 162-04-401-004), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).**

IF APPROVED: C.C.: 04/07/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

**NIGRO – APPROVED Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705],
Item 16 [VAC-3707], and Item 17 [VAC-3726] subject to conditions – UNANIMOUS with
McSWAIN abstaining on Item 16 [VAC-3707] as her firm is presently doing work for
Sterling S. Development and NIGRO abstaining on Item 16 [VAC-3707] as his firm is
currently in litigation with the principals of Sterling S. Development and DAVENPORT
excused**

To be heard by the City Council on 4/7/2004.

MINUTES:

**CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [DIR-3816], Item 14
[RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726].**

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

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 15 – RQR-3705

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726].

NOTE: All discussion for Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726] was held under Item 11 [DIR-3816].

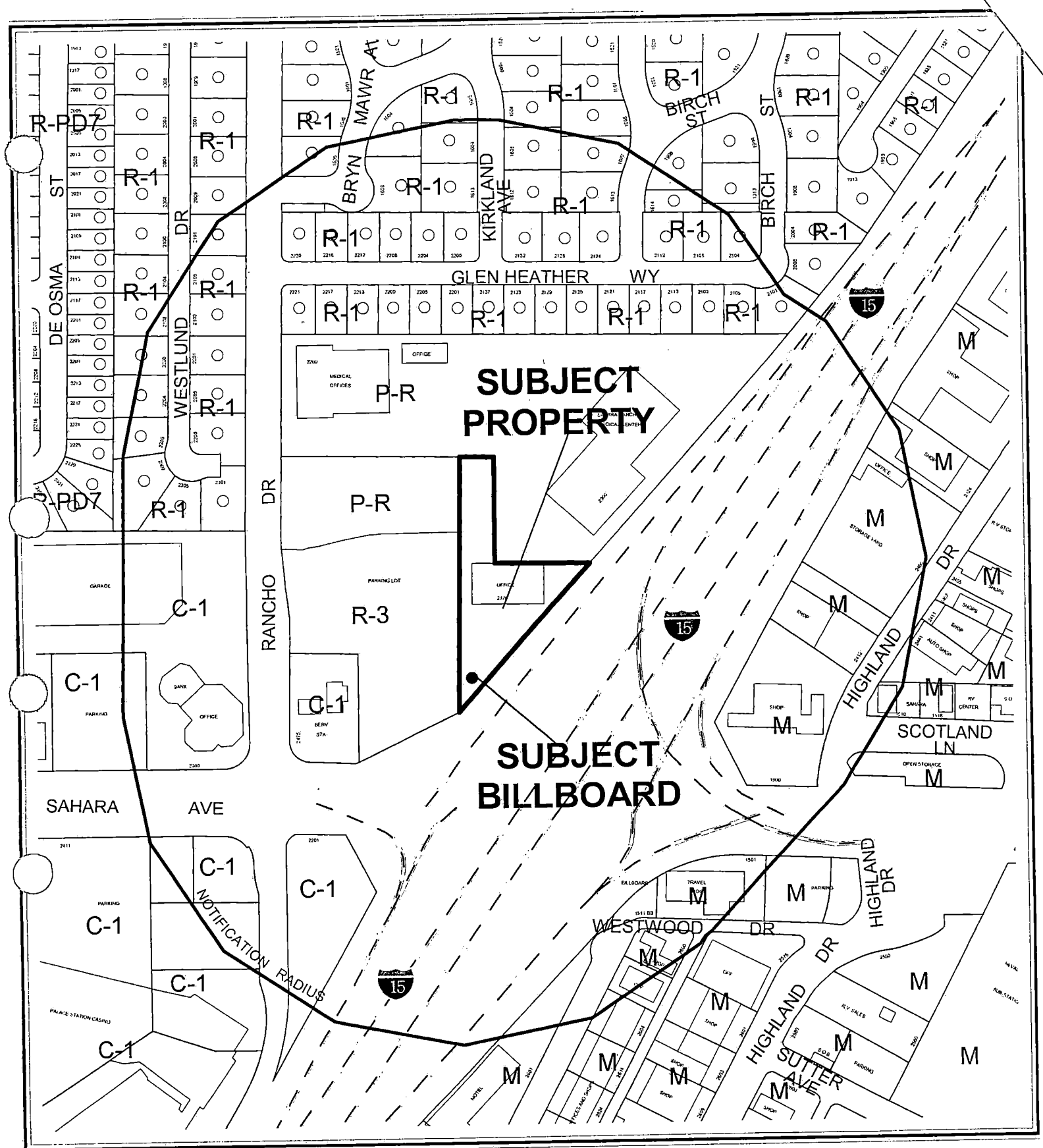
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1-272

CONDITIONS:

Planning and Development

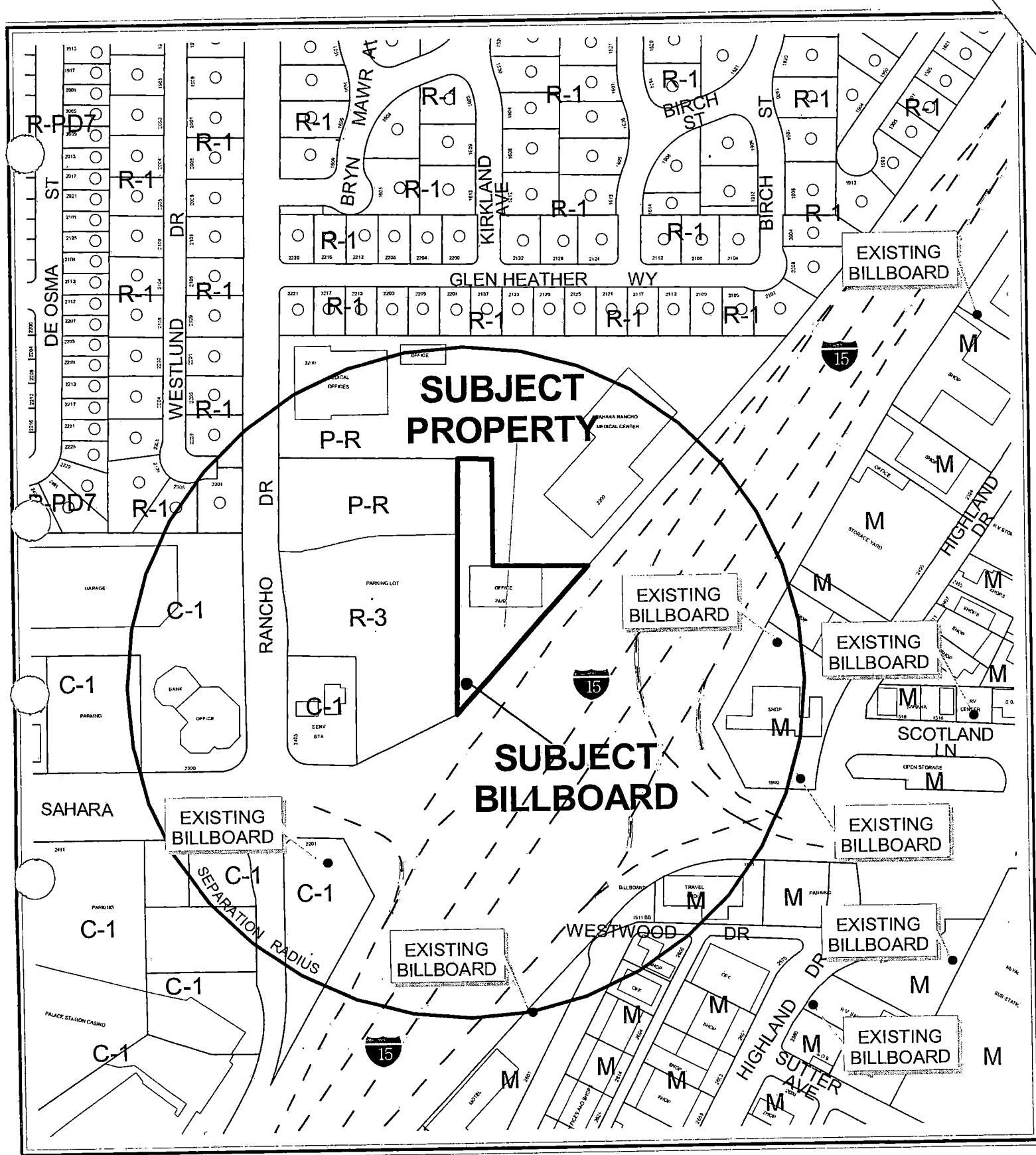
1. The Variance shall be reviewed in three years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. All City Code requirements and design standards of all City Departments must be satisfied.



CASE: RQR-3705

RADIUS: 750 FT

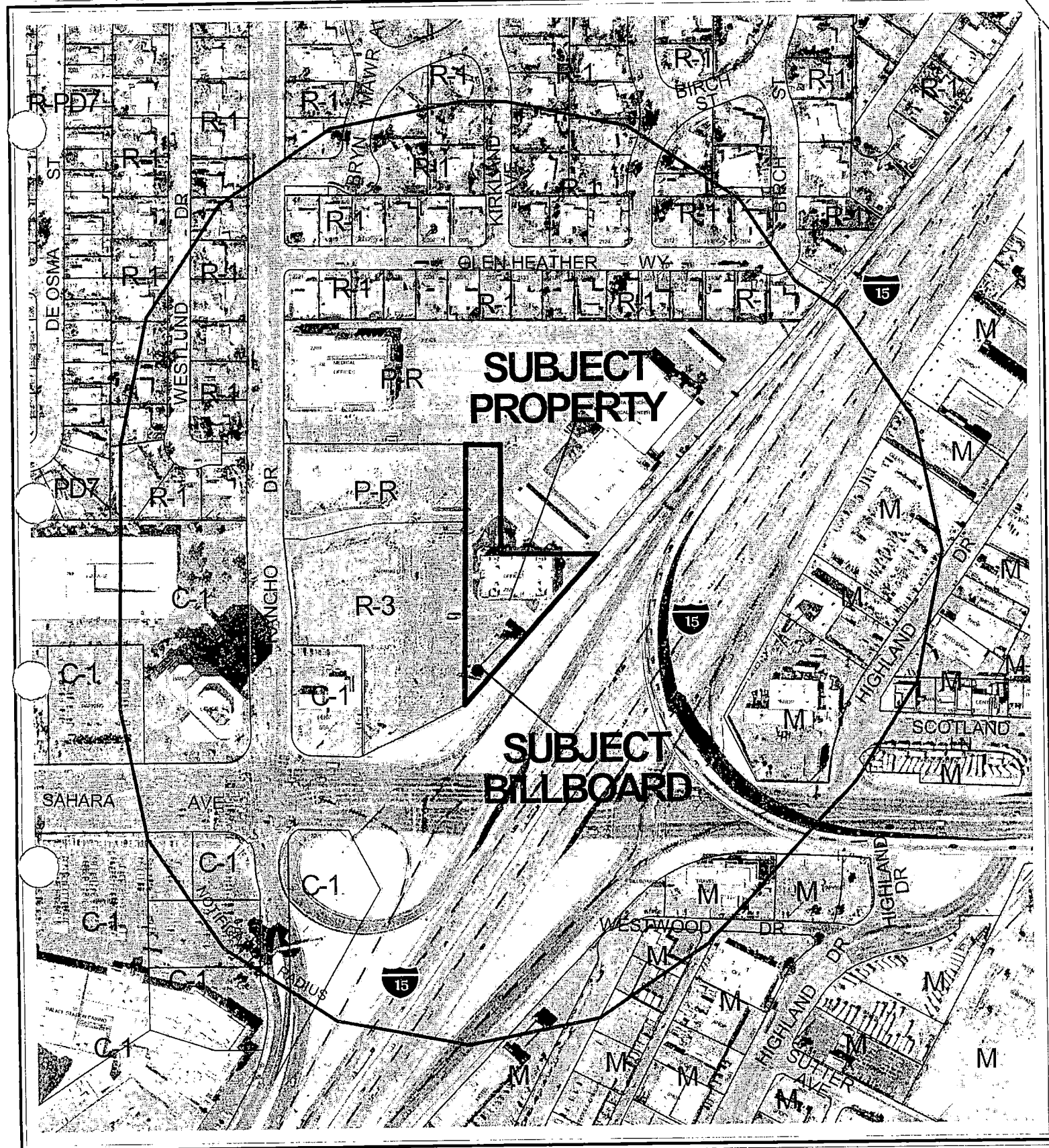
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: RQR-3705

