Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 11, 2004

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 http://www.lasvegasnevada.gov

COMMISSIONERS

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

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

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

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the February 12, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. **Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.**

2. **The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.**

3. **If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.**

4. **Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.**

5. **Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.**

6. **After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.**

7. **Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.**

8. **Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.**

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

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

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

3. **TENTATIVE MAP - TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.** - Request for a Tentative Map FOR A 39-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.62 acres adjacent to the north side of the 215 Beltway, approximately 600 feet west of Durango Drive (APN:125-20-301-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).

4. **TENTATIVE MAP - TMP-3792 - GRANDVIEW CONDOMINIUMS - APPLICANT: AMERICAN PREMIERE HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 336-UNIT CONDOMINIUM DEVELOPMENT on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

5. **TENTATIVE MAP - TMP-3798 - CLIFFS EDGE PARENT - APPLICANT: FOCUS COMMERCIAL - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL** - Request for a Tentative Map FOR A 34-LOT MIXED-USE SUBDIVISION on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PD (Planned Development) Zone, Ward 6 (Mack).

6. **TENTATIVE MAP - TMP-3887 - CELEBRATE ESTATES - APPLICANT: RICK WILLIAMS ET AL - OWNER: CRAIG/BUFFALO, LIMITED** - Request for a Tentative Map FOR A 23-LOT SINGLE FAMILY SUBDIVISION on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone under Resolution of Intent to R-D (Single Family Residential-Restricted), Ward 4 (Brown).

7. **ANNEXATION - ANX-3740 - CYTHA PRICE, ET AL** - Petition to Annex 0.94 acres generally located on the east side of Fairhaven Street, 1,170 feet south of Lake Mead Boulevard (APN: 138-24-703-007 and 008), Ward 5 (Weekly).

ONE MOTION – ONE VOTE:

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

8. **REZONING - PUBLIC HEARING - ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue (APN: 138-35-517-001), Ward 1 (Moncrief).

9. **SPECIAL USE PERMIT RELATED TO SDR-3790 - PUBLIC HEARING - SUP-3815 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR LIQUOR SALES (OFF-PREMISE CONSUMPTION) adjacent to the north side of Charleston Avenue, approximately 375 feet east of Torrey Pines Drive (APN: 138-35-801-002; 138-35-803-001), C-1 (Limited-Commercial) Zone, Ward 1 (Moncrief).

10. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3815 - PUBLIC HEARING - SDR-3790 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of perimeter buffering and landscaping standards FOR A PROPOSED 101,000 SQUARE-FOOT RETAIL CENTER on 9.74 acres adjacent to the north side of Charleston Avenue, approximately 375 feet east of Torrey Pines Drive (APN: 138-358-01-002; 138-358-03-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

11. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3729 - APPLICANT: BAIL BOND AMERICA, INC. - OWNER: MICHAEL AND CHRISTINE ACCARDI** - Request for a Special Use Permit FOR A BAILBOND SERVICE at 800 South Casino Center Boulevard (APN: 139-34-410-027), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

12. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3746 - APPLICANT: JEFFREY CAMPBELL - OWNER: PAN PACIFIC RETAIL PROPERTIES, INC.** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 2101 North Rainbow Boulevard, Suite 102 (APN: 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

13. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3787 - APPLICANT/OWNER: SILVER STATE BANK** - Request for a Site Development Plan Review and Waivers of the parking lot landscaping and building foundation landscaping standards FOR A PROPOSED 5,000 SQUARE-FOOT OFFICE BUILDING on 0.46 acres located at 8901 West Sahara Avenue (APN: 163-08-120-036), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

14. **VACATION - PUBLIC HEARING - VAC-3760 - APPLICANT: AMERICAN PREMIER HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY** - Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Grand Canyon Drive, Ward 6 (Mack).

15. **VACATION - PUBLIC HEARING - VAC-3782 - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.** - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the south side of Stange Avenue, east of Puli Road, Ward 4 (Brown).

16. **VACATION - PUBLIC HEARING - VAC-3802 - APPLICANT: TANEY ENGINEERING - OWNER: UNIVEST I, LIMITED LIABILITY COMPANY** - Petition to Vacate U.S. Government Patent Easements generally located north of Cheyenne Avenue, east of Hualapai Way, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

17. **ABEYANCE - 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).

18. **MAJOR MODIFICATION RELATED TO SDR-3759 - PUBLIC HEARING - MOD-3758 - APPLICANT: FRED LESSMAN** - Request for a Major Modification to the Lone Mountain Master Plan TO ALLOW A MINI-WAREHOUSE FACILITY AS A PERMITTED USE IN THE VILLAGE COMMERCIAL SPECIAL LAND USE DESIGNATION with the approval of a Special Use Permit, Ward 4 (Brown).

19. **SPECIAL USE PERMIT RELATED TO MOD-3758 AND SDR-3759 - PUBLIC HEARING - SUP-4009 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A MINI-WAREHOUSE FACILITY on the west side of Shady Timber Street, 900 feet north of Cheyenne Avenue (APN: portions of 137-12-801-001 and 137-12-401-022) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

20. **SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-3758 - PUBLIC HEARING - SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.57 acres on the west side of Shady Timber Street, 900 feet north of Cheyenne Avenue (APN: portions of 137-12-801-001 and 137-12-401-022), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

21. **MAJOR MODIFICATION RELATED TO ZON-3840, SDR-3764, SUP-3783, SUP-3785, SUP-3786, SUP-3788 AND SUP-3789 - PUBLIC HEARING - MOD-3763 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Major Modification to the Montecito Town Center Development Agreement TO ADD 5.00 ACRES TO THE OVERALL PLAN UNDER THE "MONTECITO TOWN CENTER MIXED USE COMMERCIAL" SPECIAL LAND USE DESIGNATION AND TO MODIFY SECTION 4.1 TO INCREASE COMMERCIAL SQUARE FOOTAGES AND RESIDENTIAL UNITS ACCORDINGLY, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Special Land Use Designation, Ward 6, (Mack).

22. **REZONING RELATED TO MOD-3763, SDR-3764, SUP-3783, SUP-3785, SUP-3786, SUP-3788 AND SUP-3789 - PUBLIC HEARING - ZON-3840 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 5.00 acres adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), Ward 6 (Mack).

23. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3765 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR LIQUOR SALES on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

24. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3767 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

25. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3769 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

26. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3770 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad O of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

27. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3771 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A TAVERN on Pad P of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

28. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3773 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad P of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

29. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3774 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GASOLINE SALES on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

30. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3776 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A CAR WASH on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

31. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3777 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

32. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3778 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR LIQUOR SALES on Pad Q of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

33. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3779 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A TAVERN on Pad Z of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

34. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3780 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad Z of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

35. **SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3781 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad F of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

36. **SPECIAL USE PERMIT RELATED TO MOD-3763, ZON-3840 AND SDR-3764 - PUBLIC HEARING - SUP-3783 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR LIQUOR SALES on Pad HH of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

37. **SPECIAL USE PERMIT RELATED TO MOD-3763, ZON-3840 AND SDR-3764 - PUBLIC HEARING - SUP-3785 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad HH of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

38. **SPECIAL USE PERMIT RELATED TO MOD-3763, ZON-3840 AND SDR-3764 - PUBLIC HEARING - SUP-3786 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad HH of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

39. **SPECIAL USE PERMIT RELATED TO MOD-3763, ZON-3840 AND SDR-3764 - PUBLIC HEARING - SUP-3788 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad DD of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

40. **SPECIAL USE PERMIT RELATED TO MOD-3763, ZON-3840 AND SDR-3764 - PUBLIC HEARING - SUP-3789 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad EE of the proposed Montecito Marketplace commercial development, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

41. **SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-3763 AND ZON-3840 - PUBLIC HEARING - SDR-3764 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 587,750 SQUARE-FOOT MIXED-USE COMMERCIAL DEVELOPMENT on 45.6 acres in Montecito Town Center, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001 and 125-20-101-017), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Land Use Designations] and U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Land Use Designation, Ward 6 (Mack).

42. **REZONING RELATED TO VAR-3946, WVR-3793 AND SDR-3784 - PUBLIC HEARING - ZON-3775 - APPLICANT: FIESTA HOMES - OWNER: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD5 (Residential Planned Development - 5 Units Per Acre) on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), Ward 6 (Mack).

43. **VARIANCE RELATED TO ZON-3772, SDR-3784 AND WVR-3793 - PUBLIC HEARING - VAR-3946 - APPLICANT FIESTA HOMES - OWNERS: NEW YORK PLASTICS, LIMITED LIABILTY COMPANY** - Request for a Variance TO ALLOW A PROPOSED R-PD (RESIDENTIAL PLANNED DEVELOPMENT) SITE TO DEVELOP ON 2.72 ACRES WHERE A MINIMUM OF FIVE ACRES ARE REQUIRED adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 6 (Mack).

44. **WAIVER RELATED TO ZON-3775, VAR-3946 AND SDR-3784 - PUBLIC HEARING - WVR-3793 - APPLICANT: FIESTA HOMES - OWNERS: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY** - Request for a Waiver of Title 18.12.160 TO ALLOW A 198 FOOT SEPARATION BETWEEN INTERSECTIONS WHERE A MINIMUM OF 220 FEET IS REQUIRED WHEN PROVIDING EXTERNAL ACCESS FROM A SUBDIVISION TO AN EXISTING STREET HAVING A RIGHT-OF-WAY WIDTH OF 60 FEET OR MORE, for a proposed subdivision adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units per Acre)], Ward 6 (Mack).

45. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3775, VAR-3946 AND WVR-3793 - PUBLIC HEARING - SDR-3784 - APPLICANT: FIESTA HOMES - OWNER: NEW YORK PLASTICS, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.72 acres adjacent to the northwest corner of Bradley Road and Azure Drive (APN: 125-25-101-010 & 011; 125-25-101-014 & 015), R-E (Residence Estates) Zone; [PROPOSED: R-PD5 (Residential Planned Development - 5 Units per Acre)], Ward 6 (Mack).

46. **REZONING RELATED TO SDR-3796 - PUBLIC HEARING - ZON-3794 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC.** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units per Acre) on 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN: 125-16-101-001), Ward 6 (Mack).

47. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3794 - PUBLIC HEARING - SDR-3796 - APPLICANT: CARINA HOMES - OWNER: RAINBOW VALLEY ESTATES, INC.** - Request for a Site Development Plan Review FOR A 64-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.49 acres adjacent to the southeast corner of Grand Teton Drive and Durango Drive (APN: 125-16-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Proposed: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone, Ward 6 (Mack).

48. **REZONING RELATED TO SDR-3920 - PUBLIC HEARING - ZON-3919 - APPLICANT/OWNER: CORNERSTONE COMPANY** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), Ward 1 (Moncrief).

49. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3919 - PUBLIC HEARING - SDR-3920 - APPLICANT/OWNER: CORNERSTONE COMPANY** - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape and parking standards FOR A PROPOSED MODULAR OFFICE on 0.46 acres adjacent to the northwest corner of Colorado Avenue and 4th Street (APN: 162-03-110-011), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Moncrief).

50. **VARIANCE RELATED TO SDR-3799 - PUBLIC HEARING - VAR-3800 - APPLICANT/OWNER: RICHARD W. MINNEAR** - Request for a Variance TO ALLOW A 45-FOOT BUILDING HEIGHT WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED, AND TO ALLOW 50 PARKING SPACES WHERE 58 SPACES ARE REQUIRED on 0.34 acres located at 1711 Bearden Drive (APN: 139-33-402-014 & 015) PD (Planned Development) Zone [PO (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

51. **SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3800 - PUBLIC HEARING - SDR-3799 - APPLICANT/OWNER: RICHARD W. MINNEAR** - Request for a Site Development Plan Review FOR A PROPOSED 20,400 SQUARE-FOOT MIXED-USE DEVELOPMENT consisting of 6,800 square feet of Medical Office space and 16 multi-family residential units on 0.34 acres at 1711 Bearden Drive (APN: 139-33-402-014 & 015) PD (Planned Development) Zone [PO (Professional Office) Las Vegas Medical District Special Land Use Designation], Ward 5 (Weekly).

52. **SPECIAL USE PERMIT RELATED TO SDR-3766 - PUBLIC HEARING - SUP-3772 - APPLICANT: RICHARDSON PARTNERSHIP - OWNER: RANCHO WASHINGTON, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

53. **SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3772 - PUBLIC HEARING - SDR-3766 - APPLICANT: RICHARDSON PARTNERSHIP - OWNER: RANCHO WASHINGTON, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review, a Reduction in the amount of required Perimeter and Parking lot landscaping, and Waivers of the Commercial Development Standards to allow a zero rear yard setback where 20 feet is required and to allow no landscaping between the north façade of the building and the parking area, where a minimum of six feet is required FOR A PROPOSED 3,960 SQUARE-FOOT FINANCIAL INSTITUTION, SPECIFIED on 0.48 acres located at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

54. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3747 - APPLICANT: EXPRESS CASH & LOANS - OWNER: NERCES HIMIDIAN LIVING TRUST** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED at 1426 East Charleston Boulevard, Suite 110 (APN: 162-02-110-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

55. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3768 - APPLICANT/OWNER: DAVID LITVAK** - Request for a Site Development Plan Review and Waivers of the Downtown Centennial Plan streetscape standards and perimeter landscaping standards FOR A PROPOSED 1,100 SQUARE-FOOT ANTIQUE STORE on 0.16 acres located at 203 and 205 East Colorado Avenue (APN: 162-03-110-053), R-4 (High Density Residential) Zone, Ward 1 (Moncrief).

56. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3795 - APPLICANT/OWNER: NORTHWEST 95 LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review and Waivers of the Town Center Development Standards requiring on-site open space features; parking spaces to be set back a minimum of 15 feet from property lines; parking lots to be located away from street front; and walkways between parking lots and rows of parking spaces FOR A PROPOSED 293,355 SQUARE-FOOT RETAIL CENTER on 46 acres adjacent to the northwest and northeast corners of Severence Lane and Oso Blanca Road (APN: 125-17-301-003 and a portion of 125-17-701-001) T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) land use designation], Ward 6 (Mack).

DIRECTOR'S BUSINESS:

57. **TXT-3956 - CITY OF LAS VEGAS** - AMEND TITLE 19.18.060 AND 19.18.070 TO ALLOW SPECIAL USE PERMITS TO BE FINAL ACTION AT PLANNING COMMISSION UNLESS APPEALED BY THE APPLICANT OR A CITY COUNCIL MEMBER OR IF THE SPECIAL USE PERMIT IS COMBINED WITH A REZONING OR GENERAL PLAN AMENDMENT. AMEND TITLE 19.04.010 TABLE 2 LAND USE TABLES TO CHANGE CERTAIN USES FROM REQUIRING A SPECIAL USE PERMIT TO BEING PERMITTED AS A CONDITIONAL USE OR OUTRIGHT.

E. **CITIZENS PARTICIPATION:**

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

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:35 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:
PRESENT: CHAIRMAN RICHARD TRUESDELL, VICE CHAIRMAN TODD NIGRO, MEMBERS BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBER STEVEN EVANS,

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., FRED SOLIS – PLANNING & DEVELOPMENT DEPT., GINA VENGLASS - PUBLIC WORKS, RICHARD SCHRODER – PUBLIC WORKS, TOM GREEN – CITY ATTORNEY'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:
DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., began the briefing with a summary of items to be held in abeyance or withdrawn without prejudice.

Item 2 [TMP-3624]	Abeyance to 4/8/2004	Resolve design issues
Item 3 [TMP-3791]	Abeyance to 3/25/2004	Work on Conditions
Item 7 [ANX-3740]	Table	
Item 17 [VAR-3715]	Withdraw Without Prejudice	
Item 46 [ZON-3794]	Abeyance to 4/8/2004	Resolve design issues
Item 47 [SDR-3796]	Abeyance to 4/8/2004	Resolve design issues
Item 55 [SDR-3768]	Abeyance to 4/8/2004	File rezoning

Item 5 [TMP-3978]: GINA VENGLASS stated that there are recommended revisions to Conditions 14 and 15. Being as this is a Consent Item, MR. CLAPSADDLE noted that the modifications can be noted without removing the item from the Consent Agenda.

MR. CLAPSADDLE stated that Items 21 through 41 are the Montecito applications. Regarding Item 36, the Special Use Permit for the Drug Store piece, he explained that there is a condition that no individual sale of alcohol is permitted. He noted that that condition is normally set for convenience stores and not drug stores or grocery stores. He believed the applicant might request removal of the condition and staff would have no objection if that is requested. Seeing as there are 20 items to be opened for Public Hearing, MR. CLAPSADDLE recommended some of the items be summarized to speed the process.

MINUTES – Continued:

MR. CLAPSADDLE introduced FRED SOLIS, Planning and Development Department Planner, who will to the presentation for some of the applications.

In addition to the condition change for Item 5, as previously noted, Public Works will recommend a modification to Condition 15 of Item 53 [SDR-3766] when the item is brought forward for discussion.

MISCELLANEOUS:

COMMISSIONER McSWAIN asked whether the separation distance requirements for check cashing businesses had been adopted by the City Council. MR. CLAPSADDLE replied it was not. He added that when these types of applications are submitted, staff provides a map that shows other similar businesses that are located within the notification area.

COMMISSIONER DAVENPORT expressed concern with Item 1 [TMP-3466], specifically with regard to long driveways. MR. CLAPSADDLE stated that the map differs from the original Site Plan Review. He informed that between Planning Commission and City Council, the Site Plan changed. This Tentative Map reflects what was adopted by the City Council.

MEETING ADJOURNED AT 5:41 P.M.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 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 BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: MEMBER STEVEN EVANS

STAFF PRESENT: ROBERT GENZER – DIRECTOR, PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., FRED SOLIS – PLANNING & DEVELOPMENT DEPT., RICHARD SCHRODER - PUBLIC WORKS, GINA VENGLASS – PUBLIC WORKS, TOM GREEN – CITY ATTORNEY'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 2004

SUBJECT:
Approval of the minutes of the February 12, 2004, Planning Commission Meeting

MOTION:
NIGRO- APPROVED – UNANIMOUS with STEINMAN abstaining as he was not a Commission Member at that time and EVANS excused

MINUTES:
There was no discussion.

(6:02)
1-40

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 11, 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: MARCH 11, 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.

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 Holliway, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 5th day of March, 2004, at the hour of 8. BOAM there were posted copies of the March 11, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
   500 South Grand Central Parkway

2. In the Las Vegas Library
   833 Las Vegas Boulevard North

3. In the Grant Sawyer Building
   555 East Washington Boulevard

4. On the Special Public Bulletin Board at the Plaza Level of City Hall
   400 Stewart Avenue
   (Near the entrance to the City Council Chambers)

5. On the Public Bulletin Board at the Plaza Level to the City Hall
   400 Stewart Avenue
   (Near the entrance to the Court Clerk's Office)

John Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 5th day of March, 2004.

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
PETER LOWENSTEIN
No. 03-80709-1 My Appointment Expires Feb. 27, 2007

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carole L. Combs**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **27th** day of **February, 2004**, a copy of the **March 11, 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.

Carole L Combs

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

27 day of FEBRUARY, 2004

Kathryn M. McDonald

NOTARY PUBLIC in and for said County and State

KATHRYN M. McDONALD
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 99-56749-1
MY APPT. EXPIRES JUNE 14, 2007

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

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

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Item 1 [TMP-3466], Item 4 [TMP-3792], Item 5 [TMP-3798], and Item 6 [TMP-3887] subject to conditions and amending Conditions 14 and 15 for Item 5 [TMP-3798] - UNANIMOUS with McSWAIN abstaining on Item 1 as her firm has concluded work with Plaster Development but is awaiting final payment and on Item 5 as her firm has been awarded a job with Southwest Gas and inasmuch as they are able to dictate the contractor for the installation of that service, she felt it appropriate to abstain.

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.
(6:06 – 6:09)

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 1 – TMP-3466

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3072) and the Iron Mountain Ranch Master Plan Development Standards.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting 17 lots shall be approved by the Planning and Development Department and Public Works Department staff.

4. Prior to submission of a Final Map, the Clark County School District requests that the developer meet with CCSD Staff to evaluate impacts on educational facilities in the area.

5. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that demonstrates the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

6. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment and will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.

7. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is the available to meet the demands upon the system.

8. Improvement plans must be submitted to the Environmental Health Division of the Clark County Health District for review prior to the approval of the Final Map. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all Utility Plans to expedite review of the required sewer "Back Water Valves" on the improvement plans.

CONDITIONS - Continued:

9. The Engineering Services Division of the Las Vegas Valley Water District requires a water commitment for water service. The proposed project will not be provided water service form the District's system without a water commitment. A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met.

10. Street names must be provided in accordance with the City's Street Naming Regulations.

11. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

13. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

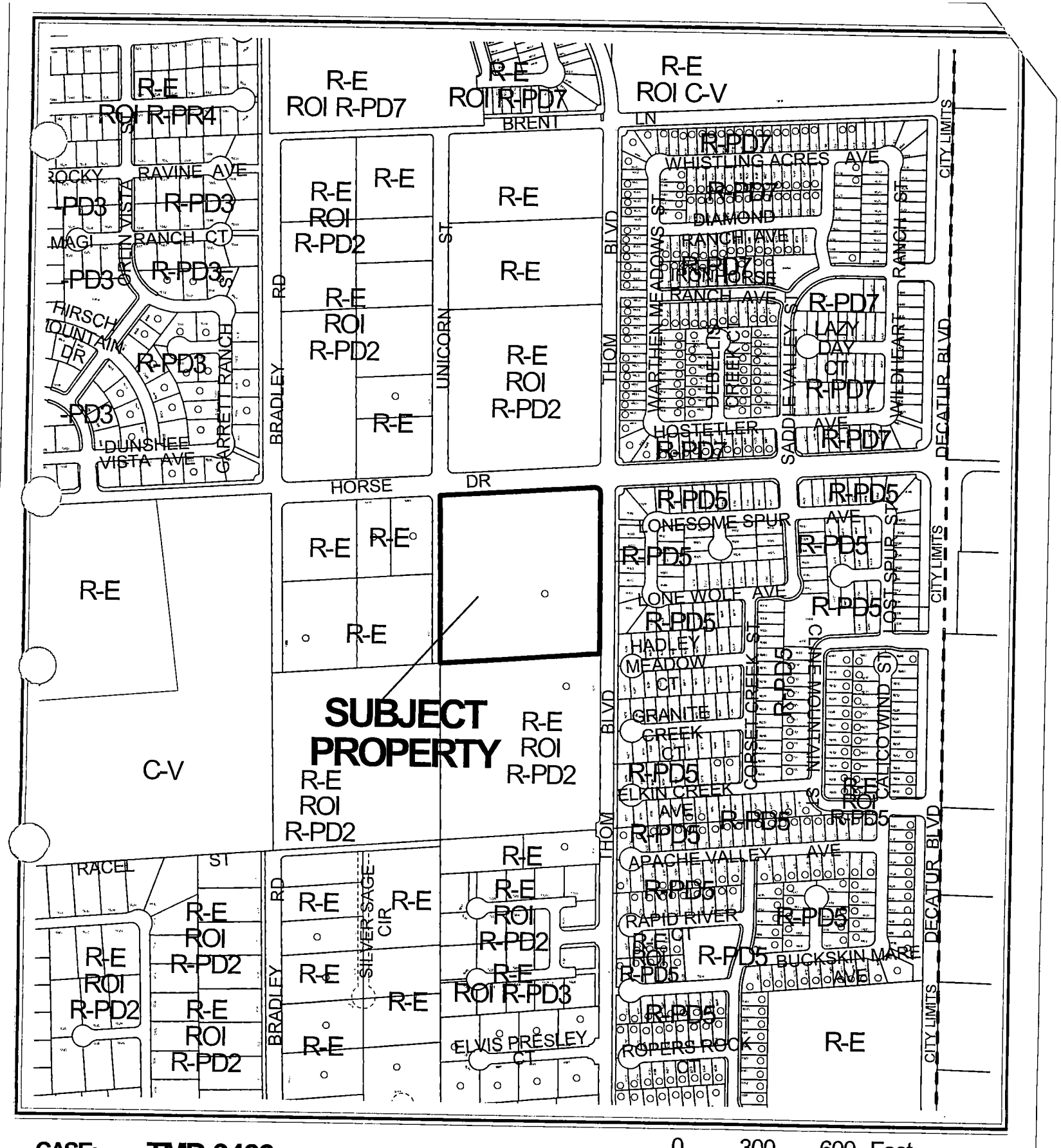
14. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

15. Site development to comply with all applicable conditions of approval for Z-16-98, SDR-3072, Iron Mountain Ranch Master Plan and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 1 – TMP-3466

CONDITIONS - Continued:

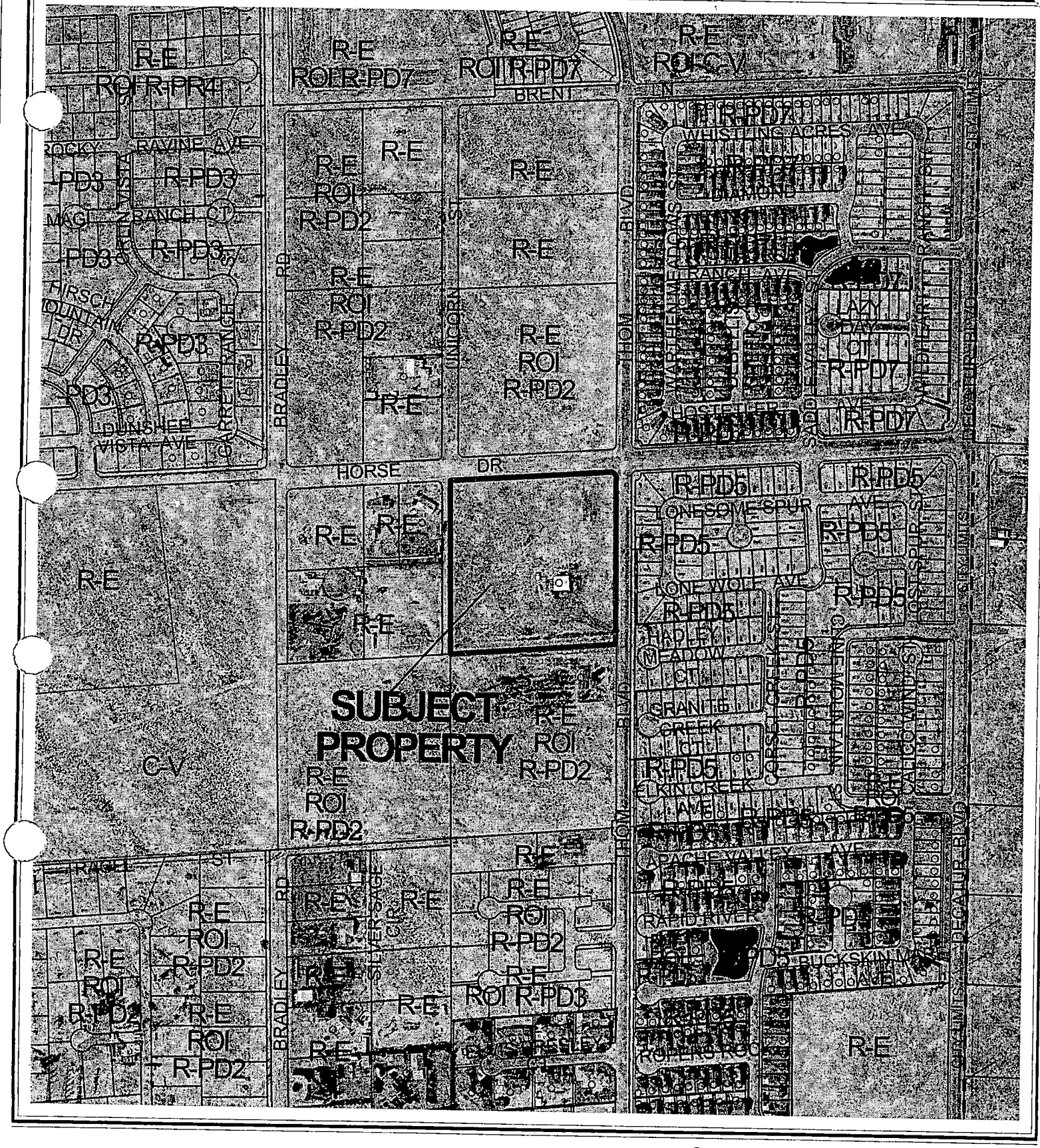
16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to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



CASE: **TMP-3466**

ZONING OF SUBJECT PROPERTY:

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



CASE: **TMP-3466**

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3466 - HORSE AND THOM - APPLICANT: SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3072) and the Iron Mountain Ranch Master Plan Development Standards.

3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting 17 lots shall be approved by the Planning and Development Department and Public Works Department staff.

4. Prior to submission of a Final Map, the Clark County School District requests that the developer meet with CCSD Staff to evaluate impacts on educational facilities in the area.

5. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that demonstrates the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

6. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment and will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.

7. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is the available to meet the demands upon the system.

8. Improvement plans must be submitted to the Environmental Health Division of the Clark County Health District for review prior to the approval of the Final Map. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all Utility Plans to expedite review of the required sewer "Back Water Valves" on the improvement plans.

9. The Engineering Services Division of the Las Vegas Valley Water District requires a water commitment for water service. The proposed project will not be provided water service form the District's system without a water commitment. A water commitment may be provided to the subdivision when all requirements of the District's Service Rules are met.

10. Street names must be provided in accordance with the City's Street Naming Regulations.

11. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

13. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

14. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

15. Site development to comply with all applicable conditions of approval for Z-16-98, SDR-3072, Iron Mountain Ranch Master Plan and all other subsequent site-related actions.

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

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 16-lot Single-Family Residential Subdivision on 9.80 acres adjacent to the southwest corner of Thom Boulevard and Horse Drive. Revised plans as submitted now result in a total of 17 lots.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

10/12/98	The City Council approved a Rezoning (Z-0016-98) to R-PD2 (Residential Planned Development – 2 Units Per Acre) on this site as part of a larger request. Staff had recommended approval and the Planning Commission recommended approval on 8/13/1998.
11/01/00	The City Council approved an Extension of Time [Z-0016-98(1)] for an approved rezoning to R-PD2 (Residential Planned Development – 2 Units Per Acre). The Planning Commission and staff recommended approval on 9/28/00.
02/04/04	The City Council abeyed a Major Modification (MOD-3069) to the Iron Mountain Ranch Plan to allow 14,000 square foot lots on this site where 20,000 square feet is required to the March 3, 2004 City Council Meeting. The Planning Commission and Staff recommended approval on 11/20/03.
02/04/04	The City Council abeyed a Site Development Plan Review (SDR-3072) for a proposed 16- lot single-family residential development to the March 3, 2004 City Council Meeting. The Planning Commission and staff recommended approval on 11/20/03.
02/12/04	The Planning Commission abeyed consideration of TMP-3466 at the request of the applicant to its regular meeting of 3/11/04. This will provide an opportunity for the City Council to approve MOD-3069 and SDR-3071 prior to consideration of the Tentative map, in accordance with Title 18 requirements.

B) Pre-Application Meeting

11/12/03 Issues discussed included the need for 39-foot street widths, cross sections, and a waiver of intersection offset requirements. The subsequent redesign has eliminated the need for any intersection offset waiver.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	9.8
Net Acres:	8.5

B) Existing Land Use

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

C) Existing Zoning

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

D) General Plan Compliance

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

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
Iron Mountain Ranch	X	
Special Overlay District		X
Trails		X

FS

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

Special Plan Area

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	**Required**	**Provided**	**Compliance**
Min. Lot Size	14,000 S.F.	20,000 S.F.	Y
Min. Lot Width	105 Feet	118 Feet (except for flag lots)	Y
Min. Setbacks • Front (Garage) • Front (House) • Side • Corner • Rear	 20 Feet 15 Feet 10 Feet 15 Feet 20 Feet	 20 Feet 15 Feet 10 Feet 15 Feet 20 Feet	 Y Y Y Y Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y
Number of Lots	18	17	Y
Max. Density	2 DUA	1.73 DUA	Y
Private/Public Street	Private	Private	Y
Min. Street Width	37'	40'	Y

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

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

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

B) General Analysis Discussion

- General information

The proposed development will consist of 17 single-family residential lots. The proposed density for the project is approximately 1.73 units per acre, which meets R-PD2 (Residential Planned Development - 2 Units Per Acre) zoning requirements. The access to ten of the 17 lots proposed for the site has been revised to provide two short 37-foot wide private streets terminating in cul-de-sacs, one each from Horse Drive, a Secondary (80-foot) Collector and from Thom Boulevard, a 51-foot wide local street. A number of these lots are flag lots, accessed from the cul-de-sac by a narrow segment of the lot. Of the remaining seven lots, two have access directly to Thom Boulevard, and five have access directly to Unicorn Street, a 51-foot wide local street.

- Cross Section

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

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

- Special Conditions of Approval (from Zoning or SDPR)

1. A Petition of Vacation for the purpose of vacating a portion of Thom Boulevard to match the existing section south of this site must record prior to the recordation of a Final Map overlying or abutting the area to be vacated.

2. Dedicate 25.5 feet of right-of-way adjacent to this site for Unicorn Street, a 20-foot radius at the southeast corner of Unicorn Street and Horse Drive and a 20-foot radius at the southwest corner of Thom Boulevard and Horse Drive prior to the issuance of any permits.

The revised proposal as submitted meets these standards.

FS

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3466 APN: 125-12-701-005

Name of Property Owner: PULASKER DEVELOPMENT

Name of Applicant: SIGNATURE HOMES

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ROBERT A. LEWIS
V.P. SIGNATURE HOMES

Subscribed and swom before me

This 7th day of November, 2003

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

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
DEANNA C. BENITES
01-68746-1 My Appointment Expires Oct. 31, 2004

TMP-3466
03-11-04 PC
REVISED 02-20-04

TENTATIVE MAP
FOR
HORSE AND THOM

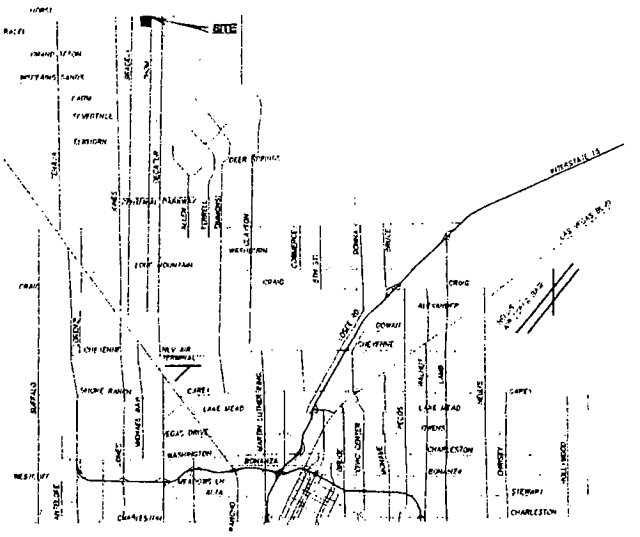
APN: 125-12-701-005

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

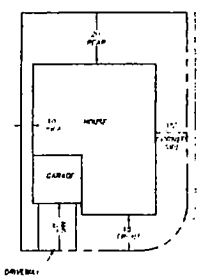
UTILITIES

WATER
SEWER
POWER
GAS
TELEPHONE
DISPOSAL
CABLE T.V.

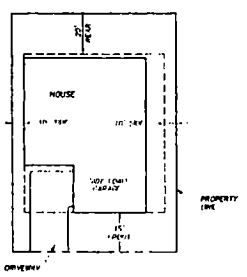
LEGAL DESCRIPTION



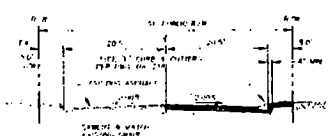
VICINITY MAP



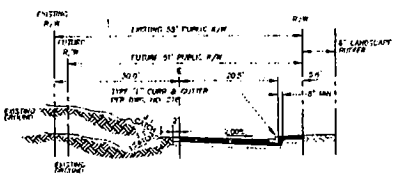
TYPICAL CORNER LOT SETBACK



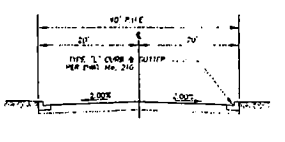
TYPICAL INTERIOR LOT DETAIL



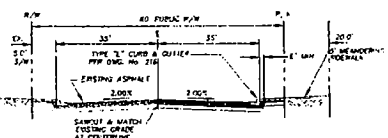
TYPICAL 57 PUBLIC STREET SECTION



TYPICAL 55' PUBLIC STREET SECTION



TYPICAL 40' PUE STREET SECTION



TYPICAL 80' PUBLIC STREET SECTION

OWNER

DEVELOPER

SITE DATA

LAND USE

ZONING

RPD-2 SETBACKS

ACREAGE

LOT SIZE

BASIS OF BEARING

BENCHMARK

FIRE LANE TURNING RADII

C.C. AND R'S

TRASH DISPOSAL

DESIGNED BY MJF — DRAWN BY BML — DATE 02-19-04
CHECKED BY ASP — JOB NUMBER 03-008

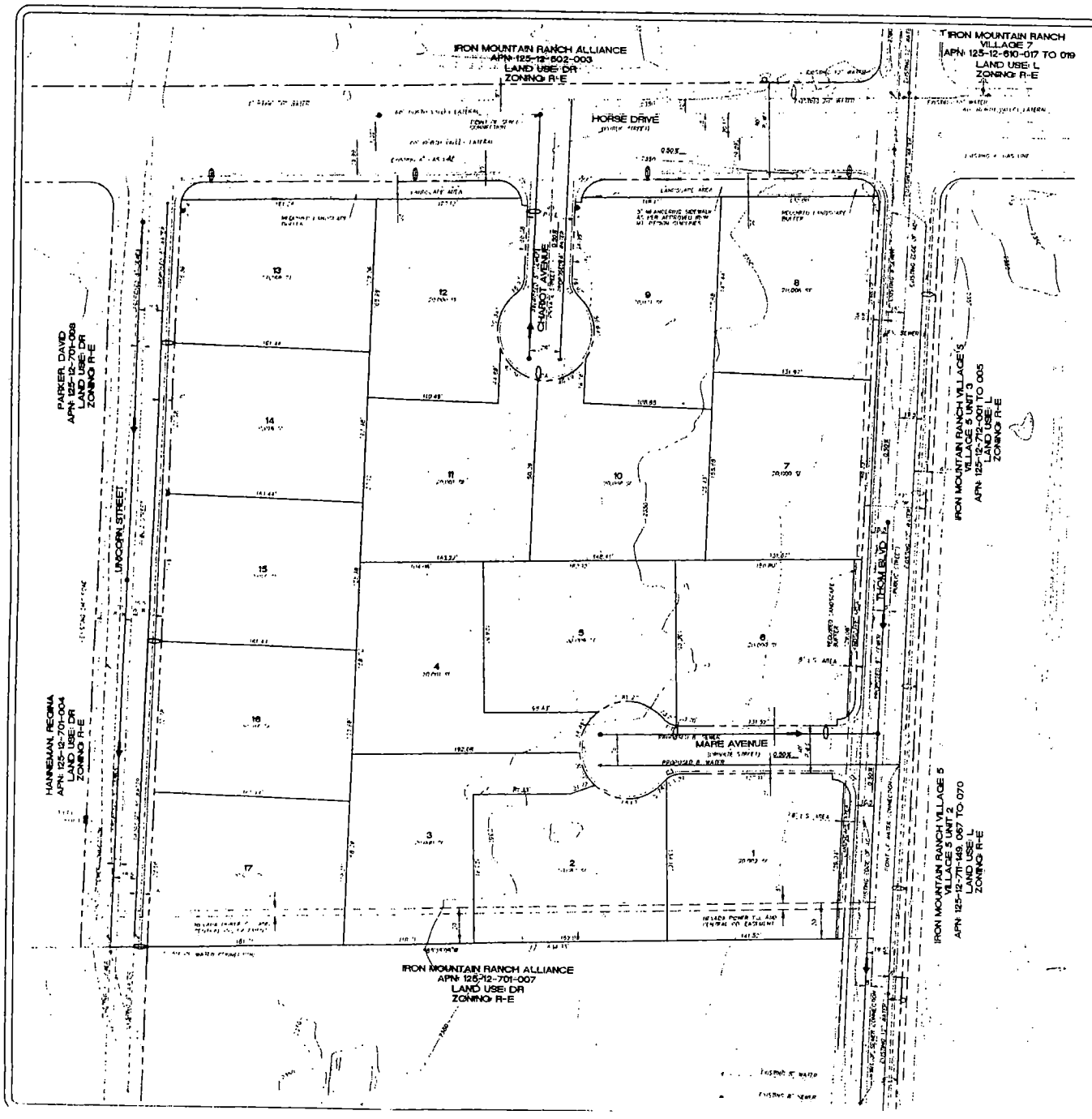
NO.	REVISION	BY	DATE

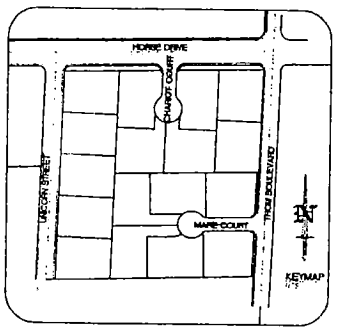
TENTATIVE MAP
HORSE AND THOM
SIGNATURE HOMES

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

Orion

SHEET





GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft

LEGEND

1.00%	= RATE & DIRECTION OF SLOPE
	= PERIMETER BLOCK WALL
	= SETBACK LINE
35	= LOT NUMBER
	= EXISTING CONTOUR
8" WATER	8" PVC WATER MAIN (PUBLIC)
	FIRE HYDRANT ASSEMBLY
	8" GATE VALVE
	48" SANITARY SEWER MANHOLE
8" SEWER	8" PVC SANITARY SEWER MAIN (PUBLIC)

NOTE:
ALL LOTS TO HAVE SEPTIC SYSTEMS PLANNED FOR DEVELOPMENT REQUIREMENTS

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00	90°47'35"	30.99	19.71
C2	50.00	89°34'58"	77.81	49.31
C3	20.00	48°36'43"	16.97	9.00
C4	50.00	48°36'43"	169.95	91.77
C5	50.00	35°54'33"	40.94	21.36
C6	50.00	89°34'58"	78.16	49.76

BASIS OF BEARING

BENCHMARK

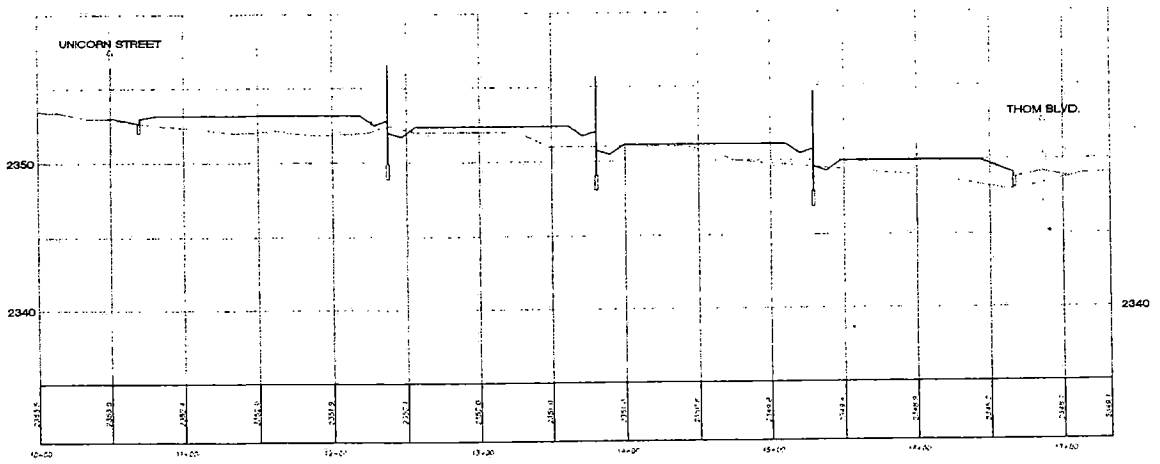
TMP-3466
03-11-04 PC
REVISED 02-20-04

FOR REVIEW ONLY

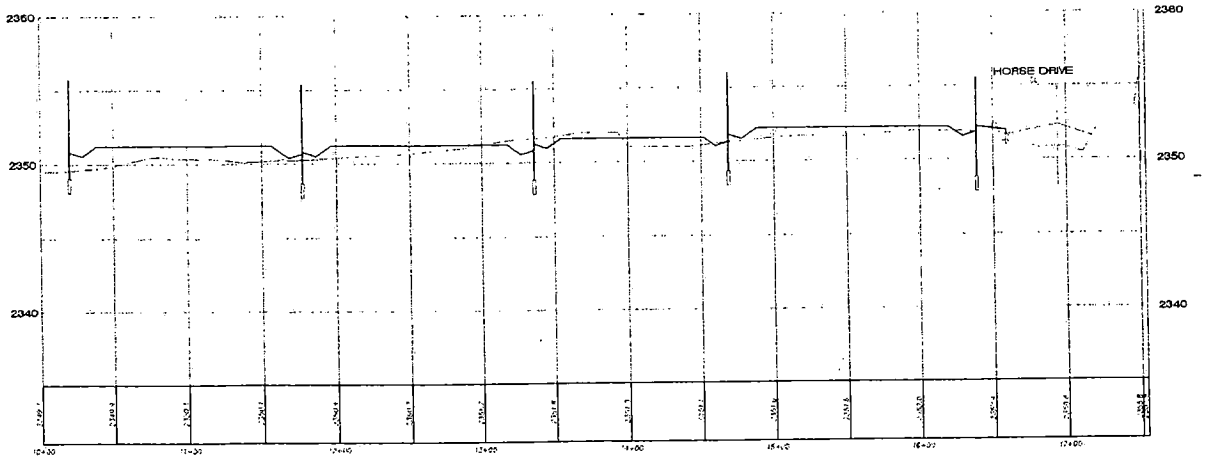
TENTATIVE MAP
HORSE AND THOM
SIGNATURE HOMES

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

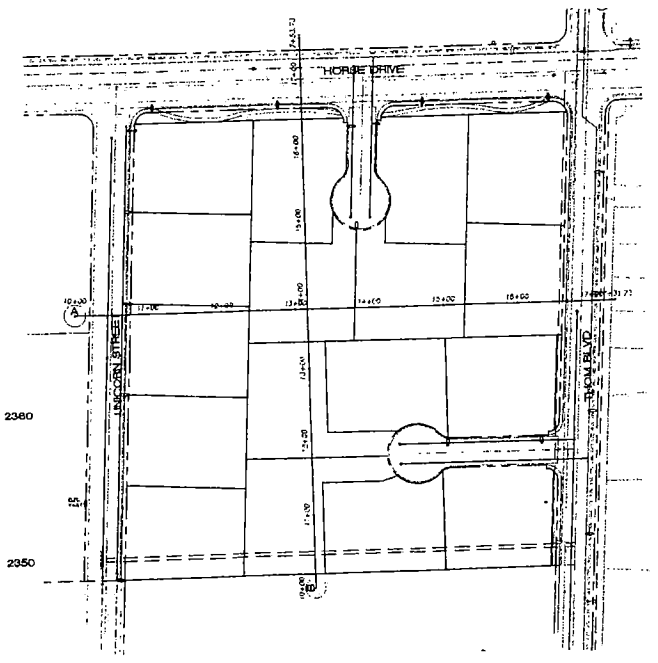
Orion



SECTION A (EAST TO WEST)



SECTION B (SOUTH TO NORTH)



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

TMP-3466
03-11-04 PC
REVISED 2-20-04

DESIGNED BY:MJF | DRAWN BY:KMMA | DATE 03/01/04
CHECKED BY:ASP | JOB NUMBER: 053-0306

NO.	DATE	BY	REVISION

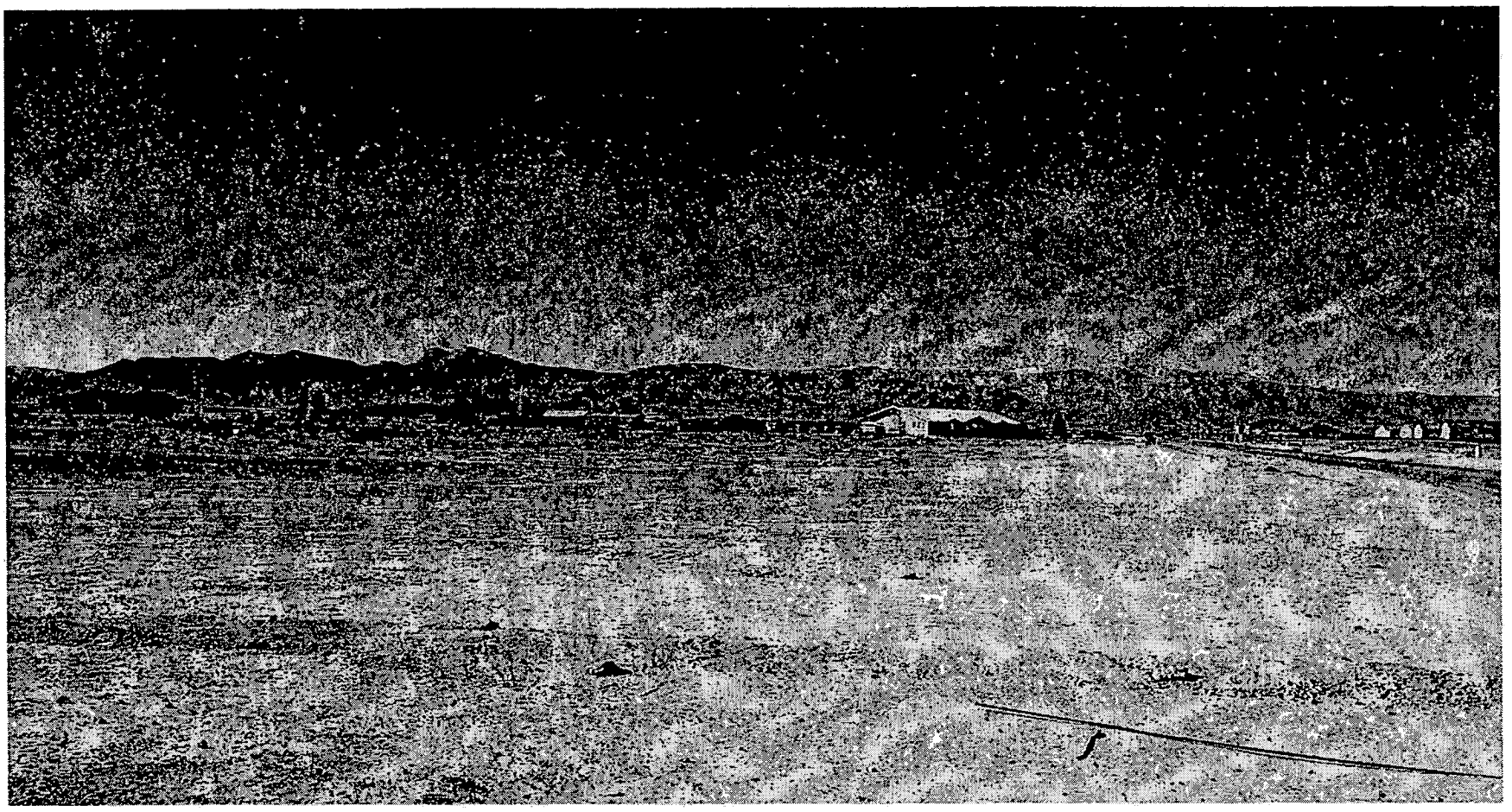
DEAN W. RASMUSON
PROFESSIONAL ENGINEER - CIVIL
NO. 9193
EXP. 12-31-05

PRELIMINARY SITE PLAN
HORSE AND THOM

SIGNATURE HOMES

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

Orion



TMP-3466 - HORSE AND THOM - APPLICANT SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND THOM BOULEVARD
MARCH 11, 2004 PLANNING COMMISSION

01/23/04



TMP-3466 - HORSE AND THOM - APPLICANT SIGNATURE HOMES - OWNER: PLASTER DEVELOPMENT COMPANY
SOUTHWEST CORNER OF HORSE DRIVE AND THOM BOULEVARD
MARCH 11, 2004 PLANNING COMMISSION

01/23/04

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

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

ABEYANCE TO THE APRIL 8, 2004 PLANNING COMMISSION MEETING

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

RECOMMENDATION:
Staff recommends ABEYANCE

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

MINUTES:'
CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that have been requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant for Item 8 [ZON-3708] requested that item be held for thirty days in order to meet with the neighbors. There is no letter on file.

JOHN VORNSEND, 2564 Wigwam Court, appeared on behalf of the applicant and concurred with MR. CLAPSADDLE'S comments.

(6:04 – 6:06)

SOUTHWEST ENGINEERING

LAND PLANNING • MAPPING • DEVELOPMENT

March 8, 2004

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

Ref: SWE Ref. NO. 010110 – Decatur III
Tentative Map Ref. No. TMP-3624

Dear Gary:

On behalf of our client, R & S Investments, we are requesting that the Tentative Map for TMP-3624 be held from the March 11, 2004 Planning Commission until the April 8, 2004 Planning Commission.

This item is being held due to a revised site plan issue being resolved with the Architect and City of Las Vegas.

Thank you.

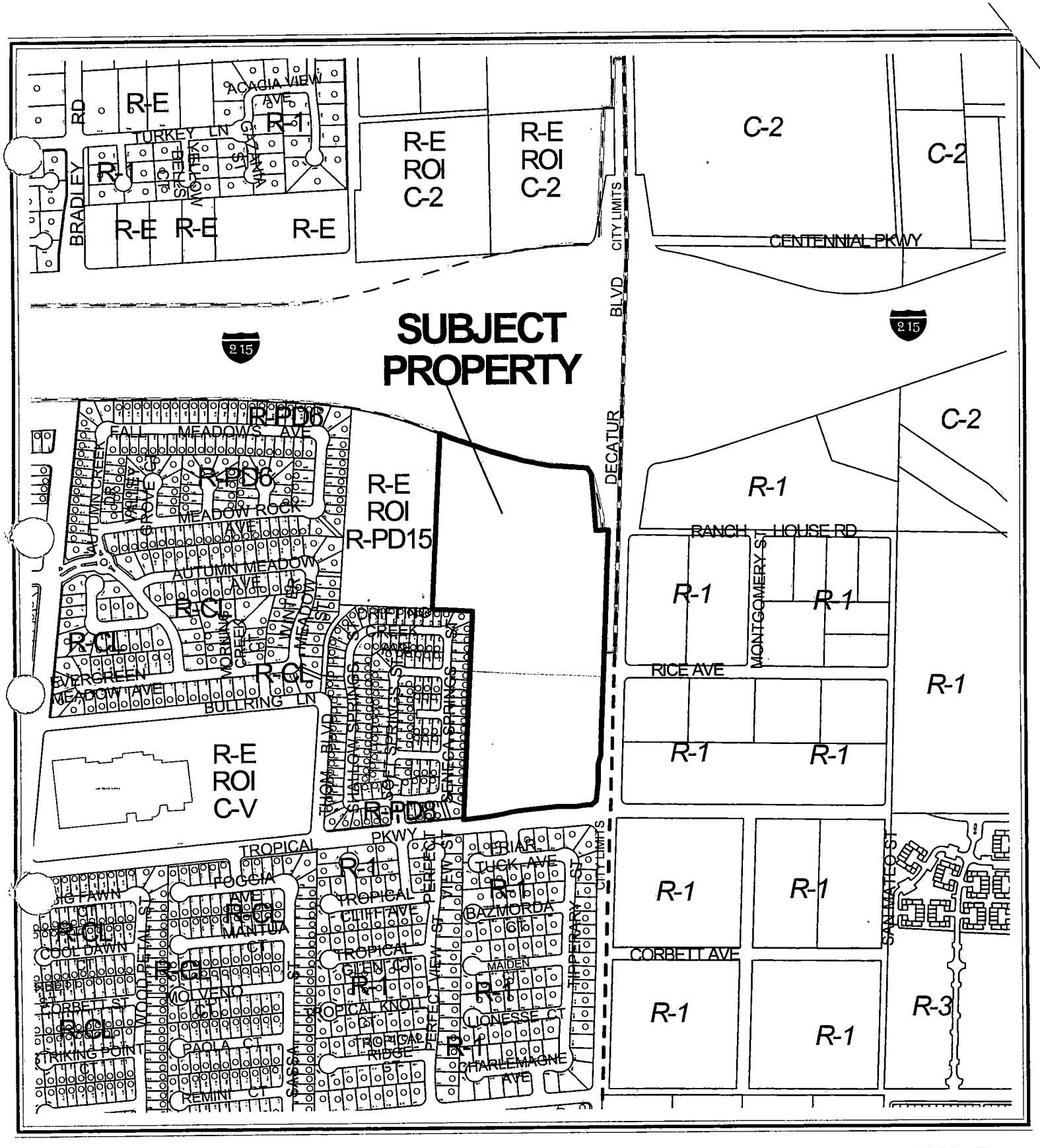
Sincerely,

SOUTHWEST ENGINEERING

Sally I. Pelham
Director of Processing

SIP:jkd

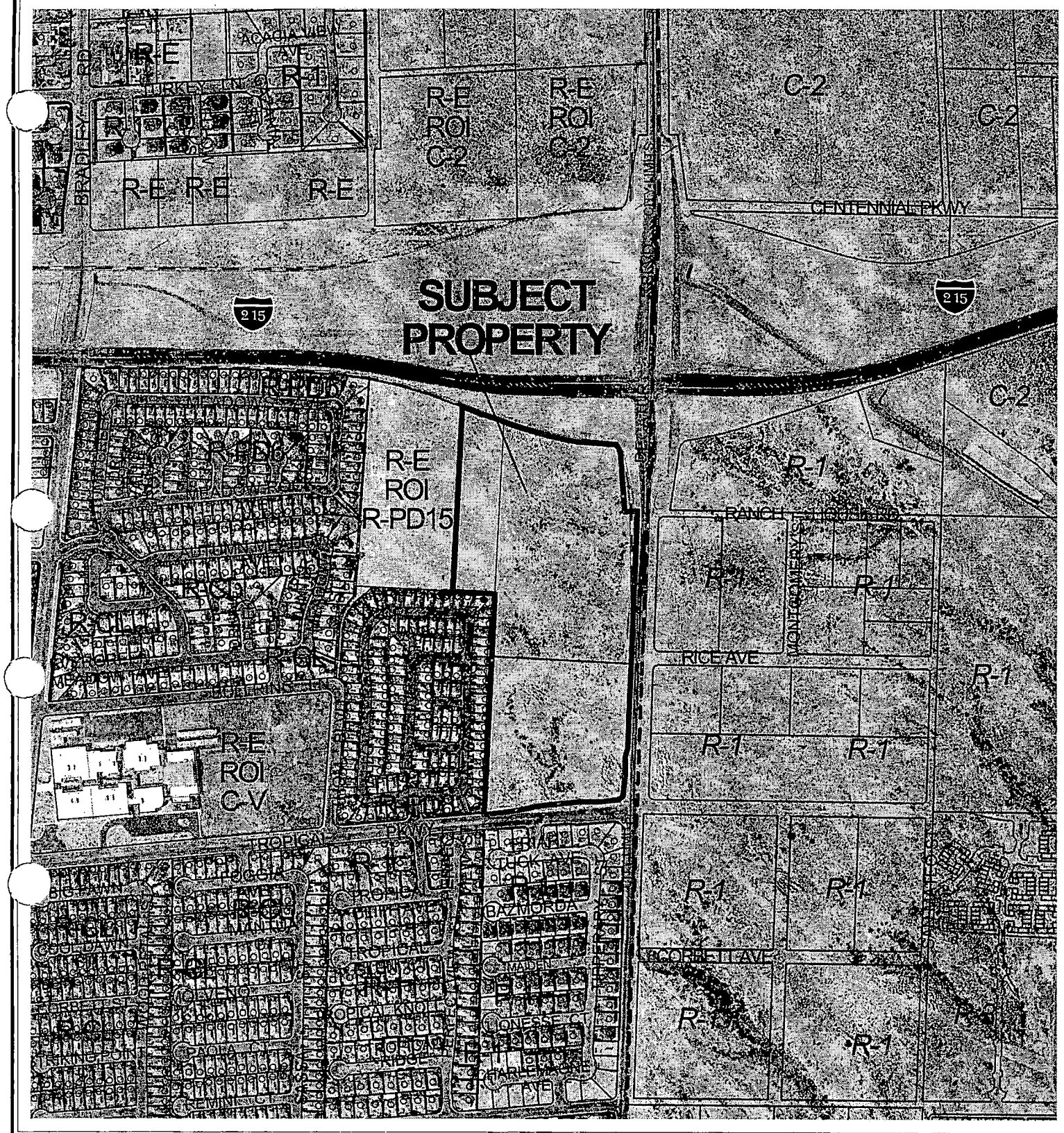
3610 N. Rancho Drive • Las Vegas, Nevada 89130 • Telephone: (702) 648-9700 • Fax: (702) 648-4143



CASE: TMP-3624

ZONING OF SUBJECT PROPERTY:

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



0 500 1000 Feet

CASE: TMP-3624

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3624 - DECATUR III - APPLICANT: R & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY

ON MARCH 8, 2004 THE APPLICANT REQUESTED THIS ITEM HELD IN ABEYANCE TO THE APRIL 8, 2004 PLANNING COMMISSION MEETING.

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3624 APN: 125-25-601-022. 023

Name of Property Owner: DECATUR III

Name of Applicant: R & S Investment Group

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

_____Yes ____✓____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

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

Print Name: Saiid Forouzan Rad

Subscribed and sworn before me

This 13th day of November, 2003

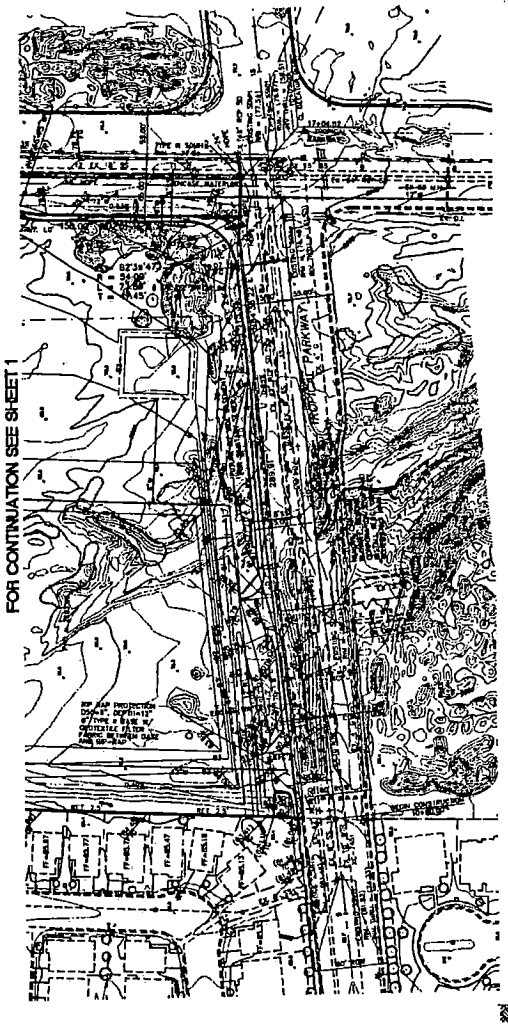
Nicole Greene

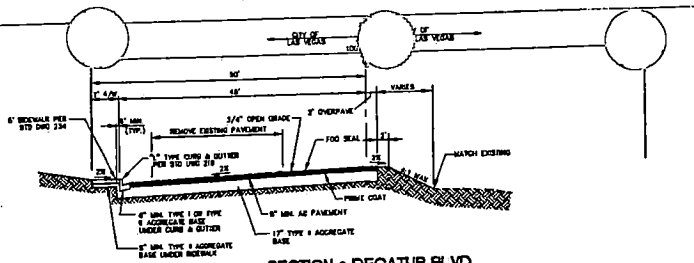
Notary Public in and for said County and State

NICOLE GREENE
Notary Public, State of Nevada
Appointment No. 00651341
My Appt. Expires Aug. 17, 2004

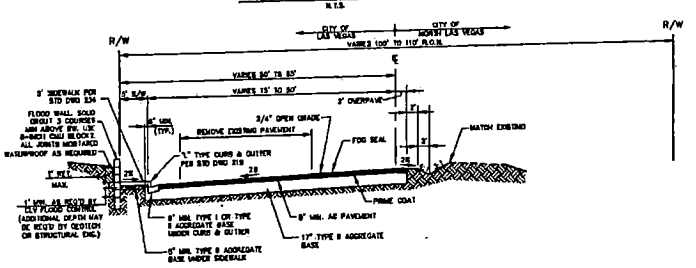
GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

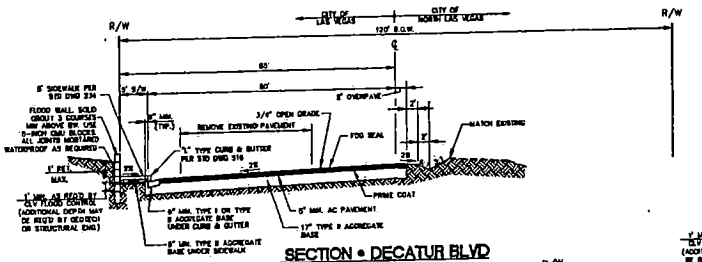




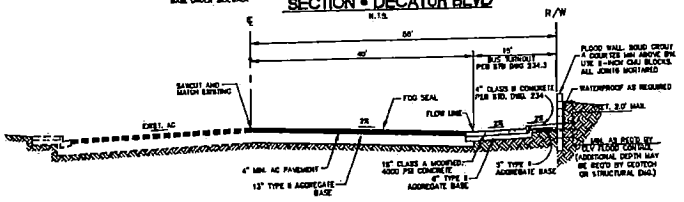
SECTION • DECATUR BLVD
N.T.S.



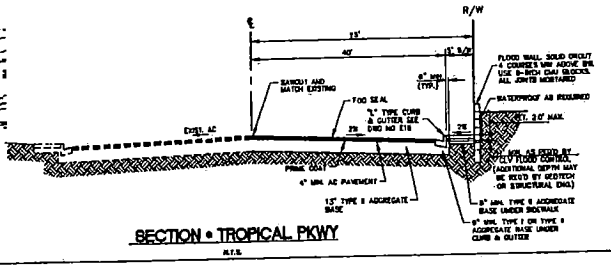
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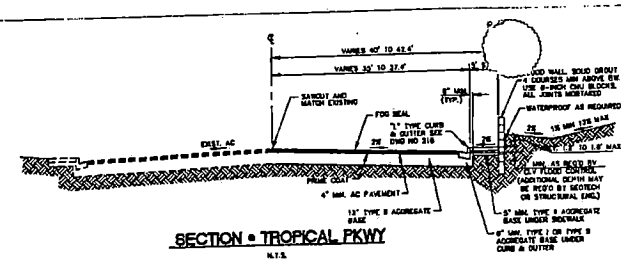
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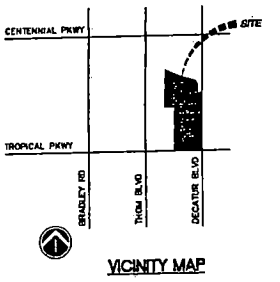
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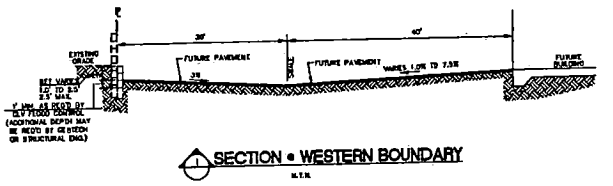
SECTION • TROPICAL PKWY
N.T.S.



SECTION • TROPICAL PKWY
N.T.S.



VICINITY MAP



SECTION • WESTERN BOUNDARY
N.T.S.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL

CNLV BM #530133, DECATUR BLVD. & CENTENNIAL PKWY, 75' S. OF SECTION LINE NEXT TO POWER POLE

STATION 1LV80
2SHE3

CURRENT ELEVATION AS OF 12/26/02 = 698.2565 METERS (NAV88)
2290.88 FEET

PROJECT ELEVATION= 698.3703 METERS (NAV088)
2291.230 FEET

EQUATION: (PROJECT ELEV.) – (0.38') = CURRENT ELEVATION

BASIS OF BEARING

NORTH 02°01'35" EASY BEING THE CENTERLINE OF DECATUR BLVD. BETWEEN TROPICAL PARKWAY AND CENTENNIAL PARKWAY IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA. AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 92 OF PARCEL MAPS PAGE 07.

NOTICE TO CONTRACTOR !

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

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

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG
CALL 1-702-363-8111

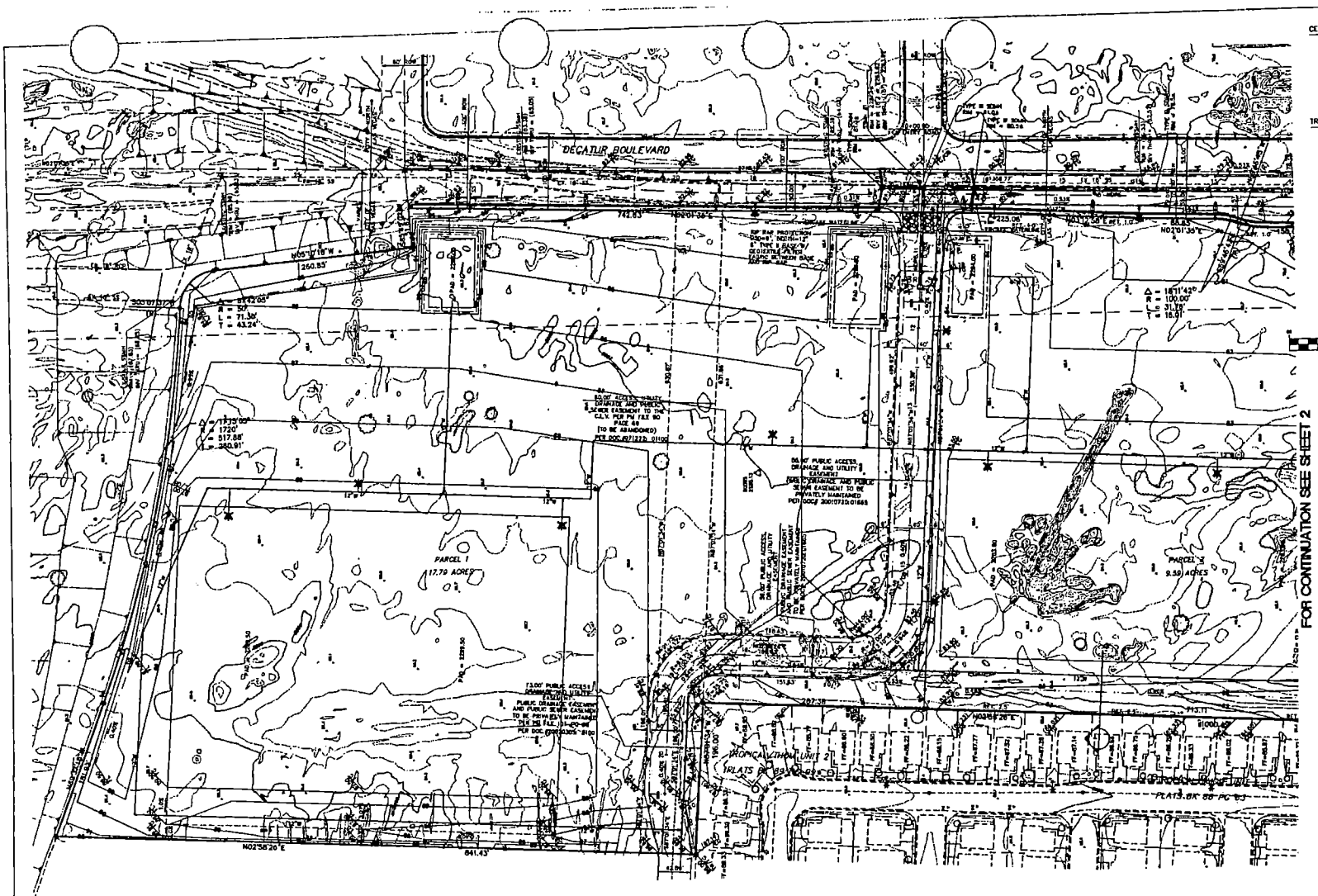
ENGINEERING SOUTHWEST
3910 North Buffalo Drive
Las Vegas, Nevada 89129
Telephone: (702) 645-2700
Fax: (702) 645-4143

STAMP DATE: 12/17/02

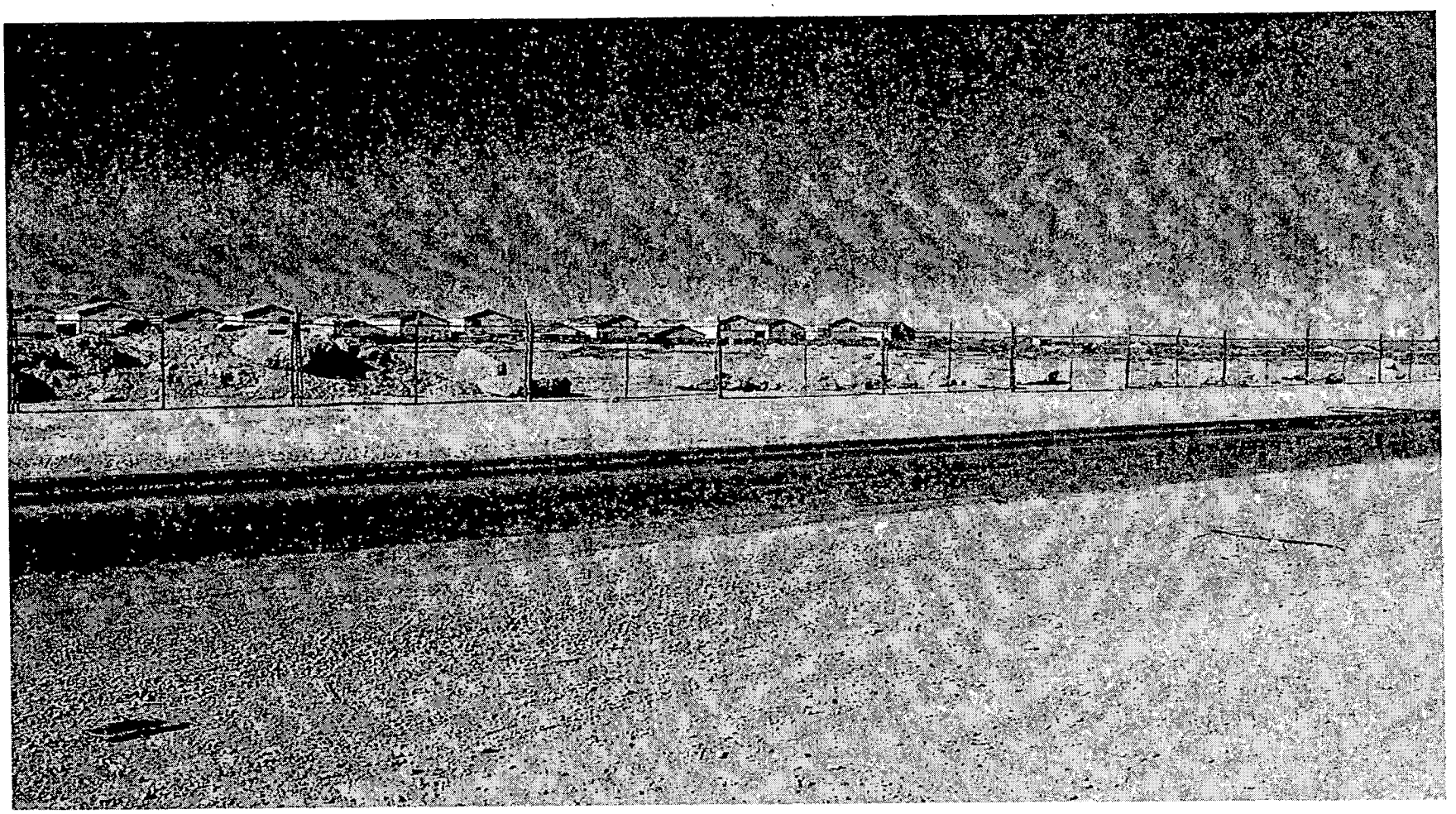
TITLE: TENTATIVE MAP
PROJECT: DECATUR III

WORK ORDER NO. 010710
DESIGN BY:
DRAWN: 12/12/03
SCALE: 1"=80'
CHECKED:
SHEET 2 OF 2
CLV DWG NO.

TMP-3624
02-12-04 PC



TMP-3624
02-12-04 PC



TMP-3624 - DECATUR III - APPLICANT: R5 & S INVESTMENT GROUP - OWNER: DECATUR III, LIMITED LIABILITY COMPANY
NORTHWEST CORNER OF DECATUR BOULEVARD AND TROPICAL PARKWAY
MARCH 11, 2004 PLANNING COMMISSION

01/23/04

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC. - Request for a Tentative Map FOR A 39-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 4.62 acres adjacent to the north side of the 215 Beltway, approximately 600 feet west of Durango Drive (APN:125-20-301-015), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

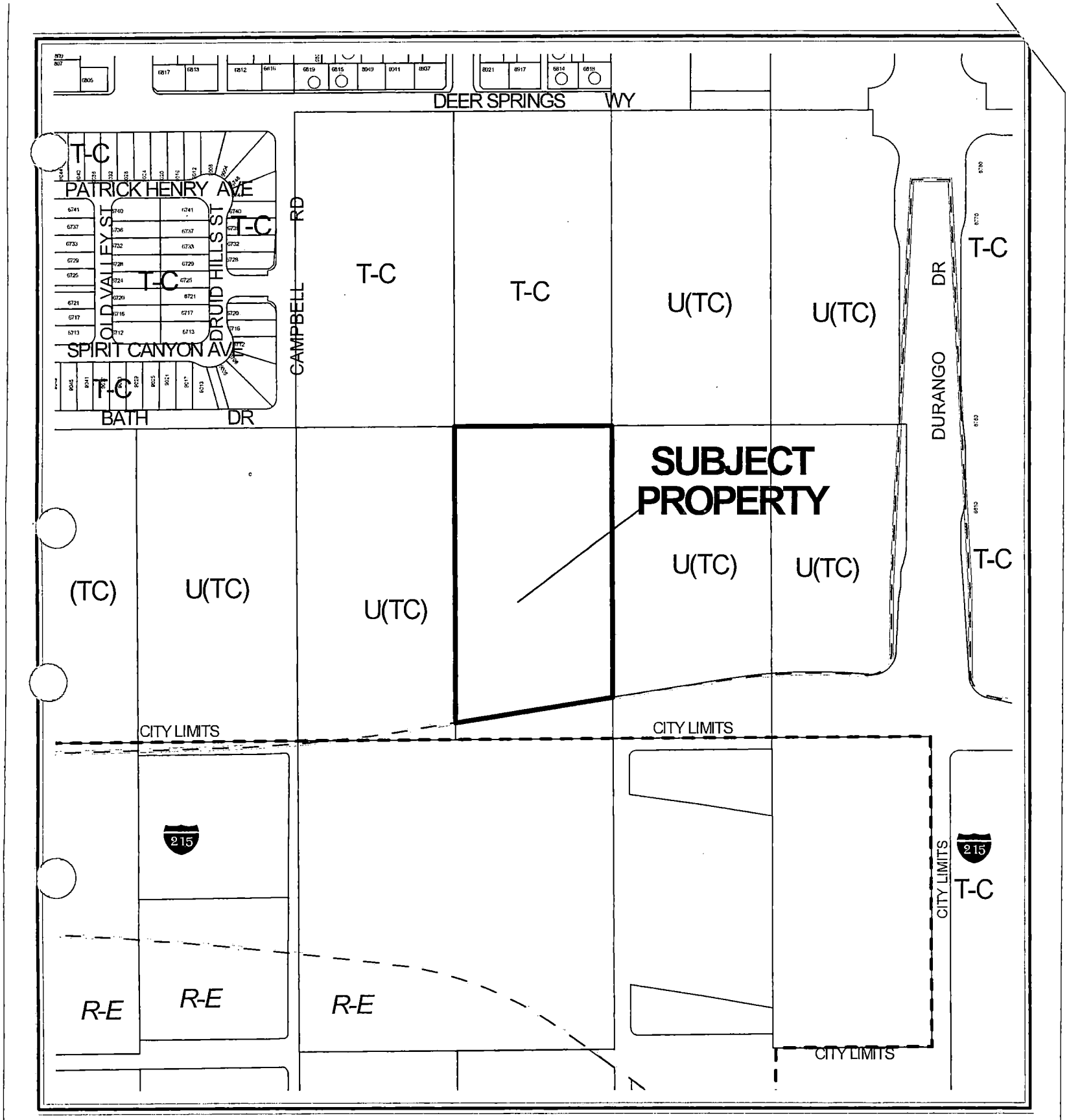
RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

MINUTES:
CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that have been requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

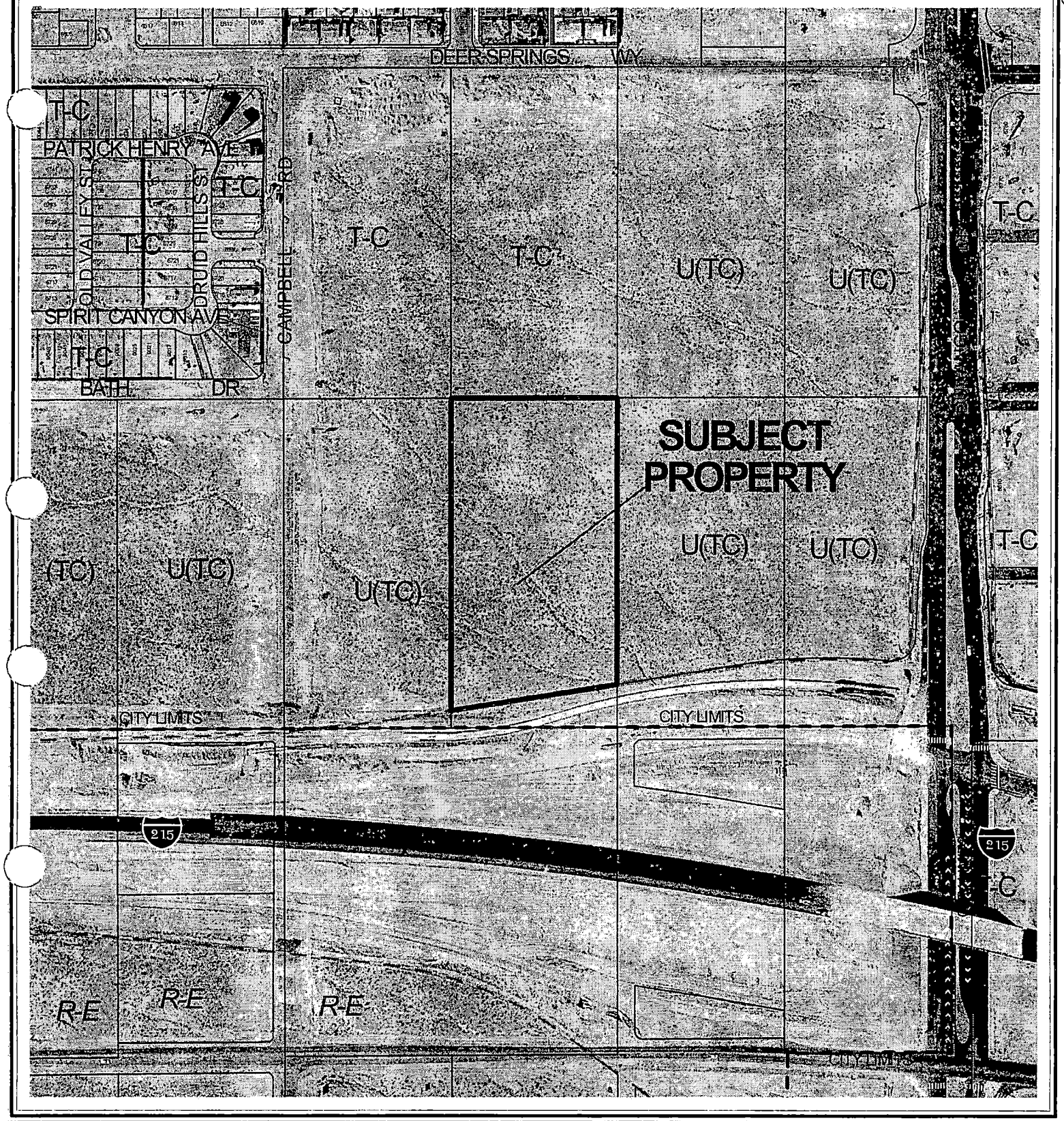
(6:04 – 6:06)



CASE: TMP-3791

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)

N



0 200 400 Feet

CASE: TMP-3791

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A - APPLICANT/OWNER: CONCORDIA HOMES 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 Site Development Plan Review SDR-2971 and Rezoning ZON-2970.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

6. A Multi-Use Non-Equestrian Trail shall be constructed along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the city of Las Vegas and Clark County. This trail must be depicted on the Final Map.

7. A letter from the appropriate sewer agency stating that service from the existing system of community sewage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.

8. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.

9. Improvement plans must be submitted to the Environmental Health Division of the Clark County Health District for review and approval before the final map can be signed. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all utility plans to expedite review of the required sewer "Back Water Valves" on the improvement plans.

10. A statement must be provided to the Environmental Health Division of the Clark County Health District that this subdivision is not part of a master plan or the master plan provided.

Public Works

11. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.

12. Common Elements "A", B", "C", "D", "E", "F", "G" and "H" must be defined as private drives offered as public utility easements (P.U.E's), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

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

14. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

15. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

16. If not already constructed at the time of development, construct all required offsite sewer and obtain a 20-foot wide offsite sanitary sewer easement across the two adjacent parcels to the east to connect with the existing sewer within El Capitan Way. The sewer line shall be at a location and depth acceptable to the City Engineer. Provide a public sewer stub to the west in the southwest corner of this development.

17. Site development to comply with all applicable conditions of approval for ZON-2970, Site Development Plan Review SDR-2971 and all other subsequent site-related actions.

18. 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

The request is for a Tentative Map for a 39-lot single-family cluster development on approximately 4.64 acres located 660 feet south of Deer Springs Way and 330 feet east of Campbell Road.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

02/05/03 The City Council approved a Petition (A-0038-02) to annex undeveloped property located in various parts of the city, including the subject parcel, under the provisions of NRS 268.597 No. 1(b) containing approximately 687.3 acres. The effective date of this annexation was 02/14/03.

11/05/03 The City Council approved Rezoning (ZON-2970) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to T-C (Town Center) on the subject site. The Planning Commission and staff recommended approval on 10/9/03.

11/05/03 The City Council approved a Site Development Plan Review (SDR-2971) for a 39-lot single-family cluster development. The Planning Commission and staff recommended approval on 10/9/03.

B) Pre-Application Meeting

01/13/04 Issues discussed included the wall height along the east property line, open space requirements, and discussion about the required multi-purpose trail.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 4.64

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Proposed I-15 Beltway
East:	Undeveloped
West:	Undeveloped

C) Planned Land Use

Subject Property:	M-TC (Medium Density Residential - Town Center)
North:	ML-TC (Medium-Low Density Residential - Town Center)
South:	Proposed I-15 Beltway
East:	UC-TC (Urban Center Mixed Use - Town Center)
West:	M-TC (Medium Density Residential - Town Center)

D) Existing Zoning

Subject Property:	U (TC) Undeveloped [TC (Town Center) General Plan Designation]
North:	T-C (Town Center)
South:	Proposed I-15 Beltway
East:	U (TC) Undeveloped [TC (Town Center) General Plan Designation]
West:	U (TC) Undeveloped [TC (Town Center) General Plan Designation]

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a TC (Town Center) land use designation, which allows a maximum density of 25 Developed Units per Acre. The site is zoned T-C (Town Center), which is consistent with the General Plan designation. The proposed residential development is a permitted use in the T-C (Town Center) zoning district.

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

Special Plan Area

This site has a land use designation of M-TC (Medium Density Residential - Town Center), pursuant to the Town Center Development Standards Manual. Development of the site as proposed through this tentative map will comply with the standards of the existing land use designation.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Site Development Plan Review SDR-2971, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	2,900 Feet	2,900 Feet	Y
Min. Lot Width	50 Feet	50 Feet	Y
Min. Setbacks			
• Front	5 Feet	5 Feet	Y
• Side	3 Feet	3 Feet	Y
• Corner	10 Feet	10 Feet	Y
• Rear	12 Feet	12 Feet	Y
Max. Building Height	2 Stories / 35 Feet	2 Stories / 35 Feet	Y

The proposal meets all applicable development standards as established by Site Development Plan Review SDR-2971.

B) General Analysis Discussion

- General information

The request is for a 39-lot single-family cluster development, which is serviced by a single 37-foot public north-south street. Lots vary in size from 2,900 to 3,685 square feet, and the overall density is 8.44 units per developed acre, which falls within the parameters of the M-TC (Medium Density Residential – Town Center) District. The site provides 20,038 square feet of open space and is consistent with Town Center open space requirements. The Department of Public Works notes that the name for the north/south street (Schyuler Street) does not match the name shown on the adjacent development to the north, Concordia at Deer Springs Unit 2 (TMP-3392). A Condition of Approval has been added that requires compliance with the City's Street Naming Regulations.

- Cross Section

The submitted cross-sections depict a maximum natural grade between 0% and 2% across this site. Per Table A within 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 east/west cross sections do not show any retaining walls greater than 4-feet in height. However, it is noted that the proposed wall along the eastern boundary will present a 10-foot vertical wall face to the adjacent parcel. The submitted north/south cross-sections depict a 4.5-foot proposed retaining wall along the northern boundary of this site adjacent to Unit 2 of this proposed subdivision.

- Trails

A Multi-Use Non-Equestrian Trail shall be constructed along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the city of Las Vegas and Clark County. This trail must be depicted on the Final Map.

- Special Conditions of Approval from Rezoning ZON-2970:

1. Appropriate adjacent units must record prior to the recordation of a Final Map for his site.

2. A Multi-Use Non-Equestrian Trail shall be constructed along the southern boundary of the property in accordance with the Joint Parks and Trails Plan for the city of Las Vegas and Clark County. This trail must be depicted on the Final Map.

The Tentative Map implements these conditions, as recommended for approval.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3791 APN: 125-20-301-015

Name of Property Owner: Concordia Homes Nevada INC

Name of Applicant: Concordia Homes

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Roberta Hogan

Print Name: Roberta Hogan, Secretary

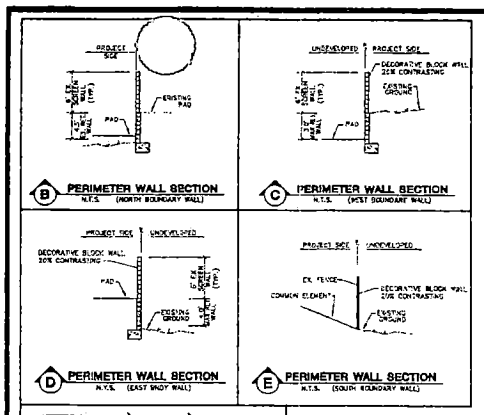
Subscribed and sworn before me

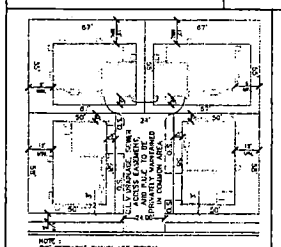
This 5th day of January, 2004

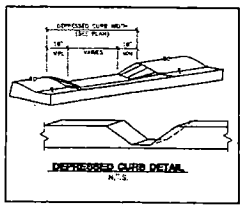
Michelle Valsvik

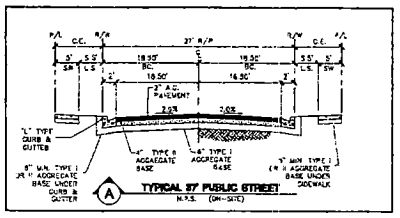
Notary Public in and for said County and State

MICHELLE VALSVIK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 12-09-2005
Certificate No: 97-4761-1



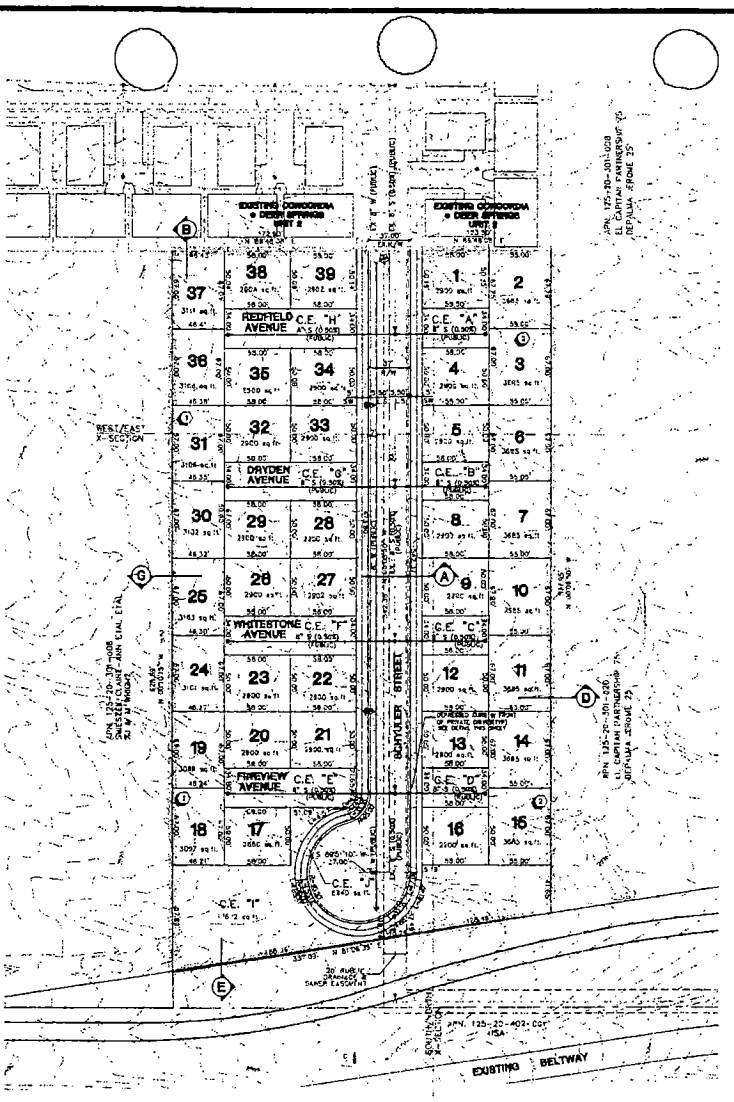


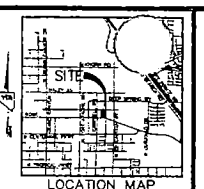




GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CITY OF LAS VEGAS, NEVADA
2. UTILITY SERVICES PROVIDED AS FOLLOWS :
   WATER ..... LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC ..... NEVADA POWER COMPANY
   GAS ..... SOUTHWEST GAS CORPORATION
   SEWER ..... CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL ..... SILVER STATE DISPOSAL SERVICE
   TELEPHONE ..... SPRINT CENTRAL-NEVADA
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.00675
   PEAK FLOW = 0.031135
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES
6. STORM WATER TO SURFACE DRAIN ON STREETS
7. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY FEMA ON MAP NO. 32003C1645 E
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL PROPERTY LINE RADIUS = 10' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
10. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
11. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
12. SEEPS, SPRINGS, OR OTHER INDICATIONS OF HIGH GROUND WATER LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
13. THERE ARE NO EXISTING STRUCTURES AND OTHER PHYSICAL FEATURES.
14. THERE ARE NO EXISTING AND PROPOSED IRRIGATION OR DRAINAGE CHANNEL RIGHTS-OF-WAY.
15. THERE ARE NO RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.





GRAPHIC SCALE
1" = 50'

SETBACKS
FRONT (GARAGE) :
FRONT (HOUSE) :
SIDE :
CORNER/SIDE :
REAR :

SITE DATA
CURRENT ZONING : R-E & U-V(T)
PROPOSED ZONING : U-V(T)
GROSS AREA : 4.64 AC.
NUMBER OF LOTS : 58
PROPOSED DENSITY : 7.70 DUA
NUMBER OF COMMON ELEMENTS : 12
C.E. "I" = 17,672 S.F.
C.E. "J" = 6,940 S.F.
TOTAL OPEN SPACE PROVIDED : 24,612 S.F.
OPEN SPACE REQUIRED : 20,038 S.F.
APN# 125-20-201-015

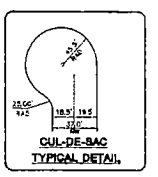
LEGEND
- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- SETBACK LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- 20 — LOT NUMBER
- (1) — BLOCK NUMBER
- POC — POINT OF CONNECTION TO EXIST. STUBS
- 3.14% — RATE OF GRADE AND DIRECTION OF SLOPE (ARROWS TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- 2875 — EXISTING CONTOUR LINE
- C.E. — COMMON ELEMENT AREA
- STREET LIGHT
- FIRE HYDRANT
- MB — PROPOSED MAIL BOXES PER USPS
- O.S. — OPEN SPACE

LEGAL DESCRIPTION
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
BENCHMARK: CITY OF LAS VEGAS BENCH "LV063396 1997"
BRASS CAP FLUSH IN TOP OF CURB, NE RETURN OF DURANGO DRIVE AND WASHBURN ROAD.
ELEVATION: 743.819' METERS (2438.95')

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 89°41'17" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY RECORDED IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE IN FILE 115 OF PAGE 89.

NOTE:
PER MR. MIKE HAND FROM CLARK COUNTY PLANNING, NO TRAIL WILL BE WITHIN PROPERTY. THE PROPOSED TRAIL WILL BE WITHIN 80'/100' RIGHT OF WAY FOR WHICH LOCATION HAS YET TO BE DETERMINED.



Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-595-8111

OWNER/DEVELOPER
CONCORDIA HOMES
880 AMERICAN PACIFIC SUITE 100
HENDERSON, NEVADA 89014
(702) 434-8200
CONTACT : ROBYN HOGAN

CONCORDIA HOMES
880 AMERICAN PACIFIC SUITE 100
HENDERSON, NEVADA 89014
(702) 434-8200 CONT: ROBYN HOGAN

CITY OF LAS VEGAS

TENTATIVE MAP

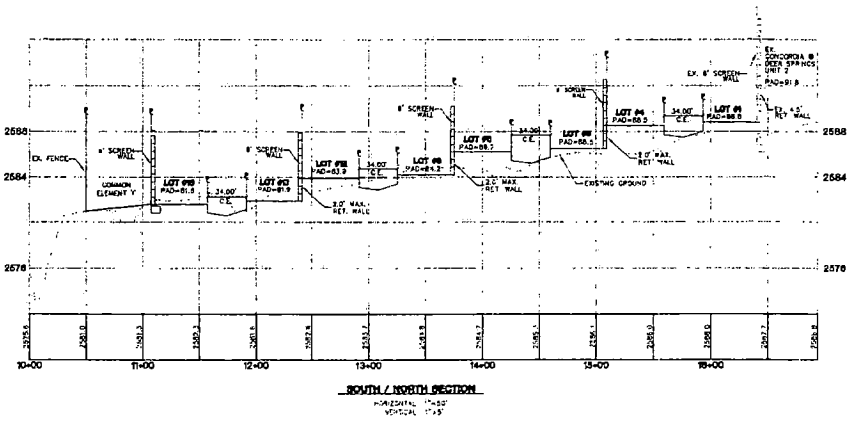
CONCORDIA • DEER SPRINGS UNIT 2A

DRAWN BY: AB
DESIGNED BY:
CHECKED BY: CC
DEC. 2003
DEC. 2002
SCALE: 1"=50' HORIZ. N/A VERT.
PROJECT NO. 6002-2a

AARON M. KUNACHOWICZ — NEVADA — 12/1/04

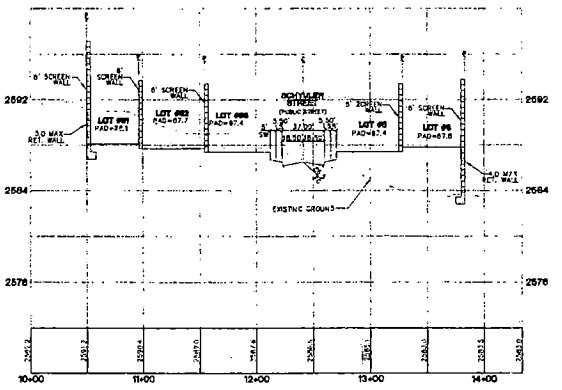
SHEET: TM1
1 OF 2 SHEETS
DRAWING NO.

TMP-3791
03-11-04 PC



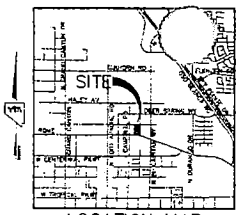
SOUTH / NORTH SECTION

HORIZONTAL 1"=50'
VERTICAL 1"=5'



WEST / EAST SECTION

HORIZONTAL 1"=50'
VERTICAL 1"=5'



Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-593-8111

CONCORDIA HOMES
181 JUDICIAL PLAZA, SUITE 100
LAS VEGAS, NEVADA 89101
(702) 434-3700 CONT. ROBIN HOGAN

CITY OF LAS VEGAS

2757 SOUTH JONES BOULEVARD, LAS VEGAS, NEVADA 89146-5148
PH (702) 878-7900 FAX (702) 878-7977
nevada ENGINEERING

TENTATIVE MAP

CONCORDIA • DEER SPRINGS
UNIT 2A

REV	DATE	BY	REVISION

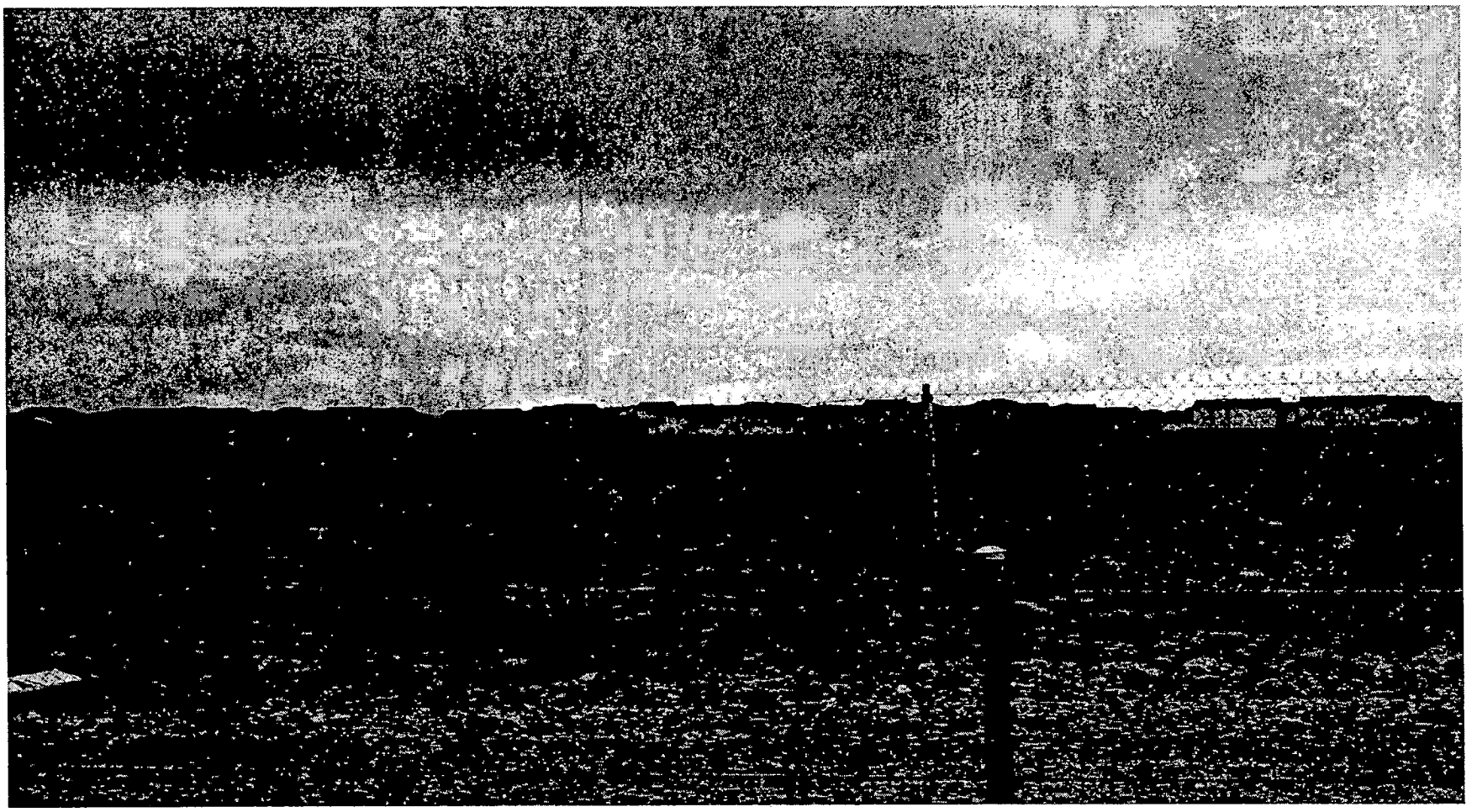
DRAWN BY: AB — DEC. 2003
DESIGNED BY: AB — DEC. 2003
CHECKED BY: CS
PROJECT NO: 1003-2A
SCALE: 1"=50' HORZ, 1"=5' VERT.

EXPIRES 06-30-04
AARON M. KUNTZ
No. 10079
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

SHEET
TM2
2 OF 2 SHEETS
DRAWING NO.