SEPARATION RADIUS: 750 FT

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



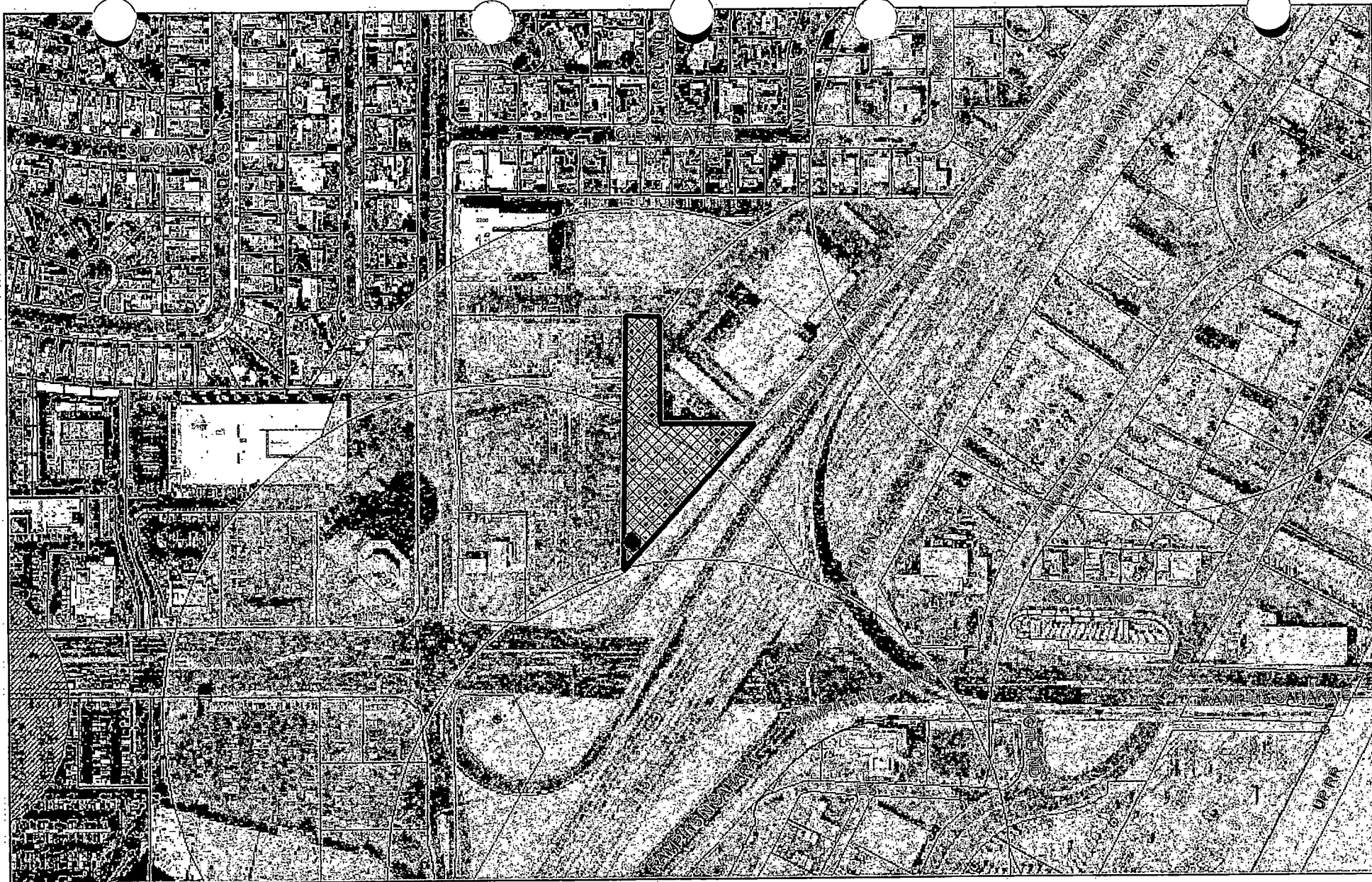
0 200 400 Feet

CASE: RQR-3705

RADIUS: 750 FT

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





RQR-3705

City of Las Vegas Billboard Data

 Subject Parcel

 300 Foot Buffer Around Billboard

 Outside City Boundary

 City of Las Vegas Billboard Location

 750 Foot Buffer Around Freeway Billboard

 Off Premise Sign Exclusion Area

 Exempt - Off Premise Area Sign Area



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: REQUIRED TWO YEAR REVIEW - PUBLIC HEARING -
RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO
MEDICAL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The Variance shall be reviewed in three years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Variance shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise advertising sign.
5. All City Code requirements and design standards of all City Departments must be satisfied.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Required Two-Year Review for an approved Variance (V-0154-94), which allowed a 14 foot by 48 foot off-premises advertising (billboard) sign at 2320 South Rancho Drive.

B) Applicant's Justification

A justification letter is not required for this review.

BACKGROUND INFORMATION

A) Previous Actions

- 04/25/73 The Board of City Commissioners approved a Rezoning (Z-0030-73) to C-1 (Limited Commercial) on this site as part of a larger request.
- 12/21/94 The City Council approved a Review of Condition [Z-0030-73(1)] of the approved Rezoning to modify Condition No. 5 to allow a billboard use where such use was prohibited by condition. Concurrently, the City Council considered a Variance (V-0154-94) to allow an off-premises advertising (billboard) sign to be 55 feet above an elevated freeway (Interstate 15) where 30 feet above the elevated freeway is the maximum height allowed. The height Variance was not approved, but the off-premises advertising (billboard) sign as a use was approved, thereby granting, in effect, a Special Use Permit for an off-premise advertising (billboard) sign on this site.
- 01/19/00 The City Council approved a Required Five Year Review [V-0154-94(1)] of the approved Variance (V-0154-94) to allow a 14 foot by 48 foot off-premises advertising (billboard) sign on this site, subject to a two-year review. The Planning Commission and staff recommended approval on December 7, 1999. The Planning and Development Department recommendation was for approval.

RQR-3705 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

02/20/02 The City Council approved a Required Two Year Review [V-0154-94(2)] of the approved Variance (V-0154-94) to allow a 14 foot by 48 foot off-premises advertising (billboard) sign on this site, subject to a two-year review. The Planning Commission recommended approval on January 10, 2002. The Planning and Development Department recommendation was for approval.

B) Pre-Application Meeting

A pre-application meeting is not required for this review.

C) Neighborhood Meetings

A neighborhood meeting is not required for this review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.52

B) Existing Land Use

Subject Property: Office/Off-Premises Advertising (Billboard) Sign
North: Medical Office
South: Interstate 15/Sahara Interchange
East: Interstate 15
West: Parking Lot

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: ROW (Right-of-Way)
East: ROW (Right-of-Way)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: C-1 (Limited Commercial)
North: P-R (Professional Office and Parking)
South: Interstate 15/Sahara Interchange
East: Interstate 15
West: R-3 (Medium Density Residential)

E) General Plan Compliance

The site is designated SC (Service Commercial) on the Southeast Sector Land Use Plan Map of the General Plan. The existing C-1 (Limited Commercial) Zoning designation is in conformance with the General Plan.

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

Any special plan areas or districts do not affect this site.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	750 feet to another Off-Premises Sign visible from Interstate 15	Yes

An off-premise advertising (billboard) sign oriented toward the same highway cannot be closer than 750 feet in any direction to another off premise advertising (billboard) sign. In This case, there are no other off-premises advertising (billboard) signs within 750 feet of the Off-Premise Sign under review.

B) General Analysis and Discussion

The existing off-premises advertising (billboard) sign is within the realm of permitted uses in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

RQR-3705 - Staff Report Page Four
February 26, 2004 - Planning Commission Meeting

- Use

Title 19.14.010 allows the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premises advertising (billboard) sign no longer meets the standards for approval. There have been no changes to the conditions in the surrounding area. The off-premises advertising (billboard) sign under review continues to be an allowable use. A condition has been added requiring a review again in three years.

- Current Site Conditions

02/09/04 Site was visited and photos were taken. The off-premises advertising (billboard) sign's good condition is exhibited in the photos. The sign is well kept and the pole retains its brown coloring, void of vandalism.

- The Conditions from V-0154-94:

1. This use shall be reviewed in five years at which time the Board may require that the sign be removed.
2. The applicant shall obtain an off-premise sign certificate from the Department of Community Planning and Development within 30 days of City Council approval of this request.
3. Conformance to the plot plan and elevations.
4. Satisfaction of City code requirements and design standards of all City departments.

These conditions have been met.

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 off-premises advertising (billboard) sign use is consistent with the range of commercial uses allowable in the C-1 (Limited Commercial) zoning district along this portion of Rancho Drive.

RQR-3705 - Staff Report Page Five
February 26, 2004 - Planning Commission Meeting

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

There are no physical constraints to the continuation of the off-premises advertising (billboard) sign use on this site.

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

The continuation of the off-premises advertising (billboard) sign use will not affect existing public rights-of-way adjacent to this request.

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

The off-premises advertising (billboard) sign use will not compromise the public health, safety, and welfare, as it will be subject to the provisions of the Sign Code and the Uniform Building Code.

NOTICES MAILED 78

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-3705 APN: 162-04-401-004
Name of Property Owner: Sahara Rancho Medical
Name of Applicant: Viccom Outdoor

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): _____

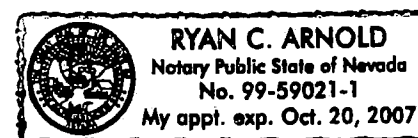
APN: _____

Signature of Property Owner/Authorized Agent: Melba J. Buday

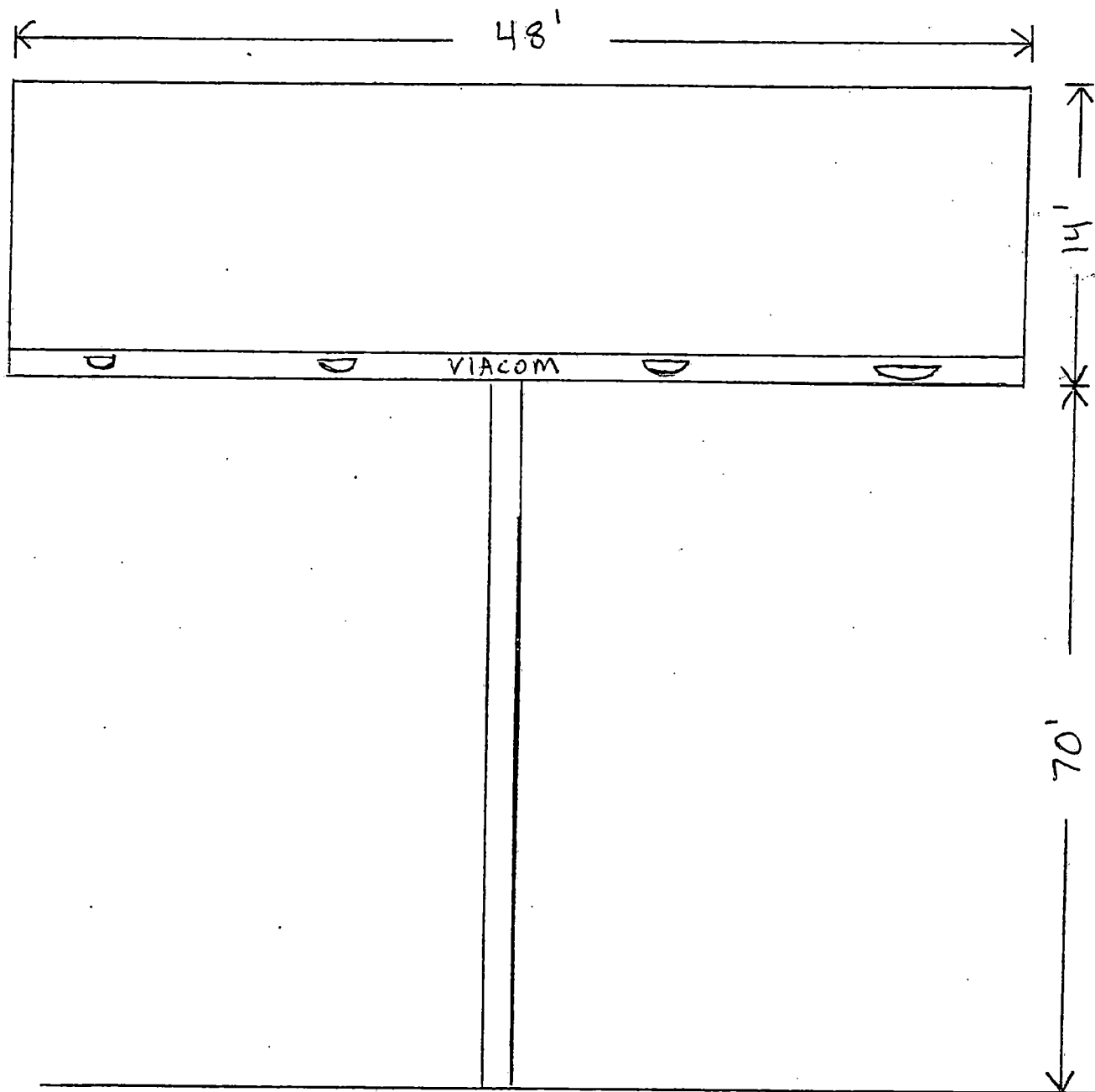
Print Name: MELBA J. BUDAY (PROP MGR)

Subscribed and sworn before me

This 12 day of January, 2007
[Signature]
Notary Public in and for said County and State



SITE ELEVATION



GRADE



RQR-3705
2-26-04 PC

SITE MAP

RANCHO DR.