P:\2003\1003-2A\MISC\ TM2.DWG

TMP-3791
03-11-04 PC



TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.
NORTH SIDE OF THE 215 BELTWAY, APPROXIMATELY 600 FEET WEST OF DURANGO DRIVE
MARCH 11, 2004 PLANNING COMMISSION

01/23/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

TMP-3792 - GRANDVIEW CONDOMINIUMS - APPLICANT: AMERICAN PREMIERE HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 336-UNIT CONDOMINIUM DEVELOPMENT on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Item 1 [TMP-3466], Item 4 [TMP-3792], Item 5 [TMP-3798], and Item 6 [TMP-3887] subject to conditions and amending Conditions 14 and 15 for Item 5 [TMP-3798] - UNANIMOUS with McSWAIN abstaining on Item 1 as her firm has concluded work with Plaster Development but is awaiting final payment and on Item 5 as her firm has been awarded a job with Southwest Gas and inasmuch as they are able to dictate the contractor for the installation of that service, she felt it appropriate to abstain.

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.
(6:06 – 6:09)

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 4 – TMP-3792

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-2928.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

6. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

7. A letter from the appropriate sewer agency stating that service from the existing system of community sewage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.

8. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.

9. Improvement plans must be submitted to the Environmental Health Division of the Clark County Health District for review and approval before the final map can be signed. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all utility plans to expedite review of the required sewer "Back Water Valves" on the improvement plans.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 4 – TMP-3792

CONDITIONS:

Public Works

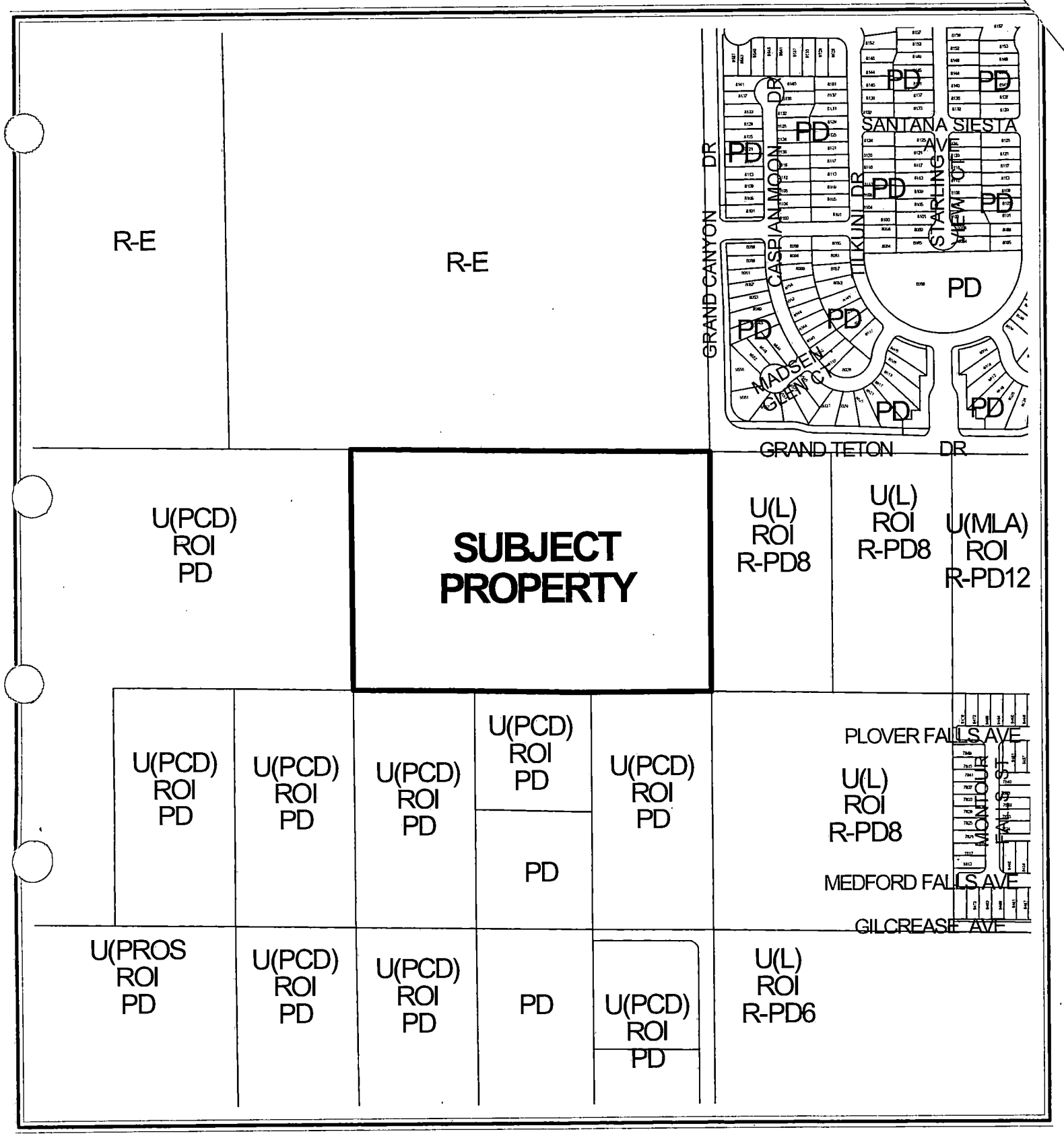
10. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development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

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

12. Submit and obtain approval for a Master Streetlight Plan for all public streetlights adjacent to this site prior to the submittal of any improvement plans.

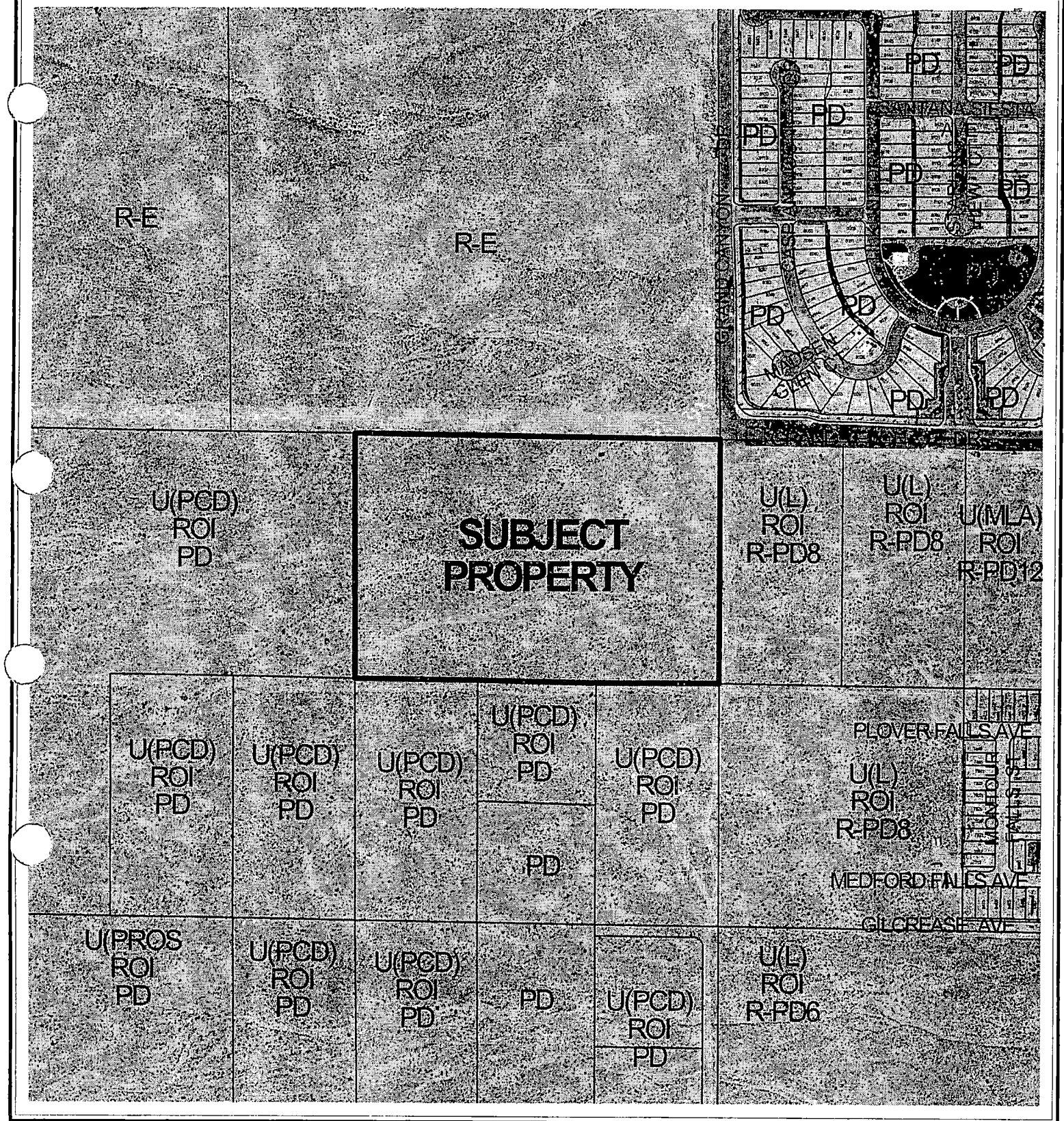
13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-2928 and all other applicable site-related actions.

14. 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-3792

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO PD (PLANNED DEVELOPMENT)


R-E
R-E
PD
PD
PD

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-3792 - GRANDVIEW CONDOMINIUMS - APPLICANT: AMERICAN PREMIERE HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-2928.

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7. A letter from the appropriate sewer agency stating that service from the existing system of community sewage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.

8. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part I, and that the capacity is available to meet the demands upon the system.

9. Improvement plans must be submitted to the Environmental Health Division of the Clark County Health District for review and approval before the final map can be signed. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all utility plans to expedite review of the required sewer "Back Water Valves" on the improvement plans.

Public Works

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

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

12. Submit and obtain approval for a Master Streetlight Plan for all public streetlights adjacent to this site prior to the submittal of any improvement plans.

13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-2928 and all other applicable site-related actions.

14. 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

The request is for a Tentative Map for 336-unit condominium development on 15.54 acres located at the southwest corner of Grand Teton Drive and Grand Canyon Drive.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

09/04/02 The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive, including the subject site. The Planning Commission and staff recommended approval on May 25, 2002.

04/02/03 The City Council approved a Major Modification (MOD-1730) to the Grand Teton Village Master Plan to revise the standards regarding landscaping, trails, setbacks, parking and open space. The Planning Commission and staff recommended approval on February 27, 2003.

10/29/03 The City Council approved a Development Agreement (DIR-2863) for Grand Teton Village on approximately 160 acres generally located east of Hualapai Way and west of Grand Canyon Drive, between Farm Road and Grand Teton Drive, including the subject site. The Planning Commission and staff recommended approval on September 11, 2003.

11/19/03 The City Council approved a Site Development Plan Review (SDR-2928) for a proposed 336-unit apartment development on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive. The Planning Commission and staff recommended approval on September 11, 2003.

B) Pre-Application Meeting

01/15/04 Issues discussed included the Minor Modification for the change of use, the need for site cross sections, and a landscape plan depicting the required multi-purpose trail.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 15.54

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	PCD (Planned Community Development)
North:	PCD (Planned Community Development)
South:	PCD (Planned Community Development)
East:	ML (Medium-Low Density Residential)
West:	PCD (Planned Community Development)

D) Existing Zoning

Subject Property:	U (Undeveloped) Zone under Resolution of Intent to PD (Planned Development)
North:	R-E (Residence Estates)
South:	U (Undeveloped) Zone under Resolution of Intent to PD (Planned Development)
East:	U (Undeveloped) Zone under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units per Acre)
West:	U (Undeveloped) Zone under Resolution of Intent to PD (Planned Development)

E) General Plan Compliance

This site is designated PCD (Planned Community Development) within the Centennial Hills Sector Plan of the General Plan. The PCD (Planned Community Development) land use district allows a mix of residential uses that maintain an average density of 2 to 8 units per acre and includes commercial. The approved PD (Planned Development) Zone is in compliance with the General Plan, and the proposed condominium development is a permitted use.

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

Grand Teton Village

This site is located within the Grand Teton Village Master Plan Area with a Planned Land Use of Multi-Family Medium Residential, which has an allowed density of up to 25 units per acre. The proposed development has a density of 22.4 units per acre, which is in compliance with the Grand Teton Master Plan.

Trails

A Multi-Use Transportation Trail is required along the south side of Grand Teton Drive, adjacent to the subject site. The City of Las Vegas Master Plan Transportation Trails Element requires a Multi-Use Transportation Trail to be designed with a five-foot wide landscaping transition strip which can be located within the right-of-way, followed by a 10-foot wide public transportation trail path ending with a five-foot wide private landscape corridor. The approved site plan (SDR-2928) conforms to the minimum standards for the Multi-Use Transportation Trail.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Site Development Plan Review SDR-2928, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Setbacks • Exterior Property Lines	20 Feet	20 Feet	Y
• Between Buildings	15 Feet	15 Feet	Y
Max. Lot Coverage	N/A	17.8	Y
Max. Building Height	3 Stories	3 Stories / 42.3 Feet	Y

The proposal meets all applicable development standards as established by Site Plan Review SDR-2928.

B) General Analysis Discussion

- General information

The request is for a Tentative Map for 336-unit condominium development located at the southwest corner of Grand Teton Drive and Grand Canyon Drive. The site is comprised of 17 buildings with either 12 or 24 units per building. Access is provided via a drives from Grand Teton Drive, a Primary (100 ft) Arterial on the Master Plan of Streets and Highways, and Grand Canyon Drive, a Secondary (80 ft) Collector on the Master Plan of Streets and Highways. Internal to the site, private streets of varying widths provide circulation.

- Cross Section

The east/west cross-section depicts 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%, is allowed a maximum 6-foot retaining wall. The cross sections show a maximum retaining wall height of 8 feet, which exceeds the maximum retaining wall height allowed by Table A. The proposed retaining walls are stepped. The wall along the east perimeter of this site presents a total wall face that exceeds 8 feet in height as viewed from Grand Canyon Drive.

The north/south cross section depicts maximum natural grade between 0% and 2% across this site. Per Table A Subdivision Code 18.08.110 a development with natural slope between 0% to 2%, is allowed a maximum 4-foot retaining wall. The cross sections show a maximum retaining wall height of 6 feet, which exceeds the maximum retaining wall height allowed by Table A. The proposed retaining walls are stepped. The wall along the north perimeter of this site presents a total wall face that exceeds 8 feet in height as viewed from Grand Teton Drive.

- Trails

  A 20-Foot Multi-Use Transportation Trail shall be constructed along the south side of Grand Teton Drive in accordance with the City of Las Vegas Master Plan Transportation Trails Element.

- Special Conditions of Approval (from Zoning or SDPR)

  1. Dedicate 50 feet of right-of-way adjacent to this site for Grand Teton Drive, 40 feet for Grand Canyon Drive, and a 54-foot radius at the southwest corner of Grand Canyon Drive and Grand Teton Drive prior to the issuance of any permits.

  2. Coordinate with the Collection Systems Planning section of the Department of Public Works to extend public sanitary sewer in Grand Teton Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works.

  3. Landscape and maintain all unimproved right-of-way adjacent to this site.

  4. Wrought iron fencing is required along the perimeter of the sight adjacent to Grand Teton Drive and Grand Canyon Drive.

  The Tentative Map implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3792 APN: 125-18-101-005

Name of Property Owner: Grand View Apartments

Name of Applicant: American Premiere 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: HAGAI RAPAPORT

Subscribed and sworn before me

This 6th day of January, 2004

_____

Notary Public in and for said County and State

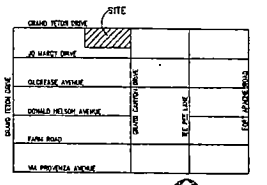
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY A. BYRD
No: 94-1856-1
My Appointment Expires June 16, 2006

Avoid digging underground utility lines. It's costly.

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-593-6111

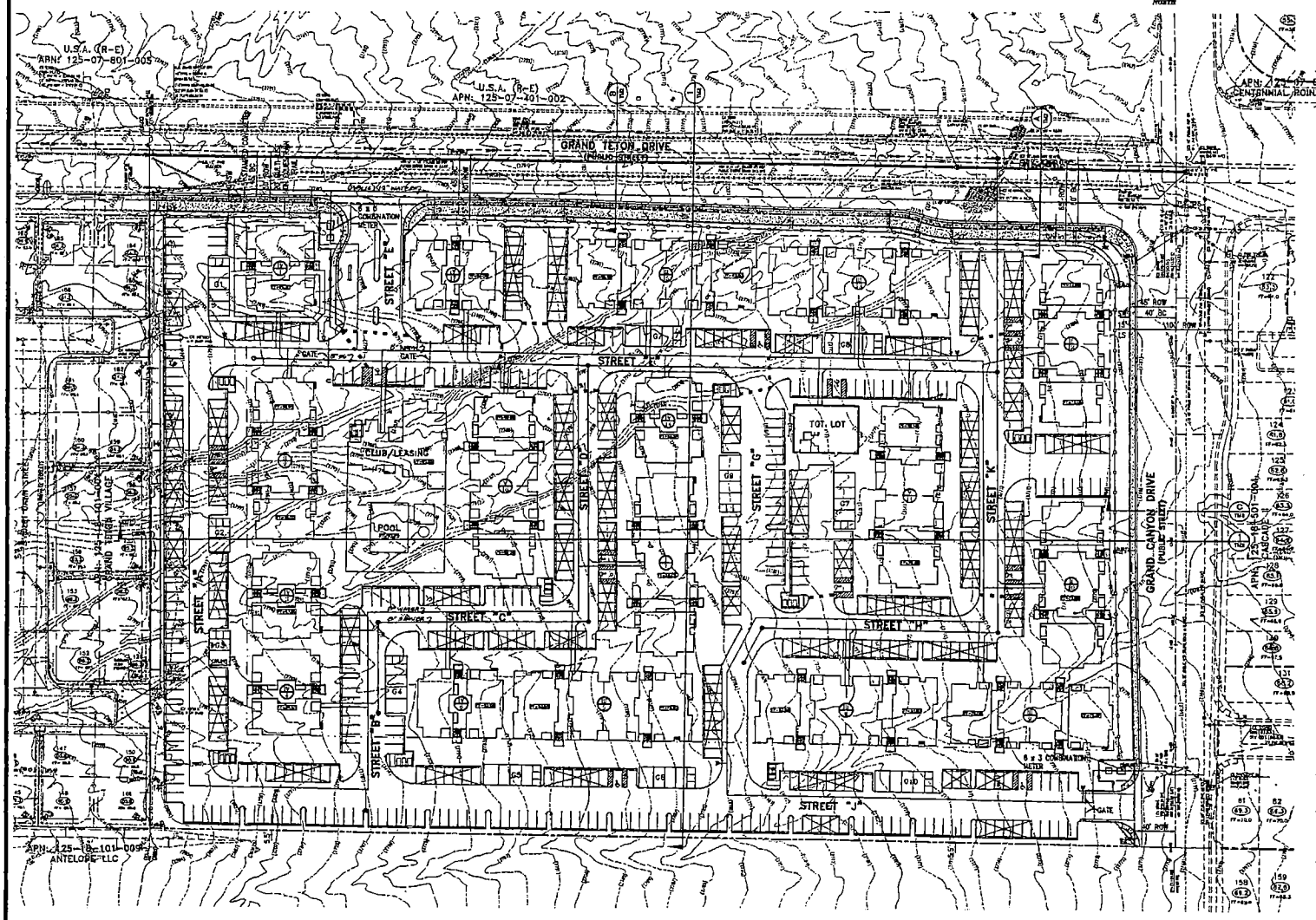
TENTATIVE MAP
FOR
GRANDVIEW CONDOMINIUMS
AT GRAND CANYON DRIVE AND GRAND TETON DRIVE



VICINITY MAP
NTS

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

NORTH



LEGEND

- BUILDING TYPE / BUILDING NUMBER
- HANDICAP
- AC PAVEMENT ELEVATION
- FINISH GRADE
- FINISHED FLOOR ELEVATION
- GRADE BREAK ELEVATION
- WATER VALVE
- PROPOSED FIRE HYDRANT
- FUTURE FIRE HYDRANT
- SEWER LINE AND MANHOLE
- EXISTING SEWER LINE AND MANHOLE
- PULLBOX
- PROPOSED ELEVATION
- EXISTING ELEVATION
- DIRECTION OF FLOW
- BLOCK NUMBER
- COVERED PARKING
- TRASH ENCLOSURE
- EX LOT SPLIT
- EXISTING EDGE OF PAVEMENT
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED SLOPE AREA
- EXISTING ONE (1) FOOT CONTOUR
- EXISTING FIVE (5) FOOT CONTOUR
- STREET CENTERLINE
- LOT LINE
- RIGHT OF WAY LINE

PROJECT BENCHMARK
Elevation = 2764.47 FEET (NAVD 88 DATUM)
CITY OF LAS VEGAS BENCHMARK No. BLVRD 1994
A BLM CAP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GRAND TETON DRIVE AND GRAND CANYON DRIVE, TAGGED "LLV BLVRD 1994"
NAVD 88 ELEVATION = 842.6124 METERS

BASIS OF BEARINGS
SOUTH 00°18'26" EAST, BEING THE BEARING OF THE WEST LINE OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN FILE 129 OF SURVEYS, PAGE 28, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
ALL THAT LAND SITUATED IN THE CLARK COUNTY, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. & M.

PARCEL 2:

THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. & M.

PARCEL 3:

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. & M.

LEGAL DESCRIPTION
APN NO. 125-18-101-005

SITE DATA
PROPOSED ZONING: U (PCD)
GROSS ACREAGE - RESIDENTIAL: 15.544+/-

PROPOSED BUILDINGS
3 STORY, 18 OR 24 UNITS PER BLDG.
MAX DWELLING UNITS/ACRE: 35
MAX DWELLING UNITS/ SITE: 373
PROPOSED DWELLING UNITS/ACRE: 23.4
PROPOSED DWELLING UNITS/ SITE: 339

REQUIRED SETBACKS
3:1 RESIDENTIAL SETBACK STANDARDS APPLIES
BUILDING HEIGHTS: 41.3 MAX
20' FRONT (GRAND TETON DRIVE)
15' REAR (CIRCLE FAMILY HOME)
20' SIDE (GRAND CANYON DRIVE)
15' SIDE (SINGLE FAMILY HOMES)

PARKING REQUIRED
1.25 SPACES x 320 (1 BDRM) = 400
1.75 SPACES x 148 (2 BDRM) = 259
2.00 SPACES x 48 (3 BDRM) = 96
1.0 SPACES / 5 UNITS (GUEST) = 78
833 SPACES

PARKING PROVIDED
144 STANDARD SPACES (9'x18')
(5 HCDP PARKING (09'x18'))
(56 GUEST PARKING (9'x18'))
339 COVERED SPACES (9'x18')
(9 HCDP PARKING (09'x18'))
42 GARAGES (11'x20')
(15 HCDP GARAGE (14'-7"x20'))
TOTAL 625 SPACES (1.92 SPACE/ UNIT)

UTILITY DATA
POWER: NEVADA POWER CO.
WATER: LVVWD
SEWER: CITY OF LAS VEGAS
GAS: SOUTHWEST GAS CO.
TELEPHONE: SPRINT TELEPHONE CO.
DISPOSAL: SILVER STATE DISPOSAL

SEWAGE CONTRIBUTION
SEWAGE CONTRIBUTION: 0.084 MGD AVERAGE DAY
SEWAGE CONTRIBUTION: 0.277 MGD PEAK FLOW

NO.	REVISION	BY	DATE/PLOT DATE
1			
2			
3			
4			

DESIGNED BY: APD
DRAWN BY: APD
CHECKED BY: AZ
PROJECT DATE: 01/12/04

GRANDVIEW CONDOMINIUMS
LAS VEGAS, NEVADA
CITY OF LAS VEGAS

TENTATIVE MAP

AMERICAN PREMIERE, INC.
235 WEST 6TH STREET, 2nd FLOOR
LAS VEGAS, NEVADA 89030
PHONE: (702) 369-6137
FAX: (702) 369-6243

6280 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel (702) 368-3008
Fax (702) 368-0047

CONSULTANTS, INC.
ENGINEERING PLANNING LAND SURVEYING

REGISTERED PROFESSIONAL ENGINEER
DARRYL W. BEACH
No. 9024
STATE OF NEVADA

SHEET
TM1
1 OF 3

AGENCY ENG. NO.

TMP-3792
03-11-04 PC

Avoid cutting underground utility lines. It's costly.

Call before you Dig
1-800-227-2600

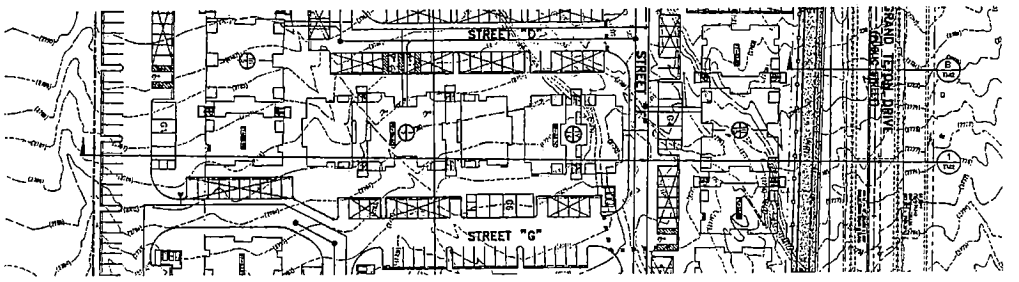
Call before you Overhead
1-702-593-6111

TENTATIVE MAP
FOR
GRANDVIEW CONDOMINIUMS
AT GRAND CANYON DRIVE AND GRAND TETON DRIVE

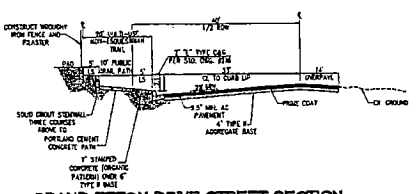
HIXON

GRAPHIC SCALE

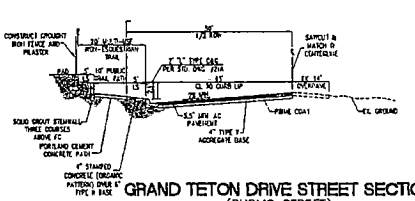
(IN FEET)
1 inch = 50 ft.



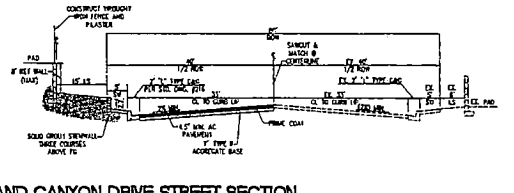
SOUTH TO NORTH
PLAN AND PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



GRAND TETON DRIVE STREET SECTION
(PUBLIC STREET)
NOT TO SCALE
A
DTI



GRAND TETON DRIVE STREET SECTION
(PUBLIC STREET)
NOT TO SCALE
B
DTI



GRAND CANYON DRIVE STREET SECTION
(PUBLIC STREET)
NOT TO SCALE
C
DTI

NO.	REVISION	BY	DATE	APP'D	DATE
1					
2					
3					
4					
5					

DESIGNED BY: AFD
DRAWN BY: AFD
CHECKED BY: AZ
PROJECT DATE: 07/22/04

GRANDVIEW CONDOMINIUMS
CITY OF LAS VEGAS NEVADA

TENTATIVE MAP
PLAN AND PROFILE

DARRYL K. DAVIS
No. 9404
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

6280 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel (702) 368-3003
Fax (702) 368-0047

CONSULTANTS, INC.
ENGINEERING PLANNING LAND SURVEYING

SHEET
TM1
3 OF 3

AGENCY DWG. NO.

TMP-3792
03-11-04 PC

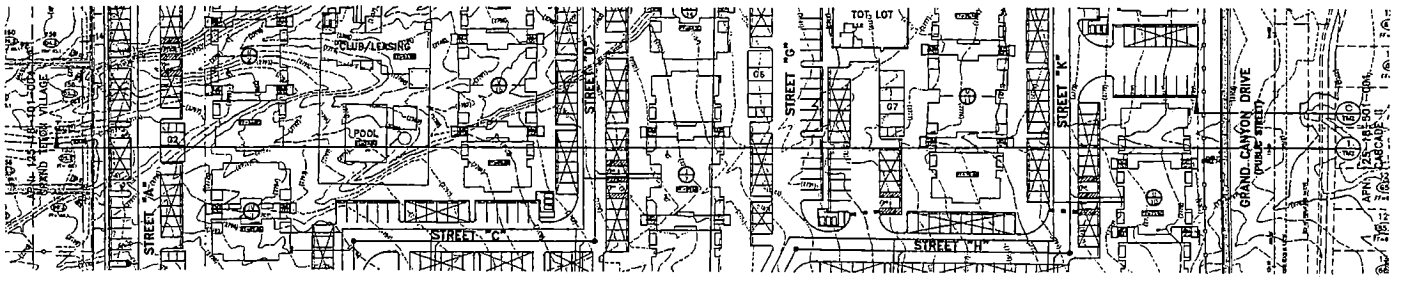
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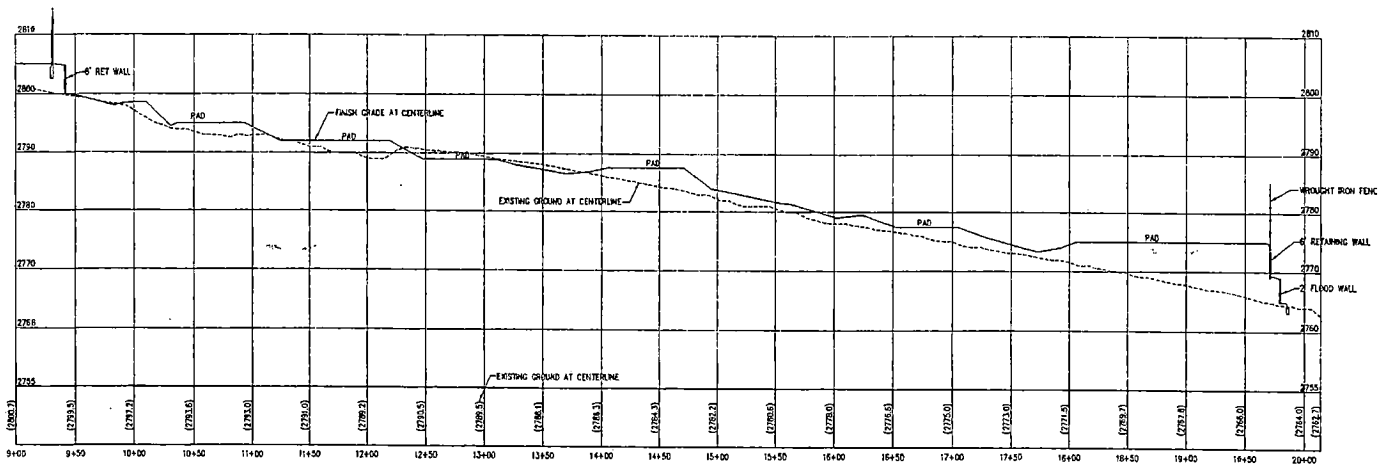
Call before you Overhead
1-702-593-6111

TENTATIVE MAP
FOR
GRANDVIEW CONDOMINIUMS
AT GRAND CANYON DRIVE AND GRAND TETON DRIVE

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



WEST TO EAST PLAN AND PROFILE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=10'



TMP-3792
03-11-04 PC

NO	REVISION	BY	DATE	APP'D	DATE
1					
2					
3					
4					
5					
6					

DESIGNED BY: AFD
DRAWN BY: AFD
CHECKED BY: AZ
PROJECT DATE: 02/02/04

GRANDVIEW CONDOMINIUMS

TENTATIVE MAP
PLAN AND PROFILE

STATE OF NEVADA — PROFESSIONAL ENGINEER — CARRIE M. MACH — No. 12147

6280 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel (702) 368-9008
Fax (702) 368-0047

CONSULTANTS, INC.
ENGINEERING, PLANNING, LAND SURVEYING

SHEET
TM1
2 OF 3

AGENCY DWG. NO.



TMP-3792 - GRANDVIEW CONDOMINIUMS - APPLICANT: AMERICAN PREMIERE HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF GRAND TETON DRIVE AND GRAND CANYON DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

TMP-3798 - CLIFFS EDGE PARENT - APPLICANT: FOCUS COMMERCIAL - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL - Request for a Tentative Map FOR A 35-LOT MIXED-USE SUBDIVISION on 922.96 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road (APN: Multiple), PD (Planned Development) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
NIGRO – APPROVED Item 1 [TMP-3466], Item 4 [TMP-3792], Item 5 [TMP-3798], and Item 6 [TMP-3887] subject to conditions with the following amendments to Item 5 [TMP-3798]:

14. Coordinate with the Right of Way Section of the Department of Public Works to determine the application submittal requirements for Bureau of Land Management (BLM) applications that have not been previously submitted. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM ***(if applicable)*** shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.

MOTION – Continued:

15. Coordinate with Clark County Department of Public Works to obtain and provide all necessary documentation required for submittal of a BLM application for the west half of Puli Road to enable improvements for the full width of this street. Provide copies of such submittal to the Right-of-Way Section of the Department of Public Works prior to the approval of any construction drawings for this site. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM ***(if applicable)*** shall be submitted to the Right-of-Way Section prior to approval of construction drawings for ***any development abutting Puli Road*** or the issuance of any permits, whichever may occur first.

- UNANIMOUS with McSWAIN abstaining on Item 1 as her firm has concluded work with Plaster Development but is awaiting final payment and on Item 5 as her firm has been awarded a job with Southwest Gas and inasmuch as they are able to dictate the contractor for the installation of that service, she felt it appropriate to abstain.

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:06 – 6:09)

1-137

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 Rezonings (ZON-1520, ZON-2184, and ZON-3241), the Cliff's Edge Master Development Plan and Design Standards, and the Cliff's Edge Development Agreement.

CONDITIONS – Continued:

3. The proposed Tentative Map shall incorporate all changes effected by the potential approval of a General Plan Amendment to shift the location of proposed power corridors from Farm Road to Grand Teton Drive. The City Council is scheduled to consider this General Plan Amendment at its meeting on May 19, 2004.

4. A revised Tentative Map depicting all required trails within the Cliff's Edge Master Development Plan area shall be approved by the Planning and Development Department and Public Works Department staff prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first. These trails include Multi-Use Non-Equestrian (Transportation) Trails on the west side of Hualapai Way, the south side of Grand Teton Drive, and along the north and west sides of the 215 Beltway. The design of the trails shall comply with the Transportation Trails Element of the Las Vegas 2020 Master Plan.

5. Street names must be provided in accordance with the City's Street Naming Regulations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

8. Deviations for roadway widths and design configurations as accepted by the City Engineer on January 22, 2004, and as shown on the Tentative Map dated and sealed March 5, 2004, may be incorporated into the submitted construction drawings and recorded Final Map for this site if all sidewalk areas outside the dedicated rights-of-way are dedicated as pedestrian access and dry utility easements within common lots privately maintained by adjacent property or Homeowner's Associations.

9. Dedicate 50 feet of half street right-of-way for Grand Teton Drive between Puli Road and Hualapai Way, Centennial Parkway between Puli Road and the I-215 Beltway, and Hualapai Way between Grand Teton Drive and I-215 Beltway.

CONDITIONS – Continued:

10. Dedicate 40 feet of half street or 80-feet total as appropriate of right-of-way for Elkhorn Road between Egan Crest Way and Hualapai Way, Shaumber Road between Dorrell Lane and Centennial Parkway, and Puli Road between Grand Teton Driveand Centennial Parkway.

11. Dedicate 70-feet of right-of-way for Farm Road between Puli Road and Hualapai Way, Dorrell Lane between Puli Road and Hualapai Way, Shaumber Road between Grand Teton Drive and Dorrell Lane, and Egan Crest Way between Grand Teton Drive and Dorrell Lane.

12. Dedicate right-of-way as appropriate, with appropriate radius corners, for all minor streets shown on this map and for all minor streets that are required to provide legal access to all parcels labeled "Not a Part". Coordinate with the Development Coordination and Right-of-Way Sections to determine right-of-way dedication prior to submittal of a Final Map. Dedicate additional right-of-way in accordance with Standard Drawing #201.1 along Shaumber Road and Dorrell Lane and show such dedication on the Final Map. Additional dedications in accordance with Standard Drawings #201.1 and #234.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis. We note that the northwest corner of this site is within the alignment for the Master Planned parkway; upon further development additional right-of-way acquisition may be required. Coordinate with the City Engineer's Division to determine impacts to this development from the parkway alignment, if any.

13. Submit an Amendment to the Master Plan of Streets and Highways for all proposed major streets within this development that conflict with the approved plan. Any required amendments must be submitted and acted upon by City Council prior to the issuance of any permits.

14. Coordinate with the Right of Way Section of the Department of Public Works to determine the application submittal requirements for Bureau of Land Management (BLM) applications that have not been previously submitted. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.

CONDITIONS – Continued:

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16. This map must provide legal access to all parcels labeled "Not a Part" or documentation must be submitted to the Department of Public Works proving Cliff's Edge ownership prior to the submittal of a Final Map for this site.

17. Shaumber Road between Dorrell Lane and Centennial Parkway shall be constructed to the cross section shown as Detail 10 on Sheet DT-1, instead of Detail 2 as proposed.

18. An Order of Vacation for rights-of-way and/or easements in conflict with the site, such as that along Deer Springs Way, must be recorded prior to recordation of a Final Map for this site. Alternatively, matching dedication and termination may be provided.

19. Any proposed drainage or sewer easements that encroach into the Beltway alignment must receive approval from the Clark County Department of Public Works prior to recordation of a Final Map for this site.

20. Grant pedestrian access easements and public utility easements for all sidewalks located outside of the public street right-of-way. The sidewalk shall be within a separate common lot.

21. Landscape and maintain all unimproved right-of-way within this site concurrent with development of this site.

22. Submit an Encroachment Agreement for all landscaping and private improvements within public rights-of-way adjacent to this site prior to the issuance of any permits.

CONDITIONS – Continued:

23. The location of all median openings and subdivision entry streets for Shaumber Road shall be located as shown on the submitted design document titled "Sight Distance along Shaumber Road within Cliffs Edge", dated and professionally sealed March 4, 2004. The location of all median openings and subdivision entry streets as shown within this document shall be final and no other median openings or subdivision entries will be allowed. Shaumber Road, as well as any proposed roadway with a right-of-way of less than 100-feet in which median islands are proposed shall be posted "No U-Turns" at all intersections.

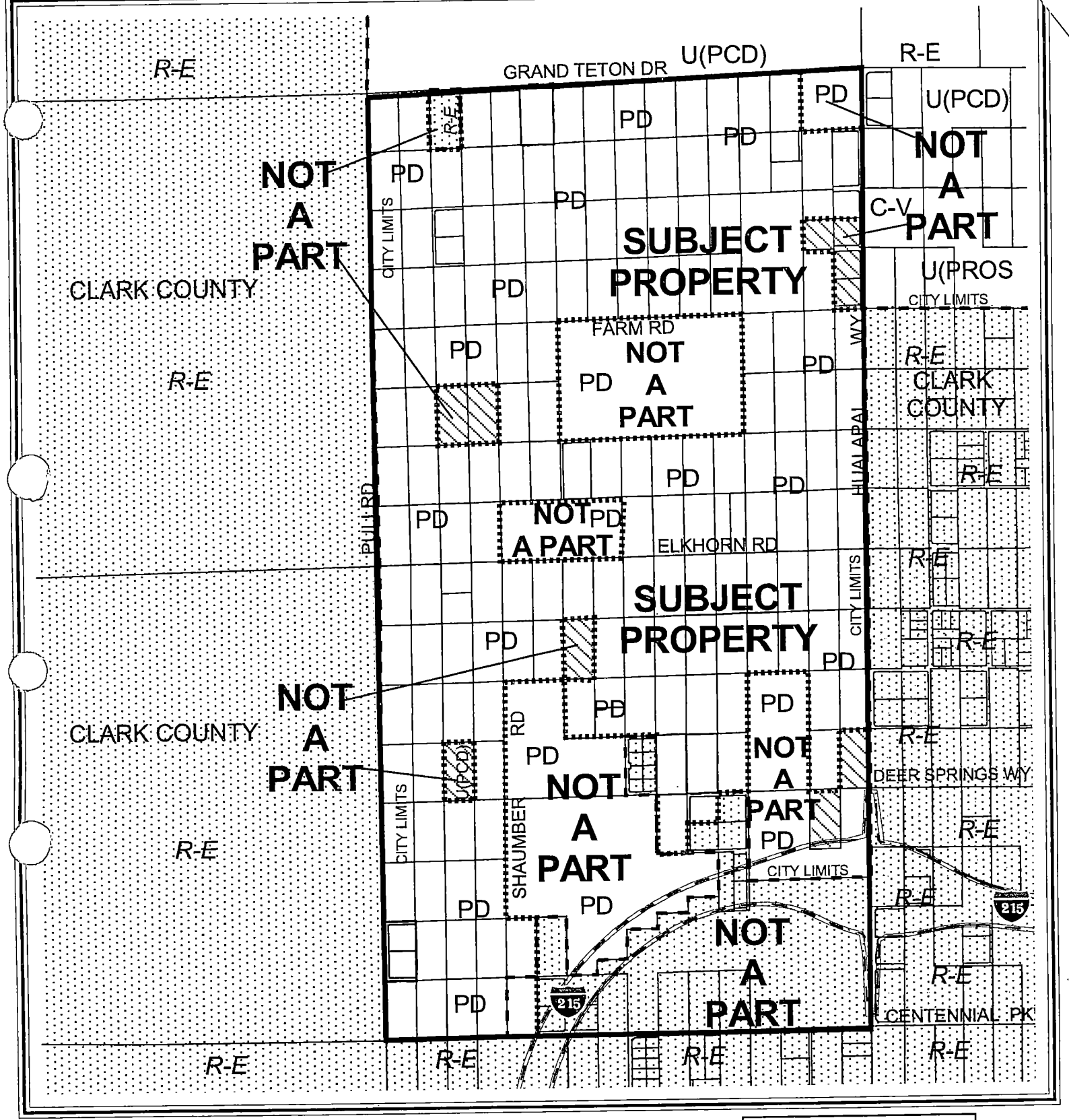
24. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.

25. A Master Streetlight Plan must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.

26. A Master Drainage Plan must be submitted to and approved by the Department of Public Works prior to the recordation of this Map.

27. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.

28. 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 additional 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.



0 800 1600 Feet

MAP LEGEND
U(PCD) ZONE
CLARK COUNTY

CASE: TMP-3798

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] AND P-D (PLANNED DEVELOPMENT)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-3798 - CLIFFS EDGE PARENT -
APPLICANT: FOCUS COMMERCIAL - OWNER: CLIFFS EDGE, LIMITED LIABILITY COMPANY, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL If APPROVED, 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.

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SS

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SS

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Tentative Map for a 35-lot subdivision on 910.52 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road.

This map is unique in that it will serve as the guide for further subdivision of land within the Cliff's Edge Master Development Plan area by other developers. The "lots" shown on the proposed Tentative Map are not individual parcels, but rather "pods" that will each contain a separate development and land use designation. The Master Development Plan allows for a variety of residential density categories, as well as commercial and public uses. A Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan will be heard at the April 8, 2004 Planning Commission meeting to change some of these land use designations within the plan boundaries.

The Master Development Plan area contains approximately 1,156 acres. At this time, approximately 1,111 acres have been annexed and rezoned PD (Planned Development), with additional annexation and rezoning proposals forthcoming. The proposed Tentative Map covers approximately 911 acres and does not include areas not already officially zoned within the City of Las Vegas.

B) Applicant's Justification

No justification letter is required for a Tentative Map application.

BACKGROUND INFORMATION

A) Previous Actions

02/06/02 The City Council approved an Annexation (A-0026-01) of 95 acres in the northern portion of the Cliff's Edge Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 02/15/02. Staff had recommended approval of this application.

02/06/02 The City Council approved an Annexation (A-0028-01) of 10 acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 02/15/02. Staff had recommended approval of this application.

SS

06/19/02 The City Council approved an Annexation (A-0027-01) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 05/10/01. The effective date of this annexation was 06/28/02. Staff had recommended approval of this application.

01/08/03 The City Council approved an Annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. The Planning Commission recommended approval on 10/10/02. The effective date of this annexation was 01/17/03. Staff had recommended approval of this application.

02/05/03 The City Council approved an Annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation was 02/14/03. Staff had recommended approval of this application.

04/16/03 The City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.

07/16/03 The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved amendments to the approved Cliff's Edge Master Development Plan. The Planning Commission and staff recommended approval on 06/12/03.

12/04/03 A Minor Modification (MOD-3189) to the Cliff's Edge Master Development Plan and Design Guidelines was administratively approved by the Planning and Development Department, subject to a number of conditions.

12/17/03 The City Council approved an Annexation (ANX-3087) of 27.5 acres of land within the Cliff's Edge Master Development Plan area. The Planning Commission and staff recommended approval on 10/23/03. The effective date of this annexation was 12/26/03.

SS

02/18/04 The City Council approved a request for a Rezoning (ZON-3241) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 90 acres covering 20 separate parcels in the Cliff's Edge area. The Planning Commission recommended approval on 01/08/04. Staff recommended approval of this application.

02/18/04 The City Council approved a Development Agreement between the City of Las Vegas and Cliff's Edge, Limited Liability Company, for the Cliff's Edge Master Planned Community. The Planning Commission recommended approval on 01/08/04. Staff recommended approval of this application.

02/26/04 The Planning Commission recommended approval of an Annexation (ANX-3693) of approximately 2.14 acres of land within the Cliff's Edge Master Development Plan area. The item will be forwarded to the City Council for consideration at its 03/17/04 meeting. Its effective date, if approved, would be 04/30/04.

04/08/04 The Planning Commission will consider a Major Modification (MOD-3955) to the Cliff's Edge Master Development Plan to change land use designations from Village Commercial to Medium Low Density Residential and Medium Residential; from Medium Residential to Residential Small Lot; and from Medium Low Density Residential to Public Facilities; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 total acres within the Cliff's Edge Master Development Plan area.

B) Pre-Application Meeting

01/15/04 This Tentative Map is to serve as the guiding map for the further subdivision of land within the Cliff's Edge Master Development Plan Area. Items discussed included a recommendation to amend the Master Plan of Streets and Highways should proposed standards differ from it, the need to have deviations from standards for street sections approved by the City Engineer prior to the submittal of the Tentative Map, and the need for a completed and signed Tentative Map checklist to be submitted with the application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 910.52

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped

South:	Undeveloped
East:	Undeveloped
West:	Undeveloped

C) Existing Zoning

Subject Property:	PD (Planned Development)
North:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]
South:	P-F (Public Facility - Clark County) and R-U (Rural Open Land – Clark County)
East:	R-E (Rural Estates Residential - Clark County); U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development); C-V (Civic); and PD (Planned Development)
West:	P-F (Public Facility - Clark County)

D) General Plan Compliance

The area covered by the proposed Tentative Map includes properties with the designations of PCD (Planned Community Development), PR/OS (Parks/Recreation/Open Space), and PF (Public Facilities) on the Centennial Hills Sector Map of the General Plan. All of the parcels on the proposed Tentative Map are zoned PD (Planned Development), with an intended average density of 7.95 dwelling units per acre across the entire development. This zoning district and mean density will be in conformance with the provisions of the PCD (Planned Community Development) land use designation. The PR/OS (Parks/Recreation/Open Space) and PF (Public Facilities) designations allow for a variety of public or semi-public uses including parks, libraries, schools, government buildings, and utility sites.

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

Cliff's Edge Master Plan – Future development within the Cliff's Edge master plan area is controlled by the Cliff's Edge Master Development Plan and the Cliff's Edge Design Guidelines. These two documents were approved by City Council in March 2003 and amended in July 2003 and December 2003. The Master Development Plan was required for the approval of PD (Planned Development) zoning, which was applied to the area concurrently with the approval of the Master Development Plan and the Design Guidelines. The Design Guidelines prescribe the form of urban development that is to

take place in the various neighborhoods or "pods" that are identified in the Master Development Plan. The subsequent amendments were made at the request of city staff to fine-tune some of the concepts and processes outlined in these documents. A third document, the Cliff's Edge Development Agreement, addresses the apportioning of responsibilities between the City and the Master Developer for the regulation and enforcement of the first two documents, and the timing and development of infrastructure systems that is the responsibility of the Master Developer.

Trails – The Las Vegas 2020 Master Plan Transportation Trails and Recreation Trails Elements, as contained in the Joint Parks and Trails Plan (Interlocal Agreement), identify trails in the Cliff's Edge area as follows:

- A Multi-Use Non-Equestrian (Transportation) Trail is identified along the west side of Hualapai Way, while an Equestrian Trail is required along a portion of the east side of Hualapai Way from Grand Teton Drive to Farm Road. Provision of the right-of-way for, and construction of, the Multi-Use Non-Equestrian (Transportation) Trail will be the responsibility of the developers of the Cliff's Edge project.

- A Multi-Use Non-Equestrian (Transportation) Trail is identified along the south side of Grand Teton Drive, while an Equestrian Trail is required along the north side of Grand Teton Drive, from Puli Road to U.S. 95. Provision of the right-of-way for, and construction of, the Multi-Use Non-Equestrian (Transportation) Trail will be the responsibility of the developers of the Cliff's Edge project.

- A Multi-Use Non-Equestrian (Transportation) Trail is identified along the north and west side of the Beltway alignment. The developer must demonstrate that the required trail can be provided within the Beltway alignment; if not, then the developer is responsible for provision of adequate right-of-way for, and construction of, the trail.

- A Multi-Use Equestrian Trail is identified along the west side of Puli Road. This trail will not be the responsibility of the Cliff's Edge development.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Las Vegas Zoning Code Section 19.06.050, the development standards within a PD (Planned Development) zoning district are established by the Master Development Plan. The development standards for the Cliff's Edge area are established through the approved Cliff's Edge Master Development Plan, and with the approval of proposed modifications to the area's

land use categories, will provide a blueprint for future development of the area. Because it merely provides the framework for further subdivision of the area, the proposed parent Tentative Map does not specifically reference these standards.

B) General Analysis Discussion

- General information

  The proposed Tentative Map depicts the area generally located between Grand Teton Drive and Centennial Parkway and the 215 Beltway, and between Hualapai Way and Puli Road. Several parcels in the Cliff's Edge Master Development Plan area are not included, either because they are not part of the City at this time, not PD-zoned or are held privately by other owners. The map is divided into 35 "pods," or neighborhoods, which will be developed and mapped individually by other builders. The land use for each pod is described within the approved Master Development Plan. All streets shown are public streets. Several of these streets reflect approved Deviations from Standards granted on January 22, 2004 by the City Engineer.

  The submitted Tentative Map depicts Shaumber Road as an 80-foot right-of-way with existing power transmission lines located within median islands. The Department of Public Works recommends that power transmission lines may only be located in median islands roadway with 100-foot rights-of-way or greater. If power transmission lines must be within 80-foot rights-of-way, Public Works recommends that the poles be located along the side of the street. When power transmission lines are located in the median, traffic signal/streetlight construction and maintenance are negatively affected, due to the height of transmission lines and high voltage. Median island locations are limited and restricted because of pole locations as well as designing openings to comply with sight visibility requirements and turning movements. For this reason, the Department of Public Works recommends denial of this Tentative Map. The Planning and Development Department concurs with this recommendation.

  Based on the recommendation that power lines only be located in median islands on 100-foot rights-of-way or greater, the applicant is proposing an amendment to the Centennial Hills Sector Plan of the General Plan that would shift power lines proposed for Farm Road (an 80-foot Secondary Collector as depicted on the Master Plan of Streets and Highways) to Grand Teton Drive. The General Plan Amendment will be considered by the Planning Commission at their meeting on April 22, 2004. The City Council would then be scheduled to make a decision on this item at its May 19, 2004 meeting. A condition on the proposed parent Tentative Map is therefore added, if approved, to incorporate changes effected by the possible approval of the General Plan Amendment.

- Cross Section

  Cross sections of the proposed parent Tentative Map were not provided, as the individual subdivisions that will be carved out of it will provide them in greater detail.

- Trails

  Per Title 18.08.100, all trails that are required in accordance with the City's Master Plan and ordinances shall be indicated on the Tentative Map. The three required Multi-Use Non-Equestrian (Transportation) Trails are not shown on the proposed map. A condition of approval of the Tentative Map will require the map to be revised to depict the trails prior to the submittal of a Final parent Map on this site. Cross sections of the streets shown on the map indicate that Multi-Use Non-Equestrian Trails are planned for the west side of Hualapai Way and the south side of Grand Teton Drive, in accordance with the Las Vegas 2020 Master Plan Transportation Trails and Recreation Trails Elements and the Joint Parks and Trails Plan (Interlocal Agreement).

- Special Conditions of Approval (from ZON-1520, ZON-2184, ZON-3241 [City Council conditions pending])

  - The Planning and Development Department conditioned the approval of each Rezoning application on the approval of a Site Development Plan Review by the Planning Commission or City Council prior to the issuance of any permits, site grading or development activity for the site.

  - A separate Site Development Plan Review shall be required prior to approval of any development in Pod 123.

  - All perimeter walls fronting public streets may not exceed eight feet in height.

  - Upon development of the individual parcels of this site, appropriate rights-of-way will be required according to the approved development guidelines for Cliff's Edge and to City of Las Vegas standards.

  - Obtain City Council approval to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Access Analysis Report prior to the submittal of any Final Maps on this site as required by the Department of Public Works. A Tentative Map proposing to incorporate the public streets proposed to be amended may be submitted prior to formal approval of the amendment to the Master Plan of Streets and Highways by the City Council, however, if the required amendment cannot be approved for any reason; such Tentative Maps shall be rendered NULL AND VOID and a new Tentative Map showing the appropriate rights-of-way shall be submitted. The proposed amendment to the Master Plan of Streets and Highways must be approved by the City Council prior to the recordation of a Final Map overlying any conflicting public rights-of-way on this site.

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- The construction of half-street, or full-width if applicable, improvements including appropriate overpaving (if legally able) of all streets proposed as part of the Master Development Plan must be constructed by the Master Developer as proposed within the Master Traffic Impact Analysis. A phasing plan detailing the timing of the construction of all required improvements must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site improvements or the recordation of any map dividing this project site, whichever may occur first; all required off-site improvements shall be constructed in accordance with such approved plan. Provide paved legal access meeting current standards to each phase of this project site from an existing paved public street prior to occupancy of any units within each phase. Where this site is required to construct public street improvements on two sides of a not a part piece or is needed for pavement continuity, widened paving shall be constructed adjacent to the not a part piece unless specifically allowed otherwise as determined by the City Engineer. Additional paved access routes, including the development of temporary, access road improvements on Grand Teton Drive and/or Hualapai Way with additional traffic lanes may be required if recommended by the approved Traffic Access Analysis Report or if requested by the Traffic Engineer based on construction traffic patterns and/or the impact of this rezoning site's traffic on the surrounding neighborhood.

- A plan detailing the extension and oversizing of the public sanitary sewer system to bring public sanitary sewer to this site to a location, along an alignment, and to an acceptable depth must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The sanitary sewer plan shall identify infrastructure networks, design alignments and depth requirements. The sanitary sewer plan shall propose the dedication of right-of-way or easements and construction of such required improvements by the Master Developer. The sanitary sewer plan shall also include a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. All required public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any permits as required by the Department of Public Works. Additional pubic sanitary sewer lines may be required to be extended to this project site; such requirements shall be dictated by the City Engineer; phased development and compliance with this condition is acceptable if a plan is accepted by the City Engineer.

- A Master Traffic Impact Analysis for the overall site covered by this Rezoning Application 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 Final Map for this site. The

Master Traffic Impact Analysis shall identify roadway infrastructure networks, geometric design, alignments and Traffic Signalization requirements. The Master Plan shall propose the dedication of right-of-way and construction of such required improvements, including a Phasing Plan identifying appropriate threshold points (such as a certain number of units built or building within certain geographical locations) that will trigger when improvements are to be implemented and completed. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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. Compliance with the recommendations of the approved Traffic Impact Analysis is required prior to occupancy of this site. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

- A Master Drainage Plan and 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 Master Developer of this site shall be responsible to construct such 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.

- Site-specific Drainage Plans and Traffic Access Analysis Reports may be required as each internal site develops as required by the Department of Public Works. The City reserves the right to impose additional site-specific conditions with future site development actions.

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- Homeowners' Associations or other private maintenance organizations shall be established to maintain all multi-use trails, perimeter walls, landscaping, and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

- The final design and conditions for each section within this development shall be determined at the time of approval of site specific actions associated to each site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3798 APN: See Attached

Name of Property Owner: Cliffs Edge LLC

Name of Applicant: Focus Commercial

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: LARRY BROSS

Subscribed and sworn before me

This 26th day of JANUARY, 2004

_____
Notary Public in and for said County and State

SHAUNA L. MOORE
Notary Public State of Nevada
No.97-2638-1
My appt. exp. June 19, 2005

Revised 2/12/02

CLIFFS EDGE TENATIVE MAP OWNERSHIP ORDER

OWNER	RD #	APN #
Cliffs Edge, LLC	20030715:01819	126-13-401-003
	20030915:02884	126-24-601-012
	20030922:05088	126-24-101-002
		126-24-401-008
	20031017:00932	126-13-401-001
		126-13-801-004
		126-24-101-005
		126-24-101-006
		126-24-101-007
		126-24-301-003
		126-24-301-004
		126-24-301-005
		126-24-401-005
		126-24-501-002
	20031017:00936	126-24-401-009
	20031017:00937	126-24-701-001
	20031017:00938	126-24-401-001
		126-24-401-002
	20031017:00941	126-24-701-002
	20031017:00943	126-13-101-004
	20031017:00944	126-24-701-003
	20031017:00946	126-24-101-003
	20031017:00947	126-13-301-004
		126-13-401-006
		126-13-701-005
		126-13-801-006
	20031017:00948	126-13-101-001
		126-13-101-002
		126-13-101-009
		126-13-101-001
		126-13-301-001
		126-13-801-005
	20031017:00949	126-13-101-010
		126-24-401-004
		126-24-501-003
	20031017:00950	126-13-801-001
		126-24-101-008
		126-24-301-002
	20031017:00951	126-13-301-007
		126-13-401-004
	20031017:00952	126-13-801-002
		126-24-101-004
		126-24-201-001
		126-24-201-006
	20031017:00953	126-13-701-004
		126-24-201-003
	20031017:00956	126-24-601-002
	20031017:00957	126-24-501-005
	20031017:00959	126-24-201-004
		126-24-501-004
	20031103:03884	126-13-101-017
		126-13-301-003
		126-13-301-008
		126-13-301-009
		126-13-301-010
		126-13-301-011
		126-13-301-012
		126-13-301-013

CLIFFS EDGE TENATIVE MAP OWNERSHIP ORDER

OWNER	RD #	APN #
		126-13-401-007
		126-13-401-008
		126-13-401-009
		126-13-401-010
		126-13-401-011
		126-13-401-012
		126-13-401-013
		126-13-701-003
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		126-24-601-016
		126-24-601-017
		126-24-601-019
		126-24-601-020
		126-24-601-021
	20031218:02305	126-24-401-011

CLIFFS EDGE TENATIVE MAP OWNERSHIP ORDER

OWNER	RD #	APN #
~~The Redd Family Partnership, LLLP~~ Cliffs Edge, LLC	20001229:02694	126-13-301-005
		126-13-301-006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3798 APN: See Attached

Name of Property Owner: Cliff's Edge Development, LLC

Name of Applicant: Focus Commercial

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

_____ Yes 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: Patrick Patterson

Subscribed and sworn before me

This 4TH day of FEBRUARY, 2004

_____
Notary Public in and for said County and State

CAROLE J. BICCUM
Notary Public - State of Nevada
Appointment Recorded in County of Clark
My Appointment Expires Aug. 19, 2006
94-4728-1

CLIFFS EDGE TENATIVE MAP OWNERSHIP ORDER

OWNER	RD #	APN #
Cliff's Edge Development, LLC	**20031017:01008**	126-13-501-001
		126-13-501-011
		126-13-501-012
		126-13-501-013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3798 APN: See Attached

Name of Property Owner: LM Cliff's Edge, LLC

Name of Applicant: Focus Commercial

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

_____Yes ____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: SEE ATTACHED SIGNATURE PAGE

Print Name: _____

Subscribed and sworn before me

This 23rd day of January, 2004

Jann Lowe

Notary Public in and for said County and State

JANN LOWE
Commission # 1283272
Notary Public - California
Orange County
My Comm. Expires Dec 3, 2004

SIGNATURE PAGE FOR STATEMENT OF FINANACIAL INTEREST

LM CLIFF'S EDGE, LLC, a Delaware limited liability company

By: LOWE ENTERPRISES RESIDENTIAL INVESTORS, LLC, a Delaware limited liability company, Its Sole Member

BY: LOWE ENTERPRISES RESIDENTIAL ADVISORS, LLC, a Delaware limited liability company, Its Managing Member

By: _____
Name: Susan D. Vavak
Title: Vice President

CLIFFS EDGE TENATIVE MAP OWNERSHIP ORDER

OWNER	RD #	APN #
LM Cliff's Edge, LLC	20031017:01003	126-13-101-005
		126-13-101-006
		126-13-101-007
		126-13-101-008
		126-13-101-012
		126-13-101-014
		126-13-101-015
		126-13-101-016
		126-13-201-006
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		126-13-601-010
		126-13-601-011
		126-13-601-014
		126-13-601-015
		126-13-601-016

CLIFFS EDGE TENATIVE MAP OWNERSHIP ORDER

OWNER	RD #	APN #
~~Land Title of Nevada, Inc.~~	*1878:1837648	126-13-101-006

LM Cliff's Edge, LLC

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP - 3798 APN: See Attached

Name of Property Owner: Southwest Desert Equities LLC

Name of Applicant: Focus Commercial

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: DARREN D. BADGER

Subscribed and sworn before me

This 26th day of JANUARY, 2004

Shauna L. Moore
Notary Public in and for said County and State

SHAUNA L. MOORE
Notary Public State of Nevada
No.97-2638-1
My appt. exp. June 19, 2005

CLIFFS EDGE TENATIVE MAP OWNERSHIP ORDER

OWNER	RD #	APN #
Southwest Desert Equities, LLC	**20010625:01437**	126-24-501-001
	20021108:02603	126-13-801-007

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP - 3798 APN: See Attached

Name of Property Owner: Beazer Homes Holdings Corp.

Name of Applicant: Focus Commercial

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

_____ Yes _____✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: KIRK BRYNELSON

Subscribed and sworn before me

This 26th day of January, 2004

Rebecca L Fowler

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
REBECCA L. FOWLER
My Appointment Expires
No: 03-84274-1 September 19, 2007

CLIFFS EDGE TENATIVE MAP OWNERSHIP ORDER

OWNER	RD #	APN #
Beazer Homes Holdings Corp.	20031105:02722	126-13-201-002
		126-13-201-003
		126-13-201-004
		126-13-201-005
		126-13-201-009
		126-13-201-010
		126-13-201-011
		126-13-201-012
		126-13-201-017
		126-13-201-018

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3798 APN: See Attached

Name of Property Owner: Danville Land Investments, LLC

Name of Applicant: Focus Commercial

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

_____Yes _____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Jim Foltz

Print Name: Jim Foltz

Subscribed and sworn before me

This 21 day of January, 2004

Regina Bates

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
REGINA BATES
My Appointment Expires
October 3, 2005
No: 01-71248-1

Revised 2/12/02

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

CLIFFS EDGE TENATIVE MAP OWNERSHIP ORDER

OWNER	RD #	APN #
Danville Land Investments, LLC	**20031017:00999**	126-13-501-004
		126-13-501-005
		126-13-501-006
		126-13-501-008
		126-13-501-015
		126-13-501-016
		126-13-601-003
		126-13-601-005
		126-13-601-012
		126-13-601-013
		126-13-601-017
		126-24-501-009
		126-24-501-010
		126-24-501-015
		126-24-501-016
	20031023:01876	126-13-501-007

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP- 3798 APN: See Attached

Name of Property Owner: Mayorga Criston M Etal Etal

Name of Applicant: Focus Commercial

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

_____Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Criston Mayorga

Print Name: Criston Mayorga

Subscribed and sworn before me

This 2nd day of January, 2004

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JANINE C. HOFFMAN
My Appointment Expires
February 17, 2006
No: 94-3256-1

Call before you Overhead
1-702-227-2929

Call before you Dig
1-800-227-2600

Call before you Underground
1-702-455-7511
1-702-229-9611

OWNER/DEVELOPER
CLIFF'S EDGE LLC
CLIFF SHADOWS PARKWAY, SUITE 280
LAS VEGAS, NEVADA 89128

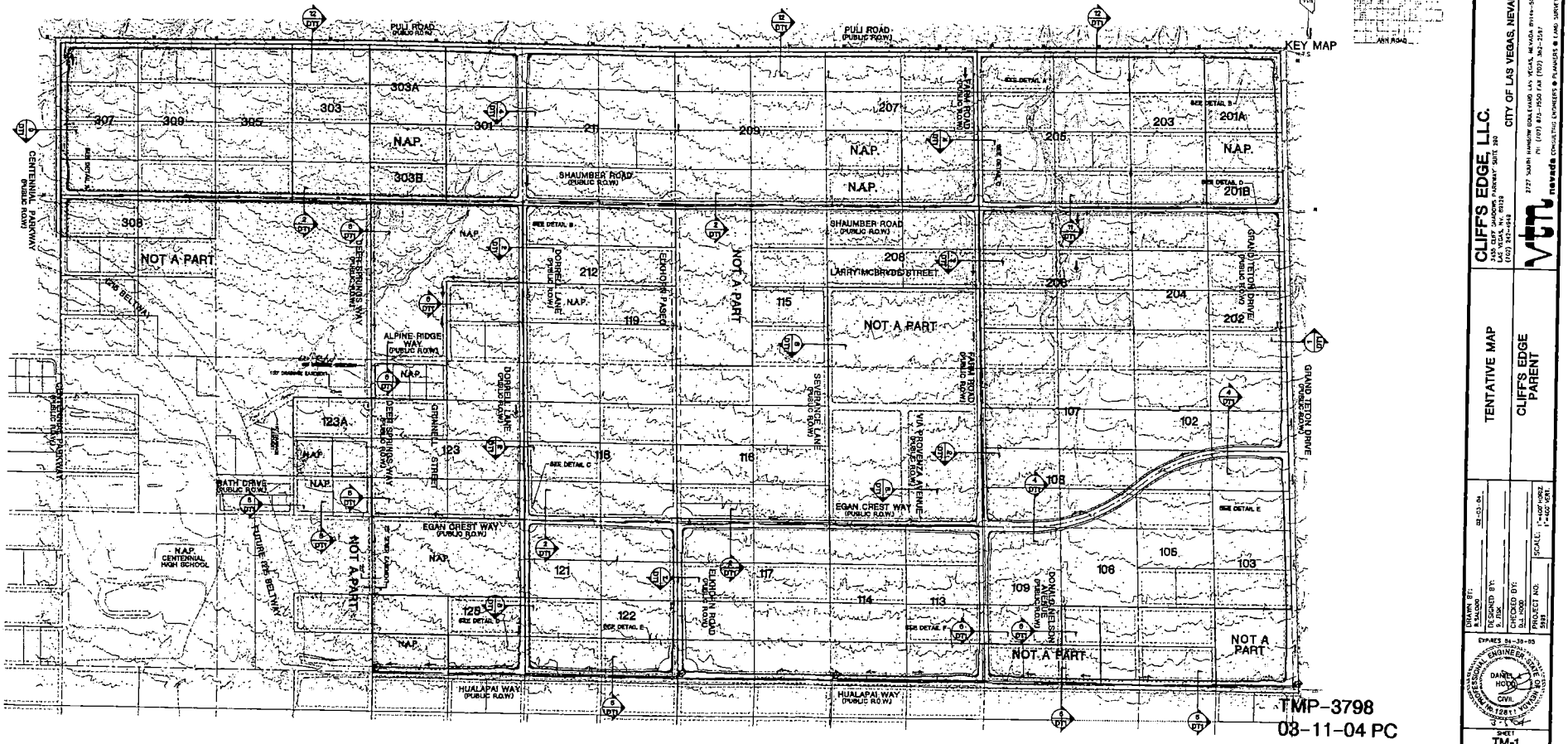
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°06'18" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4)' OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
CLARK COUNTY VERTICAL CONTROL: 1C30-8HB
VARIOUS ELEVATION: 797.784 METERS (2594.82 FEET)
PUNCH AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 50' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

NORTH

SCALE: 1" = 400'

KEY MAP



TMP-3798
03-11-04 PC
REVISED 03-05-04

CLIFF'S EDGE LLC.
345 CLIFF SHADOWS PARKWAY, SUITE 280
LAS VEGAS, NV. 89128
(702) 341-4443

CITY OF LAS VEGAS, NEVADA

vtn nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
2727 SAHARA BOULEVARD, LAS VEGAS, NEVADA 89104-5645
PH. (702) 873-7500 FAX (702) 362-2187

TENTATIVE MAP

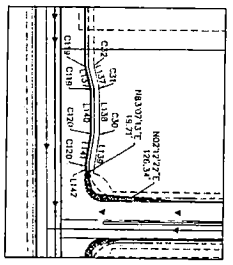
CLIFF'S EDGE PARENT

NO.	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

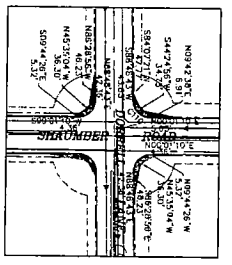
DRAWN BY: B.WALDO
DESIGNED BY: R. FISK
CHECKED BY: M.E. HOBO
SCALE: 1"=100' HORIZ. 1"=400' VERT.
PROJECT NO. 3798
03-03-04

EXPIRES 04-30-05
DANIEL HOBO 12811 CIVIL
STATE OF NEVADA PROFESSIONAL ENGINEER

SHEET TM-1
1 OF 6 SHEETS
DRAWING NO.



DETAIL A



DETAIL B





OWNER/DEVELOPER

CLIFF'S EDGE LLC
CLIFF SHADOWS PARKWAY, SUITE 290
LAS VEGAS, NEVADA 89123

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°06'16" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32

PROJECT BENCHMARK

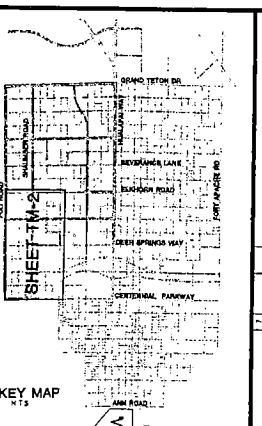
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY VERTICAL CONTROL: 12006B8
NAVD88 ELEVATION: 757.784 METERS (2584.82 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE GUTTER, LOCATED 2.8' SOUTH & 50' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 3' WEST OF ELECTRICAL VAULT.

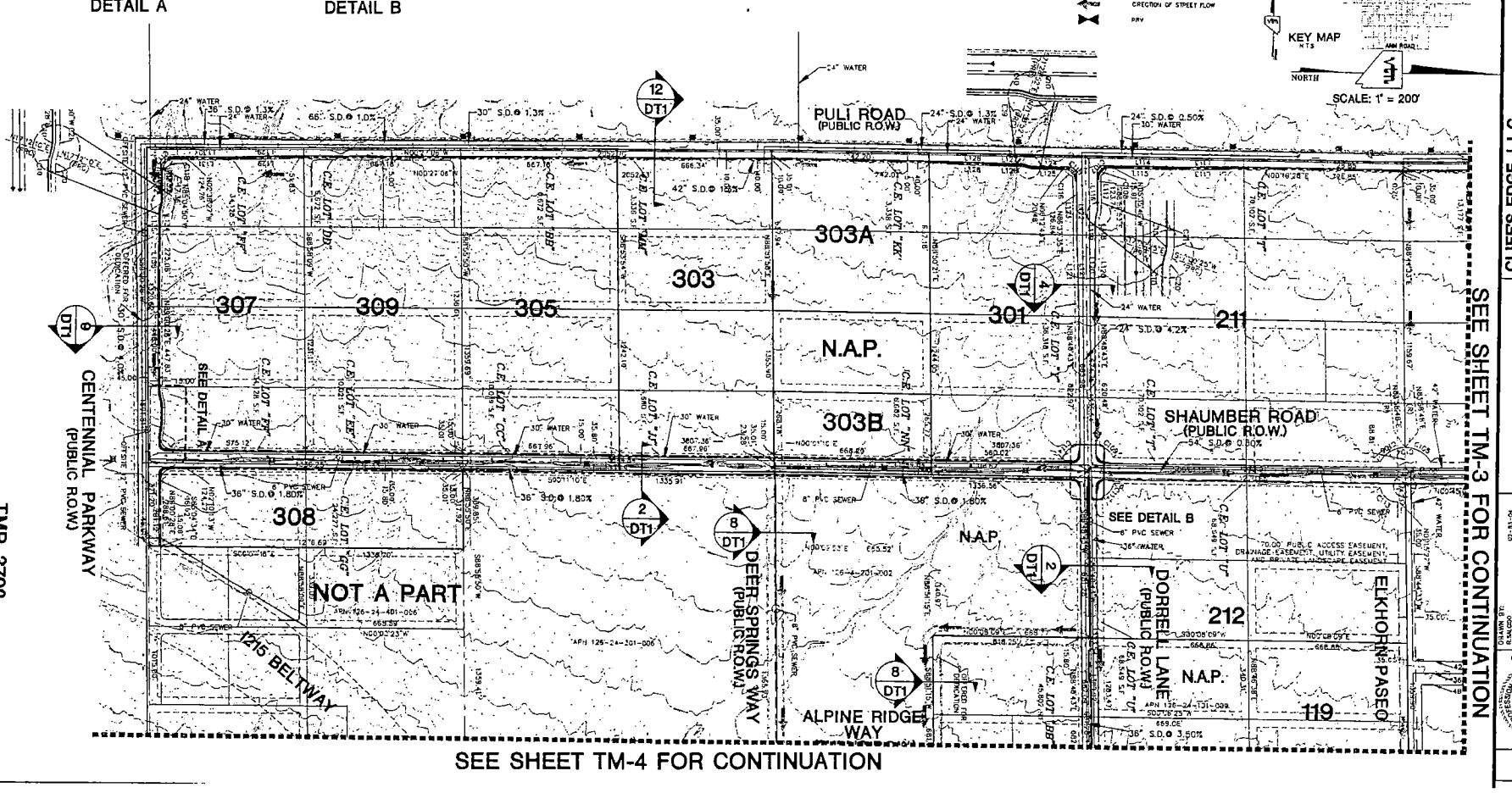
LEGEND

- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- EASEMENT LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- 00 LOT NUMBER
- POC POINT OF CONNECTION TO EXIST. UTILITIES
- 0.00% RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- 0000 EXISTING CONTOUR LINE
- C.E. COMMON ELEMENT AREA
- DIRECTION OF STREET FLOW
- PRV



KEY MAP
NTS

SCALE: 1" = 200'



TMP-3798
03-11-04 PC
REVISED 03-05-04

CLIFF'S EDGE, L.L.C.
3275 CLIFF SHADOWS PARKWAY SUITE 290
LAS VEGAS, NEVADA 89129
(702) 240-4444

CITY OF LAS VEGAS
LAS VEGAS, NEVADA 89146-5949
(702) 229-6011

nevada CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS
7327 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA
PH. (702) 873-7500 FAX (702) 362-2597

TENTATIVE MAP

CLIFFS EDGE
PARENT

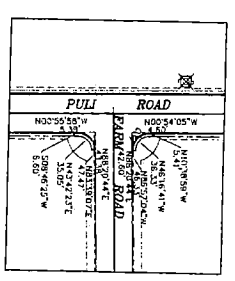
NO.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			

DRAWN BY: RSM/JDH
DESIGNED BY: JDH
CHECKED BY: S.K.HUDD
PROJECT NO: 2981
DATE: 02-23-04
SCALE: 1"=200' HORIZ. 1"=200' VERT.

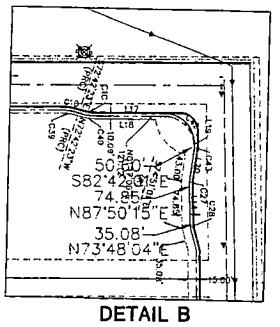
EXPIRES 06-24-05
No. 12811
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

SHEET
TM-2
2 OF 6 SHEETS
DRAWING NO.

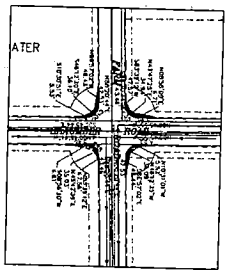
TMP-3798
03-11-04 PC
REVISED 03-05-04



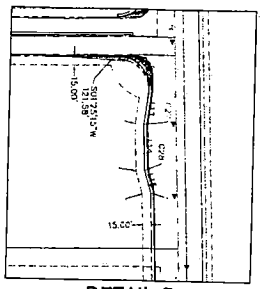
DETAIL A



DETAIL B



DETAIL C



DETAIL D

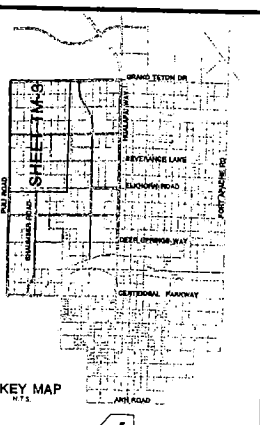
OWNER/DEVELOPER
CLIFF'S EDGE LLC
CLIFF SHADOWS PARKWAY, SUITE 390
LAS VEGAS, NEVADA 89128

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°08'16" EAST BEING THE EASE LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 58 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 32.

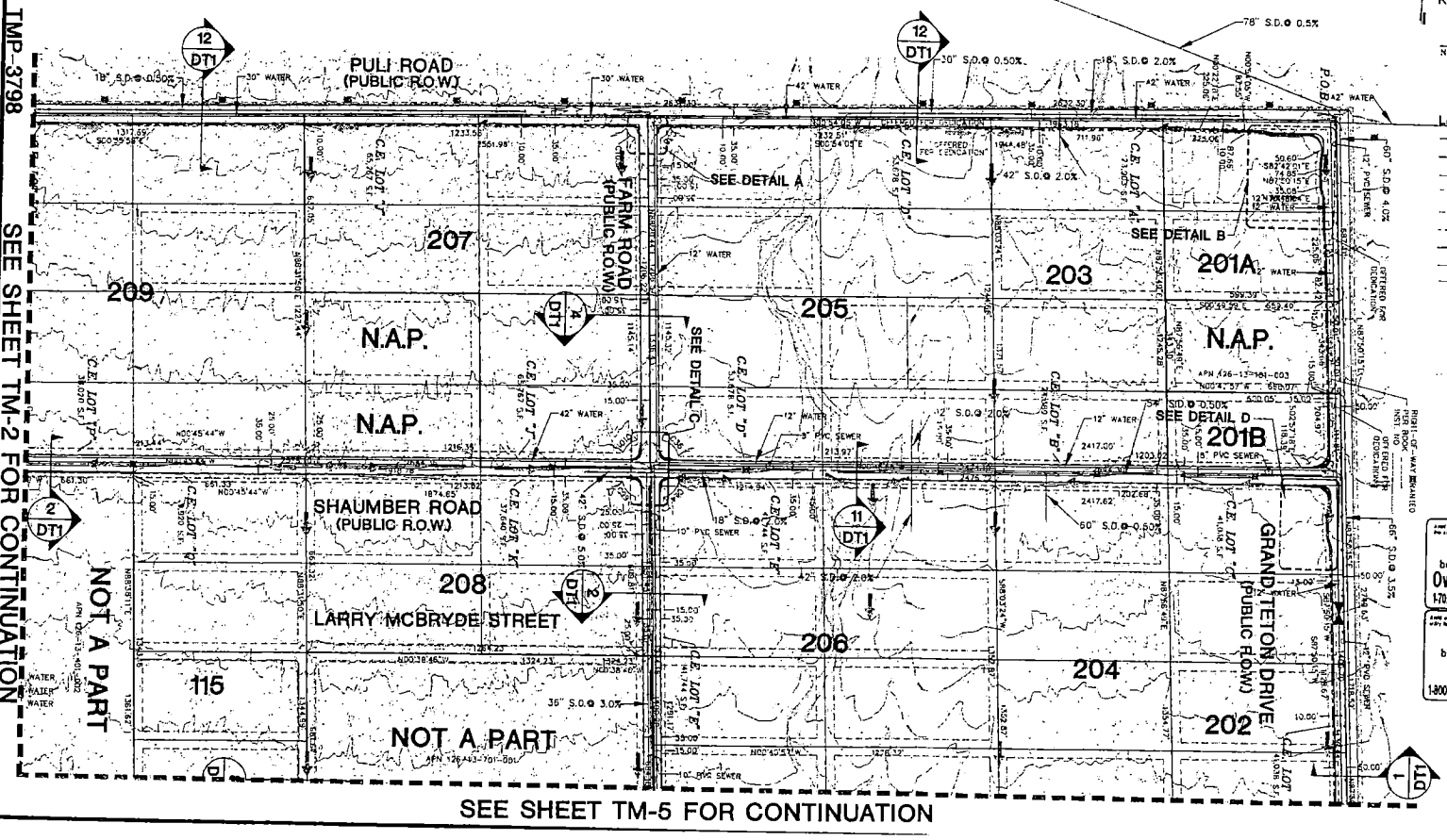
PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY VERTICAL CONTROL (COG) BM6
NAVD88 ELEVATION: 787.784 METERS (2584.83 FEET)

AXLE AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 30' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.



KEY MAP
N.T.S.



SCALE: 1" = 200'

LEGEND

- STREET CENTERLINE
- PARCEL BOUNDARY
- LOT LINE
- EASEMENT LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED WATER LINE
- PROPOSED STORM DRAIN
- 00 LOT NUMBER
- POC POINT OF CONNECTION TO EXIST. UTILITIES
- 3.0% RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- 5000 EXISTING CONTOUR LINE
- CE COMMON ELEMENT AREA
- DIRECTION OF STREET FLOW
- FRV

Call before you Overhead 1-702-227-2929

Call before you Dig 1-800-227-2600

Call before you Underground 1-702-455-7511 CLARK COUNTY TRAFFIC OPERATIONS OR 1-702-229-6611 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

SEE SHEET TM-2 FOR CONTINUATION

SEE SHEET TM-5 FOR CONTINUATION

NO.	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1	03-05-04		

CLIFF'S EDGE, LLC.
3455 CLIFF SHADOWS PARKWAY SUITE 390
LAS VEGAS, NEVADA 89129
(702) 242-4678

CITY OF LAS VEGAS, NEVADA

TENTATIVE MAP

CLIFF'S EDGE PARENT

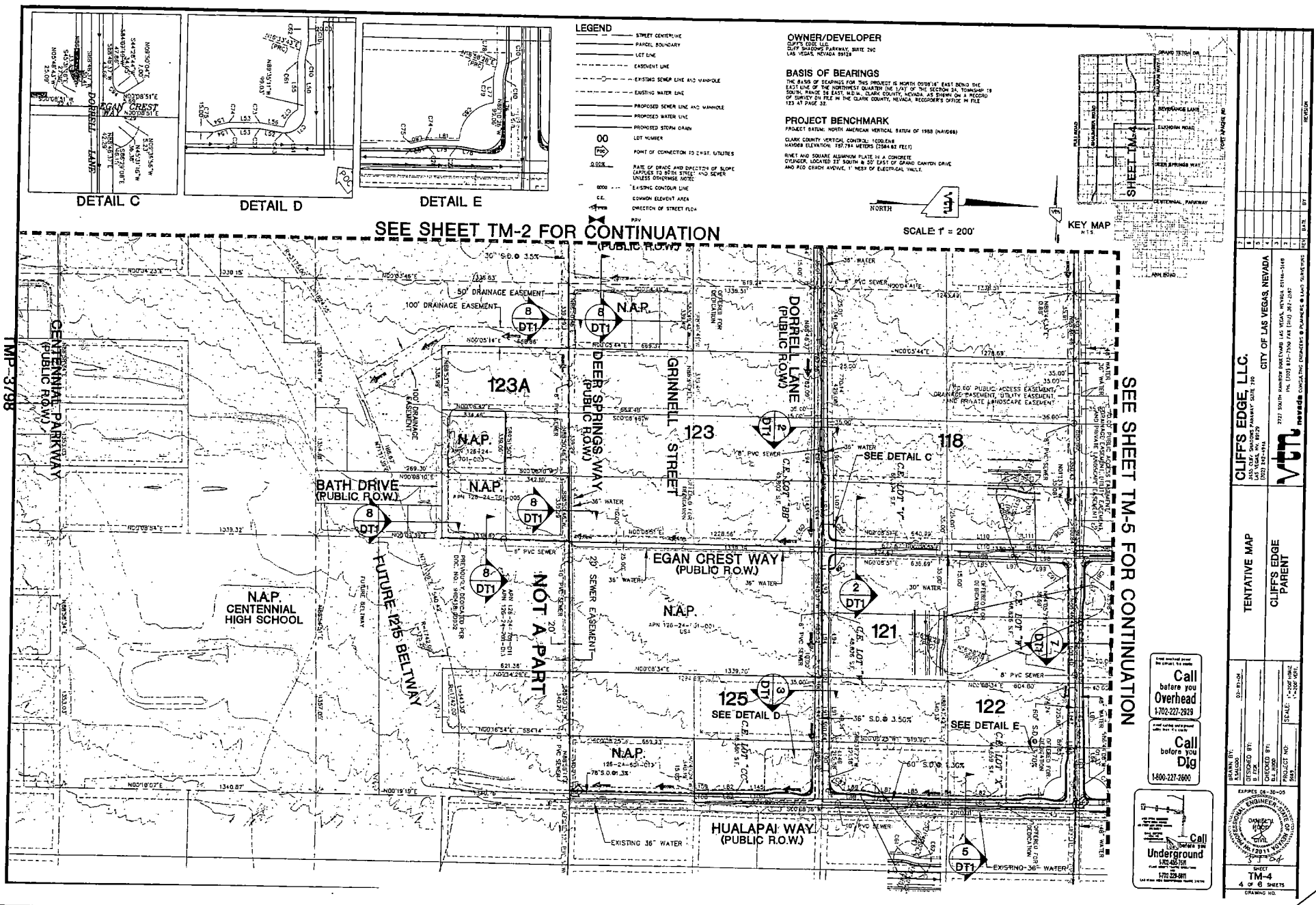
nevada CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
2327 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-2648
PH. (702) 873-7556 FAX (702) 362-2537

DRAWN BY: RYAN
DESIGNED BY: M. TIM
CHECKED BY: D.H. NOD
PROJECT NO: 5999
SCALE: 1"=200' HORIZ. 1"=200' VERT.

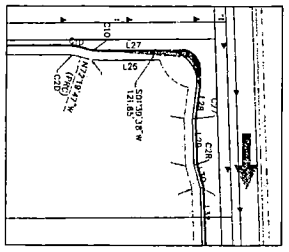
EXPIRES 06-30-05

SHEET TM-3
3 OF 6 SHEETS
DRAWING NO.

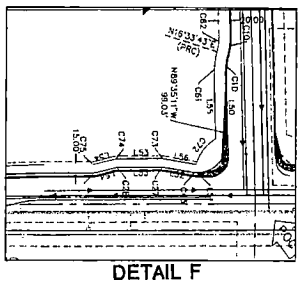
TMP-3798
03-11-04 PC
REVISED 03-05-04



TMP-3798
03-11-04 PC
REVISED 03-05-04



DETAIL E



DETAIL F

OWNER/DEVELOPER
CLIFF'S EDGE LLC
CLIFF SHADOWS PARKWAY, SUITE 200
LAS VEGAS, NEVADA 89128

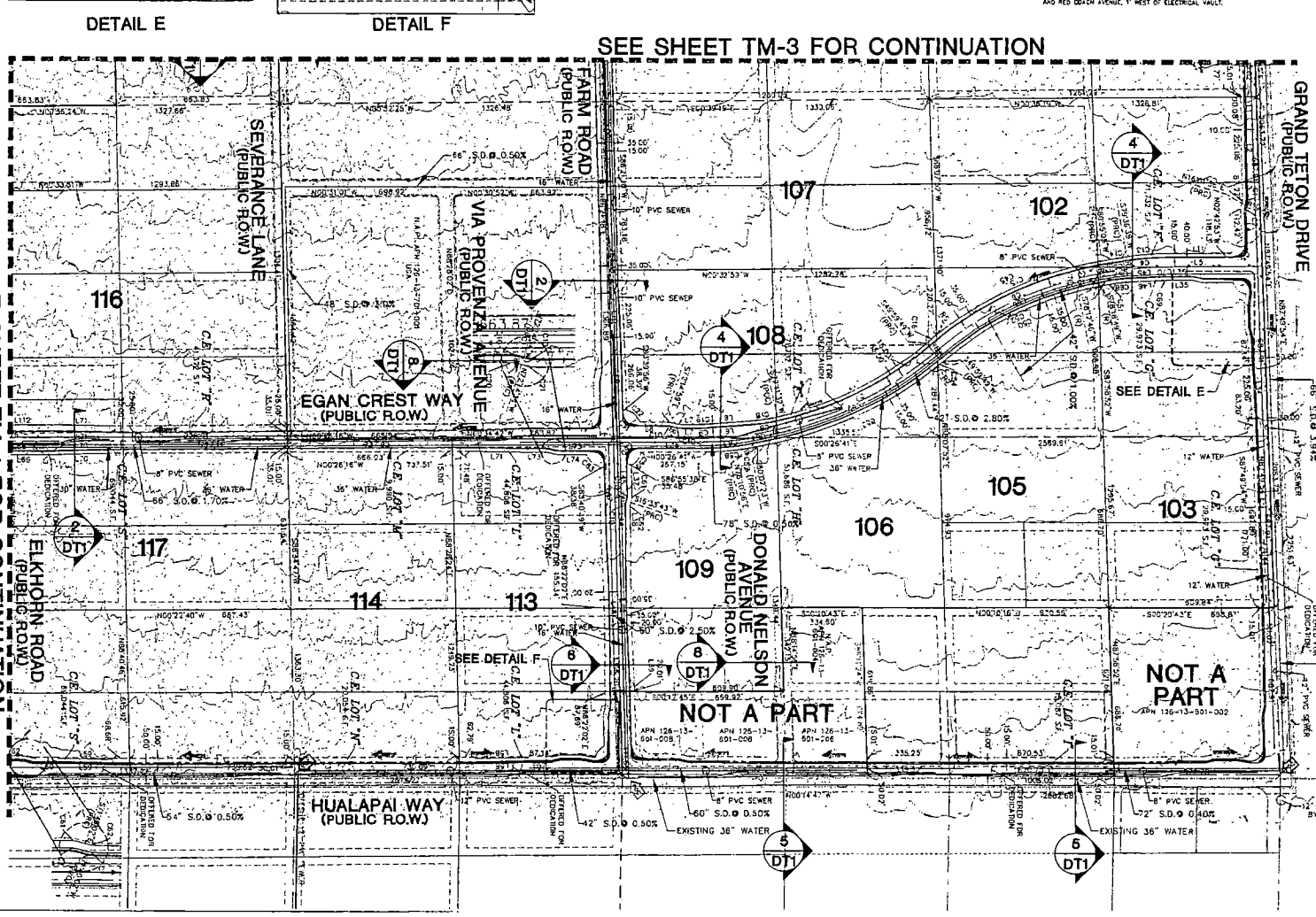
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS NORTH 00°08'15" EAST BEING THE EAST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF THE SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE IN FILE 123 AT PAGE 33.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY VERTICAL CONTROL: 1050.848
NAVD88 ELEVATION: 787.764 METERS (2584.82 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN A CONCRETE CYLINDER, LOCATED 25' SOUTH & 50' EAST OF GRAND CANYON DRIVE AND RED COACH AVENUE, 1' WEST OF ELECTRICAL VAULT.

SEE SHEET TM-3 FOR CONTINUATION


FARM ROAD (PUBLIC R.O.W.)
SEVERANCE LANE (PUBLIC R.O.W.)
VIA PROVENZA AVENUE (PUBLIC R.O.W.)
EGAN CREST WAY (PUBLIC R.O.W.)
ELKHORN ROAD (PUBLIC R.O.W.)
HUALAPAI WAY (PUBLIC R.O.W.)
DONALD NELSON AVENUE (PUBLIC R.O.W.)
GRAND TETON DRIVE (PUBLIC R.O.W.)
SEE DETAIL E
SEE DETAIL F
NOT A PART
APN 126-13-601-008
APN 126-13-601-006
APN 126-13-601-007
NOT A PART
APN 126-13-601-002
116
117
114
113
109
108
107
106
105
103
102
66" S.D.@ 0.50%
54" S.D.@ 0.50%
42" S.D.@ 0.50%
60" S.D.@ 0.50%
72" S.D.@ 0.40%
78" S.D.@ 0.50%
66" S.D.@ 1.70%
48" S.D.@ 1.70%
42" S.D.@ 2.50%
42" S.D.@ 2.80%
42" S.D.@ 3.94%
42" S.D.@ 3.50%
8" PVC SEWER
10" PVC SEWER
12" PVC SEWER
15" PVC SEWER
16" WATER
30" WATER
35" WATER
36" WATER
12" WATER
EXISTING 36" WATER
12" PVC SEWER BY OTHERS
DEFERRED FOR DEDICATION
OFFSITE R.O.W. DEDICATION
C.E. LOT "A"
C.E. LOT "B"
C.E. LOT "C"
C.E. LOT "D"
C.E. LOT "E"
C.E. LOT "F"
C.E. LOT "G"
C.E. LOT "H"
C.E. LOT "I"
C.E. LOT "J"
C.E. LOT "K"
C.E. LOT "L"
C.E. LOT "M"
C.E. LOT "N"
C.E. LOT "O"
C.E. LOT "P"
C.E. LOT "Q"
C.E. LOT "R"
C.E. LOT "S"
C.E. LOT "T"
C.E. LOT "U"
C.E. LOT "V"
C.E. LOT "W"
C.E. LOT "X"
C.E. LOT "Y"
C.E. LOT "Z"
C.E. LOT "AA"
C.E. LOT "BB"
C.E. LOT "CC"
C.E. LOT "DD"
C.E. LOT "EE"
C.E. LOT "FF"
C.E. LOT "GG"
C.E. LOT "HH"
C.E. LOT "II"
C.E. LOT "JJ"
C.E. LOT "KK"
C.E. LOT "LL"
C.E. LOT "MM"
C.E. LOT "NN"
C.E. LOT "OO"
C.E. LOT "PP"
C.E. LOT "QQ"
C.E. LOT "RR"
C.E. LOT "SS"
C.E. LOT "TT"
C.E. LOT "UU"
C.E. LOT "VV"
C.E. LOT "WW"
C.E. LOT "XX"
C.E. LOT "YY"
C.E. LOT "ZZ"
C.E. LOT "AAA"
C.E. LOT "BBB"
C.E. LOT "CCC"
C.E. LOT "DDD"
C.E. LOT "EEE"
C.E. LOT "FFF"
C.E. LOT "GGG"
C.E. LOT "HHH"
C.E. LOT "III"
C.E. LOT "JJJ"
C.E. LOT "KKK"
C.E. LOT "LLL"
C.E. LOT "MMM"
C.E. LOT "NNN"
C.E. LOT "OOO"
C.E. LOT "PPP"
C.E. LOT "QQQ"
C.E. LOT "RRR"
C.E. LOT "SSS"
C.E. LOT "TTT"
C.E. LOT "UUU"
C.E. LOT "VVV"
C.E. LOT "WWW"
C.E. LOT "XXX"
C.E. LOT "YYY"
C.E. LOT "ZZZ"
C.E. LOT "AAAA"
C.E. LOT "BBBB"
C.E. LOT "CCCC"
C.E. LOT "DDDD"
C.E. LOT "EEEE"
C.E. LOT "FFFF"
C.E. LOT "GGGG"
C.E. LOT "HHHH"
C.E. LOT "IIII"
C.E. LOT "JJJJ"
C.E. LOT "KKKK"
C.E. LOT "LLLL"
C.E. LOT "MMMM"
C.E. LOT "NNNN"
C.E. LOT "OOOO"
C.E. LOT "PPPP"
C.E. LOT "QQQQ"
C.E. LOT "RRRR"
C.E. LOT "SSSS"
C.E. LOT "TTTT"
C.E. LOT "UUUU"
C.E. LOT "VVVV"
C.E. LOT "WWWW"
C.E. LOT "XXXX"
C.E. LOT "YYYY"
C.E. LOT "ZZZZ"
C.E. LOT "AAAAA"
C.E. LOT "BBBBB"
C.E. LOT "CCCCC"
C.E. LOT "DDDDD"
C.E. LOT "EEEEE"
C.E. LOT "FFFFF"
C.E. LOT "GGGGG"
C.E. LOT "HHHHH"
C.E. LOT "IIIII"
C.E. LOT "JJJJJ"
C.E. LOT "KKKKK"
C.E. LOT "LLLLL"
C.E. LOT "MMMMM"
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CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	TANGENT	
C1	1500.00'	29°31'52"	773.14'	395.24'	
C2	54.00'	87°43'37"	82.67'	51.57'	
C3	1500.00'	01°16'26"	33.35'	16.67'	
C4	1500.00'	29°31'52"	772.91'	395.00'	
C5	2400.00'	01°16'26"	53.37'	26.69'	
C6	1463.00'	27°35'47"	704.47'	359.58'	
C7	850.00'	04°04'00"	60.34'	30.18'	
C8	850.00'	04°04'00"	60.34'	30.18'	
C9	1500.00'	01°16'26"	33.35'	16.67'	
C10	1500.00'	29°31'52"	772.91'	395.00'	
C11	54.00'	87°43'37"	82.67'	51.57'	
C12	1500.00'	01°16'26"	33.35'	16.67'	
C13	2400.00'	01°16'26"	53.37'	26.69'	
C14	1000.00'	29°31'52"	515.27'	263.33'	
C15	1463.00'	27°35'47"	704.47'	359.58'	
C16	850.00'	04°04'00"	60.34'	30.18'	
C17	850.00'	04°04'00"	60.34'	30.18'	
C18	1463.00'	27°35'47"	704.47'	359.58'	
C19	1000.00'	29°31'52"	515.27'	263.33'	
C20	54.00'	87°43'37"	82.67'	51.57'	
C21	1500.00'	01°16'26"	33.35'	16.67'	
C22	2400.00'	01°16'26"	53.37'	26.69'	
C23	1463.00'	27°35'47"	704.47'	359.58'	
C24	850.00'	04°04'00"	60.34'	30.18'	
C25	850.00'	04°04'00"	60.34'	30.18'	
C26	1463.00'	27°35'47"	704.47'	359.58'	
C27	1000.00'	29°31'52"	515.27'	263.33'	
C28	54.00'	87°43'37"	82.67'	51.57'	
C29	1500.00'	01°16'26"	33.35'	16.67'	
C30	2400.00'	01°16'26"	53.37'	26.69'	
C31	1463.00'	27°35'47"	704.47'	359.58'	
C32	850.00'	04°04'00"	60.34'	30.18'	
C33	850.00'	04°04'00"	60.34'	30.18'	
C34	1463.00'	27°35'47"	704.47'	359.58'	
C35	1000.00'	29°31'52"	515.27'	263.33'	
C36	54.00'	87°43'37"	82.67'	51.57'	
C37	1500.00'	01°16'26"	33.35'	16.67'	
C38	2400.00'	01°16'26"	53.37'	26.69'	
C39	1463.00'	27°35'47"	704.47'	359.58'	
C40	850.00'	04°04'00"	60.34'	30.18'	
C41	850.00'	04°04'00"	60.34'	30.18'	
C42	1463.00'	27°35'47"	704.47'	359.58'	
C43	1000.00'	29°31'52"	515.27'	263.33'	
C44	54.00'	87°43'37"	82.67'	51.57'	
C45	1500.00'	01°16'26"	33.35'	16.67'	
C46	2400.00'	01°16'26"	53.37'	26.69'	
C47	1463.00'	27°35'47"	704.47'	359.58'	
C48	850.00'	04°04'00"	60.34'	30.18'	
C49	850.00'	04°04'00"	60.34'	30.18'	
C50	1463.00'	27°35'47"	704.47'	359.58'	
C51	1000.00'	29°31'52"	515.27'	263.33'	
C52	54.00'	87°43'37"	82.67'	51.57'	
C53	1500.00'	01°16'26"	33.35'	16.67'	
C54	2400.00'	01°16'26"	53.37'	26.69'	
C55	1463.00'	27°35'47"	704.47'	359.58'	
C56	850.00'	04°04'00"	60.34'	30.18'	
C57	850.00'	04°04'00"	60.34'	30.18'	
C58	1463.00'	27°35'47"	704.47'	359.58'	
C59	1000.00'	29°31'52"	515.27'	263.33'	
C60	54.00'	87°43'37"	82.67'	51.57'	
C61	1500.00'	01°16'26"	33.35'	16.67'	
C62	2400.00'	01°16'26"	53.37'	26.69'	
C63	1463.00'	27°35'47"	704.47'	359.58'	
C64	850.00'	04°04'00"	60.34'	30.18'	
C65	850.00'	04°04'00"	60.34'	30.18'	
C66	1463.00'	27°35'47"	704.47'	359.58'	
C67	1000.00'	29°31'52"	515.27'	263.33'	
C68	54.00'	87°43'37"	82.67'	51.57'	
C69	1500.00'	01°16'26"	33.35'	16.67'	
C70	2400.00'	01°16'26"	53.37'	26.69'	
C71	1463.00'	27°35'47"	704.47'	359.58'	
C72	850.00'	04°04'00"	60.34'	30.18'	
C73	850.00'	04°04'00"	60.34'	30.18'	
C74	1463.00'	27°35'47"	704.47'	359.58'	
C75	1000.00'	29°31'52"	515.27'	263.33'	
C76	54.00'	87°43'37"	82.67'	51.57'	
C77	1500.00'	01°16'26"	33.35'	16.67'	
C78	2400.00'	01°16'26"	53.37'	26.69'	
C79	1463.00'	27°35'47"	704.47'	359.58'	
C80	850.00'	04°04'00"	60.34'	30.18'	
C81	850.00'	04°04'00"	60.34'	30.18'	
C82	1463.00'	27°35'47"	704.47'	359.58'	
C83	1000.00'	29°31'52"	515.27'	263.33'	
C84	54.00'	87°43'37"	82.67'	51.57'	
C85	1500.00'	01°16'26"	33.35'	16.67'	
C86	2400.00'	01°16'26"	53.37'	26.69'	
C87	1463.00'	27°35'47"	704.47'	359.58'	
C88	850.00'	04°04'00"	60.34'	30.18'	
C89	850.00'	04°04'00"	60.34'	30.18'	
C90	1463.00'	27°35'47"	704.47'	359.58'	
C91	1000.00'	29°31'52"	515.27'	263.33'	
C92	54.00'	87°43'37"	82.67'	51.57'	
C93	1500.00'	01°16'26"	33.35'	16.67'	
C94	2400.00'	01°16'26"	53.37'	26.69'	
C95	1463.00'	27°35'47"	704.47'	359.58'	
C96	850.00'	04°04'00"	60.34'	30.18'	
C97	850.00'	04°04'00"	60.34'	30.18'	
C98	1463.00'	27°35'47"	704.47'	359.58'	
C99	1000.00'	29°31'52"	515.27'	263.33'	
C100	54.00'	87°43'37"	82.67'	51.57'	
C101	1500.00'	01°16'26"	33.35'	16.67'	
C102	2400.00'	01°16'26"	53.37'	26.69'	
C103	1463.00'	27°35'47"	704.47'	359.58'	
C104	850.00'	04°04'00"	60.34'	30.18'	
C105	850.00'	04°04'00"	60.34'	30.18'	
C106	1463.00'	27°35'47"	704.47'	359.58'	
C107	1000.00'	29°31'52"	515.27'	263.33'	
C108	54.00'	87°43'37"	82.67'	51.57'	
C109	1500.00'	01°16'26"	33.35'	16.67'	
C110	2400.00'	01°16'26"	53.37'	26.69'	
C111	1463.00'	27°35'47"	704.47'	359.58'	
C112	850.00'	04°04'00"	60.34'	30.18'	
C113	850.00'	04°04'00"	60.34'	30.18'	
C114	1463.00'	27°35'47"	704.47'	359.58'	
C115	1000.00'	29°31'52"	515.27'	263.33'	
C116	54.00'	87°43'37"	82.67'	51.57'	
C117	1500.00'	01°16'26"	33.35'	16.67'	
C118	2400.00'	01°16'26"	53.37'	26.69'	
C119	1463.00'	27°35'47"	704.47'	359.58'	
C120	850.00'	04°04'00"	60.34'	30.18'	
C121	850.00'	04°04'00"	60.34'	30.18'	
C122	1463.00'	27°35'47"	704.47'	359.58'	
C123	1000.00'	29°31'52"	515.27'	263.33'	
C124	54.00'	87°43'37"	82.67'	51.57'	
C125	1500.00'	01°16'26"	33.35'	16.67'	
C126	2400.00'	01°16'26"	53.37'	26.69'	
C127	1463.00'	27°35'47"	704.47'	359.58'	
C128	850.00'	04°04'00"	60.34'	30.18'	
C129	850.00'	04°04'00"	60.34'	30.18'	
C130	1463.00'	27°35'47"	704.47'	359.58'	
C131	1000.00'	29°31'52"	515.27'	263.33'	
C132	54.00'	87°43'37"	82.67'	51.57'	
C133	1500.00'	01°16'26"	33.35'	16.67'	
C134	2400.00'	01°16'26"	53.37'	26.69'	
C135	1463.00'	27°35'47"	704.47'	359.58'	
C136	850.00'	04°04'00"	60.34'	30.18'	
C137	850.00'	04°04'00"	60.34'	30.18'	
C138	1463.00'	27°35'47"	704.47'	359.58'	
C139	1000.00'	29°31'52"	515.27'	263.33'	
C140	54.00'	87°43'37"	82.67'	51.57'	
C141	1500.00'	01°16'26"	33.35'	16.67'	
C142	2400.00'	01°16'26"	53.37'	26.69'	
C143	1463.00'	27°35'47"	704.47'	359.58'	
C144	850.00'	04°04'00"	60.34'	30.18'	
C145	850.00'	04°04'00"	60.34'	30.18'	
C146	1463.00'	27°35'47"	704.47'	359.58'	
C147	1000.00'	29°31'52"	515.27'	263.33'	
C148	54.00'	87°43'37"	82.67'	51.57'	
C149	1500.00'	01°16'26"	33.35'	16.67'	
C150	2400.00'	01°16'26"	53.37'	26.69'	
C151	1463.00'	27°35'47"	704.47'	359.58'	
C152	850.00'	04°04'00"	60.34'	30.18'	
C153	850.00'	04°04'00"	60.34'	30.18'	
C154	1463.00'	27°35'47"	704.47'	359.58'	
C155	1000.00'	29°31'52"	515.27'	263.33'	
C156	54.00'	87°43'37"	82.67'	51.57'	
C157	1500.00'	01°16'26"	33.35'	16.67'	
C158	2400.00'	01°16'26"	53.37'	26.69'	
C159	1463.00'	27°35'47"	704.47'	359.58'	
C160	850.00'	04°04'00"	60.34'	30.18'	
C161	850.00'	04°04'00"	60.34'	30.18'	
C162	1463.00'	27°35'47"	704.47'	359.58'	
C163	1000.00'	29°31'52"	515.27'	263.33'	
C164	54.00'	87°43'37"	82.67'	51.57'	
C165	1500.00'	01°16'26"	33.35'	16.67'	
C166	2400.00'	01°16'26"	53.37'	26.69'	
C167	1463.00'	27°35'47"	704.47'	359.58'	
C168	850.00'	04°04'00"	60.34'	30.18'	
C169	850.00'	04°04'00"	60.34'	30.18'	
C170	1463.00'	27°35'47"	704.47'	359.58'	
C171	1000.00'	29°31'52"	515.27'	263.33'	
C172	54.00'	87°43'37"	82.67'	51.57'	
C173	1500.00'	01°16'26"	33.35'	16.67'	
C174	2400.00'	01°16'26"	53.37'	26.69'	
C175	1463.00'	27°35'47"	704.47'	359.58'	
C176	850.00'	04°04'00"	60.34'	30.18'	
C177	850.00'	04°04'00"	60.34'	30.18'	
C178	1463.00'	27°35'47"	704.47'	359.58'	
C179	1000.00'	29°31'52"	515.27'	263.33'	
C180	54.00'	87°43'37"	82.67'	51.57'	
C181	1500.00'	01°16'26"	33.35'	16.67'	
C182	2400.00'	01°16'26"	53.37'	26.69'	
C183	1463.00'	27°35'47"	704.47'	359.58'	
C184	850.00'	04°04'00"	60.34'	30.18'	
C185	850.00'	04°04'00"	60.34'	30.18'	
C186	1463.00'	27°35'47"	704.47'	359.58'	
C187	1000.00'	29°31'52"	515.27'	263.33'	
C188	54.00'	87°43'37"	82.67'	51.57'	
C189	1500.00'	01°16'26"	33.35'	16.67'	
C190	2400.00'	01°16'26"	53.37'	26.69'	
C191	1463.00'	27°35'47"	704.47'	359.58'	
C192	850.00'	04°04'00"	60.34'	30.18'	
C193	850.00'	04°04'00"	60.34'	30.18'	
C194	1463.00'	27°35'47"	704.47'	359.58'	
C195	1000.00'	29°31'52"	515.27'	263.33'	
C196	54.00'	87°43'37"	82.67'	51.57'	
C197	1500.00'	01°16'26"	33.35'	16.67'	
C198	2400.00'	01°16'26"	53.37'	26.69'	
C199	1463.00'	27°35'47"	704.47'	359.58'	
C200	850.00'	04°04'00"	60.34'	30.18'	
C201	850.00'	04°04'00"	60.34'	30.18'	
C202	1463.00'	27°35'47"	704.47'	359.58'	
C203	1000.00'	29°31'52"	515.27'	263.33'	
C204	54.00'	87°43'37"	82.67'	51.57'	
C205	1500.00'	01°16'26"	33.35'	16.67'	
C206	2400.00'	01°16'26"	53.37'	26.69'	
C207	1463.00'	27°35'47"	704.47'	359.58'	
C208	850.00'	04°04'00"	60.34'	30.18'	
C209	850.00'	04°04'00"	60.34'	30.18'	
C210	1463.00'	27°35'47"	704.47'	359.58'	
C211	1000.00'	29°31'52"	515.27'	263.33'	
C212	54.00'	87°43'37"	82.67'	51.57'	
C213	1500.00'	01°16'26"	33.35'	16.67'	
C214	2400.00'	01°16'26"	53.37'	26.69'	
C215	1463.00'	27°35'47"	704.47'	359.58'	
C216	850.00'	04°04'00"	60.34'	30.18'	
C217	850.00'	04°04'00"	60.34'	30.18'	
C218	1463.00'	27°35'47"	704.47'	359.58'	
C219	1000.00'	29°31'52"	515.27'	263.33'	
C220	54.00'	87°43'37"	82.67'	51.57'	
C221	1500.00'	01°16'26"	33.35'	16.67'	
C222	2400.00'	01°16'26"	53.37'	26.69'	
C223	1463.00'	27°35'47"	704.47'	359.58'	
C224	850.00'	04°04'00"	60.34'	30.18'	
C225	850.00'	04°04'00"	60.34'	30.18'	
C226	1463.00'	27°35'47"	704.47'	359.58'	
C227	1000.00'	29°31'52"	515.27'	263.33'	
C228	54.00'	87°43'37"	82.67'	51.57'	
C229	1500.00'	01°16'26"	33.35'	16.67'	
C230	2400.00'	01°16'26"	53.37'	26.69'	
C231	1463.00'	27°35'47"	704.47'	359.58'	
C232	850.00'	04°04'00"	60.34'	30.18'	
C233	850.00'	04°04'00"	60.34'	30.18'	
C234	1463.00'	27°35'47"	704.47'	359.58'	
C235	1000.00'	29°31'52"	515.27'	263.33'	
C236	54.00'	87°43'37"	82.67'	51.57'	
C237	1500.00'	01°16'26"	33.35'	16.67'	
C238	2400.00'	01°16'26"	53.37'	26.69'	
C239	1463.00'	27°35'47"	704.47'	359.58'	
C240	850.00'	04°04'00"	60.34'	30.18'	
C241	850.00'	04°04'00"	60.34'	30.18'	
C242	1463.00'	27°35'47"	704.47'	359.58'	
C243	1000.00'	29°31'52"	515.27'	263.33'	
C244	54.00'	87°43'37"	82.67'	51.57'	
C245	1500.00'	01°16'26"	33.35'	16.67'	
C246	2400.00'	01°16'26"	53.37'	26.69'	
C247	1463.00'	27°35'47"	704.47'	359.58'	
C248	850.00'	04°04'00"	60.34'	30.18'	
C249	850.00'	04°04'00"	60.34'	30.18'	
C250	1463.00'	27°35'47"	704.47'	359.58'	
C251	1000.00'	29°31'52"	515.27'	263.33'	
C252	54.00'	87°43'37"	82.67'	51.57'	
C253	1500.00'	01°16'26"	33.35'	16.67'	
C254	2400.00'	01°16'26"	53.37'	26.69'	
C255	1463.00'	27°35'47"	704.47'	359.58'	
C256	850.00'	04°04'00"	60.34'	30.18'	
C257	850.00'	04°04'00"	60.34'	30.18'	
C258	1463.00'	27°35'47"	704.47'	359.58'	
C259	1000.00'	29°31'52"	515.27'	263.33'	
C260	54.00'	87°43'37"	82.67'	51.57'	
C261	1500.00'	01°16'26"	33.35'	16.67'	
C262	2400.00'	01°16'26"	53.37'	26.69'	
C263	1463.00'	27°35'47"	704.47'	359.58'	
C264	850.00'	04°04'00"	60.34'	30.18'	
C265	850.00'	04°04'00"	60.34'	30.18'	
C266	1463.00'	27°35'47"	704.47'	359.58'	
C267	1000.00'	29°31'52"	515.27'	263.33'	
C268	54.00'	87°43'37"	82.67'	51.57'	
C269	1500.00'	01°16'26"	33.35'	16.67'	
C270	2400.00'	01°16'26"	53.37'	26.69'	
C271	1463.00'	27°35'47"	704.47'	359.58'	
C272	850.00'	04°04'00"	60.34'	30.18'	
C273	850.00'	04°04'00"	60.34'	30.18'	
C274	1463.00'	27°35'47"	704.47'	359.58'	
C275	1000.00'	29°31'52"	515.27'	263.33'	
C276	54.00'	87°43'37"	82.67'	51.57'	
C277	1500.00'	01°16'26"	33.35'	16.67'	
C278	2400.00'	01°16'26"	53.37'	26.69'	
C279	1463.00'	27°35'47"	704.47'	359.58'	
C280	850.00'	04°04'00"	60.34'	30.18'	
C281	850.00'	04°04'00"	60.34'	30.18'	
C282	1463.00'	27°35'47"	704.47'	359.58'	
C283	1000.00'	29°31'52"	515.27'	263.33'	
C284	54.00'	87°43'37"	82.67'	51.57'	
C285	1500.00'	01°16'26"	33.35'	16.67'	
C286	2400.00'	01°16'26"	53.37'	26.69'	
C287	1463.00'	27°35'47"	704.47'	359.58'	
C288	850.00'	04°04'00"	60.34'	30.18'	
C289	850.00'	04°04'00"	60.34'	30.18'	
C290	1463.00'	27°35'47"	704.47'	359.58'	
C291	1000.00'	29°31'52"	515.27'	263.33'	
C292	54.00'	87°43'37"	82.67'	51.57'	
C293	1500.00'	01°16'26"	33.35'	16.67'	
C294	2400.00'	01°16'26"	53.37'	26.69'	
C295	1463.00'	27°35'47"	704.47'	359.58'	
C296	850.00'	04°04'00"	60.34'	30.18'	
C297	850.00'	04°04'00"	60.34'	30.18'	
C298	1463.00'	27°35'47"	704.47'	359.58'	
C299	1000.00'	29°31'52"	515.27'	263.33'	
C300	54.00'	87°43'37"	82.67'	51.57'	
C301	1500.00'	01°16'26"	33.35'	16.67'	
C302	2400.00'	01°16'26"	53.37'	26.69'	
C303	1463.00'	27°35'47"	704.47'	359.58'	
C304	850.00'	04°04'00"	60.34'	30.18'	
C305	850.00'	04°04'00"	60.34'	30.18'	
C306	1463.00'	27°35'47"	704.47'	359.58'	
C307	1000.00'	29°31'52"	515.27'	263.33'	
C308	54.00'	87°43'37"	82.67'	51.57'	
C309	1500.00'	01°16'26"	33.35'	16.67'	
C310	2400.00'	01°16'26"	53.37'	26.69'	
C311	1463.00'	27°35'47"	704.47'	359.58'	
C312	850.00'	04°04'00"	60.34'	30.18'	
C313	850.00'	04°04'00"	60.34'	30.18'	
C314	1463.00'	27°35'47"	704.47'	359.58'	
C315	1000.00'	29°31'52"	515.27'	263.33'	
C316	54.00'	87°43'37"	82.67'	51.57'	
C317	1500.00'	01°16'26"	33.35'	16.67'	
C318	2400.00'	01°16'26"	53.37'	26.69'	
C319	1463.00'	27°35'47"	704.47'	359.58'	
C320	850.00'	04°04'00"	60.34'	30.18'	
C321	850.00'	04°04'00"	60.34'	30.18'	
C322	1463.00'	27°35'47"	704.47'	359.58'	
C323	1000.00'	29°31'52"	515.27'	263.33'	
C324	54.00'	87°43'37"	82.67'	51.57'	
C325	1500.00'	01°16'26"	33.35'	16.67'	
C326	2400.00'	01°16'26"	53.37'	26.69'	
C327	1463.00'	27°35'47"	704.47'	359.58'	
C328	850.00'	04°04'00"	60.34'	30.18'	
C329	850.00'	04°04'00"	60.34'	30.18'	
C330	1463.00'	27°35'47"	704.47'	359.58'	
C331	1000.00'	29°31'52"	515.27'	263.33'	
C332	54.00'	87°43'37"	82.67'	51.57'	
C333	1500.00'	01°16'26"	33.35'	16.67'	
C334	2400.00'	01°16'26"	53.37'	26.69'	
C335	1463.00'	27°35'47"	704.47'	359.58'	
C336	850.00'	04°04'00"	60.34'	30.18'	
C337	850.00'	04°04'00"	60.34'	30.18'	
C338	1463.00'	27°35'47"	704.47'	359.58'	
C339	1000.00'	29°31'52"	515.27'	263.33'	
C340	54.00'	87°43'37"	82.67'	51.57'	
C341	1500.00'	01°16'26"	33.35'	16.67'	
C342	2400.00'	01°16'26"	53.37'	26.69'	
C343	1463.00'	27°35'47"	704.47'	359.58'	
C344	850.00'	04°04'00"	60.34'	30.18'	
C345	850.00'	04°04'00"	60.34'	30.18'	
C346	1463.00'	27°35'47"	704.47'	359.58'	
C347	1000.00'	29°31'52"	515.27'	263.33'	
C348	54.00'	87°43'37"	82.67'	51.57'	
C349	1500.00'	01°16'26"	33.35'	16.67'	
C350	2400.00'	01°16'26"	53.37'	26.69'	
C351	1463.00'	27°35'47"	704.47'	359.58'	
C352	850.00'	04°04'00"	60.34'	30.18'	
C353	850.00'	04°04'00"	60.34'	30.18'	
C354	1463.00'	27°35'47"	704.47'	359.58'	
C355	1000.00'	29°31'52"	515.27'	263.33'	
C356	54.00'	87°43'37"	82.67'	51.57'	
C357	1500.00'	01°16'26"	33.35'	16.67'	
C358	2400.00'	01°16'26"	53.37'	26.69'	
C359	1463.00'	27°35'47"	704.47'	359.58'	
C360	850.00'	04°04'00"	60.34'	30.18'	
C361	850.00'	04°04'00"	60.34'	30.18'	
C362	1463.00'	27°35'47"	704.47'	359.58'	
C363	1000.00'	29°31'52"	515.27'	263.33'	
C364	54.00'	87°43'37"	82.67'	51.57'	
C365	1500.00'	01°16'26"	33.35'	16.67'	
C366	2400.00'	01°16'26"	53.37'	26.69'	
C367	1463.00'	27°35'47"	704.47'	359.58'	
C368	850.00'	04°04'00"	60.34'	30.18'	
C369	850.00'	04°04'00"	60.34'	30.18'	
C370	1463.00'	27°35'47"	704.47'	359.58'	
C371	1000.00'	29°31'52"	515.27'	263.33'	
C372	54.00'	87°43'37"	82.67'	51.57'	
C373	1500.00'	01°16'26"	33.35'	16.67'	
C374	2400.00'	01°16'26"	53.37'	26.69'	
C375	1463.00'	27°35'47"	704.47'	359.58'	
C376	850.00'	04°04'00"	60.34'	30.18'	
C377	850.00'	04°04'00"	60.34'	30.18'	
C378	1463.00'	27°35'47"	704.47'	359.58'	
C379	1000.00'	29°31'52"	515.27'	263.33'	
C380	54.00'	87°43'37"	82.67'	51.57'	
C381	1500.00'	01°16'26"	33.35'	16.67'	
C382	2400.00'	01°16'26"	53.37'	26.69'	
C383	1463.00'	27°35'47"	704.47'	359.58'	
C384	850.00'	04°04'00"	60.34'	30.18'	
C385	850.00'	04°04'00"	60.34'	30.18'	
C386	1463.00'	27°35'47"	704.47'	359.58'	
C387	1000.00'	29°31'52"	515.27'	263.33'	
C388	54.00'	87°43'37"	82.67'	51.57'	
C389	1500.00'	01°16'26"	33.35'	16.67'	
C390	2400.00'	01°16'26"	53.37'	26.69'	
C391	1463.00'	27°35'47"	704.47'	359.58'	
C392	850.00'	04°04'00"	60.34'	30.18'	
C393	850.00'	04°04'00"	60.34'	30.18'	
C394	1463.00'	27°35'47"	704.47'	359.58'	
C395	1000.00'	29°31'52"	515.27'	263.33'	
C396	54.00'	87°43'37"	82.67'	51.57'	
C397	1500.00'	01°16'26"	33.35'	16.67'	
C398	2400.00'	01°16'26"	53.37'	26.69'	
C399	1463.00'	27°35'47"	704.47'	359.58'	
C400	850.00'	04°04'00"	60.34'	30.18'	
C401	850.00'	04°04'00"	60.34'	30.18'	
C402	1463.00'	27°35'47"	704.47'	359.58'	
C403	1000.00'	29°31'52"	515.27'	263.33'	
C404	54.00'	87°43'37"	82.67'	51.57'	
C405	1500.00'	01°16'26"	33.35'	16.67'	
C406	2400.00'	01°16'26"	53.37'	26.69'	
C407	1463.00'	27°35'47"	704.47'	359.58'	
C408	850.00'	04°04'00"	60.34'	30.18'	
C409	850.00'	04°04'00"	60.34'	30.18'	
C410	1463.00'	27°35'47"	704.47'	359.58'	
C411	1000.00'	29°31'52"	515.27'	263.33'	
C412	54.00'	87°43'37"	82.67'	51.57'	
C413	1500.00'	01°16'26"	33.35'	16.67'	
C414	2400.00'	01°16'26"	53.37'	26.69'	
C415	1463.00'	27°35'47"	704.47'	359.58'	
C416	850.00'	04°04'00"	60.34'	30.18'	
C417	850.00'	04°04'00"	60.34'	30.18'	
C418	1463.00'	27°35'47"	704.47'	359.58'	
C419	1000.00'	29°31'52"	515.27'	263.33'	
C420	54.00'	87°43'37"	82.67'	51.57'	
C421	1500.00'	01°16'26"	33.35'	16.67'	
C422	2400.00'	01°16'26"	53.37'	26.69'	
C423	1463.00'	27°35'47"	704.47'	359.58'	
C424	850.00'	04°04'00"	60.34'	30.18'	
C425	850.00'	04°04'00"	60.34'	30.18'	
C426	1463.00'	27°35'47"	704.47'	359.58'	
C427	1000.00'	29°31'52"	515.27'	263.33'	
C428	54.00'	87°43'37"	82.67'	51.57'	
C429	1500.00'	01°16'26"	33.35'	16.67'	
C430	2400.00'	01°16'26"	53.37'	26.69'	
C431	1463.00'	27°35'47"	704.47'	359.58'	
C432	850.00'	04°04'00"	60.34'	30.18'	
C433	850.00'	04°04'00"	60.34'	30.18'	
C434	1463.00'	27°35'47"	704.47'	359.58'	
C435	1000.00'	29°31'52"	515.27'	263.33'	
C436	54.00'	87°43'37"	82.67'	51.57'	
C437	1500.00'	01°16'26"	33.35'	16.67'	
C438	2400.00'	01°16'26"	53.37'	26.69'	
C439	1463.00'	27°35'47"	704.47'	359.58'	
C440	850.00'	04°04'00"	60.34'	30.18'	
C441	850.00'	04°04'00"	60.34'	30.18'	
C442	1463.00'	27°35'47"	704.47'	359.58'	
C443	1000.00'	29°31'52"	515.27'	263.33'	
C444	54.00'	87°43'37"	82.67'	51.57'	
C445	1500.00'	01°16'26"	33.35'	16.67'	
C446	2400.00'	01°16'26"	53.37'	26.69'	
C447	1463.00'	27°35'47"	704.47'	359.58'	
C448	850.00'	04°04'00"	60.34'	30.18'	
C449	850.00'	04°04'00"	60.34'	30.18'	
C450	1463.00'	27°35'47"	704.47'	359.58'	
C451	1000.00'	29°31'52"	515.27'	263.33'	
C452	54.00'	87°43'37"	82.67'	51.57'	
C453	1500.00'	01°16'26"	33.35'	16.67'	
C454	2400.00'	01°16'26"	53.37'	26.69'	
C455	1463.00'	27°35'47"	704.47'	359.58'	
C456	850.00'	04°04'00"	60.34'	30.18'	
C457	850.00'	04°04'00"	60.34'	30.18'	
C458	1463.00'	27°35'47"	704.47'	359.58'	
C459	1000.00'	29°31'52"	515.27'	263.33'	
C460	54.00'	87°43'37"	82.67'	51.57'	
C461	1500.00'	01°16'26"	33.35'	16.67'	
C462	2400.00'	01°16'26"	53.37'	26.69'	
C463	1463.00'	27°35'47"	704.47'	359.58'	
C464	850.00'	04°04'00"	60.34'	30.18'	
C465	850.00'	04°04'00"	60.34'	30.18'	
C466	1463.00'	27°35'47"	704.47'	359.58'	
C467	1000.00'	29°31'52"	515.27'	263.33'	
C468	54.00'	87°43'37"	82.67'	51.57'	
C469	1500.00'	01°16'26"	33.35'	16.67'	
C470	2400.00'	01°16'26"	53.37'	26.69'	
C471	1463.00'	27°35'47"	704.47'	359.58'	
C472	850.00'	04°04'00"	60.34'	30.18'	
C473	850.00'	04°04'00"

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

TMP-3887 - CELEBRATE ESTATES - APPLICANT: RICK WILLIAMS ET AL - OWNER: CRAIG/BUFFALO, LIMITED - Request for a Tentative Map FOR A 23-LOT SINGLE FAMILY SUBDIVISION on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone under Resolution of Intent to R-D (Single Family Residential-Restricted), Ward 4 (Brown).

P.C. FINAL ACTION

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – APPROVED Item 1 [TMP-3466], Item 4 [TMP-3792], Item 5 [TMP-3798], and Item 6 [TMP-3887] subject to conditions and amending Conditions 14 and 15 for Item 5 [TMP-3798] - UNANIMOUS with McSWAIN abstaining on Item 1 as her firm has concluded work with Plaster Development but is awaiting final payment and on Item 5 as her firm has been awarded a job with Southwest Gas and inasmuch as they are able to dictate the contractor for the installation of that service, she felt it appropriate to abstain.

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:06 – 6:09)

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 6 – TMP-3887

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review SDR-3462 and Rezoning ZON-3461.

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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

Public Works

6. Petition of Vacation VAC-3654 must record prior to the recordation of a Final Map abutting or overlying the area being vacated.

7. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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

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

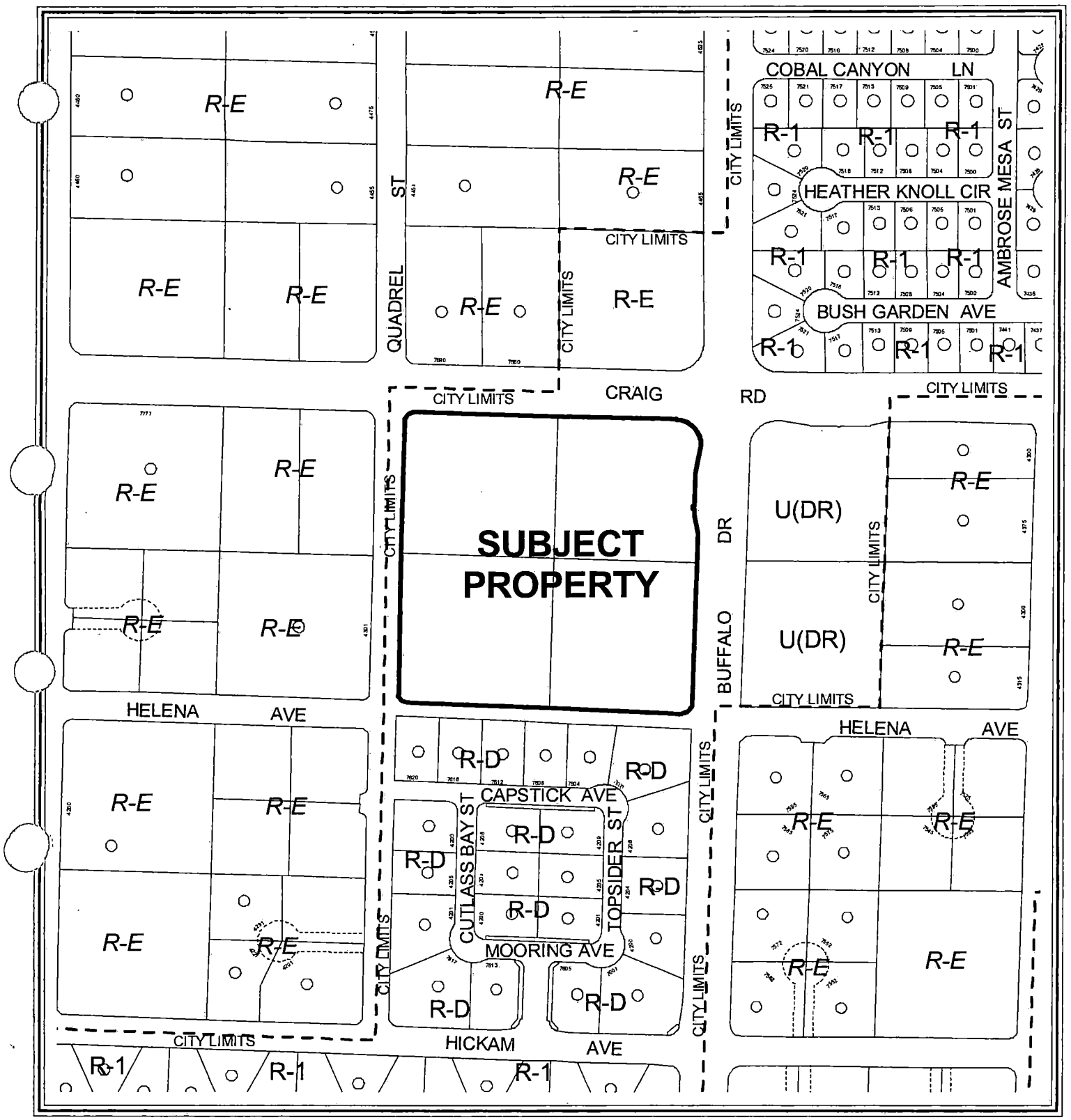
10. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 6 – TMP-3887

CONDITIONS - Continued:

11. Site development to comply with all applicable conditions of approval for Rezoning Application ZON-3461, Site Development Plan Review SDR-3462 and all other applicable site related actions.

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



0 200 400 Feet

CASE: TMP-3887

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-3887 - CELEBRATE ESTATES -
APPLICANT: RICK WILLIAMS ET AL - OWNER: CRAIG/BUFFALO, LIMITED

** 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.

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

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Tentative Map for a 23-lot residential development on 10.80 acres located adjacent to the southwest corner of Buffalo Drive and Craig Road.

B) Applicant's Justification

A justification letter is not required for Tentative Map applications.

BACKGROUND INFORMATION

A) Previous Actions

01/04/89	The subject property was Annexed (A-0016-88) into the City of Las Vegas.
09/07/94	The City Council approved a Rezoning (Z-0072-94) from R-E (Residence Estates) to R-D (Single Family Residential-Restricted) on this site as part of a larger request.
11/01/95	The City Council approved an Extension of Time [Z-0072-94(3)] for the rezoning request. Condition number two eliminated the northern half of the rezoning request of which this site is a part; therefore, this site was reverted back to R-E (Residence Estates).
11/20/02	The City Council accepted the applicant's request to Withdraw Without Prejudice a Rezoning (Z-0083-02) from R-E (Residence Estates) to R-PD2 (Residential Planned Development – 2 Units Per Acre) and a Site Development Plan Review [Z-0083-02(1)] for a proposed 21 lot single-family residential development on this site. The Planning Commission and staff recommended approval of these applications on 10/24/02.
02/18/04	The City Council approved a General Plan Amendment (GPA-3459) to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan from DR (Desert Rural Density Residential) to R (Rural Density Residential). The Planning Commission and staff recommended approval on 1/22/04.

02/18/04 The City Council approved a Rezoning (ZON-3461) from R-E (Residence Estates) to R-D (Single Family Residential - Restricted). The Planning Commission and staff recommended approval on 1/22/04.

02/18/04 The City Council approved a Site Development Plan Review (SDR-3462) for a 23-lot single-family residential development. The Planning Commission and staff recommended approval on 1/22/04.

02/18/04 The City Council approved a Special Use Permit (SUP-3463) to allow private streets for a 23-lot single-family residential development. The Planning Commission and staff recommended approval on 1/22/04.

B) Pre-Application Meeting

Summary of meeting, including staff recommendations and issues discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	10.8
Net Acres:	8.48

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-family Residential / Undeveloped
South:	Single-family Residential
East:	Undeveloped
West:	Single-family Residential / Undeveloped

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with an R (Rural Density Residential) land use designation, which allows residential development with up to 3.5 units per acre. The existing R-D (Single-family Residential – Restricted) zoning district is consistent with the General Plan designation.

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

Rural Preservation Neighborhood Buffer

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	11,000 Feet	11,761 Sq. Feet	Y
Min. Lot Width	90 Feet	95 Feet	Y
Min. Setbacks			
• Front	25 Feet	25 Feet	Y
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	30 Feet	30 Feet	Y
Max. Building Height	2 Stories / 35 Feet	1 and 2 stories	Y
Max. Density	3 Units/Acre	2.12 Units/Acre	Y
Private/Public Street	Private	Private	Y

The proposal meets all applicable Title 19 requirements.

B) General Analysis Discussion

- General information

  The map depicts a 23-lot single-family residential development located at the southwest corner of Buffalo Drive and Craig Road. Access to each lot is provided via 40-foot wide private streets, and access to the site is from a main entrance from Buffalo Drive and a secondary entrance from Craig Road. Both streets are Primary (100-foot) Arterials on the Master Plan of Streets and Highways.

- Cross Section

  The submitted cross-sections depict a maximum natural grade between 0% and 2% across this site. Per Table A within 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 cross sections do not show any retaining walls greater than 2-feet in height.

- Trails

  Trails are not required

- Special Conditions of Approval (from Zoning)

  1. An Order of Vacation for the proposed vacation of the area adjacent to Helena Avenue must record prior to the recordation of a final map for this site and the final map must show the Recorder's number of the Vacation.

  2. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record for Special Improvement District number 1480 prior to the recordation of a final map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. This site shall be responsible for all half-street improvements for Buffalo Drive not constructed by the Special Improvement District number 1480.

  The Tentative Map, as recommended, implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP–3887 APN: 138·04·704·001,002,003,004

Name of Property Owner: CRAIG BUFFALO LTD. c/o R. ZARING

Name of Applicant: RICK WILLIAMS et. al.

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

X Yes _____ No

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

City Official: Mayor

Partner(s): Robert R. Zaring, Jerome F. Snyder, Karen Aldrich, Stone Family Trust, Hugh Peterson, Kenneth Ammon, Sue M. Mc Dowell, Garrett Robison, trustee, Estate of John L. Thomas, Marion S. Lamoreux, George A. Lamoreux

APN: 010-451-29

Earl L. Peterson

Joseph Escarcega

Kathleen L. Beck

Gerard V. Lemieux

Gregory J. Lemieux

William F. Simpson, Bertha trust c/o/b/o Firmin J. Bertha

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

Print Name: Robert A. Zaring

Subscribed and sworn before me

This 3rd day of December, 2003

Deborah S. Davison

Notary Public in and for said County and State

DEBORAH DAVISON
Notary Public, State of Nevada
Appointment No. 98-35852-1
My Appt. Expires June 10, 2004

TENTATIVE MAP
FOR
CELEBRATE ESTATES
RESIDENTIAL PLANNED DEVELOPMENT
APN NO. 138-04-704-001-004

LEGAL DESCRIPTION

PARCEL I:
The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 4, Township 20 South, Range 60 East, M.D.M.
- Excepting therefrom the North 30 feet and the West 30 feet together with that certain spandrel area in the Northwest Corner thereof as conveyed to the County of Clark for road and incidental purpose by Deeds of Record.

PARCEL II:
The Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 4, Township 20 South, Range 60 East, M.D.M.
- Excepting therefrom the North 30 feet and the East 30 feet together with that certain spandrel area in the Northeast Corner thereof as conveyed to the County of Clark for road and incidental purpose by Deeds of Record.
- Further except that portion of said land as conveyed to City of Las Vegas, Nevada by Deed recorded January 31, 2003 in Book 20030131 of Official Records as Document No. 00318.

PARCEL III:
The Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 4, Township 20 South, Range 60 East, M.D.M.
- Excepting therefrom the South 30 feet and the East 30 feet together with that certain spandrel area in the Southeast Corner thereof as conveyed to the County of Clark for road and incidental purpose by Deeds of Record.

PARCEL IV:
The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 4, Township 20 South, Range 60 East, M.D.M.
- Excepting therefrom the South 30 feet and the West 50 feet together with that certain spandrel area in the Southwest Corner thereof as conveyed to the County of Clark for road and incidental purpose by Deeds of Record.

Said parcels were created by a Land Division 81-82, in Book 1881, Document No. 1560967, recorded July 30, 1982, Clark County, Nevada Official Records.

BASIS OF BEARINGS

South 88°10'10" East being the north line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 4, Township 20 South, Range 60 East, M.D.M. Clark County, Nevada as shown on file 103, of Surveys, page 46 in the office of the county recorder.

ZONING DATA

Zoning Classification: All four (4) parcels are zoned R-E.

Setbacks: The zoning code requires a 5 foot from the front property line, a 35 foot setback from the rear property line, a 15 foot setback from street side property lines and a 10 foot setback from interior property lines

DEVELOPER

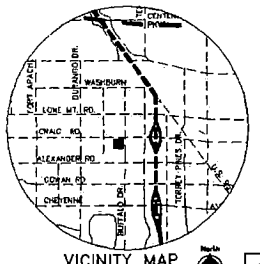
CRAIG BUFFALO, LTD.
7444 ALICE SPRINGS CIRCLE
LAS VEGAS, NEVADA 89129
(702) 845-7938
CONTACT: RICK WILLIAMS

ENGINEER

MALPASS DESIGN GROUP
2340 CORPORATE CIRCLE
SUITE 140
HENDERSON, NEVADA 89074
(702) 382-2498
CONTACT: DAVE MALPASS

SHEET INDEX

1 OF 3	C1.01	COVER SHEET
2 OF 3	C1.02	TENTATIVE MAP
3 OF 3	C1.03	SECTIONS



VICINITY MAP
NOT TO SCALE

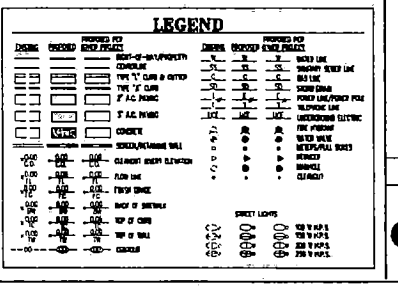
Call before you Dig
CALL 1-702-257-2929
1-800-227-2600

GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE TO FILE A NOTICE OF INTENT/PROJECT TO BE INCLUDED IN THE STORM WATER GENERAL PERMIT, AND SUBMIT THE ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN (SWPP) AS REQUIRED BY FEDERAL LAW, AND MONITORED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.

MALPASS DESIGN GROUP, LLC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ON DRAWINGS. THE UTILITIES SHOWN WERE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION COMMENCEMENT. PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS. CONTRACTOR TO TO NOTIFY THE ARCHITECT OF ENGINEER IMMEDIATELY, IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD.

LEGEND



TMP-3887
03-11-04 PC
REVISED 02-26-04

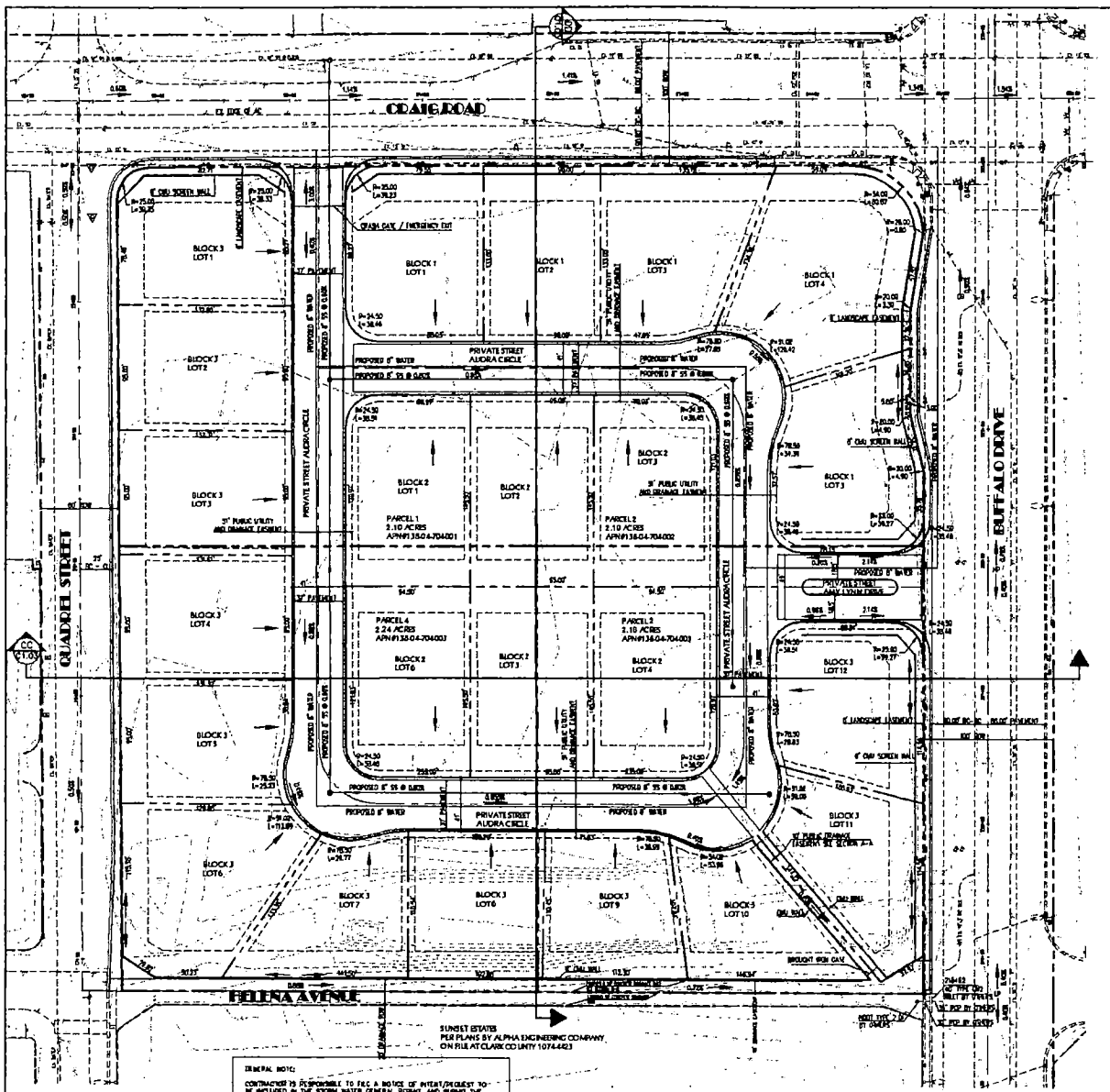
MDG

PROFESSIONAL ENGINEER - STATE OF NEVADA
DAVID H. MALPASS
Exp. 6-30-05
CIVIL
No. 7865

no	description of revisions	date	name

CELEBRATE ESTATES
COVER SHEET
TENTATIVE MAP

sheet number
C1.01
SHEET 1 OF 3



APN# 138-04-704-001, 138-04-704-002, 138-04-704-003, 138-04-704-004

RESIDENTIAL PLANNED DEVELOPMENT

NO PROPOSED STORM DRAIN.

NO PARKS, SCHOOLS, OR OTHER PUBLIC OR QUSSI PUBLIC USES.

NO DEVIATIONS FROM STANDARDS.

ESTIMATED AVERAGE DAILY FLOW IS 5750 GAL/DAY PEAK FLOW IS 19,550 GAL/DAY

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

BASIS OF BEARINGS

SOUTH 89°10'10" EAST BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN ON FILE 100, OF SURVEYS, PAGE 48 IN THE OFFICE OF THE COUNTY RECORDER.

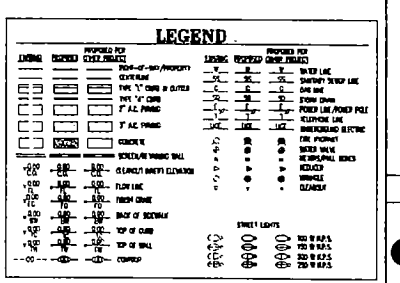
BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL
BENCHMARK No. 11,400 (FEET)

CITY OF LAS VEGAS RIVET AND ALUMINUM PLATE IN THE TOP OF CURB, SOUTHEAST CORNER OF BUFFALO DRIVE AND MICHAM AVENUE NEAR THE ONE-HALF (1/2) DELTA.

BASIS OF ELEVATION 714.789 METERS (2345.10 FEET)

LEGEND



GENERAL NOTE:

CONTRACTOR IS RESPONSIBLE TO FILE A NOTICE OF INTENT/REQUEST TO BE INCLUDED IN THE STORM WATER GENERAL PERMIT, AND SUBMIT THE ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN (SWPP) AS REQUIRED BY FEDERAL LAW, AND MONITORED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION.

MAUPAYS DESIGN GROUP, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN OR ENUMERATED. THE UTILITIES SHOWN WERE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION COMMENCEMENT. PRIOR TO CONSTRUCTION CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS. CONTRACTOR IS TO NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY, IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD.

Call before you Dig

CALL 1-702-227-2229

1-800-227-2600

TMP-3887
03-11-04 PC
REVISED 02-26-04

MDG

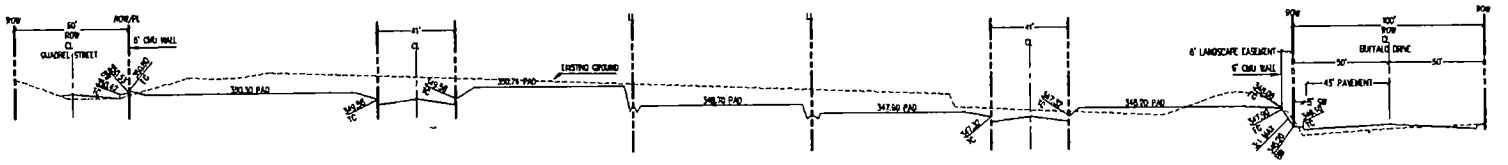
DAVID H. MAUPAYS Exp 12-31-05 CIVIL No. 7845 PROFESSIONAL ENGINEER STATE OF NEVADA

no	description of revisions	date	name

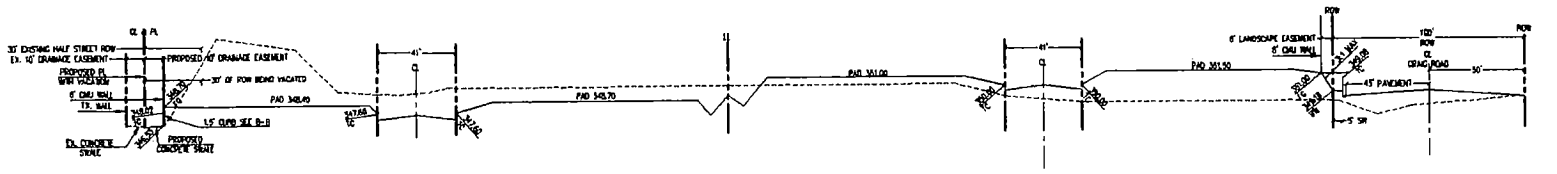
CELEBRATE ESTATES

TENTATIVE MAP

sheet number
C1.02
SHEET 2 OF 3



SECTION CC
SCALE 1" = 30' HORIZONTAL
1" = 6' VERTICAL



SECTION DD
SCALE 1" = 30' HORIZONTAL
1" = 6' VERTICAL

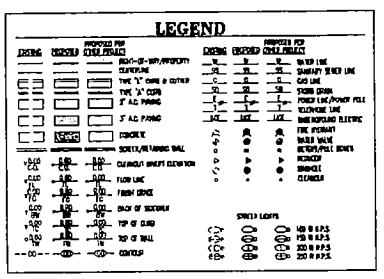
Call before you Dig
1-800-227-3600

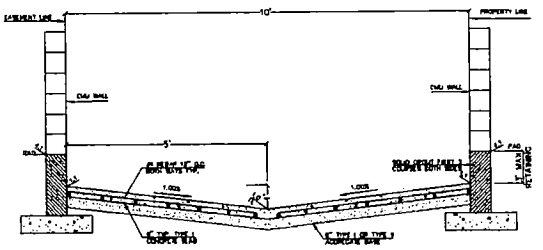
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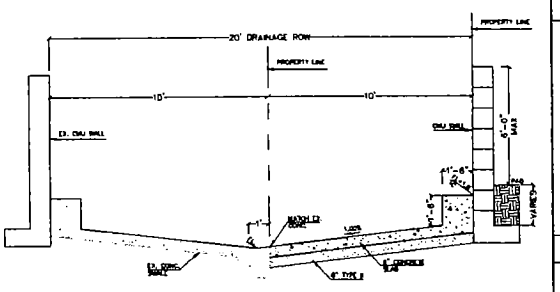
LEGEND





10' PUBLIC DRAINAGE EASEMENT
(TO BE PRIVATELY MAINTAINED)

SECTION A-A
NTS



SECTION B-B
NTS

TMP-3887
03-11-04 PC
REVISED 02-26-04

MDG

DAVID H. MALPASS Exp 2-28-10 CIVIL No. 7845 — PROFESSIONAL ENGINEER — STATE OF NEVADA

CELEBRATE ESTATES

SECTIONS
TENTATIVE MAP

no	description of revisions	date	name

sheet number
C1.03
SHEET 3 OF 3

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:
ANX-3740 - CYTHA PRICE, ET AL - Petition to Annex 0.94 acres generally located on the east side of Fairhaven Street, 1,170 feet south of Lake Mead Boulevard (APN: 138-24-703-007 and 008), Ward 5 (Weekly).

TABLE

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

RECOMMENDATION:
Staff recommends TABLE

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

MINUTES:'
CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that have been requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

(6:04 – 6:06)

CURRAN & PARRY
ATTORNEYS AT LAW
300 SOUTH FOURTH STREET
SUITE 1201
LAS VEGAS, NEVADA 89101

WILLIAM P. CURRAN
STANLEY W. PARRY
JOSHUA H. REISMAN
GLENN M. MACHADO

TELEPHONE
(702) 471-7000
FACSIMILE
(702) 471-7070
E-MAIL
curranparry@curranparry.com

March 8, 2004

Dave Clapsaddle, Planning Supervisor
Planning & Development
City of Las Vegas
731 S. 4th Street
Las Vegas, Nevada 89101

Via Facsimile: 385-7268

Re: Request to Table ANX-3740 / Item #7 -
March 11, 2004 City of Las Vegas Planning Commission Agenda

Dear Mr. Clapsaddle:

On behalf of my client, I respectfully request that the above referenced application be tabled indefinitely to be heard at a later date.

Please contact me if you have any questions. Thank you.

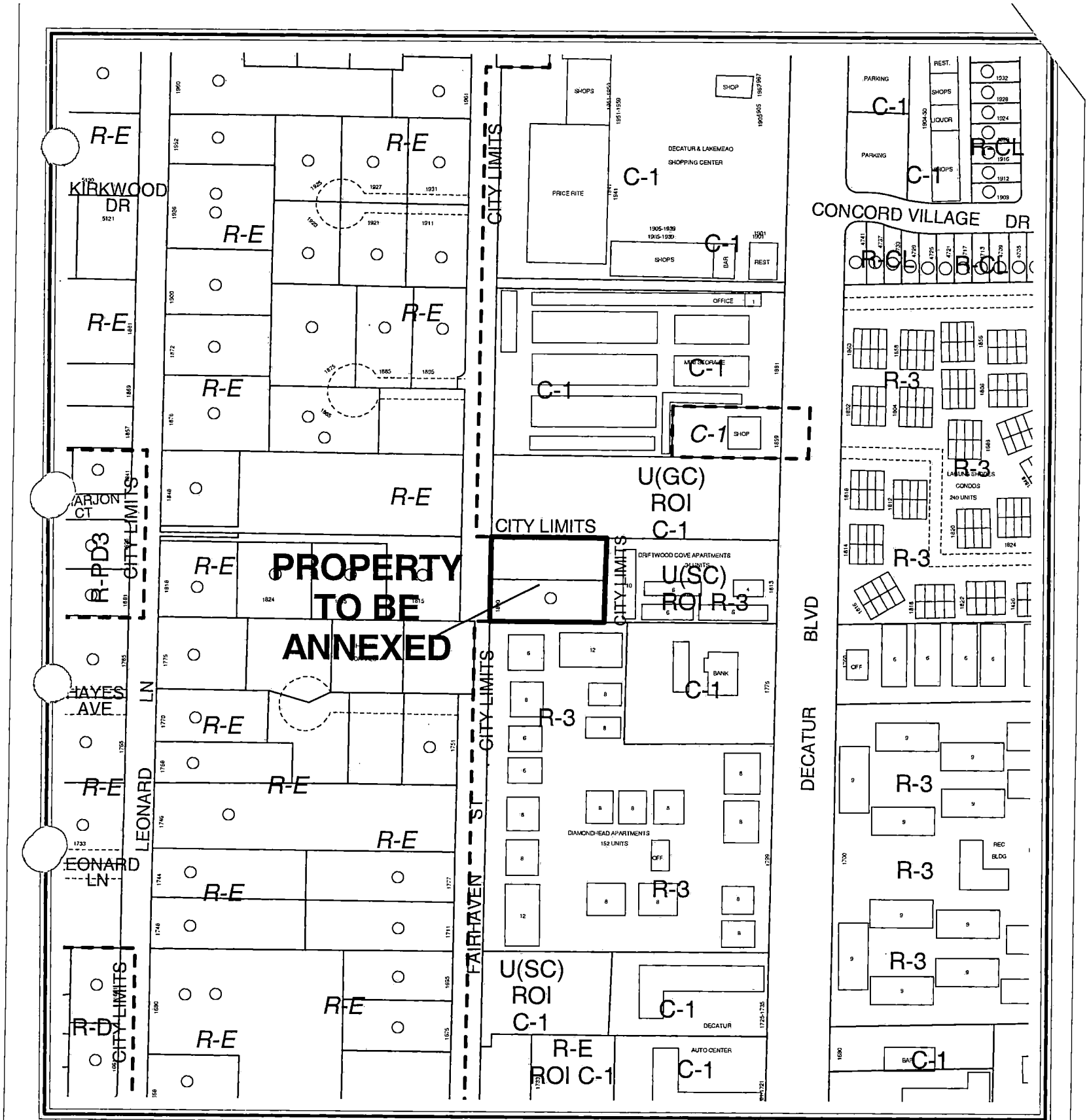
Sincerely,

B. Curran l.o.w.

Bill Curran

WPC:cw
E:\Fiesta\Senior Apts\Ltr to Table-PC-01.wpd

cc: John Forte, Fiesta Homes



CASE: ANX-3740

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANNEXATION - ANX-3740 - CYTHA PRICE, ET AL

** CONDITIONS **

ON MARCH 8, 2004 THE APPLICANT REQUESTED THIS ITEM TABLED INDEFINITELY

SR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-3740 APN: 138-24-703-007 & 138-24-703-008

Name of Property Owner: SUE BURPEE

Name of Applicant: FIESTA 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: Sue Burpee

Print Name: Sue Burpee

Subscribed and sworn before me

This 5th day of January, 2004

Michael J. McDonnell

Notary Public in and for said County and State

MICHAEL J. McDONNELL
Notary Public State of Nevada
No. 98-49804-1
My appt. exp. Dec. 2, 2006

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-3740 APN: 138.24.703.007 & 138.24.703.008

Name of Property Owner: Waynoka Ridings

Name of Applicant: Fiesta 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: Waynoka Ridings

Print Name: Waynoka Ridings

Subscribed and sworn before me

This 8th day of Jan, 2004

Notary Public in and for said County and State

STACY JUAREZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 02-77990-1
MY APPT. EXPIRES JUNE 1, 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-3740 APN: 138-24-703-007 and 008

Name of Property Owner: NANCY FERNTKRIEGH

Name of Applicant: Frieda Romeo

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?

TO BEST OF KNOWLEDGE

_____ 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: Nancy F. Kriegh

Print Name: NANCY FERNTHOMPSON KRIEGH

Subscribed and sworn before me

This 8th day of Jan, 2004

Notary Public in and for said County and State

STACY JUAREZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 02-77990-1
MY APPT. EXPIRES JUNE 1, 2006

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-3740 APN: 138.24.703.007 * 138.24.703.008

Name of Property Owner: Cytha Price

Name of Applicant: _____

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

_____Yes _____V_____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: Cytha Price

Print Name: CYTHA PRICE

Subscribed and sworn before me

This 2 day of January, 2003

Candice Snelson

Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
CANDICE SNELSON
My Appointment Expires
April 15, 2007
No. 03-81407-1

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-3758 APN: _____

Name of Property Owner: Silver State Self Storage LLC

Name of Applicant: _____

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

_____Yes _____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: Philip H. Davis

Subscribed and sworn before me

This 22nd day of December, 2003

_____

Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-1 (Single-Family Residential) TO: R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue (APN: 138-35-517-001), Ward 1 (Moncrief).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

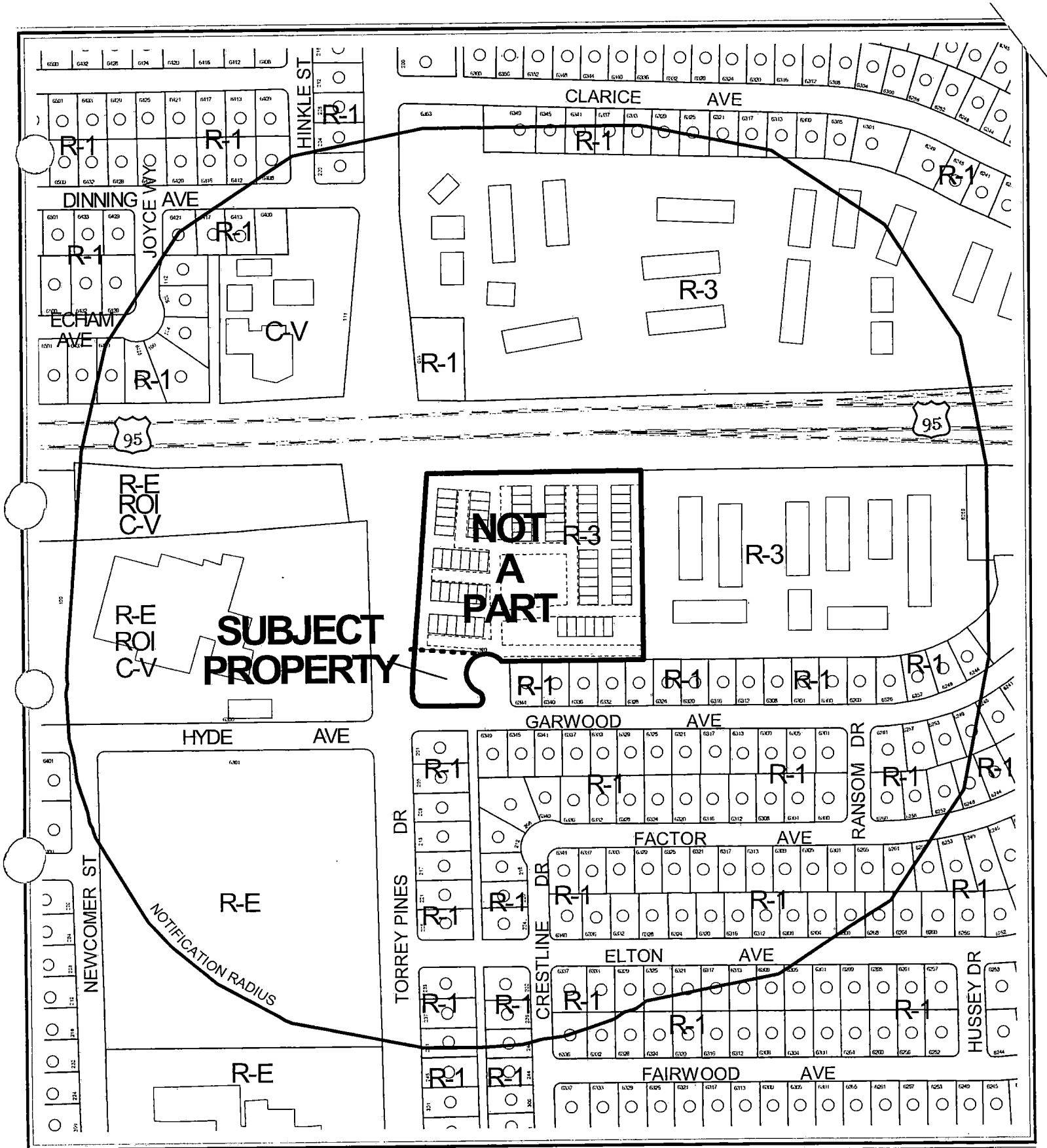
MINUTES:'
CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that have been requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant for Item 8 [ZON-3708] requested that item be held for thirty days in order to meet with the neighbors. There is no letter on file.

JOHN VORNSEND, 2564 Wigwam Court, appeared on behalf of the applicant and concurred with MR. CLAPSADDLE'S comments.

(6:04 – 6:06)



0 200 400 Feet

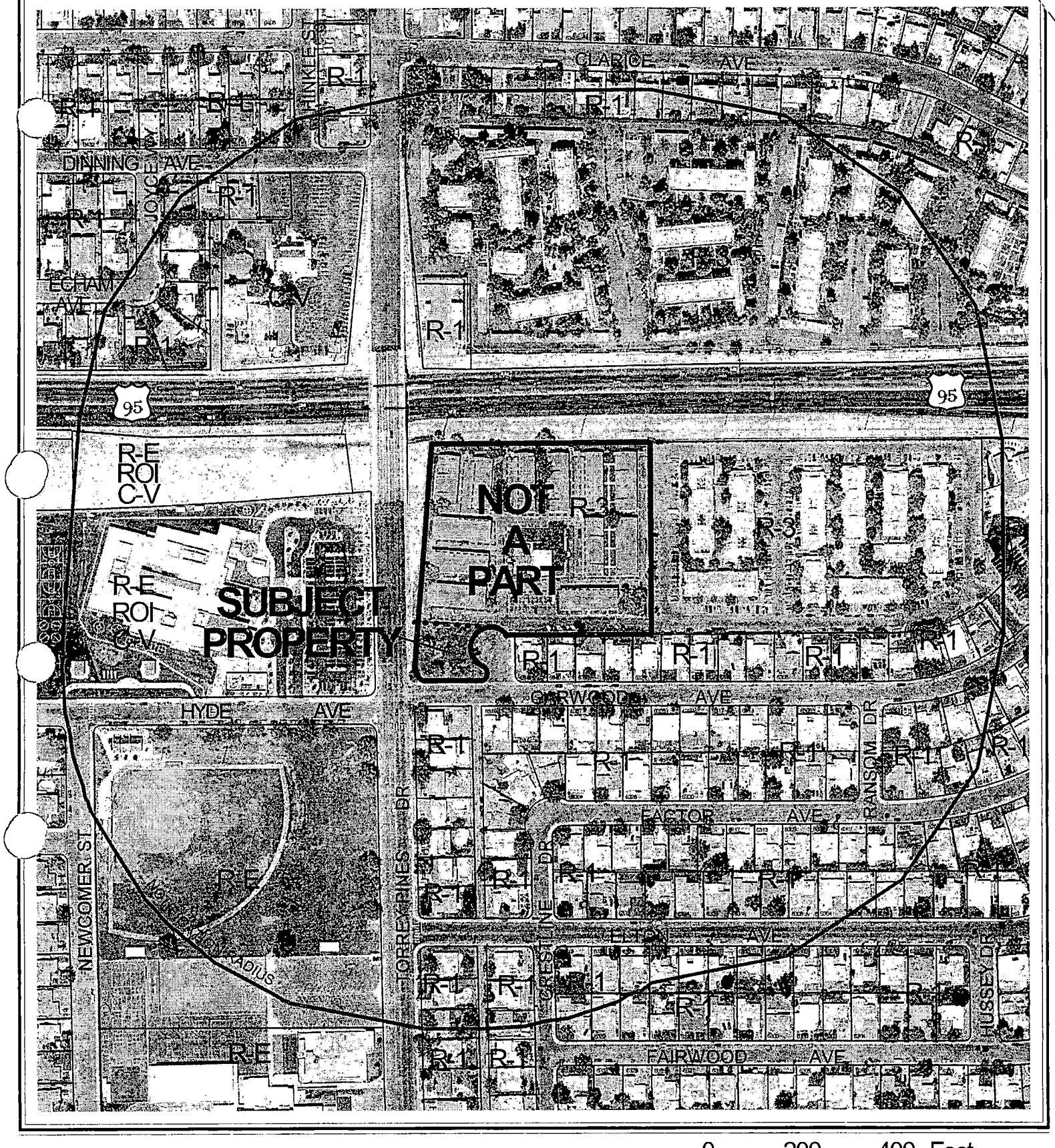
CASE: **ZON-3708**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

N



CASE: **ZON-3708**

RADIUS: 750 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING - PUBLIC HEARING - ZON-3708 -
APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. Approval of a Site Development Plan Review by the Planning Commission and City Council prior to any future development.

Public Works

3. The Department of Public Works reserves the right to request future improvements should this site develop including, but not limited to half street improvements, drainage studies, and Traffic Impact Analyses.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Rezoning from R-1 (Single Family Residential) to R-3 (Medium Density Residential) on 0.29 acres adjacent to the northeast corner of Torrey Pines Drive and Garwood Avenue.

B) Applicant's Justification

The subject site is a part of an existing condominium development that is zoned R-3 (Medium Density Residential). From a development and neighborhood impact perspective, the applicant feels that the parcel should be included under the same zoning designation as the balance of the project.

BACKGROUND INFORMATION

A) Previous Actions

05/10/99 The City Council denied a Rezoning (Z-0015-99) request from R-1 (Single Family Residential) to R-3 (Medium Density Residential). The Planning Commission and staff had recommended approval on 3/25/99.

05/10/99 The City Council denied a Special Use Permit (U-0025-99) for a 5,500 square foot childcare center. The Planning Commission and staff had recommended approval on 3/25/99.

B) Pre-Application Meeting

01/05/04 It was acknowledged that there were no immediate plans to develop the site, and that there are possible plans by the State of Nevada to acquire some or all of the condominium development for the widening of US Highway 95.

C) Neighborhood Meetings

A neighborhood meeting is not required for Rezoning applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.29

B) Existing Land Use

Subject Property:	Undeveloped
North:	Condominiums
South:	Single-family Residential
East:	Single-family Residential
West:	Elementary School

C) Planned Land Use

Subject Property:	M (Medium Density Residential)
North:	M (Medium Density Residential)
South:	L (Low Density Residential)
East:	L (Low Density Residential)
West:	PF (Public Facilities)

D) Existing Zoning

Subject Property:	R-1 (Single Family Residential)
North:	R-3 (Medium Density Residential)
South:	R-1 (Single Family Residential)
East:	R-1 (Single Family Residential)
West:	C-V (Civic District)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with a M (Medium Density Residential) land use designation, which allows for residential development of up to 25 units per acre. The proposed rezoning to R-3 (Medium Density Residential) is consistent with the General Plan designation.

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

The subject site is not within any Special District or Zone.

A) General Analysis and Discussion

The subject parcel is currently undeveloped and there are no immediate plans for development. A condition of approval has been included which requires the approval of a Site Development Plan Review prior to any future development.

The subject site is currently a part of the adjacent condominium complex and the owner wishes to rezone the parcel so that the entire condominium development has the same zoning designation. In addition, the widening of Torrey Pines Road and the future expansion of US Highway 95 reduces the appropriateness of the existing R-1 (Single Family Residential) zoning district.

FINDINGS

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

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

   The existing General Plan designation of the subject site is M (Medium Density Residential). The proposed rezoning to R-3 (Medium Density Residential) is consistent with the existing General Plan designation.

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

   The site is currently zoned R-1 (Single Family Residential) District and the proposed R-3 (Medium Density Residential) District is compatible with the adjacent condominium use to the north as well as the residential uses to the south and east.

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

   Given the nature of the adjoining condominium project and the widening and elevation of Torrey Pines Road to the west, it is unlikely that the subject site will be developed with single-family residential units in the future. Furthermore, the State of Nevada may acquire part or all of the condominium complex to the north though eminent domain proceedings for the widening of US 95, which further reduces the appropriateness of the existing R-1 (Single Family Residential) zoning district.

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

   Access to the site is provided via a drive from Crestline Drive, a 60-foot collector street, which is adequate in size to meet the requirements of the proposed zoning district.

FS

NOTICES MAILED 144

APPROVALS 0

PROTESTS 1

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3708 APN: 138-35-517-001

Name of Property Owner: Emerald Crest Holdings, LLC

Name of Applicant: Emerald Crest Holdings, 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: Emerald Crest Holdings LLC
by: One Mortgage Ltd Manager
by: Val E. Southwick President

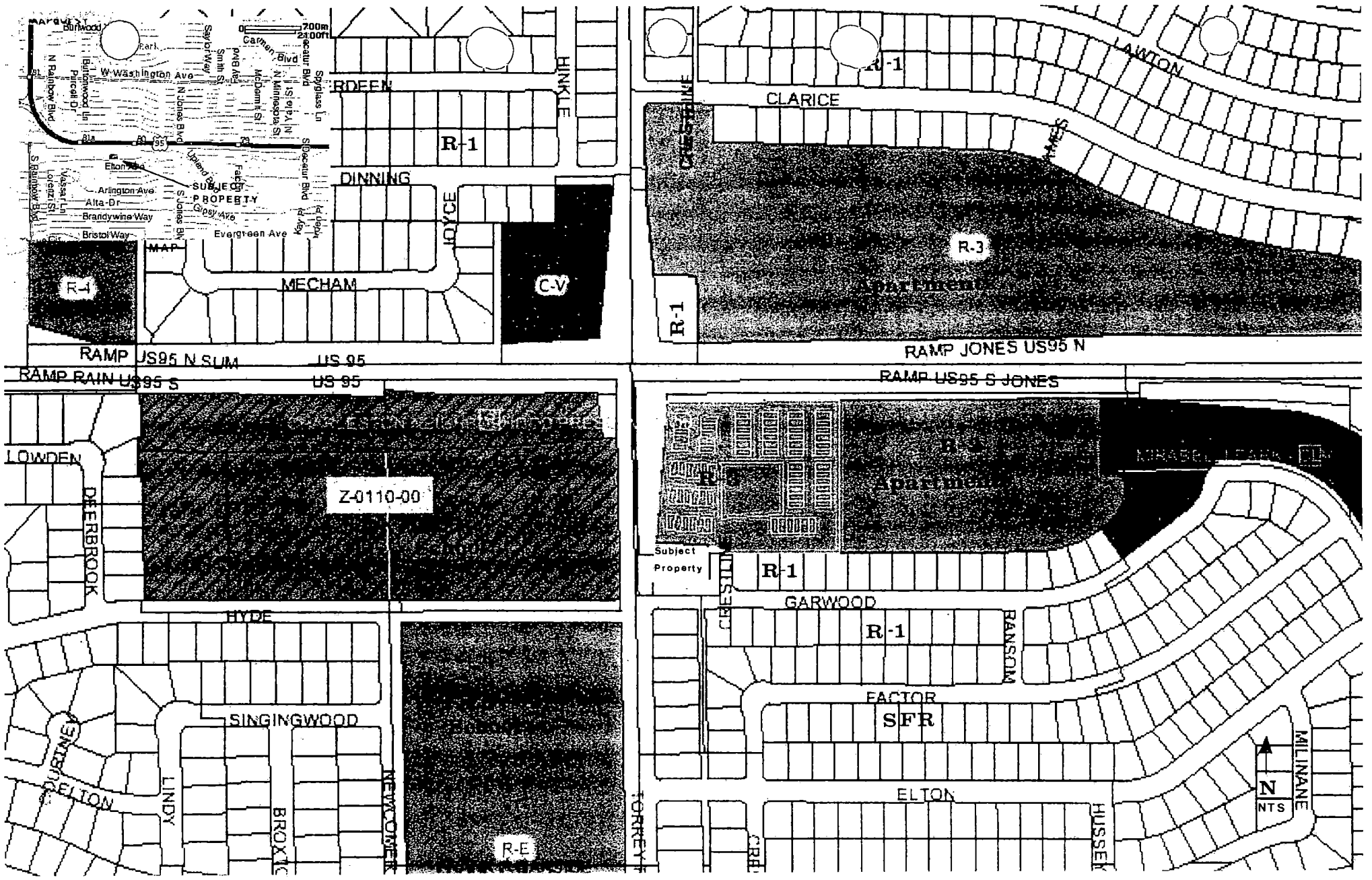
Print Name: EMERALD CREST Holdings LLC
ONE MORTgage Ltd MANAGER
VAL E. Southwick

Subscribed and sworn before me

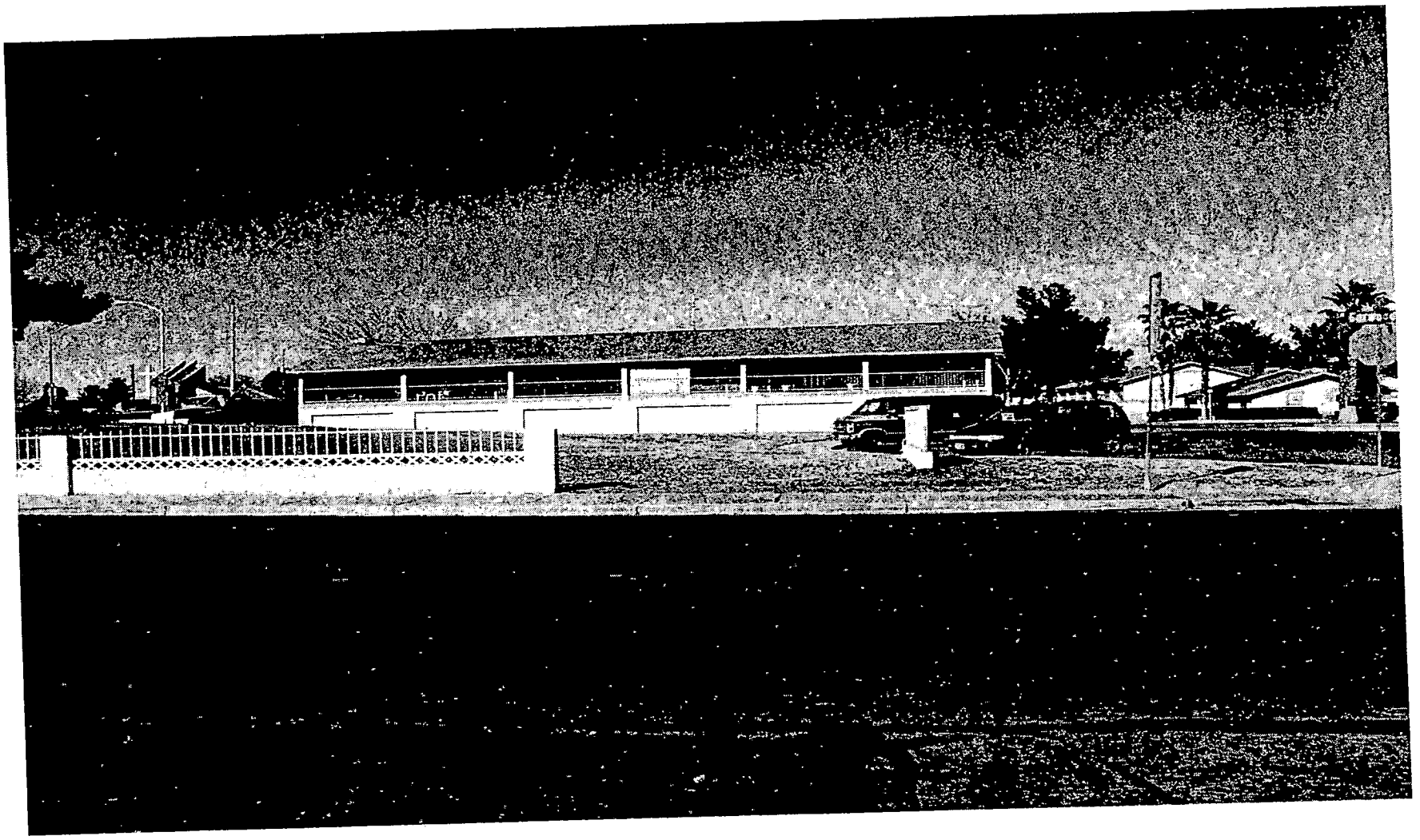
This 22 day of December, 2003

Lanna W. Stanbridge
Notary Public in and for said County and State

LANNA W. STANBRIDGE
NOTARY PUBLIC • STATE of UTAH
4590 HARRISON BLVD #200
OGDEN UT 84403
COMM. EXP. 10-19-2005



ZON-3708
03-11-04 PC



ZON-3708 - APPLICANT/OWNER: EMERALD CREST HOLDINGS, LIMITED LIABILITY COMPANY
NORTHEAST CORNER OF TORREY PINES DRIVE AND GARWOOD AVENUE
MARCH 11, 2004 PLANNING COMMISSION

01/23/04

CHARLESTON NEIGHBORHOOD PRESERVATION, CORPORATION

"Doing things today that will make a difference tomorrow"

ph/fx: 702-877-2438

5 March 2004

To: PLANNING and CLV Councilwoman MONCRIEF
3857268 464-5764

From: Charleston Neighborhood Preservation

Re: TWO items coming before the Planning Commission 11 March 2004

First—Please remove cases SDR 3790 and SUP 3815 FROM the "Consent Agenda" portion and fax to 877-2438 the new agenda item numbers for Charleston Festival. Our first review showed a most satisfactory and needed addition here, except for a Casada/Blair street wall to stop "headlight glare" and soften vehicle noise.

Also, please fax to 877-2438, the conditions for both of the above cases

Second—ZON 3708 We oppose this zone change. We understand Mr. Doug Melon's eagerness to do what 'can be done while waiting' but we who have also invested in the neighborhood, must know what is at the end of the waiting line before allowing a rezone. As an example, because we /no one opposed the zone change at Jones/Oakey , a deadly neighborhood monstrosity has grown!

Sincerely,

Vickie Arnold –CNP secretary

BOARD MEMBERS
Dennis Ardine - Vicki Arnold - Sue Bma - Juanita Clark - Miriam Een - Rose Honrath
June Ingram - Rick Johnson - Gene & Pearl Lonardo - Ray Merchant - Jo O'Neil - Dorthy Orr

ADVISORY BOARD
Marcus Gobel - Barbara Roth - Layne Rushforth - Janine Sweany - Jean Withers

and others

137 S. Lorenzi Street * Las Vegas, Nevada 89107

ZON-3708 P

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SUP-3815 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR LIQUOR SALES (OFF-PREMISE CONSUMPTION) adjacent to the north side of Charleston Avenue, approximately 375 feet east of Torrey Pines Drive (APN: 138-35-801-002; 138-35-803-001), C-1 (Limited-Commercial) Zone, Ward 1 (Moncrief).

C.C. 04/07/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	4
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as his company represents a property adjacent to this site and EVANS excused

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

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 9 [SUP-3815] and Item 10 [SDR-3790].

GARY LEOBOLD, Planning and Development Department, explained that the requested use is permitted on the site with a special use permit; however, because of its location in close proximity to a childcare facility and the Community College across the street, it does not meet the distance requirements of Title 19.

MINUTES - Continued:

MR. LEOBOLD stated that based on criteria established in the Code that stipulates the square footage of the premises and the percentage of space that will be devoted to the intended use, staff determined that the waiver is appropriate for this location and therefore recommended approval subject to conditions.

With regard to the Site Development Plan Review, the applicant requested waivers of the buffering and landscaping standards. In lieu of the buffering, the applicant proposed a 10-foot high stucco screen wall to eliminate any negative impact on the adjacent residential properties to the north. Staff recommended approval of the Site Development Plan Review subject to conditions.

DEBORAH McCUTCHEN, Perkowitz & Ruth Architects, 3980 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff recommendations and conditions. She informed that as a result of a neighborhood meeting held last evening, the applicant committed to installing a wall along the entire residential property line. The wall will be a minimum of six feet and higher if necessary and will run along Blair Way, Casada Way and Bishop.

JUANITA CLARK and JUNE INGRAM, representing the Charleston Neighborhood Preservation Association, appeared in support of the proposed project. They felt the applicant has done a superb job of blending the style and architecture with the adjacent community. They also complimented the applicant for meeting with the neighbors and making the recommendations of the residents a reality.

TODD FARLOW, 240 North 19th Street, stated his approval.

GENE LENARDO agreed with the previous speakers and supported the proposed development.

COMMISSIONER McSWAIN questioned the placement of the building and whether this was the only feasible configuration versus having the building up on the edge with landscaping to the back. With regard to the landscaping, MS. McCUTCHEN stated that there would be landscaping of the entire length of both sides except for the rear of the market. COMMISSIONER McSWAIN asked about the delivery hours and recommended a condition be added. MS. McCUTCHEN was agreeable to the condition limiting the hours of delivery from 8:00 a.m. to 8:00 p.m., seven days a week.

TED KRUGER, the developer, 29100 Old Mill Creek Lane, Agoura, California, appeared on behalf of the operator and committed to working with the applicant with regard to the additional condition.

MINUTES - Continued:

Noting that there are no restrictions for ingress and egress, COMMISSIONER DAVENPORT referenced the site plan and asked if that is an indication that it will be off of Charleston Boulevard. MR. CLAPSADDLE explained the applicant is restricted to the standard conformance to the site plan; however, if the applicant desires access to Casada Way or another street, they would have to come back to the Planning Commission.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 9 [SUP-3815] and Item 10 [SDR-3790].

NOTE: All discussion for Item 9 [SUP-3815] and Item 10 [SDR-3790] was held under Item 9 [SUP-3815].

(6:13 – 6:26)

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Off-Premise Consumption) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3790].

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

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

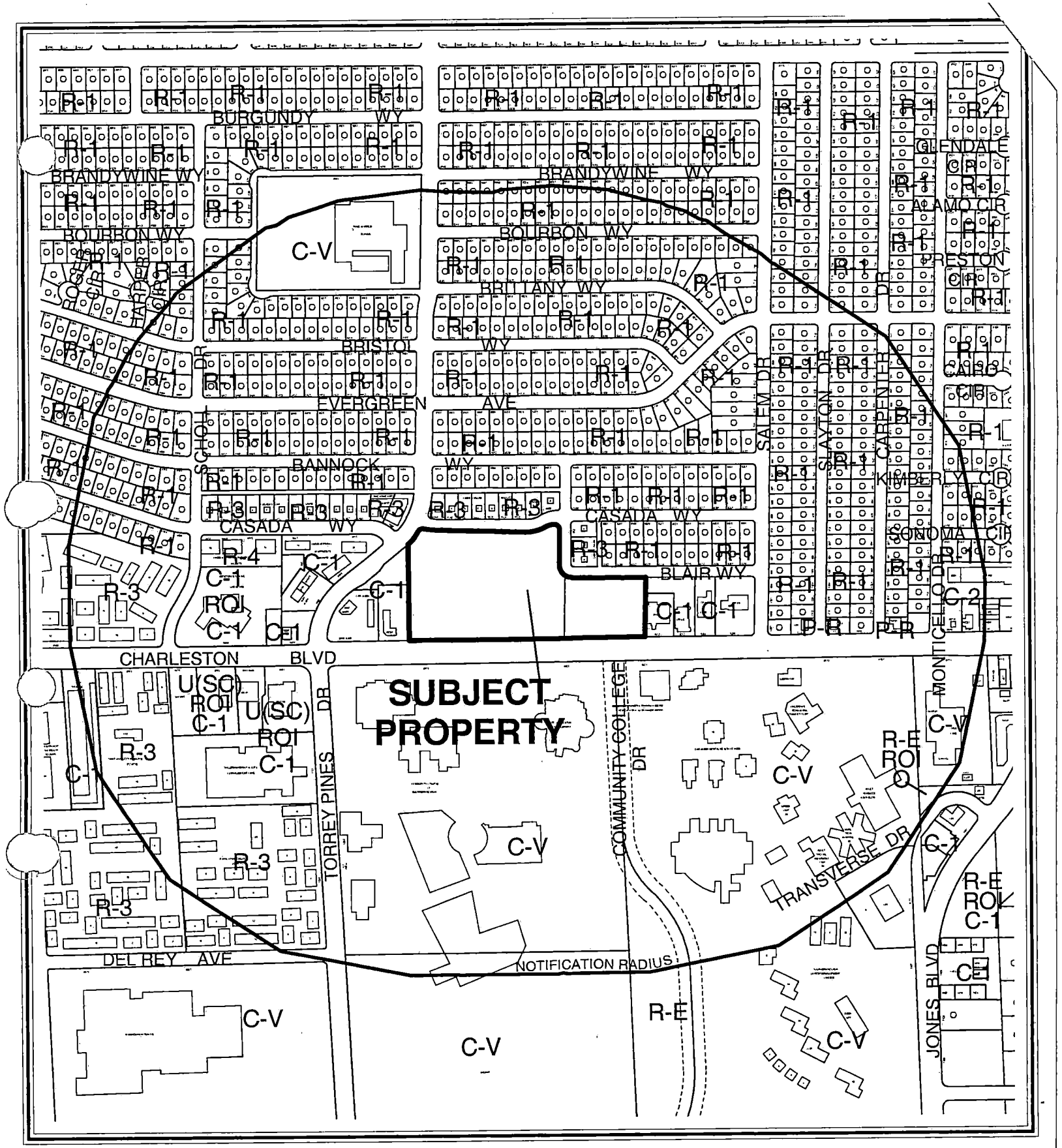
5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. The sale of alcoholic beverages shall be limited to an area not to exceed 10% of the retail floor space of the market.

CONDITIONS - Continued:

7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

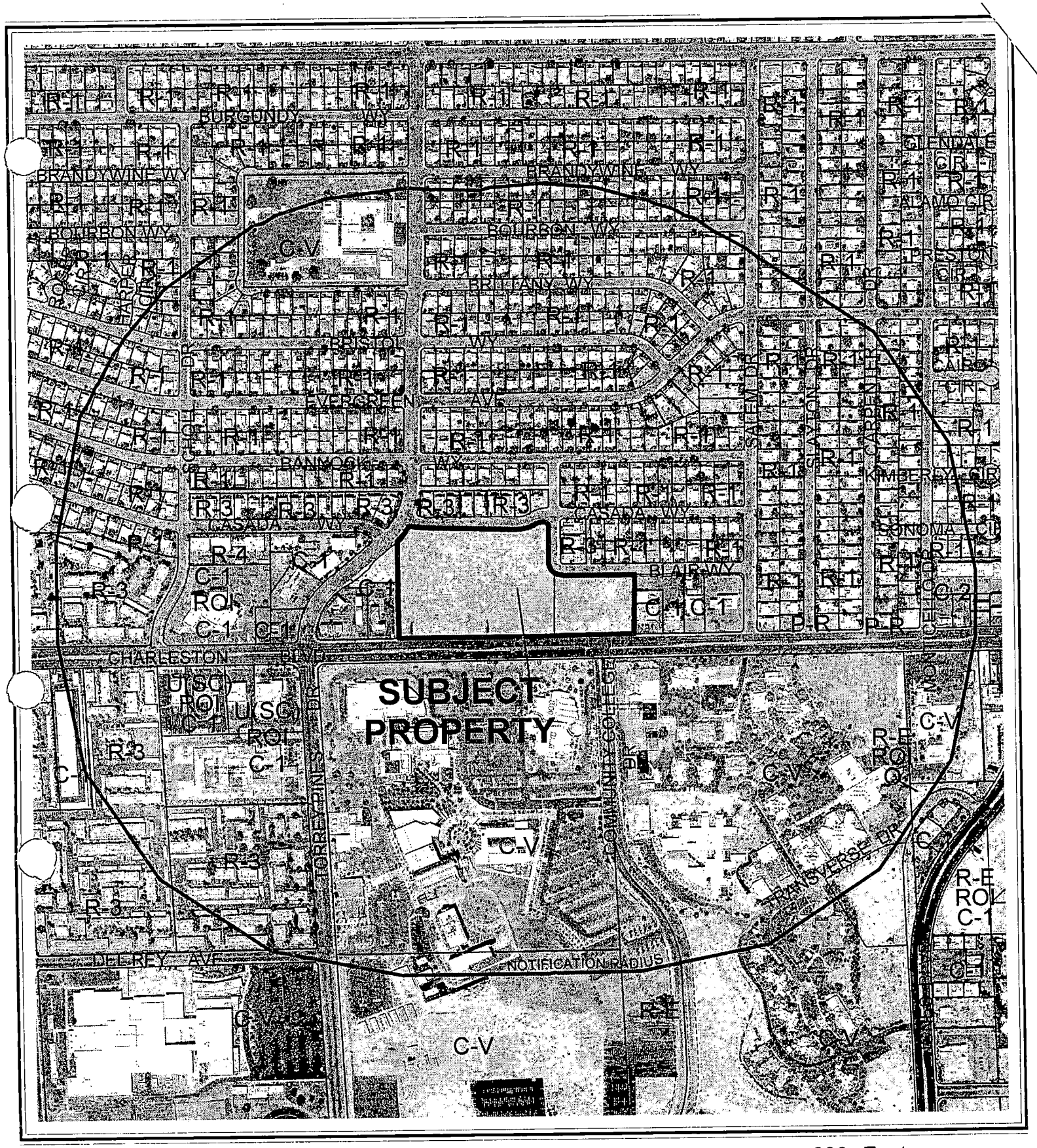


CASE: **SUP-3815**

RADIUS: 1500 FT

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

N



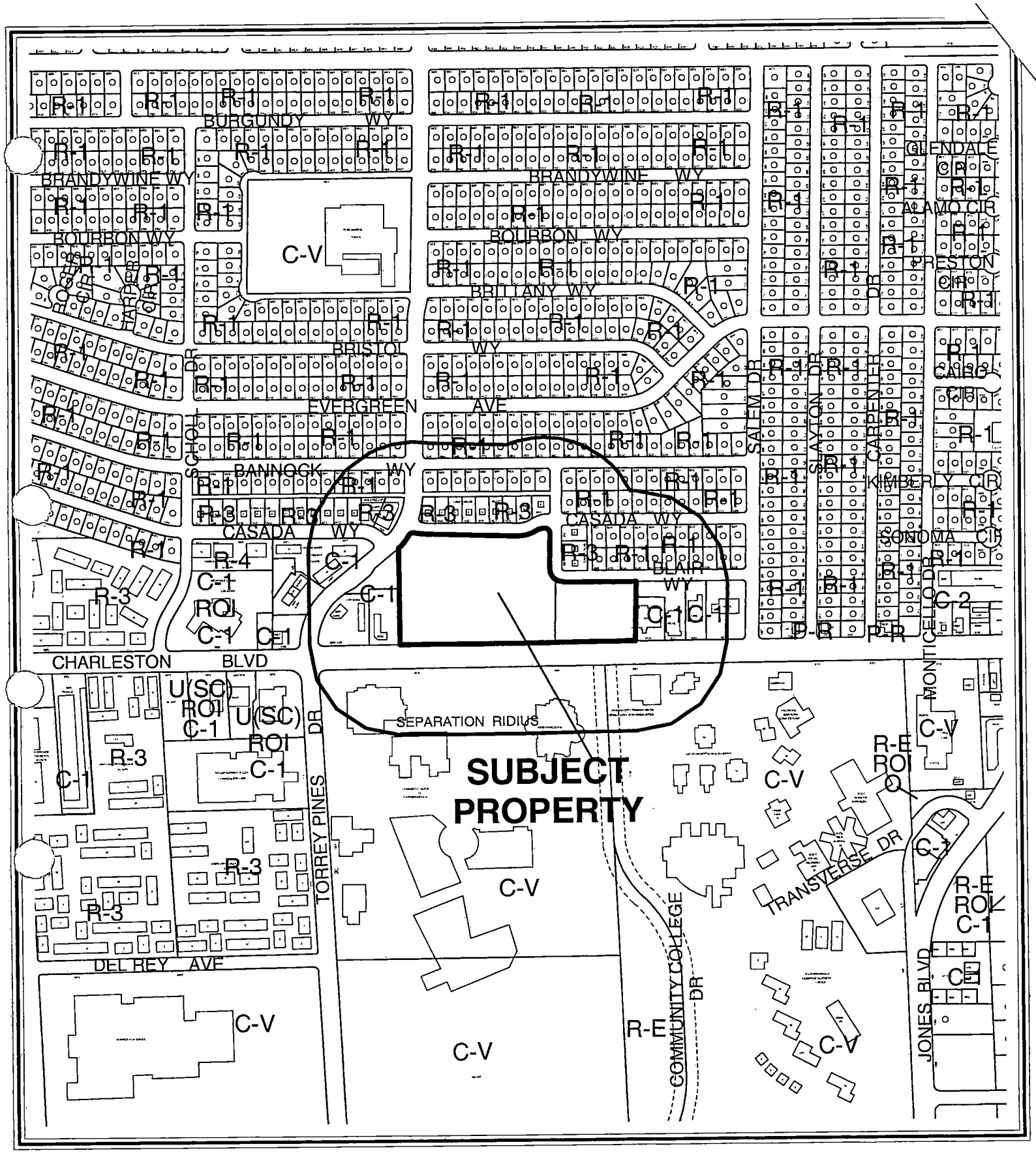
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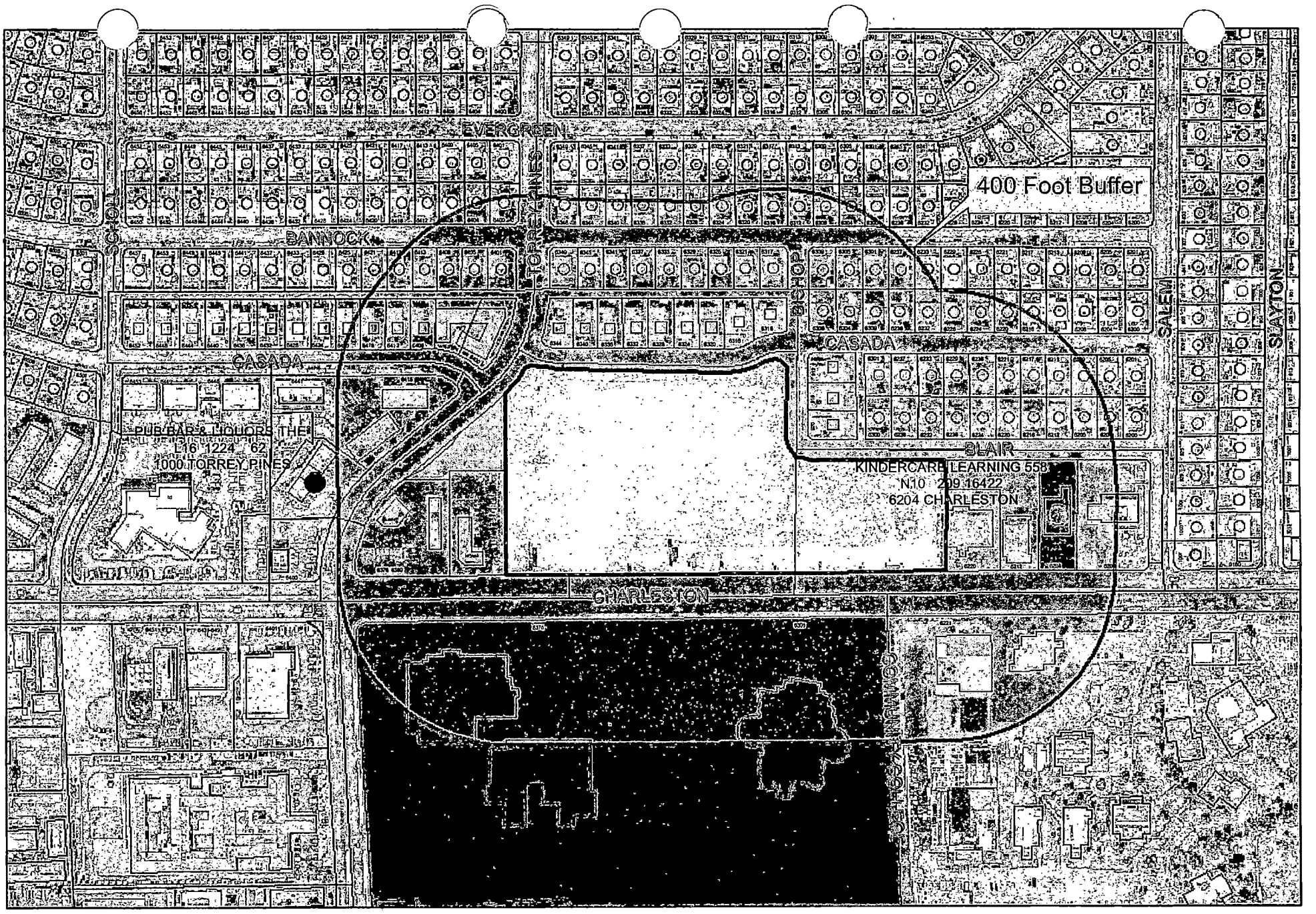
0 300 600 Feet

CASE: **SUP-3815**

SEPARATION RADIUS: 400 FT

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

N



SUP-3815

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT RELATED TO SDR-3790 - PUBLIC HEARING - SUP-3815 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Liquor Establishment (Off-Premise Consumption) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3790].

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

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

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. The sale of alcoholic beverages shall be limited to an area not to exceed 10% of the retail floor space of the market.

7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit for a Liquor Sales (Off-Premise Consumption) use for the sale of packaged liquors and a waiver of separation distance requirements on the north side of Charleston Boulevard approximately 375 feet west of Torrey Pines Drive. The applicant is concurrently submitting an application for a Site Development Plan Review (SDR-3790) and a waiver of perimeter buffering and landscaping standards for a proposed 95,250 square-foot retail center on the subject site.

B) Applicant's Justification

The applicant has justified this request by stating that the project will provide a café-style neighborhood center for daytime and evening use by community college students as well as shopping and dining for the surrounding residential and business areas.

BACKGROUND INFORMATION

A) Previous Actions

02/09/61 The City Council approved a request for Rezoning (Z-0057-60) to R-3 and C-1 on property generally located on the north side of Charleston Boulevard, east of Torrey Pines Drive. The Planning Commission recommended approval on 01/12/61.

06/19/92 The City Council approved an appeal for a Special Use Permit (U-0092-95) to allow a 672 square-foot Off-Premise Advertising Sign on property generally located on the north side of Charleston Boulevard, 450 east of Torrey Pines Drive. The Board of Zoning Adjustment recommended denial on 05/26/92.

10/13/97 The City Council approved an appeal for a Five-Year Required Review of a Special Use Permit (U-0092-95(1)) to allow a 672 square-foot Off-Premise Advertising Sign to continue on property generally located on the north side of Charleston Boulevard, 450 east of Torrey Pines Drive. The Planning Commission recommended denial on 09/11/97.

03/12/98 The Planning Commission approved a request for a Site Development Plan Review (Z-0057-60(1)) on property located on the north side of Charleston Boulevard approximately 200 feet east of Torrey Pines Drive (immediately to the west of the subject site) for a proposed 4,270 square-foot fast food restaurant.

GL

03/11/04 The Planning Commission will concurrently review a Site Development Plan Review (SDR-3790) and a waiver of perimeter buffering and landscaping standards for a proposed 95,250 square-foot retail center on the subject site. Staff has recommended approval.

B) Pre-Application Meeting

01/12/04 At the pre-application meeting, the applicant was advised that the site plan would need to be modified to verify the locations of loading zones on the site, and that waivers of perimeter and parking lot landscaping would have to be requested if the project as proposed were to be considered. Public Works advised regarding the necessary drainage study, bringing off-site improvements to current standards and the need for a joint access agreement.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Special Use Permit application; however, at the request of the Charleston Neighborhood Preservation Group, a neighborhood meeting is being held on Wednesday, March 10 in Room #323, the President's Conference Room, Community College of Southern Nevada at 6:00 p.m.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.75

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
South:	Community College
East:	Retail Uses
West:	Fast Food Restaurant

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	M (Medium Density Residential) and L (Low Density Residential)
South:	PF (Public Facilities)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-3 (Medium Density Residential) and R-1 (Single Fmily Residential)
South:	C-V (Civic)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

GL

E) General Plan Compliance

The subject site is designated as SC (Service Commercial) on the Southwest Sector Plan map of the General Plan. The SC designation allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. The current C-1 (Limited Commercial) zoning district that applies to the subject site is in conformance with the current SC General Plan designation. The site plan as proposed is substantially in compliance with both the General Plan designation and the zoning district, provided the requested waivers are approved.

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 site is not affected by any special area plans, overlay districts or study areas.

INTERAGENCY ISSUES

This Special Use Permit request did not meet the threshold criteria to be deemed a "Project of Regional Significance", and therefore no Environmental Impact Assessment questionnaire was requested from the applicant.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Retail, other than listed	75,500 s.f.	1 space/250 s.f. GFA	302 spaces			
Restaurant	15,800 s.f.	1 space /50 s.f. seating space + 1 space/200 s.f. remaining space	172 spaces			
Financial Institution, General + drive-through	4,200 s.f.	1 space/200 s.f. GFA + min 6-space queue	21 spaces			
Totals	95,250 s.f. GFA		495 spaces	9 spaces	502 spaces	11 spaces

The proposed retail complex exceeds the requirement for parking in the Code; however, the design of the handicap spaces in front of the market anchor need striped aprons on either side of each parking space to meet Code requirements. This is referenced in a condition of approval.

A2) Minimum Distance Separation Requirements

Title 19.04.050 requires that a Liquor Establishment (Off-Premise Consumption) has to be a minimum of 400 feet from any church, synagogue, school, child care facility licensed for more than 12 children, or a city park. There is a childcare facility within this minimum distance to the east of the overall site, although the building-to-building distance is approximately 850 feet. Also, the Community College of Southern Nevada is directly across Charleston Boulevard, a Primary (100-foot) Arterial. The applicant has requested a waiver of subsection 7.c of the conditions, as referenced below, as less than 10% of the market floor space, which is between 20,000 and 50,000 square feet, will be devoted display or merchandising of the Liquor Sales use.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-1 (Limited Commercial). This zoning district conforms to the General Plan designation of SC (Service Commercial) and the site plan, with approval of the requested waivers, complies with the requirements of the C-1 zoning district.

GL

- Use

  Title 19.04.050 establishes the criteria for the approval of alcohol-related uses within the city. The Code requires this Liquor Establishment (Off-Premise Consumption) use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, or City park as measured from property line to property line. In this case, there are sensitive uses within the minimum 400-foot distance separation requirement, but the applicant has requested a waiver of the distance based on meeting the criteria for such a waiver as outlined in subsection 7.c below. The use is proposed as an ancillary component of a proposed 39,910 square-foot grocery store, which in turn is part of an approximately 95,250 square-foot retail commercial center proposed for the site. It would appear that this use can be conducted in a manner that is harmonious and compatible with the surrounding development and is appropriate at this location.

- Conditions

  The following conditions are stipulated for the development of a Liquor Establishment (Off-Premise Consumption) within a C-1 zoning district. The conditions with asterisks are non-waivable:

  ***1.** Except as otherwise provided in this Chapter, no liquor establishment (on-sale/off-sale/on-off-sale) use (hereinafter "liquor establishment") shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

  ***2.** Except as otherwise provided in Subsection (3) below, the distances referred to in Subsection 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

  a. Any leasehold parcel; or

  b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Subsection 1.

  ***3.** In the case of a liquor establishment proposed to be located on a parcel of at least eighty acres in size, the minimum distances referred to in Paragraph 1 shall be measured in a straight line:

a. From the nearest property line of the existing use to the nearest portion of the structure in which the liquor establishment will be located, without regard to intervening obstacles; or

b. In the case of a proposed liquor establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the liquor establishment will be located, without regard to intervening obstacles.

4. When considering a Special Use Permit application for a liquor establishment which also requires a waiver of the distance limitation in Subsection 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

5. The minimum distance requirements in Subsection 1 do not apply to:

a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or

b. A proposed retail establishment having more than 50,000 square feet or retail floor space.

***6.** All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

7. The minimum distance requirements set forth in Subsection 1, which are otherwise non-waivable under the provisions of this subdivision, may be waived:

a. In accordance with the provisions of Subsection 19.040.050(A)(4) for any liquor establishment, which is proposed to be located on a parcel within the Downtown Casino Overlay District;

b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any liquor establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan; or

c. In connection with a proposed retail establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10% of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or

d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right-of-way with a width of at least 100 feet.

The application as proposed does not meet the applicable conditions of Title 19.04.050, but meets the qualifying conditions for the approval of the requested waiver of the separation distance condition.

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 Liquor Establishment (Off-Premise Consumption) use will be an accessory use to the proposed market anchor store. This use is an ancillary function to the principal market function. This proposed development will be compatible with other development that is adjacent or nearby within this portion of the Charleston Boulevard corridor. This use will enable the market to provide a full range of products normally available at a grocery store.

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

   The site is in a location along Charleston Boulevard that is suited to the requested use. The site is bordered to the east and west by existing commercial development, and is across Charleston Boulevard from the community college campus. The project is also strategically located to serve the medium-density apartment area to the north of the site.

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

   Principal access to the site will be from Charleston Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. This street has adequate capacity to serve the proposed development.

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

GL

The proposed development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare. The proposed use is consistent, subject to conformance with Code conditions, with the Service Commercial policies of the General Plan and the zoning regulations of the C-1 (Limited Commercial) zoning district.

NOTICES MAILED 625 (Mailed with SDR-3790)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3815 APN: 138-35-801-002, 138-35-803-001

Name of Property Owner: PSA LAND ~~DEVELOPMENT~~ INVESTMENTS, L.L.C. / CARL D. PETERSON, CONTACT

Name of Applicant: BULLSEYE COMM. REAL ESTATE/ THEODORE KRUGER, CONTACT

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: 138-358-03-001/01-002

PSA LAND INVESTMENTS, L.L.C.