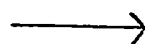
EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

PARKING

EXISTING
OFF-SITE
SIGN



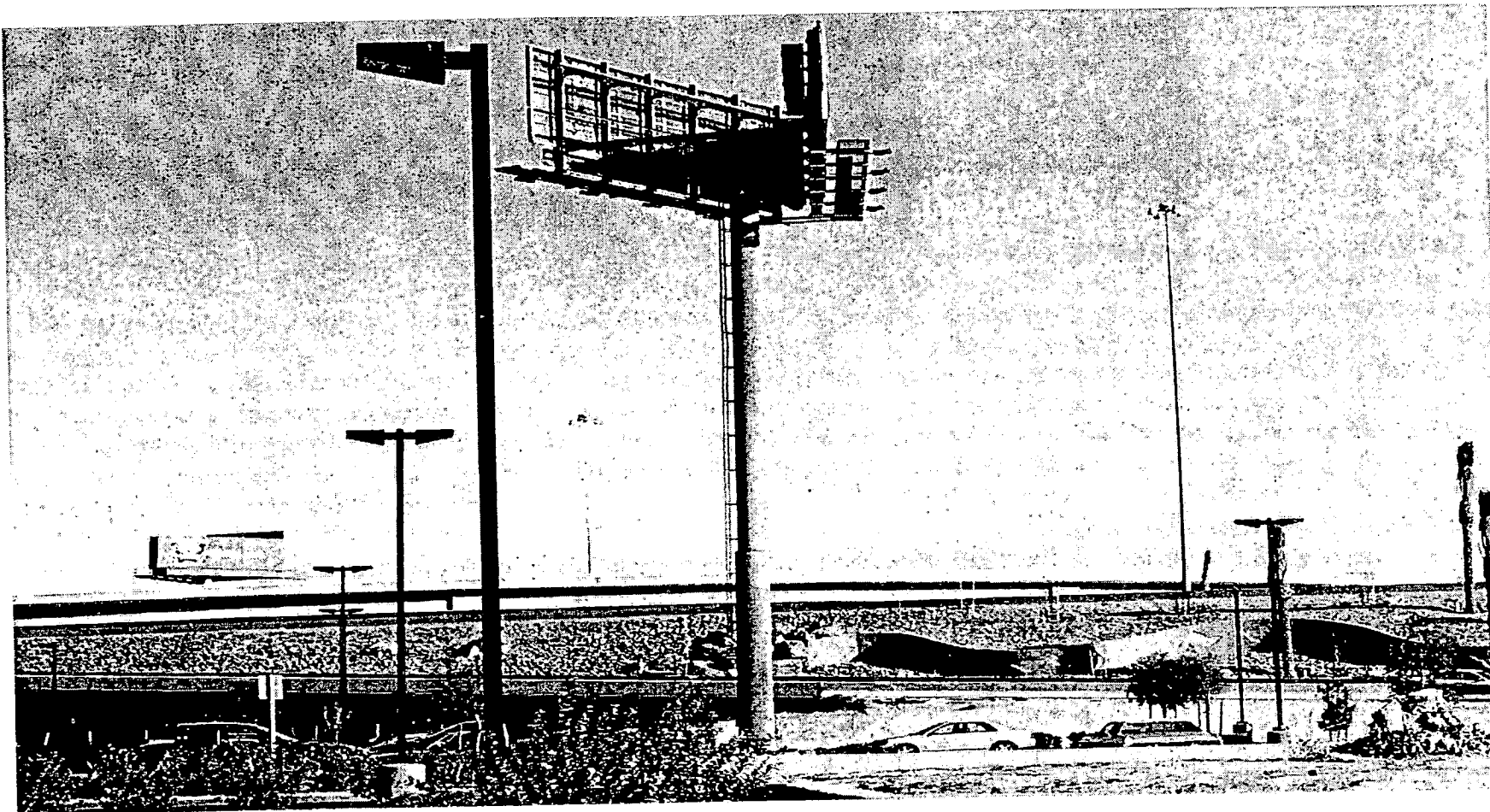
PARKING

1124'

I-15 EXIT RAMP

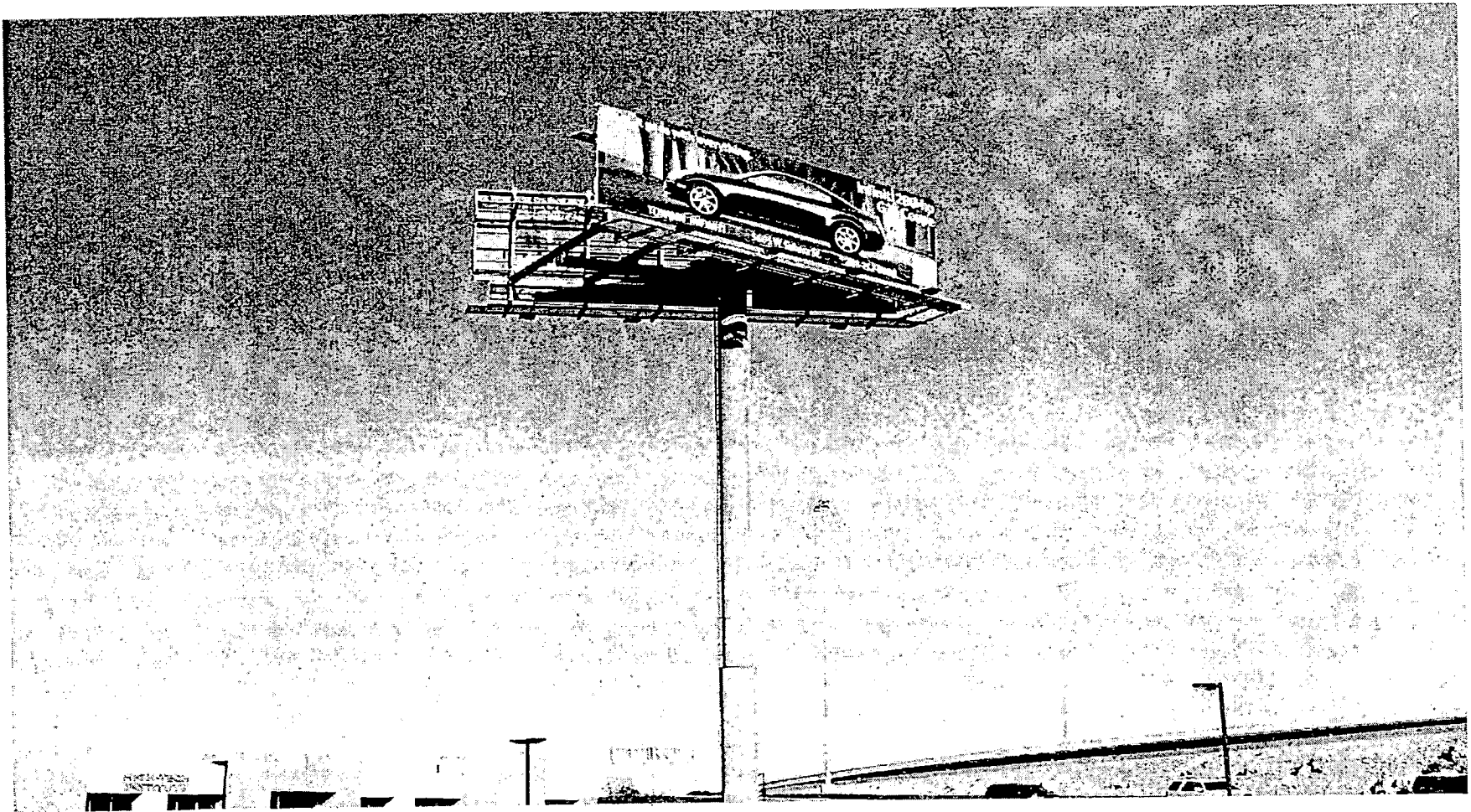
SAHARA AVE.

RQR-3705
2-26-04 PC



RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL
2320 SOUTH RANCHO DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



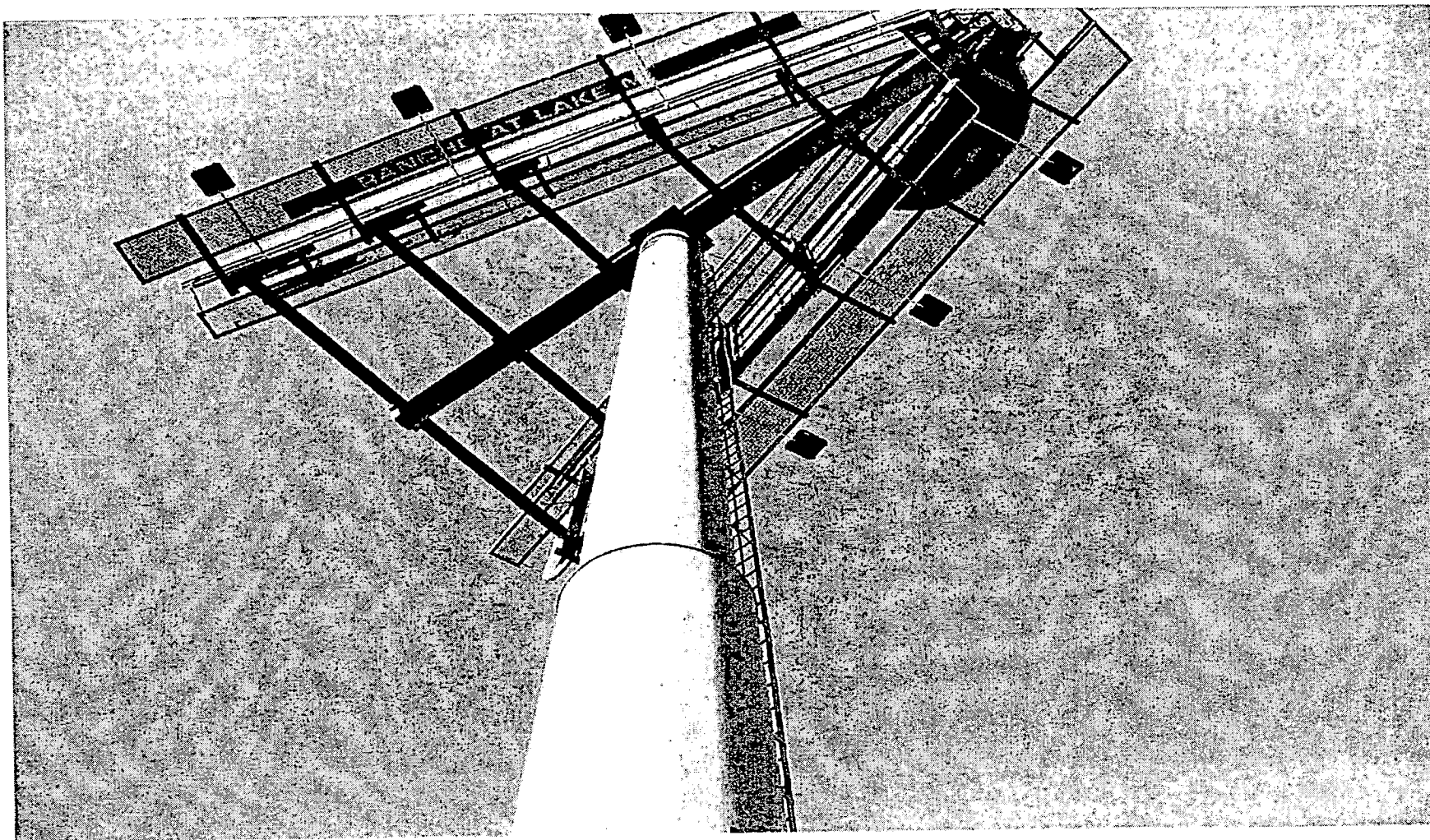
RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL
2320 SOUTH RANCHO DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL
2320 SOUTH RANCHO DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04



RQR-3705 - APPLICANT: VIACOM OUTDOOR - OWNER: SAHARA RANCHO MEDICAL
2320 SOUTH RANCHO DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-3707 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS II, LIMITED LIABILITY COMPANY - Request for a Petition to vacate public sewer and drainage easements generally located south of Log Cabin Way, west of El Capitan Way, Ward 6, (Mack).