Signature of Property Owner/Authorized Agent: Carl D. Peterson

Print Name: CARL D. PETERSON, MGN. PTR

Subscribed and sworn before me

This 8th day of January, 2004

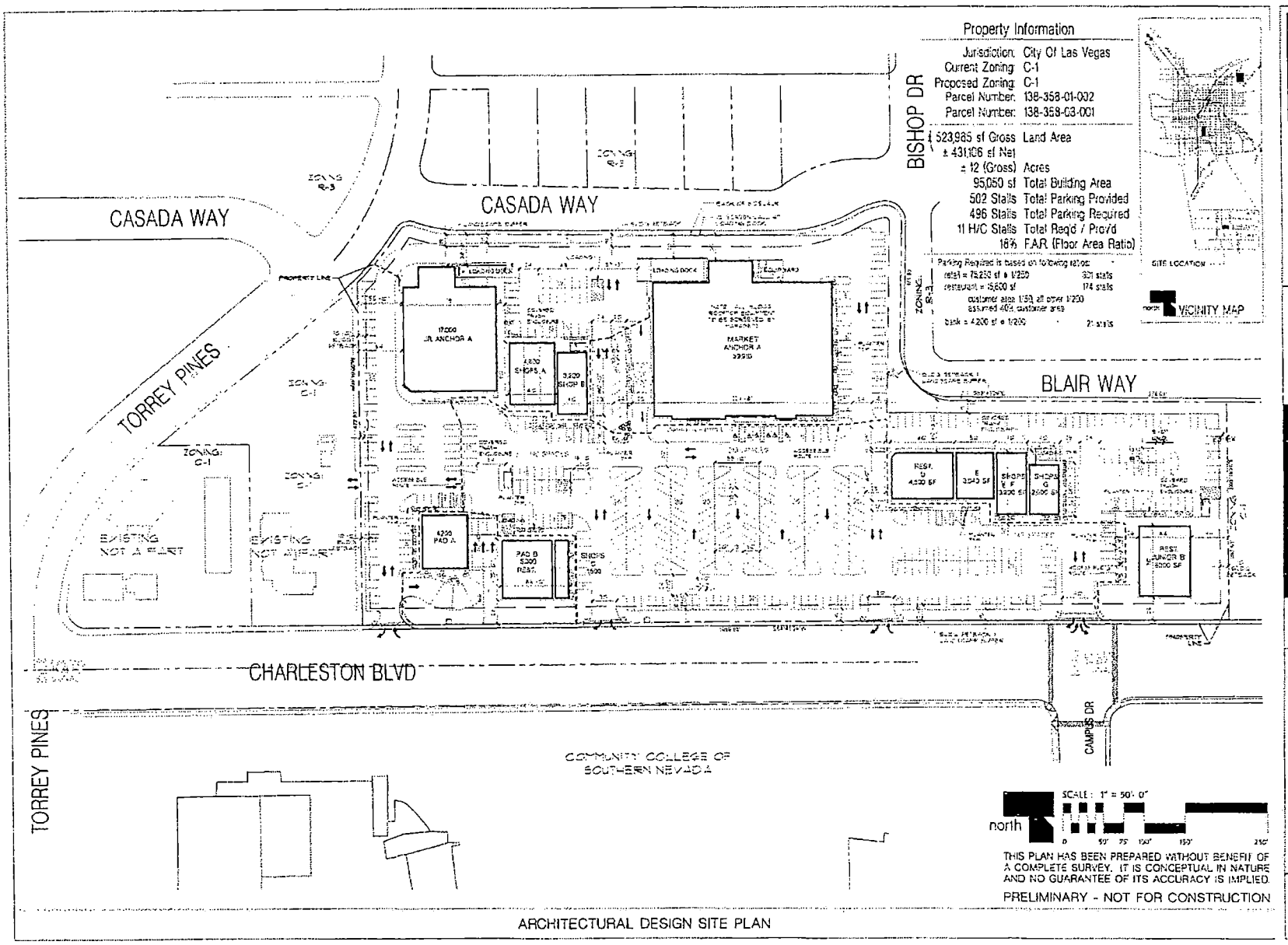
LeAnne L. Shireman

Notary Public in and for said County and State

LeANNE L. SHIREMAN NOTARY PUBLIC EXPIRES JULY 21, 2006 NOTARY SEAL STATE OF MISSOURI

Revised 2/12/02

Feb 27 04 09:57a Perkowitz + Ruth Arch. 702 888 2077 p.2



Property Information

Jurisdiction:	City Of Las Vegas
Current Zoning:	C-1
Proposed Zoning:	C-1
Parcel Number:	138-358-01-002
Parcel Number:	138-358-03-001
± 523,985 sf Gross	Land Area
± 431,106 sf Net	
± 12 (Gross)	Acres
95,050 sf	Total Building Area
502 Stalls	Total Parking Provided
496 Stalls	Total Parking Required
11 H/C Stalls	Total Reqd / Prov'd
18%	FAR (Floor Area Ratio)

Parking Required is based on following ratios:

retail = 78,230 sf @ 1/250	301 stalls
restaurant = 15,600 sf	174 stalls
customer area 1/50, all other 1/200	
assumed 40% customer area	
bank = 4,200 sf @ 1/200	21 stalls

THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECTURAL DESIGN SITE PLAN

Perkowitz + Ruth ARCHITECTS
5683 Howard Hughes Pkwy Suite 450
Las Vegas, Nevada 89109
702-699-8300
702-862-4914 fax
www.prarchitects.com
Corporate Office: Long Beach CA
Regional Offices: Newport Beach CA, Washington DC, Walnut Creek CA, Las Vegas NV
BULLSEYE COMMERCIAL REAL ESTATE
2700 Old Mill Creek Lane
Agura, CA 91301
(818) 466-7366
(818) 871-1587 fax

Perkowitz + Ruth ARCHITECTS

CHARLESTON BLVD AND TORREY PINES

CHARLESTON FESTIVAL
Las Vegas, Nevada

Revisions

Date	2/26/04
Drawn By	SLM
Checked By	RJS
Project No.	03-4291
File Name	4291-SP.dwg
Scale	1" = 100'

SITE PLAN

SA-1

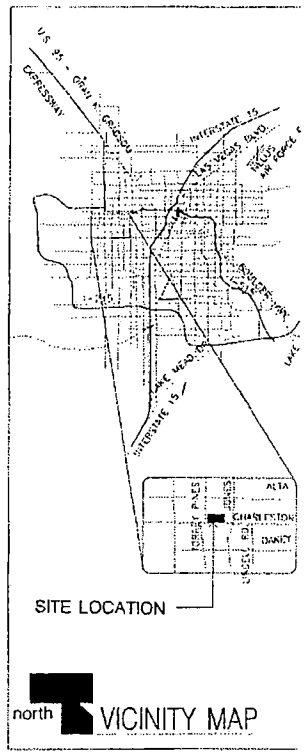
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REVISED 02-27-04

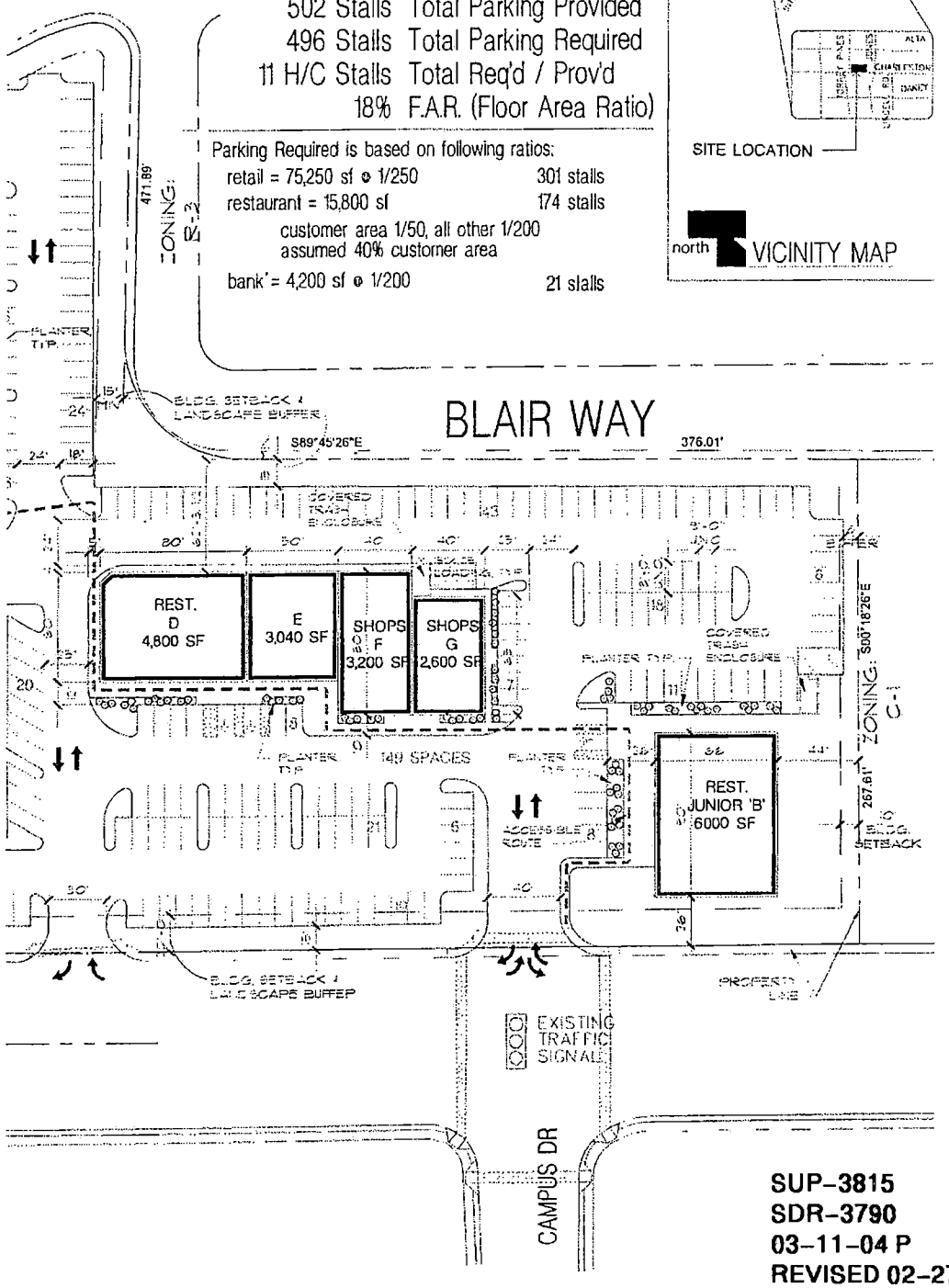
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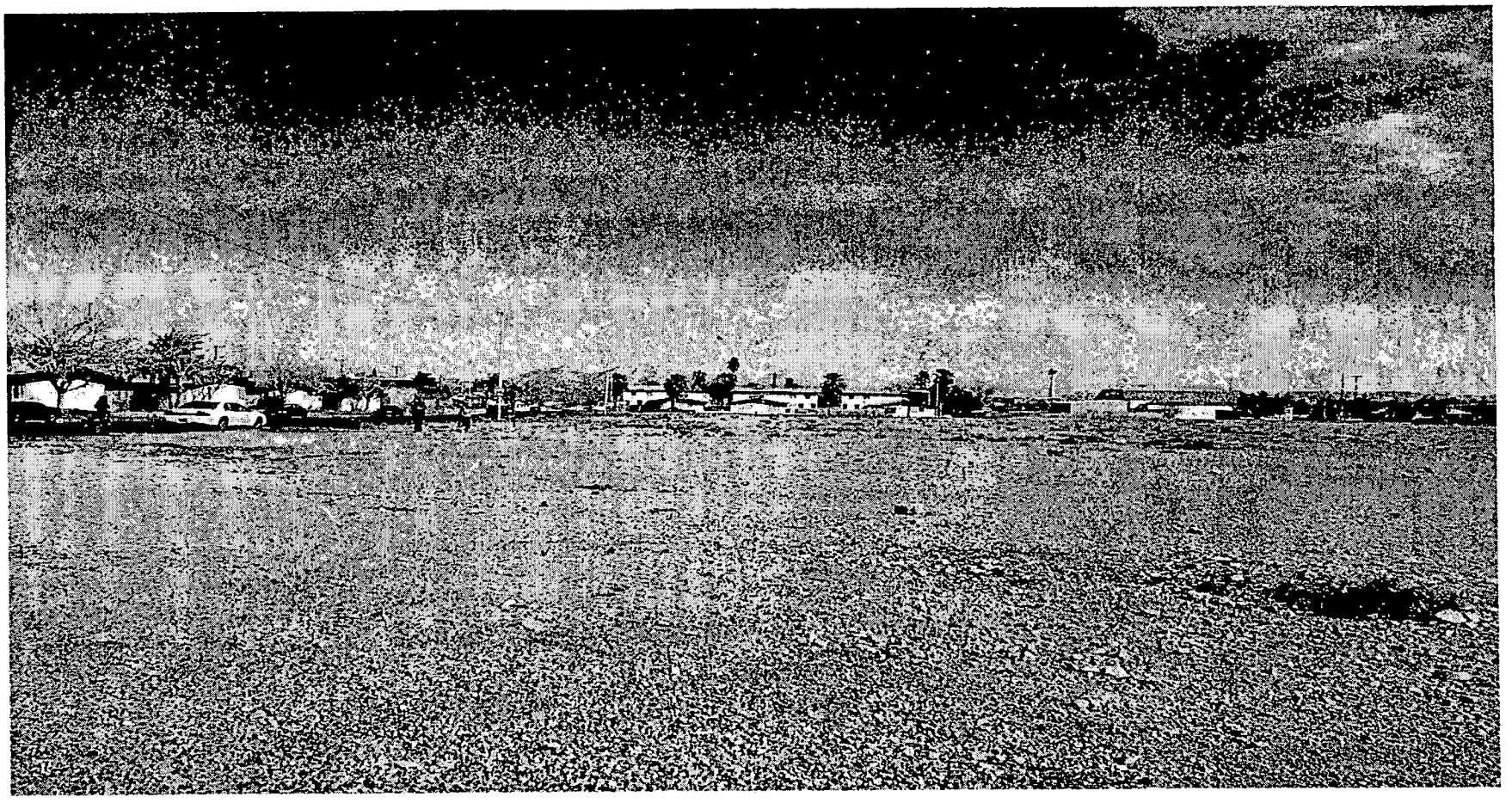
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SUP-3815
SDR-3790
03-11-04 P
REVISED 02-27-04



SUP-3815 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY
NORTH SIDE OF CHARLESTON AVENUE, APPROXIMATELY 375 FEET EAST OF TORREY PINES DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04



SUP-3815 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY
NORTH SIDE OF CHARLESTON AVENUE, APPROXIMATELY 375 FEET EAST OF TORREY PINES DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SDR-3790 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and Waivers of perimeter buffering and landscaping standards FOR A PROPOSED 101,000 SQUARE-FOOT RETAIL CENTER on 9.74 acres adjacent to the north side of Charleston Avenue, approximately 375 feet east of Torrey Pines Drive (APN: 138-358-01-002; 138-358-03-001), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
DAVENPORT – APPROVED subject to conditions and adding the following condition:

- ***Deliveries to the site shall be restricted to the hours of 8:00 a.m. to 8:00 p.m.***

– UNANIMOUS with TRUESDELL abstaining as his company represents a property adjacent to this site and EVANS excused

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

MINUTES:
NOTE: See Item 9 [SUP-3815] for related discussion.
(6:13 – 6:26)

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 10 – SDR-3790

CONDITIONS:

Planning and Development

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

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

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the design of handicap parking spaces to meet Code requirements.

4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

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

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

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

9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

CONDITIONS - Continued:

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

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

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

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

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

15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

16. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

Public Works

17. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision map or other mapping is necessary; if a map or joining is required, it should record prior to the issuance of any permits for this site.

18. Construct all incomplete half-street improvements on Charleston Boulevard, Torrey Pines Drive, Blair Way, Bishop Drive and Casada Way adjacent to this site concurrent development of this site. Also, construct a bus turnout on Charleston Boulevard if recommended by the approved Traffic Impact Analysis. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development. Improvements on Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

CONDITIONS – Continued:

19. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Access of any type, including construction traffic, shall not be taken from the proposed Campus Drive entry until all necessary modifications to the existing traffic signal are complete. All work within the Charleston Boulevard right-of-way shall receive approval from the Nevada Department of Transportation.

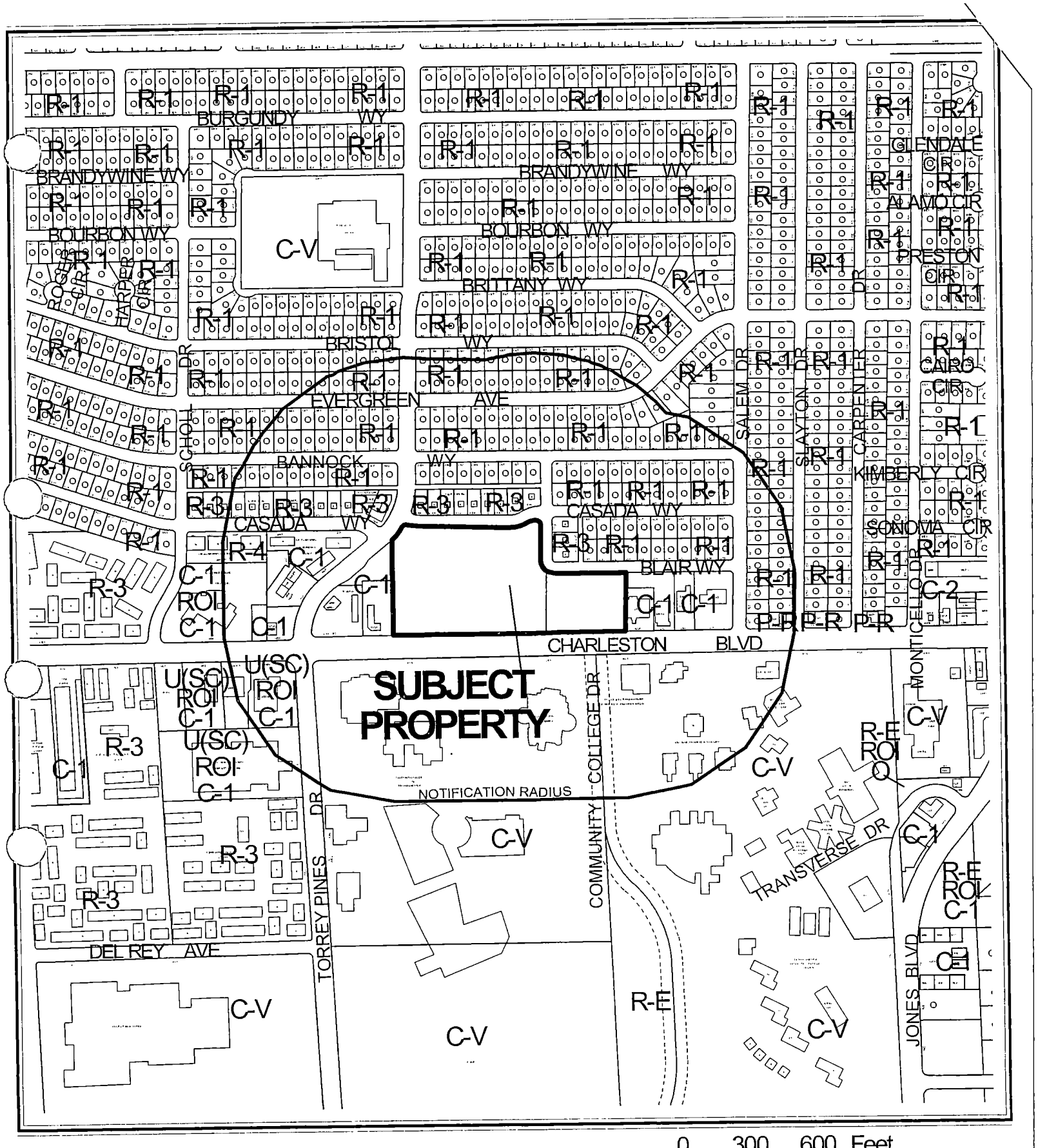
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and 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.

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

CONDITIONS – Continued:

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.

22. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-49-99 and all other subsequent site-related actions.



CASE: **SDR-3790**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-3815 - PUBLIC HEARING - SDR-3790 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

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GL

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22. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-49-99 and all other subsequent site-related actions.

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review and a waiver of perimeter buffering and landscaping standards for a proposed 95,250 square-foot retail center on the north side of Charleston Boulevard approximately 375 feet west of Torrey Pines Drive. The applicant is concurrently submitting an application for a Special Use Permit (SUP-3815) for a Liquor Sales (Off-Premise Consumption) use on the subject site.

B) Applicant's Justification

The applicant has justified this request by stating that the project will provide a café-style neighborhood center for daytime and evening use by community college students as well as shopping and dining for the surrounding residential and business areas.

BACKGROUND INFORMATION

A) Previous Actions

02/09/61 The City Council approved a request for Rezoning (Z-0057-60) to R-3 and C-1 on property generally located on the north side of Charleston Boulevard, east of Torrey Pines Drive. The Planning Commission recommended approval on 01/12/61.

06/19/92 The City Council approved an appeal for a Special Use Permit (U-0092-95) to allow a 672 square-foot Off-Premise Advertising Sign on property generally located on the north side of Charleston Boulevard, 450 east of Torrey Pines Drive. The Board of Zoning Adjustment recommended denial on 05/26/92.

10/13/97 The City Council approved an appeal for a Five-Year Required Review of a Special Use Permit (U-0092-95(1)) to allow a 672 square-foot Off-Premise Advertising Sign to continue on property generally located on the north side of Charleston Boulevard, 450 east of Torrey Pines Drive. The Planning Commission recommended denial on 09/11/97.

03/12/98 The Planning Commission approved a request for a Site Development Plan Review (Z-0057-60(1)) on property located on the north side of Charleston Boulevard approximately 200 feet east of Torrey Pines Drive (immediately to the west of the subject site) for a proposed 4,270 square-foot fast food restaurant.

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03/11/04 The Planning Commission will concurrently review a Special Use Permit (SUP-3815) for a Liquor Sales (Off-Premise Consumption) use on the subject site. Staff has recommended approval.

B) Pre-Application Meeting

01/12/04 At the pre-application meeting, the applicant was advised that the site plan would need to be modified to verify the locations of loading zones on the site, and that waivers of perimeter and parking lot landscaping would have to be requested if the project as proposed were to be considered. Public Works advised regarding the necessary drainage study, bringing off-site improvements to current standards and the need for a joint access agreement.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.75

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
South:	Community College
East:	Retail Uses
West:	Fast Food Restaurant

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	M (Medium Density Residential) and L (Low Density Residential)
South:	PF (Public Facilities)
East:	SC (Service Commercial)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-3 (Medium Density Residential) and R-1 (Single Fmily Residential)
South:	C-V (Civic)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

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E) General Plan Compliance

The subject site is designated as SC (Service Commercial) on the Southwest Sector Plan map of the General Plan. The SC designation allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. The current C-1 (Limited Commercial) zoning district that applies to the subject site is in conformance with the current SC General Plan designation. The site plan as proposed is substantially in compliance with both the General Plan designation and the zoning district, provided the requested waivers are approved.

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 site is not affected by any special area plans, overlay districts or study areas.

PROJECT DESCRIPTION

The initial application called for a project consisting of a 101,000 square-foot commercial retail center on the north side of Charleston Boulevard, east of Torrey Pines Drive. The applicant has since submitted revised plans that scale the project back to 95,250 square feet. The project is anchored by a 39,910 square-foot market in the central portion of the site, and a 17,000 square-foot junior anchor in the northwest corner of the site. The project contains five other pads containing a total of 16,840 square feet of retail space divided among a number of retail units. There are also three restaurant pads totaling 15,800 square feet and a bank pad 4,200 square feet in size, with a drive-through facility.

The complex is oriented towards Charleston Boulevard, with three vehicular entrances accessing Charleston Boulevard. An inter-site access point is provided with the fast-food restaurant site immediately to the west. No access is provided to Casada Way, Bishop Drive or Blair Way, to the rear of the site. While three of the pads are pushed forward on the site, pursuant to commercial design standards, the bulk of the structures on the site are placed towards the rear, with the parking area to the front of the site; however, given the proximity of the site to residential areas to the north, this configuration is acceptable.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards C-1 District	Required	Provided	Compliance
Min. Lot Size	None	9.75	N/A
Min. Lot Width	100 Feet	1,070 Feet	Y
Min. Setbacks • Front • Side • Rear	 20 Feet 10 Feet 20 Feet	 26 Feet 44 Feet 30 Feet	 Y Y Y
Max. Lot Coverage	50 %	18%	Y
Max. Building Height	None	34 Feet	N/A
Trash Enclosure	Walled, gated, roofed	4 Indicated, plus compactors for the two anchors	Y
Loading Zone	4 Required	4 Indicated, plus 2 loading docks for the anchors	Y
Mech. Equipment	Screened on roof	Screened on roof	Y

The application appears to meet the development standards of the Code.

A2) Residential Adjacency Standards

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

a) Proximity slope. Only the eastern portion of the site is affected by proximity slope requirements, where there are single-family homes on the north side of Blair Way. The structures depicted on Pads F and G would be the closest to these homes. With a maximum height of 26 feet, these buildings need to be at least 78 feet away. Since the actual shortest distance to the property line of these homes is approximately 120 feet, this development complies with the requirements of this portion of the Code.

b) Building setback. The rear setback for these single-family homes is 20 feet. Since the closest buildings proposed for this site will be approximately 120 feet, the project conforms to this requirement.

A3) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Retail, other than listed	75,500 s.f.	1 space/250 s.f. GFA	302 spaces			
Restaurant	15,800 s.f.	1 space /50 s.f. seating space + 1 space/200 s.f. remaining space	172 spaces			
Financial Institution, General + drive-through	4,200 s.f.	1 space/200 s.f. GFA + min 6-space queue	21 spaces			
Totals	95,250 s.f. GFA		495 spaces	9 spaces	502 spaces	11 spaces

The proposed retail complex exceeds the requirement for parking in the Code; however, the design of the handicap spaces in front of the market anchor need striped aprons on either side of each parking space to meet Code requirements. This is referenced in a condition of approval.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	**Required** Trees	**Provided**
Parking Area	1 Tree/6 Spaces	84 Trees	121 Trees

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Buffer: • Min. Trees	1 Tree/20 Linear Feet along exterior perimeters (1,700 Feet) + 1 Tree /30 Linear Feet along interior perimeters (720 Feet)	85 Trees 24 Trees	73 Trees 24 Trees
• Min. Zone Width	15 Feet exterior, 8 Feet interior		Y Y
• Wall height	6 Feet		250-foot long, 10-foot screen wall proposed at rear of site

The project meets or exceeds all landscaping and buffering standards of the Code, with the exception of an area approximately 250 feet in length along the rear of the site, behind the major market anchor. There is insufficient width in this area to allow access for large delivery vehicles, and still provide a landscaped buffer in this area. The applicant has requested a waiver of buffering and landscaping standards in this limited area, and has proposed a 10-foot high, stuccoed screen wall to eliminate negative impact on residential properties to the north across Casada Way. This request proposes a reasonable compromise and is acceptable.

A5) Sign Standards

No on-site signage proposals were submitted with the project. The applicant intends to obtain signage approvals separately through the subsequent submission of a Master Sign Plan application.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-1 (Limited Commercial). This zoning district conforms to the General Plan designation of SC (Service Commercial) and the site plan, with approval of the requested waivers, complies with the requirements of the C-1 zoning district.

- Site Plan

The site plan depicts a 95,250 square-foot retail commercial complex that provides a range of shopping, dining and service commercial uses that area designed to cater to both area residents and the student and employee populations of the Community College of Southern Nevada, directly across Charleston Boulevard to the south. The site plan attempts to integrate with other commercial uses along Charleston Boulevard in this area, and to buffer nearby residential uses from any adverse noise or traffic impacts.

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- Waivers

  The applicant has requested a waiver of buffering and landscaping standards in an area approximately 250 feet in length along the rear of the site, behind the major market anchor. There is insufficient width in this area to allow access for large delivery vehicles, and still provide a landscaped buffer in this area. In lieu of buffering and landscaping this limited area, the applicant has proposed a 10-foot high, stuccoed screen wall to eliminate negative impact on residential properties to the north across Casada Way. This request proposes a reasonable compromise and represents an acceptable solution.

- Landscape Plan

  The landscape plan depicts a variety of 24-inch box trees used for perimeter and parking lot landscaping, including Fruitless Olive and Italian Stone Pine, with one-gallon Desert Carpet Acacia as ground cover plantings. Plant and shrub requirements call for a minimum of four five-gallon shrubs and four one-gallon shrubs for each 24-inch box tree planted. A condition of approval will require revision to the landscape plan to meets these standards of the Code.

- Elevation

  The elevations illustrate an interesting and architecturally pleasing design using a combination of stucco plaster finish, a variety of metal cladding surfaces, aluminum storefronts, and exposed structural steel columns and framing supporting standing seam metal roofs and canopies in each building. The variety and uniqueness of the architectural details and the angled roof and canopy elements combine to give the project a flair that should be a welcome addition to the area.

FINDINGS

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

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

   This proposed development will be compatible with other development that is adjacent or nearby within this portion of the Charleston Boulevard corridor. Nearby areas within the Community College of Southern Nevada campus and the related public development in that area, including the West Charleston Library, should benefit from, and be complimented by, this proposed Charleston Festival Marketplace project.

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

   The project is consistent with the Service Commercial policies of the General Plan and the zoning regulations of the C-1 (Limited Commercial) zoning district. It appears to be in keeping with the listed standards, with the exception of the 250-foot area at the rear of the site, which is the subject of the requested waiver of buffering and landscaping standards.

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

   Principal access to the site will be from Charleston Boulevard, designated as a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. This street has adequate capacity to serve the proposed development.

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

   The building and landscape materials present an creative and exciting design that will be complementary to the design of buildings found across Charleston Boulevard on the community college campus site, and with the design of other surrounding and nearby commercial, office and institutional projects in the area.

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

   The design, articulation and overall layout of the project, while unique, will be harmonious and compatible with other similar projects within this portion of the Charleston Boulevard area.

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

   The proposed development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 625 (Mailed with SUP-3815)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3790 APN: 138-35-801-002, 138-35-803-001

Name of Property Owner: PSA LAND ~~DEVELOPMENT~~ INVESTMENTS, L.L.C. / CARL D. PETERSON, CONTACT

Name of Applicant: BULLSEYE COMM. REAL ESTATE/ THEODORE KRUGER, CONTACT

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: 138-358-03-001/01-002

Signature of Property Owner/Authorized Agent: PSA LAND ~~INVESTMENTS~~, L.L.C. Carl D. Peterson

Print Name: CARL D. PETERSON, MGN. PTR.

Subscribed and sworn before me

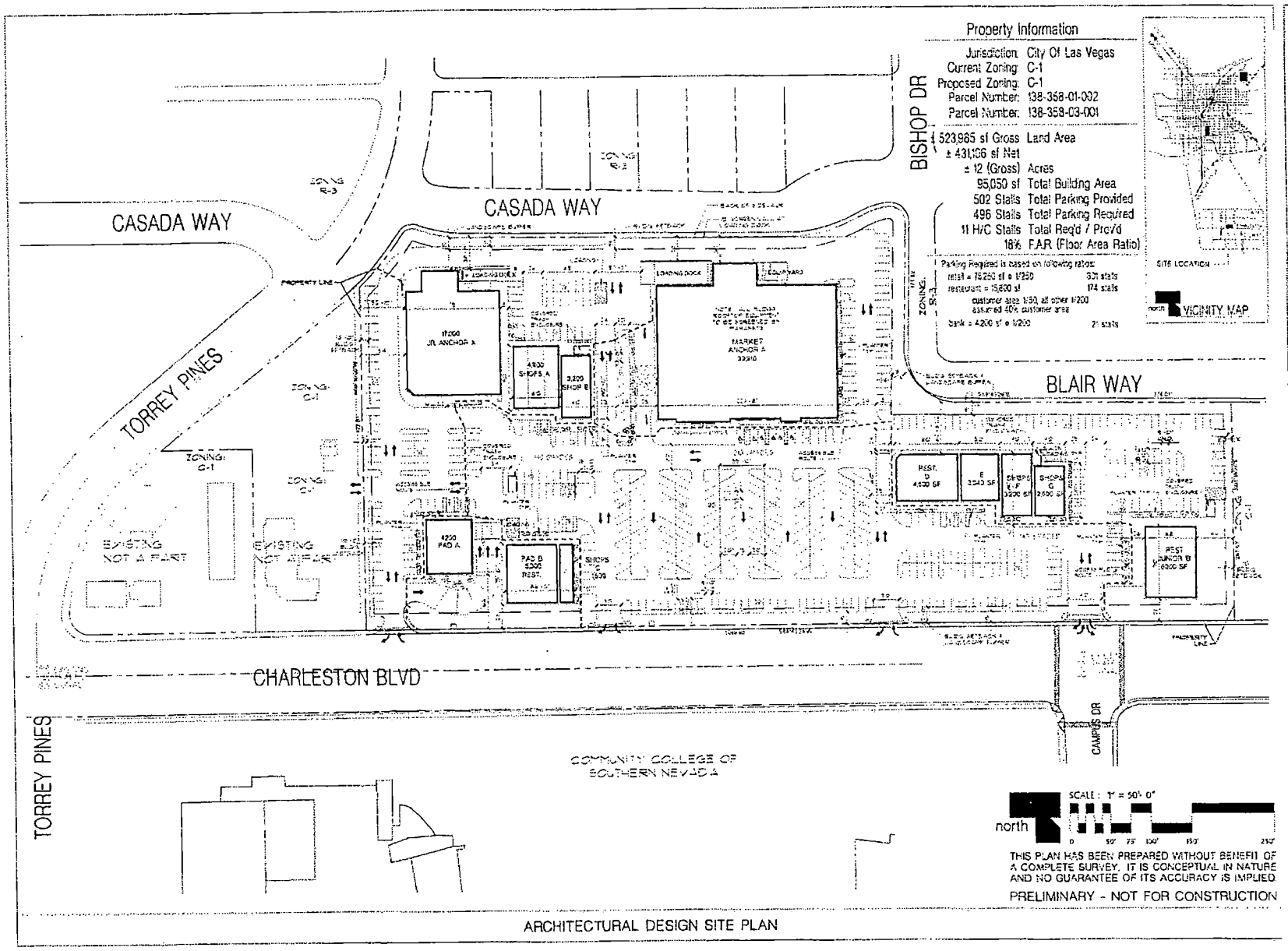
This 8th day of January, 2004

LeAnne L. Shireman

Notary Public in and for said County and State

LeANNE L. SHIREMAN NOTARY PUBLIC EXPIRES JULY 21, 2006 NOTARY SEAL STATE OF MISSOURI

Feb 27 04 09:57a Perkowitz + Ruth Arch. P.2



ARCHITECTURAL DESIGN SITE PLAN

P+R ARCHITECTS
3993 Howard Hughes Pkwy
Suite 450
Las Vegas, Nevada 89109
702-892-9800
702-892-9864 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV
BULLSEYE COMMERCIAL
REAL ESTATE
27201 Old Mill Creek Lane
Aliso, CA 92301
(949) 448-7555
(949) 576-1597 fax

Perkowitz + Ruth ARCHITECTS

CHARLESTON BLVD AND TORREY PINES

CHARLESTON FESTIVAL
Las Vegas, Nevada

Revisions

Date	2/26/04
Drawn By	SLM
Checked By	SJS
Project No.	03-4035
File Name	4035-SPLAN
Scale	1" = 100'

SITE PLAN

SA-1

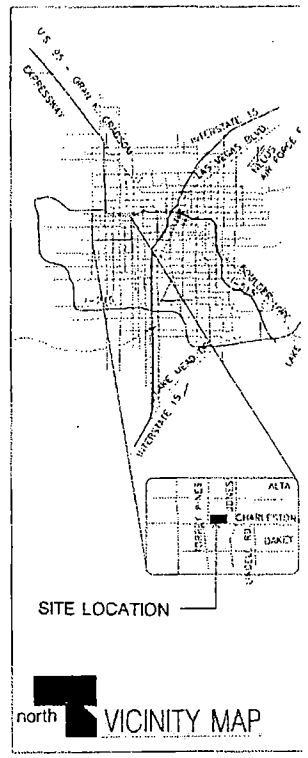
SUP-3815
SDR-3790
03-11-04 P
REVISED 02-27-04

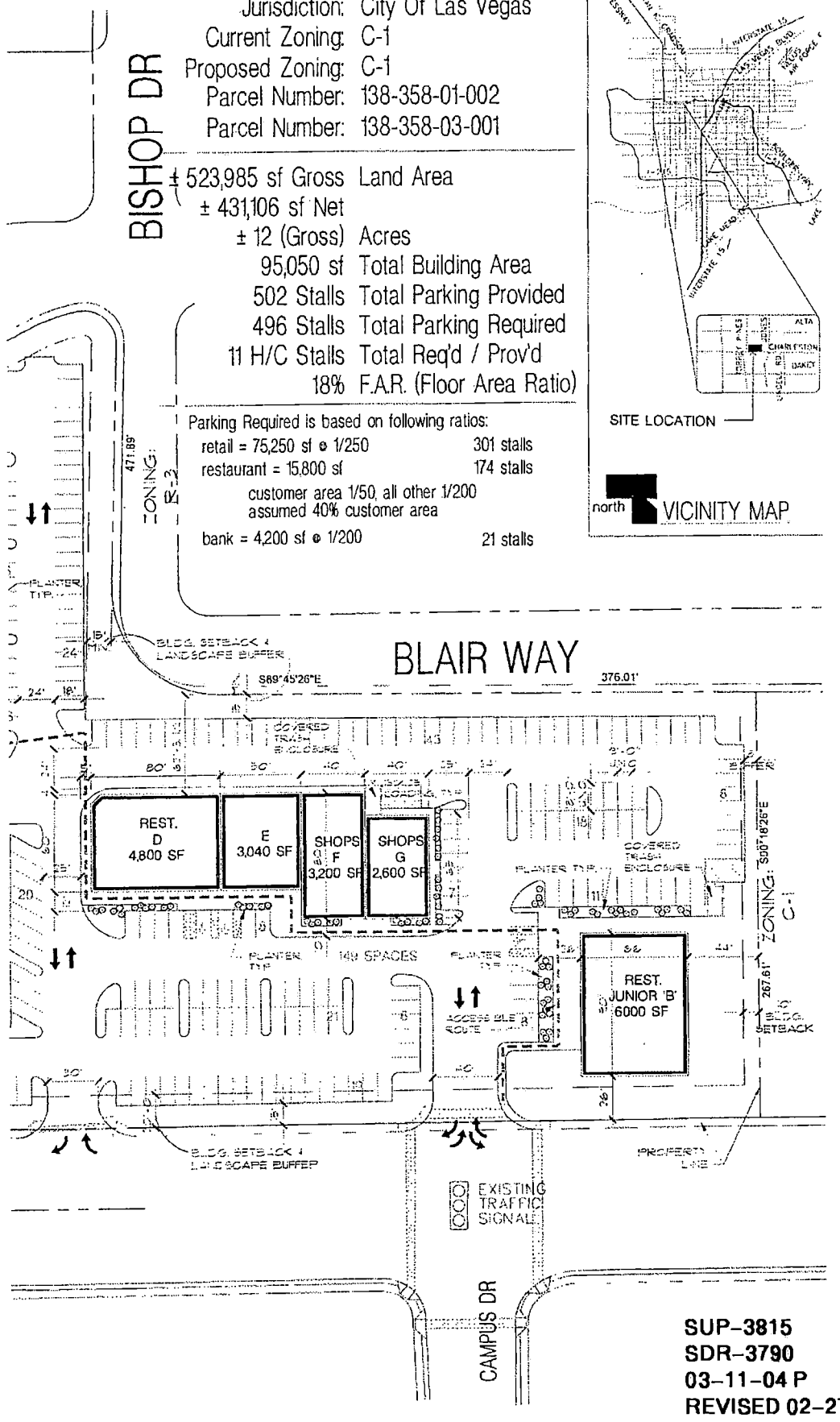
Property Information

Jurisdiction:	City Of Las Vegas
Current Zoning:	C-1
Proposed Zoning:	C-1
Parcel Number:	138-358-01-002
Parcel Number:	138-358-03-001
± 523,985 sf Gross	Land Area
± 431,106 sf Net	
± 12 (Gross)	Acres
95,050 sf	Total Building Area
502 Stalls	Total Parking Provided
496 Stalls	Total Parking Required
11 H/C Stalls	Total Req'd / Prov'd
18%	F.A.R. (Floor Area Ratio)

Parking Required is based on following ratios:

retail = 75,250 sf @ 1/250	301 stalls
restaurant = 15,800 sf	174 stalls
customer area 1/50, all other 1/200 assumed 40% customer area	
bank = 4,200 sf @ 1/200	21 stalls





SUP-3815
SDR-3790
03-11-04 P
REVISED 02-27-04

TREE / SHRUB AND GROUND COVER SCHEDULE

SYMBOL	SIZE	SPACING	COMMON NAME
	24" BOX	30' O/C ALONG PRIMARY THOROUGHFARE	FRUITLESS OLIVE OR EQUIV. AS ACCEPTABLE BY CLV
	24" BOX	30' O/C ALONG PROP. LINE ADJACENT TO COMMERCIAL	ITALIAN STONE PINE OR EQUIV. AS ACCEPTABLE BY CLV
	24" BOX	ADDITIONAL TREES ADDED IN LIEU OF ISLANDS	ITALIAN STONE PINE OR EQUIV. AS ACCEPTABLE BY CLV
	1-GAL	1 PER 3 LINEAR FEET (GROUP WHERE APPROPRIATE)	DESERT CARPET ACACIA OR EQUIV. AS ACCEPTABLE BY CLV

SITE LANDSCAPE INFORMATION:

SITE :	431,106 SF
TOTAL LANDSCAPE AREA :	99,809 SF
PERCENT OF SITE LANDSCAPED :	23.0%

NOTE:
ALL LANDSCAPING TO COMPLY WITH CITY OF LAS VEGAS ZONING CODE; CHAP. 19, SECTION 1902 AND REFD SECTIONS.
ALL LANDSCAPING TO COMPLY WITH CITY OF LAS VEGAS URBAN DESIGN GUIDELINES STANDARDS FOR COMMERCIAL USE.

CASADA WAY
TORREY PINES
CHARLESTON BLVD
BLAIR WAY
BISI
ZONING: R-3
ZONING: C-1
EXISTING NOT A PART
EXISTING TRAFFIC SIGDAL
17,000 JR. ANCHOR A 82 SPACES
MARKET ANCHOR A 39,910 160 SPACES
4,800 SHOPS A 48 SPACES
3,200 SHOP B 13
140 SPACES
213 SPACES
#200 PAD A 17 SPACES
PAD B 5,000 REST. DENNY'S 55 SPACES
SHOPS C 1,500
REST. D 4,600 SF
E 3,040 SF
SHOPS F 3,200 SF
SHOPS G 2,600 SF
165 SPACES
REST. JUNIOR 'B' 8000 SF
LOADING DOCK
COLD YARD
471.87'
378.01'
S89°45'26"E
1069.88'
S16°41'34"W
CAMPUS DR
COMMUNITY COLLEGE OF SOUTHERN NEVADA

north
SCALE : 1" = 50'- 0"
0 50' 75' 100' 150' 250'

THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

PRELIMINARY - NOT FOR CONSTRUCTION

ARCHITECTURAL DESIGN LANDSCAPE PLAN

SUP-3815
SDR-3790
03-11-04 PC

3960 Howard Hughes Pkwy
Suite 450
Las Vegas, Nevada 89109
702-892-8500
702-892-8514 fax

www.prarchitects.com

Corporate Office:
Long Beach, CA

Regional Offices:
Newport Beach, CA
Washington, DC
›Las Vegas, NV

BULLSEYE COMMERCIAL REAL ESTATE
29100 Old Mill Creek Lane
Agura, CA 91301
(310) 456-7366
(818) 879-1697 fax

Perkowitz + Ruth ARCHITECTS

CHARLESTON BLVD AND TORREY PINES

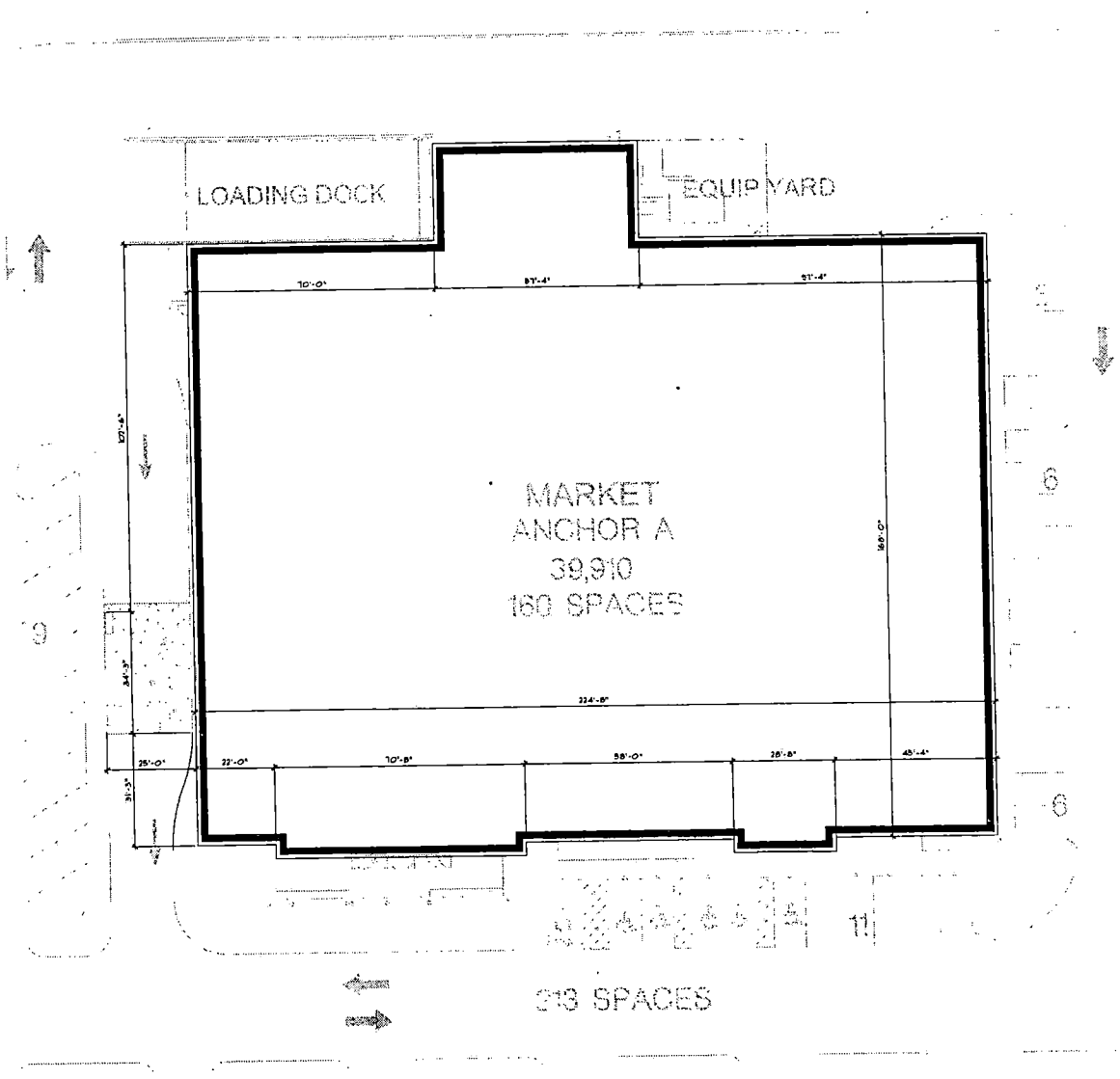
CHARLESTON FESTIVAL
Las Vegas, Nevada

Revisions

Date	01/30/04
Drawn By	DLM
Checked By	RJS
Project No.	03-403.11
File Name	40311-LS1.dwg
Scale	1" = 100'

LANDSCAPE PLA

LS-1



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Las Vegas, Nevada 89109
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702-892-8501 fax

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Parkowitz + Ruth ARCHITECTS

CHARLESTON BLVD AND TORREY PINES

CHARLESTON FESTIVAL
Las Vegas, Nevada

Revisions

Date	01/30/04
Drawn By	DLM
Checked By	PJS
Project No.	03-603.11
File Name	603f1-FL1.dwg
Scale	1" = AS NOTED

north

THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 01/21/04
SCALE: 1/16" = 1'-0"

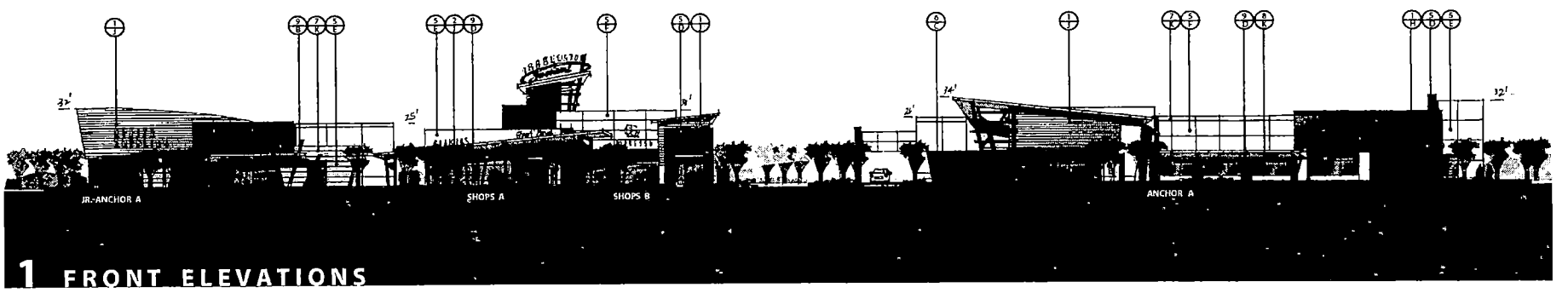
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FLOOR PLAN - ANCHOR "A"

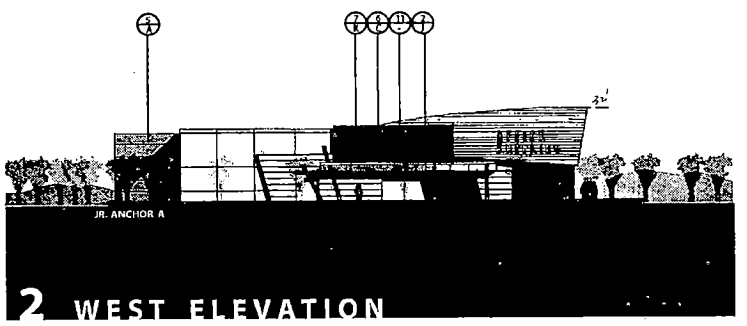
FLOOR PLAN

FL-1

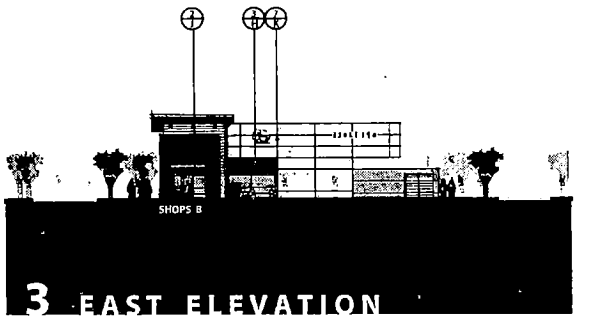
~~SUP-3815~~
~~SDR-3790~~
~~03-11-04 PC~~



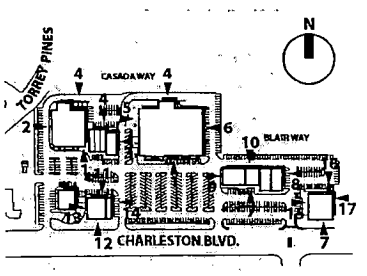
1 FRONT ELEVATIONS



2 WEST ELEVATION



3 EAST ELEVATION



KEY MAP 1

CHARLESTON FESTIVAL

CORNER OF CHARLESTON BLVD. AND TORREY PINES
LAS VEGAS, NEVADA

BULLSEYE COMMERCIAL REAL ESTATE, LLC
29100 OLD MILL CREEK LANE
AGOURA, CA 91301

SUP-3815
SDR-3790
03-11-04 PC

BUILDING ELEVATIONS

0' 5' 10' 20' 40' SCALE 1"=20'-0"

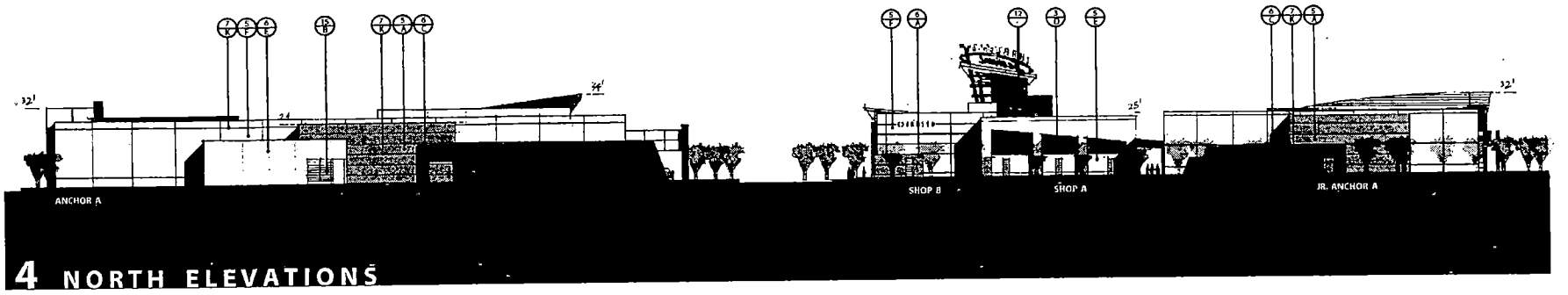
MATERIAL FINISH LEGEND

1 CORRUGATED METAL CLADDING
2 STANDING SEAM METAL ROOF/CANOPY
3 FLUSH PANEL METAL CLADDING
4 RIBBED METAL CLADDING
5 LIGHT DASH STUCCO PLASTER FINISH
6 HEAVY DASH STUCCO PLASTER FINISH
7 METAL REVEAL
8 ALUMINUM STOREFRONT
9 EXPOSED STRUCTURAL STEEL COLUMNS & FRAMING
10 CONCRETE COLUMN BASE
11 RECESSED LIGHTS
12 CENTER ID TOWER
13 SCORED CMU
14 TUBULAR STEEL HORIZONTAL FRAME
15 METAL LOUVERS

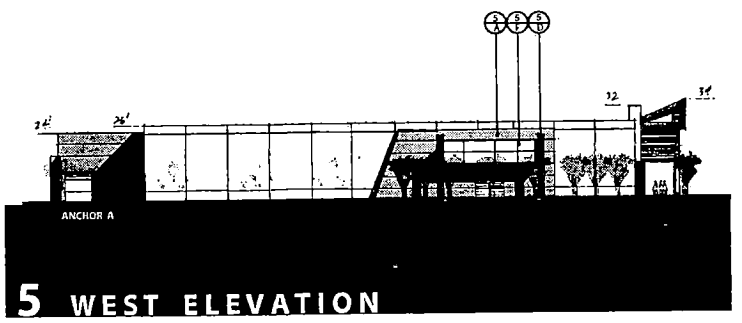
COLOR LEGEND

A COLOR TO MATCH FRAZEE 8813W "Stone Cistern"
B COLOR TO MATCH FRAZEE CW002W "Rain Shimmer"
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H "Dark Bronze" by BERRIDGE MANUFACTURING CO.
J "Champagne" by BERRIDGE MANUFACTURING CO.
K CLEAR ANODIZED

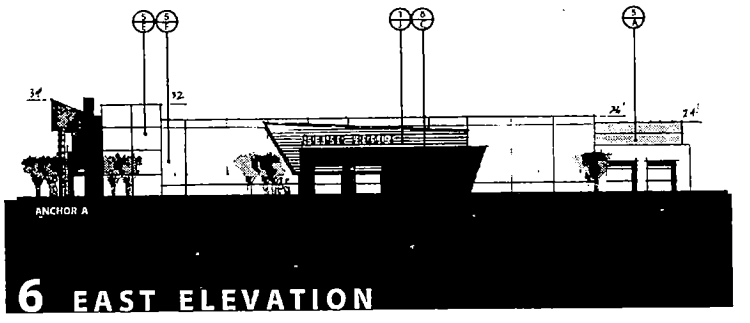
Perkowitz+Ruth ARCHITECTS
3980 Howard Hughes Parkway
Suite 450 Las Vegas, NV 89109
702.892.8500 fax 702.892.8514



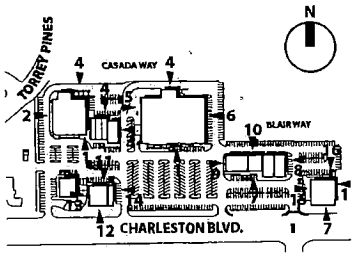
4 NORTH ELEVATIONS



5 WEST ELEVATION



6 EAST ELEVATION



KEY MAP

2

BUILDING ELEVATIONS

0' 5'10' 20' 40' SCALE 1"=20'-0"

CHARLESTON FESTIVAL

CORNER OF CHARLESTON BLVD. AND TORREY PINES
LAS VEGAS, NEVADA

BULLSEYE COMMERCIAL REAL ESTATE, LLC
29100 OLD MILL CREEK LANE
AGOURA, CA 91301

MATERIAL FINISH LEGEND

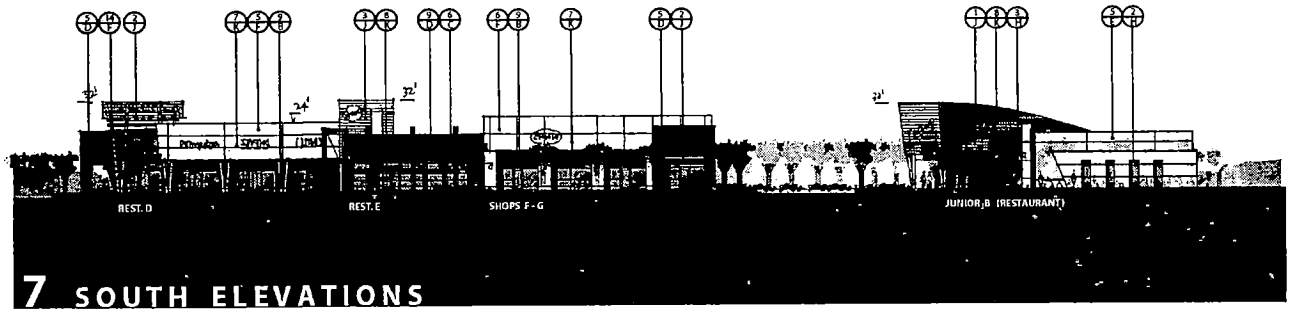
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COLOR LEGEND

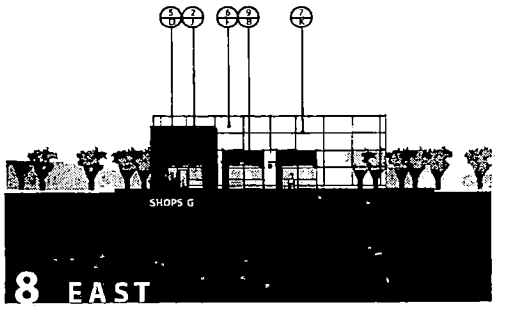
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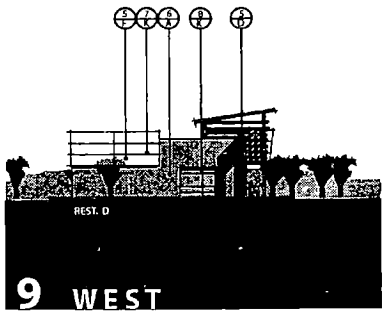
SUP-3815
SDR-3790
03-11-04 PC



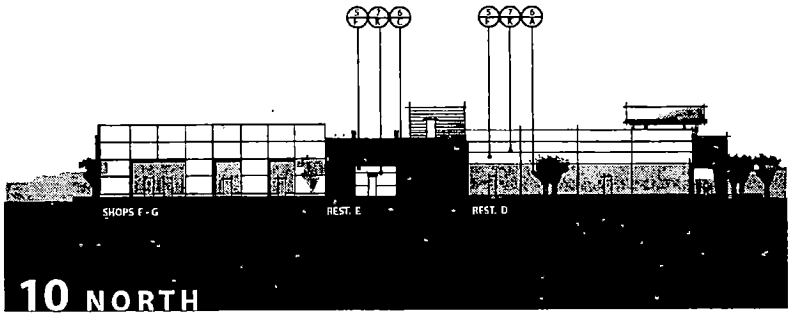
7 SOUTH ELEVATIONS



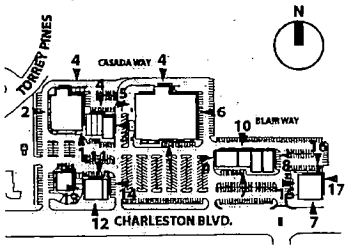
8 EAST



9 WEST



10 NORTH



KEY MAP 3

BUILDING ELEVATIONS

0' 5' 10' 20' 40' SCALE 1"=20'-0"

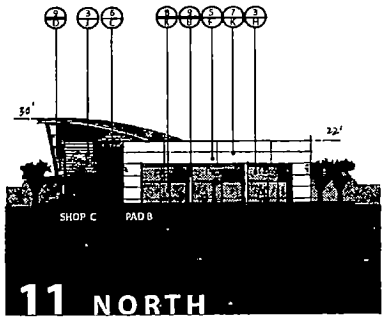
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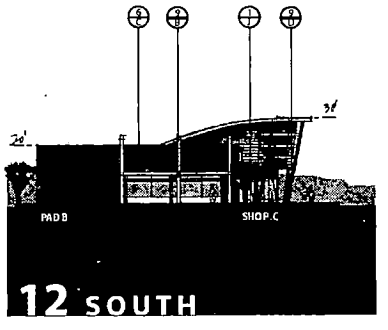
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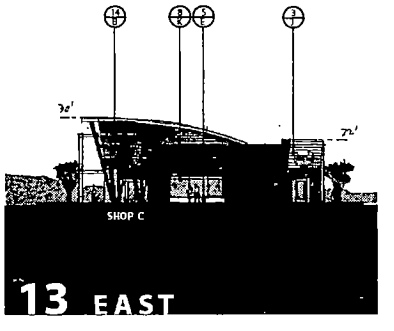
SUP-3815
SDR-3790
03-11-04 PC



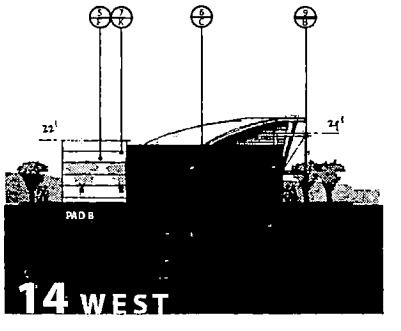
11 NORTH



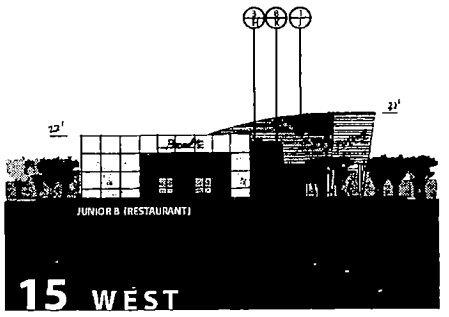
12 SOUTH



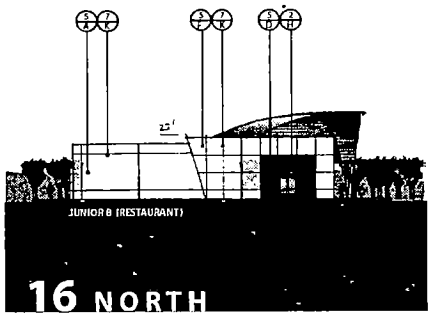
13 EAST



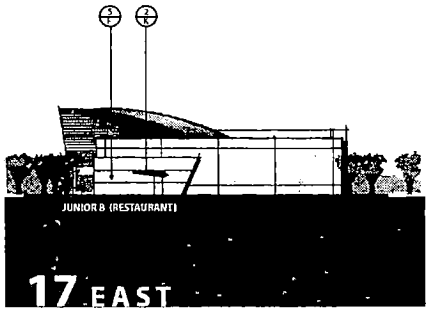
14 WEST



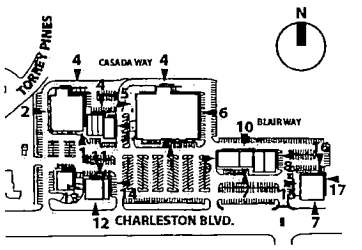
15 WEST



16 NORTH



17 EAST



CHARLESTON FESTIVAL

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LAS VEGAS, NEVADA

BULLSEYE COMMERCIAL REAL ESTATE, LLC
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AGOURA, CA 91301

BUILDING ELEVATIONS

0' 5'10' 20' 40' SCALE 1"=20'-0"

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COLOR LEGEND

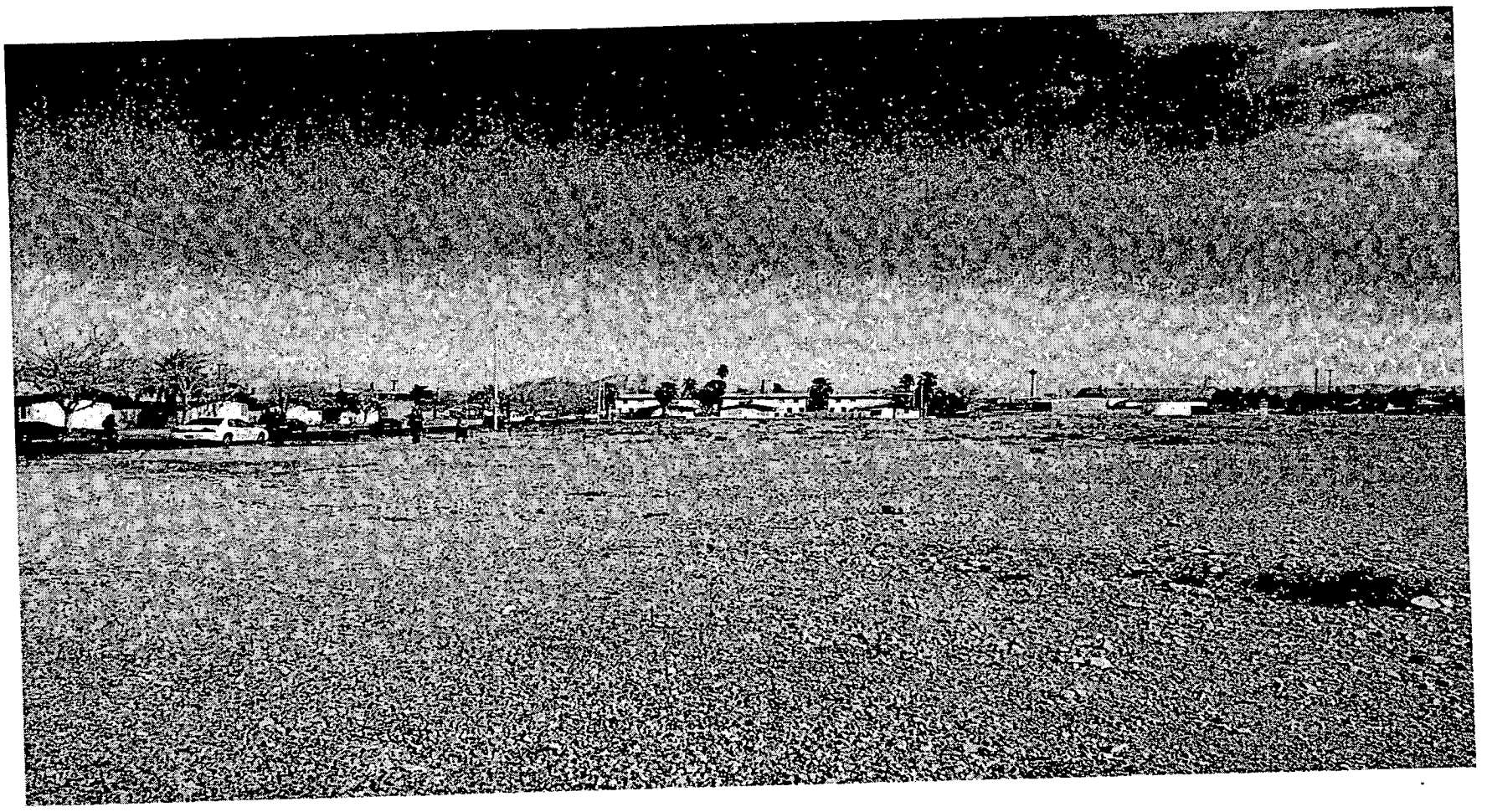
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G ANGELUS BLOCK "Warm Grey"
H "Dark Bronze" by BERRIDGE MANUFACTURING CO.
J "Champagne" by BERRIDGE MANUFACTURING CO.
K CLEAR ANODIZED

KEY MAP

4

Perkowitz+Ruth
ARCHITECTS
3980 Howard Hughes Parkway
Suite 450 Las Vegas, NV 89109
702.892.8500 Fax 702.892.8514

SUP-3815
SDR-3790
03-11-04 PC



SDR-3790 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY
NORTH SIDE OF CHARLESTON AVENUE, APPROXIMATELY 375 FEET EAST OF TORREY PINES DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04



SDR-3790 - APPLICANT: BULLSEYE COMMERCIAL REAL ESTATE - OWNER: PSA LAND INVESTMENTS, LIMITED LIABILITY COMPANY
NORTH SIDE OF CHARLESTON AVENUE, APPROXIMATELY 375 FEET EAST OF TORREY PINES DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SUP-3729 - APPLICANT: BAIL BOND AMERICA, INC. - OWNER: MICHAEL AND CHRISTINE ACCARDI - Request for a Special Use Permit FOR A BAILBOND SERVICE at 800 South Casino Center Boulevard (APN: 139-34-410-027), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Copy of letter of receipt from Bail Bond America, Inc. and accompanying copy of photograph of subject property

MOTION:
DAVENPORT – APPROVED subject to conditions and adding the following condition:

- ***The applicant shall meet with Planning and Development Department staff and provide revised landscaping plans and elevations that depict improvements to the site that are satisfactory to staff, prior to review of the application by City Council.***

- Motion carried with TRUESDELL voting No and EVANS excused

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

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 11 – SUP-3729

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that the intended Bailbond Service is located at Casino Center and Gass. The requested use is permitted in this area. She noted that the applicant will be required to submit a signage plan for approval. Staff recommended approval subject to conditions.

MICHAEL ACCARDI, the applicant, 6300 Sandhill, concurred with staff recommendations and conditions.

TIMOTHY DEAN, licensed bail bondsman, 726 South Casino Center, appeared in opposition. He stated that the applicant has illegally conducted business at the subject site without the required use permit. He submitted for the record copies of receipts that indicated business transactions have transpired at that location. MR. DEAN also remarked that he has notified COUNCILWOMAN MONCRIEF'S office of the circumstances and subsequently has learned that MR. ACCARDI was recently cited for operating without a license. MR. DEAN stated that competition is not the issue. The issue is related to operating without a license and that is a misdemeanor.

TODD FARLOW, 240 North 19th Street, agreed with the previous speaker that if the applicant is operating his Bailbond Service illegally, he should not be granted a license. CHAIRMAN TRUESDELL explained that the Commission is reviewing only the special use permit.

COMMISSIONER McSWAIN asked CHIEF DEPUTY CITY ATTORNEY TOM GREEN what parameters the Commission has in reviewing this application and based on the information that had just been provided. CHIEF DEPUTY CITY ATTORNEY GREEN replied that the Commission can use its discretion if there is a legal violation, but that necessitates producing the evidence, particularly if the use permit is denied based on the violation.

MR. ACCARDI stated that he operates only his personal business out of the 800 South Casino Center Office. He challenged that he is licensed for the business that operates out of 820 South Casino Center. He also noted that on occasion, he has met clients at the 800 South Casino Center Office for the convenience, but emphasized that this office is maintained specifically for his personal affairs. Additionally, MR. ACCARDI mentioned that he has consulted his legal counsel and was advised that he would be able to use the 800 South Casino Center to conduct personal business.

MINUTES - Continued:

Moreover, MR. ACCARDI stated that he purchased the property in September and, as mutually agreed, with trade off of services, the former owner still conducts his real estate business out of the 800 Casino Center Office. Consequently, there is a license but it is for the purpose of real estate. MR. ACCARDI affirmed that he has never received a violation citation.

COMMISSIONER STEINMAN felt it would be appropriate for a City official to look into the matter and come up with a determination before the Commission goes forward with this application. He recommended SUP-3729 be held in abeyance. MR. ACCARDI explained that he is in the process of obtaining a license; however, in order to do that, approval of the special use permit is required. MS. WHEELER advised that the remedy for operating without a license or special use permit would be to obtain them, which the applicant is trying to accomplish.

COMMISSIONER NIGRO agreed with COMMISSIONER STEINMAN that all activity relevant to bailbonds services must cease. He expressed concern that the applicant, although intermittently, did proceed with conducting business out of 800 Casino Center. He also asked legal counsel whether it would be advisable to conduct an investigation. CHIEF DEPUTY CITY ATTORNEY GREEN replied that it appears that the applicant has been straightforward with his explanations and he felt fairly certain that the City Attorney's Office would not file criminal charges based on the conversations that have taken place. He added that the Commission may want to seek the advice of JIM DIFIORE, Business License Division, and, if he is aware of any violations, the Commission would certainly have the right to hear it.

CHAIRMAN TRUESDELL agreed with holding the item in abeyance. He commented on the number of existing bailbonds operations and pointed out that none of these businesses have made any effort to upgrade their facilities. He stated he would not support the application. MR. ACCARDI responded by saying that he chose not to make any improvements to his property until such time as he received approval of the special use permit and obtained his bailsbond license.

With regard to the landscaping of the property, several Commissioners felt holding this item for two weeks would give the applicant ample time to come back with a site plan depicting his plans for landscaping. The applicant stated that he preferred to have his application move forward to the 4/7/2004 City Council meeting. At the recommendation of COMMISSIONER DAVENPORT, MS. WHEELER stated that it would be appropriate to add a condition requiring the applicant to work with staff to come up with a plan that would address both the elevations and landscaping.

MINUTES - Continued:
Upon intense questioning by the Commission and several requests to hold the application, MR. ACCARDI quantified the number of discussions he has had, either in person or by phone, with City staff. A quick review of staff files confirmed the applicant's attempt to meet the requirements commencing with the pre-application meeting with staff.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:26 – 7:02)
1-856

CONDITIONS:
Planning and Development

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

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

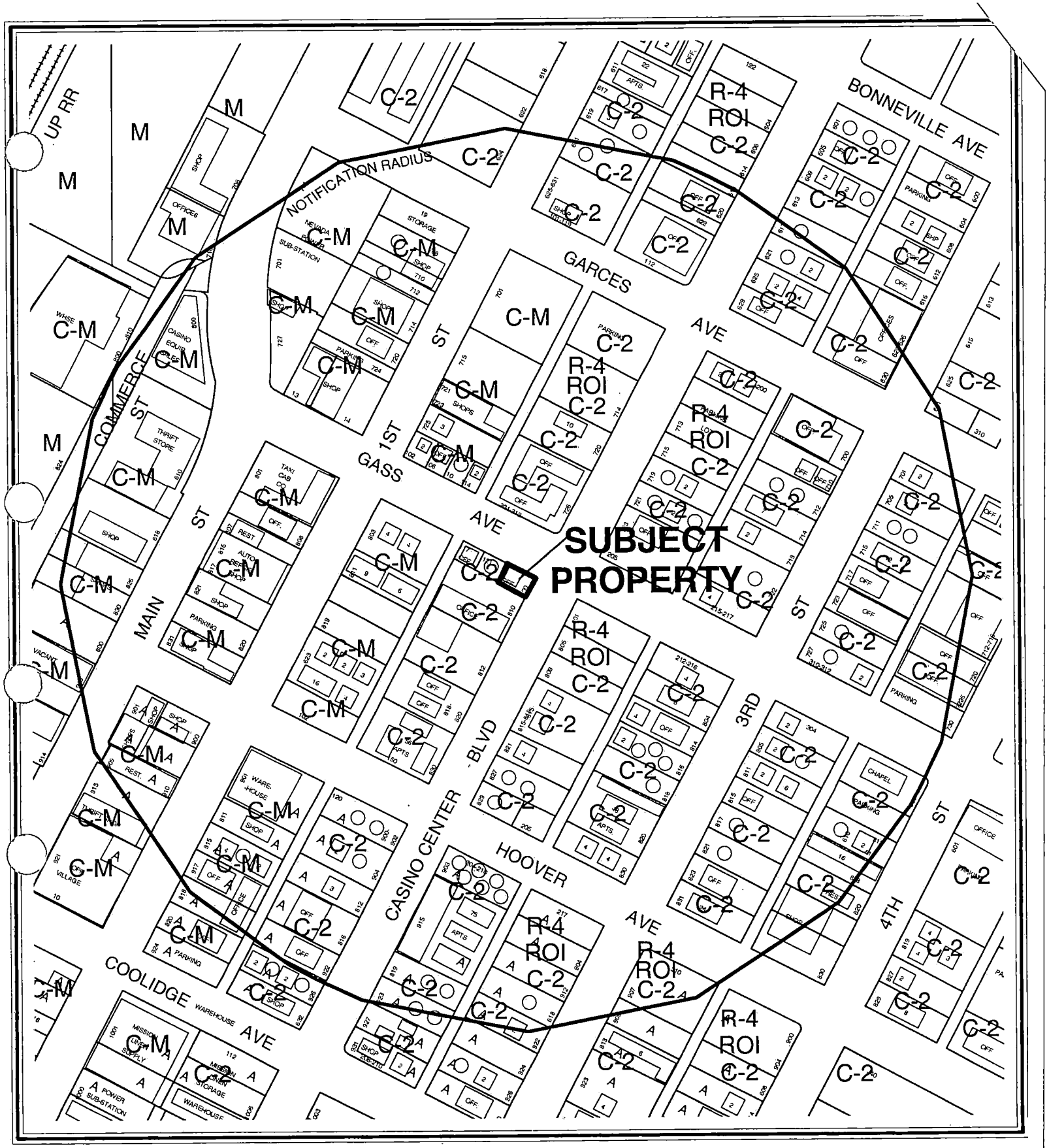
3. All signage proposed for the property shall be submitted to the Planning and Development Department for review and approval subject to consistency with Title 19.14 and the Downtown Centennial Plan.

Public Works

4. Dedicate a 10 foot radius on the southwest corner of South Casino Center Boulevard and Gass Avenue prior to the issuance of any permits for this site. Contact the Right-of-Way section of The Department of Public Works for assistance in the preparation of the required documents.

5. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.

6. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

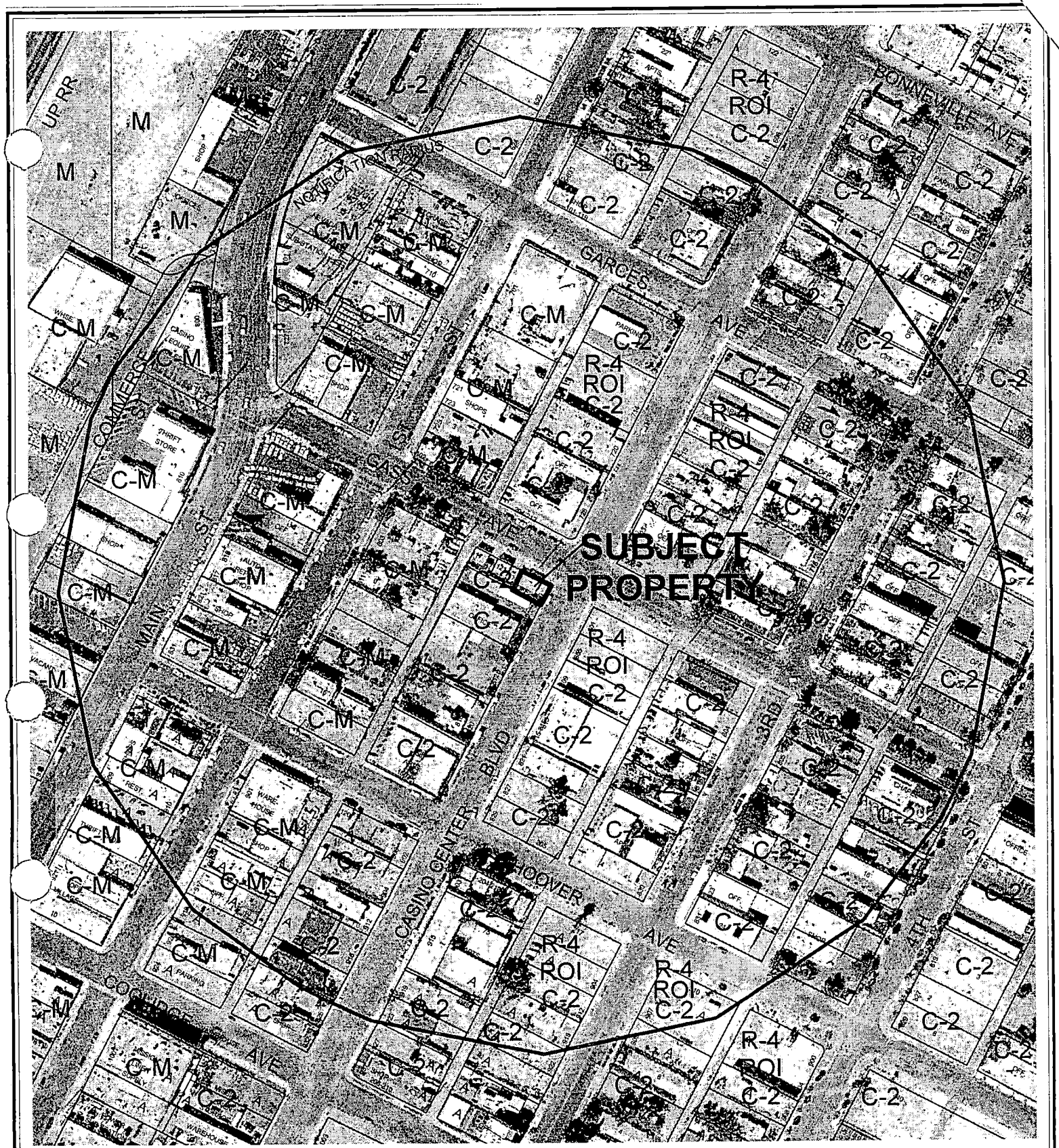


CASE: **SUP-3729**

RADIUS: 750 FT

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

N



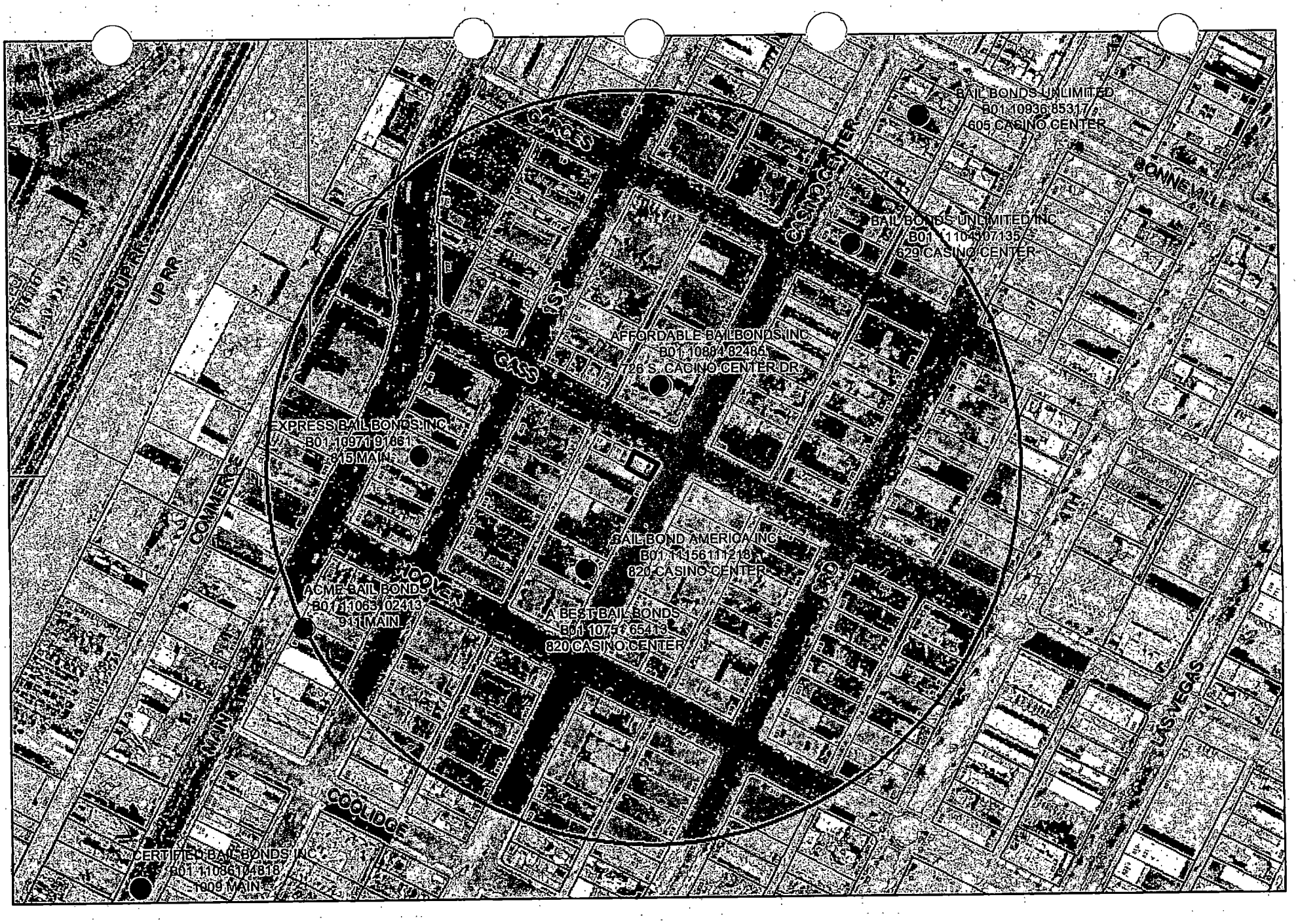
0 100 200 Feet

CASE: **SUP-3729**

RADIUS: 750 FT

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

N



SUP-3729

Business Licenses

Bail Bond

Subject Property

750 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3729 - APPLICANT: BAIL BOND AMERICA, INC. - OWNER: MICHAEL AND CHRISTINE ACCARDI

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

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

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

3. All signage proposed for the property shall be submitted to the Planning and Development Department for review and approval subject to consistency with Title 19.14 and the Downtown Centennial Plan.

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6. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for approval of a Special Use Permit for a Bailbond Service at 800 South Casino Center Boulevard.

B) Applicant's Justification

The applicant has noted that they already operate a Bailbond Service half a block away from the proposed location, and that no significant changes are proposed to the existing structure on the site.

BACKGROUND INFORMATION

A) Previous Actions

10/23/79 The Planning Commission approved a Plot Plan Review in order to permit the conversion of the residential structure on the property to an office.

B) Pre-Application Meeting

01/09/04 The applicant verified there was no changes proposed to the building or the property other than replacing the existing signage, and that off-site improvements might be required to be reconstructed in order to conform to code requirements.

C) Neighborhood Meetings

No neighborhood meeting was required as part of this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.04

B) Existing Land Use

Subject Property:	Office Use
North:	Office Use
South:	Office Use
East:	Undeveloped
West:	Single-Family Residential Use, Office Use

FF

C) Planned Land Use

Subject Property:	Mixed Use
North:	Mixed Use
South:	Mixed Use
East:	Mixed Use
West:	Mixed Use

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
West:	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)

E) General Plan Compliance

The site is located within the boundaries of the Las Vegas Redevelopment Plan area and is subject to the land use designations identified in the Redevelopment Plan. The Redevelopment Plan designates the parcel as Mixed Use, which allows low- to high-density residential uses, office uses, service commercial uses, general commercial uses, and public facilities.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		
Downtown Centennial Plan	X	
Redevelopment Plan Area	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

In addition to being located within the Redevelopment District, the property is also within the boundaries of the Downtown Centennial Plan. The Centennial Plan identifies the property as belonging to the Downtown South sub-area. The property is not part of any other Special Overlay District or Study Area.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of parking requirements. On-site parking will be provided as follows:

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Office Use	624 SF	1/300 GFA	2	1	2	0

Two parking spaces are currently developed on the property. Additional on-street parking is available immediately abutting the site. The site plan depicts the use of tandem parking spaces; the application as proposed does not meet the minimum standards listed in Title 19.10 for tandem parking spaces. Consequently, only two of the four parking spaces shown on the site plan may be counted in satisfying the parking requirement.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Bailbond Service use.

Title 19.04 does not list any specific standards that apply to the approval of a Special Use Permit for Bailbond Service uses.

B) General Analysis and Discussion

- Zoning

The subject parcel is zoned C-2 (General Commercial), which allows Bailbond Service uses upon approval of a Special Use Permit.

- Use

The proposed Bailbond Service will be relocated from its existing location at 820 South Casino Center Boulevard. The applicant has stated that most of the transactions are conducted by telephone, and that typically only one employee is on site at any time.

- Conditions

Title 19.04 does not list any minimum standards that must be satisfied in order to approve the Special Use Permit.

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 office use is compatible with the surrounding land uses and zoning districts.

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

   The site is already developed, and is physically suitable for the low-intensity office use proposed for the site.

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

   Gass Avenue and Casino Center Boulevard are both fully developed, and will provide adequate access to the site.

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

   Approval of the Special Use Permit will not compromise public health, safety, or welfare.

NOTICES MAILED 108

APPROVALS 0

PROTESTS 0

FF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3729 APN: _____

Name of Property Owner: MICHAEL ACCARDI

Name of Applicant: BAIL BOND AMERICA, INC - MICHAEL ACCARDI

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: _____

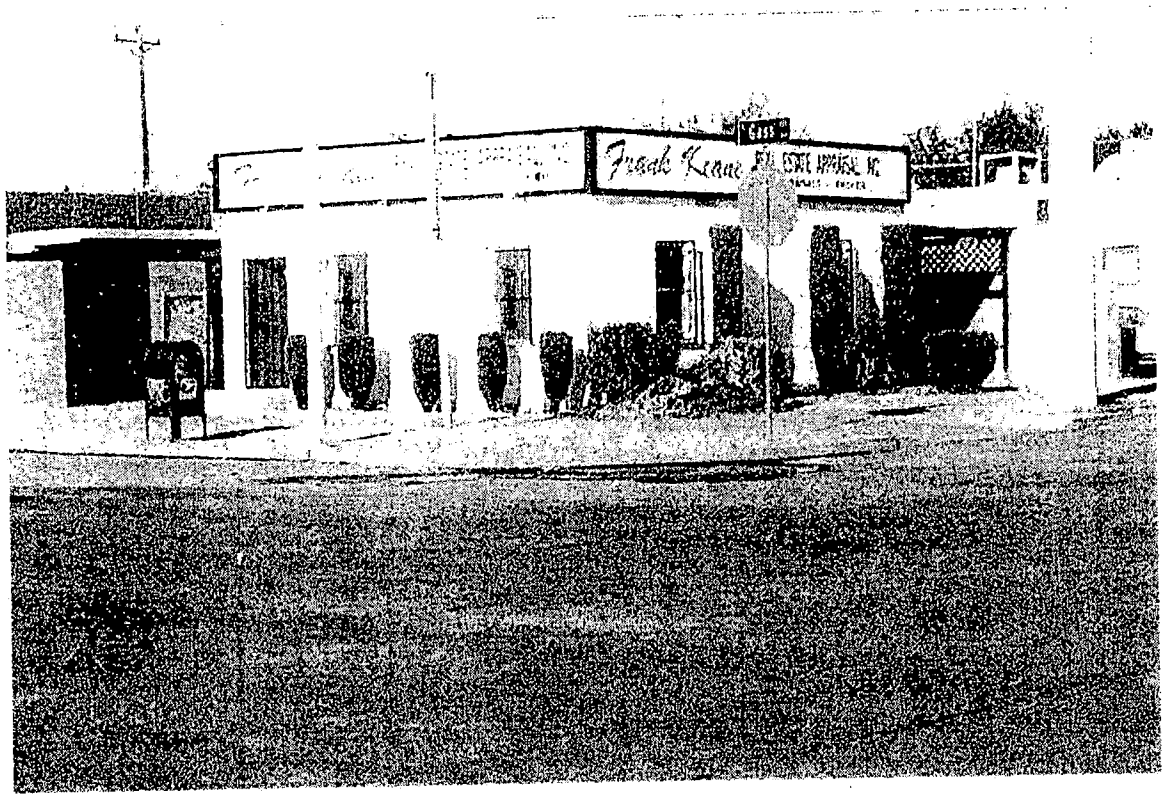
Print Name: M. Accardi

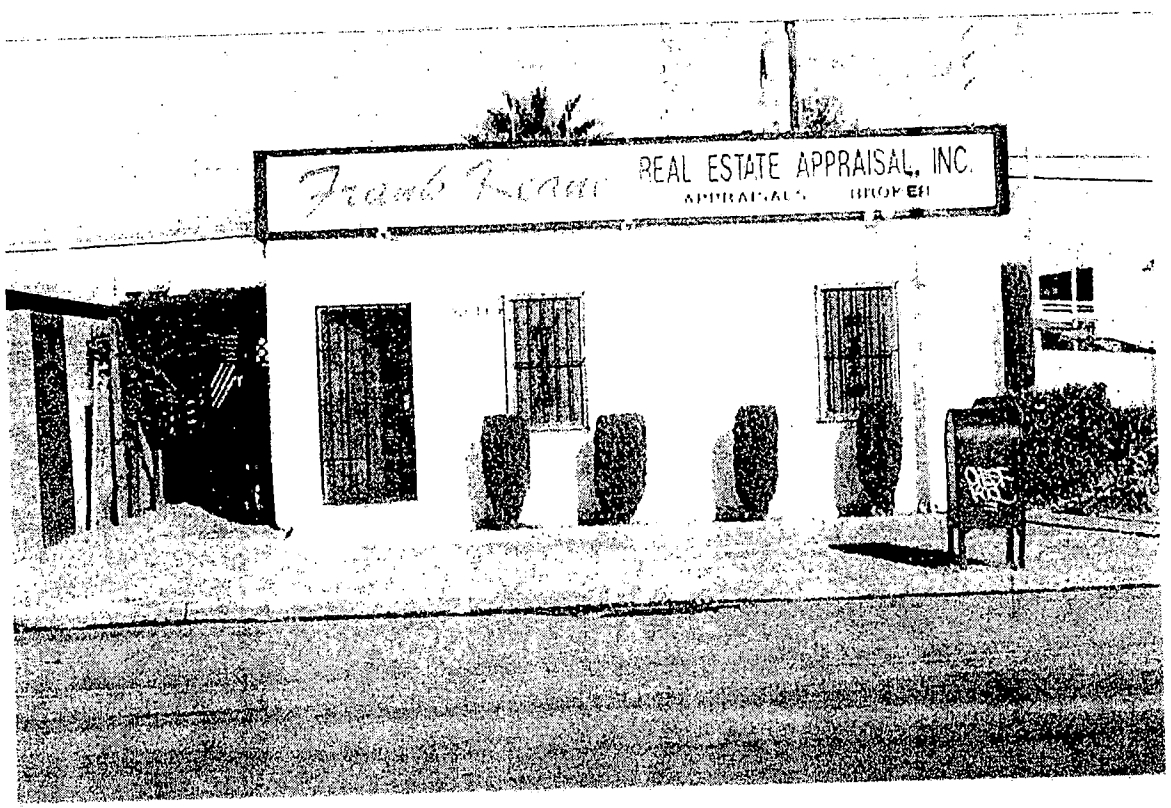
Subscribed and sworn before me

This 28 day of August, 2003

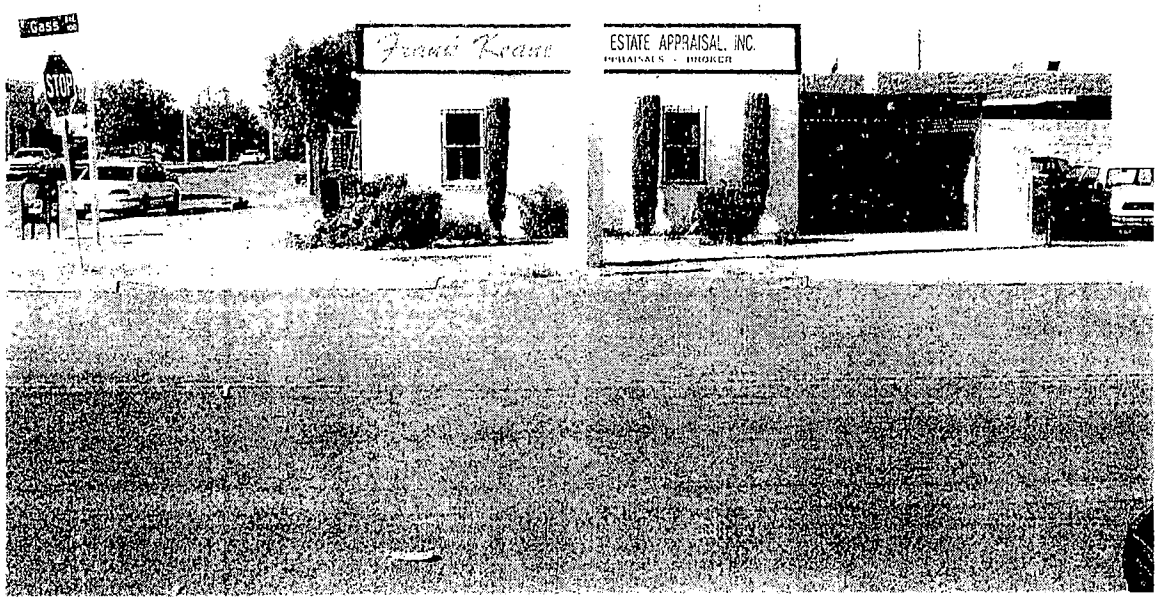
_____
Notary Public in and for said County and State

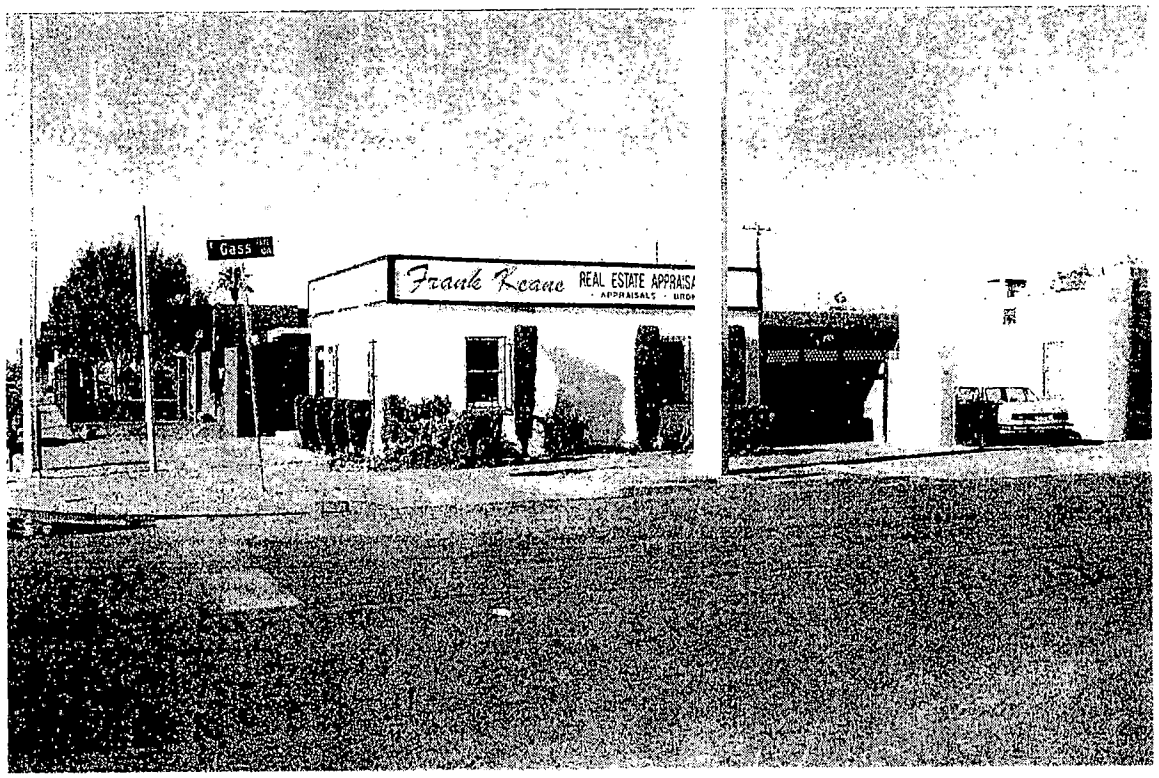
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SARAH SKINNER
No: 00-64397-1
My Appointment Expires May 1, 2004



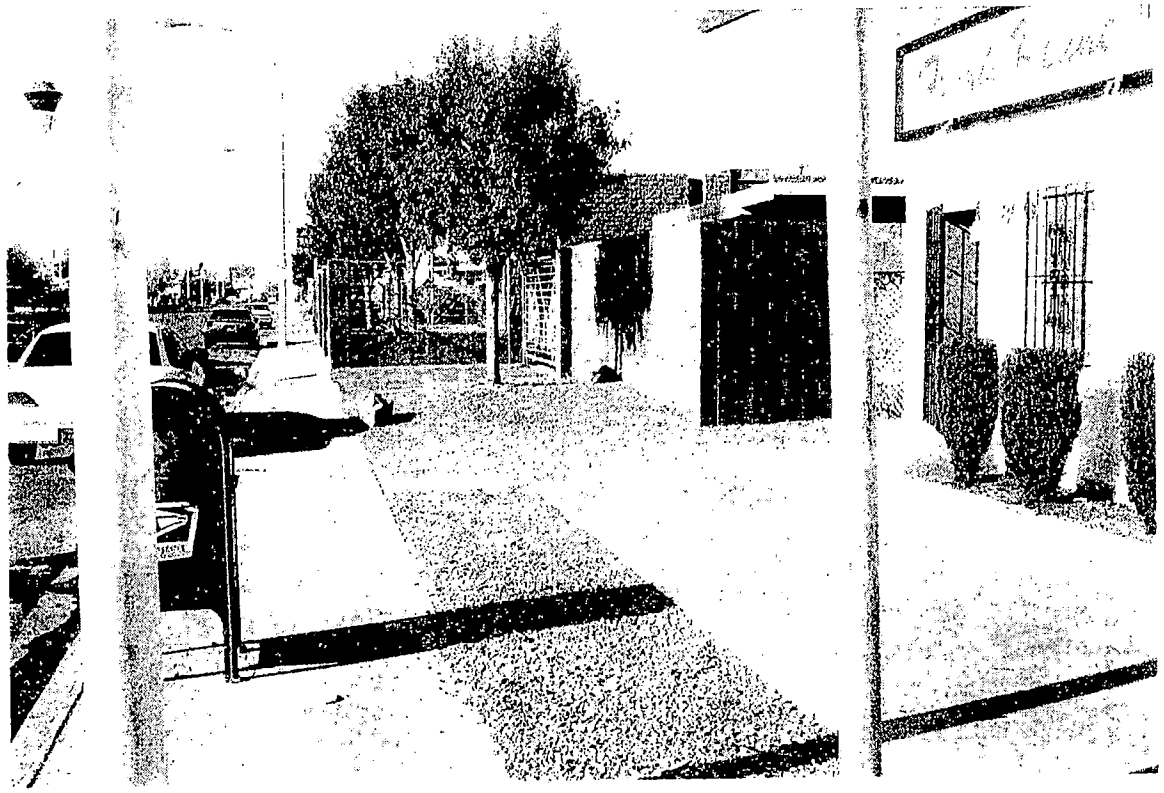


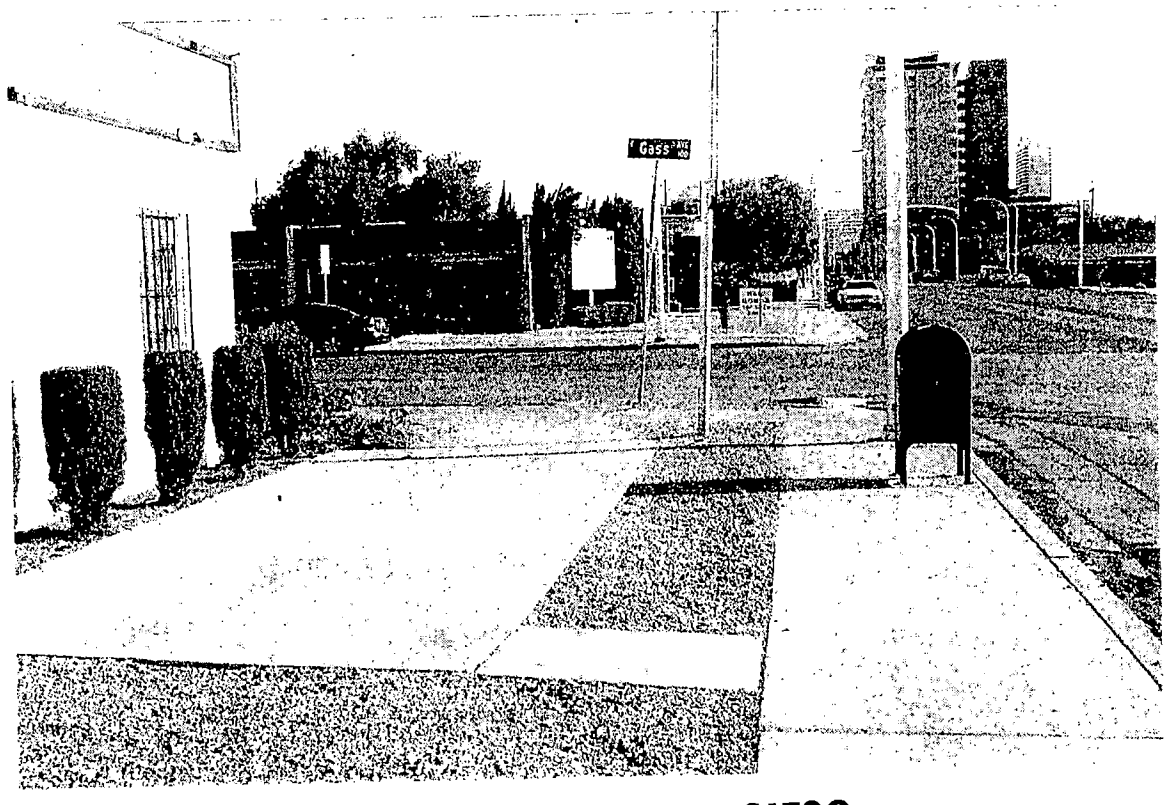
SUP-3729
03-11-04 PC





SUP-3729
03-11-04 PC

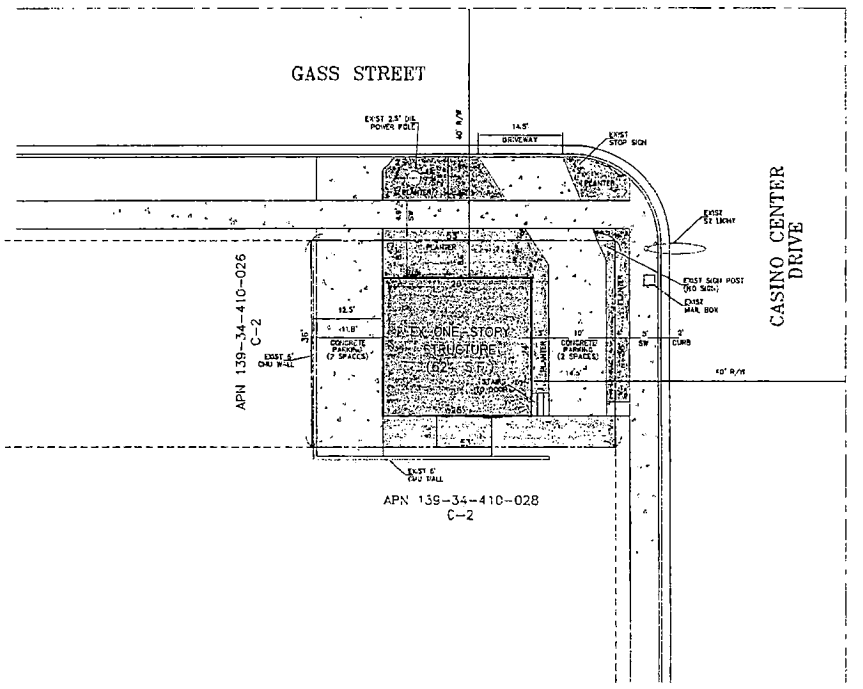




SUP-3729
03-11-04 PC



SUP-3729
03-11-04 PC



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

UTILITY NOTE

Call before you Dig
1-800-227-2600

CALL 1-702-693-8111

LEGEND AND ABBREVIATIONS

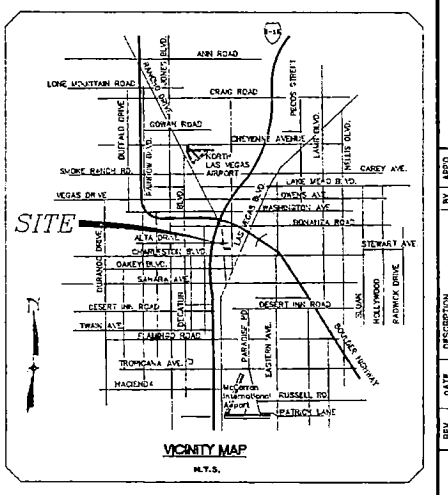
- STREET CENTERLINE
- PROPERTY LINE
- SW SIDEWALK
- EX OR EXIST EXISTING
- R/W RIGHT-OF-WAY

PROPERTY INFORMATION

APN 139-34-410-027
CURRENT ZONING = C-2
OFF-STREET PARKING = 4 SPACES (TANDEM)
BUILDING AREA = 624 S.F.
LAND AREA = 1809 S.F.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



VICINITY MAP
N.T.S.