SET DATE: 03/17/04

C.C.: 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726] subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 16 [VAC-3707] as her firm is presently doing work for Sterling S. Development and NIGRO abstaining on Item 16 [VAC-3707] as his firm is currently in litigation with the principals of Sterling S. Development and DAVENPORT excused

To be heard by the City Council on 4/7/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726].

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

No one appeared in opposition.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 16 – VAC-3707

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726].

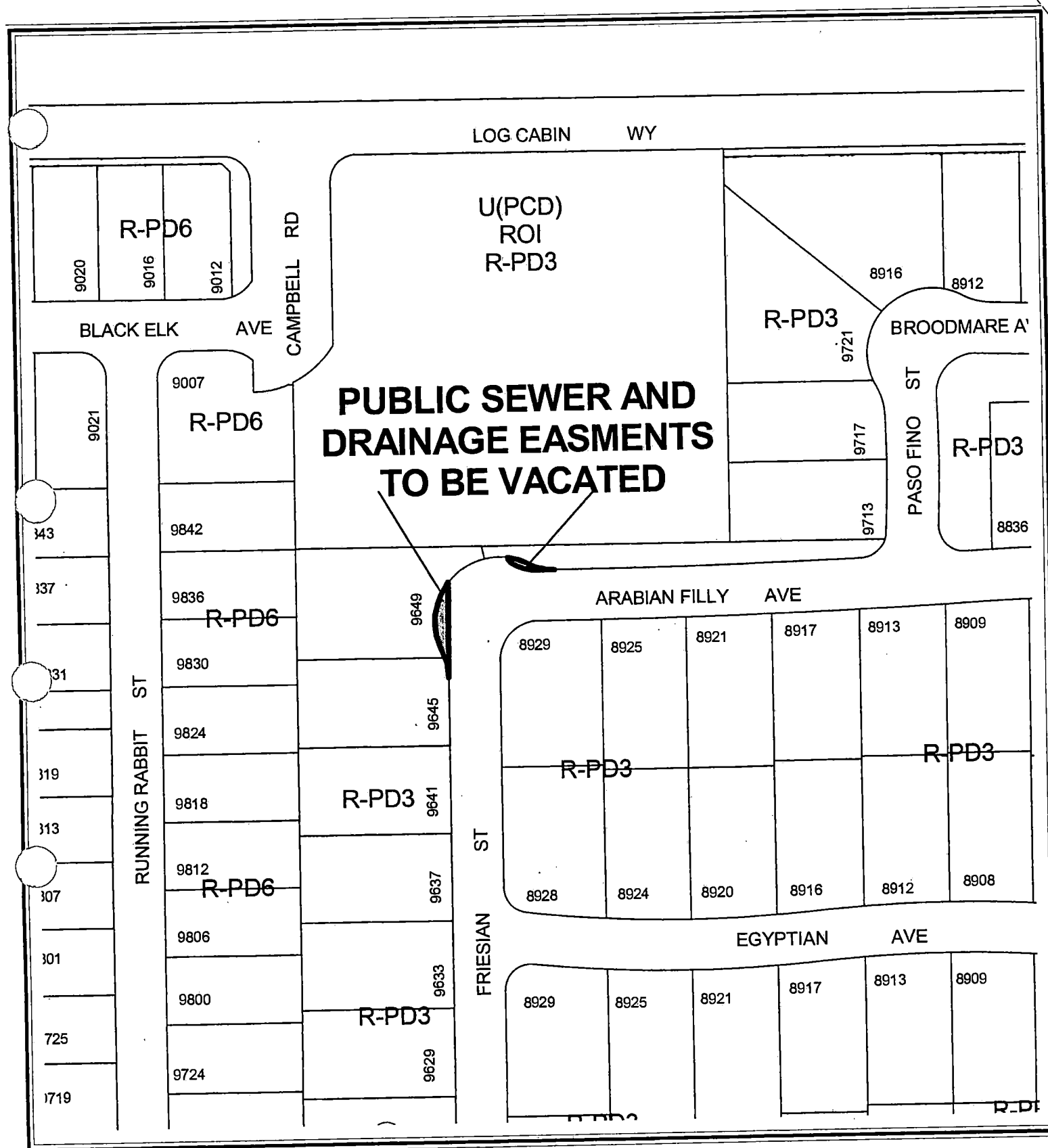
NOTE: All discussion for Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726] was held under Item 11 [DIR-3816].

(6:10 – 6:12)

1-272

CONDITIONS:

1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



0 60 120 Feet

CASE: VAC-3707

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-3707 - APPLICANT:
STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS II, LIMITED
LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

1. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that modifications to public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate public sewer and drainage easements generally located south of Log Cabin Way, west of El Capitan Way.

B) Applicant's Justification

The applicant's justification letter indicates the public sewer and drainage easements are no longer necessary and will be incorporated into the single-family residential development on this site.

BACKGROUND INFORMATION

A) Previous Actions

- 03/06/02 The City Council approved a Rezoning (Z-0104-01) to R-PD3 (Residential Planned Development – 3 Units Per Acre) and a Site Development Plan Review [Z-0104-01 (1)] for the 137-lot single-family residential development on this site. The Planning Commission and staff recommended approval on January 24, 2002.
- 03/28/02 The Planning Commission approved the Tentative Map for El Capitan/O'Hare (TM-0011-02) on this site. The Planning and Development Department recommendation was for approval.
- 08/06/02 The Planning and Development Department administratively approved the Final Map for El Capitan/O'Hare – Unit 2 (FM-0078-02), which was subsequently recorded.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public sewer and drainage easements located in the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 5, Township 19 South, and Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public sewer and drainage easements because they are no longer needed in their current configuration. This request is appropriate, as the subject reservations are not needed and will not result in reduced access traffic handling capability for the area

B) Public Works discussion

The following information is presented concerning this request to vacate certain public sewer and drainage easements:

This Vacation application proposes to only vacate City of Las Vegas sewer and drainage easements in order to provide a contiguous connection between El Capitan/O'Hare Units 2 and 3. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

A Drainage Plan/Study has been submitted to the Flood Control Section of the Department of Public Works for the El Capitan/O'Hare Unit 3 residential subdivision and addresses the area requested for vacation.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0



Case Number: **VAC-3707** APN: 125-05-313-005 & 006

Name of Applicant: Sterling S. Development

Yes X No

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: *Sh. M. A. H. Shatt*

Print Name: John Michael Strathon

Subscribed and sworn before me

This 7th day of January, 2004

Notary Public in and for Sage County and State of Nevada
 My appl. exp. Mar. 15, 2004

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	50.00'	22.72'	11.56'	26°01'48"
C2	49.00'	60.42'	34.73'	70°39'14"
C3	500.00'	64.80'	32.44'	7°25'30"
C4	20.00'	19.05'	10.31'	54°33'47"
C5	49.00'	9.46'	4.74'	11°03'34"
C6	50.00'	22.85'	11.63'	26°11'01"
C7	5961.00'	14.62'	7.31'	0°08'26"
C8	500.00'	23.30'	11.65'	2°40'14"
C9	20.00'	10.96'	5.62'	31°23'20"

RADIAL LINE TABLE

LINE	BEARING	TYPE
R1	S64°06'28"W	PRC
R2	N45°07'34"W	
R3	N82°26'14"W	
R4	N15°13'44"E	
R5	S54°48'30"W	
R6	S26°17'18"W	PRC
R7	S00°14'43"W	PCC
R8	N79°46'01"W	
R9	S86°11'50"W	
R10	S89°51'45"E	
R11	S00°06'17"W	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°08'15"W	13.23'

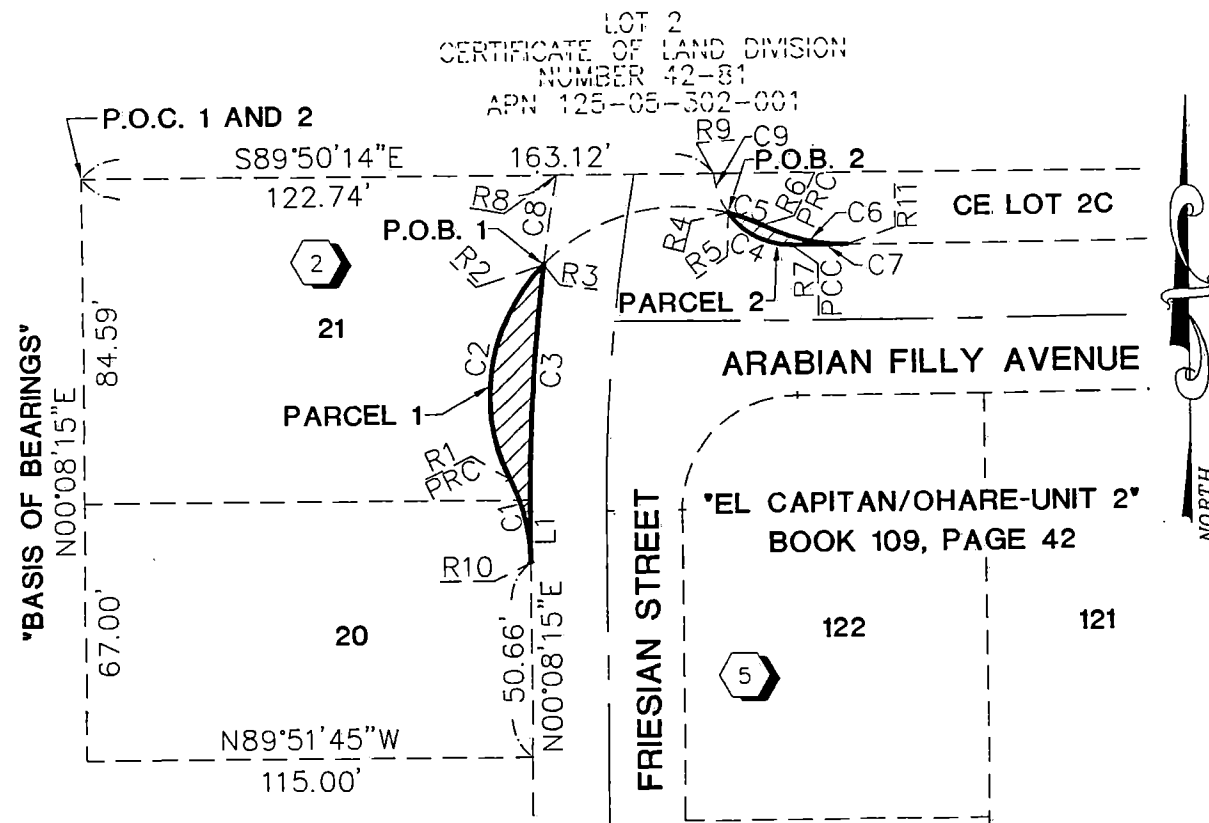
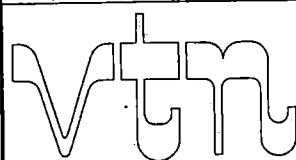


EXHIBIT "A"

G:\6018\LEGALS\UTIL-VAC-2.DOC

G:\6018\6018SRVY.DWG(BR-UTILVAC-2)