DESIGNED: KWK
CHECKED: AJH
SCALE HOR. 1"=10'
VER. NA

SUMMIT ENGINEERING CORPORATION
420 E. BASSET ROAD, SUITE F7 LAS VEGAS, NEVADA 89030

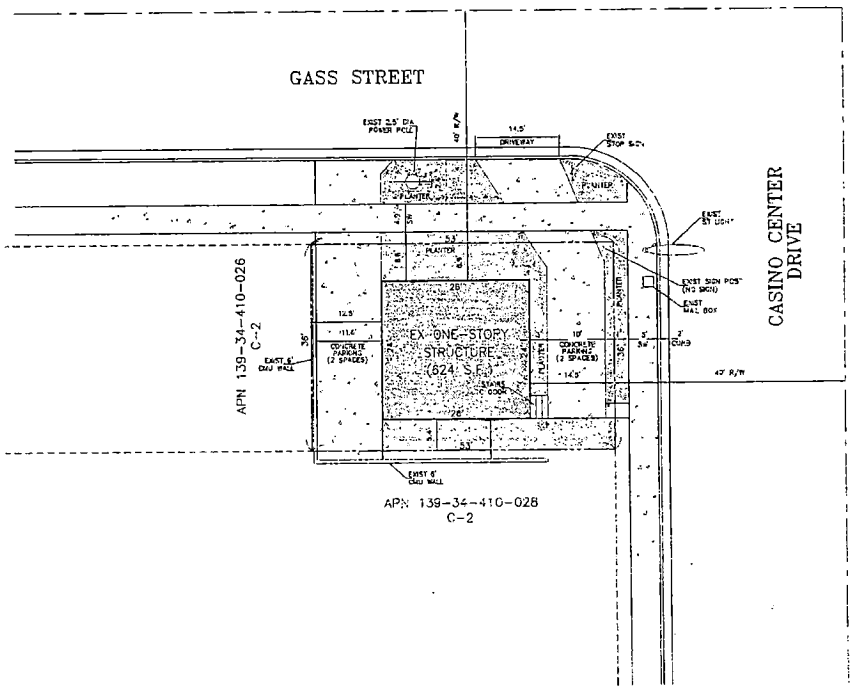
800 S. CASINO CENTER DRIVE
SITE PLAN
APN 139-34-410-027

REV.	DATE	DESCRIPTION	BY	APP'D

SEAL

SHEET C1 OF

SUP-3729
03-11-04 PC



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

Call before you Dig
1-800-227-2600

CALL 8-702-385-6116

UTILITY NOTE

LEGEND AND ABBREVIATIONS

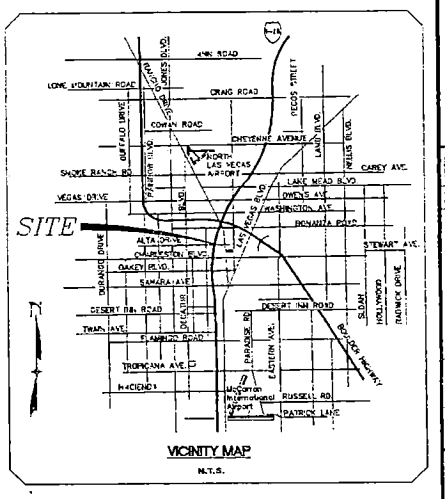
STREET CENTERLINE
PROPERTY LINE
SW SIDEWALK
EX GR EXIST GRADE
R/W RIGHT-OF-WAY

PROPERTY INFORMATION

APN 139-34-410-027
CURRENT ZONING = C-2
ON-SITE PARKING = 4 SPACES (UNCOVR)
BUILDING AREA = 624 S.F.
LAND AREA = 1825 S.F

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



VICINITY MAP
N.T.S.

SUMMIT ENGINEERING CORPORATION
6671 S. BURNET ROAD, SUITE F, LAS VEGAS, NEVADA 89118
PHONE: (702) 263-3838 FAX: (702) 263-3847

DESIGNED: KWK
CHECKED: AJH
SCALE: HOR 1"=10' VER N/A
FILE NO:

800 S. CASINO CENTER DRIVE
SITE PLAN
APN 139-34-410-027

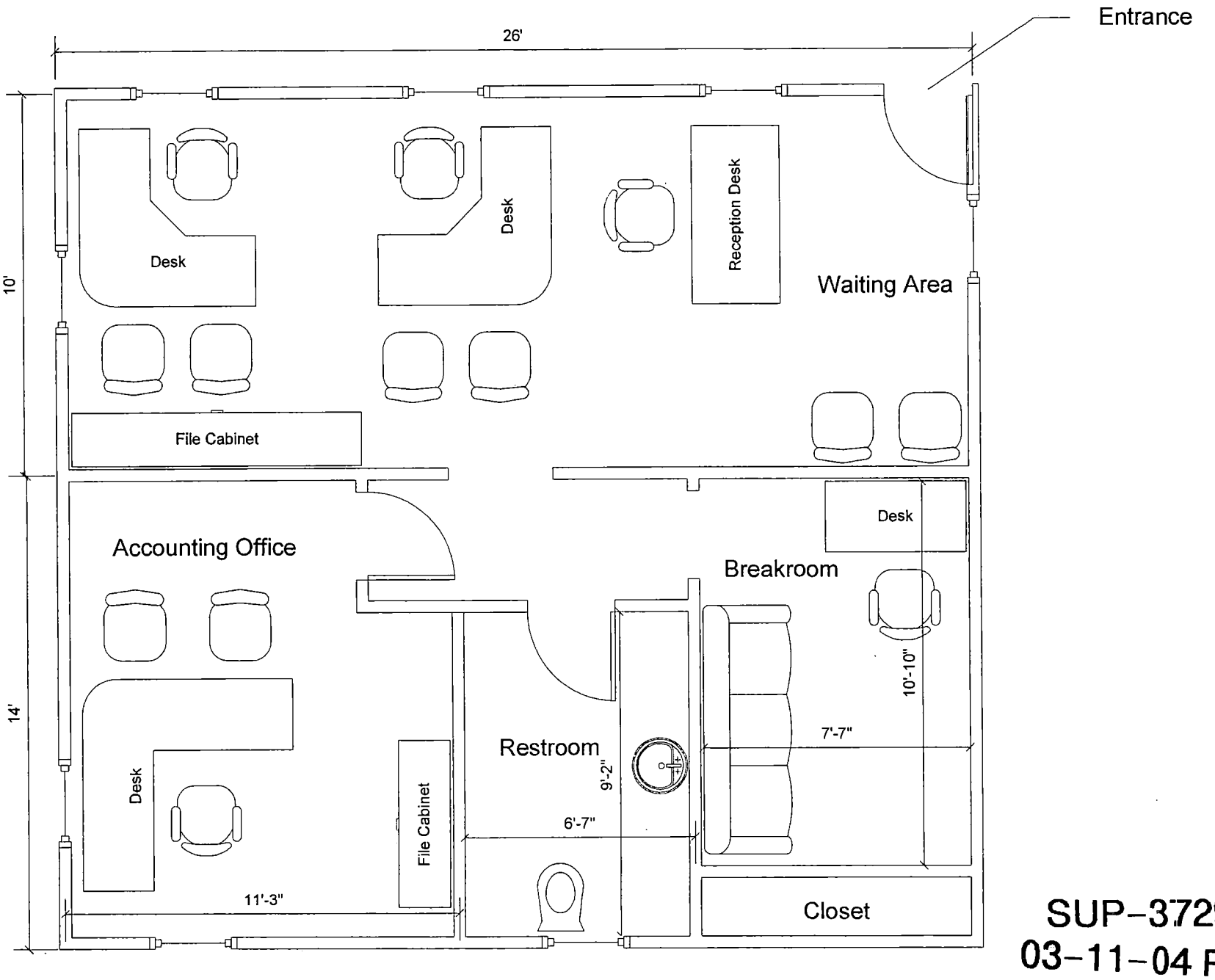
REV.	DATE	DESCRIPTION	BY	APP'D

SHEET C1 OF

SUP-3729
03-11-04 PC

NORTH

Casino Cent[illegible] Las Vegas, N
Floor Plan



SUP-3729
03-11-04 PC



SUP-3729 - APPLICANT: BAIL BOND AMERICA, INC. - OWNER: MICHAEL AND CHRISTINE ACCARDI
800 SOUTH CASINO CENTER BOULEVARD
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

BAIL BOND AMERICA, INC.
800 S. Casino Center Blvd.
Las Vegas, NV 89101
(702) 384-9111

RECEIPT

Receipt: 746757

Date: Thursday, October 09, 2003

Time: 9:07 PM

Defendant: VICTOR SALAZAR

Charge	Bond Amount	Premium
Case# C0567160A - STOPPING FOR A SCHOOL BUS	$280.00	$100.00
Case# C0567160B - N.P.O.I.	$1,130.00	$170.00
Case# C0567160A - NO D/L IN POSSESSION	$640.00	$100.00

For any bond not posted within 24 hours, BAIL BOND AMERICA, INC. will, upon request, refund all moneys paid for that bond less a $25.00 administrative fee, return all items held as collateral, and refund all moneys paid as escrow. In the event that there exists multiple bonds, no collateral of moneys paid in escrow will be refunded until BAIL BOND AMERICA, INC. is completely discharged of any liability for all bonds posted.

A per day storage fee of $5.00 will be assessed on all items held as collateral.

The bond premium WILL NOT be reduced in the event the amount of the bond is reduced. There are no other fees other than those outlined above.

We are holding the following items as collateral:

Description	Retail Value	Allowance

These items are being held to insure that the defendant will appear in court and will be returned ONLY after BAIL BOND AMERICA, INC. is completely discharged of any liability for all bonds posted.

BAIL BOND AMERICA, INC. has collected no money nor have they received any property or other consideration for any present or future attorney's fees on behalf of the defendant. Further, it is unlawful for BAIL BOND AMERICA, INC. or any of its employees or agents to recommend any attorney or law firm.

RECEIVED FROM YOLANDA MARTINEZ THE SUM OF $370.00 LEAVING A BALANCE DUE OF $0.00

MICHAEL ACCARDI
AGENT, BAIL BOND AMERICA, INC.

YOLANDA MARTINEZ
PERSON PAYING FEE/TRANSFERRING PROPERTY

Submitted at Planning Commission
Date 3/11/04 Item 11

LAS VEGAS MUNICIPAL COURT 400 E STEWART LAS VEGAS, NV 89101 NO:31-0038814

HOURS OF OPERATION: MON - FRI 8:00AM - 6:00PM

T R A N S A C T I O N R E C E I P T

DEFENDANT NAME: SALAZAR, VICTOR CRUZ SS#: ID#: 1929356

VIOLATION: STOPPING FOR SCHOOL BUS CITATION #: C-0567160-A

VIOLATION	ACTION TAKEN	DATE	TIME	CLK
COMPLAINT CHARGE:	CONTINUANCE GRANTED	10/09/03	22:24	GEN
COMPLAINT CHARGE:	IN CUSTODY AT STUART/MOJAVE JAIL			DAR
COMPLAINT CHARGE:	VIDEO DEPARTMENT OFF			LHB
COMPLAINT CHARGE:	ADM ASM FEE SURETY BL PSTD=70			LHB
COMPLAINT CHARGE:	FILING FEE DUE: 40			LHB
COMPLAINT CHARGE:	CONS ASSES FEE SURETY BL PSTD= 10			LHB
COMPLAINT CHARGE:	SPECIALTY ASM FEE SURETY BL PSTD=7			LHB
COMPLAINT CHARGE:	SURETY BAIL POSTED= 193			LHB
COMPLAINT CHARGE:	FILING FEE PAID: 40			LHB
COMPLAINT CHARGE:	RELEASE FROM JAIL			LHB

STATE IMPOSED ASSESSMENT: 87

TENDERED: PAID: $ 40 CHANGE: BALANCE DUE: $ 273.00

BOND CO: BAIL BOND AMERICA

BOND NO: A302038878

YOUR CASE IS NOT COMPLETED RETURN DATE: 11/06/03 DEPT: 1 TIME: 01:00 PM

FAILURE TO RETURN MAY RESULT IN A WARRANT OF ARREST, LOSS OF BAIL POSTED OR BOTH

POSTED ON: 10/09/03 STA #31:

PLEASE RETAIN THIS RECEIPT CUSTOMER COPY

BAIL BOND AMERICA, INC.
800 S. Casino Center Blvd.
Las Vegas, NV 89101
(702) 384-9111

RECEIPT

Receipt: 746757

Date: Thursday, October 09, 2003

Time: 9:07 PM

Defendant: VICTOR SALAZAR

Charge	Bond Amount	Premium
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RECEIVED FROM YOLANDA MARTINEZ THE SUM OF $370.00 LEAVING A BALANCE DUE OF $0.00

MICHAEL ACCARDI
AGENT, BAIL BOND AMERICA, INC.

YOLANDA MARTINEZ
PERSON PAYING FEE/TRANSFERRING PROPERT

LAS VEGAS MUNICIPAL COURT 400 E STEWART LAS VEGAS, NV 89101 NO:31-0038814
HOURS OF OPERATION: MON - FRI 8:00AM - 6:00PM

T R A N S A C T I O N R E C E I P T

DEFENDANT NAME: SALAZAR, VICTOR CRUZ SS#: ID#: 1929356
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COMPLAINT CHARGE:	VIDEO DEPARTMENT OFF			LHB
COMPLAINT CHARGE:	ADM ASM FEE SURETY BL PSTD=70			LHB
COMPLAINT CHARGE:	FILING FEE DUE: 40			LHB
COMPLAINT CHARGE:	CONS ASSES FEE SURETY BL PSTD= 10			LHB
COMPLAINT CHARGE:	SPECIALTY ASM FEE SURETY BL PSTD=7			LHB
COMPLAINT CHARGE:	SURETY BAIL POSTED= 193			LHB
COMPLAINT CHARGE:	FILING FEE PAID: 40			LHB
COMPLAINT CHARGE:	RELEASE FROM JAIL			LHB

STATE IMPOSED ASSESSMENT: 87
ENDERED: PAID: $ 40 CHANGE: BALANCE DUE: $ 273.00
BOND CO: BAIL BOND AMERICA
BOND NO: A302038878

OUR CASE IS NOT COMPLETED RETURN DATE: 11/06/03 DEPT: 1 TIME: 01:00 PM

AILURE TO RETURN MAY RESULT IN A WARRANT OF ARREST, LOSS OF BAIL POSTED OR BOTH

OSTED ON: 10/09/03 STA #31:



TAKEN 09-25-03
1:00 PM

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SUP-3746 - APPLICANT: JEFFREY CAMPBELL - OWNER: PAN PACIFIC RETAIL PROPERTIES, INC. - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 2101 North Rainbow Boulevard, Suite 102 (APN: 138-22-603-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802] subject to conditions – UNANIMOUS with NIGRO abstaining on Item 13 as Silver State Bank is one of the lenders on one of his firm's construction projects and EVANS excused

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

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are 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 the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

DAVID CLAPSADDLE, Planning and Development Department, stated letters have been received from each applicant agreeing to all of the conditions.

MINUTES - Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

JEFFREY CAMPBELL, applicant, 2101 North Rainbow Boulevard, appeared to represent his application.

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

(6:09 – 6:13)

CONDITIONS:
Planning and Development

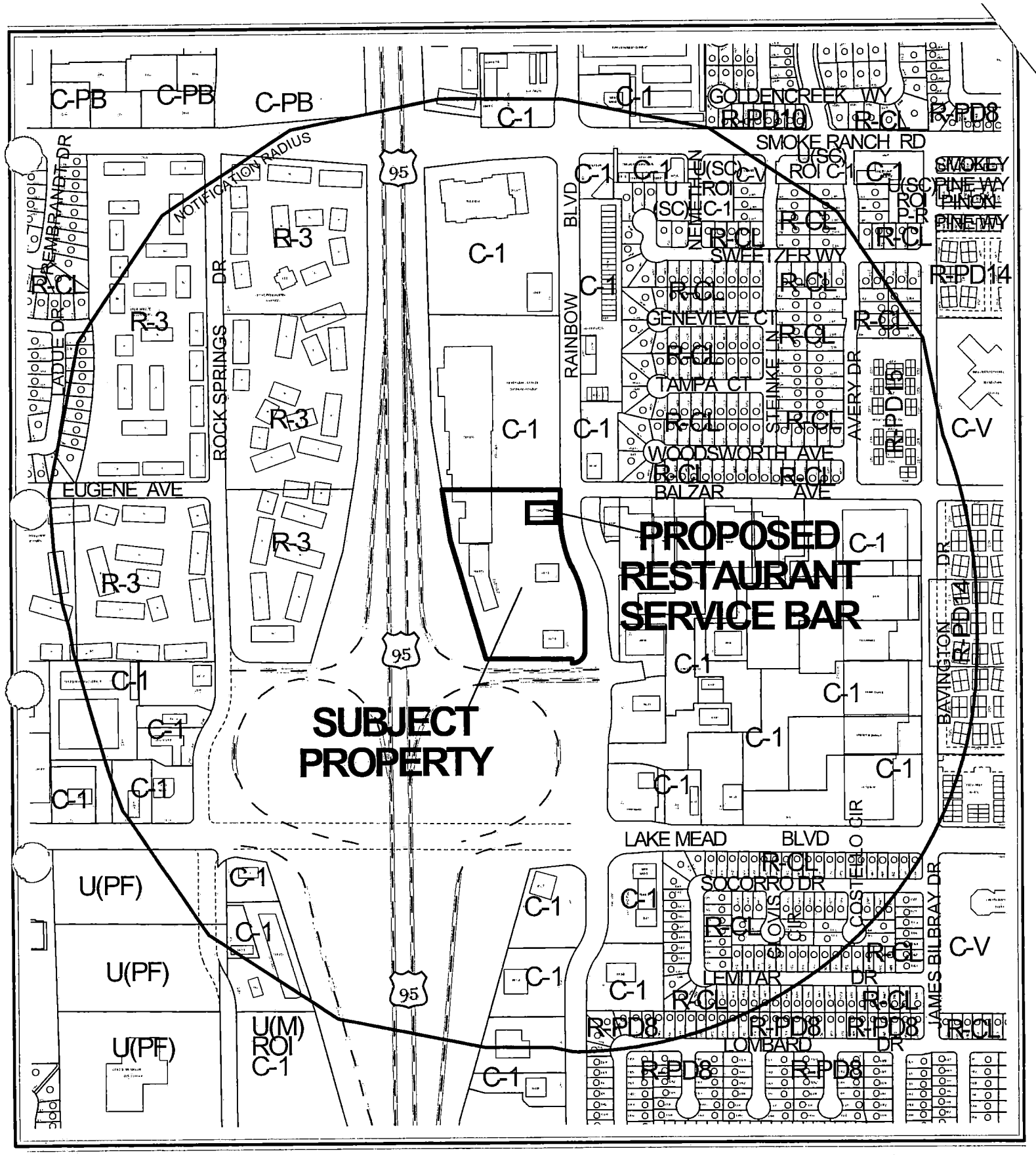
1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar use.

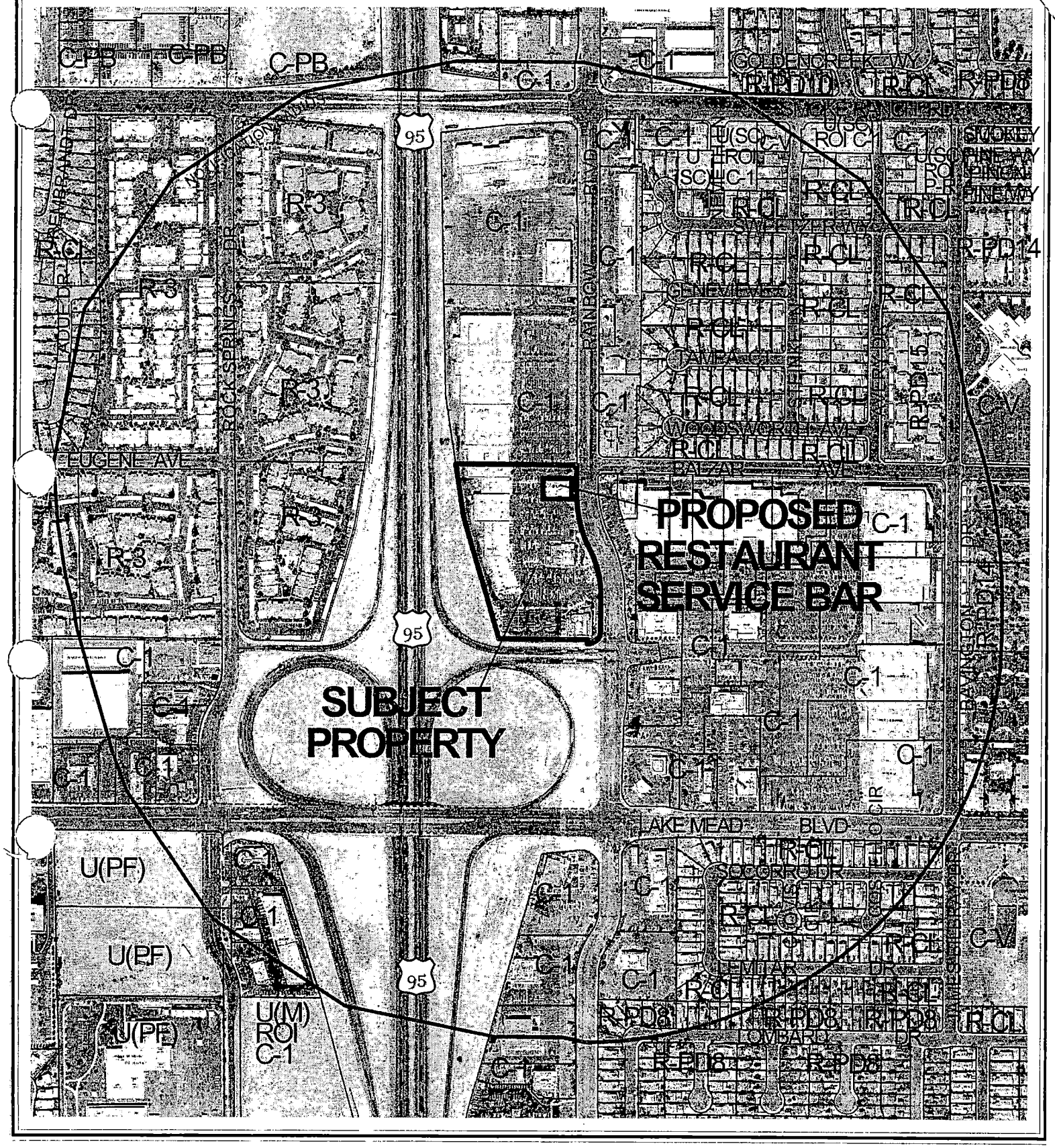
2. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0100-87(7) and Z-0174-94(1)] and all subsequent site-related actions.

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

4. Conformance to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

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


C-PB
C-PB
C-PB
C-1
C-1
GOLDENCREEK WY
R-PD10
R-CL
R-PD8
SMOKE RANCH RD
U(SC)
ROI C-1
C-1
C-1
U(SC)
ROI
C-1
C-V
U(SC)
ROI
P-R
SMOKEY PINE WY
SMOKEY PINE WY
SMOKEY PINE WY
R-CL
R-CL
R-CL
SWEETZER WY
R-PD14
R-CL
R-CL
GENEVIEVE CT
R-CL
R-CL
R-CL
TAMPA CT
R-CL
R-CL
WOODSWORTH AVE
R-CL
R-CL
BALZAR AVE
R-PD15
C-V
C-1
C-1
C-1



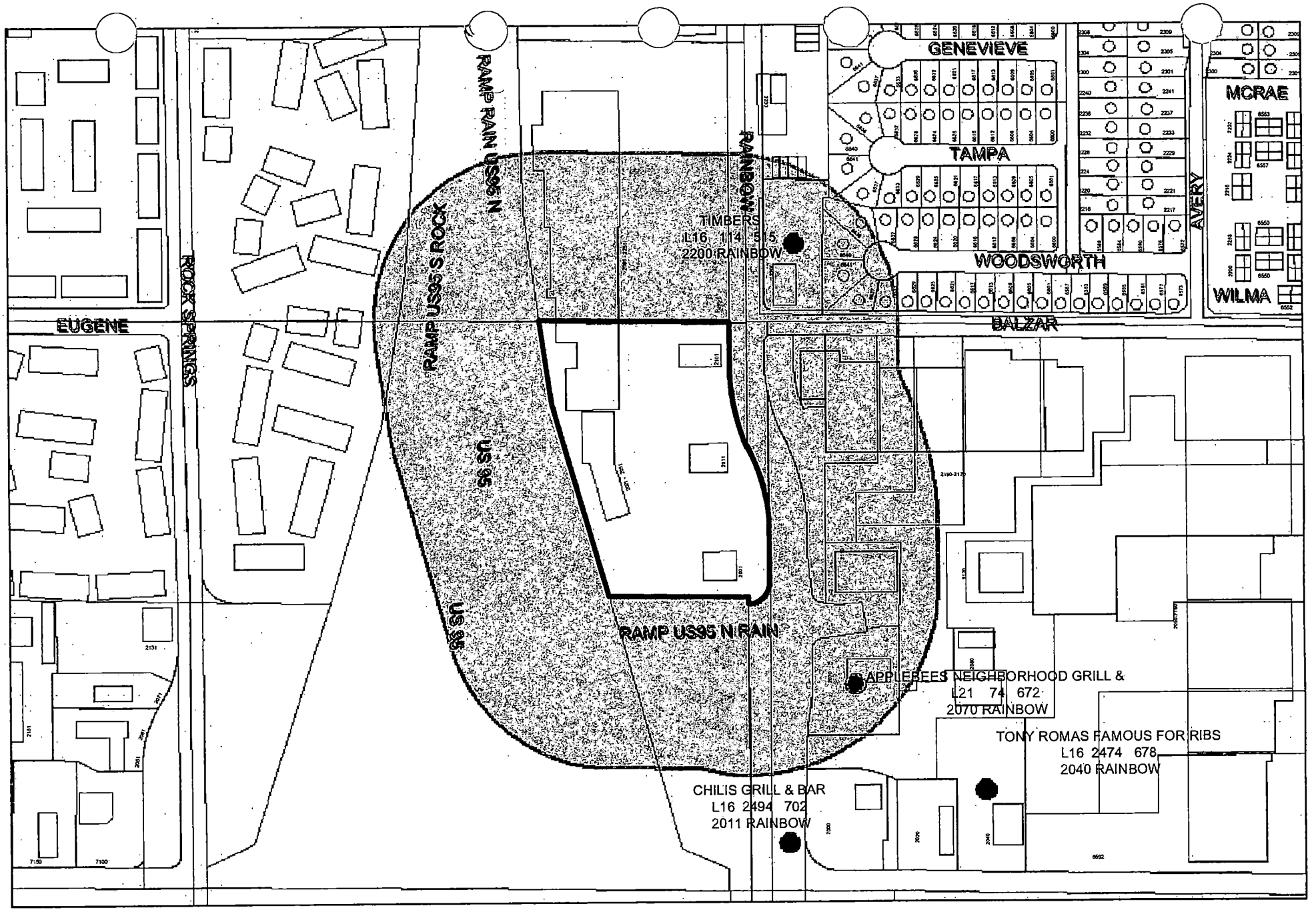
0 300 600 Feet

CASE: **SUP-3746**

RADIUS: 1500 FT

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

N



SUP-3746

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

Business Licenses

- Tavern
- Supper Club/ Restaurant Service Bar
- Child Care/ Children Facility

- Subject Property
- 400 foot buffer

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3746 - APPLICANT: JEFFREY CAMPBELL - OWNER: PAN PACIFIC RETAIL PROPERTIES, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Restaurant Service Bar use.

2. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0100-87(7) and Z-0174-94(1)] and all subsequent site-related actions.

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

4. Conformance to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

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 approval of a Special Use Permit for a proposed Restaurant Service Bar at 2101 North Rainbow Boulevard, Suite 102 (Southern Comfort Café).

B) Applicant's Justification

The proposed restaurant would be replacing another eating establishment; therefore, no additional parking would be required. The Restaurant Service Bar use will meet the required 400-foot separation distance from protected uses, and beer and wine will only be served to customers as part of a meal.

BACKGROUND INFORMATION

A) Previous Actions

11/18/87 The City Council approved a request for a Rezoning (Z-0100-87) from N-U (Non-Urban) with a portion under Resolution of Intent to R-3 (Medium Density Residential) to C-1 (Limited Commercial) on 25.8 acres on the west side of Lorenzi [Rainbow] Boulevard, between Lake Mead Boulevard and Smoke Ranch Road. The Planning Commission and staff recommended approval on 10/27/87.

11/16/94 The City Council approved a fifth Extension of Time [Z-0100-87(5)] on the Rezoning to C-1 (Limited Commercial). The Planning Commission and staff recommended approval on 10/27/94.

02/15/95 The City Council approved a request for a Rezoning (Z-0174-94) from N-U (Non-Urban) to C-1 (Limited Commercial) on 7.41 acres adjacent to the southwest corner of Rainbow Boulevard and Smoke Ranch Road. The Planning Commission and staff recommended approval on 01/26/95.

08/10/95 The Planning Commission approved a request for a Plot Plan and Building Elevation Review [Z-0100-87(7) and Z-0174-94(1)] for a proposed 227,276 square foot commercial shopping center on 20 acres adjacent to the southwest corner of Rainbow Boulevard and Smoke Ranch Road. Staff recommended approval.

06/19/96 The City Council approved a Special Use Permit (U-0031-96) for a Tavern and a Waiver of the 1,500-foot minimum distance separation from proposed and existing taverns, in conjunction with a proposed restaurant (Chili's Bar & Grill) on the subject site. The City Council also approved a Special Use Permit (U-0032-96) for a Tavern and a Waiver of the 1,500-foot minimum distance separation from proposed and existing taverns, in conjunction with a proposed restaurant (Romano's Macaroni Grill). The Board of Zoning Adjustment recommended approval on 05/28/96.

02/20/02 The City Council approved a Special Use Permit (U-0150-01) for a Restaurant Service Bar in conjunction with an existing restaurant (Da Franco Ristorante) located at 2101 North Rainbow Boulevard, Suite 101. Staff recommended approval. The Planning Commission and staff recommended approval on 01/10/02.

B) Pre-Application Meeting

01/12/04 The applicant requested a tavern use on this site; however, because a tavern and a school already exist within 1,500 feet of the subject property and are not separated from the subject property by at least a 100-foot right-of-way, the distance separation requirement cannot be waived. It was decided that a Restaurant Service Bar use would be appropriate for the site. Parking was not determined to be an issue, as the suite was formerly occupied by an eating establishment, a similar use.

C) Neighborhood Meetings

A neighborhood meeting was not required for this application, nor was one held.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 7.14 (20.03 net acres on overall site)

B) Existing Land Use

Subject Property:	Retail Commercial
North:	Retail Commercial
South:	U.S. 95 Right-of-Way
East:	Retail Commercial
West:	U.S. 95 Right-of-Way

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	Right-of-Way
East:	C-1 (Limited Commercial)
West:	Right-of-Way

E) General Plan Compliance

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the General Plan. This land use category allows low to medium intensity retail, office other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district is consistent with this category, and the proposed Restaurant Service Bar is a permitted use in the C-1 (Limited Commercial) district with the approval of a Special Use Permit.

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

No special districts, zones, or studies are associated with the subject site.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

SS

Uses	GFA	Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Restaurant/Bar	2,000 SF (900 SF public)	1/50 SF GFA public seating and waiting area; 1/200 SF GFA thereafter	23	1	1,393	Not provided

The entire 20-acre shopping center provides 1,393 parking spaces. Parking is shared across parcel lines; therefore, the number of parking spaces provided will greatly exceed the number required for the proposed restaurant. The number of parking spaces required for the overall shopping center site will be unaffected, as the proposed restaurant would be replacing a previous restaurant use.

A2) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Restaurant Service Bar	Property must be located 400 Feet from any church, synagogue, school, child care facility (13+ children), or City park	Property located greater than 400 feet from protected properties

No restaurant service bar business use is to be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park. There are no protected uses within the required 400-foot distance separation radius.

B) General Analysis and Discussion

- Zoning

The subject property is currently zoned C-1 (Limited Commercial). A Restaurant Service Bar is a permitted use in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.

- Use

  A Restaurant Service Bar is defined as a bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption. The submitted floor plan depicts a 906 square foot tenant space located within an existing building approved under Site Development Plan Review [Z-0100-87(7) and Z-0174-94(1)]. This floor plan appears to meet the provisions of the Restaurant Service Bar definition, as there is no separate public bar area depicted. The applicant's justification letter explains that the proposed restaurant will serve alcoholic beverages only in conjunction with a meal.

- Conditions

  Per Title 19.04.050, base conditions shall be met prior to approval of the Special Use Permit. They include meeting the 400-foot distance separation requirement from protected properties, how this distance is measured, and conformance to the provisions of Chapter 6.50 of the Las Vegas Municipal Code regarding the license of alcoholic beverages.

FINDINGS

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

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

   The proposed Restaurant Service Bar is situated within an existing building located within an established retail center and is adequately buffered from residential uses to the northeast. There are no protected uses within 400 feet of the proposed Restaurant Service Bar. As the previous use in this suite was also an eating establishment, parking requirements remain unchanged.

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

   The retail center in which the proposed restaurant is located will provide an adequate number of parking spaces to accommodate the Restaurant Service Bar use in addition to the other uses currently onsite.

SS

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

   Access to the site is via Rainbow Boulevard, designated as an 80-foot wide Secondary Collector on the Master Plan of Streets and Highways. (The portion of Rainbow Boulevard in the vicinity of the subject site is wider than 80 feet.) This street will adequately serve the proposed Restaurant Service Bar Use.

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

   The proposed Restaurant Service Bar use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 503

APPROVALS 0

PROTESTS 0

SS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3746 APN: 138-22-605-001

Name of Property Owner: Pan Pacific

Name of Applicant: Jeffrey Campbell

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: Brenda Thanepohn

Print Name: Brenda Thanepohn

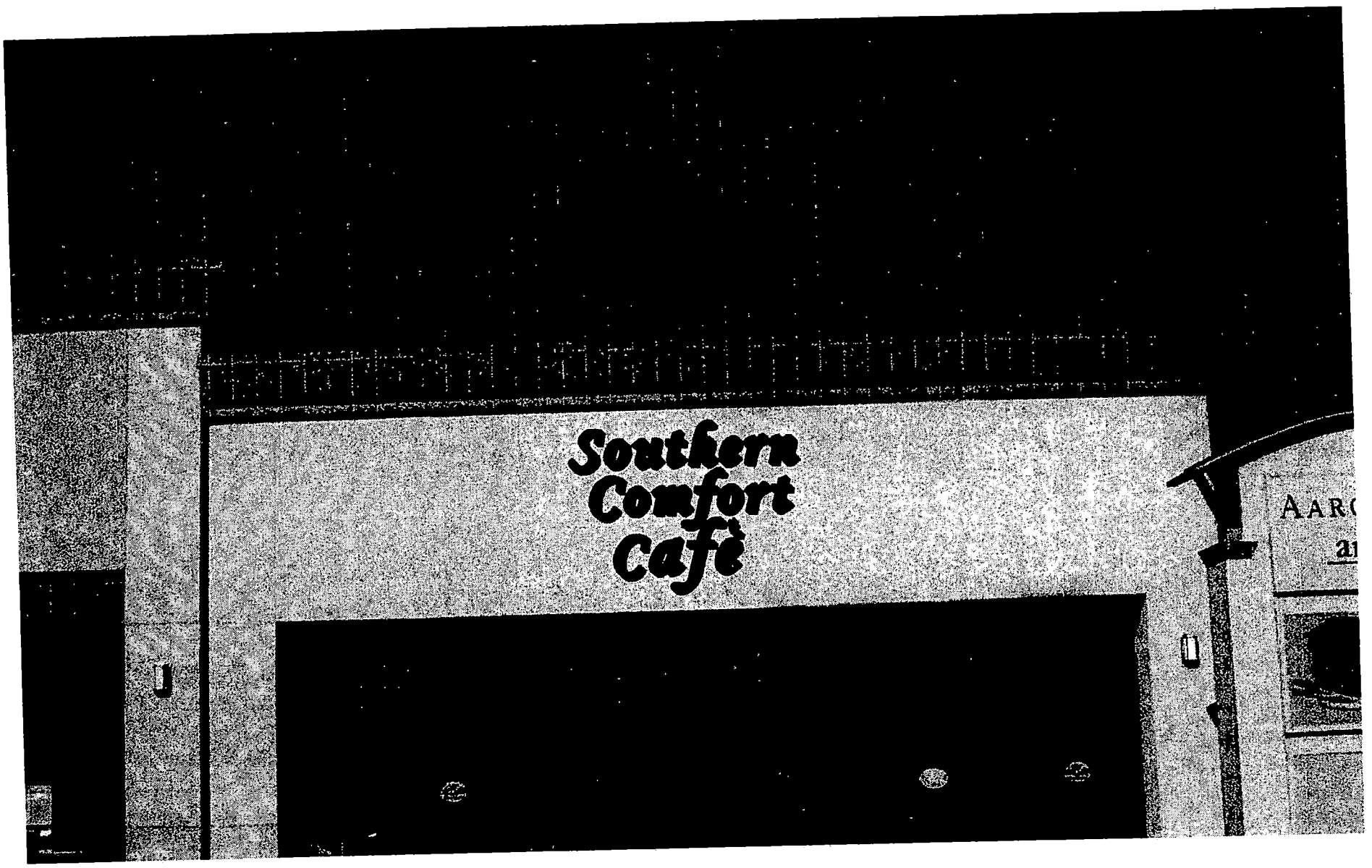
Subscribed and sworn before me

This 6th day of January, 2004

Heather Lambert

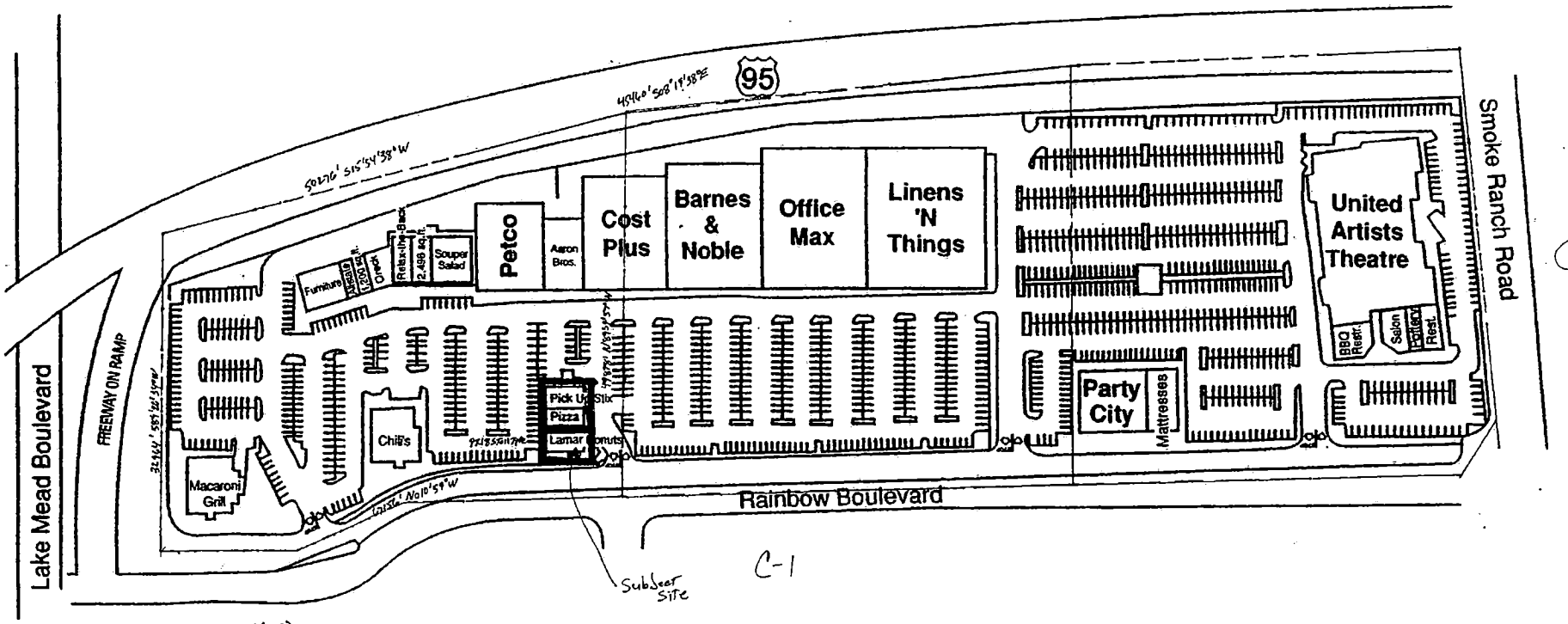
Notary Public in and for said County and State

HEATHER LAMBERT
Notary Public, State of Nevada
Appointment No. 03810121
My Appt. Expires March 26, 2007



SUP-3746
03-11-04 PC

R-3



(2234 AC GROSS)

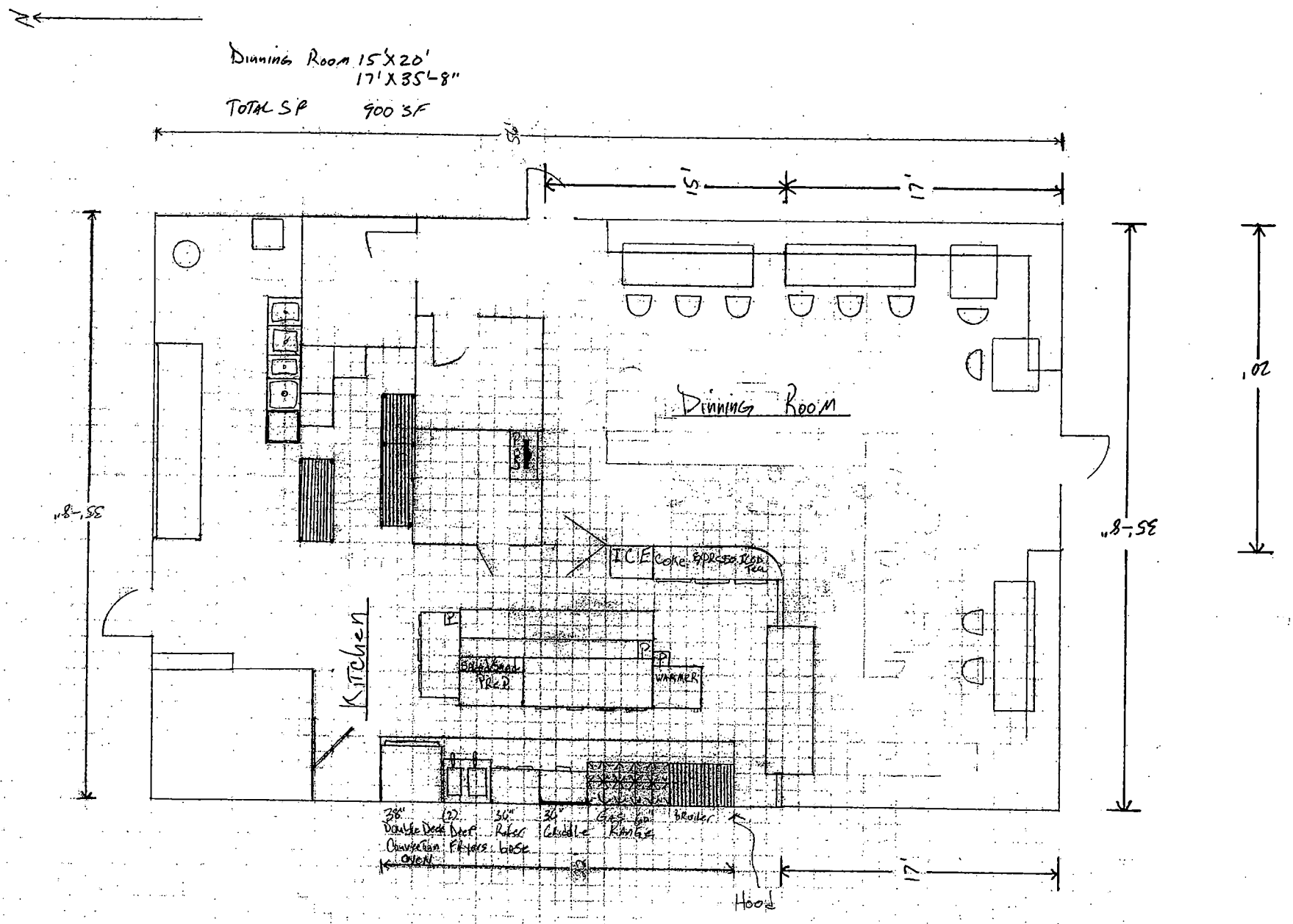
LandArea	97,519 SF SF
Parking Provided	1393 Stalls 5.95/1000SF (1:50 seating/waiting = 20)
Parking Required	25 Stalls (Remaining GFA = 5)
Building Size	5600 SF
SubSect Site	2000 SF

VICINITY MAP

COMMERCIAL PROJECT
NWC OF RAINBOW BLVD/LAKE MEAD BLVD
LAS VEGAS, NEVADA

SITE PLAN

SUP-3746
03-11-04 PC



SUP-3746

03-11-04 PC



SUP-3746 - APPLICANT: JEFFREY CAMPBELL - OWNER: PAN PACIFIC RETAIL PROPERTIES, INC.
2101 NORTH RAINBOW BOULEVARD
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SDR-3787 - APPLICANT/OWNER: SILVER STATE BANK - Request for a Site Development Plan Review and Waivers of the parking lot landscaping and building foundation landscaping standards FOR A PROPOSED 5,000 SQUARE-FOOT OFFICE BUILDING on 0.46 acres located at 8901 West Sahara Avenue (APN: 163-08-120-036), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802] subject to conditions – UNANIMOUS with NIGRO abstaining on Item 13 as Silver State Bank is one of the lenders on one of his firm's construction projects and EVANS excused

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

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are 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 the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 13 – SDR-3787

MINUTES - Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

DAVID CLAPSADDLE, Planning and Development Department, stated letters have been received from each applicant agreeing to all of the conditions.

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

(6:09 – 6:13)

1-231

CONDITIONS:
Planning and Development

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

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

3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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

CONDITIONS - Continued:

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

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

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

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

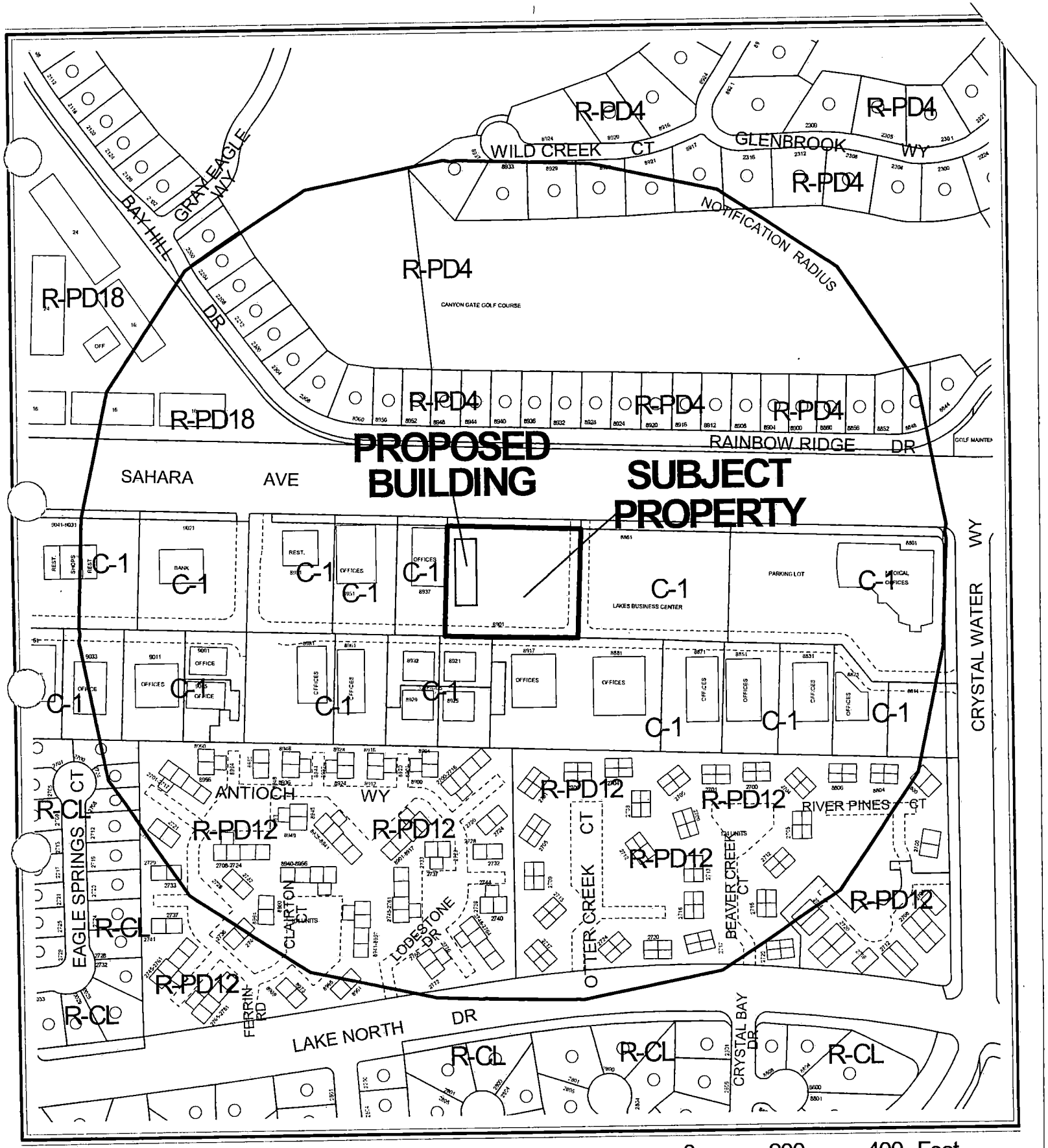
11. All City Code requirements and design standards of all City departments must be satisfied

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.

14. Site development to comply with all applicable conditions of approval for Z-0013-86, the Lakes Business Center commercial subdivision, and all other applicable site-related actions.

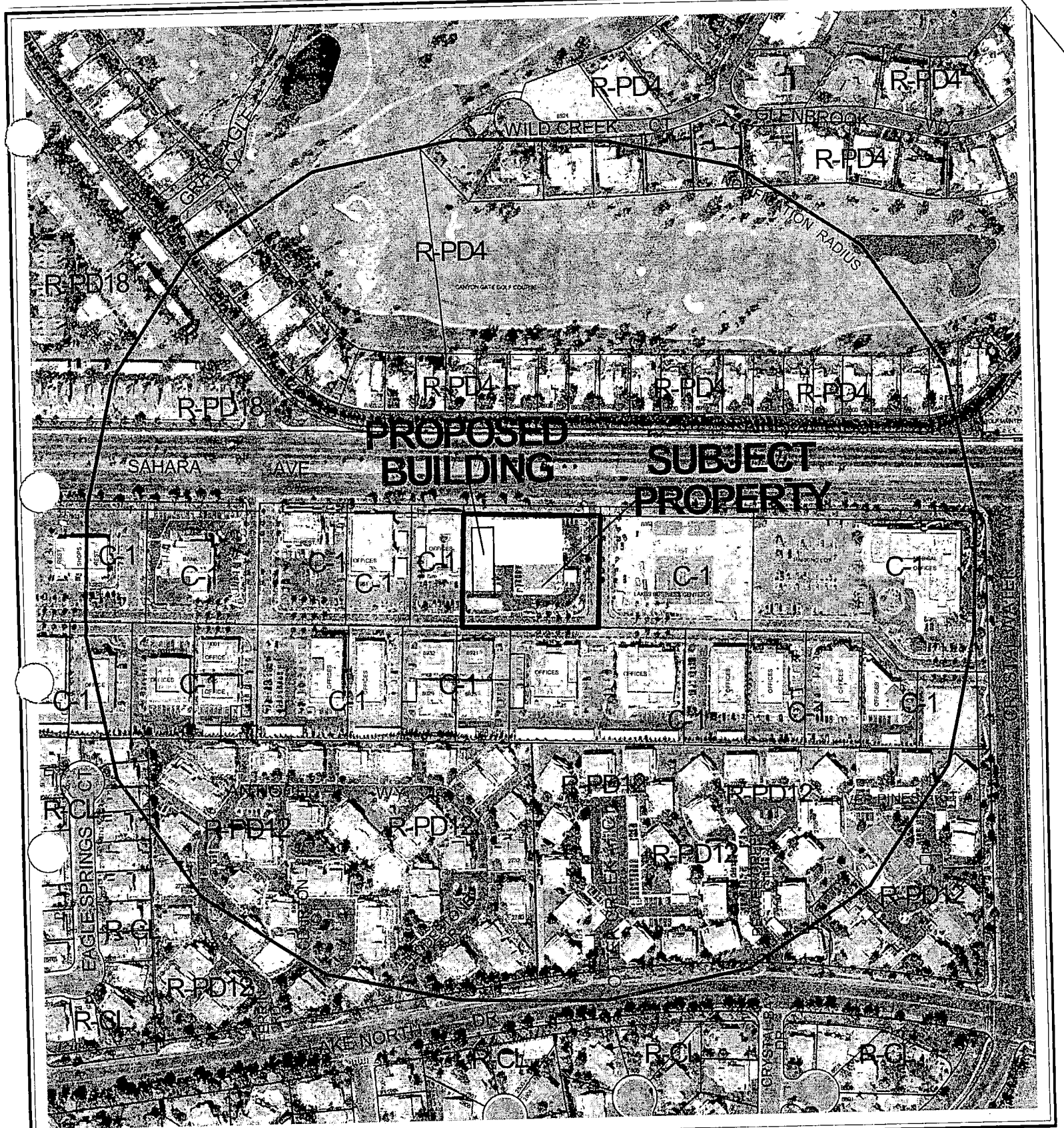


CASE: **SDR-3787**

RADIUS: 750 FT

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

N


R-PD4
R-PD4
WILD CREEK CT
GLENBROOK WY
R-PD4
GRAY EAGLE
R-PD4
R-PD18
R-PD4
R-PD4
R-PD4
R-PD18
PROPOSED BUILDING
SUBJECT PROPERTY
SAHARA AVE
C-1
C-1
C-1

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3787 - APPLICANT/OWNER: SILVER STATE BANK

** CONDITIONS **

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

Planning and Development

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

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

3. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

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

6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

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

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

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

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

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.

14. Site development to comply with all applicable conditions of approval for Z-0013-86, the Lakes Business Center commercial subdivision, and all other applicable site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Site Development Plan Review for a proposed 4,998 square-foot Professional Office building with waivers from parking lot and foundation buffer landscaping requirements on 0.46 acres located at 8901 West Sahara Avenue.

B) Applicant's Justification

The proposed office building maintains the character of the development by maintaining a scale appropriate to the development, by utilizing colors and materials found on adjacent projects, and by adhering to the Lakes Business Park guidelines. The project was reviewed and approved by both the Lakes Business Park and the Lakes at West Sahara Architectural Review Committees.

BACKGROUND INFORMATION

A) Previous Actions

08/09/84 The City Council approved a Reclassification of Property (Z-0054-84) from N-U (Non-Urban), to R-1 (Single Family Residence), R-PD3 (Residential Planned Development-3 Units per Acre), R-PD4 (Residential Planned Development-4 Units per Acre), R-PD7 (Residential Planned Development-7 Units per Acre), R-PD12 (Residential Planned Development-12 Units per Acre), R-PD23 (Residential Planned Development-23 Units per Acre), P-R (Professional Offices & Parking), C-1 (Limited Commercial), and C-V (Civic).

06/08/00 The Planning Commission approved a Site Development Review [Z-0013-86(13)] for two medical office buildings on 3.05 acres. The Planning and Development Department recommended approval.

B) Pre-Application Meeting

01/08/04 Issues discussed included the need for a parking analysis, sign elevations, and waivers from parking lot and foundation buffer landscaping requirements.

C) Neighborhood Meetings

A neighborhood meeting is not required for Site Development Plan Review applications.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 0.46

B) Existing Land Use

Subject Property:	Financial Institution, General / Professional Office
North:	Single Family Residential
South:	Professional Office
East:	Undeveloped
West:	Professional Office

C) Planned Land Use

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

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	R-PD4 (Residential Planned Development – 4 Units per Acre)
South:	C-1 (Limited Commercial)
East:	C-1 (Limited Commercial)
West:	C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located within the Southwest Sector of the General Plan with a SC (Service Commercial) land use designation, which allows for low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) district is consistent with the General Plan designation, and the proposed Professional Office is a permitted use in the C-1 zoning district.

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 site is not located within any Special Districts or Zones.

PROJECT DESCRIPTION

The proposal is for a 4,998 square-foot Professional Office building located within the Lakes Business Park at 8901 West Sahara Avenue. The site consists of an existing two-story bank/office building and is fully developed with the exception of the subject pad site and a portion of its associated parking. Access is provided via private drives adjacent to the east and south sides of the site, and there are 11 parking spaces proposed in addition to those existing on the site. Waivers have been requested for relief from parking lot and foundation buffer landscaping, and perimeter and streetscape landscaping is not required.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Setbacks • Front • Side • Rear	 20 Feet 10 Feet 20 Feet	 22 Feet 10 Feet 96 Feet	 Y Y Y Y
Max. Lot Coverage	50 %	24.7 %	Y
Max. Building Height	2 Stories / 35 Feet	19 Feet	Y

The subject site meets or exceeds all applicable Title 19 requirements.

A3) Parking and Traffic Standards

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

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Proposed Office	4,998 SF.	1 Space/300 GFA	16	1	21	1
Existing Office	4,800 SF	1 Space/300 GFA	15	1	15	1
Existing Financial Institution	4,800 SF	1 Space/200 GFA	23	1	23	1

The subject site exceeds Title 19 parking requirements.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 Tree/ 6 Spaces + 1 Tree	5 Trees	0 Trees

The landscape plan depicts a deficiency of five parking lot trees and a waiver has been requested to allow relief from this requirement.

A5) Sign Standards

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

Monument Signs: MSC, Limited

Standards	**Allowed**	**Provided**
Maximum Area	60 SF /sign	32 SF
Maximum Height	8 Feet	4 Feet
Minimum Setback	5 Feet	30 Feet
Illumination	Direct	Direct

The proposed sign meets or exceeds all applicable Title 19 Sign Standards.

B) General Analysis and Discussion

- Zoning

The C-1 (Limited Commercial) District is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

- Site Plan

The proposal is for a 4,998 square-foot Professional Office building located within the Lakes Business Park at 8901 West Sahara Avenue. The site consists of an existing two-story bank/office building and is fully developed with the exception of the subject pad site and a portion of its associated parking. There are 11 parking spaces proposed in addition to those already existing on the site. Access is provided via two private drives, which are internal to the Lakes Business Park, adjacent to the east and south sides of the site.

- Waivers

  Waivers have been requested for relief from parking lot and foundation landscape buffer landscaping. Title 19 requires one tree for every six parking spaces, and a six-foot landscape buffer between the building and proposed sidewalk. The existing bank/office parking area has no parking lot landscaping, and the parking lot landscaping waiver will allow for a consistent parking area throughout the site. The foundation landscape buffer is not practical given the size of the pad site and the required 10-foot separation between the proposed building and the existing office building to the west.

- Landscape Plan

  The landscape plan depicts a deficiency of parking lot and foundation buffer landscaping, and waivers have been requested to allow relief from these requirements. Perimeter and streetscape landscaping is not required as the proposed development is for a pad site located within an existing development.

- Elevation

  The building elevations depict a 19-foot building with a roof consisting of concrete tiles and an exterior of a cultured stone veneer and stucco in light earth tones. The building façade matches that of the existing bank/office building and is consistent with other office development in the area.

- Floor Plan

  The floor plan depicts seven office suites ranging in size from 500 to 1,000 square feet.

FINDINGS

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

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

   The proposed development is located within the Lakes Business Park and is compatible with both the adjacent development and development in the area.

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

With the inclusion of the requested landscaping waivers, the 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.

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

Two private drives, which are internal to the Lakes Business Park, serve the site. The nearest roadway to the development is Sahara Avenue, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. The proposed office building will not negatively impact traffic in the area.

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

The proposed building is an aesthetically appropriate structure for a professional office, and landscape materials as proposed are appropriate for this project.

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

The building elevations depict design characteristics and other architectural features that are typical of professional office buildings in the area. The site is not obnoxious in appearance, and is harmonious and compatible with development in the area.

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

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

NOTICES MAILED 281

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3787 APN: 16308120036

Name of Property Owner: SILVER STATE BAU

Name of Applicant: SAME

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

____ Yes ✓ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: MICHAEL J THIRA
CFO

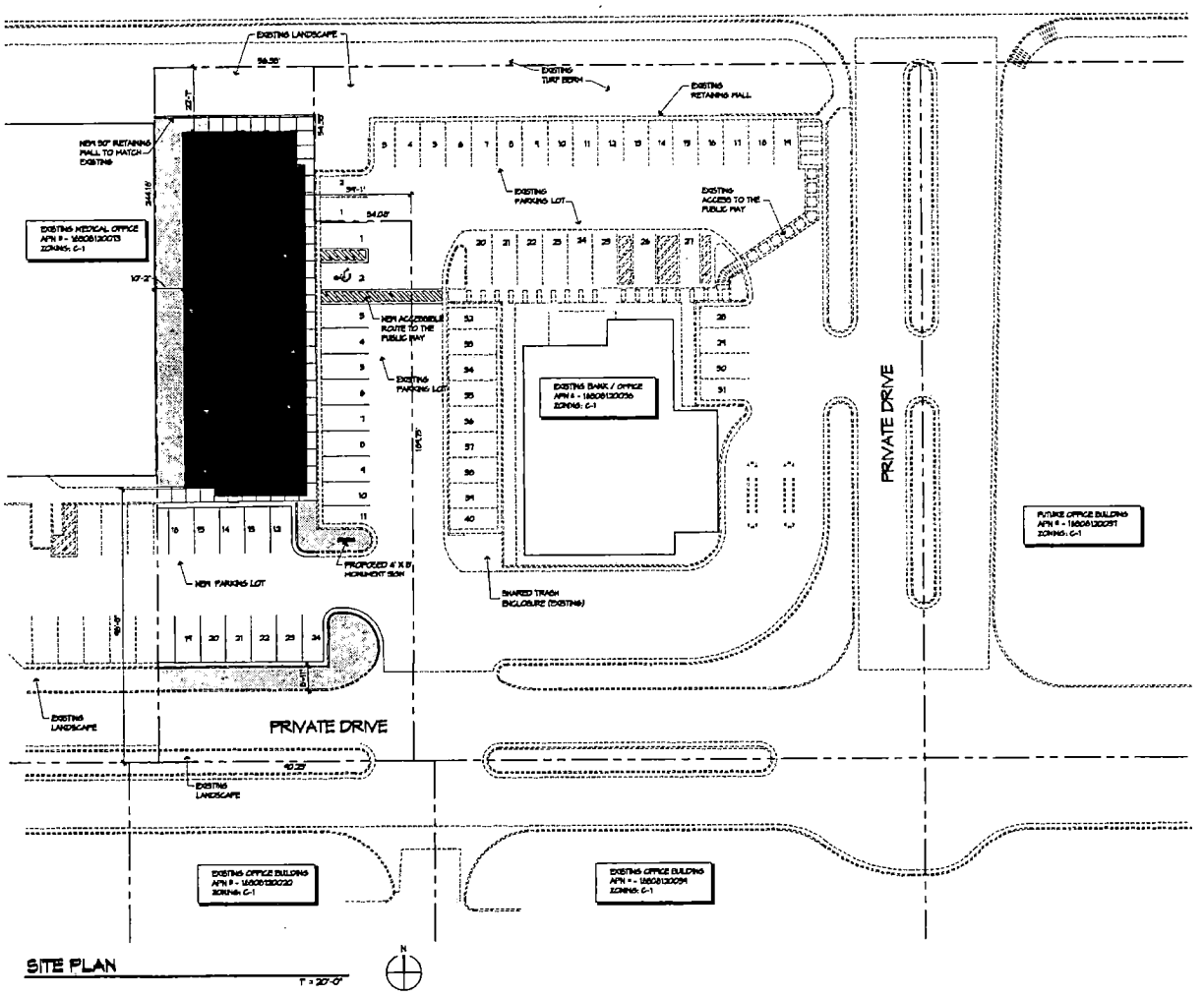
Subscribed and sworn before me

This 26 day of January, 2004

Holly A. Schrimsher
Notary Public in and for said County and State

Notary Public-State Of Nevada
COUNTY OF CLARK
HOLLY A. SCHRIMSHER
My Appointment Expires
June 5,2005
No. 01-69177-1

WEST SAHARA AVENUE



SITE PLAN

1" = 20'-0"

PROJECT DATA

LOCATION:	LAKES BUSINESS PARK, WEST SAHARA & DURANGO
PARCELS:	PARCEL 4-2, APN# 162081300256
LOT SIZE:	.46 ACRE (20,212 S.F.)
ZONING CLASSIFICATION:	C-1
BUILDING SIZE:	4,498 G.S.F.
LOT COVERAGE:	24.7%

PARKING ANALYSIS

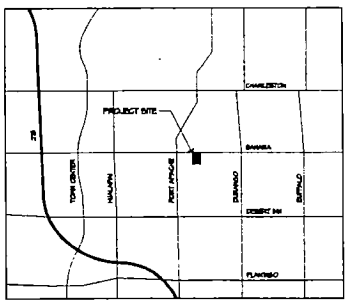
EXISTING BANK/OFFICE BUILDING

FINANCIAL INSTITUTION:	4,500 SF @1:300 = 24
OFFICE SPACE:	4,500 SF @1:500 = 16
TOTAL REQUIRED:	40 INCLUDING 3 H.C.
TOTAL PROVIDED:	40 INCLUDING 3 H.C.

NEW OFFICE BUILDING

OFFICE SPACE:	4,498 SF@1:300 = 11
TOTAL REQUIRED:	11 INCLUDING 1 H.C.
TOTAL PROVIDED:	23 INCLUDING 1 H.C.

VICINITY MAP



SDR-3787
03-11-04 PC

architecture
interiors
planning
engineering
Dekker
Perich
Holmes
Sabatini
8 Holmes Sabatini Way
Henderson, Nevada 89014
702.436.1005
fax 436.1050
dphs@dphsnv.com

ARCHITECT

ENGINEER

PROJECT

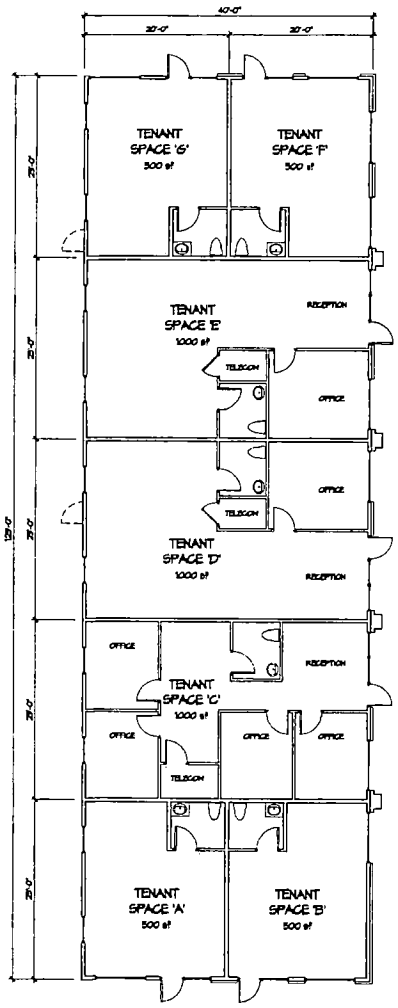
MSC, LIMITED
OFFICE BUILDING
LAKES BUSINESS CENTER
LAS VEGAS, NEVADA

REVISIONS
△
△
△
△

DRAWN BY
REVIEWED BY
DATE
PROJECT NO.
DRAWING NAME

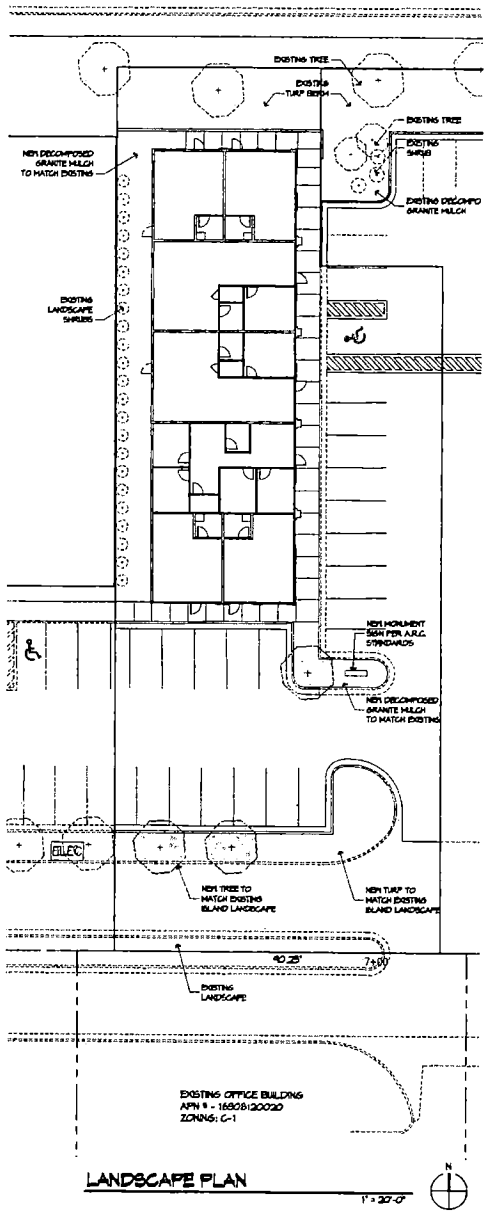
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OF



FLOOR PLAN

1/8" = 1'-0"

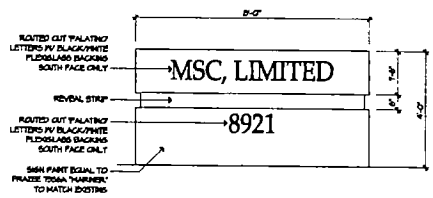


LANDSCAPE PLAN

1" = 20'-0"

PLANTING LEGEND

EST. QTY.	Botanical name/ COMMON NAME	INSTALLED SIZE
EVERGREEN TREES		
9	Pinus brutia eldarica MONDEL PINE	24" BOX
MULCH		
1,940 S.F.	DECOMPOSED GRANITE MULCH COLOR TO MATCH ADJACENT PROPERTY, 1/2" MINUS 1-1/2" DEPTH, NO FILTER FABRIC	
TURF		
1,810 S.F.		



SIGN ELEVATION

1/2" = 1'-0"

SDR-3787

03-11-04 PC

architecture
interiors
planning
engineering

Dekker
Perich
Holmes
Sabatini

1 Holmes Sabatini Way
Henderson, Nevada 89014
702.436.1000
fax 436.1036
dphsh@dphsh.com

ARCHITECT

ENGINEER

PROJECT

MSC, LIMITED
OFFICE BUILDING
LAKES BUSINESS CENTER
LAS VEGAS, NEVADA

REVISIONS

DRAWN BY

REVIEWED BY

DATE

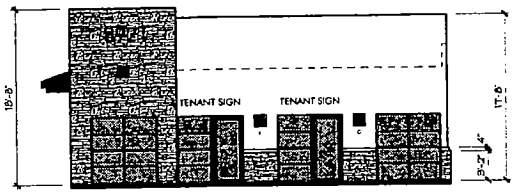
PROJECT NO.

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SITE PLAN

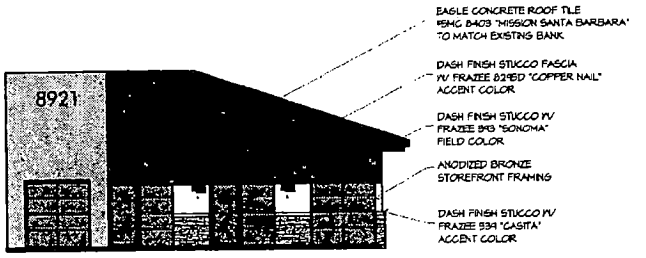
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NORTH ELEVATION

1/8" = 1'-0"



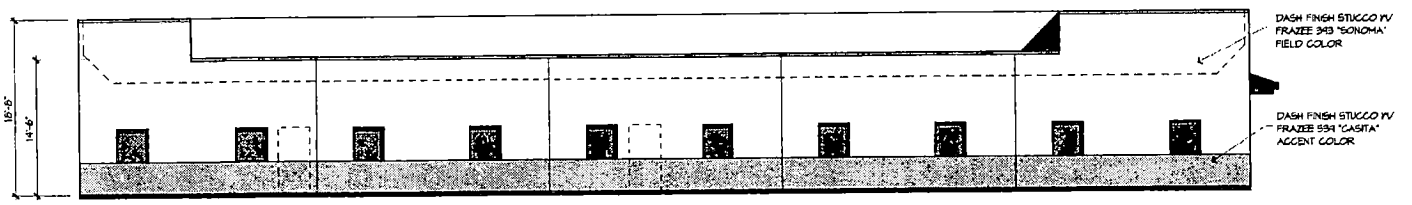
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

SDR-3787
03-11-04 PC

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Perich
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Sabatini
1 Holmes Sabatini Way
Henderson, Nevada 89014
702.436.1004
fax 436.1050
ARCHITECT
ENGINEER

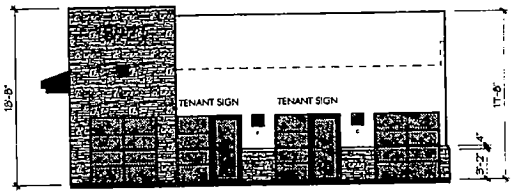
PROJECT

MSC, LIMITED
OFFICE BUILDING
LAKES BUSINESS CENTER
LAS VEGAS, NEVADA

REVISIONS

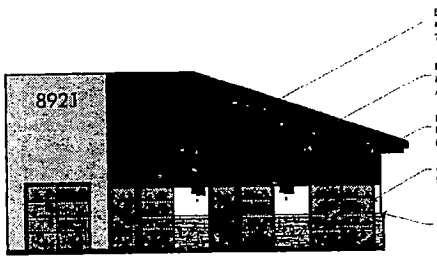
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REVIEWED BY
DATE
PROJECT NO.
DRAWING NAME

DRAWING NO.



NORTH ELEVATION

1/8" = 1'-0"



EAGLE CONCRETE ROOF TILE
#EMC 8403 "MISSION SANTA BARBARA"
TO MATCH EXISTING BANK

DASH FINISH STUCCO FASCIA
W/ FRAZEE 8248SD "COPPER NAIL"
ACCENT COLOR

DASH FINISH STUCCO W/
FRAZEE 343 "SONOMA"
FIELD COLOR

ANODIZED BRONZE
STOREFRONT FRAMING

DASH FINISH STUCCO W/
FRAZEE 539 "CASITA"
ACCENT COLOR

SOUTH ELEVATION

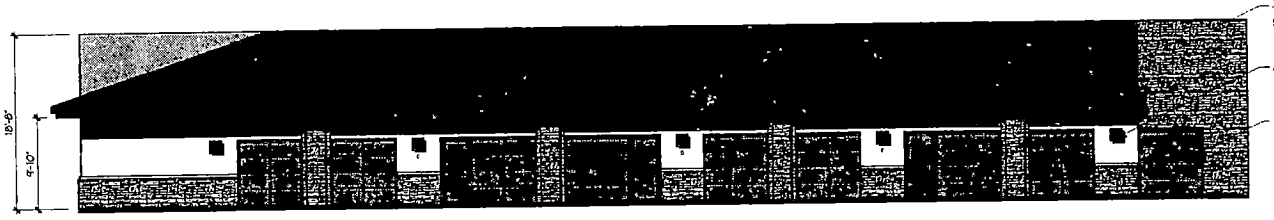
1/8" = 1'-0"



EAGLE CONCRETE ROOF TILE
#EMC 8403 "SANTA BARBARA"



FRAZEE #8248SD "COPPER NAIL"
ACCENT STUCCO CO.OR



CULTURED STONE #CSV-2028
"FOG SOUTHERN LEDGESTONE"
STONE VENEER TO MATCH EXISTING BANK

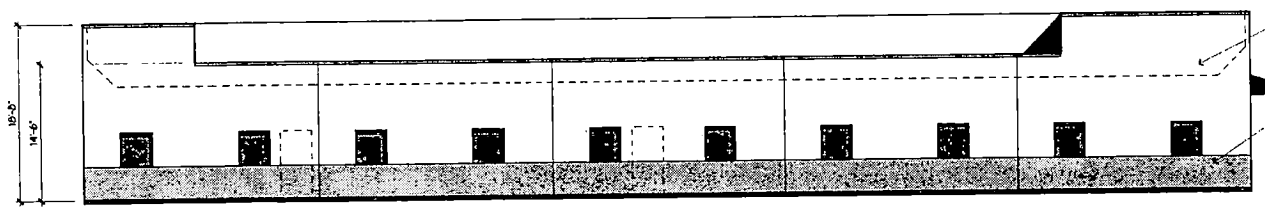
ACCENT LIGHT

1" INSULATED GLAZING
GRAY TINT

EAST ELEVATION

1/8" = 1'-0"

FRAZEE #539 "CASITA"
ACCENT STUCCO CO.OR

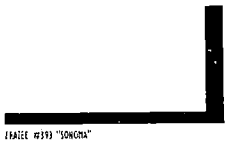


DASH FINSH STUCCO W/
FRAZEE 343 "SONOMA"
FIELD COLOR

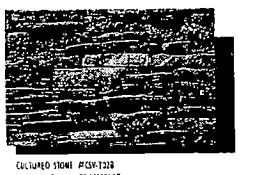
DASH FINSH STUCCO W/
FRAZEE 539 "CASITA"
ACCENT COLOR

WEST ELEVATION

1/8" = 1'-0"



FRAZEE #343 "SONOMA"
FIELD STUCCO COLOR



CULTURED STONE #CSV-2028
"FOG SOUTHERN LEDGESTONE"
STONE VENEER

architecture
interiors
planning
engineering

Dekker
Perich
Holmes
Sabatini

1 Holmes Sabatini Way
Henderson, Nevada 89014
702.436.3005
fax 436.1050
cphsl@cphsl.com

ARCHITECT

ENGINEER

PROJECT

MSC, LIMITED
OFFICE BUILDING
LAKES BUSINESS CENTER
LAS VEGAS, NEVADA

REVISIONS

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REVIEWED BY

DATE

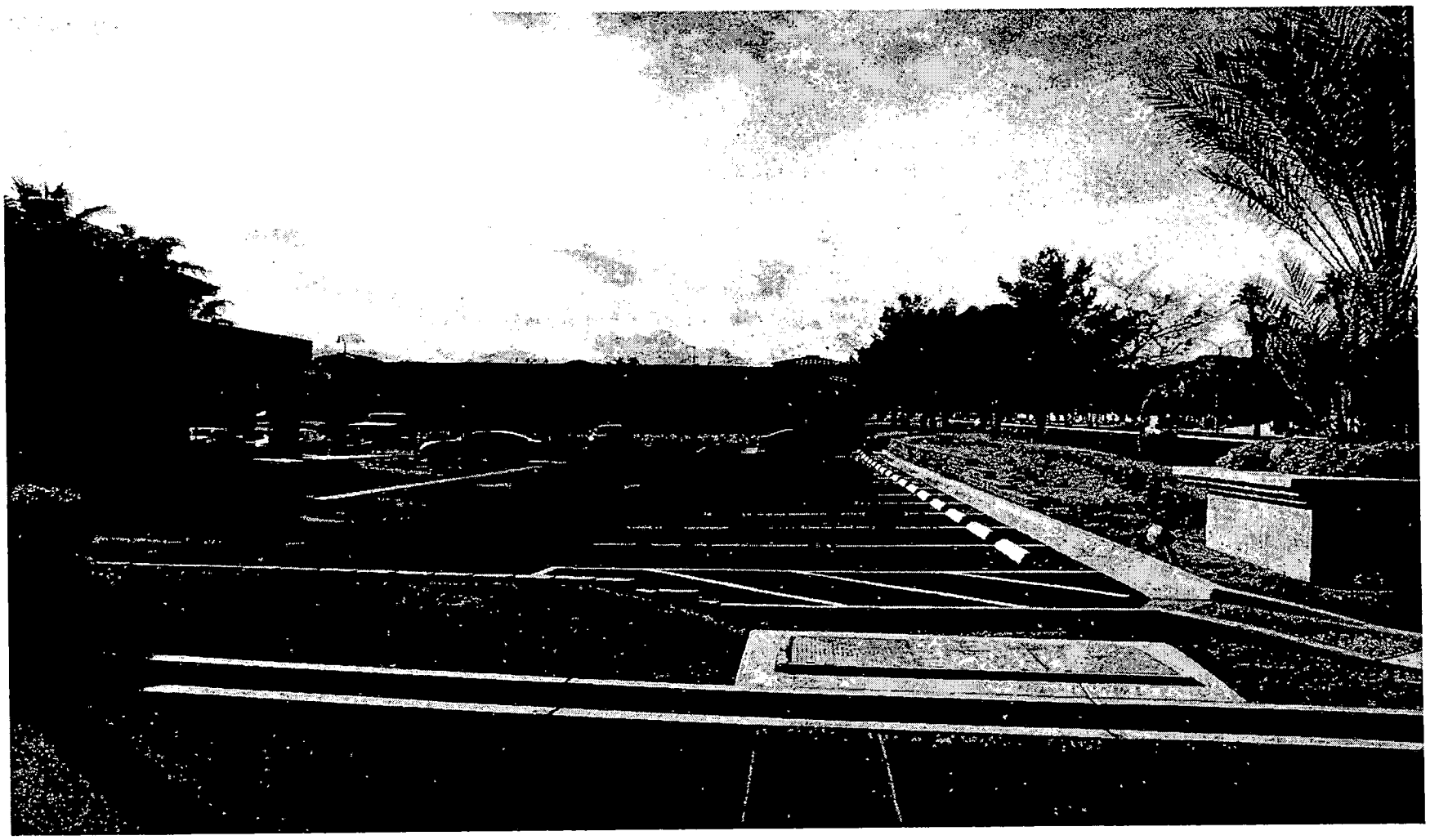
PROJECT NO.

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DRAWING NO.

OF

SDR-3787
03-11-04 PC



SDR-3787 - APPLICANT/OWNER: SILVER STATE BANK
8901 WEST SAHARA AVENUE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

VAC-3760 - APPLICANT: AMERICAN PREMIER HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Grand Canyon Drive, Ward 6 (Mack).

SET DATE: 03/17/04 C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802] subject to conditions – UNANIMOUS with NIGRO abstaining on Item 13 as Silver State Bank is one of the lenders on one of his firm's construction projects and EVANS excused

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

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are 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 the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

DAVID CLAPSADDLE, Planning and Development Department, stated letters have been received from each applicant agreeing to all of the conditions.

MINUTES – Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].
(6:09 – 6:13)
1-231

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Site Development Plan Review SDR-2928 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.

2. Provide proof acceptable to the Department of Public Works that the Jo Marcy Drive alignment is no longer required to provide legal access to Assessor's Parcel Number 125-18-101-011 prior to the recordation of an Order of Relinquishment of Interest for this application.

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 Relinquishment of Interest.

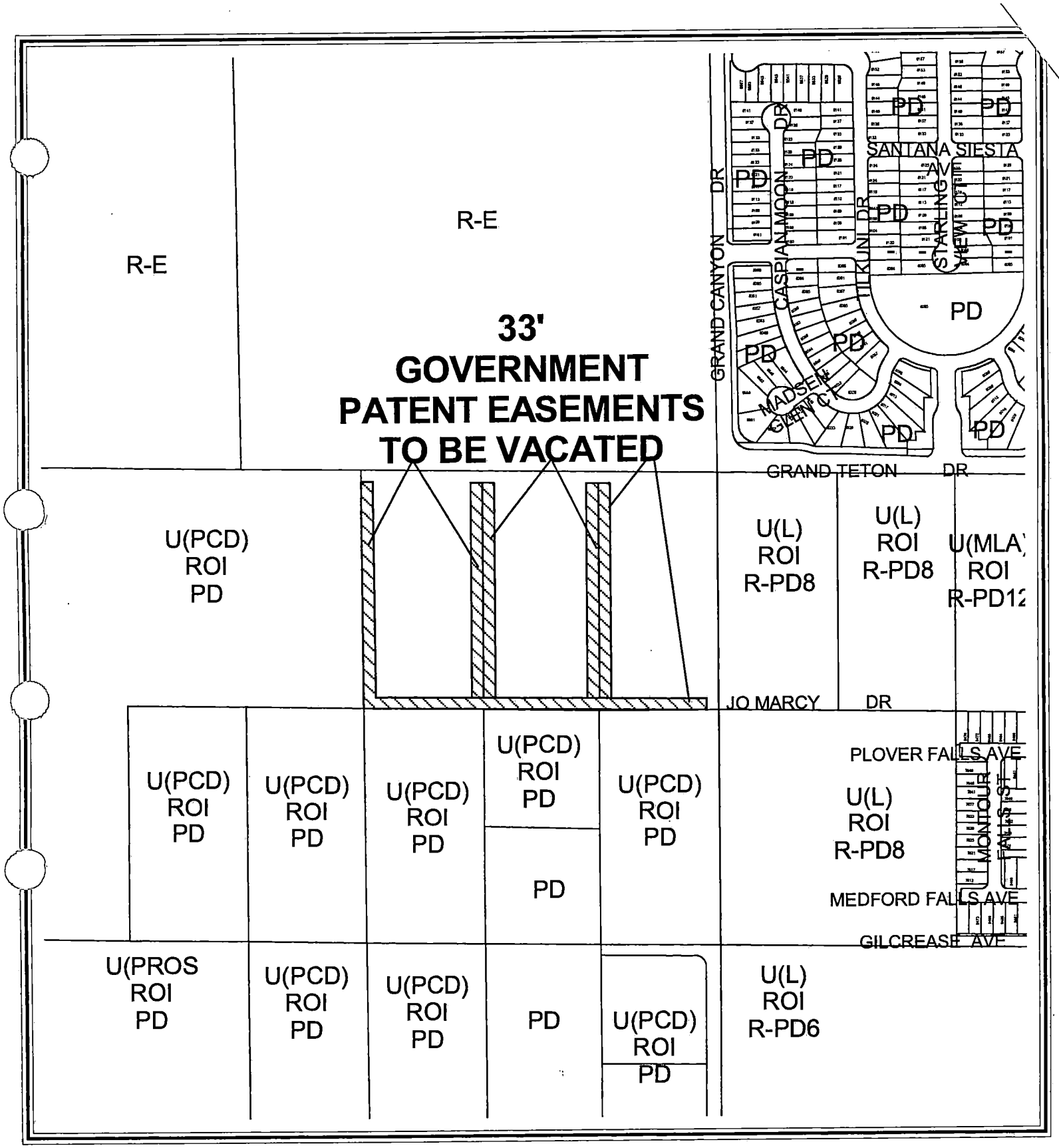
4. Development of these sites shall comply with all applicable conditions of approval for Site Development Plan Review SDR-2928 and all other applicable site-related actions.

5. All development shall be in conformance with Code requirements and design standards of all City Departments.

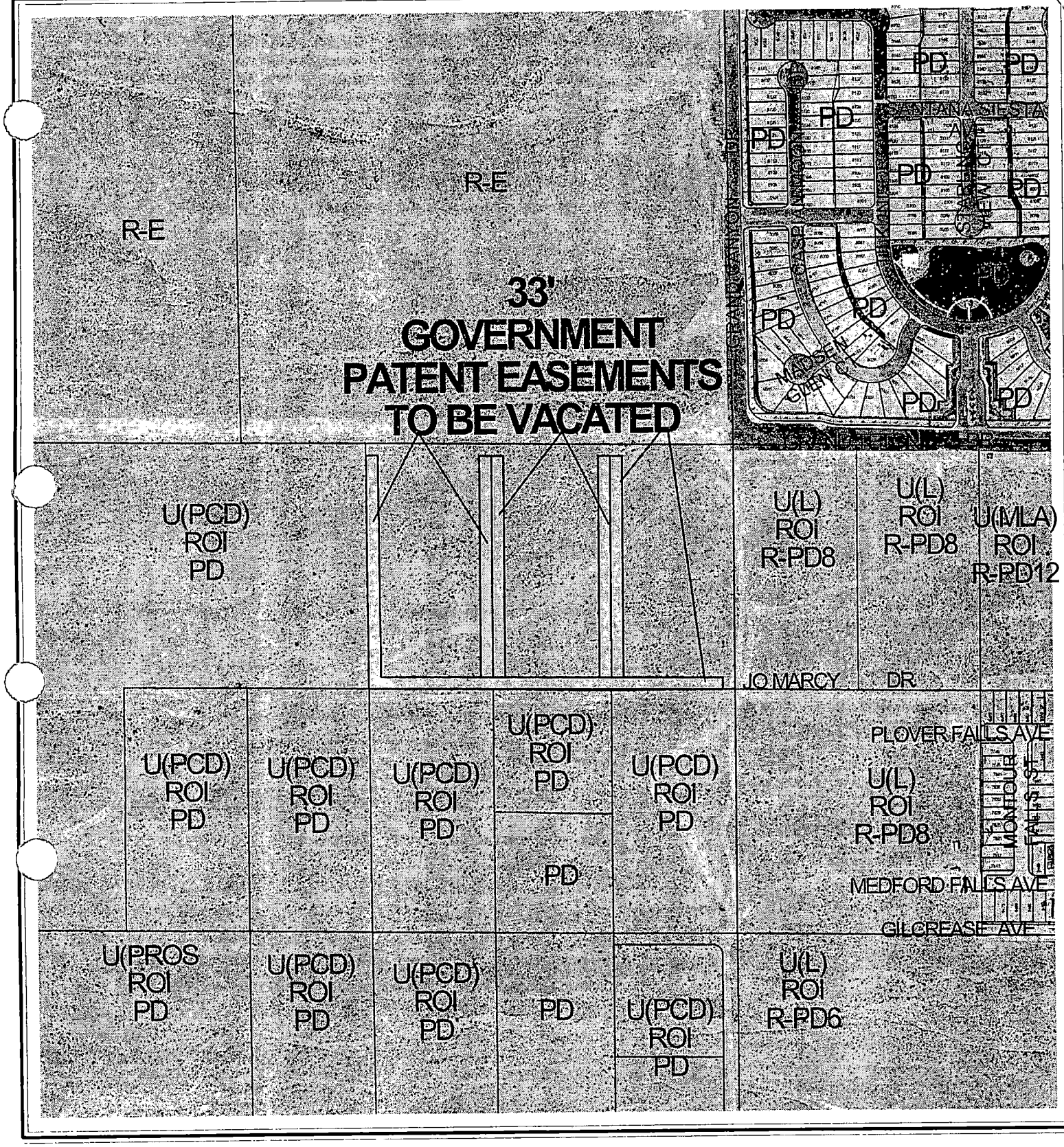
CONDITIONS – Continued:

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that 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 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-3760**



0 200 400 Feet

CASE: **VAC-3760**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-3760 - APPLICANT: AMERICAN PREMIER HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for Site Development Plan Review SDR-2928 may be used to satisfy this condition, provided that the area requested for vacation is addressed within that study.

2. Provide proof acceptable to the Department of Public Works that the Jo Marcy Drive alignment is no longer required to provide legal access to Assessor's Parcel Number 125-18-101-011 prior to the recordation of an Order of Relinquishment of Interest for this application.

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 Relinquishment of Interest.

4. Development of these sites shall comply with all applicable conditions of approval for Site Development Plan Review SDR-2928 and all other applicable site-related actions.

5. All development shall be in conformance with Code requirements and design standards of all City Departments.

6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that 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 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

The request is for a Petition to Vacate U.S. Government Patent Easements generally located south of Grand Teton Drive, east of Grand Canyon Drive.

B) Applicant's Justification

The applicant's justification letter indicates the U. S. Government Patent Reservations are no longer necessary and will be incorporated into the proposed single-family development on this site.

BACKGROUND INFORMATION

A) Previous Actions

09/04/02 — The City Council approved a Rezoning (Z-0014-02) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 160 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive, including the subject site. The Planning Commission and staff recommended approval on May 25, 2002.

04/02/03 — The City Council approved a Major Modification (MOD-1730) to the Grand Teton Village Master Plan to revise the standards regarding landscaping, trails, setbacks, parking and open space. The Planning Commission and staff recommended approval on February 27, 2003.

10/15/03 — The City Council approved a Development Agreement (DIR-2863) for Grand Teton Village on approximately 160 acres generally located east of Hualapai Way and west of Grand Canyon Drive, between Farm Road and Grand Teton Drive, including the subject site. The Planning Commission and staff recommended approval on September 11, 2003.

03/11/04 The Planning Commission will hear a Tentative Map (TMP-3792) request for a for a 336-unit condominium development on 15.54 acres adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive. Staff recommends approval.

DETAILS OF APPLICATION REQUEST

This Vacation application is described as follows:

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section 18, Township 19 South, Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing 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 generally located south of Alexander Road, West of Cliff Shadows Parkway.

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3760 APN: 125-18-101-005

Name of Property Owner: Grand View Apartments LLC

Name of Applicant: American Premiere Homes

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: HAGAI RAPAPORT

Subscribed and sworn before me

This 6th day of January, 2004

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY A. BYRD
No: 94-1856-1
My Appointment Expires June 16, 2006



VAC-3760 - GRANDVIEW CONDOMINIUMS - APPLICANT: AMERICAN PREMIERE HOMES - OWNER: GRAND VIEW APARTMENTS, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF GRAND TETON DRIVE AND GRAND CANYON DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

VAC-3782 - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC. - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the south side of Stange Avenue, east of Puli Road, Ward 4 (Brown).

SET DATE: 03/17/04 C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802] subject to conditions – UNANIMOUS with NIGRO abstaining on Item 13 as Silver State Bank is one of the lenders on one of his firm's construction projects and EVANS excused

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

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are 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 the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

DAVID CLAPSADDLE, Planning and Development Department, stated letters have been received from each applicant agreeing to all of the conditions.

MINUTES - Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

(6:09 – 6:13)

1-231

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-1666 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within those studies.

2. 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 Relinquishment of Interest.

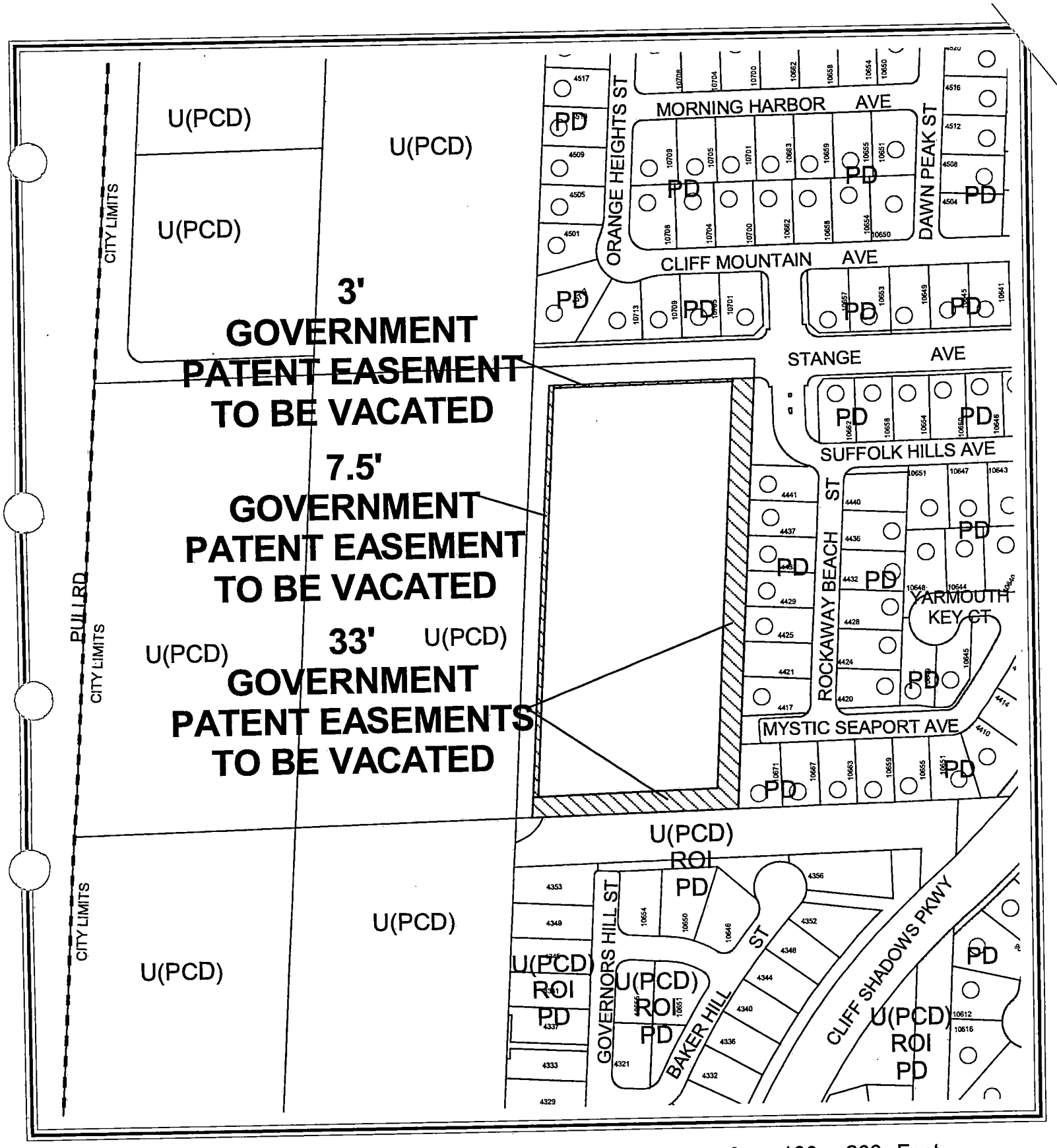
3. Development of these sites shall comply with all applicable conditions of approval of Rezoning application ZON-1666, Site Development Plan Review SDR-1667, and all other applicable site related actions.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

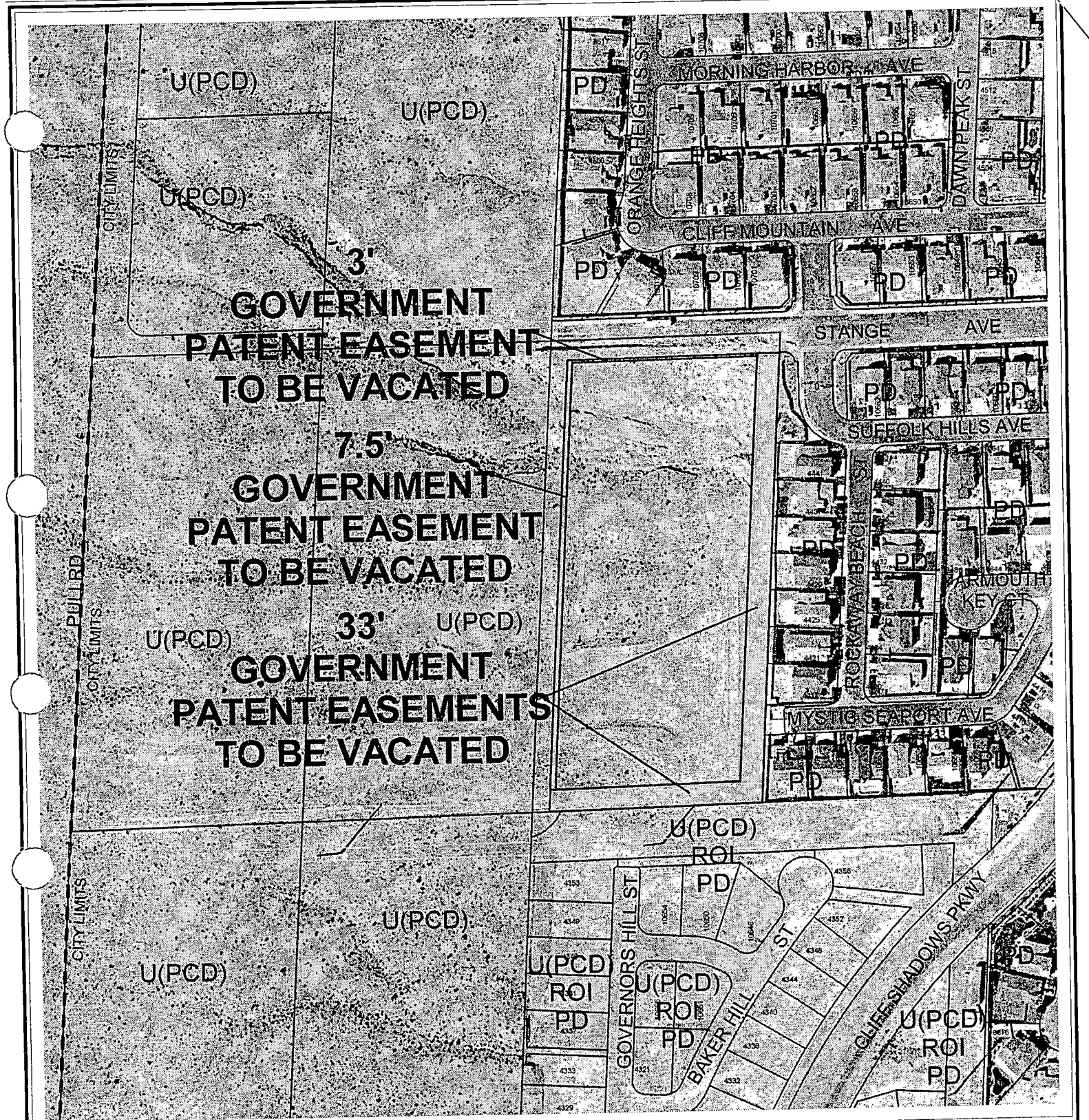
CONDITIONS - Continued:

5. The Order of 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.

6. If the Order of 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-3782



CASE: **VAC-3782**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-3782 -
APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required for ZON-1666 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within those studies.

2. 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 Relinquishment of Interest.

3. Development of these sites shall comply with all applicable conditions of approval of Rezoning application ZON-1666, Site Development Plan Review SDR-1667, and all other applicable site related actions.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. The Order of 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.

6. If the Order of 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.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The request is for a Petition to Vacate U.S. Government Patent Easements generally located adjacent to the south side of Stange Avenue, east of Puli Road.

B) Applicant's Justification

The applicant's justification letter indicates the U. S. Government Patent Reservations are no longer necessary and will be incorporated into the proposed single-family development on this site.

BACKGROUND INFORMATION

A) Previous Actions

02/27/03 The Planning and Development Department administratively approved a Minor Modification (MOD-1669) to the Lone Mountain West Master Plan to include this site in the plan area.

04/02/03 The City Council approved a Rezoning (ZON-1666) to PD (Planned Development) on this site. The Planning Commission and staff recommended approval on February 27, 2003.

04/16/03 The City Council approved a Site Development Plan Review (SDR-1667) for a 24 lot single-family residential development on this site. The Planning Commission and staff recommended approval on March 13, 2003.

02/18/04 The City Council approved a Title 18 Waiver (WVR-3430) to allow approximately 68 feet between street intersections where 220 feet is the minimum distance separation required. The Planning Commission and staff recommended approval on January 18, 2004.

DETAILS OF APPLICATION REQUEST

This Vacation application is described as follows:

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Southeast Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 01, Township 20 South, Range 59 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing 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 generally located south of Alexander Road, West of Cliff Shadows Parkway.