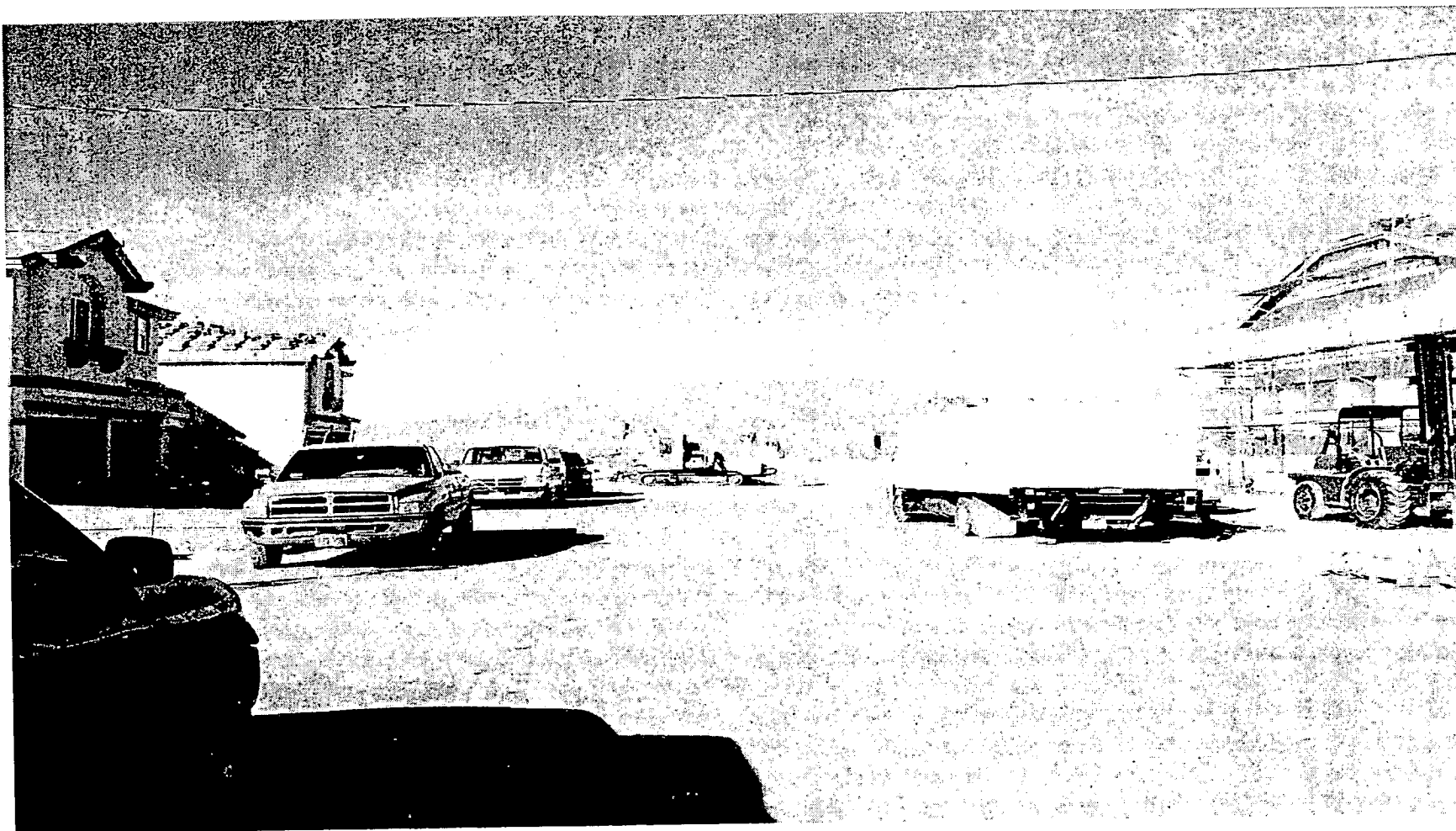


2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION
EXHIBIT "A"

CITY OF LAS VEGAS
EASEMENT VACATIONS

SCALE	HORZ. 1" = 50'
	VERT. N/A
W.O. NO.	6018
DRAWN BY:	DRC
DATE:	01/06/04
SHEET	1 OF 1



VAC-3707 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS II,
LIMITED LIABILITY COMPANY
SOUTH OF LOG CABIN WAY, WEST OF EL CAPITAN WAY
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VACATION - PUBLIC HEARING - VAC-3726 - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY - Request for a Petition to vacate public sewer and drainage easements; and U. S. Government Patent Reservations generally located north of O'Bannon Drive, east of Jones Boulevard, Ward 1 (Moncrief).

SET DATE: 03/17/04

C.C.: 04/07/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – APPROVED Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726] subject to conditions – **UNANIMOUS** with **McSWAIN** abstaining on Item 16 [VAC-3707] as her firm is presently doing work for Sterling S. Development and **NIGRO** abstaining on Item 16 [VAC-3707] as his firm is currently in litigation with the principals of Sterling S. Development and **DAVENPORT** excused

To be heard by the City Council on 4/7/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726].

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

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 17 – VAC-3726

MINUTES – Continued:

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726].

NOTE: All discussion for Item 11 [DIR-3816], Item 14 [RQR-3691], Item 15 [RQR-3705], Item 16 [VAC-3707], and Item 17 [VAC-3726] was held under Item 11 [DIR-3816].

(6:10 – 6:12)

1-272

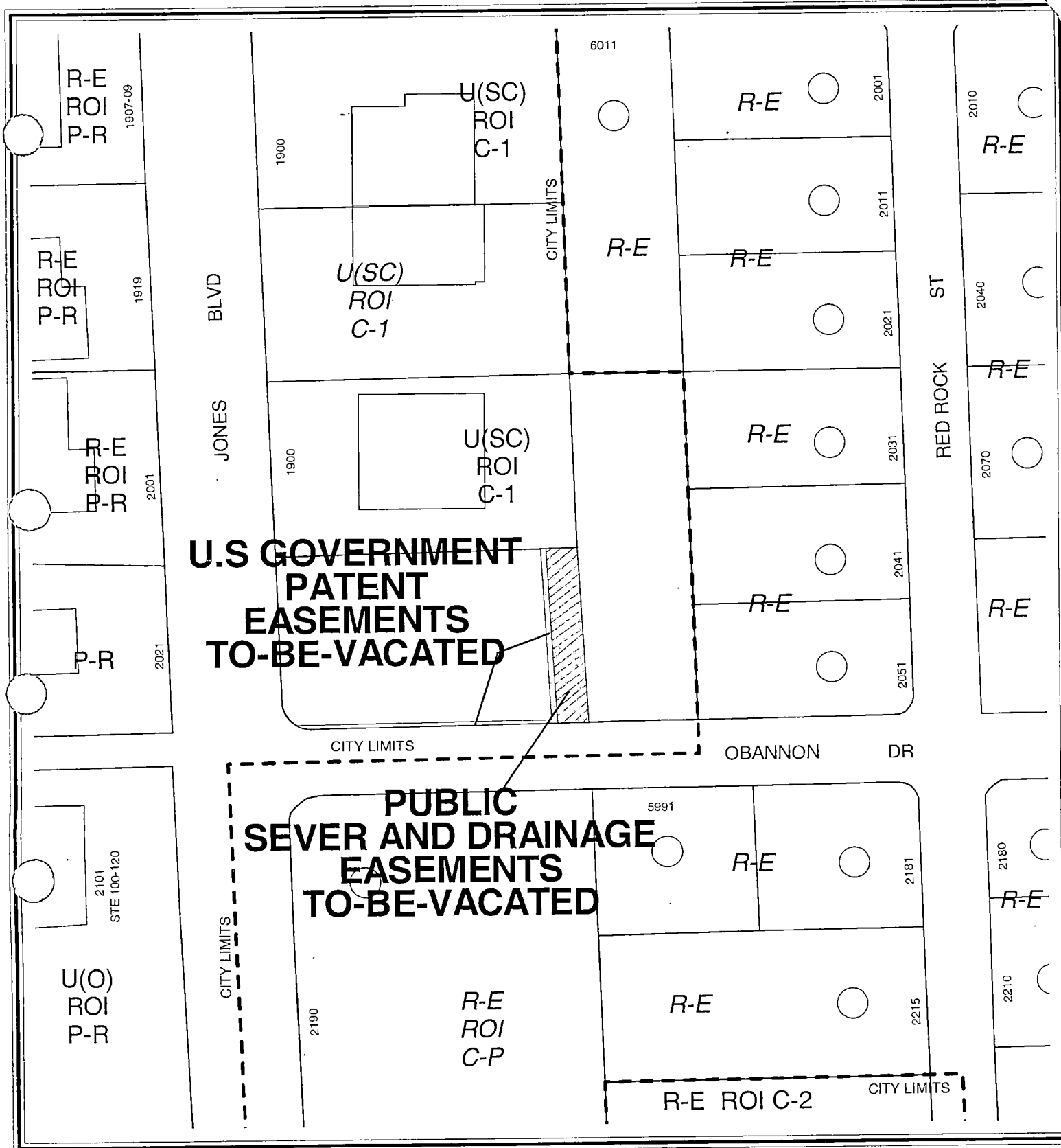
CONDITIONS:

1. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation, plan must maintain sewer service to upstream users. Alternate public sewer easements shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation or Relinquishment of Interest for these easements and U.S. Government Patent Reservations and easements. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Zoning Reclassification ZON-3182 may be used to satisfy this condition.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation or Relinquishment of Interest.
4. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3182, Site Development Plan Review SDR-3183 and all other subsequent site-related actions.
5. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 17 – VAC-3726

CONDITIONS – Continued:

6. The Order of Vacation or Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. If the Order of Vacation or Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.



CASE: VAC-3726

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) AND U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-3726 -

APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED
LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

1. A sanitary sewer relocation/abandonment plan must be submitted and approved by the Department of Public Works prior to the recordation of the Order of Vacation, plan must maintain sewer service to upstream users. Alternate public sewer easements shall be recorded prior to or concurrent with the recordation of the Order of Vacation.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation or Relinquishment of Interest for these easements and U.S. Government Patent Reservations and easements. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Zoning Reclassification ZON-3182 may be used to satisfy this condition.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation or Relinquishment of Interest.
4. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3182, Site Development Plan Review SDR-3183 and all other subsequent site-related actions.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Vacation or Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the

VAC-3726 - Conditions Page Two
February 26, 2004 - Planning Commission Meeting

intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

7. If the Order of Vacation or Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Petition to Vacate public sewer and drainage easements, and U. S. Government Patent Reservations generally located north of O'Bannon Drive, east of Jones Boulevard. A Tentative Map application (TMP-3722) for a one lot commercial subdivision on this site was filed as a companion item.

B) Applicant's Justification

The applicant's justification letter indicates the public sewer and drainage easements, and U. S. Government Patent Reservations are no longer necessary and will be incorporated into the proposed office/retail development on this site.

BACKGROUND INFORMATION

A) Previous Actions

- 01/22/97 The City Council approved a Rezoning (Z-123-96) to C-1 (Limited Commercial) on a portion of this property as part of a larger request. The Planning Commission and staff recommended approval on December 19, 1996.
- 12/17/03 The City Council approved a Rezoning (ZON-3182) to P-R (Professional Office and Parking) on the eastern portion of this site and a Site Development Plan Review (SDR-3183) for the proposed office/retail development on this site. The Planning Commission and staff recommended approval on November 20, 2003.

DETAILS OF APPLICATION REQUEST

The subject Vacation proposes to vacate public sewer and drainage easements, and U. S. Government Patent Reservations located in the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 1, Township 21 South, Range 60 East.

VAC-3726 - Staff Report Page Two
February 26, 2004 - Planning Commission Meeting

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing public sewer and drainage easements, and U. S. Government Patent Reservations because they are no longer needed in their current configuration. This request is appropriate, as the subject reservations are not needed and will not result in reduced access traffic handling capability for the area

B) Public Works discussion

The Department of Public Works has no objection to the vacation application request to vacate U.S. Government Patent Reservations nor the public sewer and drainage easements generally located north of O'Bannon Drive, east of Jones Boulevard.