NOTICES MAILED 14

APPROVALS 0

PROTESTS 0

FS

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3782 APN: 137-01-201-013

Name of Property Owner: Concordia Homes Nevada INC

Name of Applicant: Concordia Homes

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

_____ Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Roberta Hagen

Print Name: Roberta Hagen, Secretary

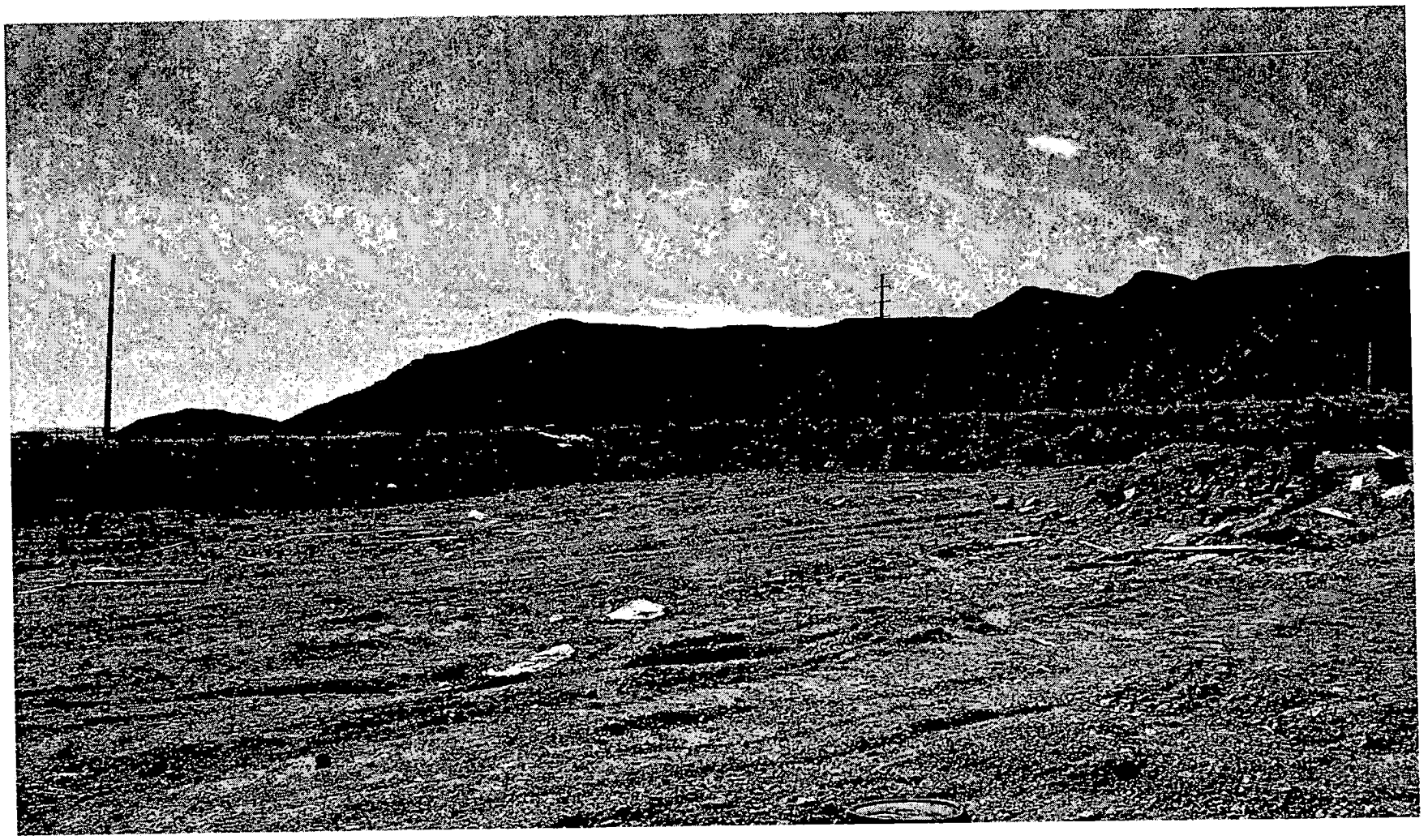
Subscribed and sworn before me

This 23 day of January, 2004

Michelle Valsvik

Notary Public in and for said County and State

MICHELLE VALSVIK
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 12-09-2005
Certificate No: 97-4761-1



VAC-3782 - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.
AJDACENT TO THE SOUTH SIDE OF STANGE AVENUE, EAST OF PULI ROAD
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

VAC-3802 - APPLICANT: TANEY ENGINEERING - OWNER: UNIVEST I, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Easements generally located north of Cheyenne Avenue, east of Hualapai Way, Ward 4 (Brown).

SET DATE: 03/17/04 C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
GOYNES – APPROVED Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802] subject to conditions – UNANIMOUS with NIGRO abstaining on Item 13 as Silver State Bank is one of the lenders on one of his firm's construction projects and EVANS excused

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

MINUTES:
CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are 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 the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

DAVID CLAPSADDLE, Planning and Development Department, stated letters have been received from each applicant agreeing to all of the conditions.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 16 – VAC-3802

MINUTES - Continued:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

No one appeared in opposition

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 12 [SUP-3746], Item 13 [SDR-3787], Item 14 [VAC-3760], Item 15 [VAC-3782] and Item 16 [VAC-3802].

(6:09 – 6:13)
1-231

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Studies required for SDR-2612 and SDR-2853 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within those studies.

2. 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 Relinquishment of Interest.

3. Development of these sites shall comply with all applicable conditions of approval of Site Development Plan Reviews SDR-2612, SDR-2853, and all other applicable site related actions.

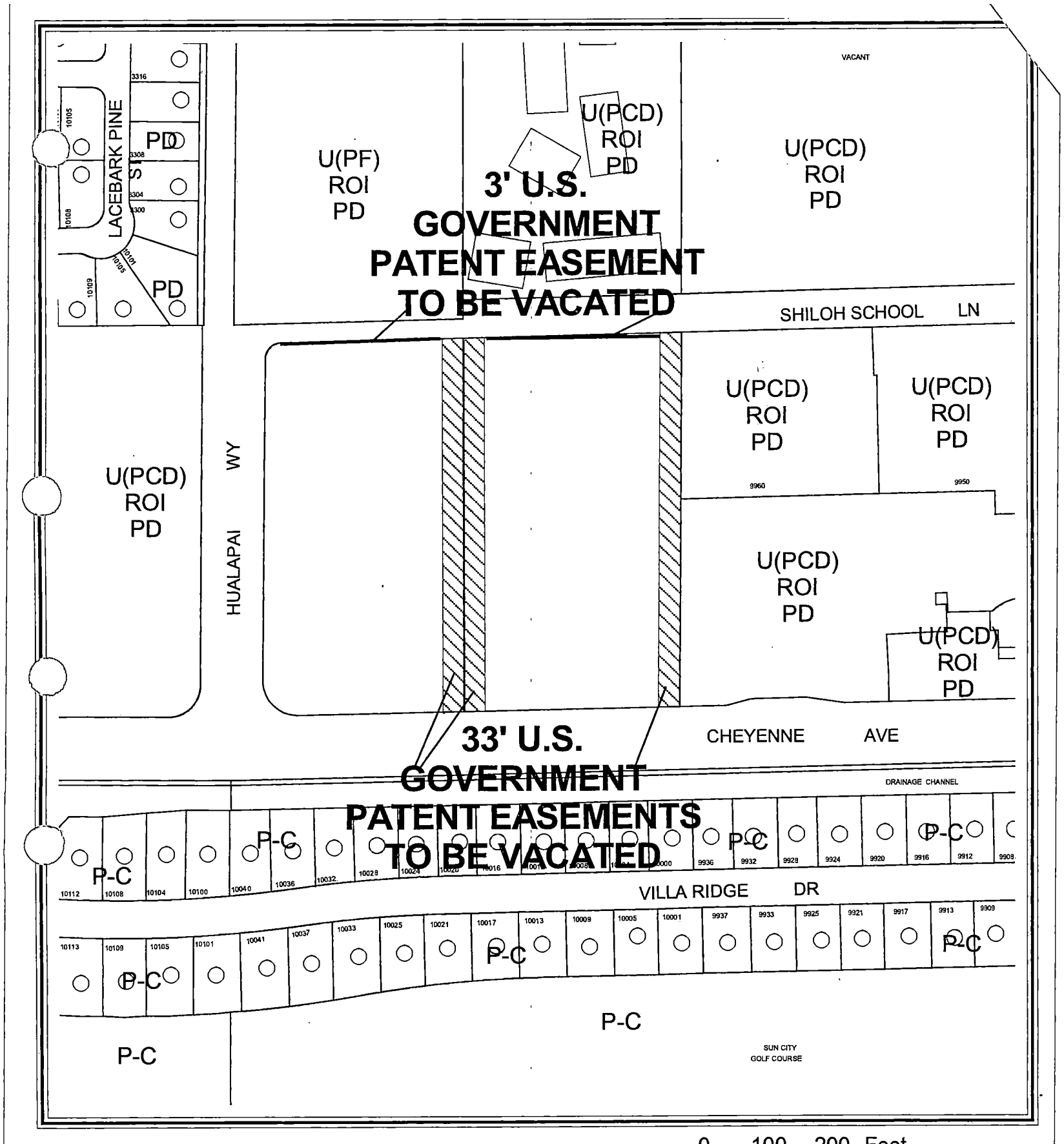
4. All development shall be in conformance with Code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 16 – VAC-3802

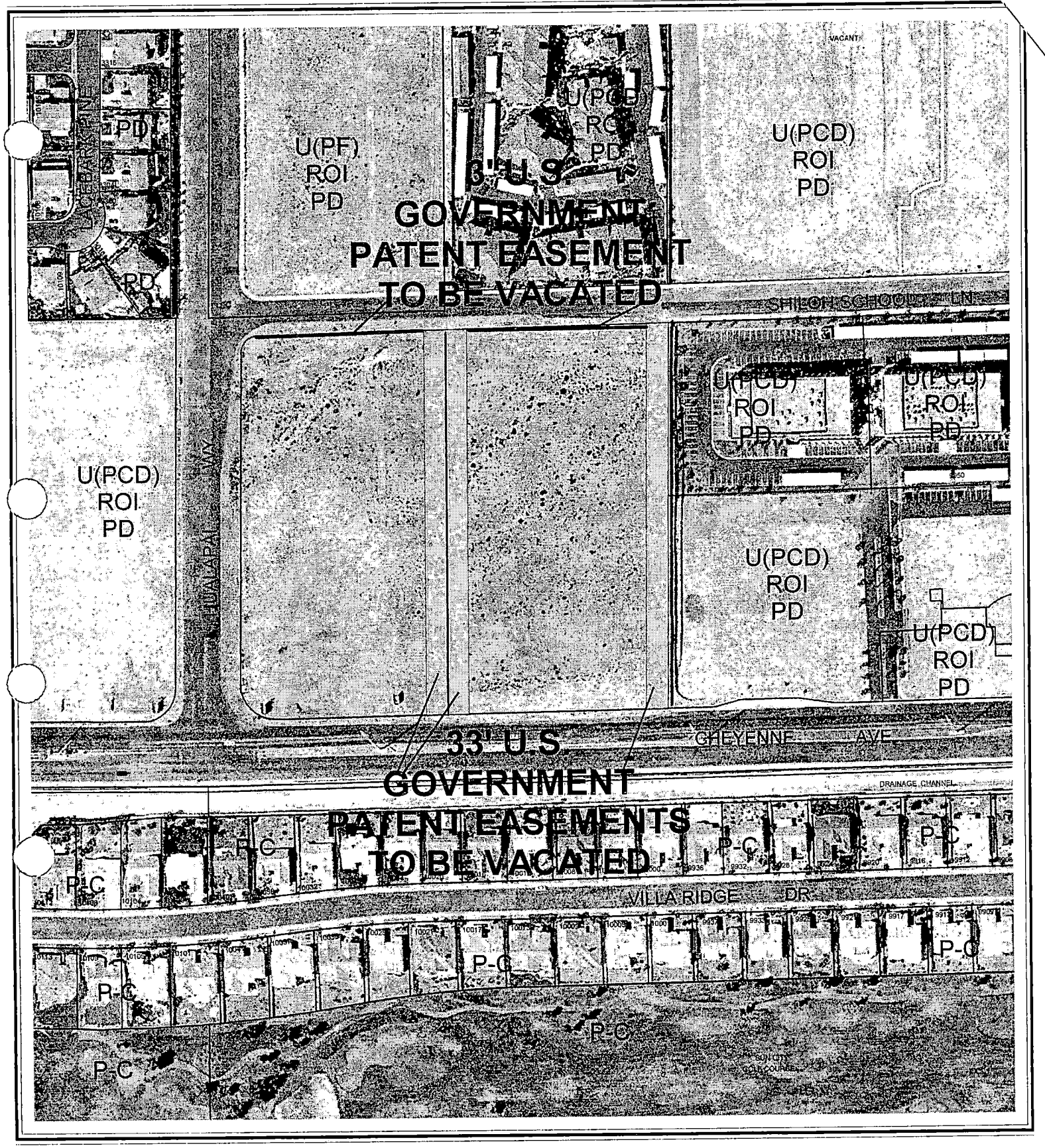
CONDITIONS - Continued:

5. The Order of 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.

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or 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-3802**



0 100 200 Feet

CASE: **VAC-3802**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VACATION - PUBLIC HEARING - VAC-3802 - APPLICANT: RL HOMES - OWNER: TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Studies required for SDR-2612 and SDR-2853 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within those studies.

2. 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 Relinquishment of Interest.

3. Development of these sites shall comply with all applicable conditions of approval of Site Development Plan Reviews SDR-2612, SDR-2853, and all other applicable site related actions.

4. All development shall be in conformance with Code requirements and design standards of all City Departments.

5. The Order of 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.

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

FS

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Petition to Vacate U.S. Government Patent Easements generally located north of Cheyenne Avenue, east of Hualapai Way.

B) Applicant's Justification

The applicant's justification letter indicates the U. S. Government Patent Reservations are no longer necessary and will be incorporated into the proposed single-family development on this site.

BACKGROUND INFORMATION

A) Previous Actions

02/24/97 The City Council approved a request for a Rezoning (Z-0117-96) from N-U (Non-Urban) to R-2 (Medium Density Residential), for a proposed 384-bed convalescent care facility on 10.87 Acres. The Planning Commission recommended approval. That zoning was expunged by Z-0033-97.

06/23/97 The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on this site as part of a larger request (Lone Mountain Master Plan Area). The Planning Commission recommended approval on 06/12/97.

04/29/98 The Planning and Development Department administratively approved a Site Development Plan Review [Z-0033-97(4)] for an assisted living facility, nursing home and convalescent care facility on this site. Condition #3 of (Z-0033-97) permitted this use on the subject site.

09/19/01 The City Council approved a request for a Site Development Plan Review [Z-0095-98(5)] for a proposed 65,700 square-foot office complex on a portion of 8.8 acres at the northwest corner of the intersection of Cheyenne Avenue and Conquistador Street. The Planning Commission and staff recommended approval on 08/23/01. This application was for the site to the east of the subject property.

06/02/03 A Parcel Map was submitted depicting two parcels to be split into two lots, which included the subject site.

08/14/03 The Planning Commission accepted a request to withdraw without prejudice a request for a Major Modification (MOD-2356) to the Lone Mountain Master Development Plan of the southern portion of the overall site from NC (Neighborhood Commercial) to VC (Village Commercial).

09/17/03 The City Council approved a Site Development Plan Review (SDR-2612) to allow a 38,800 square-foot office/retail center and Waivers of perimeter landscaping, building landscape buffers and parking lot landscaping on the site. The Planning Commission and staff recommended approval on 08/14/03.

10/29/03 The City Council Tabled a Variance (VAR-2864) to allow 11,303 square feet of open space where 23,430 square feet are required, and to allow relief from the on-site parking provisions of the Code. Site Development Plan Review (SDR-2853) was revised to depict the required open space areas and on-site parking requirements. The Planning Commission and staff recommended denial on 9/11/03.

10/29/03 The City Council approved a Major Modification (MOD-2851) to the Lone Mountain Master Development Plan from NC (Neighborhood Commercial) to MLA (Medium-Low Attached Density Residential), and to request a waiver of the provisions of Section 6.2.3.A.c. of the Plan, and a Site Development Plan Review (SDR-2853) for a proposed 71-lot Single-Family Residential Development on the subject site. The Planning Commission recommended approval on 9/11/03. The Planning and Development Department staff recommended denial.

DETAILS OF APPLICATION REQUEST

This Vacation application is described as follows:

The subject Vacation proposes to vacate U. S. Government Patent Reservations located in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 07, Township 20 South, Range 60 East.

ANALYSIS

A) Planning discussion

The applicant intends to vacate the existing 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 generally located south of Alexander Road, West of Cliff Shadows Parkway.

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-3802 APN: 138-07-401-003 & 004

Name of Property Owner: UNIVEST I LLC

Name of Applicant: TANEY ENGINEERING

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: Jerry Levy

Subscribed and sworn before me

This 22nd day of January, 2004

_____
Notary Public in and for said County and State

JENNIFER L. ROBERTS
Notary Public State of Nevada
No. 97-4318-1
My appt. exp. Sept. 23, 2005



VAC-3802 - APPLICANT: TANEY ENGINEERING - OWNER: UNIVEST I, LIMITED LIABILITY COMPANY
NORTH OF CHEYENNE AVENUE, EAST OF HUALAPAI WAY
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

ABEYANCE - 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).

SET DATE: 03/17/04 C.C. 04/07/04

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

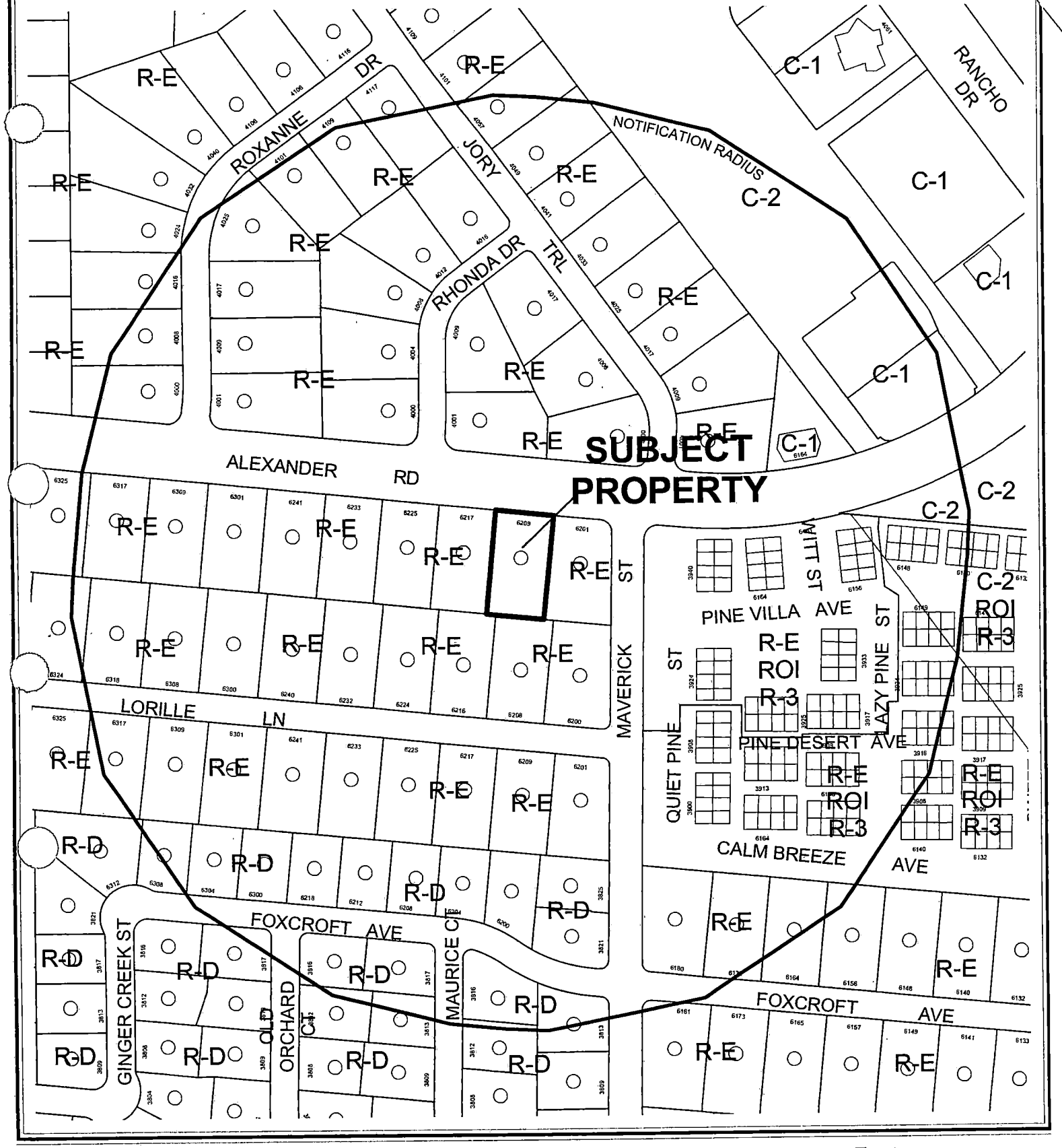
RECOMMENDATION:
Staff recommends DENIAL

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

MOTION:
NIGRO – Motion to HOLD IN ABEYANCE Item 3 [TMP-3791] to 3/25/2004 and Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768] to 4/8/2004, TABLE Item 7 [ANX-3740], and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 17 [VAR-3715] – UNANIMOUS with EVANS excused

MINUTES:'
CHAIRMAN TRUESDELL explained that the following items: Item 3 [TMP-3791], Item 2 [TMP-3624], Item 8 [ZON-3708], Item 46 [ZON-3794], Item 47 [SDR-3796] and Item 55 [SDR-3768], Item 7 [ANX-3740], and Item 17 [VAR-3715] are items that were requested to be held in abeyance to a future meeting, tabled or withdrawn without prejudice and may be considered in one motion.

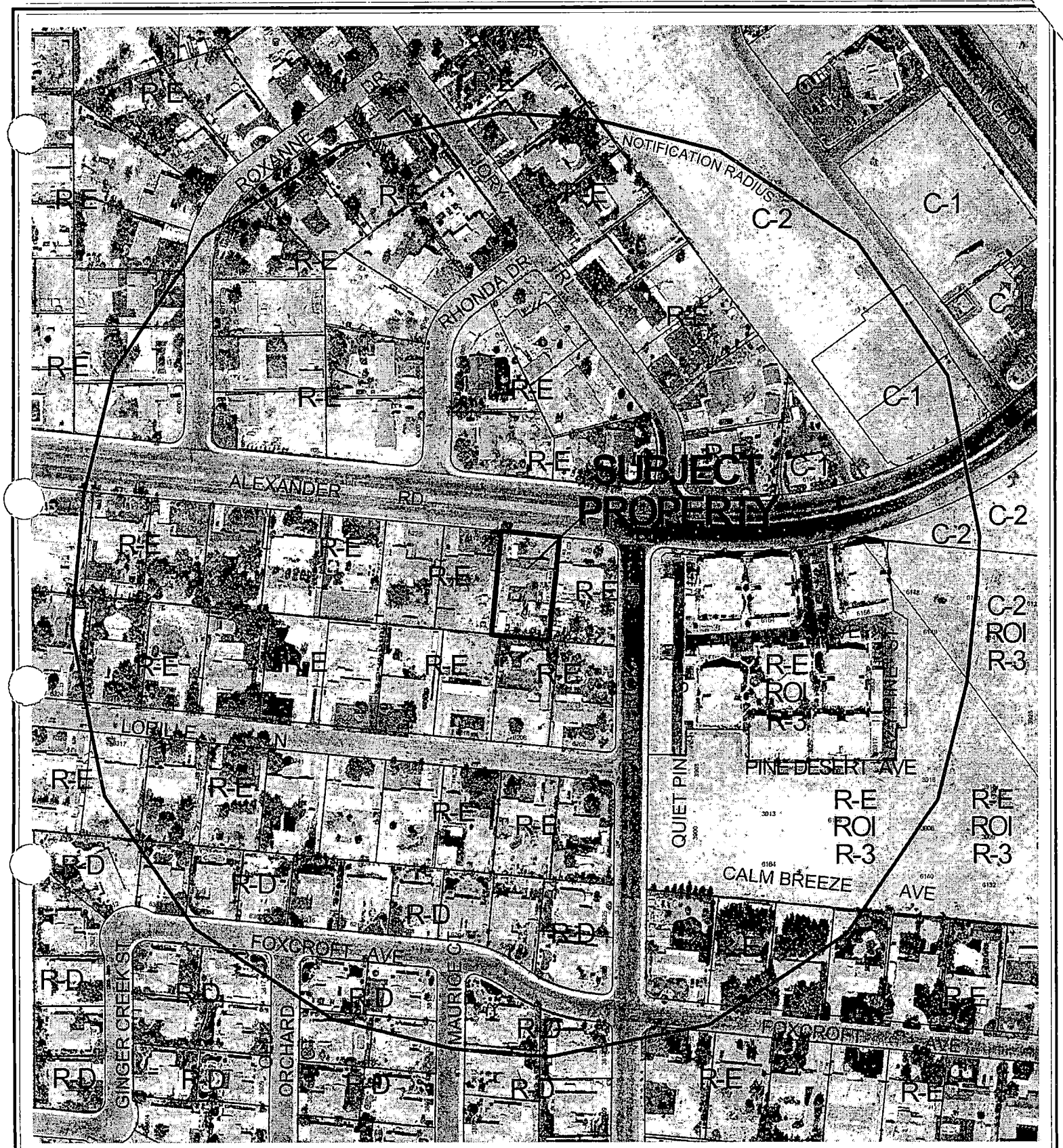
(6:04 – 6:06)



CASE: **VAR-3715**

RADIUS: 750 FT

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



0 100 200 Feet

CASE: **VAR-3715**

RADIUS: 750 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VARIANCE - PUBLIC HEARING - VAR-3715 –
APPLICANT/OWNER: RICHARD AND JILL BURNS

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

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

2 The applicant shall obtain all appropriate building permits from the Department of Building and Safety.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Variance to allow a proposed detached accessory structure to exceed the height and size of the existing single family dwelling. The proposed building is 2,400 square feet in area and is 23 feet two inches in height. The existing single family dwelling is a 2,040 square foot, 15 foot high house.

B) Applicant's Justification

The applicant's justification letter purports the use of the garage as a means to secure their classic car, powerboat, and dune buggies from theft.

BACKGROUND INFORMATION

A) Previous Actions

02/15/78 The City Commission accepted the applicant's request to withdraw a rezoning (Z-0151-77) to R-1 (Single Family Residential.). The Planning Commission and staff recommended denial. Staff recommended approval.

02/26/04 The Planning Commission held this item in abeyance to allow the applicant time to meet with the surrounding neighbors.

B) Pre-Application Meeting

12/29/03 Issues related to the application were discussed, as were the standards for granting a variance. In addition, the possibility of increasing the square footage and height of the principle dwelling was discussed.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.45 (19,602 Square Feet)

PL

B) Existing Land Use

Subject Property:	Single Family Dwelling
North:	Single Family Dwelling
South:	Single Family Dwelling
East:	Single Family Dwelling
West:	Single Family Dwelling

C) Planned Land Use

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

D) Existing Zoning

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

E) General Plan Compliance

This site is designated as DR (Desert Rural) on the Centennial Hills Interlocal Land Use Plan. The R-E (Residence Estates) zoning is compatible with this 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

Rural Preservation Neighborhood:
The subject parcel is located within the 330 foot rural preservation neighborhood buffer zone that limits densities to no more than 3 dwelling units per gross acre. The subject variance application will not change the current density.

PL

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Accessory structures on any lot in any residential district shall conform to the following:

Height. A detached accessory structure shall not exceed two stories in height (with a maximum of thirty five feet), or the height of the main building, whichever is less.

Size and Coverage. A single, detached accessory structure shall not exceed the floor area of the principal dwelling unit constructed on the same lot. In addition, the main aggregate total of the ground floor areas of all accessory buildings shall not cover more than fifty percent of the rear yard, and further, in the zoning districts where lot coverage provisions exist, the aggregate total of the ground floor areas of all structures and dwellings shall not exceed the percentage of lot coverage permitted in that zoning district.

The proposed detached accessory structure does not meet these requirements.

B) General Analysis and Discussion

The proposed detached accessory structure meets all setback requirements pursuant to Title 19. Because there are no unique or extraordinary circumstances associated with this property, there is no justification under the Code to support this request.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

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

NOTICES MAILED 144

APPROVALS 0

PROTESTS 6

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-3715 APN: 138-11-510-010

Name of Property Owner: Richard + Jill Burns

Name of Applicant: Same

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

____ Yes ____✓____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Jill A. Burns

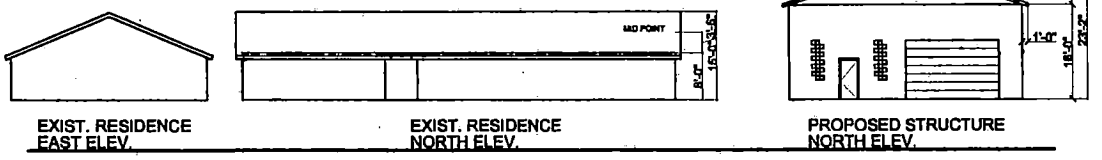
Subscribed and sworn before me

This 12 day of JAN, 2004

[signature]

Notary Public in and for said County and State

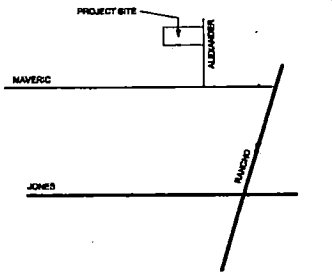
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
S. CHIRINOS
Appt. No. 03-84217-1
My Appt Expires Sept. 2, 2007



EXIST. RESIDENCE
EAST ELEV.

EXIST. RESIDENCE
NORTH ELEV.

PROPOSED STRUCTURE
NORTH ELEV.



VICINITY MAP

NO SCALE

CODE ANALYSIS

OCCUPANCY CLASSIFICATION	U-1
TYPE OF CONSTRUCTION:	V NR
OCCUPANT LOAD:	24

FORMULA: SQ.FT. / FACTOR = LOAD
2,400 SF/ 100 = 24

	HEIGHT	STORIES	AREA
ACTUAL:	12'-6" +/-	1	2,400 SF
ALLOWABLE:	25'	1	3,000 SF

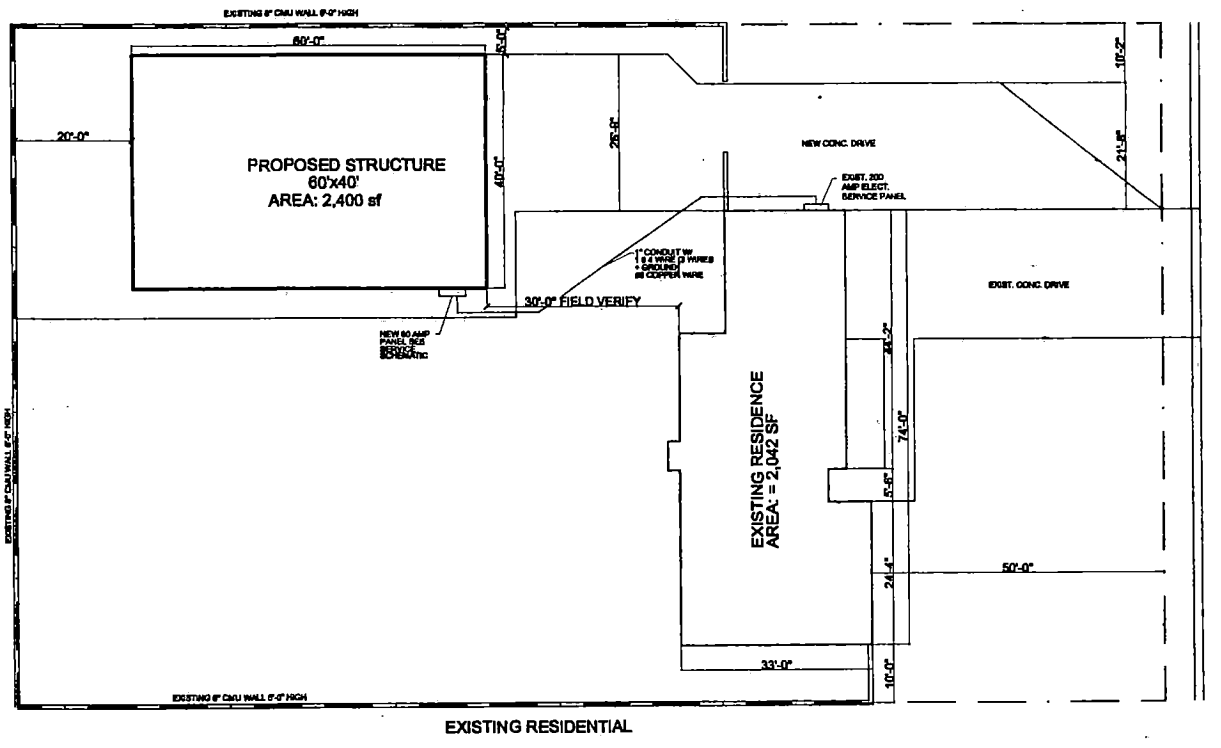
EXITS:

REQUIRED	1
PROVIDED:	2

FIRE SPRINKLERS: YES ☐ NO ☒

CODE - TYPE - YEAR: UBC 1997

EXISTING RESIDENTIAL



EXISTING SITE PLAN

SCALE: 1" = 10.00'

VAR-3715

2-26-04 PC

REVISIONS	BY

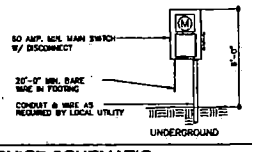
AN OWNER BUILDER PROJECT

EXISTING SITE PLAN

BURNS RES. - ACCESSORY BLD.

6209 ALEXANDER LAS VEGAS, NV (702) 876-6666

DRAWN	W.A.B.
CHECKED	C.R.
DATE	8-22-2001
SCALE	1" = 20.00'
JOB NO.	
SHEET	1
OF	SHEETS



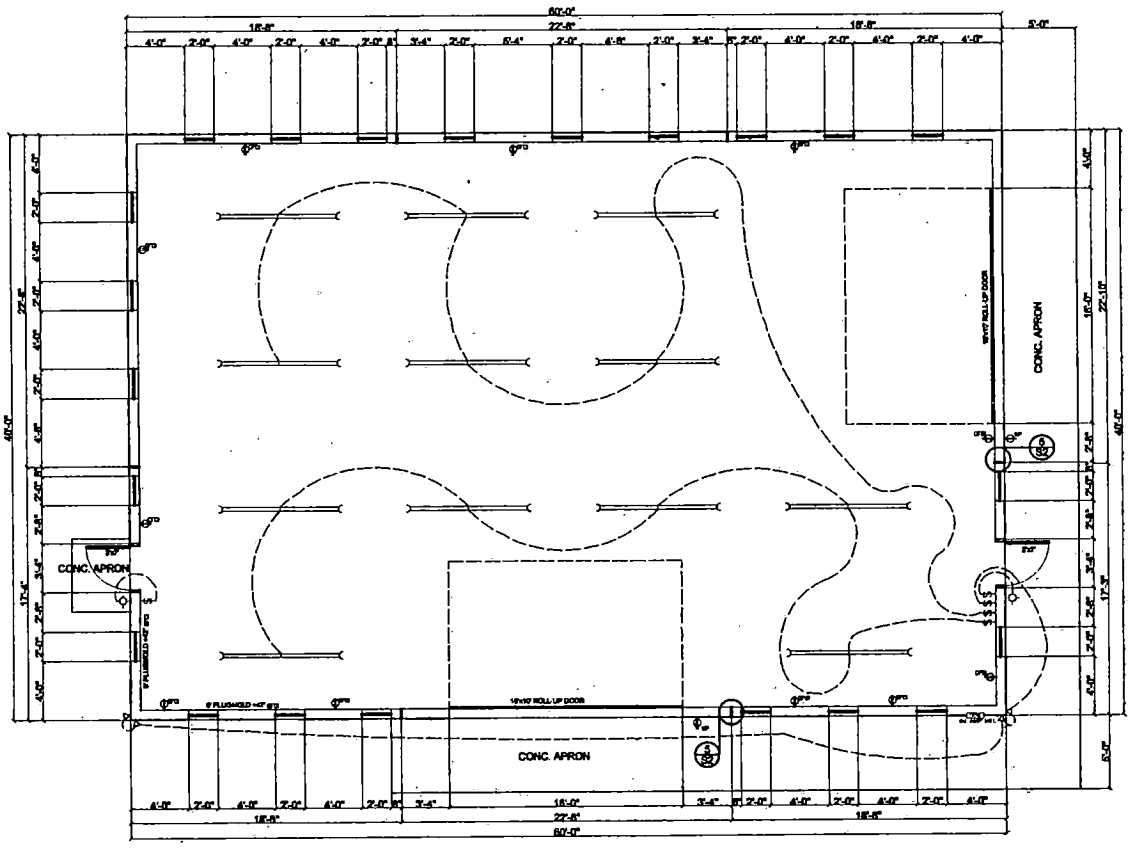
SERVICE SCHEMATIC

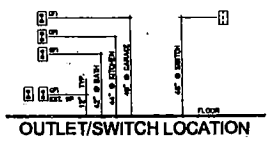
GENERAL NOTES

1. 8" CMU WALLS, GROUT ALL CELLS FULL
2. ALL WINDOWS TO BE 6'x6" GLASS BLOCK, 8.68 SF EACH

ELECTRICAL SYMBOLS

- 110 VOLT OUTLET
- 220 VOLT OUTLET
- GROUND FAULT
- 1/2 SWITCH OUTLET
- WATER PROOF OUTLET
- CEILING OUTLET
- FLOOR OUTLET
- CEILING FIXTURE
- WALL FIXTURE
- RECESSED FIXTURE
- EXT. FLOOD LIGHT
- MOTION SENSOR LIGHT
- PULL CHAIN FIXTURE
- FLORESCENT FIXTURE
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- REOSTAT SWITCH
- EXHAUST FAN
- SMOKE DETECTOR
- TELEPHONE JACK
- TELEVISION JACK
- DOOR CHIMES
- INTERCOM
- THERMOSTAT
- CENTRAL VACUMN
- BREAKER PANEL
- SUB PANEL
- METER BOX





OUTLET/SWITCH LOCATION

FLOOR PLAN / ELECTRICAL PLAN

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

VAR-3715

2-26-04 PC

REVISIONS	BY

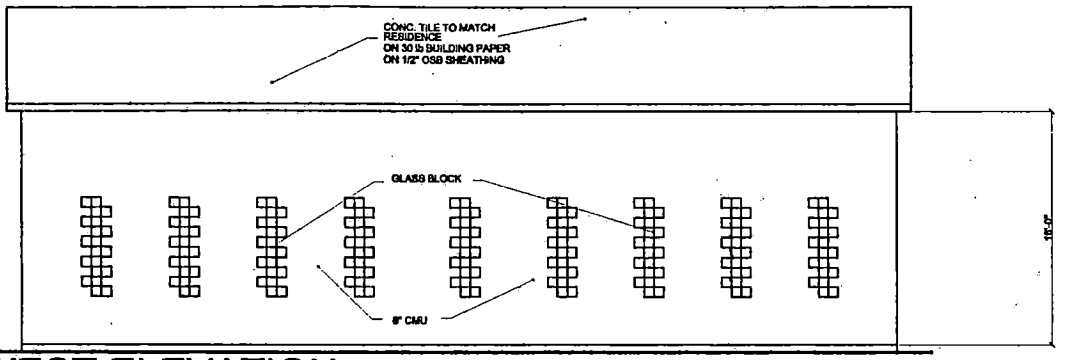
AN OWNER BUILDER PROJECT

FLOOR PLAN

BURNS RES. - ACCESSORY BLD.

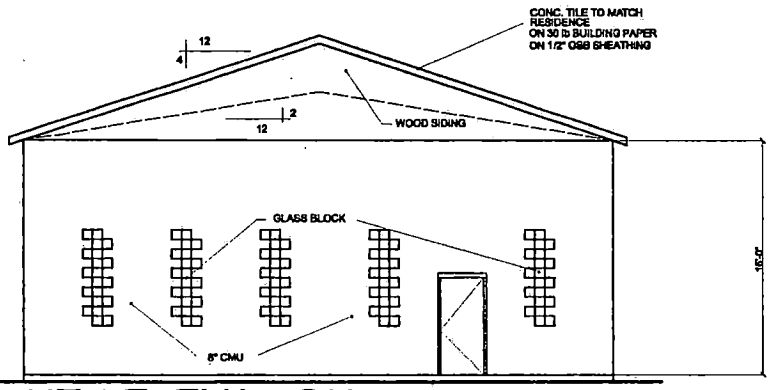
6209 ALEXANDER LAS VEGAS, NV (702) 876-6666

DRAWN: W.A.B.
CHECKED: R.B.
DATE:
SCALE: 1/4" = 1'-0"
JOB NO.
SHEET: 2 OF



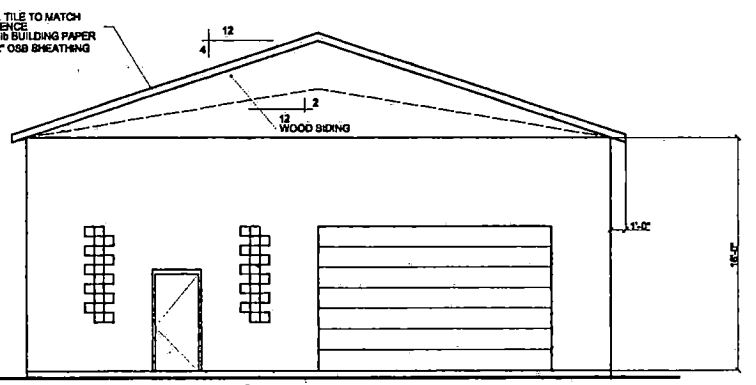
WEST ELEVATION

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



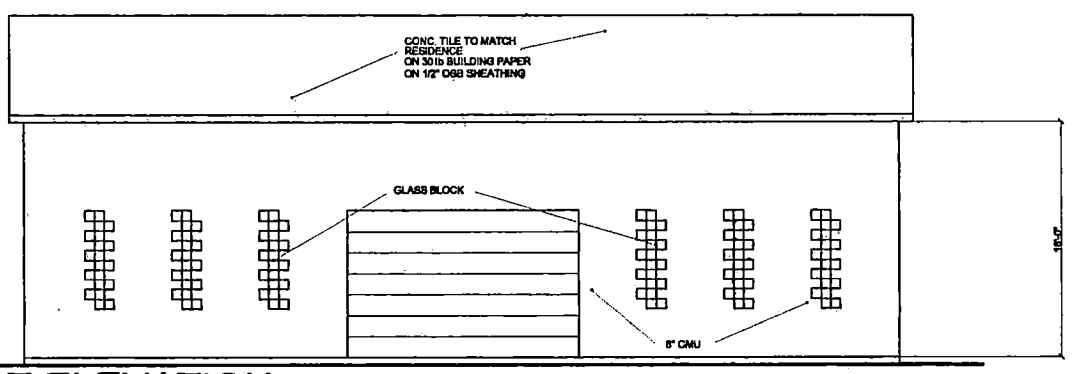
SOUTH ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

VAR-3715
2-26-04 PC

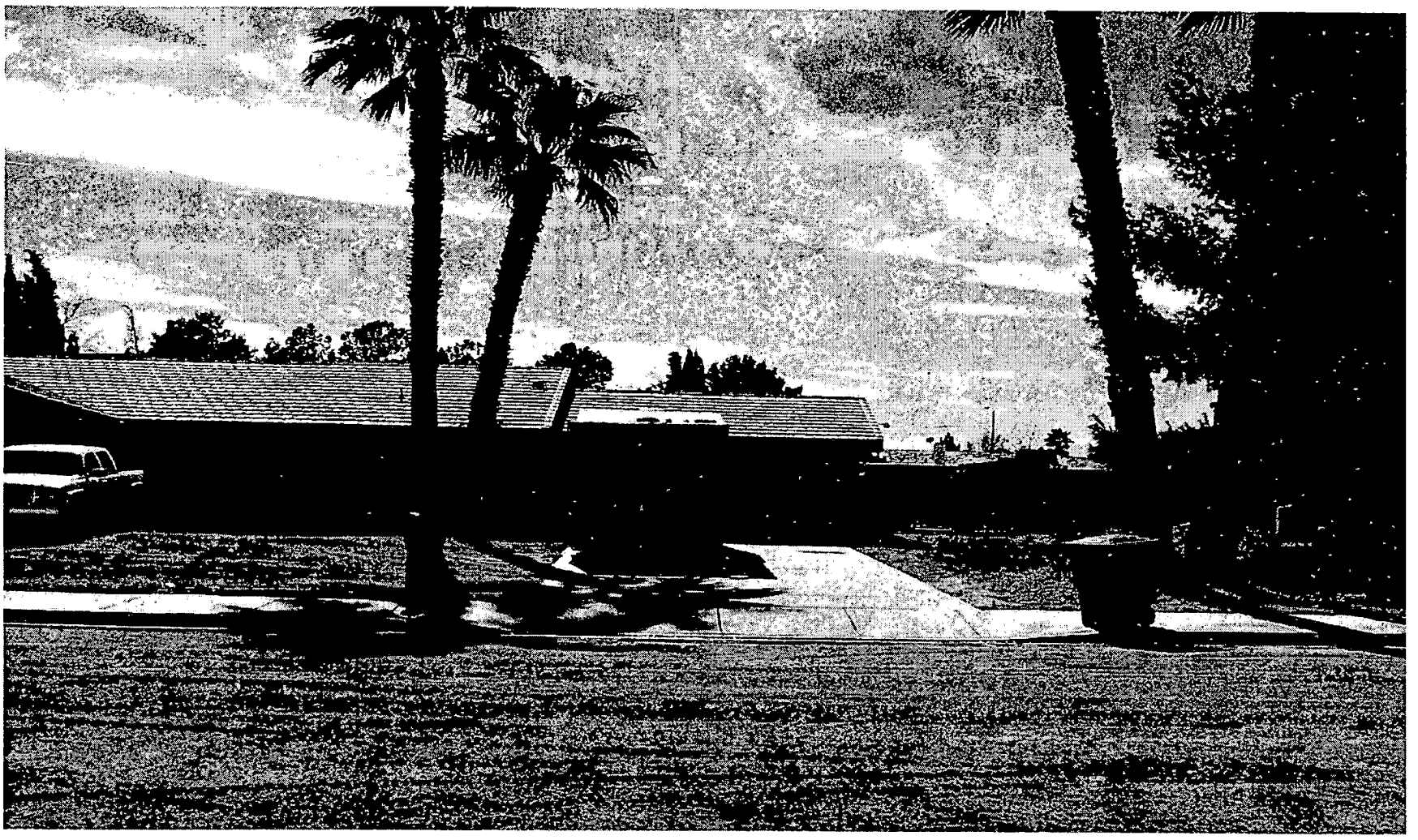
REVISIONS	BY

AN OWNER BUILDER PROJECT

EXTERIOR ELEVATIONS

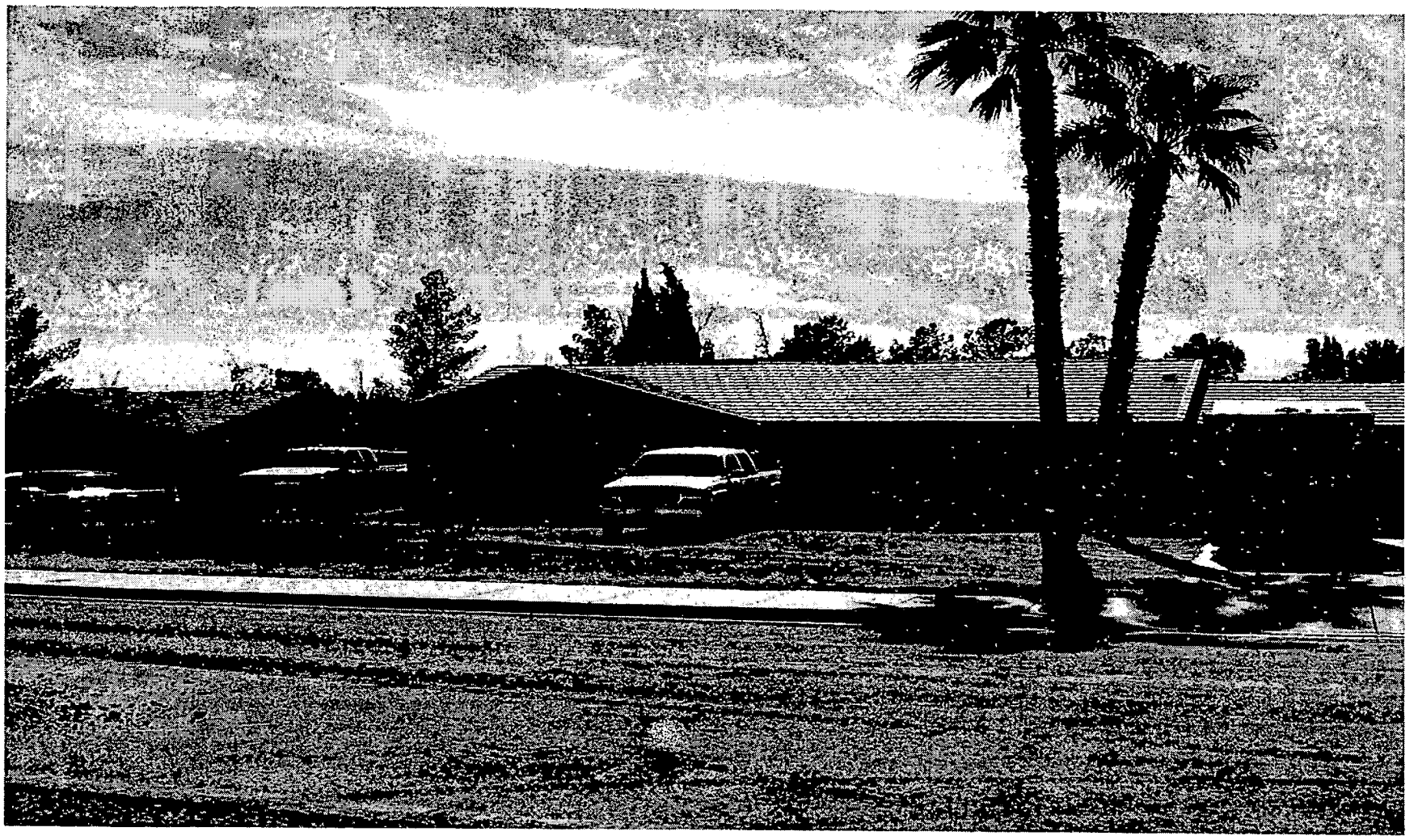
BURNS RES. - ACCESSORY BLD.
6209 ALEXANDER LAS VEGAS, NV (702) 876-6666

DRAWN W.A.B.
CHECKED R.B.
DATE
SCALE 1/4" = 1'-0"
JOB NO
SHEET 3
OF SHEETS



VAR-3715 - APPLICANT/OWNER: RICHARD AND JILL BURNS
6209 WEST ALEXANDER ROAD
MARCH 11, 2004 PLANNING COMMISSION

2/9/04



VAR-3715 - APPLICANT/OWNER: RICHARD AND JILL BURNS
6209 WEST ALEXANDER ROAD
MARCH 11, 2004 PLANNING COMMISSION

2/9/04

Carman Burney

From: Kyle Walton
Sent: Monday, February 23, 2004 3:38 PM
To: Carman Burney
Subject: VAR-3715

I spoke to a James Cowley, 6208 Lorille Lane, 869-9633, about the VAR-3715. He called to indicate his opposition to the request.

Jeannette J. Dominick
Robert L. Dominick

RECEIVED
04 FEB 24 PM 4:03
DEVELOPMENT

February 23, 2004

Planning and Development Department
731 South Fourth St,
Las Vegas, NV 89101

Dear Mr. Walton, Senior Planner

RE VAR-3715

Our property is at 6216 Lorille Lane. The rear corner of our property abuts the rear property line of the applicant's property (6209 Alexander). A garage or any detached accessory structure that would exceed the height and square footage of the main dwelling would impact us directly as it would be in view from and affect our backyard view. We do not believe that any such variance has been granted on our block of Lorille Lane and the corresponding block on Alexander or in the 750 ft. radius of the property requesting the variance that is zoned R-E (Residence Estates).
WE are totally against the granting of this variance.

We will not be available on February 26, 2004 or else we would be at the Planning Commission meeting to protest in person against their variance request.

Sincerely,

Robert L. Dominick

Jeannette J. Dominick

READ INTO
THE RECORD
@ 2.26.04 PC

Telephone Protest/ Approval Log

Meeting Date: 3-11-04 **Case Number:** VAR-3715

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date: 3-05-04
Name: Barbara Watkins
Address: 6217 Coville Ln
89108
Phone: 645-2895
☒ **PROTEST** ☐ **APPROVE**

Date:
Time:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

RECEIVED
04 MAR -8 PM 4:16
DEVELOPMENT

March 4, 2004

Planning & Development Department
731 South Fourth St.
Las Vegas, NV 89101

ATTN: Kyle C. Walton, Senior Planner

RE: Variance-3715
Rick & Jill Burns
6209 West Alexander Road
Las Vegas, NV 89108-5216

Dear Mr. Walton,

This letter is to **OBJECT** to the building of the two story block wall type structure in the backyard of 6209 W. Alexander Road, Las Vegas, NV 89108 as all of the homes in this neighborhood (Big Sky Ranch Estates) are all one story ranch style homes. This would be an eye sore for all of us in the neighborhood . He also uses his front yard which exists of **dead grass as a parking lot.** I thought there was an ordinance or something passed that said it had to be concrete or gravel in order to park cars in your front yard. I would be much obliged if you could verify this information for me.

I also understand that he is approaching all neighbors who object to this project using foul language and telling us to move to Summerlin if we want a **PRETTY NEIGHBORHOOD.** How in the world do they think they can persuade fellow neighbors with such obsenities and rudeness? You can catch more flies with honey, if you know what I mean.

Thank you for your attention to this matter and would appreciate it if my name was not given out, but if it is public record, I understand.

Sincerely yours,

Frank R. & Karen L. Mirabelli
4009 Jory Trail
Las Vegas, NV 89108-5216

VAR-3715P

March 4, 2004

RECEIVED
04 MAR -8 PM 4:16
PLANNING & DEVELOPMENT

Planning & Development Department
731 South Fourth St.
Las Vegas, NV 89101

ATTN: Kyle C. Walton, Senior Planner

RE: Variance-3715
Rick & Jill Burns
6209 West Alexander Road
Las Vegas, NV 89108-5216

Dear Sirs:

This letter is to **OBJECT** to the building of the two story block wall type structure in the backyard of 6209 W. Alexander Road, Las Vegas, NV 89108 except if the outer of the building is stucco'd and painted to match his existing home and to include a matching roof of his existing home. Otherwise, this would be an eye sore for all of us in the neighborhood (Big Sky Ranch Estates) as we all have ranch styled homes that are all one story. We think that the 10% over and above your existing dwelling would be high enough if he put in a vaulted ceiling. He also uses his front yard which exists of dead grass as a **parking lot.** I thought there was an ordinance or something passed that said it had to be concrete or gravel in order to park cars in your front yard. I would be much obliged if you could verify this information for me.

I also understand that he is approaching all neighbors who object to this project using foul language and telling us to move to Summerlin if we want a **PRETTY NEIGHBORHOOD.** How in the world do they think they can persuade fellow neighbors with such obsenities and rudeness.

Thank you for your attention to this matter and would appreciate it if my name was not given out, but if it is public record, I understand.

Sincerely yours,

Edward and Anita Nazzaro
6217 W. Alexander Road
Las Vegas, NV 89108-5216

VAR-3715 P

March 4, 2004

RECEIVED
04 MAR -8 PM 4:16
DEVELOPMENT

3/11

Planning & Development Department
731 South Fourth St.
Las Vegas, NV 89101

ATTN: Kyle C. Walton, Senior Planner

RE: Variance-3715
Rick & Jill Burns
6209 West Alexander Road
Las Vegas, NV 89108-5216

Dear Mr. Walton,

This letter is to **OBJECT** to the building of the two story block wall type structure in the backyard of 6209 W. Alexander Road, Las Vegas, NV 89108 as all of the homes in this neighborhood (Big Sky Ranch Estates) are all one story ranch style homes. This would be an eye sore for all of us in the neighborhood . He also uses his front yard which exists of **dead grass as a parking lot.** I thought there was an ordinance or something passed that said it had to be concrete or gravel in order to park cars in your front yard. I would be much obliged if you could verify this information for me.

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Thank you for your attention to this matter and would appreciate it if my name was not given out, but if it is public record, I understand.

Sincerely yours,

Bob and Patti Chess
6301 Jennifer Court
Las Vegas, NV 89108-5216

VAR-3715 P

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

MOD-3758 - APPLICANT: FRED LESSMAN - Request for a Major Modification to the Lone Mountain Master Plan TO ALLOW A MINI-WAREHOUSE FACILITY AS A PERMITTED USE IN THE VILLAGE COMMERCIAL SPECIAL LAND USE DESIGNATION with the approval of a Special Use Permit, Ward 4 (Brown).

C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS excused

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

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 18 [MOD-3758], Item 19 [SUP-4009], and Item 20 [SDR-3759].

GARY LEOBOLD, Planning and Development Department, explained that the Major Modification will add the use designation of mini-warehouse facility to the list of allowable uses in the Village Commercial Special Land Use Designation in the Lone Mountain Plan with the approval of a Special Use Permit. Staff determined the use to be appropriate and recommended approval subject to one condition.

MINUTES – Continued:

With regard to the Special Use Permit request and the Site Development Plan Review, MR. LEOBOLD noted that there are no minimum separation distance provisions for mini-storage uses and no similar uses are evident within a quarter mile of the site. He added that the applicant requested a reduction of the standard setback to zero feet and provided staff with justification for the request. Additionally, there are two other requests. The first is to allow an increase of the perimeter fence height of the wall at the west side along the Beltway edge from 8 feet to 11 feet for security reasons. Secondly, the applicant wishes to place a third illuminated sign at the corner where the apartments and the beltway are evident. Code allows one signage per street face, which would be two signs. The applicant already has the allowable number. Staff determined there has not been sufficient justification to grant these and therefore recommended denial of the last two waivers but approval of the setback request.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead she indicated the location of the proposed project and the proximity of existing developments. She concurred with staff's comments related to the Major Modification and the Special Use Permit. With regard to the waivers, she stated that it is the applicant's intent to install the wall for the purpose of security and she felt the composition of rock wall with wrought iron would be an added enhancement rather than just a tall 11-foot wall and still accomplish their goal of having security around the perimeter of the site.

With respect to the additional signage, she stated that the importance of the location is because it faces the Beltway. The applicant assures that none of the signs facing residential would be illuminated.

GENE FRODSHAM, 3337 Autumn Veil Street, appeared on behalf of the Stone Cliff Homeowners Association. He stated that mini-storage facilities have clientele that park their U-Haul trucks on the surface streets. Not only do they utilize parking spaces that could be used for resident parking but they are potential targets for attracting crime. He had no problem with the landscaping on the east portion of the site as it would provide adequate buffering to the neighbors.

TODD FARLOW, 240 North 19th Street, asked about the height and size of the sign proposed for the northwest side. ATTORNEY LAZOVICH provided that information. MR. LEOBOLD also clarified the Code requires that the area of signs be limited to 50 square feet. In response to COMMISSIONER STEINMAN, ATTORNEY LAZOVICH explained that the tower was planned as an architectural feature to display their signage.

MINUTES - Continued:

COMMISSIONER STEINMAN, considering the comments made by the previous speaker, felt his remarks concerning blocking the view was valid and asked the applicant to consider that factor. COMMISSIONER STEINMAN also questioned what sort of security issues would necessitate an 11-foot high wall. ATTORNEY LAZOVICH explained that the proposed wall would be consistent with the height of the building. On the north side, because of the lowered elevation of the lot, the wall would be 11 feet. However, from the residential standpoint, they would still have the standard 6-foot wall.

COMMISSIONER NIGRO was perplexed with the issue of the signage. MR. LEOBOLD explained Code criteria and noted that currently there are two illuminated signs on the street frontage; however, the applicant wishes two additional signs. COMMISSIONER NIGRO added that he had no concerns with regard to the wall but could not see any validity for the additional signage.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 18 [MOD-3758], Item 19 [SUP-4009], and Item 20 [SDR-3759].

NOTE: All discussion for Item 18 [MOD-3758], Item 19 [SUP-4009], and Item 20 [SDR-3759] was held under Item 18 [MOD-3758].

(7:02 – 7:27)

1-2209

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, as appropriate, and as amended by this request.

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-3758 APN: _____

Name of Property Owner: Silver STATE Self STORAGE LLC

Name of Applicant: _____

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

_____Yes _____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: Philip H. Davis

Subscribed and sworn before me

This 22nd day of December, 2003

_____
Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MAJOR MODIFICATION RELATED TO SDR-3759 - PUBLIC HEARING - MOD-3758 - APPLICANT: FRED LESSMAN

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, as appropriate, and as amended by this request.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Major Modification to the Lone Mountain Master Development Plan, to add "Mini-Storage Facility" to the VC (Village Commercial) special land use designation, with the approval of a Special Use Permit. The applicant is concurrently submitting applications for such a Special Use Permit (SUP-4009) and for a Site Development Plan Review (SDR-3759) and a reduction in the amount of perimeter landscaping for a 97,750 square-foot Mini-Storage Facility on the west side of Shady Timber Street approximately 900 feet north of Cheyenne Avenue.

B) Applicant's Justification

The applicant has justified this request by stating that storage facilities with this design are located around the Las Vegas valley, and that their unique design and color scheme ensures that they blend with adjacent commercial and residential structures.

BACKGROUND INFORMATION

A) Previous Actions

03/11/04 The Planning Commission will concurrently review a Special Use Permit (SUP-4009) and a Site Development Plan Review (SDR-3759) and a reduction in the amount of perimeter landscaping for a 97,750 square-foot Mini-Storage Facility on a site on the west side of Shady Timber Street approximately 900 feet north of Cheyenne Avenue. Staff has recommended approval.

B) Pre-Application Meeting

01/13/04 At the pre-application meeting, the applicant was advised that the Major Modification to allow the use with Special Use Permit status would be required. Design issues related to the site plan application included the appearance and design of perimeter walls of the development, the proposed advertising signs on the site, the need to address the requirement by Clark County to the Beltway lands to the west of the site, the waivers of landscape setback standards based on the proposed site plan and the need for response to Public Works issues through a drainage study and required half-street improvements.

GL

C) Neighborhood Meetings

A neighborhood meeting is not required for a Major Modification application.

DETAILS OF APPLICATION REQUEST

This request will potentially affect any land within the Lone Mountain Master Development Plan area that is, or will in the future be, designated as VC (Village Commercial). The proposed Major Modification seeks to add the Mini-Warehouse Facility use class, with the approval of a Special Use Permit, to the list of uses allowed within the VC (Village Commercial) special land use designation.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The Major Modification will have no effect on zoning regulations or other development standards, other than those contained within the VC (Village Commercial) special land use designation of the Lone Mountain Master Development Plan.

B) General Analysis and Discussion

The proposed Major Modification is appropriate in that it will add a relatively low-intensity commercial use to the Village Commercial category. This use is suitable as a transitional commercial use between residential and higher intensity commercial sites, and provides a surplus storage service that is preferred in close proximity to residential areas. As a result, it is recommended that this request be approved.

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."**

   All land designated as VC (Village Commercial) within the Lone Mountain Master Development Plan area is designated in the General Plan as PCD (Planned Community Development). The subject request is consistent with the intent of this General Plan designation.

GL

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 Major Modification would allow Mini-Warehouse uses within the VC (Village Commercial) land use designation within the Lone Mountain area. The proposed use would be compatible with apartments and single-family residential development on adjacent or nearby sites.

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

   The applicant has indicated no information to support the need for the addition of the Mini-Warehouse use category to the VC designation; however, this use is not allowed anywhere in the Lone Mountain Master Development Plan area at present, and if allowed, the VC designation would be the most suitable category for such a use.

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."**

   This request will affect both of the areas designated as VC (Village Commercial) in the Lone Mountain Master Development Plan. Although both of these areas have access to Cheyenne Avenue, designated as a Primary (100-foot) Arterial and as a Secondary (80-foot) Collector west of the Beltway, on the Master Plan of Streets and Highways, the site which is the subject of the companion Site Development Plan Review (SDR-3759) only has access to Shady Timber Street, a local 60-foot street. Many VC commercial uses have a higher intensity that are well suited to access to a Primary Arterial or Secondary Collector; however, given the low traffic generation that can be expected from the proposed Mini-Warehouse Facility use, it is anticipated that this street will be adequate in size to meet the requirements of the project as proposed.

NOTICES MAILED Newspaper Only

APPROVALS 0

PROTESTS 0

GL

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SUP-4009 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A MINI-WAREHOUSE FACILITY on the west side of Shady Timber Street, 900 feet north of Cheyenne Avenue (APN: portions of 137-12-801-001 and 137-12-401-022) U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED subject to conditions – UNANIMOUS with EVANS excused

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

MINUTES:
NOTE: See Item 18 [MOD-3758] for related discussion
(7:02 – 7:27)
1-2209

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 19 – SUP-4009

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mini-Warehouse use.

2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3758) and Site Development Plan Review [SDR-3759].

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT RELATED TO MOD-3758 AND SDR-3759 - PUBLIC HEARING - SUP-4009 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mini-Warehouse use.

2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3758) and Site Development Plan Review [SDR-3759].

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit for a "Mini-Warehouse Facility" use on the west side of Shady Timber Street approximately 900 feet north of Cheyenne Avenue. The applicant is concurrently submitting applications for a Major Modification (MOD-3758) to the Lone Mountain Master Development Plan, to add "Mini-Warehouse Facility" to the VC (Village Commercial) special land use designation, and a Site Development Plan Review (SDR-3759) and a reduction in the amount of perimeter landscaping and a waiver of maximum wall height and maximum number of wall signs for a 97,750 square-foot Mini-Warehouse Facility on the site.

B) Applicant's Justification

The applicant has justified this request by stating that storage facilities with this design are located around the Las Vegas valley, and that their unique design and color scheme ensures that they blend with adjacent commercial and residential structures.

BACKGROUND INFORMATION

A) Previous Actions

06/23/97 The City Council approved a request for Rezoning (Z-0033-97) on property generally located on the north side of Cheyenne Avenue, east and west of Hualapai Way, including the subject site, from C-V (Civic), N-U (Non-Urban) and N-U (Non-Urban) under Resolution of Intent to R-CL (Single Family Compact Lot) and R-PD9 (Residential Planned Development - 9 Units per Acre). Staff had recommended approval. The Planning Commission recommended approval on 06/12/97.

09/07/94 The City Council approved a request to annex (A-0006-94) approximately 203 acres of land to the city, including the subject parcel. The Planning Commission recommended approval on 06/09/94. The effective date of this annexation was 09/16/94.

02/12/04 The Planning Commission recommended approval of a request for a Site Development Plan Review (SDR-3751) and a Waiver of the foundation landscaping buffer for a proposed 87,790 square-foot retail center, and for a Special Use Permit (SUP-3653) to allow a Liquor Establishment (Off Premise Consumption) in conjunction with a Wal-Mart Neighborhood Market, on 11.73 acres adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street, directly south of the subject site. Staff had recommended approval of both requests. These requests will be considered at the 03/17/04 meeting of the City Council.

GL

03/11/04 The Planning Commission will concurrently review a Major Modification (MOD-3758) to the Lone Mountain Master Development Plan, to add "Mini-Warehouse Facility" to the VC (Village Commercial) special land use designation, and a Site Development Plan Review (SDR-3759) for a 97,750 square-foot Mini-Storage Facility on a site on the west side of Shady Timber Street approximately 900 feet north of Cheyenne Avenue. Staff has recommended approval.

B) Pre-Application Meeting

01/13/04 At the pre-application meeting, the applicant was advised that the Major Modification to allow the use with Special Use Permit status would be required. Design issues related to the site plan application included the appearance and design of perimeter walls of the development, the proposed advertising signs on the site, the need to address the requirement by Clark County to the Beltway lands to the west of the site, the waivers of landscape setback standards based on the proposed site plan and the need for response to Public Works issues through a drainage study and required half-street improvements.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.57

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
South:	Undeveloped (proposed for Shopping Center)
East:	Single Family Dwellings
West:	Beltway

C) Planned Land Use

Subject Property:	PCD (Planned Community Development) [VC (Village Commercial) Lone Mountain Special Land Use Designation]
North:	PCD (Planned Community Development) [M (Multi-Family Medium) Lone Mountain Special Land Use Designation]
South:	PCD (Planned Community Development) [VC (Village Commercial) Lone Mountain Special Land Use Designation]
East:	PCD (Planned Community Development) [MLA (Medium-Low Attached) Lone Mountain Special Land Use Designation]
West:	Beltway (Clark County)

GL

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) and PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	Beltway (Clark County)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows a mix of residential uses with a density of two to eight units per acre, and which allows commercial projects as buffers. The site is also within the Lone Mountain Master Development Plan, and has a VC (Village Commercial) special land use designation. The VC designation does not allow Mini-Warehouse Facilities, but if companion Major Modification (MOD-3758) is approved, this Special Use Permit will comply with the Plan.

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

Special Area Plan

The subject site is located within the Lone Mountain Master Plan area with a VC (Village Commercial) land use designation. The Village Commercial category address projects on parcels of not more than 20 acres and with a Floor Area Ratio of less than 30% gross coverage. Village Commercial allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and does not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and is confined to the intersections of major arterials and major freeways.

INTERAGENCY ISSUES

This project is not deemed to be a "Project of Regional Significance", pursuant to Ordinance No. 5477, as it does not meet the necessary conditions. As a result, no Environmental Impact Assessment questionnaire was circulated to the area Agencies and Entities.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

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

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Mini-Warehouse Facility	97,749 s.f.	1 space/50 storage units +5 spaces outside the security fence	17 spaces (limits development to 600 storage units)	1 space	17 spaces	1 space

The project meets the parking standards of the Code, with the exception that the site plan shows a total of 613 units, which slightly exceeds the requirements of the Code. A condition of approval of the Site Development Plan applications will limit the overall total number of units to 600 units.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Mini-Warehouse Facility use. There are no similar approved uses within the 1320-foot notification distance.

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

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

The proposal meets the requirements of the Code with respect to Special Use Permit conditions, and subject to approval of the waivers requested as part of companion Site Development Plan Review (SDR-3759).

B) General Analysis and Discussion

- Zoning

The site is zoned U (Undeveloped) and is under Resolution of Intent to PD (Planned Development) within the Lone Mountain Master Development Plan area. The PD (Planned Development) zoning district is consistent with the PCD General Plan designation, but the PD zoning district does not directly address the propose Mini-Warehouse use; instead, the Lone Mountain VC (Village Commercial) special land use designation is being amended through MOD-3758 to add this use to the VC category, with the approval of a Special Use Permit, which is the subject of this application.

- Use

This application requests approval of a "Mini-Warehouse Facility" use, pursuant to the Lone Mountain Master Development Plan. Pending approval of companion Major Modification (MOD-3758), such a use will be allowable with the approval of a Special Use Permit. The specific conditions that apply to this use are those found in Title 19.04.050, as listed below.

There are no minimum separation distance provisions with respect to this use in Title 19 or the Lone Mountain Plan, and in any event, there are no similar uses within a quarter-mile of the overall subject site. As a result, the use appears to be acceptable, given the approved policies governing the area, and will serve a demand in the area.

- Conditions

The following are the minimum conditions from Title 19.04.050 for Mini-Warehouse, when a Special Use Permit is required:

1. No more than one manager's security residence shall be permitted.
2. All storage shall be within an enclosed building except for the storage of recreational vehicles which shall be completely screened from view from surrounding properties and abutting streets.
3. No business shall be conducted from or within a mini-storage facility.
4. Retail sale of stored items is prohibited.
5. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.
6. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

GL

7. The production, fabrication or assembly of products shall be prohibited.
8. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage use, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on the site shall not exceed a ratio of two trucks or trailers for each one hundred storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-storage complex.
9. Truck and trailer storage shall be screened from the street and adjacent property.
10. When adjacent to a residential use, the exterior wall of the mini-warehouse shall be constructed of decorative block.

The application as submitted appears to comply with the above-noted requirements.

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 development will be consistent with the existing and future surrounding uses, in accordance with the General Plan and the Lone Mountain Master Development Plan, subject to the requested waivers (two of which are recommended for denial) and with site plan changes as outlined in the conditions of approval.

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

   Although the site has some topographical features, these will be incorporated into the overall site plan layout as proposed. The fact that this site is somewhat lower than the existing apartment development to the north will reduce any negative effects from the massing of this project and should not unduly restrict views from the development to the north. The proposed development is a low-intensity use and should be compatible with nearby commercial and residential uses.

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

Access is provided via a driveway from Shady Timber Road, a 60-foot local street on the Master Plan of Streets and Highways. This street is adequate in size to meet the requirements of the proposed use and will not negatively impact neighborhood traffic.

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

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

NOTICES MAILED 340 (Mailed with SDR-3759)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-4009 APN: 137-12-401-022

Name of Property Owner: _____

Name of Applicant: SILVER STATE SELF STORAGE 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: Philip H. Davis

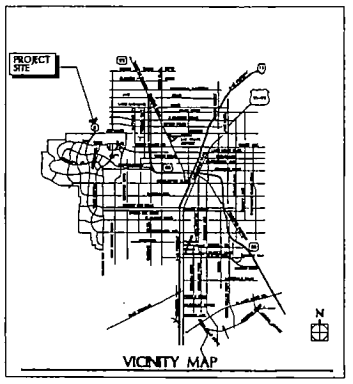
Subscribed and sworn before me

This 22nd day of December, 2005

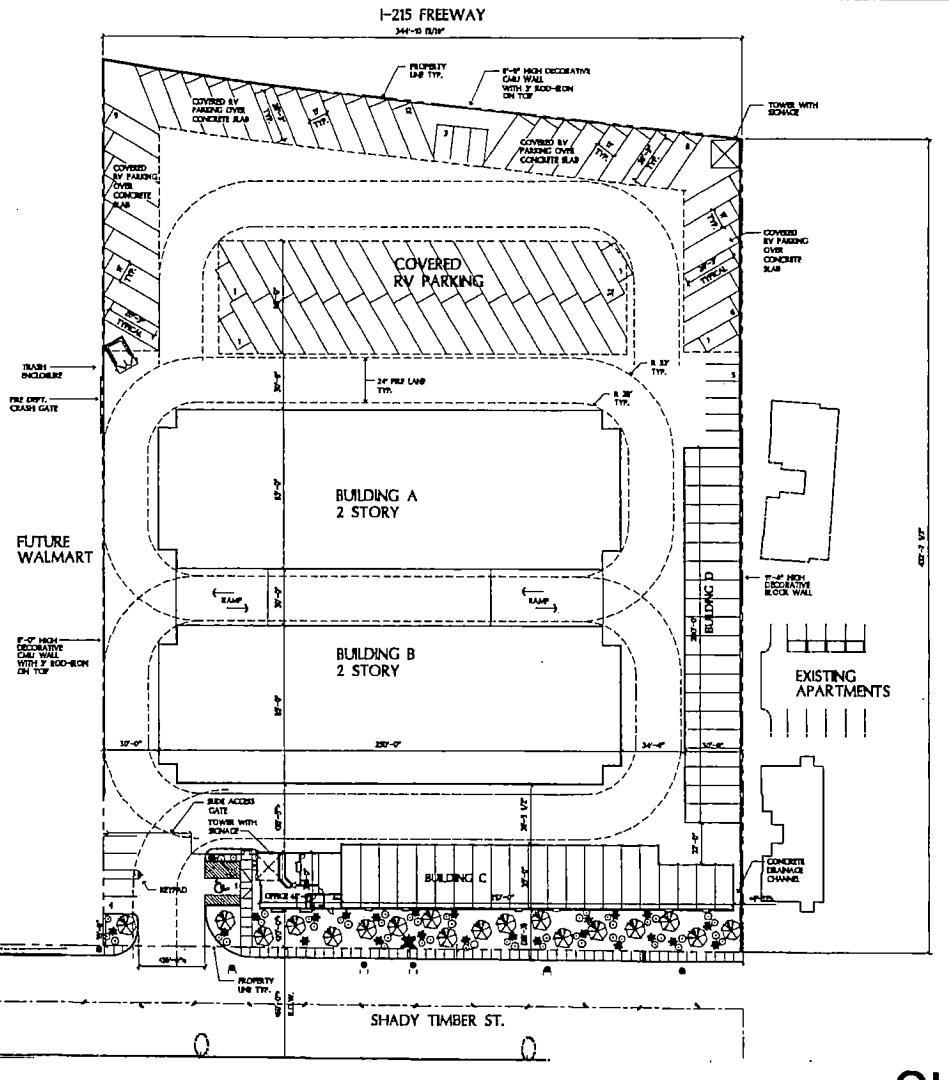
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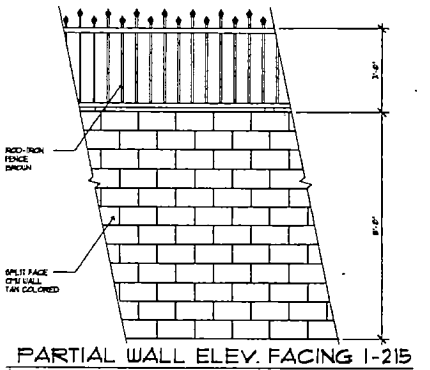
Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007



VICINITY MAP





PARTIAL WALL ELEV. FACING I-215

1/2"=1'-0"

SITE DATA

SITE AREA	155,707 S.F. 3.57 ACRES
BUILDING A	
1st FLOOR	20,850 S.F.
2nd FLOOR	20,850 S.F.
TOTAL	41,700 S.F.
BUILDING B	
1st FLOOR	20,850 S.F.
2nd FLOOR	20,850 S.F.
TOTAL	41,700 S.F.
BUILDING C	6,967 S.F.
OFFICE	1,382 S.F.
BUILDING D	6,000 S.F.
TOTAL STORAGE	97,749 S.F.
PARKING REQUIRED	15 SPACES
PARKING PROVIDED	17 SPACES
RV PARKING (OPEN)	67 SPACES
SITE COVERAGE	36.0%

SCOTT L. BAKER,
ARCHITECT, INC.

SILVERADO SELF STORAGE 4

SITE PLAN

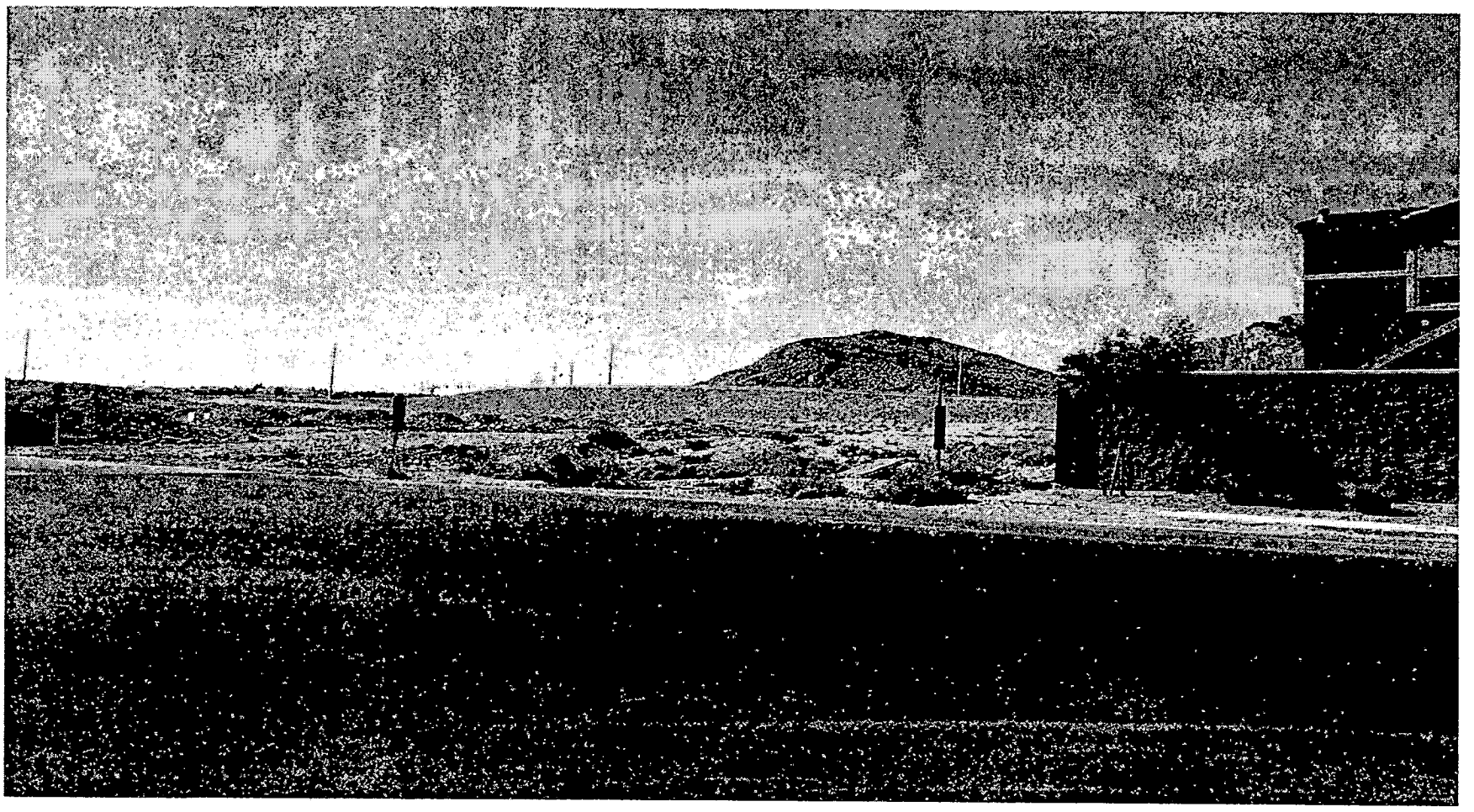
SUP-4009
03-11-04 P

PROJECT NO. 03-179 SCALE = 1" = 30'-0"

1. 26. 04.

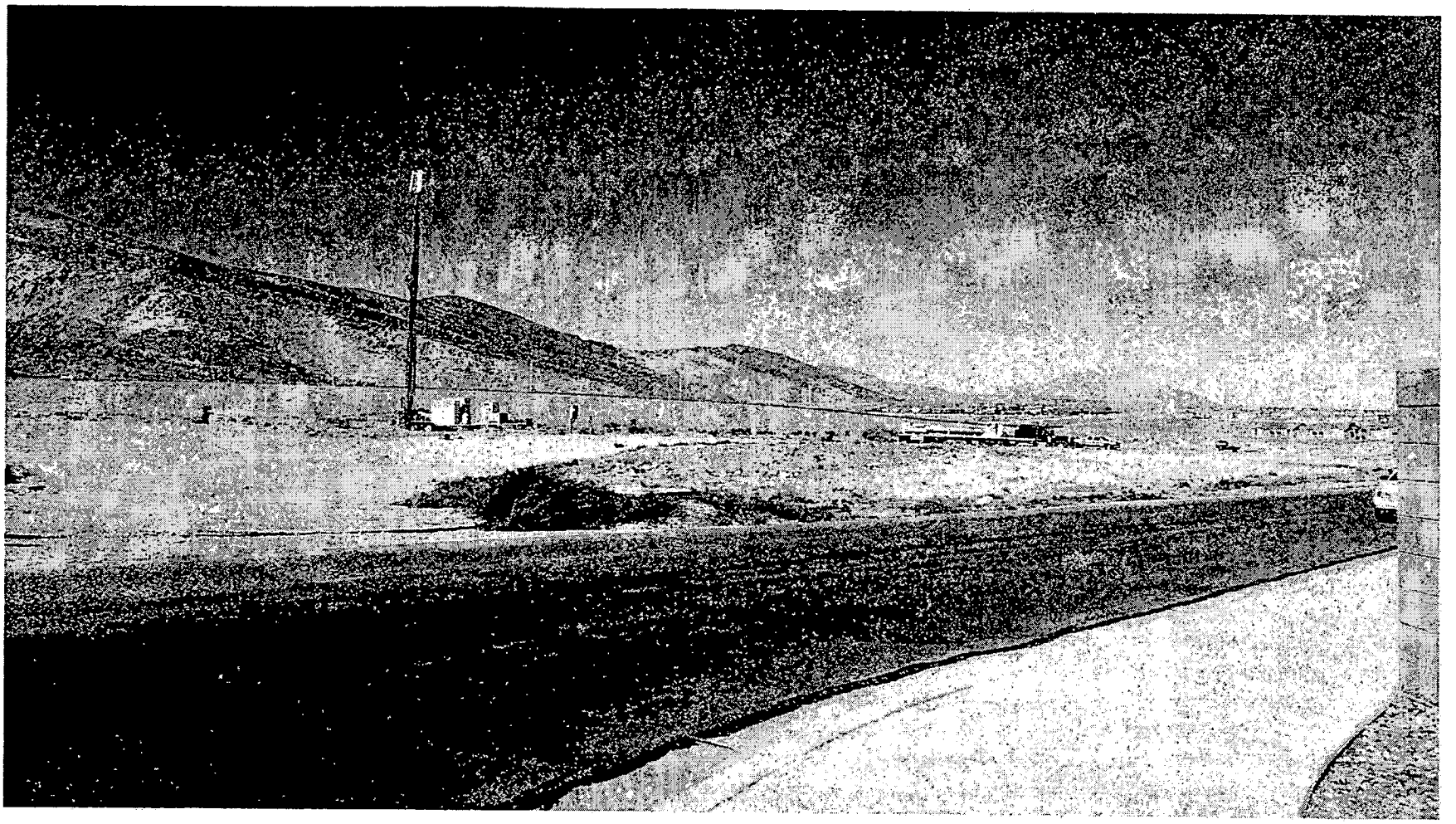
0 30' 60' 120'

SITE PLAN



SUP-4009 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY
WEST SIDE OF SHADY TIMBER STREET, 900 FEET NORTH OF CHEYENNE AVENUE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04



SUP-4009 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY
WEST SIDE OF SHADY TIMBER STREET, 900 FEET NORTH OF CHEYENNE AVENUE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.57 acres on the west side of Shady Timber Street, 900 feet north of Cheyenne Avenue (APN: portions of 137-12-801-001 and 137-12-401-022), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

C.C. 04/07/04

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

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 3 as follows:

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reduce the total number of storage units to 600 ***and to redesign on-site signage to conform to Code.***

– UNANIMOUS with EVANS excused

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

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 20 – SDR-3759

MINUTES:
NOTE: See Item 18 [MOD-3758] for related discussion
(7:02 – 7:27)
1-2209

CONDITIONS:
Planning and Development

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

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

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reduce the total number of storage units to 600, to redesign on-site signage to conform to Code and to reduce all perimeter wall heights (that are not a building exterior) to a maximum height of eight feet.

4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

5. The landscape plan shall ensure that all plantings on exterior perimeter of the site are located 20 feet on-center with a minimum of four five-gallon shrubs for each tree within provided planters, and 30 feet on-center on interior perimeters. These plantings must conform with the species noted in Appendix B (Plant Palette) to the Lone Mountain Master Development Plan.

6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation along the north and east perimeters of the site.

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

CONDITIONS - Continued:

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

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

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

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

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

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

15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

16. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

Public Works

17. Coordinate with the City Surveyor to determine whether a Parcel Map or other map is necessary; if such map is required, it shall record prior to the issuance of any permits for this site.

CONDITIONS - Continued:

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

19. Construct half-street improvements including appropriate overpaving on Shady Timber Street adjacent to the entire parcel of which this site is a part concurrent with the first phase of development anywhere on this site. Construct all incomplete half-street improvements on Cheyenne Avenue adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Coordinate with Clark County Public Works for all improvements within the Cheyenne Avenue/I-215 Beltway interchange right-of-way.

20. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All proposed driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

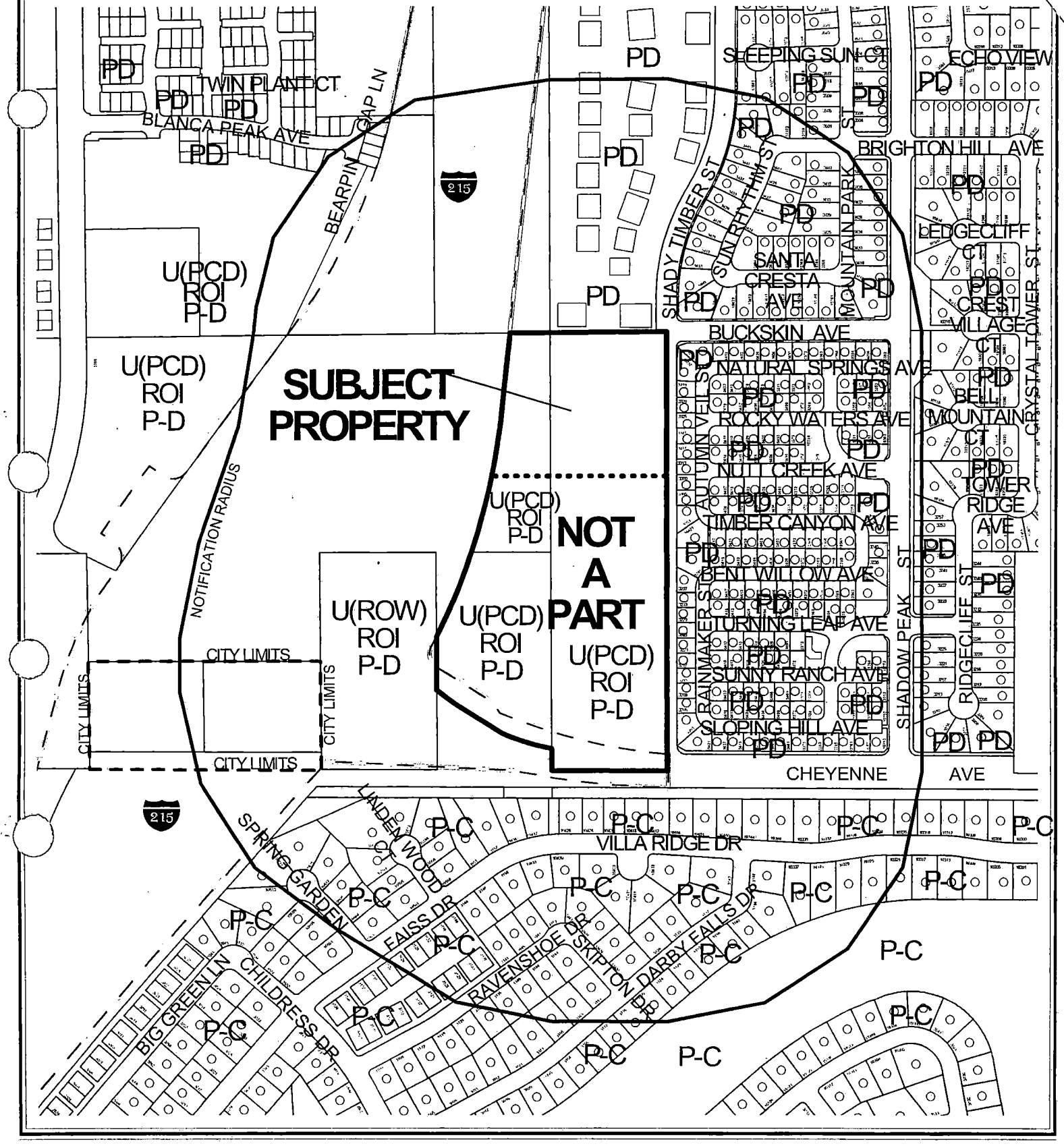
21. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Shady Timber Street to the south edge of this site at a location and depth acceptable to the City Engineer.

22. A Master Streetlight Plan must be submitted and approved prior to the submittal of any construction drawings for this site.

CONDITIONS - Continued:

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

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

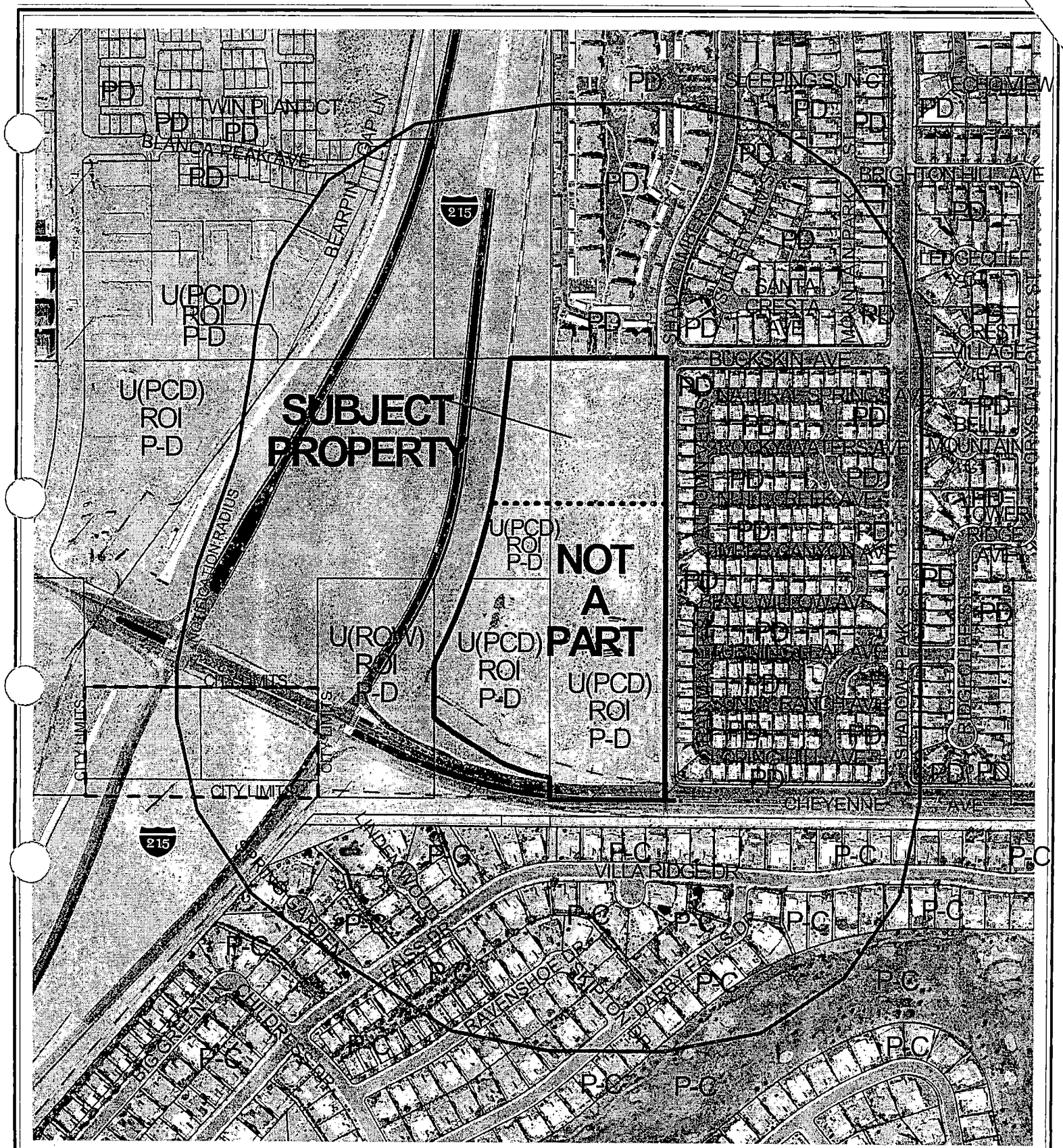


CASE: **SDR-3759**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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



0 200 400 Feet

N

CASE: **SDR-3759**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-3758 - PUBLIC HEARING - SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

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

3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reduce the total number of storage units to 600, to redesign on-site signage to conform to Code and to reduce all perimeter wall heights (that are not a building exterior) to a maximum height of eight feet.

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6. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation along the north and east perimeters of the site.

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

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

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

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

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20. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All proposed driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

21. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Shady Timber Street to the south edge of this site at a location and depth acceptable to the City Engineer.

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

GL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Site Development Plan Review and a reduction in the amount of perimeter landscaping and a waiver of maximum wall height and maximum number of wall signs for a 97,750 square-foot Mini-Warehouse Facility on the west side of Shady Timber Street approximately 900 feet north of Cheyenne Avenue. The applicant is concurrently submitting applications for a Major Modification (MOD-3758) to the Lone Mountain Master Development Plan, to add "Mini-Warehouse Facility" to the VC (Village Commercial) special land use designation, and a Special Use Permit (SUP-4009) for a "Mini-Warehouse Facility" use on the site.

B) Applicant's Justification

The applicant has justified this request by stating that storage facilities with this design are located around the Las Vegas valley, and that their unique design and color scheme ensures that they blend with adjacent commercial and residential structures.

BACKGROUND INFORMATION

A) Previous Actions

06/23/97 The City Council approved a request for Rezoning (Z-0033-97) on property generally located on the north side of Cheyenne Avenue, east and west of Hualapai Way, including the subject site, from C-V (Civic), N-U (Non-Urban) and N-U (Non-Urban) under Resolution of Intent to R-CL (Single Family Compact Lot) and R-PD9 (Residential Planned Development - 9 Units per Acre). The Planning Commission and staff recommended approval on 06/12/97.

09/07/94 The City Council approved a request to annex (A-0006-94) approximately 203 acres of land to the city, including the subject parcel. The Planning Commission recommended approval on 06/09/94. The effective date of this annexation was 09/16/94.

02/12/04 The Planning Commission recommended approval of a request for a Site Development Plan Review (SDR-3751) and a Waiver of the foundation landscaping buffer for a proposed 87,790 square-foot retail center, and for a Special Use Permit (SUP-3653) to allow a Liquor Establishment (Off Premise Consumption) in conjunction with a Wal-Mart Neighborhood Market, on 11.73 acres adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street, directly south of the subject site. Staff had recommended approval of both requests. These requests will be considered at the 03/17/04 meeting of the City Council.

GL

03/11/04 The Planning Commission will concurrently review a Special Use Permit (SUP-4009) and a Site Development Plan Review (SDR-3759) for a 97,750 square-foot Mini-Storage Facility on a site on the west side of Shady Timber Street approximately 900 feet north of Cheyenne Avenue. Staff has recommended approval.

B) Pre-Application Meeting

01/13/04 At the pre-application meeting, the applicant was advised that the Major Modification to allow the use with Special Use Permit status would be required. Design issues related to the site plan application included the appearance and design of perimeter walls of the development, the proposed advertising signs on the site, the need to address the requirement by Clark County to the Beltway lands to the west of the site, the waivers of landscape setback standards based on the proposed site plan and the need for response to Public Works issues through a drainage study and required half-street improvements.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 3.57

B) Existing Land Use

Subject Property:	Undeveloped
North:	Apartments
South:	Undeveloped (proposed for Shopping Center)
East:	Single Family Dwellings
West:	Beltway

C) Planned Land Use

Subject Property:	PCD (Planned Community Development) [VC (Village Commercial) Lone Mountain Special Land Use Designation]
North:	PCD (Planned Community Development) [M (Multi-Family Medium) Lone Mountain Special Land Use Designation]
South:	PCD (Planned Community Development) [VC (Village Commercial) Lone Mountain Special Land Use Designation]
East:	PCD (Planned Community Development) [MLA (Medium-Low Attached) Lone Mountain Special Land Use Designation]
West:	Beltway (Clark County)

GL

D) Existing Zoning

Subject Property:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) and PD (Planned Development)
South:	U (Undeveloped) under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	Beltway (Clark County)

E) General Plan Compliance

The subject site is located within the Centennial Hills Sector of the General Plan with a PCD (Planned Community Development) land use designation, which allows a mix of residential uses with a density of two to eight units per acre, and which allows commercial projects as buffers. The site is also within the Lone Mountain Master Development Plan, and has a VC (Village Commercial) special land use designation. The VC designation does not allow Mini-Warehouse Facilities, but if companion Major Modification (MOD-3758) is approved, this use will be allowed subject to the approval of a Special Use Permit. Companion application SUP-4009 addresses this latter requirement.

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

Special Area Plan

The subject site is located within the Lone Mountain Master Plan area with a VC (Village Commercial) land use designation. The Village Commercial category address projects on parcels of not more than 20 acres and with a Floor Area Ratio of less than 30% gross coverage. Village Commercial allows low to medium intensity retail, office or other commercial uses that serve primarily local area patrons, and does not include more intense general commercial characteristics. Village Commercial is typically located on the periphery of residential neighborhoods and is confined to the intersections of major arterials and major freeways.

PROJECT DESCRIPTION

The Mini-Warehouse Facility as proposed includes two two-story buildings (each with a total of 41,700 square feet on two levels) on the central portion of the 3.57-acre site. These buildings are 85 feet in width and 250 feet in length, with an overall height of 23' 4", with architectural elements that extend to 34 feet in two tower details. The north and east perimeters of the site will contain two lower metal construction storage buildings (6,000 square feet and 6,967 square feet) with stucco walls on the outsides of the perimeters. Due to site grade differences, this site will be three to five feet lower than the site to the north, necessitating a low retaining wall along this boundary. A total of 67 covered RV parking spaces are located at the west edge of the site. A gated entrance to the southeastern corner of the site is provided to Shady Timber Street. A landscaped buffer that meets Code requirements is provided along the eastern boundary of the site, where adjacent to single-family development; however, the applicant has requested a waiver of the buffering and landscaping standards along the other three perimeters of the site.

Initially, Clark County had required a 20-foot wide access road through the site to provide access to lands to the west within the Beltway right-of-way; however, a letter from Clark County Public Works dated 01/14/04 indicates this requirement is no longer necessary.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.06.050, Development Standards for PD-zoned lands must comply with the Master Development Plan for the area. The Lone Mountain Plan does not provide specific development standards for this type of use, and the site plan can therefore be used to identify the standards that will apply to the subject proposal:

Standards	**Required**
Lot Size	3.57 acres
Lot Width	344 Feet
Setbacks • Front • Side • Rear	 20 Feet none none
Max. Lot Coverage	36 %
Max. Building Height	2 Stories / 34 Feet
Trash Enclosure	Y
Loading Zone	Not indicated

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The proposed development standards are acceptable, with the following exception:

- The applicant is proposing an eight-foot solid wall with a three-foot wrought-iron component on top, for a total wall height along the Beltway of 11 feet. This exceeds Code standards, and the applicant has requested a waiver of these standards. While security may be an issue, the applicant needs to redesign this wall with appropriate security measures within the maximum eight-foot height limit.

A2) Residential Adjacency Standards

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

a) Proximity slope.

The proposed one-story, 24-foot office tower component of the overall structure is set back approximately 94 feet from the west property line of the residentially zoned tract on the east side of Shady Timber Street. At this distance a 3:1 slope would intersect a building at a height of 31 feet. The proposed 24-foot building falls below the proximity slope, other than the two 34-foot tower details, which are non-habitable and are considered architectural features, and therefore meet Residential Adjacency Standards.

b) Building setback

The building setback requirements do not apply, as the site is not directly contiguous with residential land that meets the criteria for this portion of the Code.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Mini-Warehouse Facility	97,749 s.f.	1 space/50 storage units +5 spaces outside the security fence	17 spaces (limits development to 600 storage units)	1 space	17 spaces	1 space

GL

The project meets the parking standards of the Code, with the exception that the site plan shows a total of 613 units, which slightly exceeds the requirements of the Code. A condition of approval will limit the overall total number of units to 600 units.

A4) Landscape and Open Space Standards

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

Standards	**Required** Ratio	Trees	**Provided**
Parking Area	1 tree/ 6 spaces	3 trees	3 trees
Buffer:			
• Min. Trees	1 tree/20 linear feet along street (300 feet) + 1 tree/ 30 linear feet along interior edges	15 trees 15 trees along north boundary	15 trees none, due to waiver request
• Min. Zone Width	15 feet along external perimeters + 8 feet along interior perimeters		20 feet external + zero, due to waiver request
• Wall height	8 feet		11 feet

The exterior parking lot and front setback landscaping is satisfactory, and in fact with 36" box trees proposed, exceeds the minimum tree size of 24" box, with four or five shrubs per tree to be planted. All the tree and plant species proposed comply with the species noted in Appendix B (Plant Palette) to the Lone Mountain Master Development Plan.

As previously noted, the proposed 11-foot western wall height must be reduced to meet the eight-foot maximum prescribed by Code.

A5) Sign Standards

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

Freestanding Signs: PD zoning district

Standards	**Allowed**	**Provided**
Maximum Number	1 / development or 1/street frontage where the street is greater than 80 feet in width 1 total	None
Maximum Area	48 s.f.	None
Maximum Height	12 Feet	None
Minimum Setback	5 Feet	None
Illumination	Internal/External allowed more than 200 feet from residential i.e. cannot face north	None

GL

Monument Signs: PD zoning district

Standards	Allowed	Provided
Maximum Number	1 / street frontage 2 total	None
Maximum Area	60 SF /sign	None
Maximum Height	8 Feet	None
Minimum Setback	5 Feet	None
Illumination	Direct/Internal	None

Wall Signs: PD zoning district

Standards	Allowed	Provided
Maximum Number	1 / street frontage 2 total	3 total
Maximum Area	50 SF / sign	Not indicated
Maximum Projection	2 Feet	Not indicated
Illumination	Internal/External allowed more than 200 feet from residential i.e. cannot face east	Two facing west and south comply, east facing sign is not illuminated

The proposed signage does not conform to PD district signage standards as follows:

- There are three proposed wall signs, one on the northwest tower and two on the southeast tower. The Code limits the total number of wall signs to one per frontage, or a total of two signs. The applicant has requested a waiver to allow the third, non-illuminated sign, which will face east on the southeast tower. As no compelling reason has been provided, it is recommended that the number of signs be limited to the two illuminated signs.