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-3726** APN: 163-01-304-013

Name of Property Owner: OBRYEN - JONES, LLC

Name of Applicant: OLYMPUS GROUP, Inc

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

Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

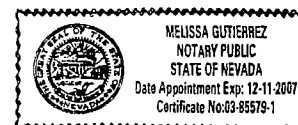
Signature of Property Owner/Authorized Agent: JJ [Signature]

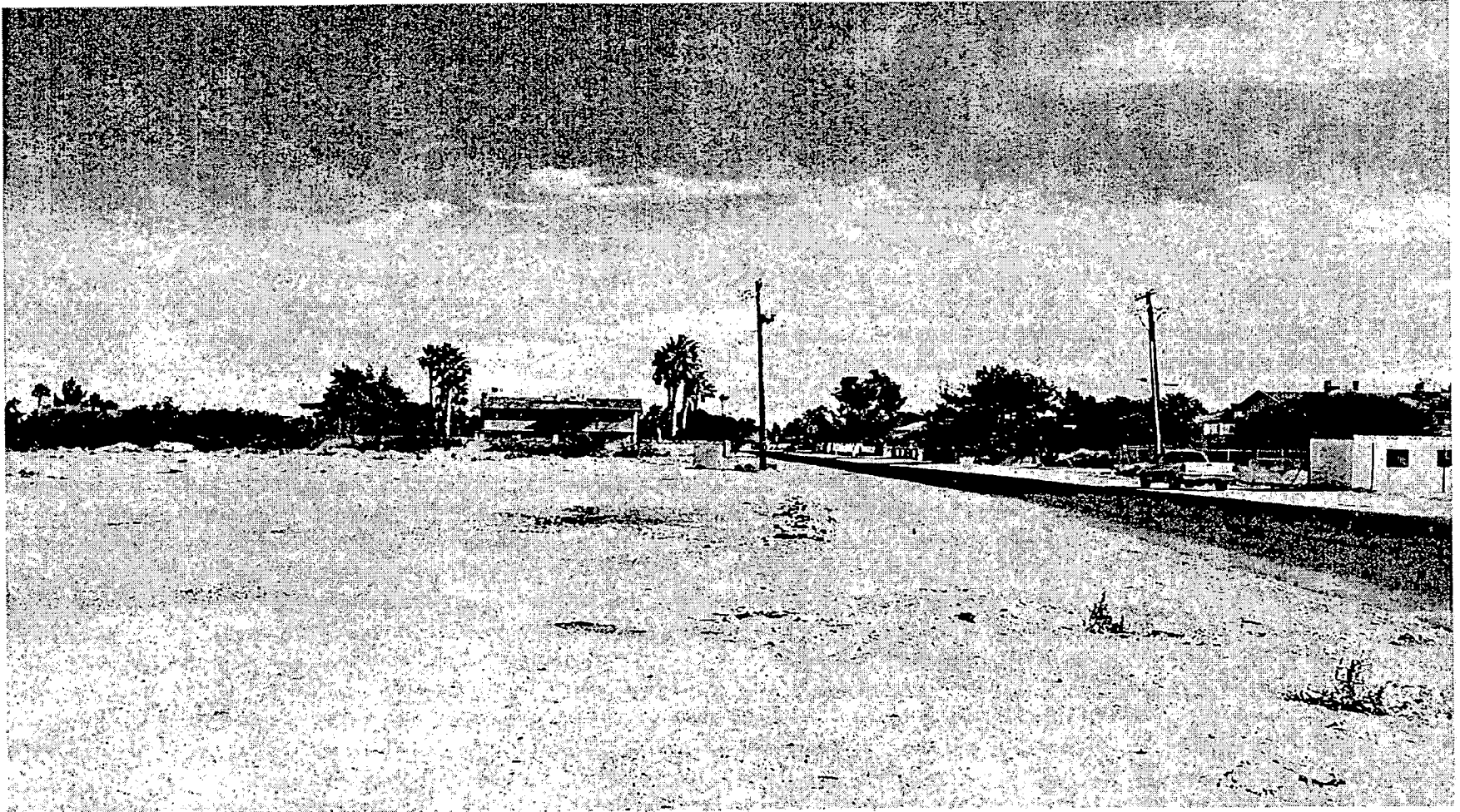
Print Name: Jeff Thomson Member

Subscribed and sworn before me

This 12th day of January, 2004

Notary Public in and for said County and State





VAC-3726 - APPLICANT: OLYMPUS GROUP, INC. - OWNER: O'BANNON-JONES, LIMITED LIABILITY COMPANY

NORTH OF O'BANNON DRIVE, EAST OF JONES BOULEVARD
FEBRUARY 26, 2004 PLANNING COMMISSION

2/9/04

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 26, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE ITEM - RENOTIFICATION - REZONING RELATED TO SDR-3514 - PUBLIC HEARING - ZON-3346 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-1 (LIMITED COMMERCIAL) TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE) on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013 and 014), Ward 5 (Weekly).

C.C.: 04/07/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

87

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 1 [TMP-3530], Item 18 [ZON-3346], Item 19 [SDR-3514] and Item 33 [SUP-3717] to the 3/25/2004 Planning Commission meeting and to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 27 [VAR-3704] – UNANIMOUS with McSWAIN abstaining on Item 1 [TMP-3530] in light of pending legal action with D.R. Horton and DAVENPORT excused

MINUTES:

CHAIRMAN TRUESDELL noted the reasons for each applicant's request for abeyance..

Item 1	To resolve design issues
Item 18	Hired new representation
Item 19	Hired new representation
Item 33	Address concerns

DAVID CLAPSADDLE, Planning and Development Department, stated that there are letters on file for each request.

PLANNING COMMISSION MEETING OF FEBRUARY 26, 2004
Planning and Development Department
Item 18 – ZON-3346

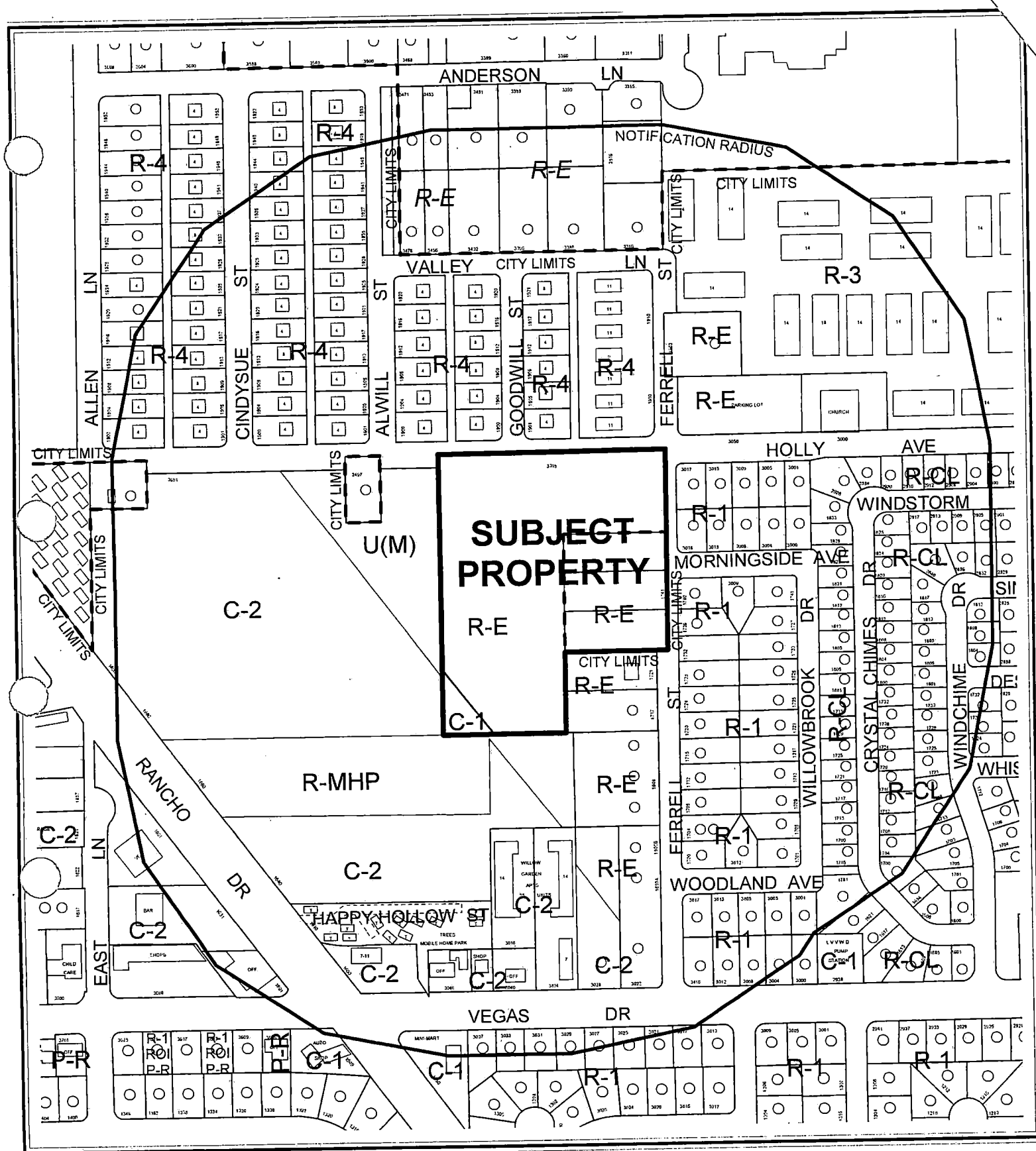
MINUTES – Continued:

DEPUTY CITY ATTORNEY BRYAN SCOTT recommended the applicants on Items 18 and 19 be put on notice seeing as this is their second request for abeyance and unless they have good cause to hold these items in abeyance again, this should be the final hold on those two items.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicants for Items 18 and 19. He stated that he would relay the City Attorney's comments and ensure the applications are in order by 3/25/2004.

(6:05 – 6:08)

1-127



CASE: ZON-3346

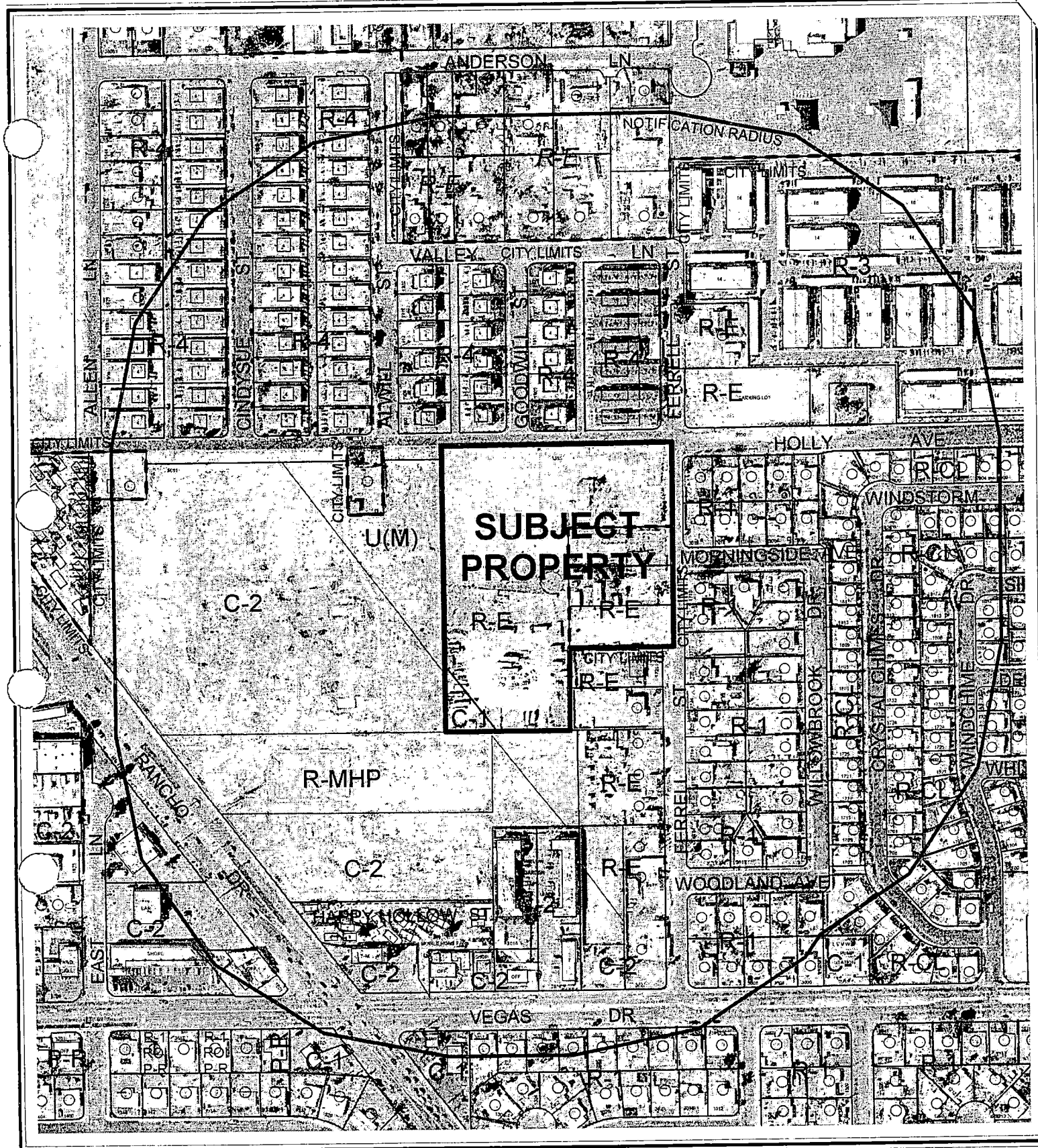
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE)



0 200 400 Feet

CASE: **ZON-3346**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE)



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 26, 2004

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE ITEM - RENOTIFICATION - REZONING
RELATED TO SDR-3514 - PUBLIC HEARING - ZON-3346 - APPLICANT/OWNER:
HOLLY FERRELL, LIMITED LIABILITY COMPANY**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

3. Dedicate 30 feet of right-of-way adjacent to this site for Holly Avenue, 26 feet for Ferrell Street, and a 15-foot radius on the southwest corner of Holly Avenue and Ferrell Street prior to the issuance of any permits.
4. Construct half-street improvements including appropriate overpaving on Holly Avenue and Ferrell Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Move the entrance from Holly Avenue approximately 15 feet east to align the driveway with the adjacent street.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the 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

ZON-3346 - Conditions Page Two
February 26, 2004 - Planning Commission Meeting

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.