A condition of approval will require that on-site signage be revised to conform to Code prior to the issuance of any building permits.

B) General Analysis and Discussion

- Zoning

The site is zoned U (Undeveloped) and is under Resolution of Intent to PD (Planned Development) within the Lone Mountain Master Development Plan area. The PD (Planned Development) zoning district is consistent with the PCD General Plan designation, but the PD zoning district does not directly address the propose Mini-Warehouse use; instead, the Lone Mountain VC (Village Commercial) special land use designation is being amended through MOD-3758 to add this use to the VC category, with the approval of a Special Use Permit.

- Site Plan

  The site plan needs to be revised in the following respects:
  i. reduce the total number of storage units to 600;
  ii. redesign on-site signage to conform to Code; and
  iii. reduce all perimeter wall heights (that are not a building exterior) to a maximum height of eight feet.

  Condition's of approval address these matters.

- Waivers

  The applicant has requested a waiver of perimeter buffering and planting requirements along the southern, western and northern perimeters of the site. The request for the waiver along the southern and western perimeters are acceptable. Although the northern property line directly abuts existing apartment development, the lower grade of the subject site means that the overall wall height of the development will only protrude four or five feet over the existing perimeter wall of the apartment complex, and then only where higher architectural details exist on the building. Accordingly, it is recommended that all of the requested buffering waivers be approved.

  The applicant has also requested a waiver of maximum wall height along the western wall, to allow an 11-foot high wall for security reasons along the Beltway. As adequate security measures can be incorporated into an eight-foot wall that meets Code requirements, it is recommended that this waiver request be denied.

  The applicant has also requested a waiver of the maximum number of wall signs, from a total of two to a total or three signs, one of which will be non-illuminated. Since no compelling reason has been provided to justify the third, non-illuminated sign which faces single-family development, it is recommended that this waiver request be denied.

- Landscape Plan

  The landscape plan proposes to place eighteen 36" box Mondale Pine trees along the eastern setback area of the site. These trees will be supplanted with Desert Cassia, Fraser Photinia and Chaparral Sage, and with decomposed granite in all planting areas. The landscaping plan as presented meets and exceeds Code requirements.

- Elevation

  The elevations depict two two-story buildings that are 85 feet in width and 250 feet in length, with an overall height of 23' 4". The main building with the office has a tower feature with a low-angle pitched roof that has an overall height of 33' 8". The main portions of the buildings have flat roofs and are finished in painted CMU block with painted metal bands at the parapet and at the second floor. The main office and the perimeter walls will have a stucco finish with architectural pop-outs and arch details

every 50 feet. Along the Beltway perimeter, the applicant has proposed an eight-foot decorative block wall with three feet of wrought iron on top, which exceeds Code wall height maximums and is the subject of a waiver request. Other structures on site, such as canopies for RV spaces, will be of fabricated metal construction.

FINDINGS

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

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

   If the companion Major Modification (MOD-3758) is approved, the proposed Mini-Warehouse Facility will be within the range of allowable uses in a Village Commercial designated parcel in the Lone Mountain Master Development Plan area. The proposed development and uses can be operated in a manner that is compatible with the existing land uses in the vicinity of this site, provided the proposed wall along the western boundary of the site, and the proposed signage, are revised to comply with Code requirements.

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

   The development will be consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and the Lone Mountain Master Plan, subject to the requested waivers (two of which are recommended for denial) and with site plan changes as outlined in the conditions of approval.

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

   Access is provided via a driveway from Shady Timber Road, a 60-foot collector street on the Master Plan of Streets and Highways. Although this street is adequate in size to meet the requirements of the proposed use and will not negatively impact neighborhood traffic, there are street section standards in the Lone Mountain Plan (Fig 7 on pg 24) that call for a five-foot (minimum) sidewalk with a three-foot amenity zone on either side of the sidewalk, on one side of the street, and calls for the other side to have a six-foot amenity zone with no sidewalk. One of the Public Works' conditions of approval addresses the need for the site plan to reflect this standard.

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

   The proposed building is an aesthetically appropriate structure for a Mini-Warehouse and landscape materials as proposed are appropriate for this project.

GL

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

   The building elevations and design characteristics of the proposed Mini-Warehouse Facility are aesthetically appealing. The proposal exceeds residential adjacency standards, and all trash enclosures and mechanical equipment will be screened from view.

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

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

NOTICES MAILED 340 (Mailed with SUP-4009)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3759 APN: 137-12-801-001

Name of Property Owner: _____

Name of Applicant: SILVER STATE SELF STORAGE 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: Philip H. Davis

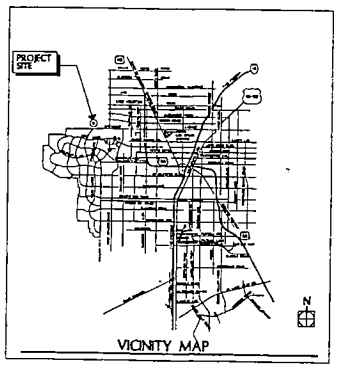
Subscribed and sworn before me

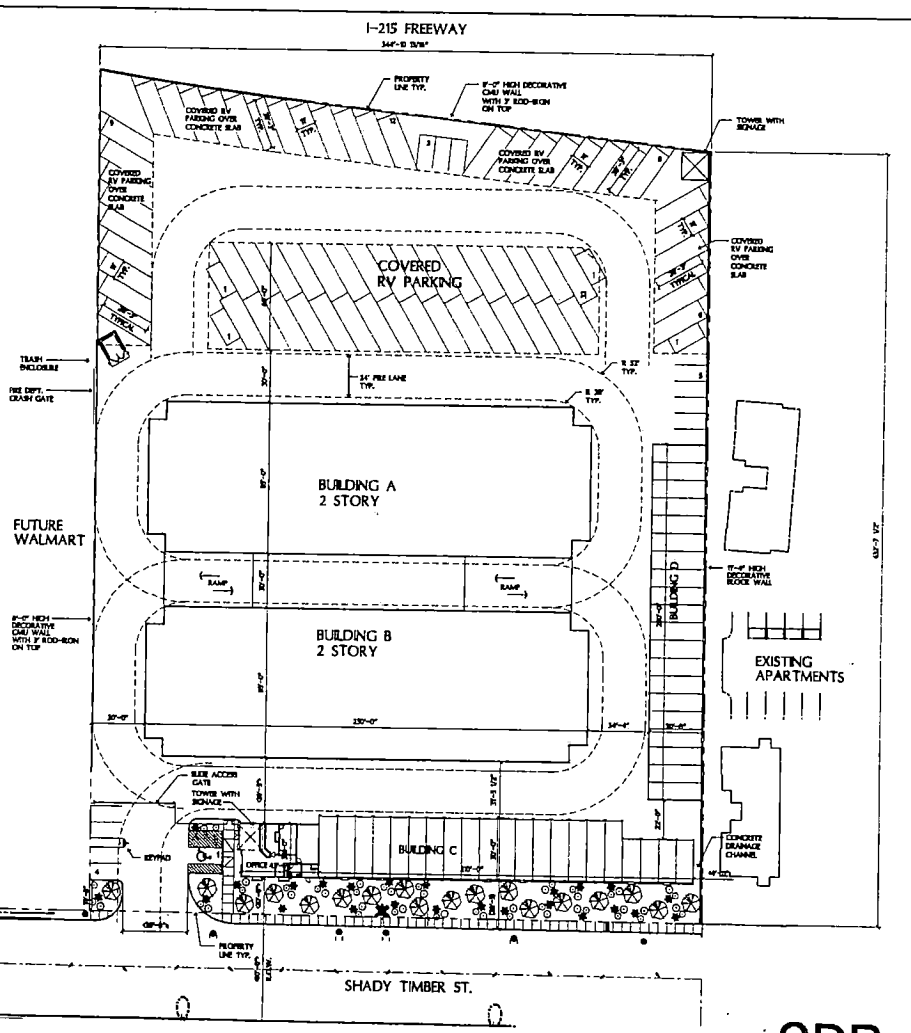
This 22nd day of December, 2003

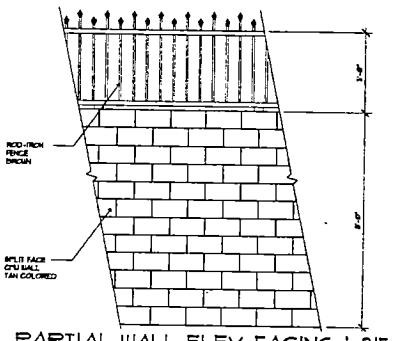
_____

Notary Public in and for said County and State

JODIE LYNNE CRUM
Notary Public State of Nevada
No. 99-51690-1
My appt. exp. Feb. 17, 2007







PARTIAL WALL ELEV. FACING I-215

1/2"=1'-0"

DTLSITE4.DWG 05/01/00 10:34

SITE DATA

SITE AREA	155,707 S.F. 3.57 ACRES
BUILDING A	
1st FLOOR	20,850 S.F.
2nd FLOOR	20,850 S.F.
TOTAL	41,700 S.F.
BUILDING B	
1st FLOOR	20,850 S.F.
2nd FLOOR	20,850 S.F.
TOTAL	41,700 S.F.
BUILDING C	6,967 S.F.
OFFICE	1,382 S.F.
BUILDING D	6,000 S.F.
TOTAL STORAGE	97,749 S.F.
PARKING REQUIRED	15 SPACES
PARKING PROVIDED	17 SPACES
RV PARKING (OPEN)	67 SPACES
SITE COVERAGE	36.0%

SCOTT L. BAKER,
ARCHITECT, INC.

SDR-3759
03-11-04 PC

N

SILVERADO SELF STORAGE 4

SITE PLAN

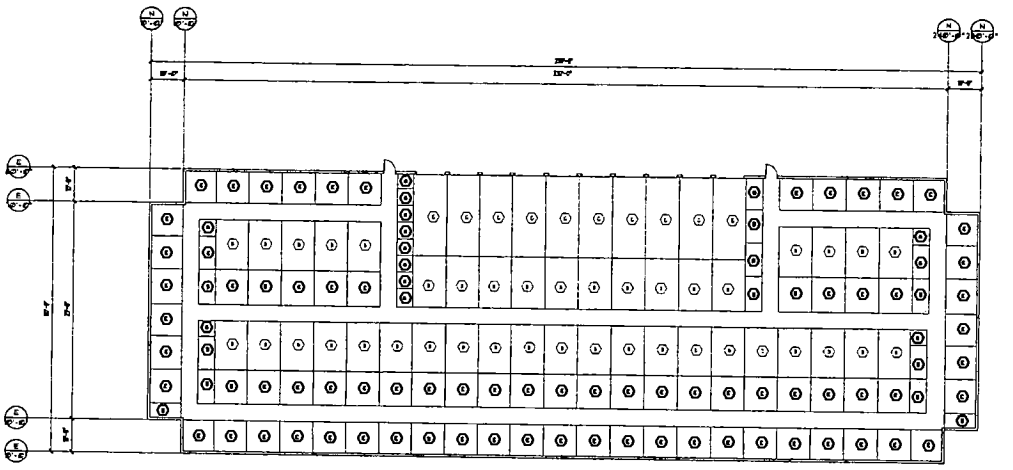
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0 30' 60' 120'

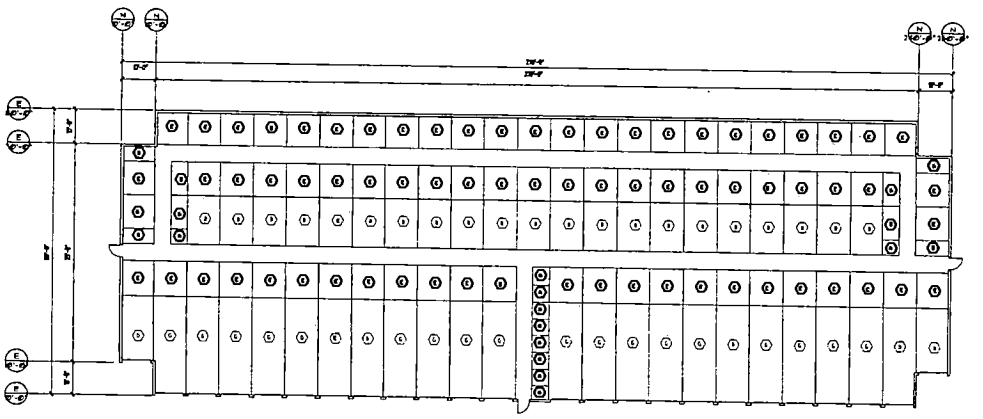
1. 26. 04.

SITE PLAN

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BUILDING A SECOND FLOOR



BUILDING A FIRST FLOOR

UNIT TABULATION

TYPE	SIZE (FEET)	TOTAL	1ST FLR (UNIT)	1ST FLR (SQ FT)	2ND FLR (UNIT)	2ND FLR (SQ FT)	UNIT TOTALS (SQ. FT.)
BUILDING A							
A	5 x 5	32	16		0		800
B	5 x 10	31	8		23		1,085
C	10 x 10	448	12		16		11,200
D	10 x 15	63	21		42		3,150
G	10 x 30	32		32		32	9,600
TOTAL UNIT		206	48	34	141	32	25,835
BUILDING B							
A	5 x 5	72	16		0		1,800
B	5 x 10	31	8		23		1,085
C	10 x 10	448	12		16		11,200
D	10 x 15	63	21		42		3,150
G	10 x 30	32		32		32	9,600
TOTAL UNIT		206	57	64	141	32	25,835
BUILDING C							
F	10 x 25	4		4			1,000
H	10 x 25	27		27			6,750
TOTAL UNIT		31		31			7,750
BUILDING D							
G	10 x 30	300		30			9,000
TOTAL UNIT		300		30			9,000
TOTAL UNIT		613					53,585
BUILDING A GROSS SQ. FT.							41,120
BUILDING B GROSS SQ. FT.							41,120
BUILDING C GROSS SQ. FT.		1 UNIT SQ. FT. OFFICE					8,525
BUILDING D GROSS SQ. FT.							9,000
TOTAL GROSS SQ. FT.							99,765
616 SF PER UNIT							

OCCUPANT LOAD		TOTAL OCCUPANT LOAD	EXITS REQUIRED (PER TABLE 1004.1)	EXITS PROVIDED
OFFICE				
1ST FLOOR STORAGE BLD "A"	360 SF @ 1 : 300 = 1.20 → 2	2	1 EXIT	1 EXITS
2ND FLOOR STORAGE BLD "A"	2,880 SF @ 1 : 300 = 9.60 → 10	10	1 EXIT	1 EXITS
1ST FLOOR STORAGE BLD "B"	2,880 SF @ 1 : 300 = 9.60 → 10	10	1 EXIT	1 EXITS
2ND FLOOR STORAGE BLD "B"	2,880 SF @ 1 : 300 = 9.60 → 10	10	1 EXIT	1 EXITS
Total Building Storage	84,480 sf	= 282 → 284	5 EXITS	5 EXITS

SDR-3759
03-11-04 PC

SCOTT L. BAKER,
ARCHITECT, INC.

SILVERADO SELF STORAGE 4

BUILDING "A" EXTERIOR ELEVATIONS - "B" SIMILAR

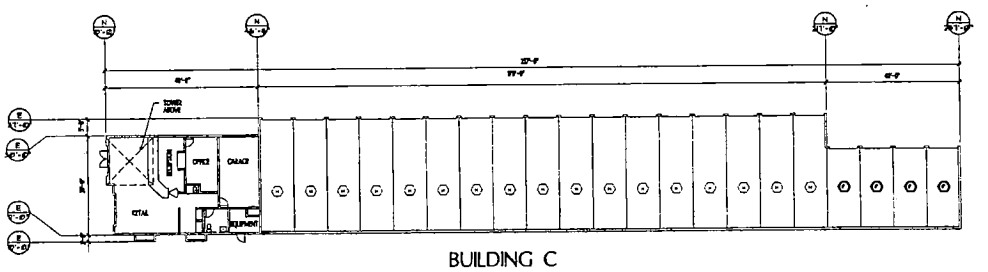
PROJECT NO. 03-179
SCALE = 1/8" = 1'-0"

0' 8' 16' 32' 64'

1. 26. 04.

BUILDING A ELEVATIONS

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BUILDING C

SDR-3759
03-11-04 PC

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SILVERADO SELF STORAGE 4
BUILDING "C" FLOOR PLAN

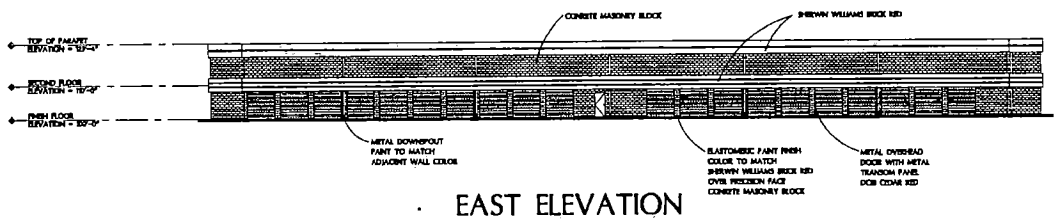
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1. 26. 03.

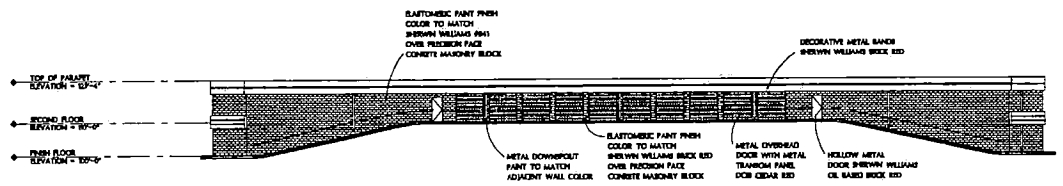
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BUILDING C
FLOOR PLAN

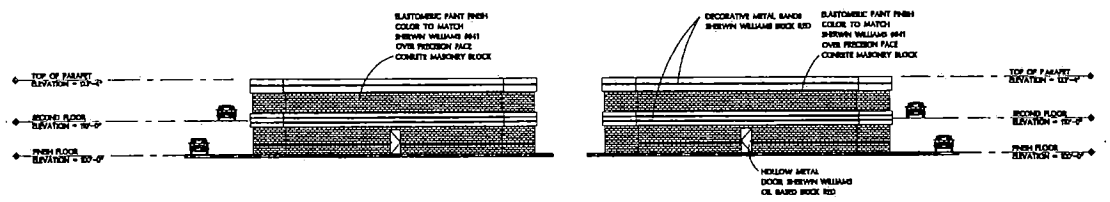
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EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION NORTH ELEVATION

SDR-3759
03-11-04 PC

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ARCHITECT, INC.

SILVERADO SELF STORAGE 4

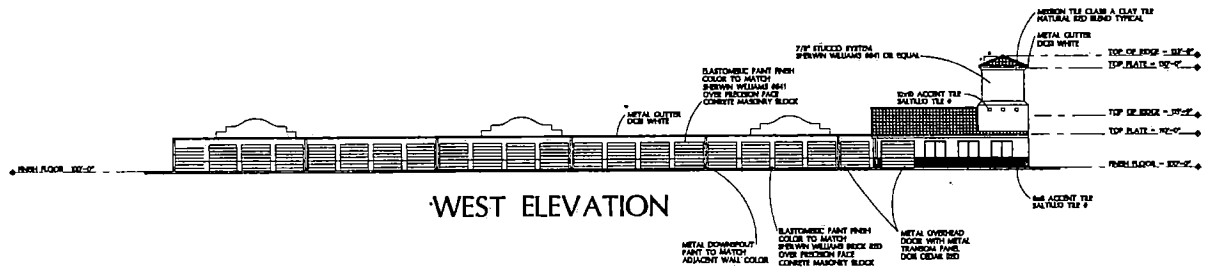
BUILDING "A" EXTERIOR ELEVATIONS - "B" SIMILAR

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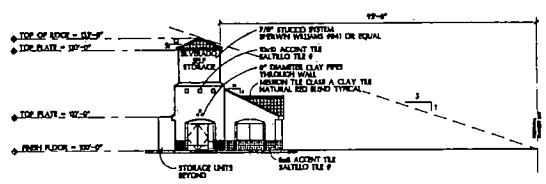
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BUILDING A
ELEVATIONS

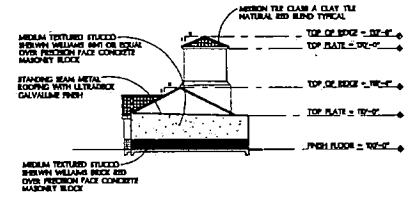
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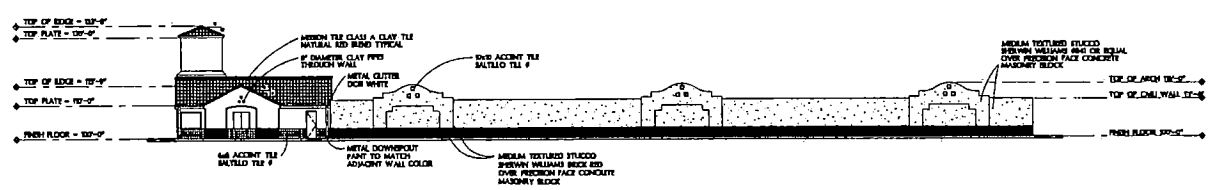
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

SDR-3759

03-11-04 PC

SCOTT L. BAKER, ARCHITECT, INC.

SILVERADO SELF STORAGE 4

BLDG. C ELEVATIONS

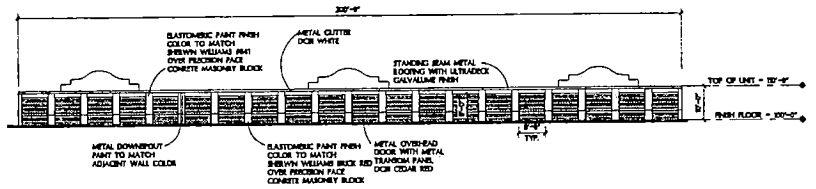
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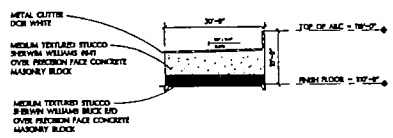
PROJECT NO. 03-179 1. 26. 04.

BUILDING C ELEVATIONS

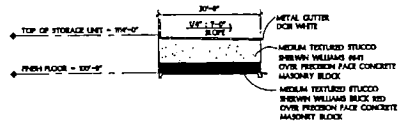
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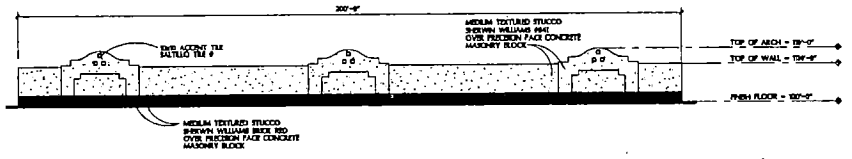
WEST ELEVATION



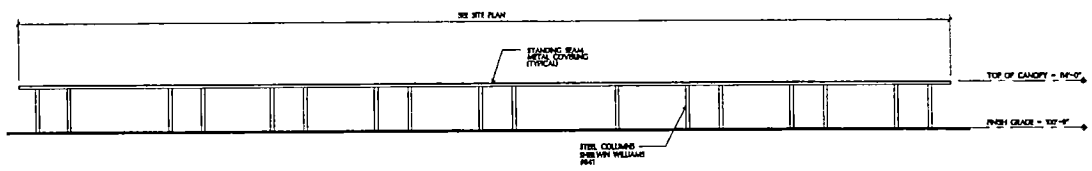
NORTH ELEVATION



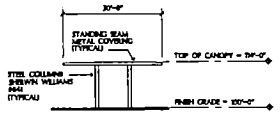
SOUTH ELEVATION



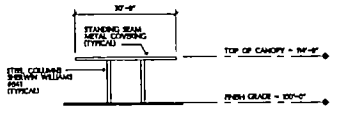
EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SDR-3759

03-11-04 PC

SCOTT L. BAKER,
ARCHITECT, INC.

SILVERADO SELF STORAGE 4

BLDG. D & CANOPY ELEVATIONS

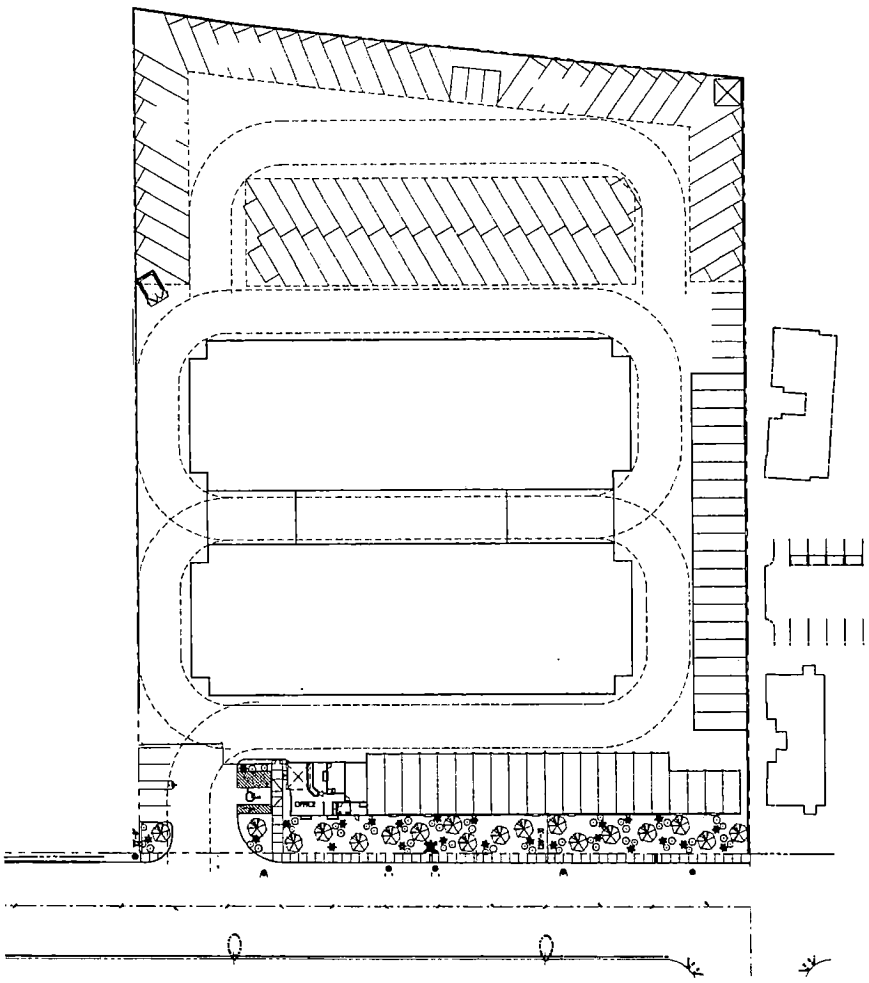
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PROJECT NO. 03-179 1. 26. 04.

BUILDING B & CANOPY ELEVATIONS

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LANDSCAPE S.F. 6,417
4.1%

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
TREE				
	PINUS ELDARICA	MONDEL PINE	18	36" BOX
SHRUBS				
⊙	CASSIA NEMOPHILA	DESERT CASSIA	24	9 GAL
⊙	PHOTINIA FRASERI	FRASER PHTINIA	23	5 GAL
✱	SALVIA CLEVELAND	CHAPARRAL SAGE	24	5 GAL

GROUNDCOVERS

DECOMPOSED GRANITE IN ALL PLANTING AREA'S, 2" DEPTH TYPICAL SIZE TO BE 3/4" SCREENED

SDR-3759
03-11-04 PC

N

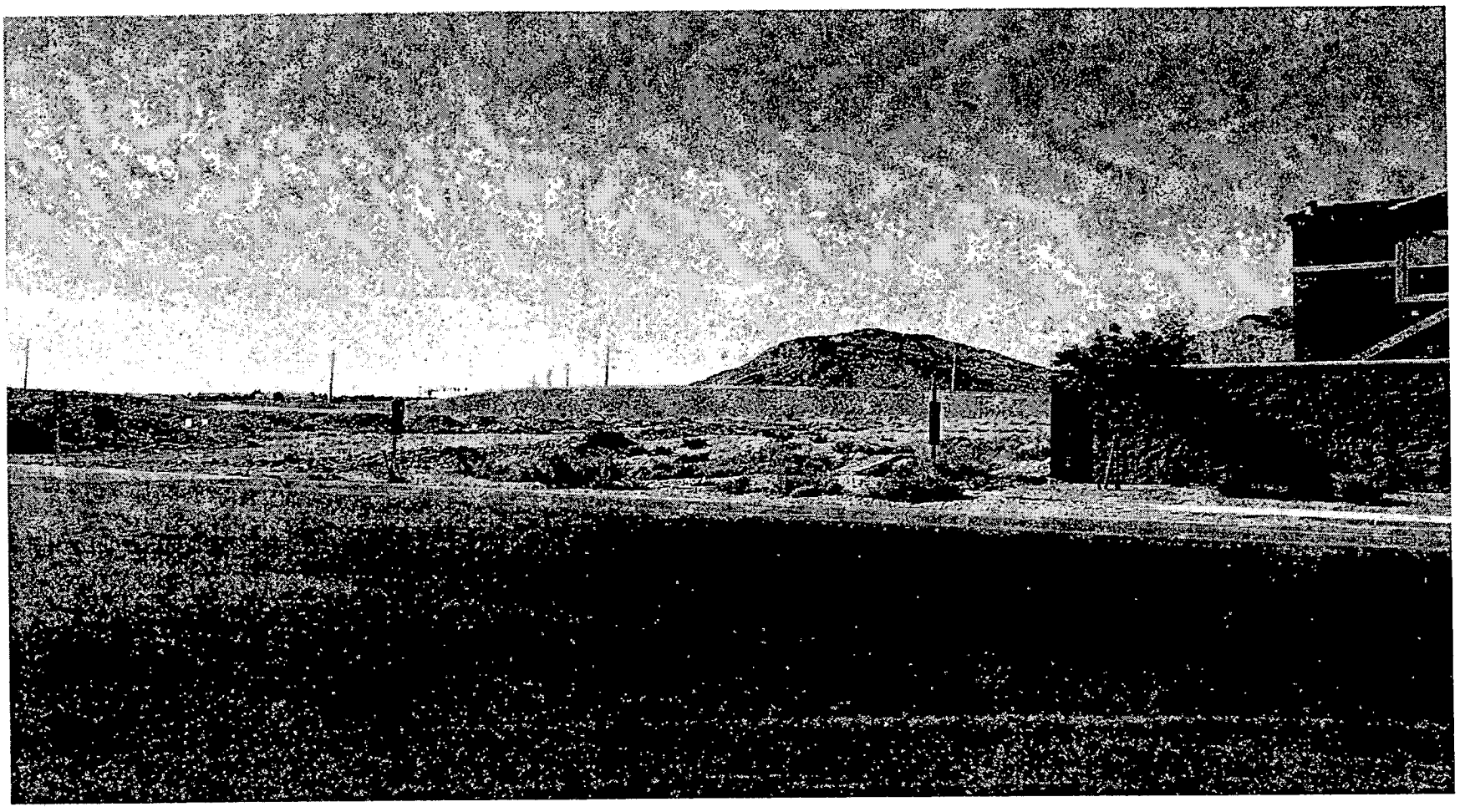
SCOTT L. BAKER,
ARCHITECT, INC.

SILVERADO SELF STORAGE 4
LANDSCAPE PLAN

PROJECT NO. 03-179 SCALE = 1" = 30'-0" L 26. 04.

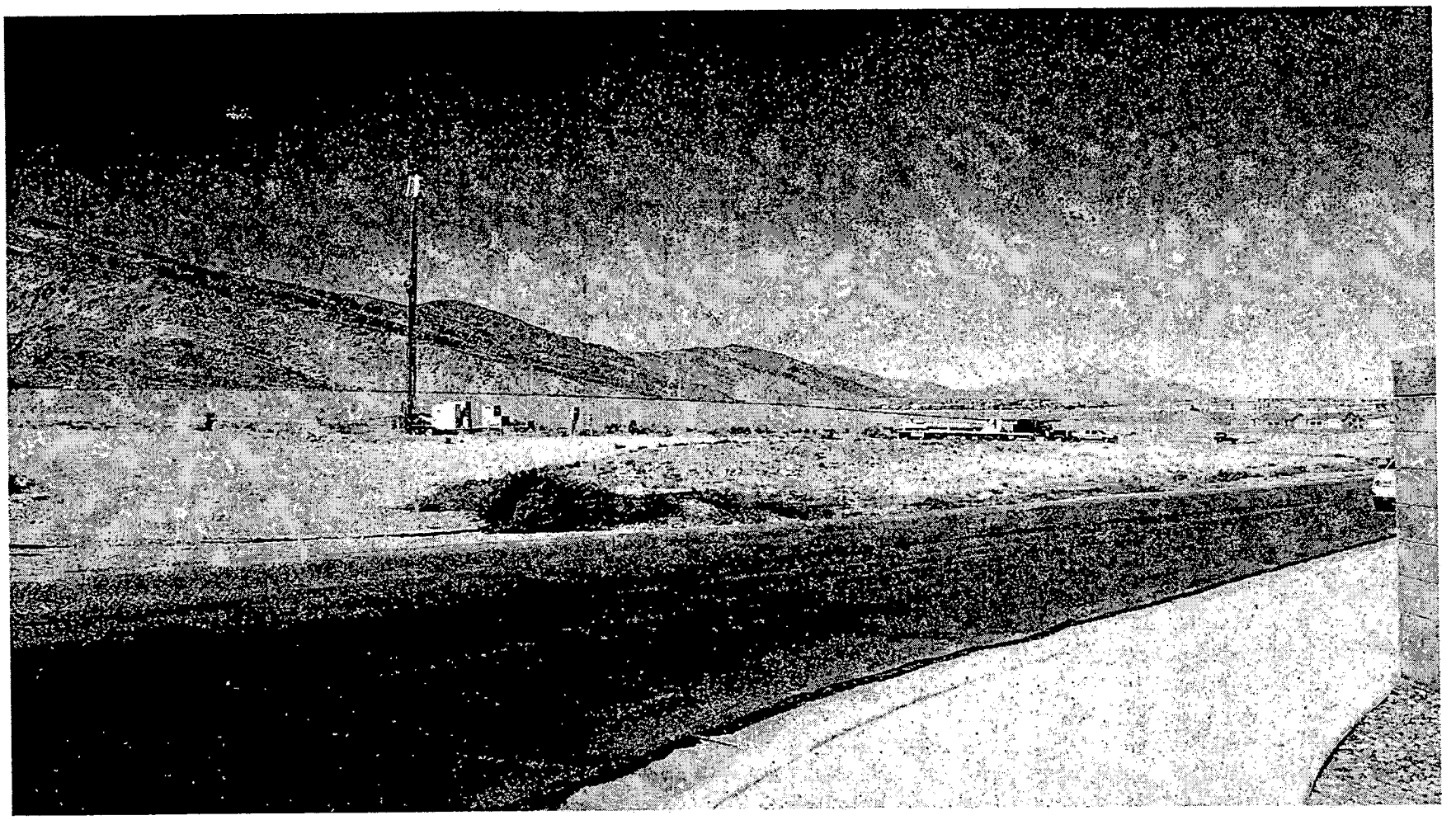
0 30' 60' 120' LANDSCAPE PLAN

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SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY
WEST SIDE OF SHADY TIMBER STREET, 900 FEET NORTH OF CHEYENNE AVENUE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04



SDR-3759 - APPLICANT: FRED LESSMAN - OWNER: SHADOWS HILLS PLAZA, LIMITED LIABILITY COMPANY
WEST SIDE OF SHADY TIMBER STREET, 900 FEET NORTH OF CHEYENNE AVENUE
MARCH 11, 2004 PLANNING COMMISSION

02/19/04

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

MOD-3763 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Major Modification to the Montecito Town Center Development Agreement TO ADD 5.00 ACRES TO THE OVERALL PLAN UNDER THE "MONTECITO TOWN CENTER MIXED USE COMMERCIAL" SPECIAL LAND USE DESIGNATION AND TO MODIFY SECTION 4.1 TO INCREASE COMMERCIAL SQUARE FOOTAGES AND RESIDENTIAL UNITS ACCORDINGLY, adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), U (Undeveloped) Zone [TC (Town Center) General Plan Designation], PROPOSED: T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Town Center Special Land Use Designation, Ward 6, (Mack).

C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 21 – MOD-3763

MOTION – Continued:
To be heard by the City Council on 4/7/2004.

MINUTES:
VICE CHAIRMAN NIGRO declared the Public Hearing open on Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764].

GARY LEOBOLD, Planning and Development Department, briefly summarized each of the applications. He stated that the special use permits are necessary in order to develop the site as proposed. With reference to the 40-acre site, MR. LEOBOLD explained that Pad A will have a grocery store that will have liquor sales for off-premise consumption, packaged liquor sales, a gaming use with a limited amount of machines, and a drive-thru facility for pharmacy services. On Pad Q, there will be a 3,800 square foot convenience store having gasoline sales, car wash, liquor sales for off-premise consumption limited to beer and wine, and a gaming use. Pad F will have a 5,000 square foot bank with a drive-thru. Pad O will have a 3,900 square foot restaurant with a drive-thru and a gaming use. Lastly Pad P and Pad Z are taverns with Pad Z having a gaming use.

To the west of the proposed site is a five-acre parcel. The Major Modification will add this five-acre site to the Montecito Development Agreement area and will designate it as Montecito Town Center Mixed Use Commercial. It will also adjust some numbers as mentioned in the Plan, the amount of commercial floor space maximum, and the residential unit maximum. This addition is allowed pursuant to Section 412 of the Montecito Development Agreement. MR. LEOBOLD briefly described the various proposals for each of the pads located on the five-acre parcel. On Pad DD, there will be a 3900 square foot restaurant that will have a drive-thru. Pad EE is a 3600 square foot restaurant with a drive-thru and Pad HH is a 15,000 square foot drugstore with a drive-thru. It will have liquor sales for off-premise consumption and a gaming use. He noted that the Site Plan will apply to both sites. MR. LEOBOLD concluded with a video presentation showing how the Town Center area is evolving in the vicinity of this site.

ATTORNEY MARK FIORENTINO, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. ATTORNEY FIORENTINO thanked staff for their hard work. He noted that this is the next phase of the Montecito Development. He stated that the applicant concurs with staff's recommendations and conditions with the exception of

MINUTES – Continued:
Conditions 6 and 7 of the SUP-3765 and SUP-3783, both of which prohibit liquor sales and single sales. He requested those conditions be deleted. Staff had no objection.

TODD FARLOW, 240 North 19th Street, asked about the status of the trails. MR. LEOBOLD replied that the Town Center trails are represented by sidewalk alignments identified within the street sections. The proposed site plan meets those requirements.

No one appeared in opposition.

VICE CHAIRMAN NIGRO declared the Public Hearing closed on Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764].

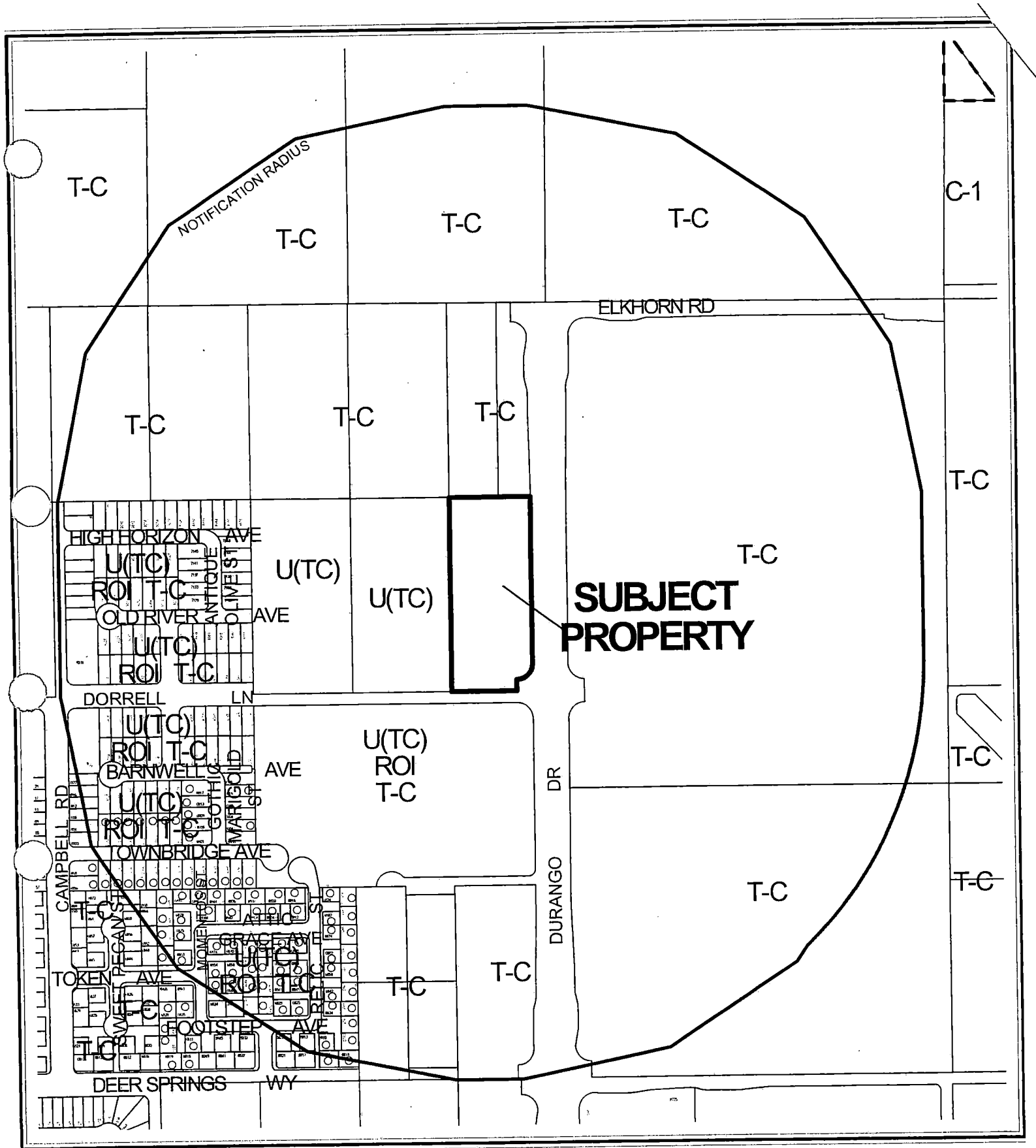
NOTE: All discussion for Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] was held under Item 21 [MOD-3763].

(7:27 – 7:45)
1-3450/2-1

CONDITIONS:
Planning and Development

1. A Rezoning (ZON-3840) to T-C (Town Center) shall be approved by the City Council at a Public Hearing.

2. Conformance to the Montecito Town Center Development Agreement and the Centennial Hills Town Center Development Standards Manual, as appropriate, and as amended by this request.

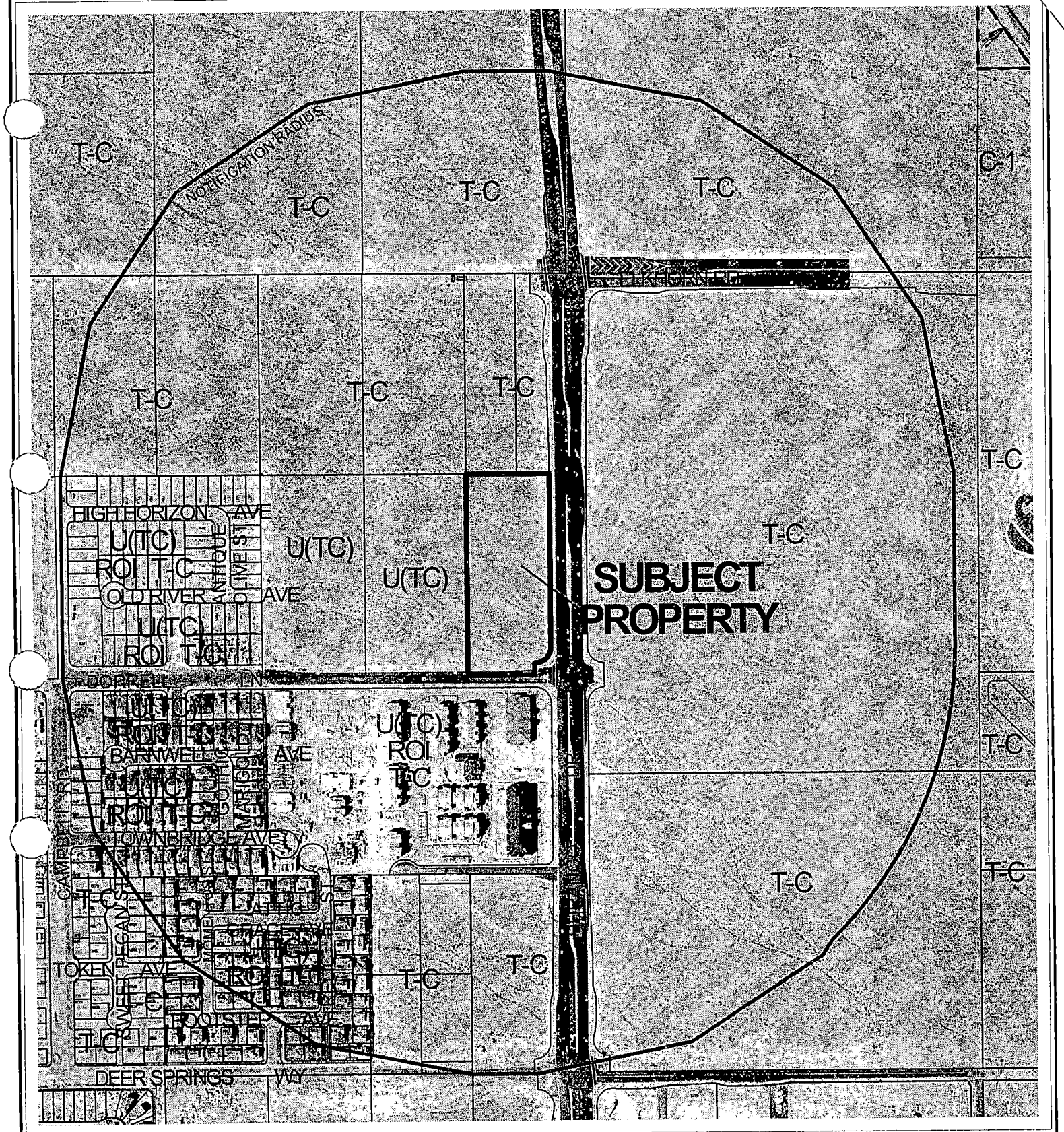


CASE: **MOD-3763**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)



CASE: **MOD-3763**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MAJOR MODIFICATION RELATED TO ZON-3840, SDR-3764, SUP-3783, SUP-3785, SUP-3786, SUP-3788 AND SUP-3789 - PUBLIC HEARING - MOD-3763 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.

** CONDITIONS **

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

Planning and Development

1. A Rezoning (ZON-3840) to T-C (Town Center) shall be approved by the City Council at a Public Hearing.

2. Conformance to the Montecito Town Center Development Agreement and the Centennial Hills Town Center Development Standards Manual, as appropriate, and as amended by this request.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Major Modification to the Montecito Town Center Development Agreement, to add five acres of land at the northwest corner of Durango Drive and Dorrell Lane, to the area designated pursuant to the Development Agreement as "Montecito Town Center Mixed Use Commercial". The application also seeks to change the maximum allowable total commercial (office, medical, retail and hotel) square footage from 4,207,792 square feet to 4,311,688 square feet and the maximum total number of residential units from 1,683 to 1,725, in the Montecito Development Agreement area, on a pro-rata basis, pursuant to Section 4.12 of the Agreement.

B) Applicant's Justification

The applicant has justified this request by stating that the addition of this area to the Agreement area boundary would be in conformance with Section 4.12 of the Montecito Town Center Development Agreement.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the subject site. The effective date of this annexation was January 26, 2001. The Planning Commission recommended approval on March 25, 1999.

03/11/04 The Planning Commission will concurrently consider a Rezoning (ZON-3840) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center), a Site Development Plan Review (SDR-3764) for a 587,750 square-foot mixed-use commercial development, including the subject site, and a number of Special Use Permits for Liquor Sales, Incidental Gaming and Drive-through Facilities on the subject site.

B) Pre-Application Meeting

12/30/03 There were no issues raised that related directly to this application.

GL

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center)
North:	UC-TC (Urban Center Mixed Use - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center)
East:	UC-TC (Urban Center Mixed Use - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) [TC (Town Center) General Plan Designation]
North:	T-C (Town Center)
South:	U (Undeveloped) [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation]

E) General Plan Compliance

This application is in conformance with Section 4.12 of the Montecito Town Center Development Agreement, which contains provisions to allow for the addition of land within Town Center and adjacent to the Development Agreement area to be included within the terms and conditions of the Agreement. The provisions of any previously approved General Plan categories are superceded by the land use provisions of the Development Agreement.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, once added to the Development Agreement area, future land use of the site will be governed by the provisions of the Agreement.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

Durango Drive, on the east boundary of the site that is to be added to the Agreement area, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. These street section improvements will need to be reflected on any future site plans for the area.

INTERAGENCY ISSUES

This Major Modification request did not meet the threshold criteria to be deemed a "Project of Regional Significance", therefore no Environmental Impact Assessment questionnaire was requested from the applicant. It should be noted that the companion Site Development Plan Review (SDR-3764) seeks approval for a 587,750-square-foot commercial project on 45.6 acres of land, including the site that is the subject of this Major Modification request. Due to the potential traffic generation from this project, an Environmental Impact Assessment questionnaire has been requested from the applicant as part of the Site Development Plan Review analysis and will be discussed in the case report for that application.

GL

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The development standards that will apply to the site are those contained within the Montecito Town Center Development Agreement, or where silent, those of the Town Center Development Standards Manual. Any future site plans for this area will have to comply with these standards.

B) General Analysis and Discussion

The proposed request will add five acres of property currently regulated by the provisions of the Town Center Development Standards Manual, to the area affected by the Montecito Town Center Development Agreement, as "Montecito Town Center Mixed Use Commercial". It will also increase the amount of commercial floor space and residential units that can develop within the Agreement area, on a pro-rata basis, based on the additional five acres added to the Agreement area.

There is no indication in the applicant's submission or otherwise that there is a demand for specific land uses in the immediate area. The Development Agreement, beyond providing a range of uses, does not define the appropriateness of specific uses; in fact, the Agreement seeks to maximize flexibility for future development of sites within the Agreement area by allowing a wide range of uses.

The provisions of the Agreement override any other Town Center policies, where the two may be inconsistent. The outcome is that future development of the site may or may not be consistent with the objectives of the Town Center Development Standards Manual, particularly those which recommend a relatively dense urban form of development, rather than a suburban form; however, the Development Agreement states that contiguous land may be automatically brought into the Development Agreement area, providing it is in the Town Center area.

FINDINGS

This application is in conformance with Section 4.12 of the Montecito Town Center Development Agreement, which contains provisions to allow for the addition of land within Town Center and adjacent to the Development Agreement area to be included within the terms and conditions of the Agreement.

GL

The proposed changes are not inconsistent with Title 19 and will allow the Planning Commission and City Council to review future development on the subject site in the context of the Development Agreement that currently applies to lands to the east of the subject site.

NOTICES MAILED 163 (Mailed with ZON-3840 and SUP-3783)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-3763 APN: 125-20-501-001
125-20-101-017

Name of Property Owner: MTC-118, Inc

Name of Applicant: Montecito Companies, 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: _____

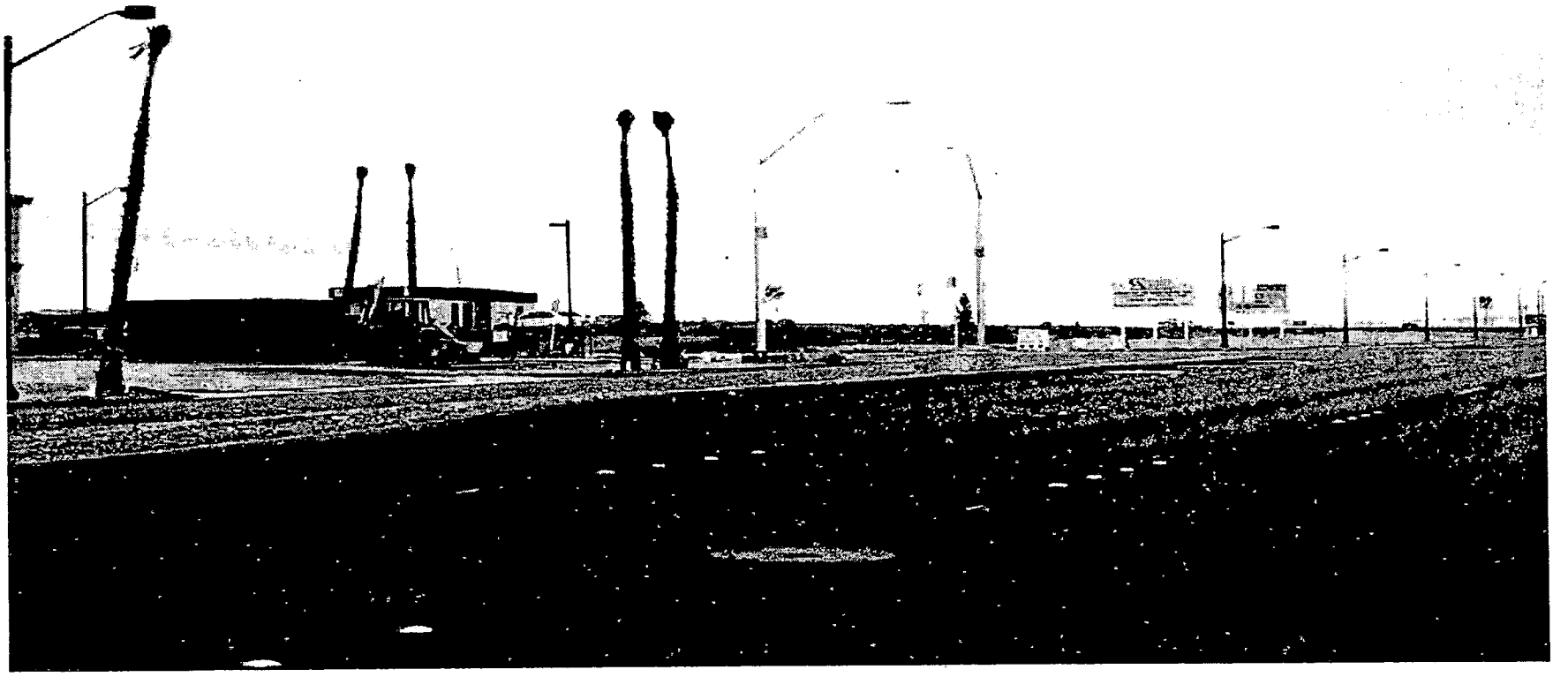
Print Name: Frank Nielsen

Subscribed and sworn before me

This 26 day of January, 2004

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

Marsha Bloss
Notary Public in and for said County and State



MOD-3763 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04



MOD-3763 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

ZON-3840 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 5.00 acres adjacent to the northwest corner of Durango Drive and Dorrell Lane (APN: 125-20-101-017), Ward 6 (Mack).

C.C. 04/07/04

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

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

MINUTES:
NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 22 – ZON-3840

CONDITIONS:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. This Rezoning request shall go direct to Ordinance.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Dorrell Lane prior to the issuance of any permits.

4. This site shall be responsible for all usual and customary street improvements for Durango Drive not secured by the Special Improvement District for Special Improvement District number 1481 El Capitan Way prior to occupancy of this site.

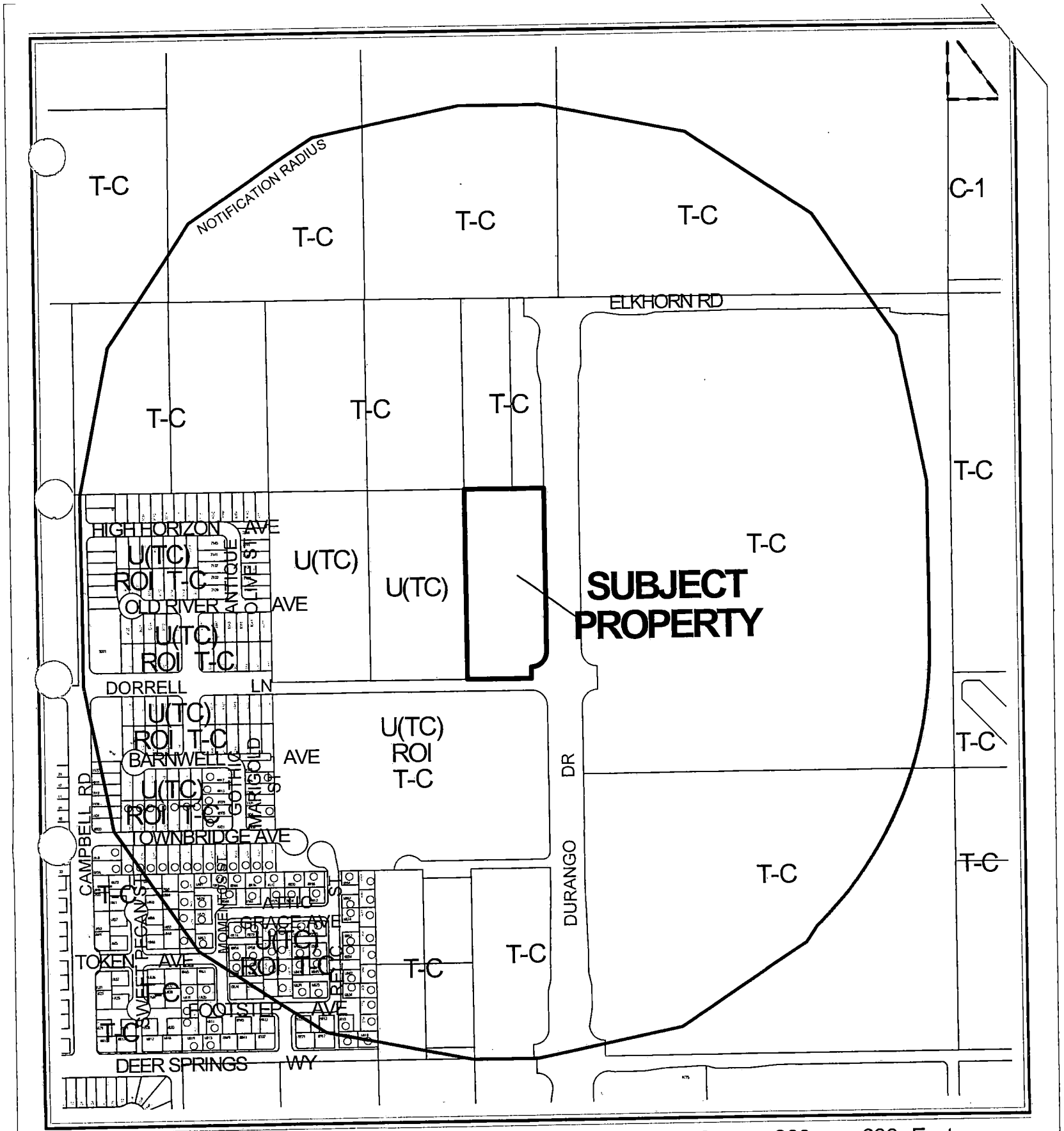
5. Construct half-street improvements including appropriate overpaving on Dorrell Lane adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development 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.

6. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the

CONDITIONS - Continued:

issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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



CASE: **ZON-3840**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:
U (UNDEVELOPED) ZONE [TC (TOWN CENTER) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING RELATED TO MOD-3763, SDR-3764, SUP-3783, SUP-3785, SUP-3786, SUP-3788 AND SUP-3789 - PUBLIC HEARING - ZON-3840 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. A Site Development Plan Review application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

2. This Rezoning request shall go direct to Ordinance.

Public Works

3. Dedicate 40 feet of right-of-way adjacent to this site for Dorrell Lane prior to the issuance of any permits.

4. This site shall be responsible for all usual and customary street improvements for Durango Drive not secured by the Special Improvement District for Special Improvement District number 1481 El Capitan Way prior to occupancy of this site.

5. Construct half-street improvements including appropriate overpaving on Dorrell Lane 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.

6. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas

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

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation] to T-C (Town Center) on five acres adjacent to northwest corner of Durango Drive and Dorrell Lane.

B) Applicant's Justification

The applicant has justified this request by stating that the area is adjacent to other similarly zoned land, and is planned for future mixed-use development.

BACKGROUND INFORMATION

A) Previous Actions

01/17/01 The City Council approved an annexation (A-0003-99) of land generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the subject site. The effective date of this annexation was January 26, 2001. The Planning Commission and staff recommended approval on March 25, 1999.

03/11/04 The Planning Commission will concurrently consider a Major Modification (MOD-3763) to the Montecito Town Center Development Agreement, to add the subject site to the area designated pursuant to the Development Agreement as "Montecito Town Center Mixed Use Commercial", a Site Development Plan Review (SDR-3764) for a 587,750 square-foot mixed-use commercial development, including the subject site, and a number of Special Use Permits for Liquor Sales, Restricted Gaming and Drive-Through Facilities on the subject site.

B) Pre-Application Meeting

12/30/03 There were no issues raised that related directly to this application.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

GL

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.0

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center)
North:	UC-TC (Urban Center Mixed Use - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center)
East:	UC-TC (Urban Center Mixed Use - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

Subject Property:	U (Undeveloped) [TC (Town Center) General Plan Designation]
North:	T-C (Town Center)
South:	U (Undeveloped) [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation]

E) General Plan Compliance

The proposed T-C (Town Center) zoning district is in conformance with the General Plan, which designates the subject site on the Centennial Hills Sector map as TC (Town Center), and UC-TC (Urban Center Mixed-Use) as part of the Centennial Hills Town Center under the Town Center Development Standards Manual. The intent of this district is to enable development with imaginative site and building design and maximize the use of the property.

If companion Major Modification application MOD-3763 is approved, the provisions of these land use designations will be superceded by the provisions of the "Montecito Town Center Mixed Use Commercial" designation of the Montecito Development Agreement, which applies to land covered by the Agreement. The T-C (Town Center) zoning district is compatible with this proposed designation.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, once added to the Development Agreement area, future land use of the site will be governed by the provisions of the Agreement.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

Durango Drive, on the east boundary of the site that is to be added to the Agreement area, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. These street section improvements will need to be reflected on any future site plans for the area.

INTERAGENCY ISSUES

This Rezoning request did not meet the threshold criteria to be deemed a "Project of Regional Significance", and therefore no Environmental Impact Assessment questionnaire was requested from the applicant.

The companion Site Development Plan Review (SDR-3764) seeks approval for a 587,750-square-foot commercial project on 45.6 acres of land, including the site that is the subject of this Rezoning request. Due to the potential traffic generation from this project, which exceeds the threshold for a Project of Regional Significance for projects within one-half mile of Clark County or the City of North Las Vegas, an Environmental Impact Assessment questionnaire has been requested from the applicant as part of the Site Development Plan Review analysis and will be discussed in the case report for that application.

GL

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The development standards for future development of the subject site are not directly provided through the proposed T-C (Town Center) zoning district. Instead, at present, they are dictated by the provisions of the UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation, which applies to the site. The intent of the Urban Center Mixed Use District as defined in the Town Center Development Standards Manual (A.3.C) is as follows:

> "The intent of the Urban Center Mixed Use District is to enable development with imaginative site and building design and maximize the use of the property. These developments should have a compatible mixture of land uses and encourage employment opportunities and the provision of goods and services to the Centennial Hills area of the City.
>
> Development within this land use designation will typically be multi-storied having ground floor offices and/or retail with similar or residential uses utilizing the upper floors. Minimum development shall be two stories in height. Developments in excess of twelve (12) stories along the Durango corridor are possible with a Special Use Permit (SUP). There are no density limitations in the UC District.
>
> Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district.
>
> Development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan.
>
> Development in the UC-TC District shall be by Development Agreement per Section 19.18.090. A condition has been placed on the Rezoning application to submit a Development Agreement, prior to the issuance of any permits, any site grading, and all development activity for the site."

If companion Major Modification (MOD-3763) is approved, this site becomes subject to the provisions of the Montecito Town Center Development Agreement. When this happens, the provisions of the Agreement supercede the above-noted UC-TC Town Center objectives, including multi-story development with a minimum height of two stories and vertical integration of mixed uses. The applicant, however, is entitled pursuant to Section 4.12 of the Agreement to "automatically" include this site within the Agreement area upon request (the Major Modification) and subject to a few conditions. For this reason, the companion Major Modification has been recommended for approval. The outcome is that development of the site will not be required to meet the Town Center objectives and standards outlined above.

GL

B) General Analysis and Discussion

The proposed T-C (Town Center) zoning district will allow the development of this property in accordance with either the Town Center Development Standards Manual or the Montecito Town Center Development Agreement. In order to facilitate urban development within the Town Center area, all developable lands within the Town Center eventually should be zoned as T-C (Town Center) and remain T-C (Town Center); as a result, this Rezoning application serves this objective. It is recommended that this Rezoning request go direct to Ordinance.

FINDINGS

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

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

   The proposed T-C (Town Center) zoning district is in conformance with the General Plan, which designates the subject site on the Centennial Hills Sector map as TC (Town Center), and UC-TC (Urban Center Mixed-Use) as part of the Centennial Hills Town Center under the Town Center Development Standards Manual.

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

   The proposed T-C (Town Center) zoning will allow the development of this property in accordance with the Town Center Development Standards Manual, which in turn will be compatible with other surrounding Town Center designated land uses and zoning districts. The requirement for the applicant to provide a Development Agreement for the site prior to the issuance of any permits, any site grading, and all development activity for the site, will be satisfied by companion Major Modification (MOD-3763), if approved.

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

   The proposed T-C (Town Center) zoning is appropriate for the community as the General Plan designates the subject parcel as TC (Town Center, and the Town Center Development Standards Manual designates the site as UC-TC (Urban Center Mixed-Use - Town Center). The Rezoning is necessary to facilitate urban development of this site pursuant to the Montecito Town Center Development Agreement.

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."**

GL

Durango Drive, on the east boundary of the subject site, will be developed as a Town Center Parkway Arterial (120 feet). Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector. Both rights-of-way will provide adequate access to the subject site.

NOTICES MAILED 163 (Mailed with MOD-3763 and SUP-3783)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3840 APN: 125-20-101-017

Name of Property Owner: MTC 118, Inc

Name of Applicant: Montecito Companies, 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: Frank Nielsen.

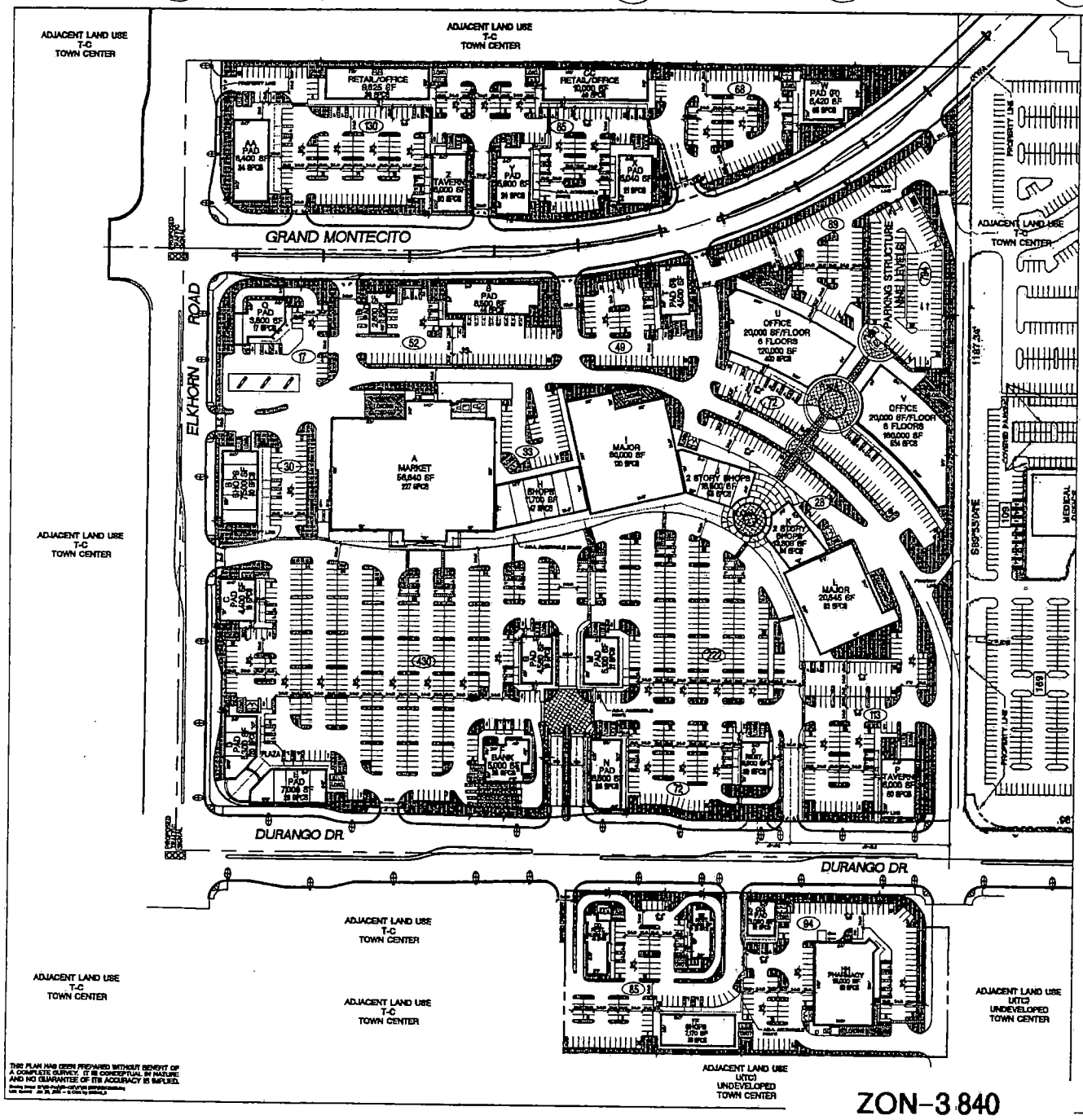
Subscribed and sworn before me

This 2 day of February, 2004

Marsha Bloss

Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005



SUMMARY

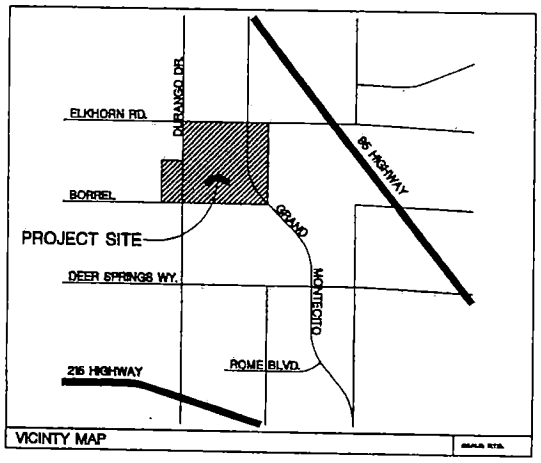
LAND AREA (GROSS)	• APPROX. 45.6	ACRES (1,986,391 SF±)
LAND AREA (NET)	• APPROX. 37.9	ACRES (1,649,954 SF±)
BUILDING AREA	• 587,750 SF	
LAND/BUILDING RATIO	• 1.8/1	35.6%
PARKING REQUIRED	• 2,392 STALLS	
PARKING PROVIDED	• 2,470 STALLS	
PARKING RATIO	• 4.2/1000	

PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (181,840 SF) @ 1 STALL/250 SF = 728 STALLS
RESTAURANT (34,370 SF) @ 1 STALL/100 SF = 344 STALLS
MARKET (56,840 SF) @ 1 STALL/250 SF = 227 STALLS
PHARMACY (15,000 SF) @ 1 STALL/250 SF = 60 STALLS
OFFICE (280,000 SF) @ 1 STALL/300 SF = 934 STALLS
CONVENIENCE STORE W/ SELF SERVE CARWASH (3,800 SF)
@ 1 STALL/250 SF + 2 STALLS PER CARWASH BAY = 17 STALLS
AUTO REPAIR (8,500 SF) @ 1 STALL/200 SF + 5 STALLS = 48 STALLS
AUTO LUBE (2,600 SF, 3 BAYS, 6 EMP) @ 1 STALL/BAY + 1 STALL/EMP. = 9 STALLS
BANK (5,000 SF) @ 1 STALL/200 SF = 25 STALLS

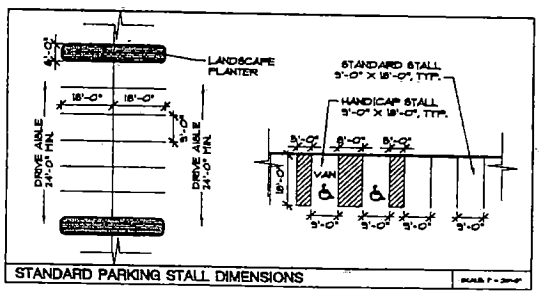
SUMMARY / PARKING ANALYSIS / F.A.R.

OPEN SPACE AREA PROVIDED	• 439,740 SF	
OPEN SPACE/LAND RATIO	• 2.8/1	26.7% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• 242,680 SF	
LANDSCAPE/LAND RATIO	• 5.7/1	14.7% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

PR
3980 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-892-6500
702-892-6504 fax
www.parkrothaz.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information
MONTECITO COMPANIES

MONTECITO MARKETPLACE
Las Vegas, NV

Parkowitz and Roth ARCHITECTS
SEC of Durango Drive & Elkhorn Road

Revisions

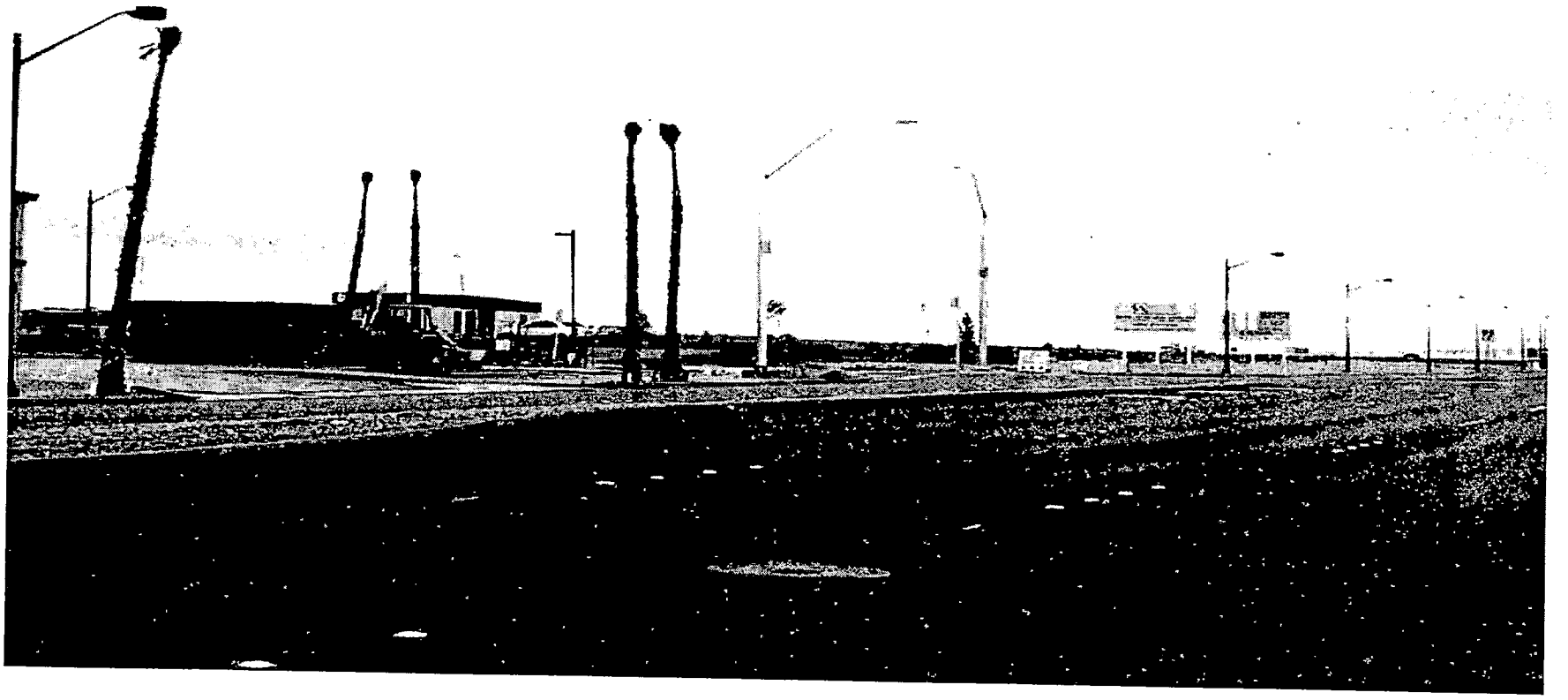
Date 09/22/04
Drawn By JS
Checked By
Project No. 03-4226
File Name 03426SA04.dwg
Scale 1" = 80'

N
0 40' 80' 160'

Site Plan
SA-1

ZON-3840

03-11-04 PC



ZON-3840 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04



ZON-3840 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE NORTHWEST CORNER OF DURANGO DRIVE AND DORRELL LANE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SUP-3765 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR LIQUOR SALES on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

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

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 23 – SUP-3765

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion

(7:27 – 7:45)

1-3450/2-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Liquor Sales use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].

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

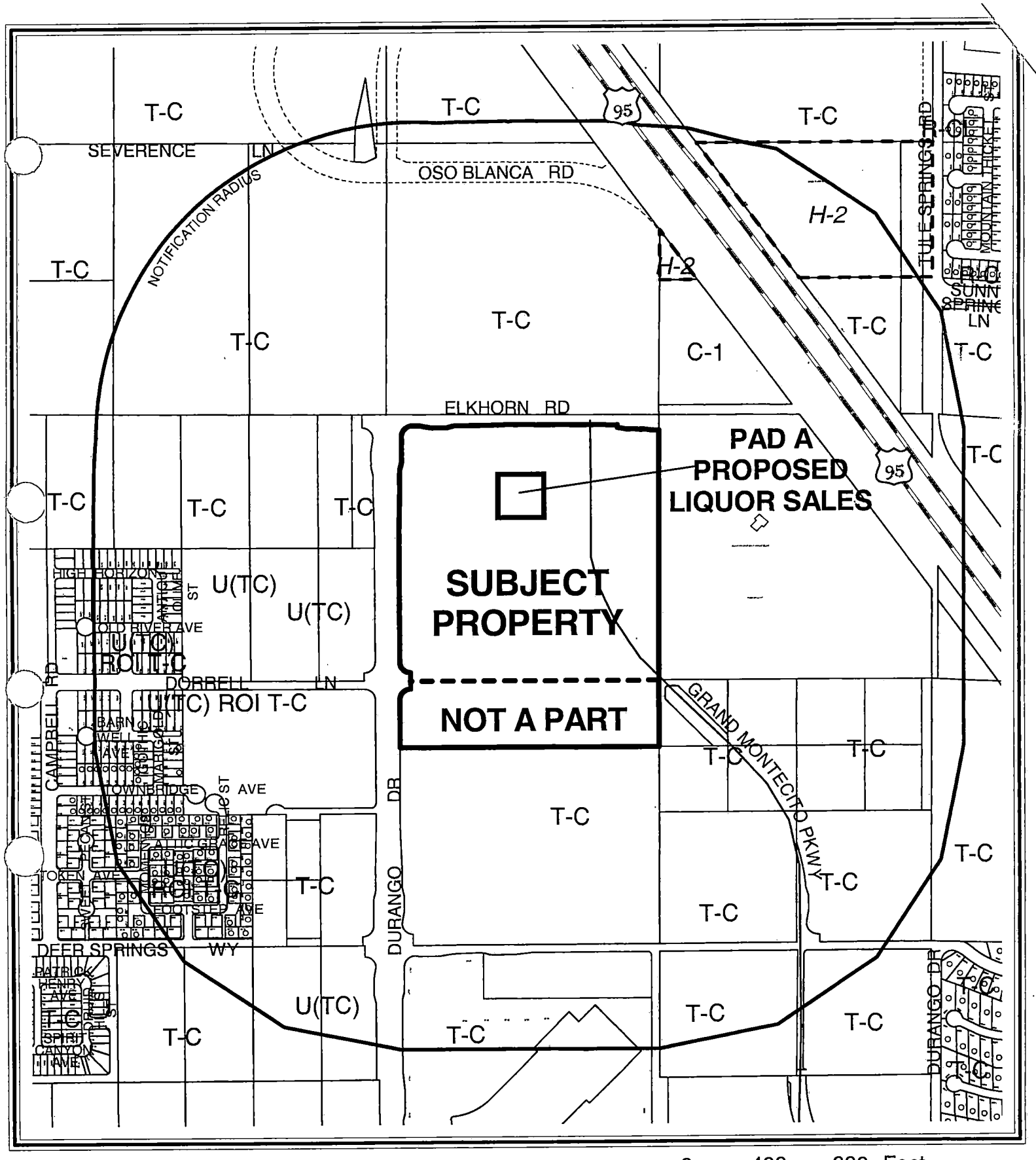
4. All City Code requirements and design standards of all City departments must be satisfied.

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.

7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

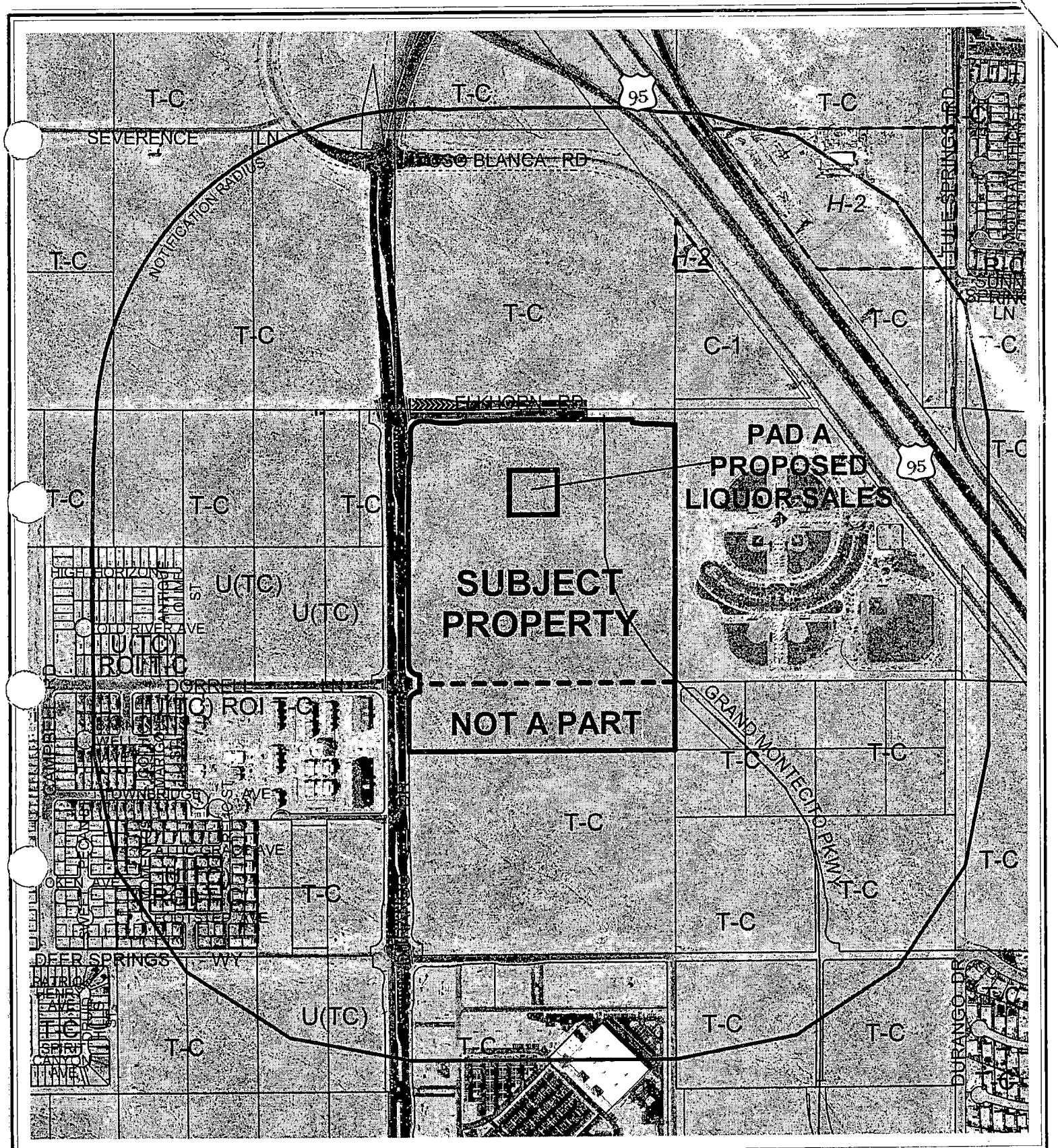


CASE: **SUP-3765**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) AND MS-TC (MAIN STREET MIXED USE - TOWN CENTER) LAND USE DESIGNATION]



0 400 800 Feet

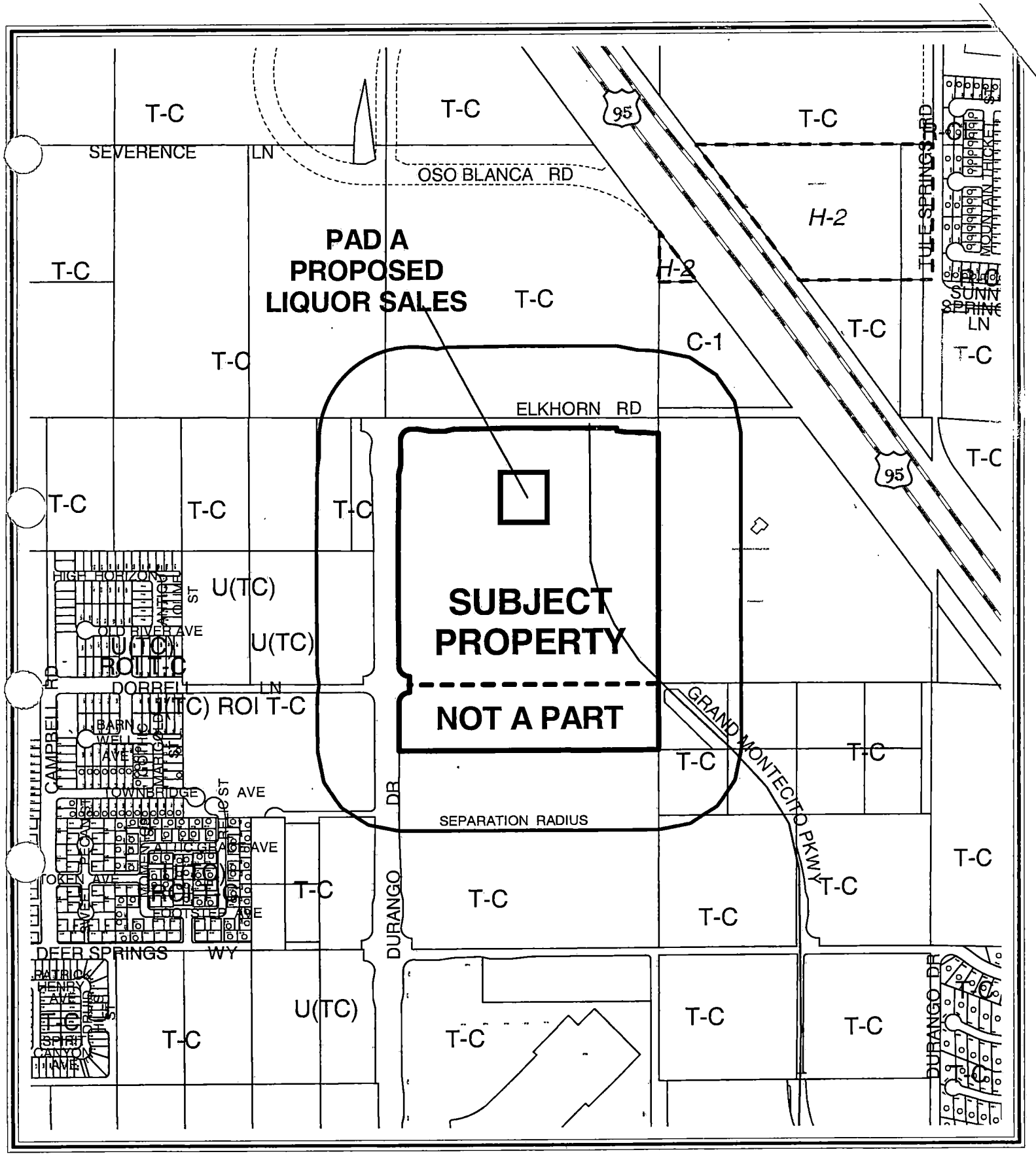
CASE: **SUP-3765**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) AND MS-TC (MAIN STREET MIXED USE - TOWN CENTER) LAND USE DESIGNATION]

N

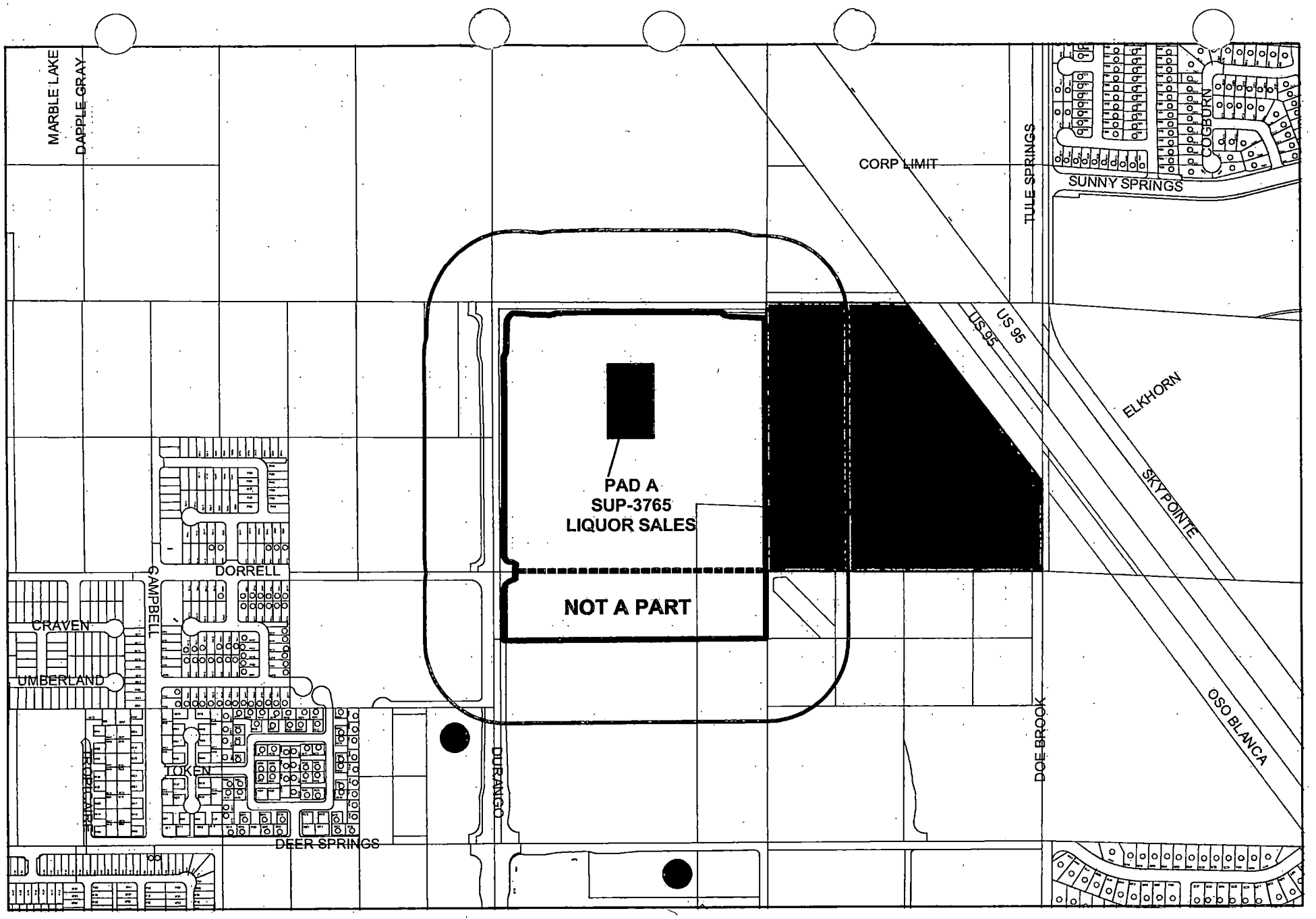


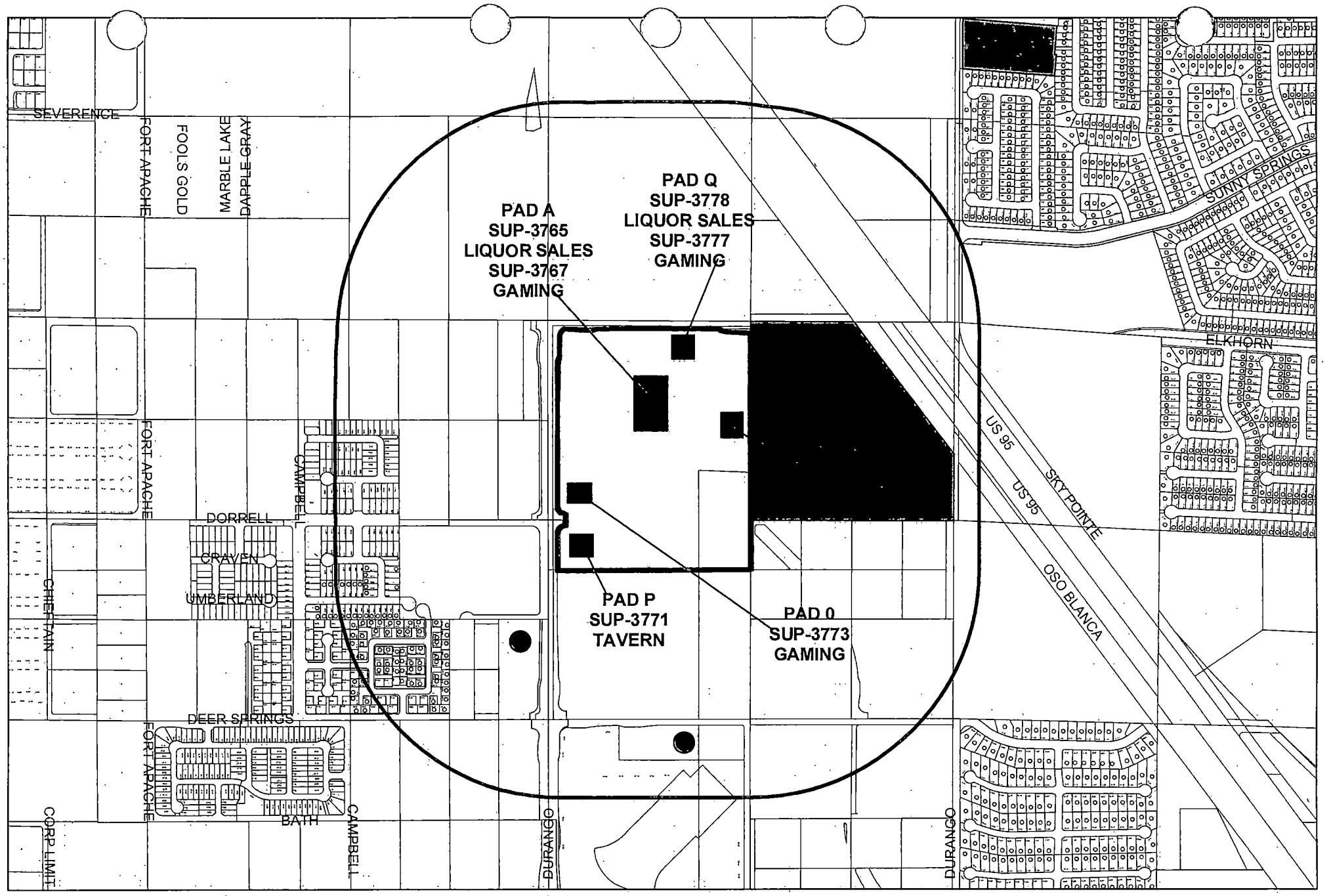
CASE: **SUP-3765**

SEPARATION RADIUS: 400 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) AND MS-TC (MAIN STREET MIXED USE - TOWN CENTER) LAND USE DESIGNATION]


MARBLE LAKE
DAPPLE GRAY
CORP LIMIT
TULE SPRINGS
COGBURN
SUNNY SPRINGS
US 95
US 95
ELKHORN
SKYPOINTE
PAD A
SUP-3765
LIQUOR SALES
NOT A PART
DORRELL
CAMPBELL
CRAVEN
UMBERLAND
TOKEN
DURANGO
DOE BROOK
OSO BLANCA
DEER SPRINGS
SUP-3765
Protected Landuses
Parks
Schools
Taverns
Religious
Business Licenses
Tavern
Child Care/
Children Facility
Subject Property
400 foot buffer
0
550
1,100
2,200
Feet
N



LIQUOR SUPs 3765, 3771, 3778 and 3779

Protected Landuses

- Parks
- Schools
- Taverns
- Religious

GAMING SUPs 3767, 3773, 3777 and 3780

Business Licenses

- Tavern
- Child Care/ Children Facility
- Subject Property
- 1500 foot buffer

0 875 1,750 3,500 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3765 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Liquor Sales use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].

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

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

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.

7. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Liquor Sales use on Pad A of the proposed 45.6-acre Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive. This use will be located within and as part of a 56,640 square-foot Grocery Store on the subject site.

B) Applicant's Justification

The applicant has justified this request by stating that the request is appropriate as the proposed use reflects the intensity of retail and commercial activity that has been envisioned for the Montecito Town Center.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site, which is the location of this Special Use Permit request.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) foe a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

03/11/04 The Planning Commission will concurrently consider a Major Modification (MOD-3763) to the Montecito Town Center Development Agreement, to add five acres of land at the northwest corner of Durango Drive and Dorrell Lane, to the area designated pursuant to the Development Agreement as "Montecito Town Center Mixed Use Commercial", a Rezoning (ZON-3840) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center), a Site Development

GL

Plan Review (SDR-3764) for a 587,750 square-foot mixed-use commercial development, including the subject site, and a number of Special Use Permits for Taverns, Liquor Sales, Incidental Gaming, a Car Wash, Gasoline Sales and Drive-Through Facilities on the overall subject site.

B) Pre-Application Meeting

12/30/03 There were no issues raised that related directly to this application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	45.6
Net Acres:	37.9

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North:	PF-TC (Public Facilities - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
East:	PF-TC (Public Facilities - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation] and T-C (Town Center)

GL

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The proposed use is not referenced at this broad policy level. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Liquor Sales" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement. There are no specific conditions provided in the Development Agreement to evaluate the suitability of such a use.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, future land use of the site is governed by the provisions of the Agreement, which differ from the standards of the Town Center Development Standards Manual.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road, which requires a five-foot sidewalk and a four-foot amenity zone, and a four-foot bike lane against the curb on both sides of the street. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These street section improvements will need to be reflected on any future site plans for the area.

INTERAGENCY ISSUES

This Special Use Permit request did not meet the threshold criteria to be deemed a "Project of Regional Significance", and therefore no Environmental Impact Assessment questionnaire was requested from the applicant. The companion Site Development Plan Review (SDR-3764) seeks approval for a 587,750-square-foot commercial project on 45.6 acres of land, including the site that is the subject of this Special Use Permit request. Due to the potential traffic generation from this project, an Environmental Impact Assessment questionnaire has been requested from the applicant as part of the Site Development Plan Review analysis and will be discussed in the case report for that application.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The Montecito Town Center Development Agreement does not provide any specific parking standards for the proposed use. Since the proposed use is ancillary to the principal Grocery Store use on Pad A, it will not generate additional parking to that which would be required for the Grocery Store use. Since the Agreement has no specific parking standards for these uses, then pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Grocery Store	56,640 s.f.	1 space/250 s.f. of GFA	227 spaces	7 spaces	227 spaces (2,470 spaces provided overall)	7 spaces

The project will meet the parking requirements of the Zoning Code.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements for Liquor Sales uses in the Montecito Town Center Development Agreement, which supercedes the requirements of the Town Center Development Standards Manual that require a 400-foot separation distance between Alcoholic Beverage Sales/Liquor Store uses and any church, synagogue, school, childcare facility licensed for more than twelve children or City Park, as measured from property line to property line. The Montecito Marketplace project, if fully approved as requested, will contain three Liquor Sales uses and two Taverns on the overall 45.6-acre site.

B) General Analysis and Discussion

- Zoning

  The portion of the subject site to be occupied with the proposed use is currently zoned T-C (Town Center). The proposed use is not referenced within the context of this zoning district. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Liquor Sales" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement.

- Use

  This application requests approval of a "Liquor Sales" use, pursuant to the Montecito Town Center Development Agreement. Section 2.3 of the Agreement lists such a use as allowable with the approval of a Special Use Permit. There are no specific conditions listed in the Agreement against which to evaluate the suitability of this request.

  Although Town Center Development Standards would require an "Alcoholic Beverage Sales/Liquor Store" to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children or City Park, as measured from property line to property line, no such restriction exists for Town Center lands, such as the subject site, which are within the area subject to the Development Agreement. As a result, the use appears to be acceptable, given the approved policies governing the area.

- Conditions

  Under the Montecito Town Center Development Agreement, there are no conditions applicable to the proposed Liquor Sales use, other than it will be ancillary to the principal Grocery Store use on the pad site. It is recommended that approval of this use be subject to conformance with the conditions of approval for Site Development Plan Review (SDR-3764).

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."**

GL

Although the Town Center Development Standards require a Alcoholic Beverage Sales/Liquor Store use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children or City Park, as measured from property line to property line, the Montecito Development Agreement has no such requirement for a "Liquor Sales" use. In this case, this use would not meet the minimum Town Center distance separation requirements, if they were applicable, as there is a city park immediately to the east of the subject site. Given the applicability of the Development Agreement to the site, however, the request conforms to the provisions of the Agreement.

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

The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this Liquor Sales use.