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

**** STAFF REPORT ****

APPLICATION REQUEST

A) Action Requested

This request is for a Rezoning from R-E (Residence Estates) and C-1 (Limited Commercial) to R-PD21 (Residential Planned Development – 21 Units Per Acre) on 7 acres located adjacent to the southwest corner of Holly Avenue and Ferrell Street.

B) Applicant's Justification

The applicant feels that this project will bring new development to a repressed area and is consistent with surrounding uses.

BACKGROUND INFORMATION

A) Previous Actions

- 04/02/03 The City Council approved an annexation (A-0029-02) for a portion of the subject property. The Planning Commission and staff recommended approval. The effective date was 04/05/03.
- 01/22/04 The Planning Commission held this and a related item, Site Development Plan Review (SDR-3514) in abeyance to this meeting to allow time to meet with the neighbors.
- 02/04/04 The City Council approved an Annexation (ANX-3344) for a 1.5-acre portion of the subject site. The effective date was February 13, 2004. The Planning Commission and staff recommended approval on December 18, 2003.

B) Pre-Application Meeting

- 10/20/03 The first in a series of meetings was held to discuss the applicant's plans for a proposed multi-family development. The applicant was informed of various development standards including residential adjacency. At the time of the meeting the applicant was seeking a density of 25 units per acre. The site plan has since been revised to meet Department of Public Works dedication requirements and Planning Department design standards and now is at a density of 20.6 units per acre.

C) Neighborhood Meetings

A neighborhood meeting was not required.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 7.0
Net Acres: 6.36

B) Existing Land Use

Subject Property: Storage
North: Multi-family units
South: Undeveloped and Single Family Dwellings
East: Single Family Dwelling
West: Undeveloped

C) Planned Land Use

Subject Property: M (Medium Density Residential)
North: M (Medium Density Residential) and H (High Density Residential)
South: M (Medium Density Residential) and ML (Medium-Low Density Residential)
East: L (Low Density Residential) and ML (Medium-Low Density Residential)
West: M (Medium Density Residential)

D) Existing Zoning

Subject Property: R-E (Residence Estates) and C-1 (Limited Commercial)
North: R-4 (High Density Residential)
South: R-E (Residence Estates) and R-MHP (Residential Mobile/Manufactured Home Park)
East: R-E (Residence Estates) and R-1 (Single Family Residential)
West: U (Undeveloped) and C-2 (General Commercial)

E) General Plan Compliance

The M (Medium Density Residential) category of the Southeast General Plan permits a maximum of 25 dwelling units per gross acre. This category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments.

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February 26, 2004 - Planning Commission Meeting

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Development standards for a R-PD (Residential Planned Development) are determined during the site development plan review process. The Planning Commission and City Council will establish development standards through the consideration of the Site Development Plan Review (SDR-3514), a related item.

Pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Ratio	Required		Provided	
			Percent	Area	Percent	Area
7 acres	20.6	1.65	34 %	103,642 SF	36.5%	111,668 SF

The proposed development exceeds the required amount of open space.

B) General Analysis and Discussion

This rezoning application is consistent with the existing M (Medium Density Residential) General Plan designation for the site which allows for a density range of 12.1 to 25 units per acre. The proposed development will result in a density of 20.6 dwelling units per acre. The

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February 26, 2004 - Planning Commission Meeting

project consists of 144 residential apartment units contained in 9 buildings on 7 acres of land, with 16 units in each building. There is also a separate clubhouse and fitness center building for the use of residents proposed for the site. All of the units will contain two bedrooms, with 276 surface parking spaces, including 8 handicap spaces. Vehicular access to the site is from Holly Avenue. The proposed buildings have sloping roofs and exterior stairwells. The proposed development is compatible with the existing general plan designation. Although, the surrounding area does contain single-family residential lots, the majority of land to the north is developed with multi-family projects. Land to the west is zoned C-2 (General Commercial) along Rancho Drive, this project will serve to buffer the existing single-family dwelling to the east from intense commercial uses along Rancho Drive.

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 project's proposed density of 20.6 corresponds to the existing M (Medium Density Residential) general plan designation that allows a density range of 12.1 to 25 units per acre.

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

The multi-family residential use allowed by this rezoning will be compatible with existing multi-family developments that exist to the north of the site. The project will also buffer existing single-family dwellings to the east from intense commercial uses along Rancho Drive.

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

The recent annexation application indicates that the parcel is prime for development in accordance with city of Las Vegas standards. As the proposed development is consistent with the general plan designation and takes into consideration open space, landscaping and aesthetic standards, it appears that this large tract of undeveloped land is ideal for redevelopment.

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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.”**

Site access will be via Holly Avenue, a local street, which will feed traffic onto Rancho Drive, a 100-foot primary arterial. The roadway network is deemed adequate to meet the traffic generated by the proposed development.

NOTICES MAILED 194 [Mailed with SDR-3514 at 2/26/04 PC]
194 [Mailed with SDR-3514 at 1/22/04 PC]

APPROVALS 0

PROTESTS 87

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-3346** APN: 139-40-401-008

Name of Property Owner: HOLLY FERREL LLC

Name of Applicant: HOLLY FERREL LLC

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

 Yes

 X No

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

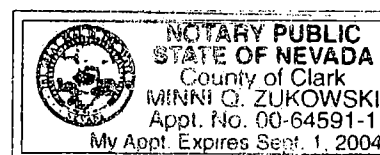
Signature of Property Owner/Authorized Agent: [Signature]

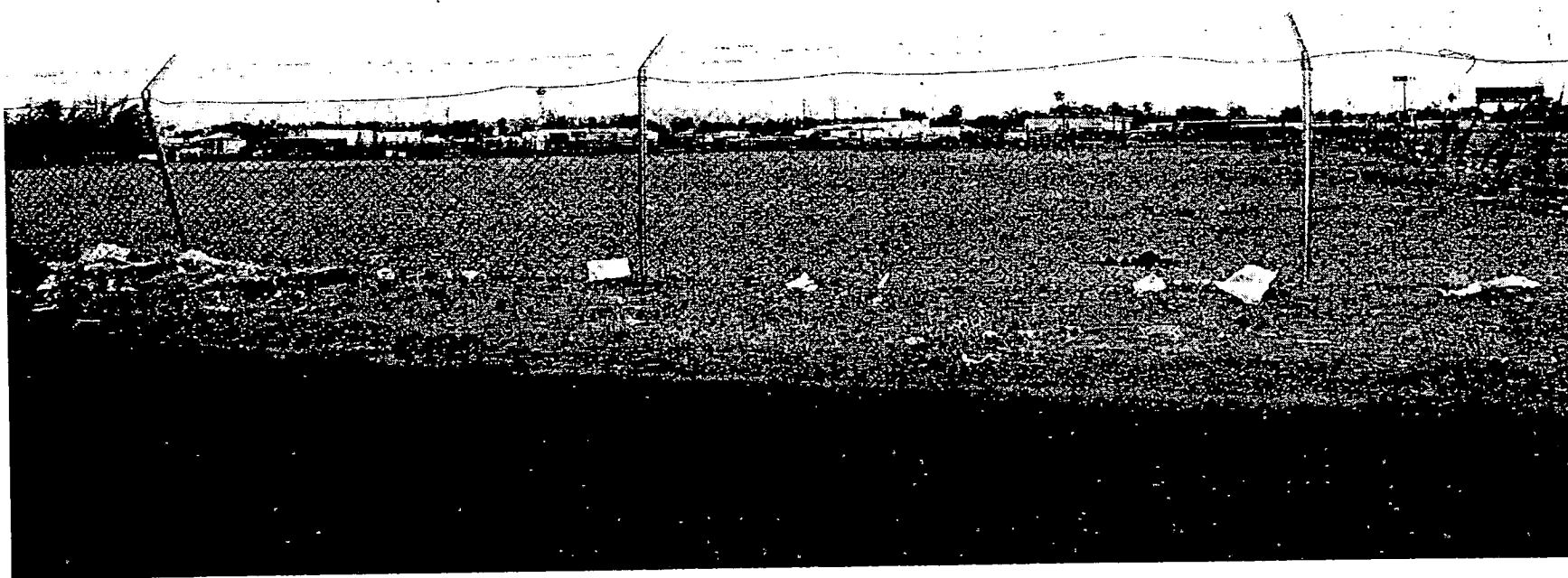
Print Name: ANDREW S. LAH

Subscribed and sworn before me

This 4th day of November, 2003

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





ZON-3346 - APPLICANT/OWNER: HOLLY FERREL, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HOLLY AVENUE AND FERRELL STREET, APPROXIMATELY 530 FEET FROM
RANCHO DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

1/2/04

RECEIVED

04 FEB 2004 PM 1:23

Office of Leon R. McKittrick
1904 Cindysue St. #A
Las Vegas, NV 89106

February 3, 2004

Planning Commissioners
c/o City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: ZON-3346 and SDR-3514
Item Nos. 80 & 81
January 22, 2004 Planning Commission Meeting

Dear Commissioners:

On January 22, 2004, you passed Item Nos. 30 & 31, which zoned the land immediately adjacent to the subject property Medium-Low Density, which allows for 6-11.9 units per acre. Item Nos. 30 & 31 were presented to the Planning Commission by the City of Las Vegas.

At the same hearing on Item Nos. 80 & 81, the Planning Commission asked the developer to submit plans for a better apartment complex. No mention was made about the zoning.

I can not understand why the commission would approve Medium-Low Density for the adjoining property and then allow Medium Density on the subject property. The subject property would be bordered by single family homes on one side, R-E single family homes on another side, the medium-low density on the third side and then across the street is an apartment building.

The planning department's recommendation provides incomplete information that presents a skewed perspective. The portion of the property that is currently zoned commercial is a very small part. The main portion is zoned Residential Estate (R-E). The only justification presented by the Planning Department is that the Master Plan provides for Medium Density.

The Medium Density makes no sense given that the Planning Department recommended that the adjoining property be zoned Medium-Low Density.

The subject zoning request will place high density apartments between single family homes and much lower density homes/apartments. To justify the zoning request by saying on one side, across the street, are apartments basically say that the single family homes have no value/consideration and can be out weighed by a single apartment building.

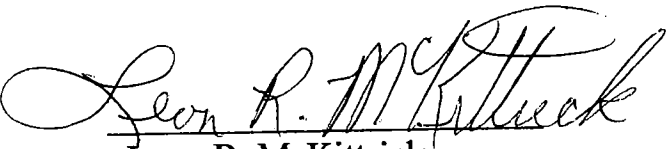
There were over 80 filed objections to the zoning change and to my knowledge not a single person for the zoning change.

The developer will be able to develop the subject property. We are not asking that the property stay zoned Residential Estates. The developer's argument that he can not make money if he is not given 21 units/acre seems to me to be bogus given the fact that the adjoining landowner agreed with the City of Las Vegas on a zoning of 6-11.9 units/acre!

A Review Journal article mentioned that there was a vacancy rate of over 15% in the 89106 zip code, which is where the subject property is located. An additional 144 units will naturally raise the vacancy rate even higher making it impossible to make a profit. The owners will have no choice but to defer maintenance and repairs thereby causing the neighborhood to further decline.

I respectfully appreciate your consideration and time in reviewing this zoning change request.

Sincerely,


Leon R. McKittrick

ON JANUARY 22ND, ZON-3346 & SDR-3514 WILL BE HEARD BY THE CITY OF LAS VEGAS PLANNING COMMISSION IN THE COUNCIL CHAMBERS, LOCATED AT 400 STEWART. THE MEETING BEGINS AT 6:00 P.M.

ZON-3346 IS A REQUEST TO REZONE 5 1/2 ACRES AT THE SOUTHWEST CORNER OF HOLLY & FERRELL TO RPD-24, TO ALLOW APARTMENTS AT A DENSITY OF 24 UNITS PER ACRE.
SDR-3514 IS A REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 140-UNIT APARTMENT COMPLEX AT THAT SAME LOCATION.

BY SIGNING THIS PETITION, WE ARE EXPRESSING OUR OPPOSITION TO BOTH OF THESE PROPOSALS AND REQUEST THAT THE PLANNING COMMISSION AND CITY COUNCIL CONSIDER THE ABUNDANCE OF APARTMENTS ALREADY LOCATED WITHIN OUR NEIGHBORHOOD AND THE IMPACT THAT ADDITIONAL APARTMENTS, ESPECIALLY ON THE SOUTH SIDE OF HOLLY WOULD HAVE ON THE DETACHED SINGLE-FAMILY HOMES ALONG BOTH SIDES OF FERRELL.
AS IS TRUE IN OTHER AREAS OF WEST LAS VEGAS, ADDITIONAL OPPORTUNITIES FOR HOME OWNERSHIP, NOT RENTAL, ARE NEEDED IF THIS IS TO REMAIN A STABLE NEIGHBORHOOD FOR THE EXISTING RESIDENTS AND OWNERS.

NAME (print)

ADDRESS

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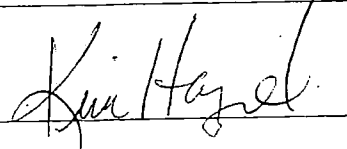
1) Matthew Dustin

1713 Wilbrowbrook Dr



2) Kim Hazel
Tom Hazel

3005 Woodland Ave.



3)

4)

5)

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9)

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86 TOTAL

THANK YOU FOR YOUR SUPPORT.

**READ INTO
THE RECORD**

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NAME (print)	ADDRESS	SIGNATURE
1) MARIANO + Pamela Villa	1700 Ferrell St.	Mariano Villa
2) CARINA CARMONA HDSZ	1600 B.	Carina Carmona
3) EIDER CARLOK FERRELL		Eider Carlok
4) Ronald L. Palmer	1600 Ferrell St A	Ronald L. Palmer
5) Ernest Wilson	1721 Ferrell St	Ernest Wilson
6) ROBERT VILLASENOR	1920 ALL WILL ST	Robert Villaseñor
7) Elisa Villaseñor	1844 PEARL	Elisa Villaseñor
8) Jose G. Villaseñor	1844 PEARL	José G. Villaseñor
9) Juigwin Martinez	1865 PEARL	Juigwin Martinez
10)		

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NAME (print)	ADDRESS	SIGNATURE
1) Tammy Palmer	1600 FERRELL ST	Tammy Palmer
2) Tony McElhannon	3022 Vegas Dr.	Tony McElhannon
3) Lemuel Craven	3017 Woodland Ave	Lemuel Craven
4) Janet Reese	3016 Legal Dr	Janet Reese
5) John Poma	3012 Vegas Dr.	John Poma
6) Robert D Braker	2804 Sing Song Way	Robert D Braker
7) Felipe Lirio	3000 Vegas Dr.	Felipe Lirio
8) Delores M. Walker	3001 Vegas Dr.	DELORES WALKER
9) Beatriz Ayala	3005 Vegas Dr.	Beatriz Ayala
10) Luis Preter	3009 Vegas Dr.	Luis Preter

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NAME (print)

ADDRESS

SIGNATURE

- 1) Imogene Briggs 1704 Ferrell St. Imogene Briggs
- 2) C.S. Seidler 1716 Ferrell C.S. Seidler
- 3) G.L. Seidler G.L. Seidler
- 4) Sue Hall 1716 Ferrell St. Sue Hall
- 5) Irene Hall 1716 Ferrell St. Irene Hall
LEAH MILLER
- 6) Leah Miller 1716 Ferrell St. Leah Miller
- 7) Beepal Crying Golden Eagle 4000 West Springfield Beepal Crying Golden Eagle
- 8) Charles Crying 4311 Bunt Lane Charles Crying
Kathy Crying
- 9) Kathy Crying Golden Eagle 4000 W. Spring Rd. Kathy Crying
Louis NEORtz
- 10) Bill Grubbsfield 1708 Ferrell 4000 89106
1704 Ferrell St.

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NAME (print)

ADDRESS

SIGNATURE

- 1) Elena Ocegueda 3004 Morningside AV Elena Ocegueda
- 2) Wanda Ocegueda 3004 Morningside Ave Wanda Ocegueda
- 3) Norma Anderson 3005 Holly Ave Norma Anderson
- 4) Nicholas Allen 3005 Holly Ave Nicholas Allen

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NAME (print)

ADDRESS

SIGNATURE

1) AMELIA BROWN 1809 CRYSTAL CHIMES Amelia Brown

2) SAISUDENAI THONGSRIKUM 1725 CRYSTAL CHIMES Saisudenai

3) LORGE DIAZ 1701 CRYSTAL CHIMES DR. Lorge Diaz

4) HONG BRASHEARS 1621 CRYSTAL CHIMES DR. Hong Brashears

5) ROBERT BROWN 2816 SINGSONG WY. Robert Brown

6) SCARLETT DELGADO 2820 SINGSONG WY. Scarlett Delgado

7) SHERYL KUNAWA 2821 SINGSONG WY. Sheryl Kunawa

8) JOSEPH D. MORRIS 1809 WINDCHIME DR. Joseph D. Morris

9) LENI SKAAR 1833 CRYSTAL CHIMES Leni Skaar

10)

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- | | NAME (print) | ADDRESS | SIGNATURE |
|-----|-----------------|----------------------------------|-----------------|
| 1) | Sonya Smith | 1829 Crystal/Chimes | Sonya Smith |
| 2) | JANE MICHEL | 1601 CRYSTAL CHIMES | Jane Michel |
| 3) | BEVERLY TELFORD | 1600 CRYSTAL CHIMES | Beverly Telford |
| 4) | JACK HINES | 1600 CRYSTAL CHIMES | |
| 5) | NICHOLAS WEBB | 2824 Windstorm Ave | N-K Webb |
| 6) | DORIS M. WEBB | 2824 Windstorm Ave. | Doris Webb |
| 7) | Traci Barker | 2804 Sing Songway L.V.N.V. 89106 | |
| 8) | Jon Medina | 2812 Sing Songway 89106 | |
| 9) | | | |
| 10) | | | |

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NAME (print)

ADDRESS

SIGNATURE

- 1) ANDRE FALOMBO 1788 Golden Sky Dr 89106 André Falombo
- 2) Val Smura 1788 Golden Sky 89106 [Signature]
- 3) Stephen S. Geraci 1800 Golden Sky Dr. 89106 [Signature]
- 4) Jerry [Signature] 1812 Golden Sky [Signature]
- 5) [Signature] 200 Windstorm [Signature]
- 6) Sergio Mancanillo 3000 Morningside [Signature]
- 7) Bruce Thomas 1832 Golden Sky [Signature]
- 8) Patricia Thomas 1812 Golden Sky Patricia Thomas
- 9) ETHEL L. PYE 2928 Windstorm Ethel L. Pye
- 10) Richard M. Benes 1813 Crystal Glens [Signature]

THANK YOU FOR YOUR SUPPORT.

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NAME (print)

ADDRESS

SIGNATURE

1) ~~FRAAZETTA CROSS~~

~~Pastor~~
~~Frank Cross~~

2) Rochelle Burr 1304 Lucky St 89104

Rochelle Burr

3) Michael Johnson 2504 West St N. Las Vegas NV. 89032

4) Chaka Smith 1708 McDonald Court Unit C NV 89037

5) William A. Gaston 3416 Steppo Street

6) Charlotte Mingo 3012 Silver Canyon NV NV 89033

7) Alice Holly 1713 Huddying Drive 89106 Alice Holly

8)

9)

10)

THANK YOU FOR YOUR SUPPORT.

READ INTO
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6

ON JANUARY 22ND, ZON-3346 & SDR-3514 WILL BE HEARD BY THE CITY OF LAS VEGAS PLANNING COMMISSION IN THE COUNCIL CHAMBERS, LOCATED AT 400 STEWART. THE MEETING BEGINS AT 6:00 P.M.

ZON-3346 IS A REQUEST TO REZONE 5 1/2 ACRES AT THE SOUTHWEST CORNER OF HOLLY & FERRELL TO RPD-24, TO ALLOW APARTMENTS AT A DENSITY OF 24 UNITS PER ACRE.
SDR-3514 IS A REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 140-UNIT APARTMENT COMPLEX AT THAT SAME LOCATION.

BY SIGNING THIS PETITION, WE ARE EXPRESSING OUR OPPOSITION TO BOTH OF THESE PROPOSALS AND REQUEST THAT THE PLANNING COMMISSION AND CITY COUNCIL CONSIDER THE ABUNDANCE OF APARTMENTS ALREADY LOCATED WITHIN OUR NEIGHBORHOOD AND THE IMPACT THAT ADDITIONAL APARTMENTS, ESPECIALLY ON THE SOUTH SIDE OF HOLLY WOULD HAVE ON THE DETACHED SINGLE-FAMILY HOMES ALONG BOTH SIDES OF FERRELL.

AS IS TRUE IN OTHER AREAS OF WEST LAS VEGAS, ADDITIONAL OPPORTUNITIES FOR HOME OWNERSHIP, NOT RENTAL, ARE NEEDED IF THIS IS TO REMAIN A STABLE NEIGHBORHOOD FOR THE EXISTING RESIDENTS AND OWNERS.

NAME (print)

ADDRESS

SIGNATURE

1) Silas & Claudia Washington 2125 Kenneth Rd Silas & Claudia Washington

2) Joyce Reid 2522 Parasail Point Ave Joyce Reid

3) Delicia Gaston 1864 Zitcon Ridge St #106 Delicia Gaston

4) Brenda Henry 5025 Nellis Oasis Brenda Henry

5) Michael Johnson 1021 Baker Avenue Michael Johnson

6) Demario Gaston 1555 Balzar Ave #119 Demario Gaston

7) Gregor M Bass 21644 Colo Harbor Gregor M Bass

8) Tawana Jones 5400 W Cheyenne Tawana Jones

9) Derrick Jones 5400 W Cheyenne Derrick Jones

10) Elvira Thomas 19331 Tossell Ave Elvira Thomas

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NAME (print)

ADDRESS

SIGNATURE

1) Almary Gaston, 1152 - Lawry Almary Gaston

2) Ellen Gaston 1140 Lawry

3) Joe Ann Gaston 1152 Lawry Ave Joe Ann Gaston

4) Maxine Hubbard 1101 Lisbon Ave Maxine Hubbard

5) Paulina Ahing 1816 Golden Sky DR Paulina Ahing

6) Josephine Jefferson 1500 Saylor Way Josephine Jefferson

7) Tina Clark-Coward 1433 E. Reno Ave Tina Clark-Coward

8) Lola Shaw 1236 Lawry Lola Shaw

9) Elyah Joffe 1500 Saylor Way Elyah Joffe

10) Geraldine Gaston 953 Baker Ave Geraldine Gaston

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NAME (print)	ADDRESS	SIGNATURE
1) Freda McKnight	3510 Citrus	Freda McKnight
2) Laura Edwards	7933 Harrison	Laura Edwards
3) Herman Blackwell	1555 Balzer Ave	Herman Blackwell
4) MALCOLM GAINES	3516 EMMONS AVE	Malcolm Gaines
5) DERRICK JONES	5400 W. CHEYENNE	Derrick Jones
6) Alex Luke	3555 E. Sahara Blvd	Alex Luke
7) Arnita Morelans	1217 Reed St	Arnita Morelans
8) JAMIE COSBY	5353 W. DESERT TRAIL #1135	Jamie Cosby
9) ALMA GASTON	3416 STEPPES ST.	Alma L. Gaston
10) Stephanie Bass	2614 Cold Harbor Pl.	Stephanie Bass

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