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

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet). Dorrell Lane, to the south of the site, is an 80-foot Town Center Collector. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

The proposed Liquor Sales use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 159 (Mailed with SUP-3767, SUP-3769 and SUP-3770)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3765 APN: 125-20-501-001
125-20-101-017

Name of Property Owner: MTC-118, Inc

Name of Applicant: Montecito Companies, 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: _____

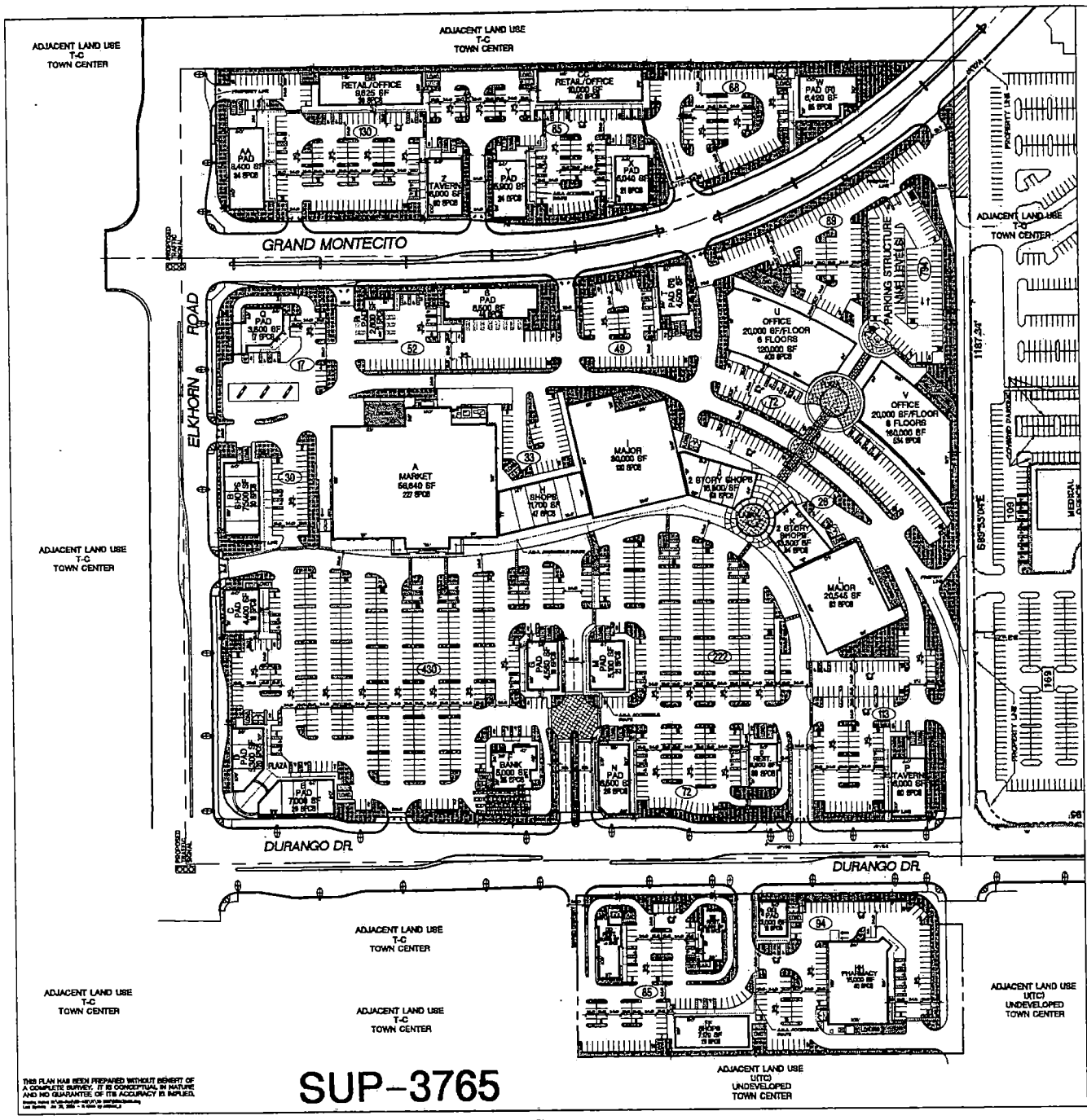
Print Name: Frank Nielsen

Subscribed and sworn before me

This 26 day of January, 2004

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

Marsha Bloss
Notary Public in and for said County and State



THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

SUP-3765

03-11-04 PC

SUMMARY

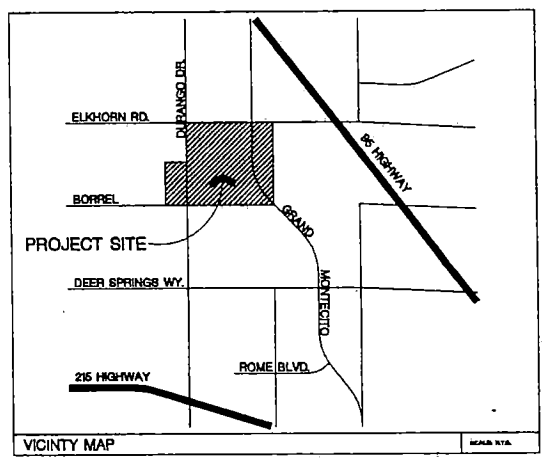
LAND AREA (GROSS)	• APPROX. 45.6	ACRES (1,986,391 SF±)
LAND AREA (NET)	• APPROX. 37.9	ACRES (1,649,954 SF±)
BUILDING AREA	• 587,750 SF	
LAND/BUILDING RATIO	• 18/1	35.6%
PARKING REQUIRED	• 2,392 STALLS	
PARKING PROVIDED	• 2,470 STALLS	
PARKING RATIO	• 4.2/1000	

PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (181,840 SF) @ 1 STALL/250 SF = 728 STALLS
RESTAURANT (34,370 SF) @ 1 STALL/100 SF = 344 STALLS
MARKET (56,840 SF) @ 1 STALL/250 SF = 227 STALLS
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@ 1 STALL/250 SF + 2 STALLS PER CARWASH BAY = 17 STALLS
AUTO REPAIR (8,500 SF) @ 1 STALL/200 SF + 5 STALLS = 48 STALLS
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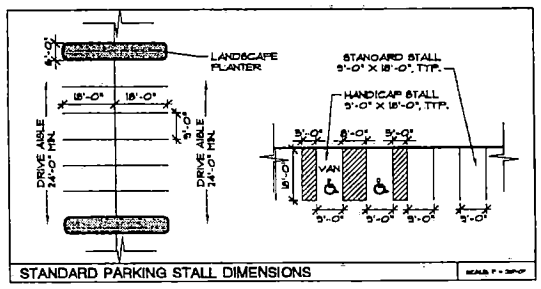
SUMMARY / PARKING ANALYSIS / F.A.R.

OPEN SPACE AREA PROVIDED	• 439,740 SF	
OPEN SPACE/LAND RATIO	• 2.8/1	26.7% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• 242,680 SF	
LANDSCAPE/LAND RATIO	• 5.7/1	14.7% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

PR
3960 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-892-6500
702-892-6504 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information

MONTECITO COMPANIES

Perkowitz + Ruth ARCHITECTS

SEC of Durango Drive + Elkhorn Road

MONTECITO MARKETPLACE
Las Vegas, NV

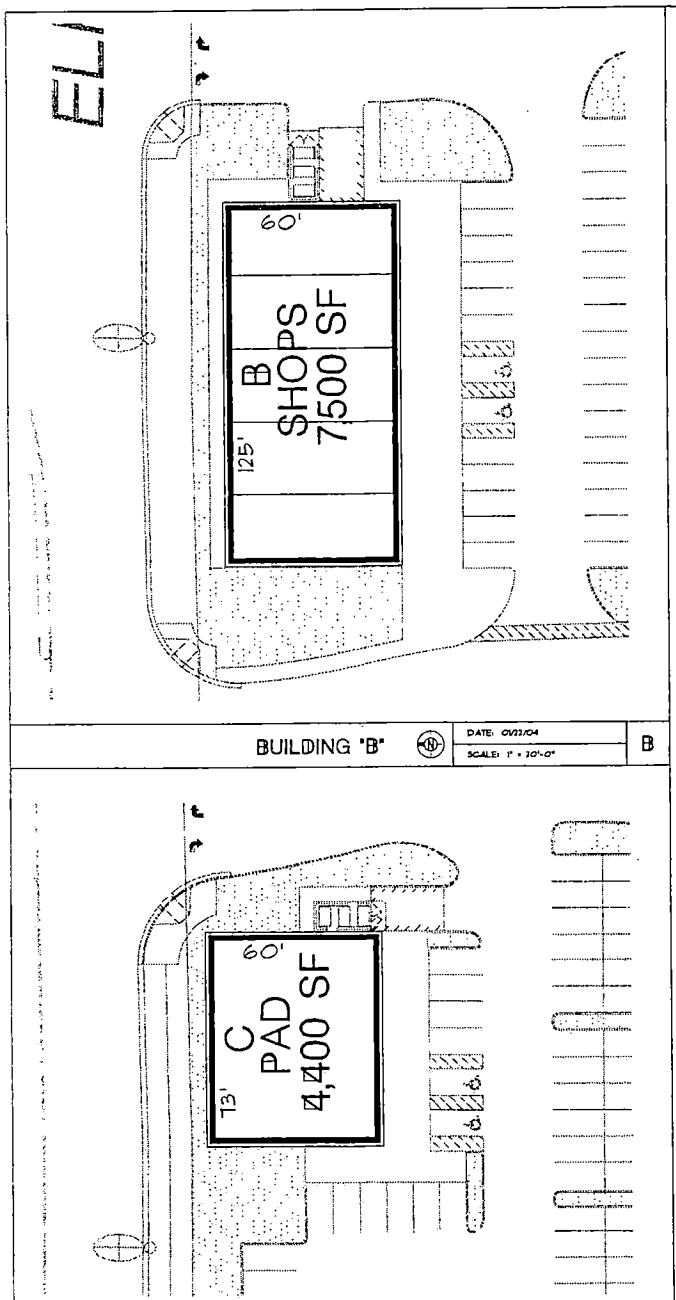
Revisions

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Drawn By	
Checked By	
Project No.	03-03231
File Name	D0345204.dwg
Scale	1" = 80'

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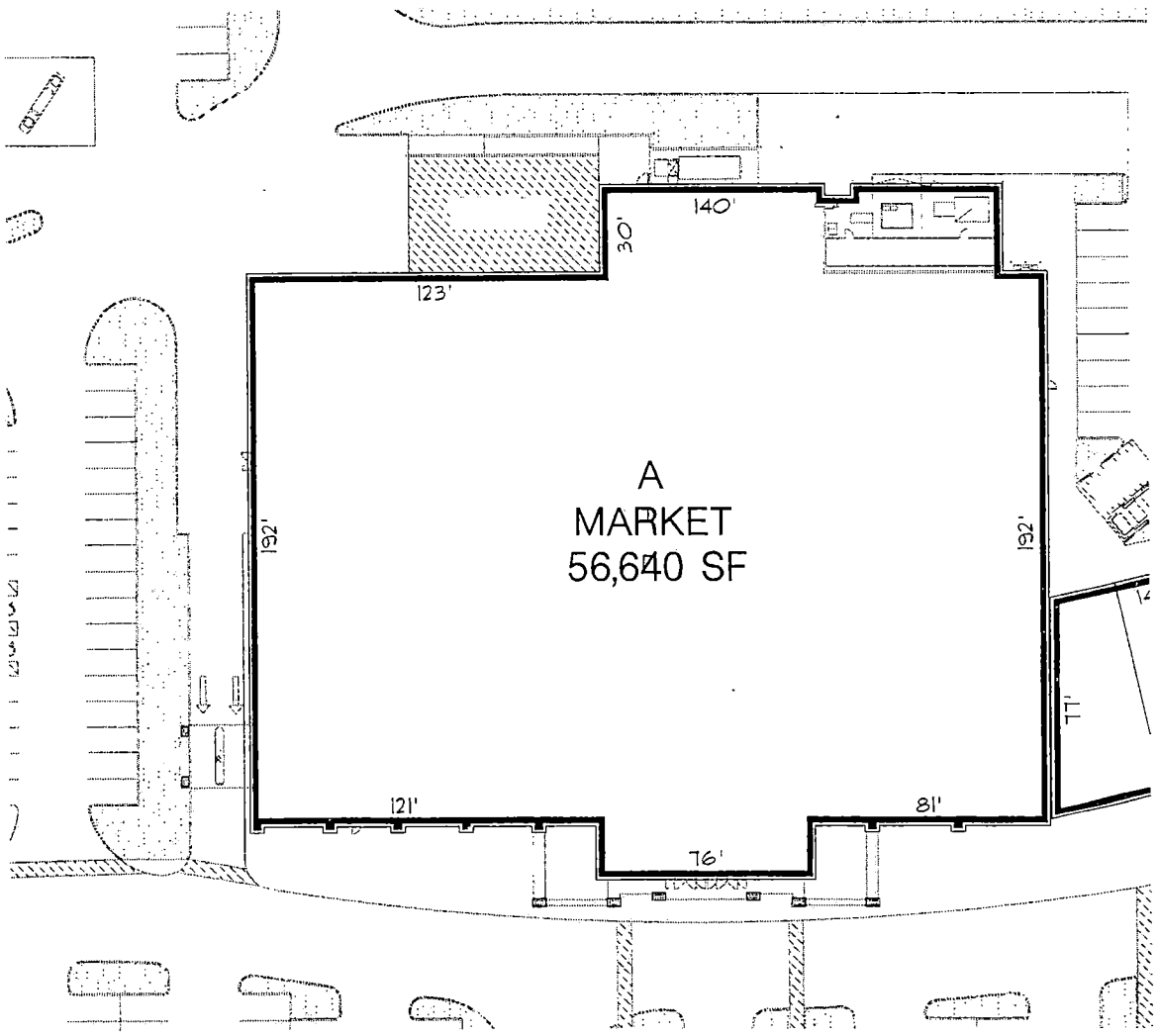
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Site Plan
SA-1



BUILDING "B" | DATE: 01/27/04 | SCALE: 1" = 30'-0" | B

BUILDING "C" | DATE: 01/27/04 | SCALE: 1" = 30'-0" | C



BUILDING "A" | DATE: 01/27/04 | SCALE: 1" = 30'-0" | A

SUP-3765

03-11-04 PC

PR

3960 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8574 fax

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Perkowitz + Ruth ARCHITECTS
6510 of Durango Drive + Elkhorn Road

MONTECITO MARKETPLACE
Las Vegas, NV

Revisions

Date	01/27/04
Drawn By	mk
Checked By	mk
Project No.	03-422.01
File Name	D:\SKS\2D\FL1.dwg
Scale	1" = - (As Noted)

Scale 1/32" = 1'-0" Unless Noted Otherwise

0 SCALE 2X

Floor Plans
FL-1



SUP-3765 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE SOUTHEAST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04



SUP-3765 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE SOUTHEAST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SUP-3767 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR GAMING (INCIDENTAL) on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

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

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 24 – SUP-3767

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion

(7:27 – 7:45)

1-3450/2-1

CONDITIONS:

Planning and Development

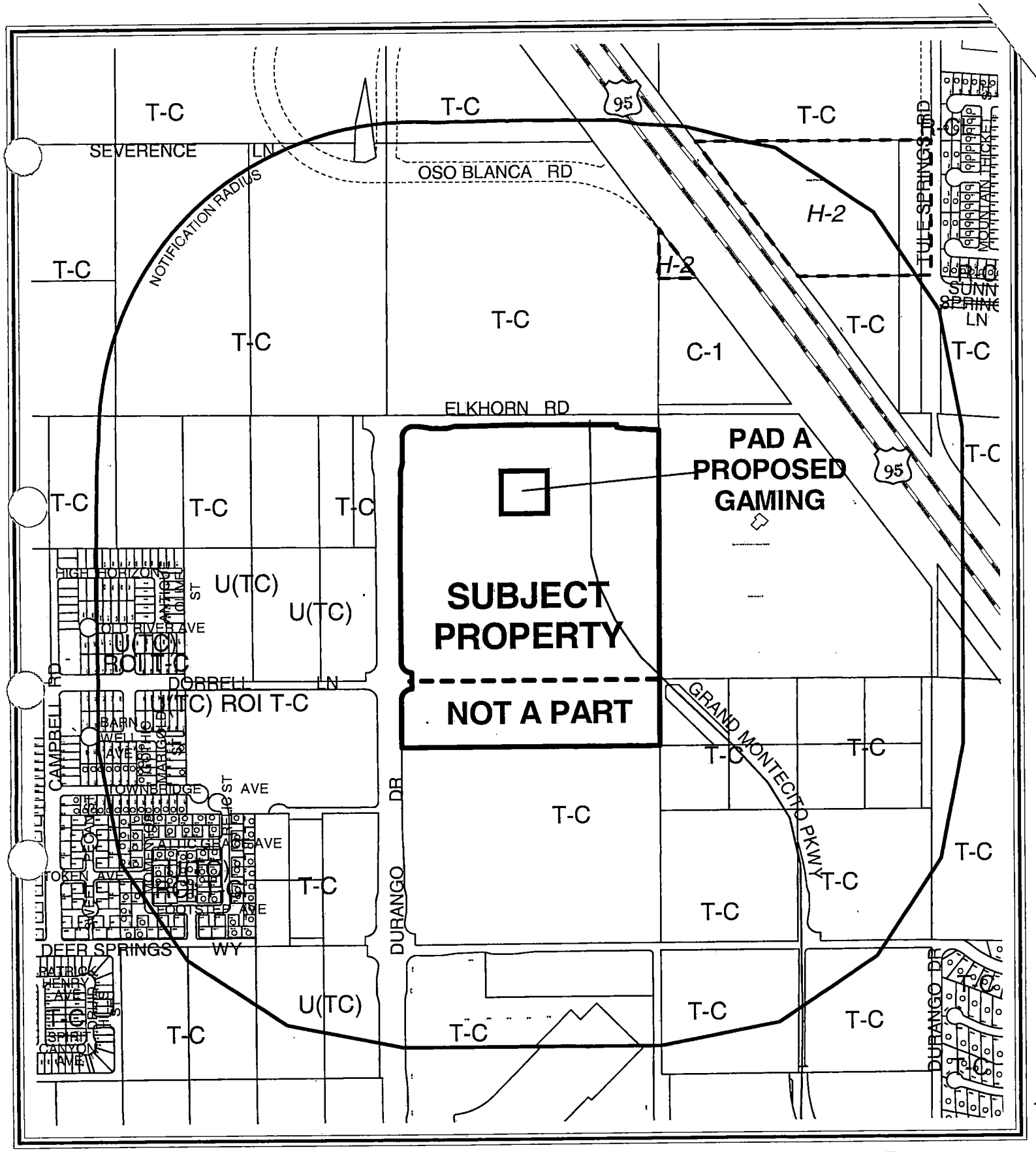
1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Gaming (Incidental) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].

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

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



CASE: **SUP-3767**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) AND MS-TC (MAIN STREET MIXED USE - TOWN CENTER) LAND USE DESIGNATION]

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3767 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Gaming (Incidental) use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].

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5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Gaming (Incidental) use on Pad A of the proposed 45.6-acre Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive. This use will be located within and as part of a 56,640 square-foot Grocery Store on the subject site.

B) Applicant's Justification

The applicant has justified this request by stating that the request is appropriate as the proposed use reflects the intensity of retail and commercial activity that has been envisioned for the Montecito Town Center.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site, which is the location of this Special Use Permit request. The Planning Commission and staff recommended approval.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

03/11/04 The Planning Commission will concurrently consider a Major Modification (MOD-3763) to the Montecito Town Center Development Agreement, to add five acres of land at the northwest corner of Durango Drive and Dorrell Lane, to the area designated pursuant to the Development Agreement as "Montecito Town Center Mixed Use Commercial", a Rezoning (ZON-3840) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center), a Site Development Plan Review (SDR-3764) for a 587,750 square-foot mixed-use commercial development, including the subject site, and a number of Special Use Permits for Taverns, Liquor Sales, Incidental Gaming, a Car Wash, Gasoline Sales and Drive-Through Facilities on the overall subject site.

B) Pre-Application Meeting

12/30/03 There were no issues raised that related directly to this application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	45.6
Net Acres:	37.9

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North:	PF-TC (Public Facilities - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
East:	PF-TC (Public Facilities - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation] and T-C (Town Center)

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The proposed use is not referenced at this broad policy level. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Gaming (Incidental)" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement. There are no specific conditions provided in the Development Agreement to evaluate the suitability of such a use.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, future land use of the site is governed by the provisions of the Agreement, which differ from the standards of the Town Center Development Standards Manual.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road, which requires a five-foot sidewalk and a four-foot amenity zone, and a four-foot bike lane against the curb on both sides of the street. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These street section improvements will need to be reflected on any future site plans for the area.

GL

INTERAGENCY ISSUES

This Special Use Permit request did not meet the threshold criteria to be deemed a "Project of Regional Significance", and therefore no Environmental Impact Assessment questionnaire was requested from the applicant. The companion Site Development Plan Review (SDR-3764) seeks approval for a 587,750-square-foot commercial project on 45.6 acres of land, including the site that is the subject of this Special Use Permit request. Due to the potential traffic generation from this project, an Environmental Impact Assessment questionnaire has been requested from the applicant as part of the Site Development Plan Review analysis and will be discussed in the case report for that application.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The Montecito Town Center Development Agreement does not provide any specific parking standards for the proposed Gaming (Incidental) use. Since the proposed use is ancillary to the principal Grocery Store use on Pad A, it will not generate additional parking to that which would be required for the Grocery Store use. Since the Agreement has no specific parking standards for these uses, then pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Grocery Store	56,640 s.f.	1 space/250 s.f. of GFA	227 spaces	7 spaces	227 spaces (2,470 spaces provided overall)	7 spaces

The project will meet the parking requirements of the Zoning Code.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements for Gaming (Incidental) uses in the Montecito Town Center Development Agreement, which supercedes the requirements of the Town Center Development Standards Manual that require a 330-foot separation distance between "Gaming (Restricted)" uses and any single-family detached dwelling. The Montecito Marketplace project, if fully approved as requested, will contain five Gaming (Incidental) uses on the overall 45.6-acre site.

GL

B) General Analysis and Discussion

- Zoning

  The portion of the subject site to be occupied with the proposed use is currently zoned T-C (Town Center). The proposed use is not referenced within the context of this zoning district. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Gaming (Incidental)" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement.

- Use

  This application requests approval of a "Gaming (Incidental)" use, pursuant to the Montecito Town Center Development Agreement. Section 2.3 of the Agreement lists such a use as allowable with the approval of a Special Use Permit. There are no specific conditions listed in the Agreement against which to evaluate the suitability of this request.

  Although Town Center Development Standards would require a "Gaming (Restricted)" use to be a minimum of 330 feet from any single-family dwelling, no such restriction exists for Town Center lands, such as the subject site, which are within the area subject to the Development Agreement. As a result, the use appears to be acceptable, given the approved policies governing the area.

- Conditions

  Under the Montecito Town Center Development Agreement, there are no conditions applicable to the proposed Gaming (Incidental) use, other than it will be ancillary to the principal Grocery Store use on the pad site. It is recommended that approval of this use be subject to conformance with the conditions of approval for Site Development Plan Review (SDR-3764).

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."**

GL

Although the Town Center Development Standards require a Gaming (Restricted) use to be a minimum of 330 feet from any single-family residential dwelling, the Montecito Development Agreement has no such requirement for a "Gaming (Incidental)" use. In this case, this use would meet the minimum Town Center distance separation requirements, if they were applicable, as there are no single-family homes within 330 of the subject parcel. Given the applicability of the Development Agreement to the site, the request conforms to the provisions of the Agreement.

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

The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this Gaming (Incidental) use.

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

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet). Dorrell Lane, to the south of the site, is an 80-foot Town Center Collector. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

The proposed Gaming (Incidental) use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 159 (Mailed with SUP-3765, SUP-3769 and SUP-3770)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-37167 APN: 125-20-501-001
125-20-101-017

Name of Property Owner: MTC-118, Inc

Name of Applicant: Montecito Companies, 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: [signature]

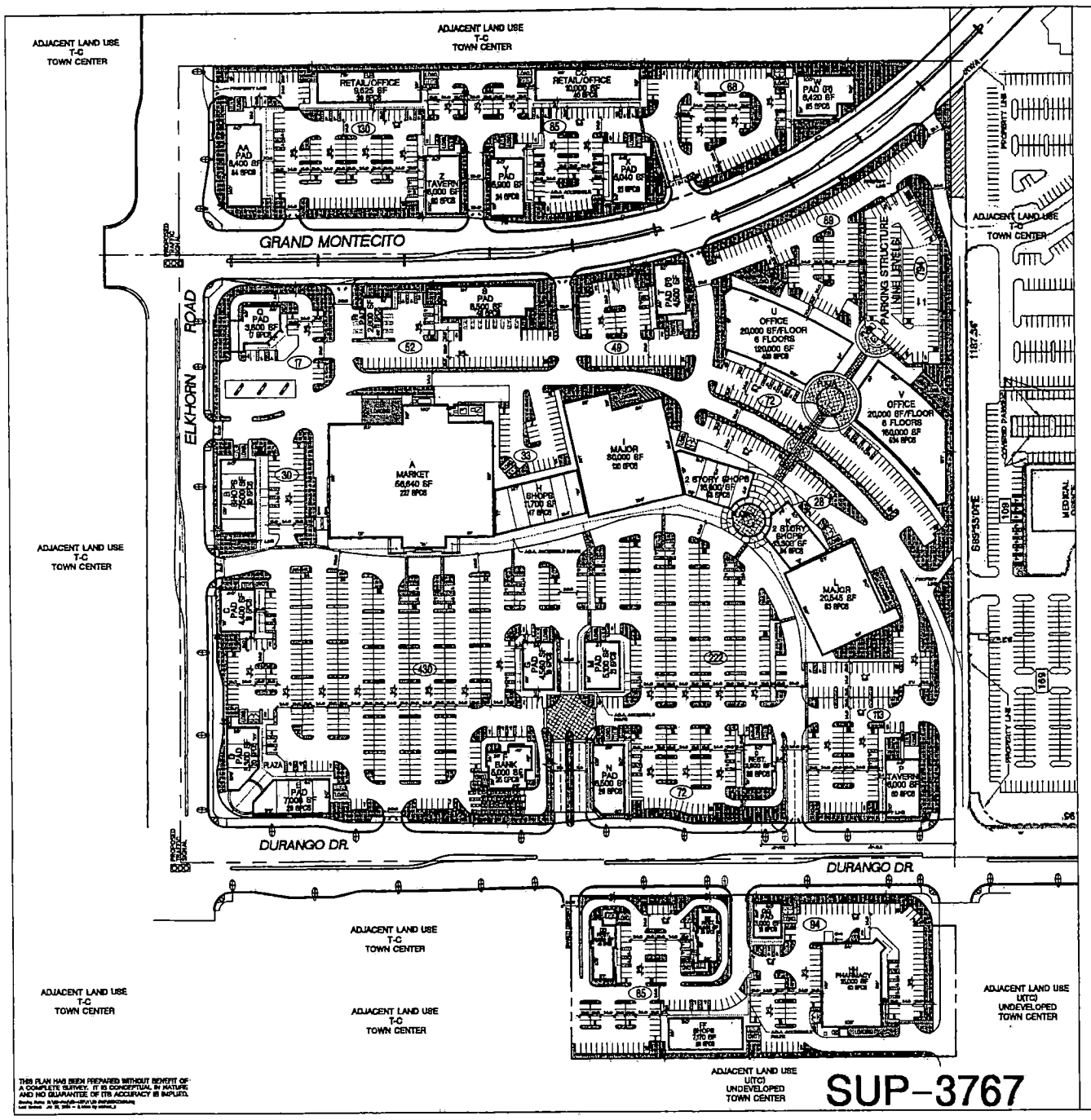
Print Name: Frank Nielsen

Subscribed and sworn before me

This 26 day of January, 2004

Marsha Bloss
Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005



SUMMARY

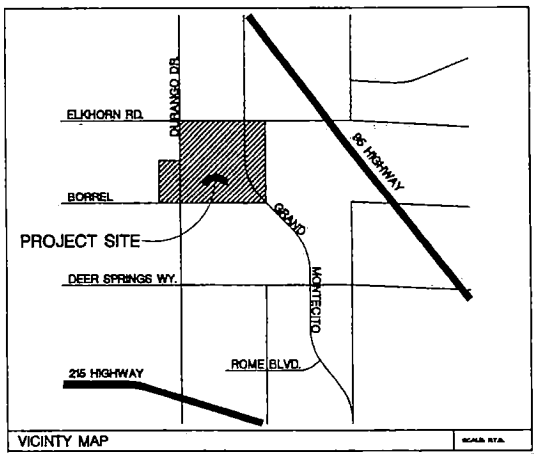
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@ 1 STALL/250 SF + 2 STALLS PER CARWASH BAY = 17 STALLS
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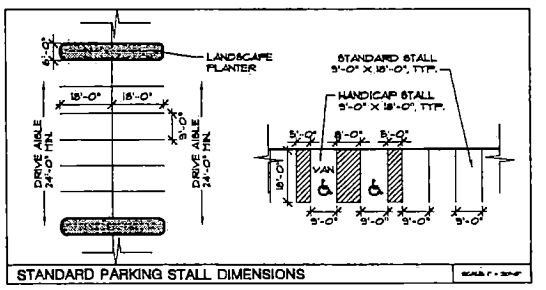
SUMMARY / PARKING ANALYSIS / F.A.R.

OPEN SPACE AREA PROVIDED	• 439,740 SF	
OPEN SPACE/LAND RATIO	• 2.8/1	26.7% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• 242,680 SF	
LANDSCAPE/LAND RATIO	• 5.7/1	14.7% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

Perkowitz + Ruth ARCHITECTS
3980 Howard Hughes Pkwy
Suite 450
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702-892-0024 fax
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Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information
MONTECITO COMPANIES

MONTECITO MARKETPLACE
Las Vegas, NV

Revisions

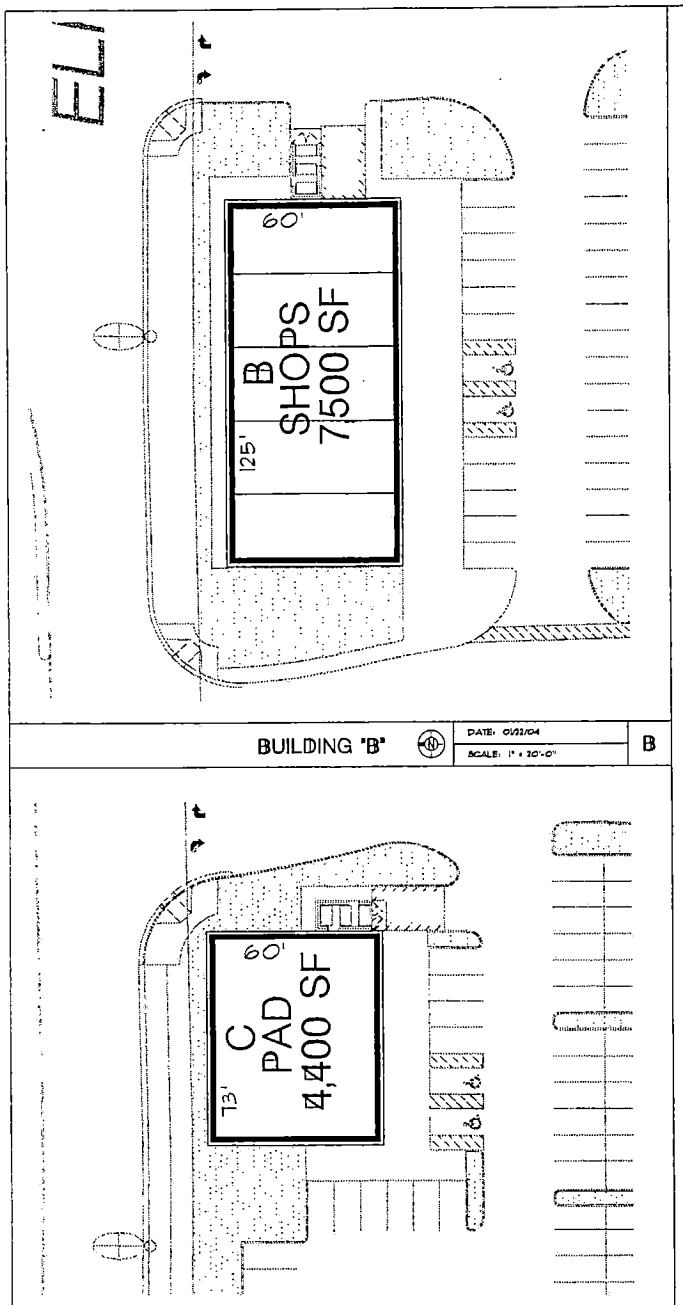
Date 04/22/04
Drawn By
Checked By
Project No. 03-4321
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Site Plan
SA-1

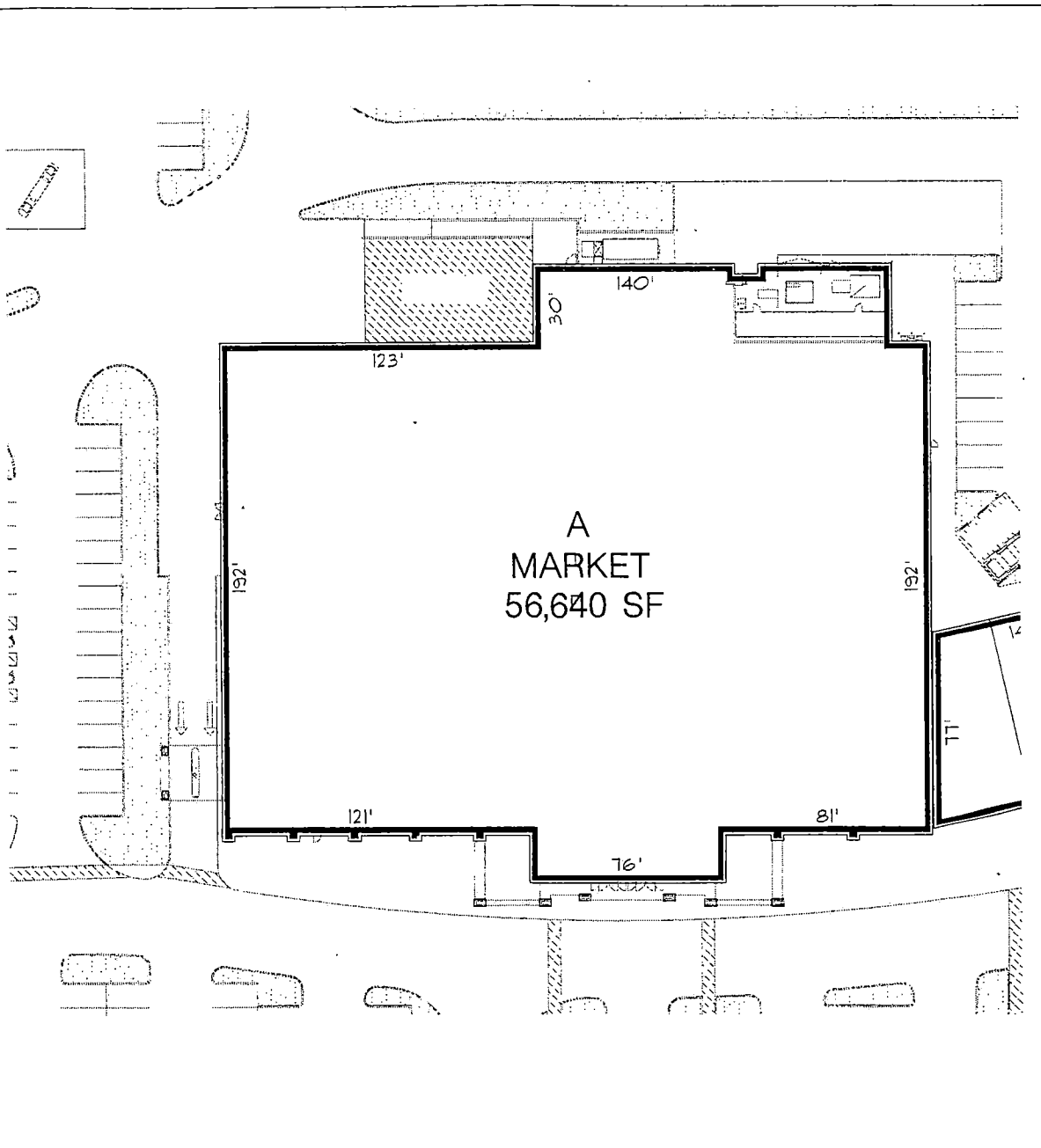
THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

SUP-3767
03-11-04 PC



BUILDING "B" | DATE: 01/22/04 | SCALE: 1" = 20'-0" | B

BUILDING "C" | DATE: 01/22/04 | SCALE: 1" = 20'-0" | C



BUILDING "A" | DATE: 01/22/04 | SCALE: 1" = 20'-0" | A

PR
3960 Howard Hughes Pkwy
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Client Information

MONTECITO COMPANIES

Perkowitz + Ruth ARCHITECTS
3620 Buskirk Drive • Pleasant Hill, California 94523

MONTECITO MARKETPLACE
Las Vegas, NV

Revisions

Date	01/22/04
Drawn By	mk
Checked By	rz
Project No.	03-4321
File Name	D0343201.dwg
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Scale as Noted
Elevations as Noted
0 SCALE 2X

Floor Plans
FL-1

SUP-3767
03-11-04 PC



SUP-3767 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE SOUTHEAST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04



SUP-3767 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE SOUTHEAST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SUP-3769 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad A of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

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

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 25 – SUP-3769

MINUTES:
NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:
Planning and Development

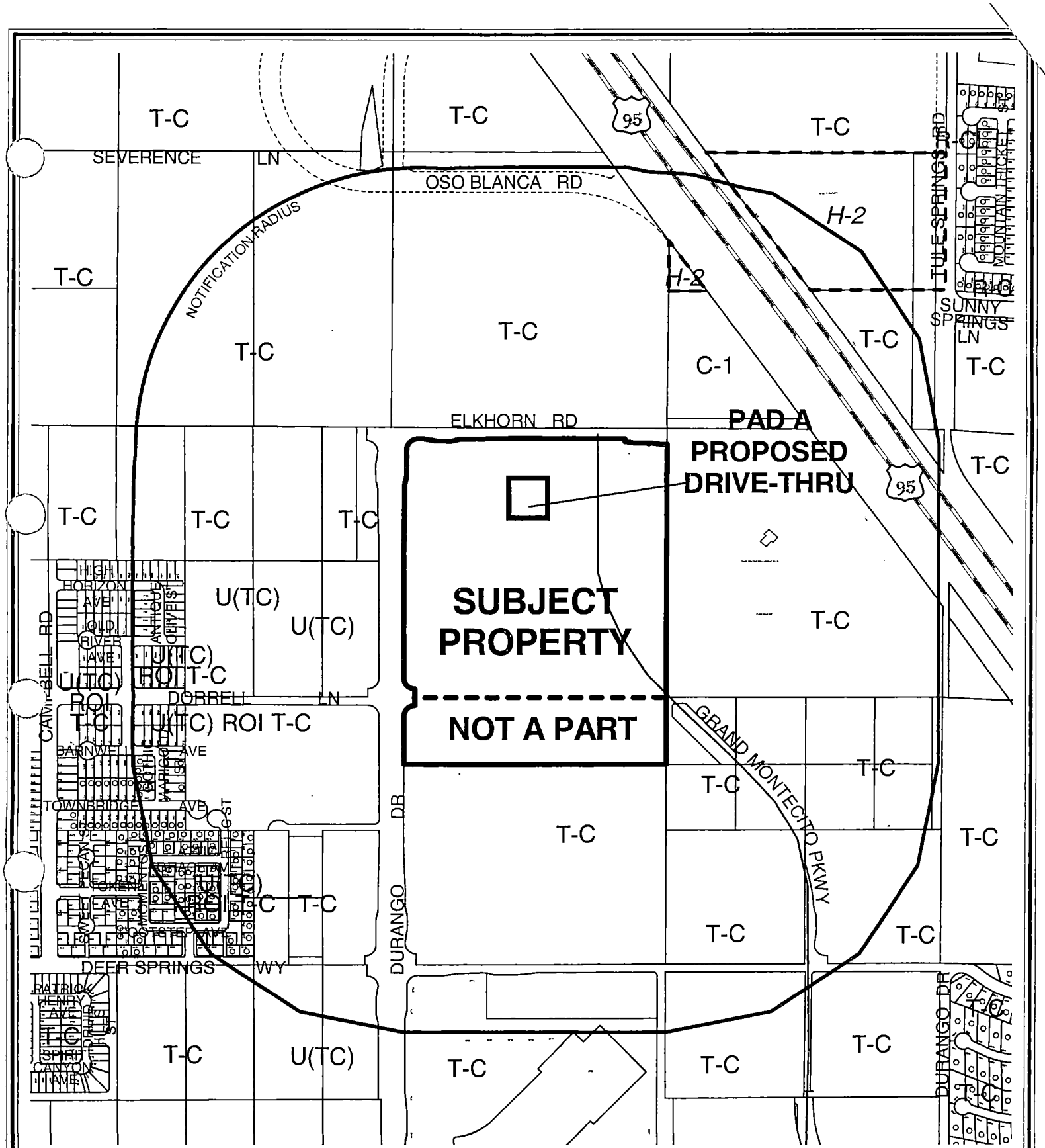
1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].

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

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



0 400 800 Feet

CASE: **SUP-3769**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) AND MS-TC (MAIN STREET MIXED USE - TOWN CENTER) LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3769 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, Subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].

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

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Drive-Through Facility on Pad A of the proposed 45.6-acre Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive. This use will be part of a 56,640 square-foot Grocery Store on the subject site.

B) Applicant's Justification

The applicant has justified this request by stating that the request is appropriate as the proposed use reflects the intensity of retail and commercial activity that has been envisioned for the Montecito Town Center.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site, which is the location of this Special Use Permit request. The Planning Commission and staff recommended approval.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

10/16/03 The Director of the Planning and Development Department authorized a "Non-Material Modification" to the Montecito Town Center Development Agreement, pursuant to Section 4.6 of the Agreement, to add "Drive-Through Facility" to the list of Permissible Uses in Section 2.3 of the Agreement, subject to the approval of a Special Use Permit.

03/11/04 The Planning Commission will concurrently consider a Major Modification (MOD-3763) to the Montecito Town Center Development Agreement, to add five acres of land at the northwest corner of Durango Drive and Dorrell Lane, to the area designated pursuant to the Development Agreement as "Montecito Town Center Mixed Use Commercial", a Rezoning (ZON-3840) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center), a Site Development Plan Review (SDR-3764) for a 587,750 square-foot mixed-use commercial development, including the subject site, and a number of Special Use Permits for Taverns, Liquor Sales, Incidental Gaming, a Car Wash, Gasoline Sales and Drive- Through Facilities on the overall subject site.

B) Pre-Application Meeting

12/30/03 There were no issues raised that related directly to this application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	45.6
Net Acres:	37.9

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North:	PF-TC (Public Facilities - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
East:	PF-TC (Public Facilities - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation] and T-C (Town Center)

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The proposed use is not referenced at this broad policy level. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Drive-Through Facility" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement. There are no specific conditions provided in the Development Agreement to evaluate the suitability of such a use.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, future land use of the site is governed by the provisions of the Agreement, which differ from the standards of the Town Center Development Standards Manual.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road, which requires a five-foot sidewalk and a four-foot amenity zone, and a four-foot bike lane against the curb on both sides of the street. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These street section improvements will need to be reflected on any future site plans for the area.

INTERAGENCY ISSUES

This Special Use Permit request did not meet the threshold criteria to be deemed a "Project of Regional Significance", and therefore no Environmental Impact Assessment questionnaire was requested from the applicant. It should be noted that the companion Site Development Plan Review (SDR-3764) seeks approval for a 587,750-square-foot commercial project on 45.6 acres of land, including the site that is the subject of this Special Use Permit request. Due to the potential traffic generation from this project, an Environmental Impact Assessment questionnaire has been requested from the applicant as part of the Site Development Plan Review analysis and will be discussed in the case report for that application.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The Montecito Town Center Development Agreement does not provide any specific parking standards for the proposed Drive-Through Facility use. Since the proposed Drive-Through Facility use is ancillary to the principal Grocery Store use on Pad A, it will not generate additional parking to that which would be required for the Grocery Store use. Since the Agreement has no specific parking standards for these uses, then pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Grocery Store	56,640 s.f.	1 space/250 s.f. of GFA	227 spaces	7 spaces	227 spaces (2,470 spaces provided overall)	7 spaces

The project will meet the parking requirements of the Zoning Code.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements for Drive-Through Facility uses in the Montecito Town Center Development Agreement, which supercedes the requirements of the Town Center Development Standards Manual, which does not allow Drive-Through Facilities for banks or restaurants in the UC-TC and MS-TC special land use designations, which are the Town Center designations of the subject site. No mention is made of a Drive-Through Facility for a Grocery Store. The Montecito Marketplace project, if fully approved as requested, will contain six Drive-Through Facilities on the overall 45.6-acre site.

B) General Analysis and Discussion

- Zoning

The portion of the subject site to be occupied with the proposed use is currently zoned T-C (Town Center). The proposed use is not referenced within the context of this zoning district. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Drive-Through Facility" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement.

- Use

This application requests approval of a "Drive-Through Facility" use, pursuant to the Montecito Town Center Development Agreement. Section 2.3 of the Agreement lists such a use as allowable with the approval of a Special Use Permit. There are no specific conditions listed in the Agreement against which to evaluate the suitability of this request.

Although Town Center Development Standards would prohibit Drive-Through Facility uses within the UC-TC and MS-TC special land use designations, such restrictions are superceded for Town Center lands, such as the subject site, which are within the area subject to the Montecito Town Center Development Agreement. As a result, the use appears to be acceptable, given the approved policies governing the area.

- Conditions

  Under the Montecito Town Center Development Agreement, there are no conditions applicable to the proposed Drive-Through Facility use, other than it will be ancillary to the principal Grocery Store use on the pad site. It is recommended that approval of this use be subject to conformance with the conditions of approval for Site Development Plan Review (SDR-3764).

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."**

   Although the Town Center Development Standards prohibit Drive-Through Facility uses within the UC-TC and MS-TC special land use designations, the Montecito Development Agreement has no such restriction for a Drive-Through Facility use. Given the applicability of the Development Agreement to the site, the request conforms to the provisions of the Agreement.

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

   The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this Drive-Through Facility use.

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

   Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet). Dorrell Lane, to the south of the site, is an 80-foot Town Center Collector. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

   The proposed Drive-Through Facility use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 159 (Mailed with SUP-3765, SUP-3767 and SUP-3770)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3769 APN: 125-20-501-001 125-20-101-017

Name of Property Owner: MTC-118, Inc

Name of Applicant: Montecito Companies, 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: _____

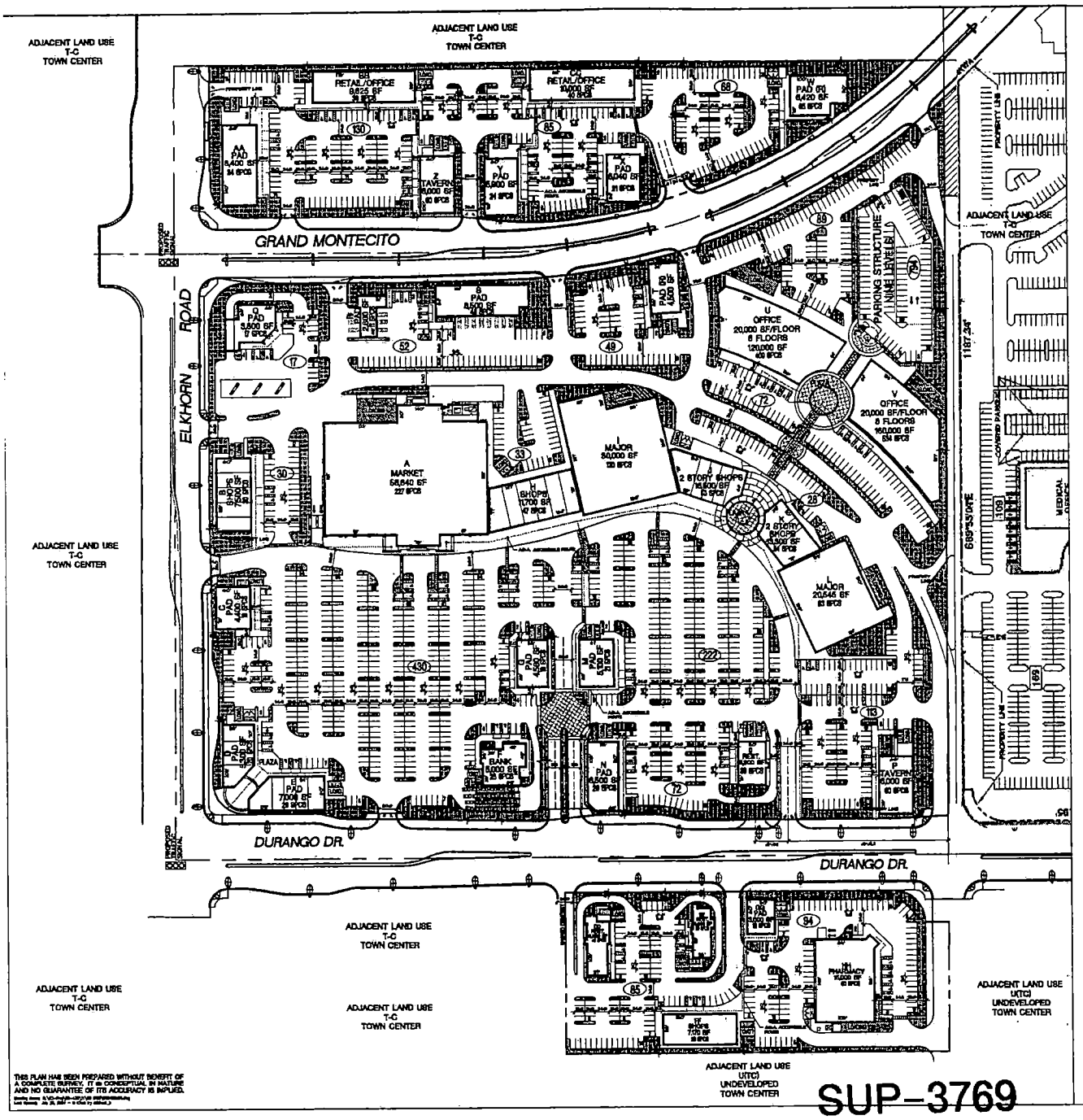
Print Name: Frank Nielsen

Subscribed and sworn before me

This 26 day of January, 2004

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

Marsha Bloss
Notary Public in and for said County and State



SUMMARY

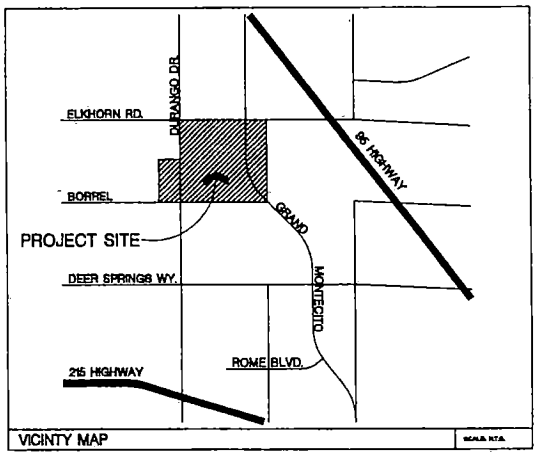
LAND AREA (GROSS)	• APPROX. 45.6	ACRES (1,986,391 SF±)
LAND AREA (NET)	• APPROX. 37.9	ACRES (1,649,954 SF±)
BUILDING AREA	• 587,750 SF	
LAND/BUILDING RATIO	• 1.8/1	35.6%
PARKING REQUIRED	• 2,392 STALLS	
PARKING PROVIDED	• 2,470 STALLS	
PARKING RATIO	• 4.2/1000	

PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (181,840 SF) @ 1 STALL/250 SF = 728 STALLS
RESTAURANT (34,370 SF) @ 1 STALL/100 SF = 344 STALLS
MARKET (58,640 SF) @ 1 STALL/250 SF = 227 STALLS
PHARMACY (15,000 SF) @ 1 STALL/250 SF = 60 STALLS
OFFICE (280,000 SF) @ 1 STALL/300 SF = 934 STALLS
CONVENIENCE STORE W/ SELF SERVE CARWASH (3,800 SF)
@ 1 STALL/250 SF + 2 STALLS PER CARWASH BAY = 17 STALLS
AUTO REPAIR (6,500 SF) @ 1 STALL/200 SF + 5 STALLS = 48 STALLS
AUTO LUBE (2,600 SF, 3 BAYS, 6 EMP.) @ 1 STALL/BAY + 1 STALL/EMP. = 9 STALLS
BANK (5,000 SF) @ 1 STALL/200 SF = 25 STALLS

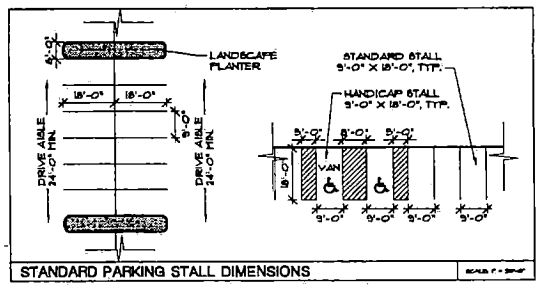
SUMMARY / PARKING ANALYSIS / F.A.R.

OPEN SPACE AREA PROVIDED	• 439,740 SF	
OPEN SPACE/LAND RATIO	• 2.8/1	26.7% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• 242,680 SF	
LANDSCAPE/LAND RATIO	• 5.7/1	14.7% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

PR
3960 Howard Hughes Pkwy
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702-892-6500
702-892-6574 fax
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Client Information
MONTECITO COMPANIES

Parkowitz & Ruth ARCHITECTS
SEC of Durango Drive & Elkhorn Road
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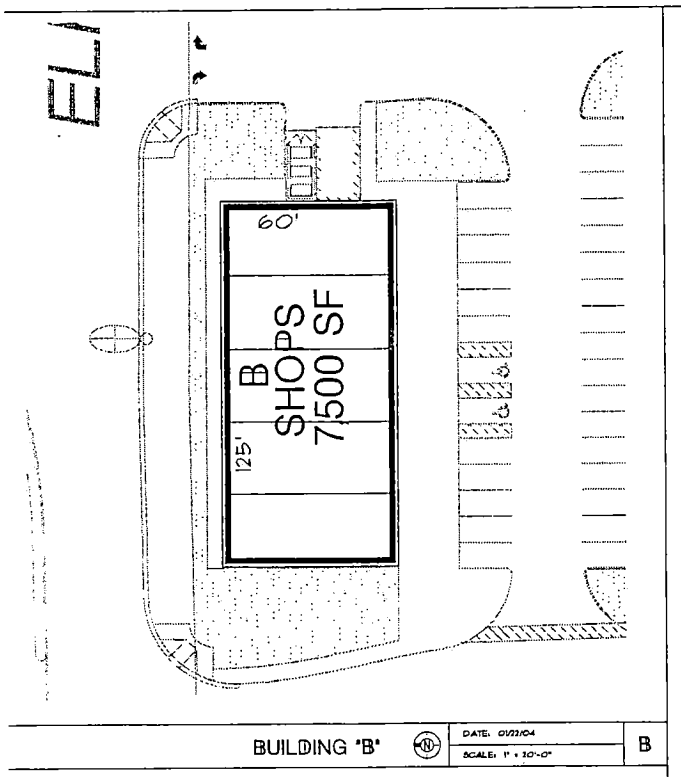
Revisions

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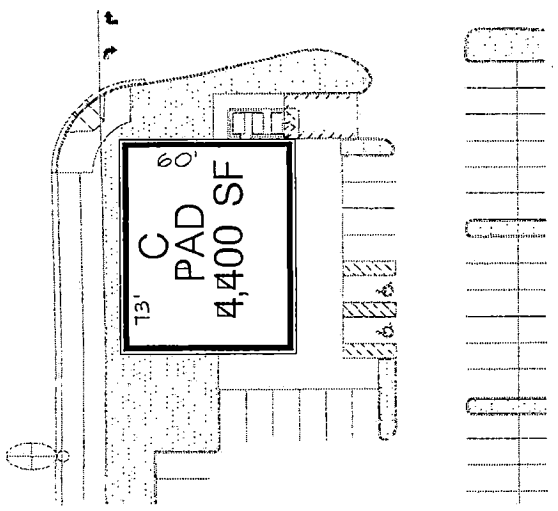
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Site Plan
SA-1

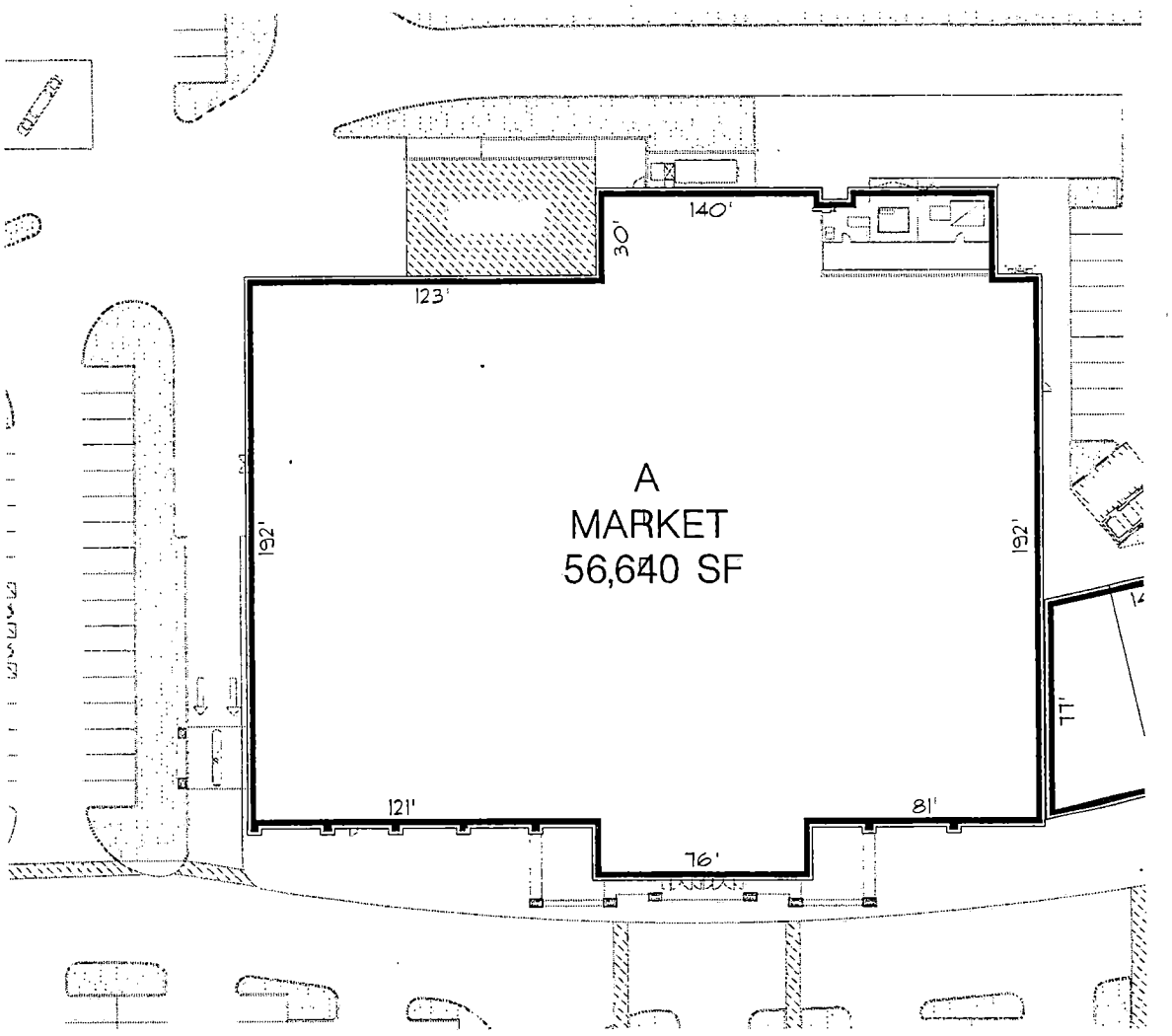
SUP-3769
03-11-04 PC



BUILDING "B" | DATE: 01/22/04 | SCALE: 1" = 30'-0" | B



BUILDING "C" | DATE: 01/22/04 | SCALE: 1" = 30'-0" | C



BUILDING "A" | DATE: 01/22/04 | SCALE: 1" = 30'-0" | A

SUP-3769
03-11-04 PC

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Client Information

MONTECITO COMPANIES

Perkowitz + Ruth ARCHITECTS

SEC of Durango Drive + Elkhorn Road

MONTECITO MARKETPLACE
Las Vegas, NV

Revisions

Date	01/22/04
Drawn By	mk
Checked By	mk
Project No.	03-422.01
File Name	D0303201.dwg
Scale	1" = - (As Noted)

N
Scale as North Specified as Noted
0 SCALE 2X

Floor Plans
FL-1



SUP-3769 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE SOUTHEAST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04



SUP-3769 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE SOUTHEAST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04

City of Las Vegas

Agenda Item No.: 26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SUP-3770 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY on Pad O of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

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

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 26 – SUP-3770

MINUTES:

NOTE: See Item 21 [MOD-3763] for related discussion

(7:27 – 7:45)

1-3450/2-1

CONDITIONS:

Planning and Development

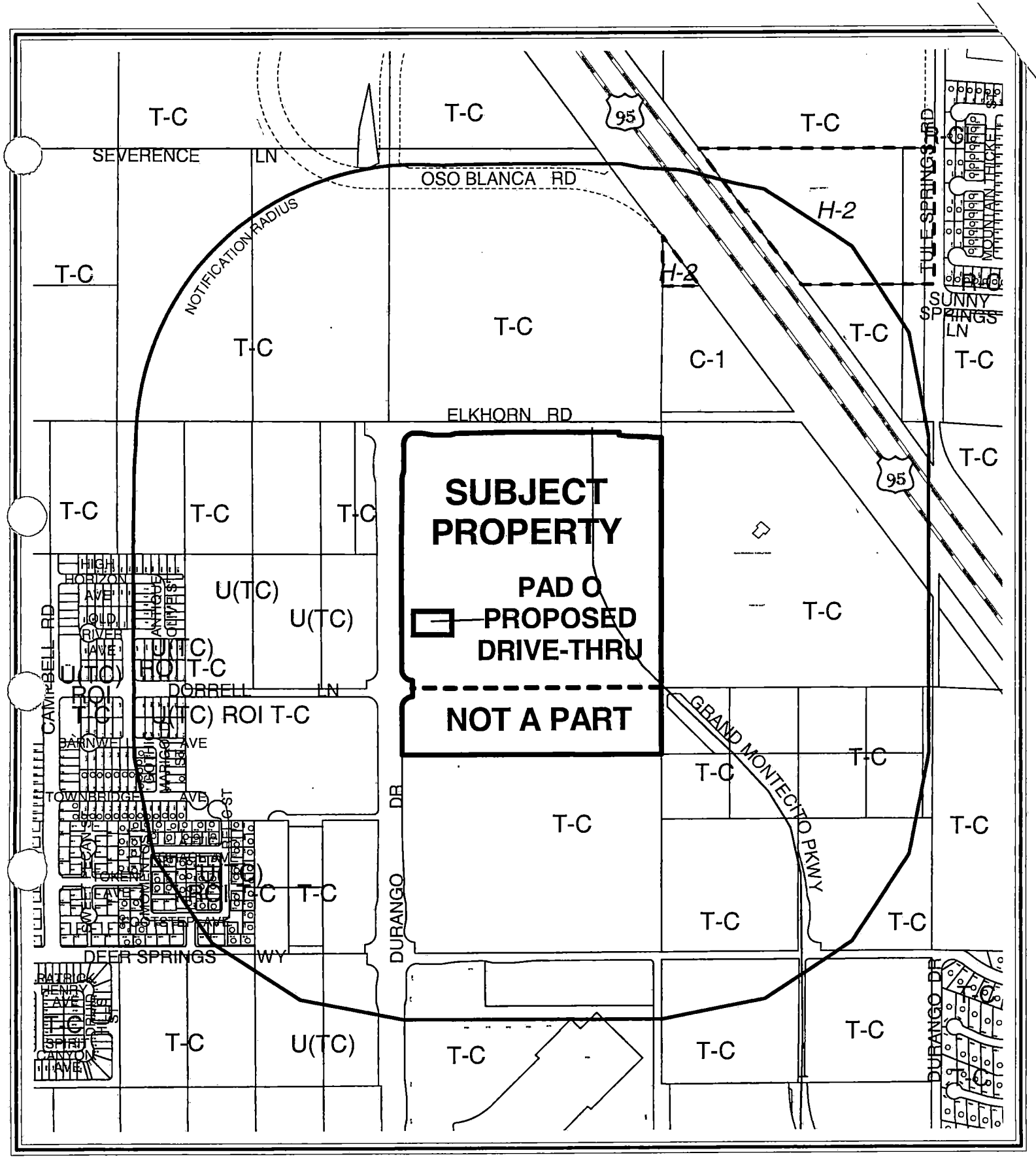
1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].

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

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.



0 400 800 Feet

CASE: **SUP-3770**

RADIUS: 1320 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) AND MS-TC (MAIN STREET MIXED USE - TOWN CENTER) LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3770 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].

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

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

5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a Drive-Through Facility on Pad O of the proposed 45.6-acre Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive. This use will be part of a 3,900 square-foot Restaurant on the subject site.

B) Applicant's Justification

The applicant has justified this request by stating that the request is appropriate as the proposed use reflects the intensity of retail and commercial activity that has been envisioned for the Montecito Town Center.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site, which is the location of this Special Use Permit request. The Planning Commission and staff recommended approval.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

10/16/03 The Director of the Planning and Development Department authorized a "Non-Material Modification" to the Montecito Town Center Development Agreement, pursuant to Section 4.6 of the Agreement, to add "Drive-Through Facility" to the list of Permissible Uses in Section 2.3 of the Agreement, subject to the approval of a Special Use Permit.

03/11/04 The Planning Commission will concurrently consider a Major Modification (MOD-3763) to the Montecito Town Center Development Agreement, to add five acres of land at the northwest corner of Durango Drive and Dorrell Lane, to the area designated pursuant to the Development Agreement as "Montecito Town Center Mixed Use Commercial", a Rezoning (ZON-3840) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center), a Site Development Plan Review (SDR-3764) for a 587,750 square-foot mixed-use commercial development, including the subject site, and a number of Special Use Permits for Taverns, Liquor Sales, Incidental Gaming, a Car Wash, Gasoline Sales and Drive- Through Facilities on the overall subject site.

B) Pre-Application Meeting

12/30/03 There were no issues raised that related directly to this application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	45.6
Net Acres:	37.9

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North:	PF-TC (Public Facilities - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
East:	PF-TC (Public Facilities - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

GL

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation] and T-C (Town Center)

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The proposed use is not referenced at this broad policy level. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Drive-Through Facility" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement. There are no specific conditions provided in the Development Agreement to evaluate the suitability of such a use.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, future land use of the site is governed by the provisions of the Agreement, which differ from the standards of the Town Center Development Standards Manual.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road, which requires a five-foot sidewalk and a four-foot amenity zone, and a four-foot bike lane against the curb on both sides of the street. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These street section improvements will need to be reflected on any future site plans for the area.

INTERAGENCY ISSUES

This Special Use Permit request did not meet the threshold criteria to be deemed a "Project of Regional Significance", and therefore no Environmental Impact Assessment questionnaire was requested from the applicant. It should be noted that the companion Site Development Plan Review (SDR-3764) seeks approval for a 587,750-square-foot commercial project on 45.6 acres of land, including the site that is the subject of this Special Use Permit request. Due to the potential traffic generation from this project, an Environmental Impact Assessment questionnaire has been requested from the applicant as part of the Site Development Plan Review analysis and will be discussed in the case report for that application.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The Montecito Town Center Development Agreement does not provide any specific parking standards for the proposed Drive-Through Facility use. Since the proposed Drive-Through Facility use is ancillary to the principal Restaurant use on Pad O, it will not generate additional parking to that which would be required for the Restaurant use. Since the Agreement has no specific parking standards for these uses, then pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required Ratio	Required Parking		Provided Parking	
			Regular	Handicap	Regular	Handicap
Restaurant, with drive-up/drive-thru facilities	3,900 s.f.	1 space/100 s.f. of GFA, including outdoor seating and 1 lane/drive-up window with stacking for six	39 spaces	2 spaces	39 spaces (2,470 spaces provided overall) Provided	2 spaces

The project will meet the parking requirements of the Zoning Code.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements for Drive-Through Facility uses in the Montecito Town Center Development Agreement, which supercedes the requirements of the Town Center Development Standards Manual, which does not allow Drive-Through Facilities for banks or restaurants in the UC-TC and MS-TC special land use designations, which are the Town Center designations of the subject site. No mention is made of a Drive-Through Facility for a Grocery Store. The Montecito Marketplace project, if fully approved as requested, will contain six Drive-Through Facilities on the overall 45.6-acre site.

B) General Analysis and Discussion

- Zoning

The portion of the subject site to be occupied with the proposed use is currently zoned T-C (Town Center). The proposed use is not referenced within the context of this zoning district. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Drive-Through Facility" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement.

- Use

  This application requests approval of a "Drive-Through Facility" use, pursuant to the Montecito Town Center Development Agreement. Section 2.3 of the Agreement lists such a use as allowable with the approval of a Special Use Permit. There are no specific conditions listed in the Agreement against which to evaluate the suitability of this request.

  Although Town Center Development Standards would prohibit Drive-Through Facility uses within the UC-TC and MS-TC special land use designations, such restrictions are superceded for Town Center lands, such as the subject site, which are within the area subject to the Montecito Town Center Development Agreement. As a result, the use appears to be acceptable, given the approved policies governing the area.

- Conditions

  Under the Montecito Town Center Development Agreement, there are no conditions applicable to the proposed Drive-Through Facility use, other than it will be ancillary to the principal Restaurant use on the pad site. It is recommended that approval of this use be subject to conformance with the conditions of approval for Site Development Plan Review (SDR-3764).

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."**

   Although the Town Center Development Standards prohibit Drive-Through Facility uses within the UC-TC and MS-TC special land use designations, the Montecito Development Agreement has no such restriction for a Drive-Through Facility use. Given the applicability of the Development Agreement to the site, the request conforms to the provisions of the Agreement.

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

   The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this Drive-Through Facility use.

GL

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."**

   Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet). Dorrell Lane, to the south of the site, is an 80-foot Town Center Collector. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

   The proposed Drive-Through Facility use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 159 (Mailed with SUP-3765, SUP-3767 and SUP-3769)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3770 APN: 125-20-501-001
125-20-101-017

Name of Property Owner: MTC-118, Inc

Name of Applicant: Montecito Companies, 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: _____

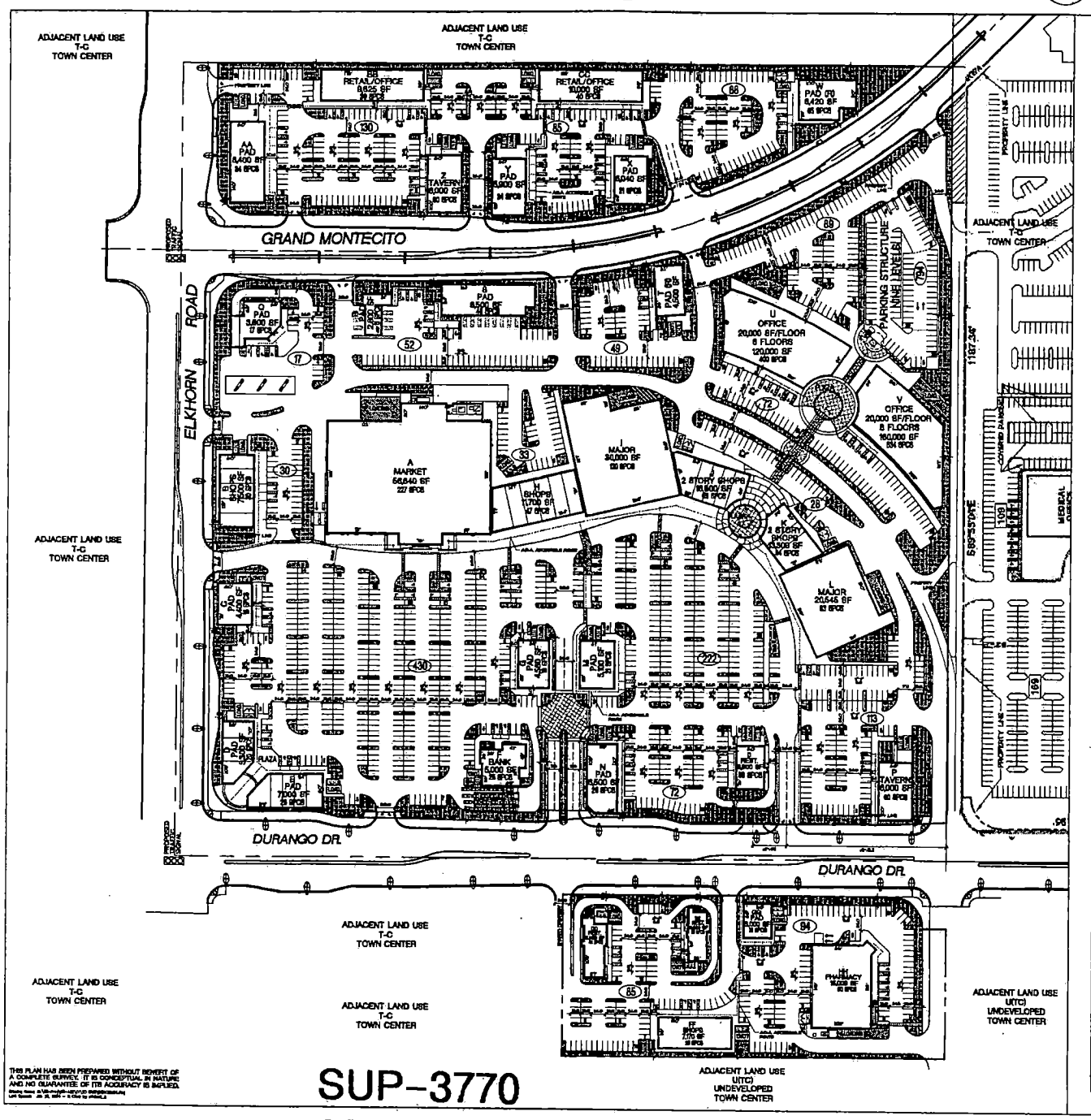
Print Name: Frank Nielsen

Subscribed and sworn before me

This 26 day of January, 2004

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005

Marsha Bloss
Notary Public in and for said County and State



THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

SUP-3770

03-11-04 PC

SUMMARY

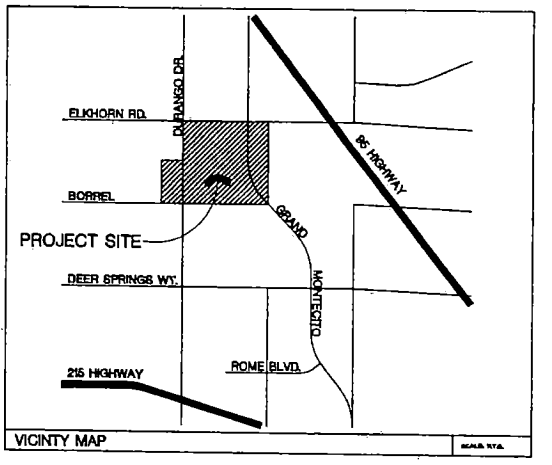
LAND AREA (GROSS)	• APPROX. 45.6	ACRES (1,986,391 SF±)
LAND AREA (NET)	• APPROX. 37.9	ACRES (1,649,954 SF±)
BUILDING AREA	• 587,750 SF	
LAND/BUILDING RATIO	• 1.8/1	35.6%
PARKING REQUIRED	• 2,392 STALLS	
PARKING PROVIDED	• 2,470 STALLS	
PARKING RATIO	• 4.2/1000	

PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (181,840 SF) • 1 STALL/250 SF = 728 STALLS
RESTAURANT (34,370 SF) • 1 STALL/100 SF = 344 STALLS
MARKET (56,640 SF) • 1 STALL/250 SF = 227 STALLS
PHARMACY (15,000 SF) • 1 STALL/250 SF = 60 STALLS
OFFICE (280,000 SF) • 1 STALL/300 SF = 934 STALLS
CONVENIENCE STORE W/ SELF SERVE CARWASH (3,800 SF)
• 1 STALL/250 SF + 2 STALLS PER CARWASH BAY = 17 STALLS
AUTO REPAIR (8,500 SF) • 1 STALL/200 SF ÷ 5 STALLS = 48 STALLS
AUTO LUBE (2,600 SF, 3 BAYS, 6 EMP.) • 1 STALL/BAY + 1 STALL/EMP. = 9 STALLS
BANK (5,000 SF) • 1 STALL/200 SF = 25 STALLS

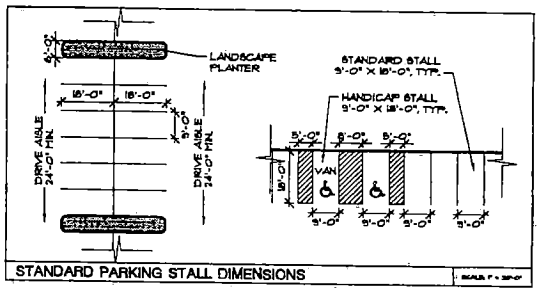
SUMMARY / PARKING ANALYSIS / F.A.R.

OPEN SPACE AREA PROVIDED	• 439,740 SF	
OPEN SPACE/LAND RATIO	• 2.8/1	26.7% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• 242,680 SF	
LANDSCAPE/LAND RATIO	• 5.7/1	14.7% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

PR
3960 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-862-8800
702-862-8811 fax
www.pbrarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information
MONTECITO COMPANIES

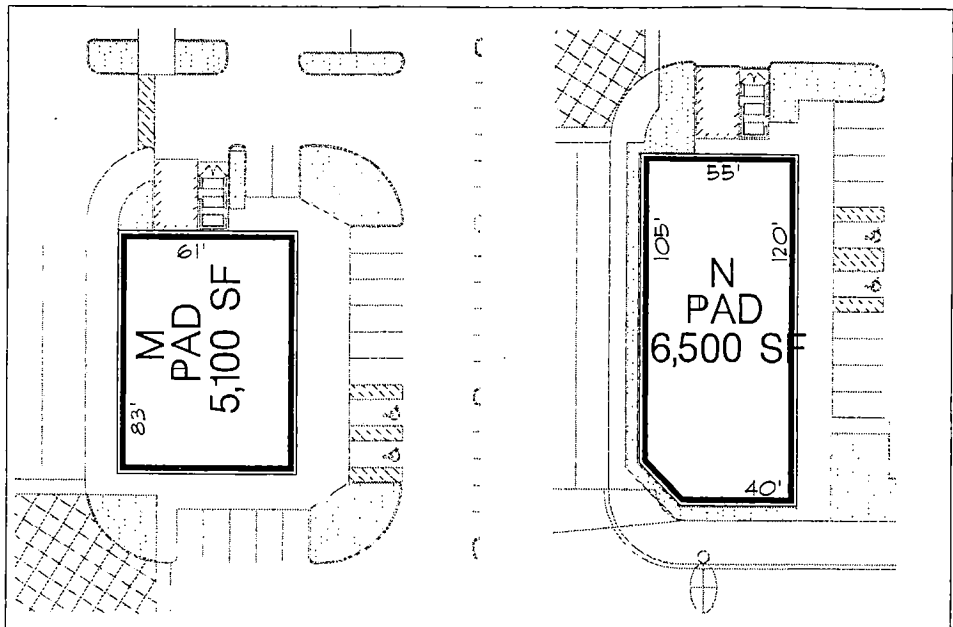
Parkworitz Ruth ARCHITECTS
SEC of Durango Drive + Elkhorn Road
MONTECITO MARKETPLACE
Las Vegas, NV

Revisions

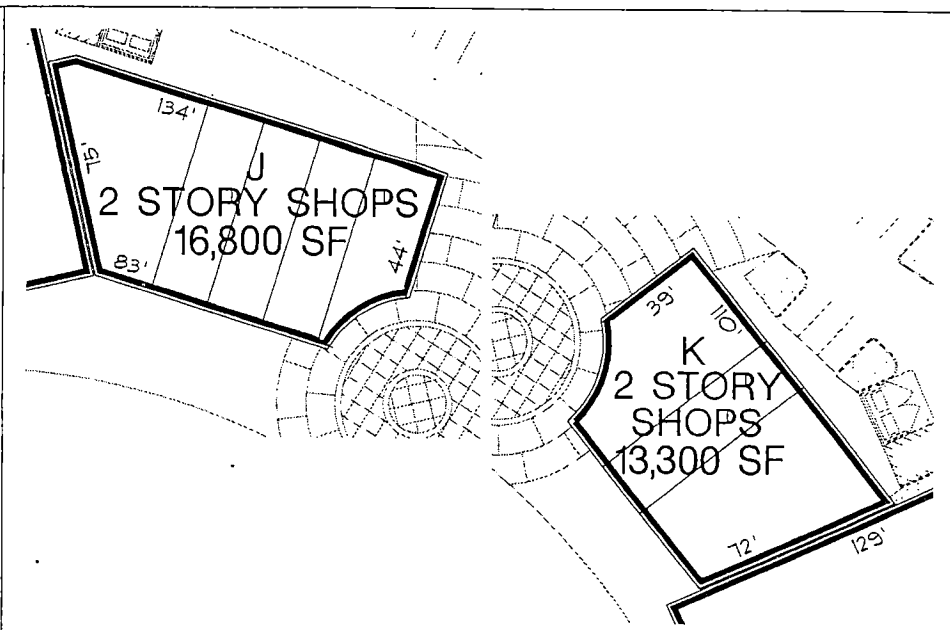
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Checked By	JHS
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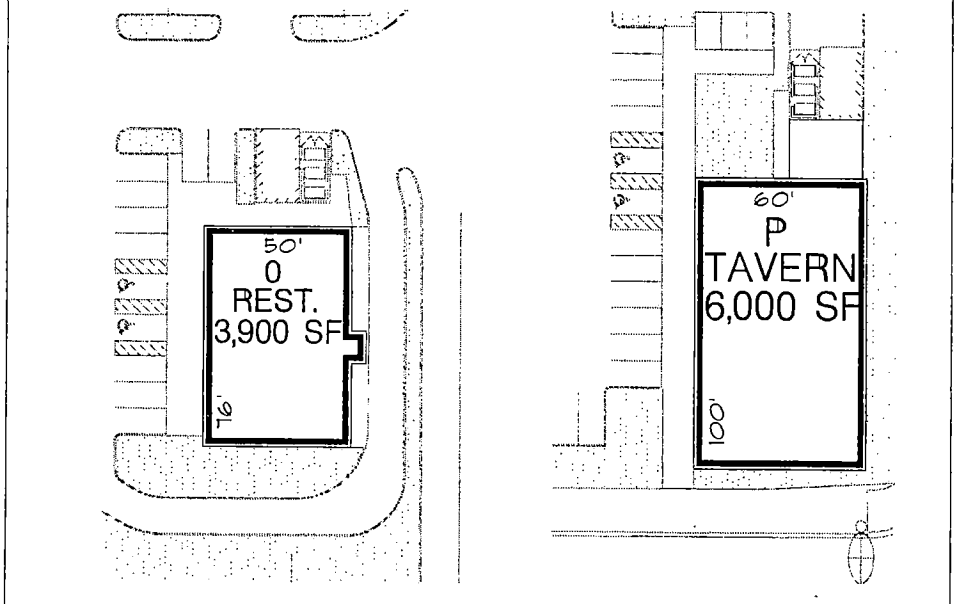
Site Plan
SA-1



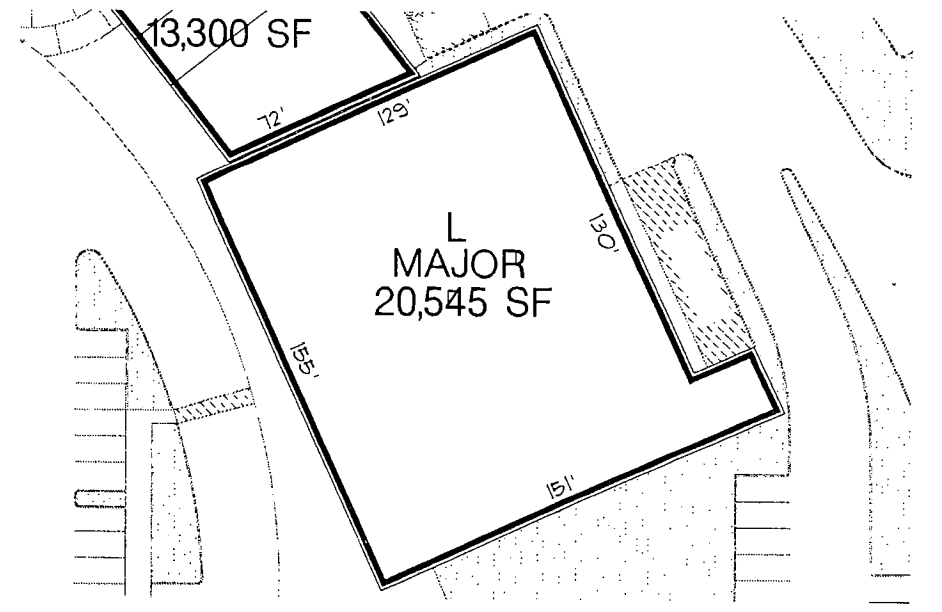
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BUILDINGS "J" AND "K" | DATE: 01/22/04 | SCALE: 1" = 20'-0" | J&K



BUILDINGS "O" AND "P" | DATE: 01/22/04 | SCALE: 1" = 20'-0" | O&P



BUILDING "L" | DATE: 01/22/04 | SCALE: 1" = 20'-0" | L

SUP-3770

03-11-04 PC

3980 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-892-6500
702-892-6574 fax

www.prarchitects.com

Corporate Office:
Long Beach, CA

Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information

MONTECITO COMPANIES

Parkhowitz + Ruth ARCHITECTS

SEC of Durango Drive + Elkhorn Road

MONTECITO MARKETPLACE
Las Vegas, NV

Revisions

Date	01/27/04
Drawn By	mk
Checked By	mj
Project No.	03-432.01
File Name	D:\3432\02\dwg
Scale	1" = (As Noted)

Scale and North Orientation as Noted

0 SCALE 2X

Floor Plans
FL-3



SUP-3770 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE SOUTHEAST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04



SUP-3770 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE SOUTHEAST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04

City of Las Vegas

Agenda Item No.: 27

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 11, 2004

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

SUBJECT:

SUP-3771 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC. - Request for a Special Use Permit FOR A TAVERN on Pad P of the proposed Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive (A portion of APN: 125-20-501-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Town Center Land Use Designations], Ward 6 (Mack).

C.C.: 04/07/04 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:
Staff recommends APPROVAL

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

MOTION:
McSWAIN – APPROVED Item 21 [MOD-3763], Item 22 [ZON-3840], Item 23 [SUP-3765], Item 24 [SUP-3767], Item 25 [SUP-3769], Item 26 [SUP-3770], Item 27 [SUP-3771], Item 28 [SUP-3773], Item 29 [SUP-3774], Item 30 [SUP-3776], Item 31 [SUP-3777], Item 32 [SUP-3778], Item 33 [SUP-3779], Item 34 [SUP-3780], Item 35 [SUP-3781], Item 36 [SUP-3783], Item 37 [SUP-3785], Item 38 [SUP-3786], Item 39 [SUP-3788], Item 40 [SUP-3789], and Item 41 [SDR-3764] subject to conditions and the deletion of Conditions 6 and 7 on Item 23 [SUP-3765] and Item 36 [SUP-3783] – UNANIMOUS with TRUESDELL abstaining as one of his clients is in negotiations with the Montecito Companies for purchase of a piece of property and EVANS excused

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

PLANNING COMMISSION MEETING OF MARCH 11, 2004
Planning and Development Department
Item 27 – SUP-3771

MINUTES:
NOTE: See Item 21 [MOD-3763] for related discussion
(7:27 – 7:45)
1-3450/2-1

CONDITIONS:
Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Tavern use.

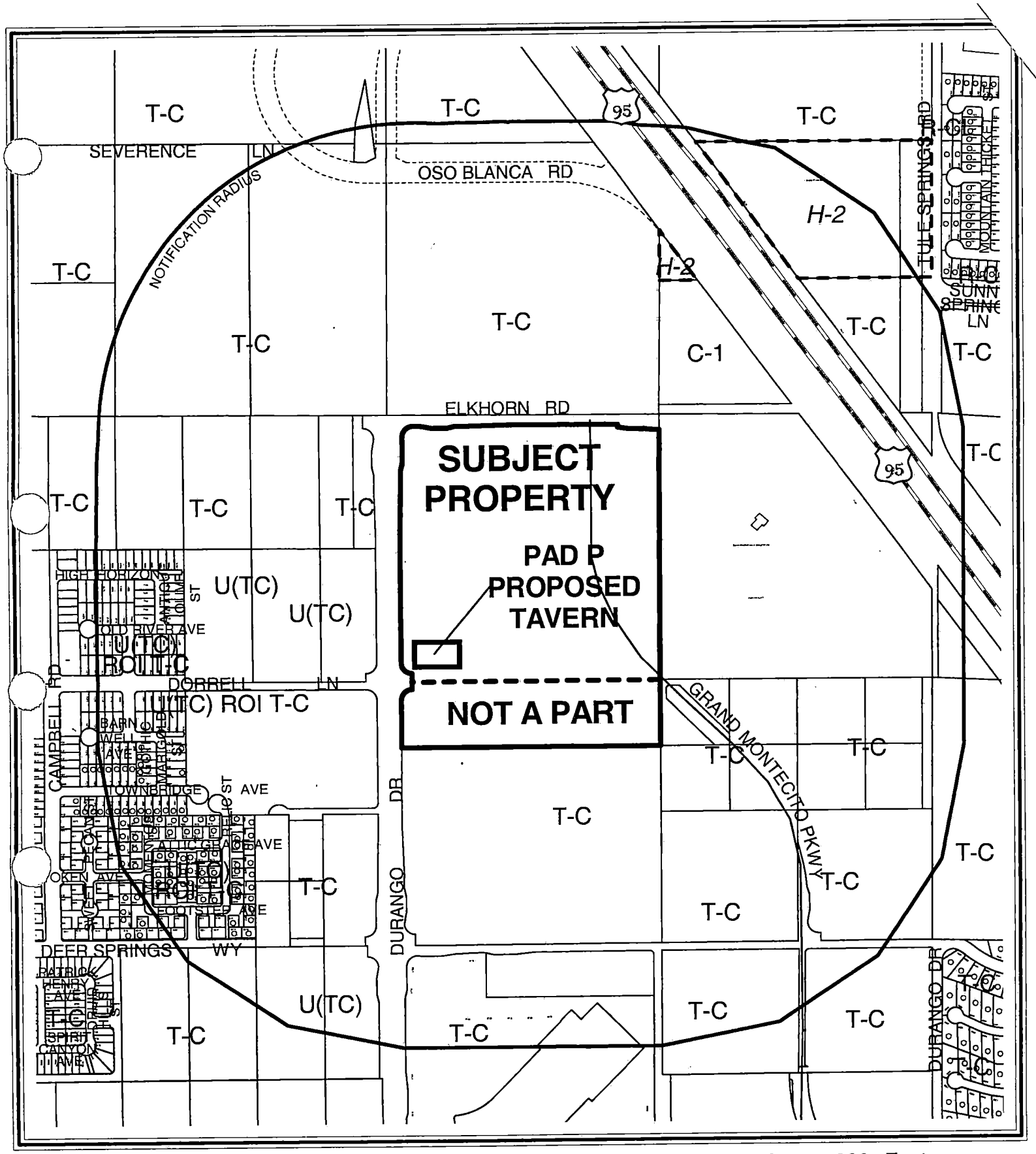
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].

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

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

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

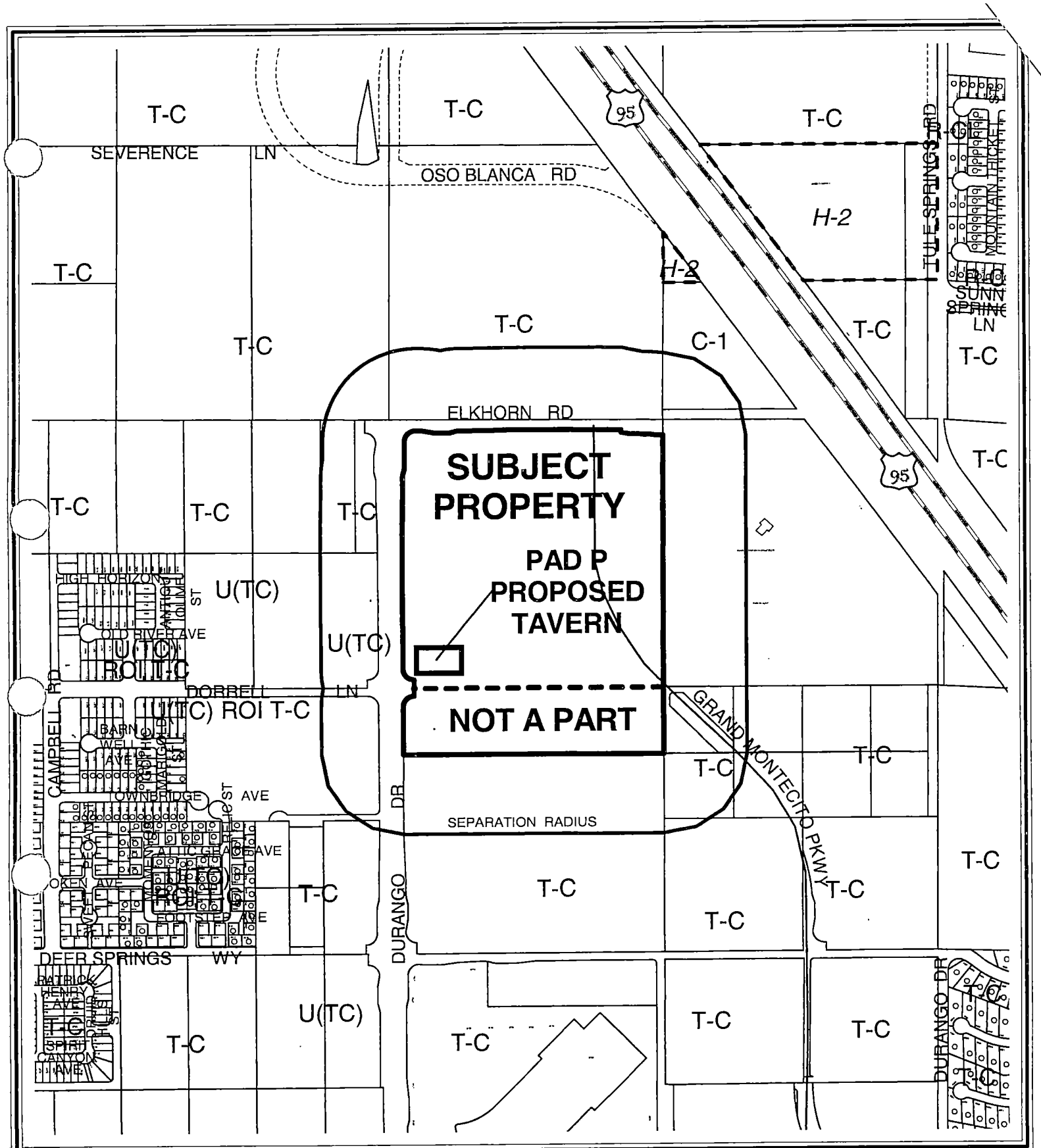


CASE: **SUP-3771**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) AND MS-TC (MAIN STREET MIXED USE - TOWN CENTER) LAND USE DESIGNATION]

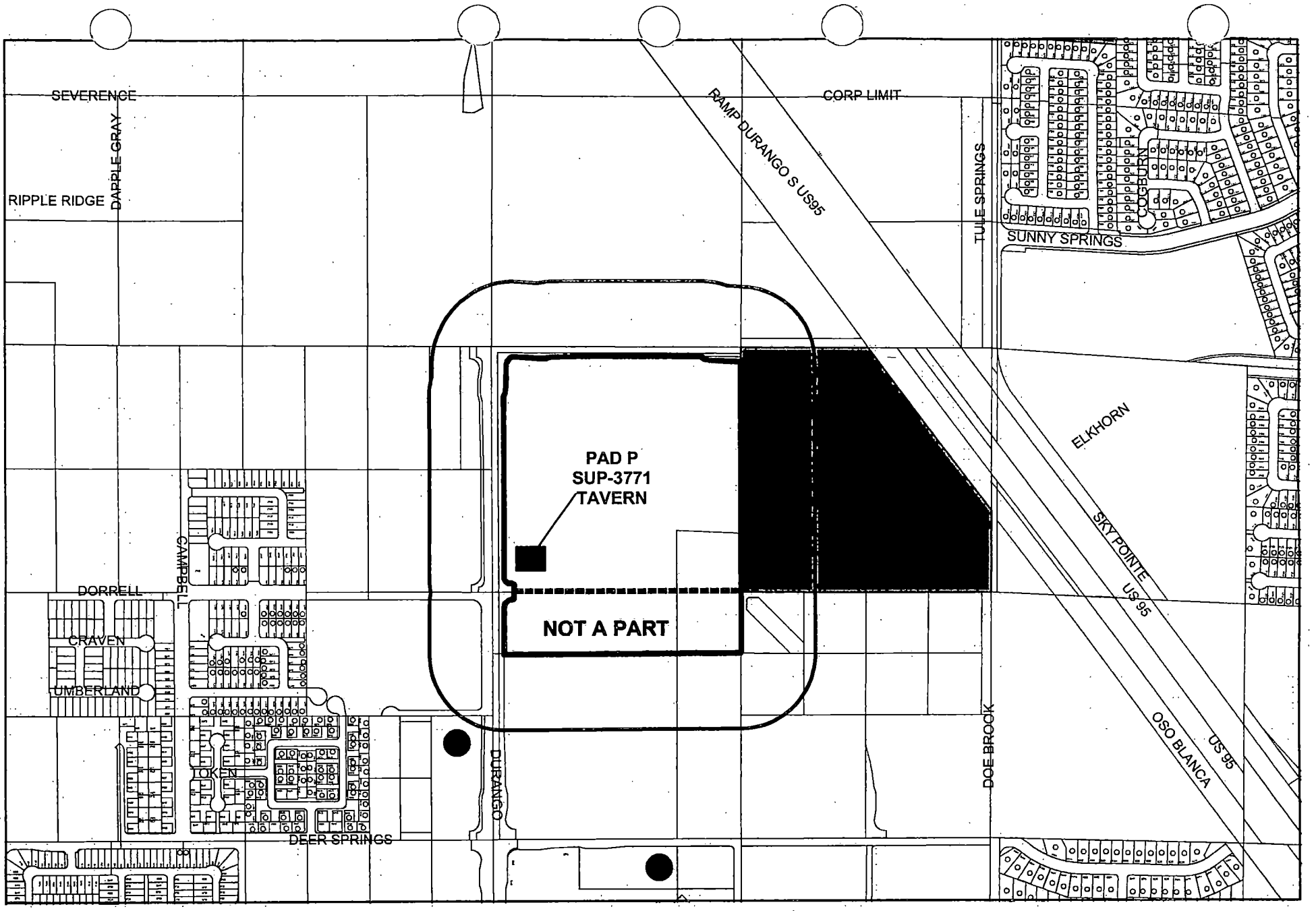


CASE: **SUP-3771**

SEPARATION RADIUS: 400 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) AND MS-TC (MAIN STREET MIXED USE - TOWN CENTER) LAND USE DESIGNATION]


SEVERENCE
DAPPLE GRAY
RIPPLE RIDGE
RAMP DURANGO S US95
CORP LIMIT
TULE SPRINGS
COGBURN
SUNNY SPRINGS
ELKHORN
SKY POINTE
US-95
OSO BLANCA
US-95
PAD P
SUP-3771
TAVERN
NOT A PART
CAMPBELL
DORRELL
CRAVEN
UMBERLAND
DURANGO
DOE BROOK
DEER SPRINGS
SUP-3771
Protected Landuses
Parks
Schools
Taverns
Religious
Business Licenses
Tavern
Child Care/
Children Facility
Subject Property
400 foot buffer
0
700
1,400
2,800
Feet
N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 11, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT RELATED TO SDR-3764 - PUBLIC HEARING - SUP-3771 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.

** CONDITIONS **

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

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Tavern use.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [SDR-3764].

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

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

5. Approval of this Special Use Permit does not constitute approval of a liquor license.

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This application is a request for a Special Use Permit to allow a 6,000 square-foot Tavern on Pad P of the proposed 45.6-acre Montecito Marketplace commercial development, adjacent to the southeast corner of Elkhorn Road and Durango Drive.

B) Applicant's Justification

The applicant has justified this request by stating that the request is appropriate as the proposed use reflects the intensity of retail and commercial activity that has been envisioned for the Montecito Town Center.

BACKGROUND INFORMATION

A) Previous Actions

05/20/64 The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the subject site. The effective date of this annexation was May 29, 1964.

12/07/98 The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the easterly 40-acre portion of the overall subject site, which is the location of this Special Use Permit request. The Planning Commission and staff recommended approval.

12/19/02 The Planning Commission approved a request for a Tentative Map (TMP-1244) for a three-lot commercial subdivision on 80 acres on the east side of the El Capitan alignment (Durango Drive) between Elkhorn Road and Deer Springs Way. Staff had recommended approval.

03/11/04 The Planning Commission will concurrently consider a Major Modification (MOD-3763) to the Montecito Town Center Development Agreement, to add five acres of land at the northwest corner of Durango Drive and Dorrell Lane, to the area designated pursuant to the Development Agreement as "Montecito Town Center Mixed Use Commercial", a Rezoning (ZON-3840) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center), a Site Development Plan Review (SDR-3764) for a 587,750 square-foot mixed-use commercial development, including the subject site, and a number of Special Use Permits for Taverns, Liquor Sales, Incidental Gaming, a Car Wash, Gasoline Sales and Drive-Through Facilities on the overall subject site.

B) Pre-Application Meeting

12/30/03 There were no issues raised that related directly to this application.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	45.6
Net Acres:	37.9

B) Existing Land Use

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

C) Planned Land Use

Subject Property:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
North:	PF-TC (Public Facilities - Town Center)
South:	UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center)
East:	PF-TC (Public Facilities - Town Center)
West:	UC-TC (Urban Center Mixed Use - Town Center)

D) Existing Zoning

Subject Property:	T-C (Town Center)
North:	T-C (Town Center)
South:	T-C (Town Center)
East:	T-C (Town Center)
West:	U (Undeveloped) [TC (Town Center) General Plan Designation] and T-C (Town Center)

E) General Plan Compliance

The General Plan designation of the subject site on the Centennial Hills Sector Plan map is TC (Town Center). The proposed use is not referenced at this broad policy level. The portion of the subject site on which this proposed project would be located is currently

GL

designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed Tavern use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement. There are no specific conditions provided in the Development Agreement to evaluate the suitability of such a use.

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

Town Center Development Standards – Although the site falls within the Town Center boundaries, future land use of the site is governed by the provisions of the Agreement, which differ from the standards of the Town Center Development Standards Manual.

Trails – There are no trails adjacent to the site as identified on Map 2 (Trails) of the Joint Parks and Trails Plan Interlocal Agreement, adopted by the City of Las Vegas on November 20, 2002; however, trails in the Town Center area are supplanted by the sidewalks shown in the street sections in Section C "Circulation", of the Town Center Development Standards Manual.

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet), which includes a five-foot amenity zone and a 14.5-foot sidewalk on either side of the street. Dorrell Lane, to the south of the site, is shown as an 80-foot Town Center Collector, which require a five-foot amenity zone and a seven-foot sidewalk on each side of the street. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road, which requires a five-foot sidewalk and a four-foot amenity zone, and a four-foot bike lane against the curb on both sides of the street. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These street section improvements will need to be reflected on any future site plans for the area.

INTERAGENCY ISSUES

This Special Use Permit request did not meet the threshold criteria to be deemed a "Project of Regional Significance", and therefore no Environmental Impact Assessment questionnaire was requested from the applicant. It should be noted that the companion Site Development Plan Review (SDR-3764) seeks approval for a 587,750-square-foot commercial project on 45.6 acres of land, including the site that is the subject of this Special Use Permit request. Due to the potential traffic generation from this project, an Environmental Impact Assessment questionnaire has been requested from the applicant as part of the Site Development Plan Review analysis and will be discussed in the case report for that application.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

The Montecito Town Center Development Agreement does not provide any specific parking standards for the proposed use. Since the Agreement has no specific parking standards for these uses, then pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	**Required** Ratio	**Required** Parking		**Provided** Parking	
			Regular	Handicap	Regular	Handicap
Tavern	6,000 s.f.	1 space/50 s.f. of seating + waiting GFA and 1 space/200 s.f. of remaining area	60 spaces (assumes a 50:50 split) 15 spaces		60 spaces (2,470 spaces provided overall)	
Totals			75 spaces	3 spaces	60 spaces	2 spaces

The project does not appear to meet the parking requirements of the Zoning Code, for either handicap spaces or total number of spaces; however, this use is part of an overall site plan that contains a number of surplus parking spaces, that can make up the apparent deficiency. A condition of approval of the companion overall site plan (SDR-3764) will be that a shared access and parking agreement will be registered on the title of this site, to ensure that all uses on the site will benefit from adequate parking.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements for Taverns in the Montecito Town Center Development Agreement, which supercedes the requirements of the Town Center Development Standards Manual that require a 400-foot separation distance between "Pubs, Bars & Lounges (Taverns, Etc.)" and any church, synagogue, school, childcare facility licensed for more than twelve children or City Park, as measured from property line to property line. "Pubs, Bars & Lounges (Taverns, Etc.)" would otherwise be allowed in the UC-TC and MS-TC special land use designations of Town Center with the approval of a Special Use Permit. The Montecito Marketplace project, if fully approved as requested, will contain three Liquor Sales uses and two Taverns on the overall 45.6-acre site.

B) General Analysis and Discussion

- Zoning

  The portion of the subject site to be occupied with the proposed use is currently zoned T-C (Town Center). The proposed use is not referenced within the context of this zoning district. The portion of the subject site on which this proposed project would be located is currently designated as "Montecito Town Center Mixed Use Commercial" pursuant to the Montecito Town Center Development Agreement. The proposed "Tavern" use is allowed by Special Use Permit, pursuant to Section 2.3 of the Agreement.

- Use

  This application requests approval of a "Tavern" use, pursuant to the Montecito Town Center Development Agreement. Section 2.3 of the Agreement lists such a use as allowable with the approval of a Special Use Permit. There are no specific conditions listed in the Agreement against which to evaluate the suitability of this request.

  Although Town Center Development Standards would require a "Pubs, Bars & Lounges (Taverns, Etc.)" use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children or City Park, as measured from property line to property line, no such restriction exists for Town Center lands, such as the subject site, which are within the area subject to the Development Agreement. As a result, the use appears to be acceptable, given the approved policies governing the area.

- Conditions

  Under the Montecito Town Center Development Agreement, there are no conditions applicable to the proposed Tavern use. It is recommended that approval of this use be subject to conformance with the conditions of approval for Site Development Plan Review (SDR-3764).

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."**

Although the Town Center Development Standards require a "Pubs, Bars & Lounges (Taverns, Etc.)" use to be a minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children or City Park, as measured from property line to property line, the Montecito Development Agreement has no such requirement for a "Tavern" use. In this case, this use would not meet the minimum Town Center distance separation requirements, if they were applicable, as there is a city park immediately to the east of the subject site. Given the applicability of the Development Agreement to the site, however, the request conforms to the provisions of the Agreement.

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

The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this Tavern use.

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

Durango Drive, on the west boundary of the site, will be developed as a Town Center Parkway Arterial (120 feet). Dorrell Lane, to the south of the site, is an 80-foot Town Center Collector. Grand Montecito Parkway, which will pass through the east side of the site, is designated as a 90-foot Town Center Loop Road. Elkhorn Road, to the north of the site, is identified as a 100-foot Primary Arterial with special design requirements. These streets will have adequate capacity to serve the proposed development.

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

The proposed Tavern use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NOTICES MAILED 159 (Mailed with SUP-3773 and SUP-3774)

APPROVALS 0

PROTESTS 0

GL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3771 APN: 125-20-501-001 125-20-101-017

Name of Property Owner: MTC-118, Inc

Name of Applicant: Montecito Companies, 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: Frank Nielsen

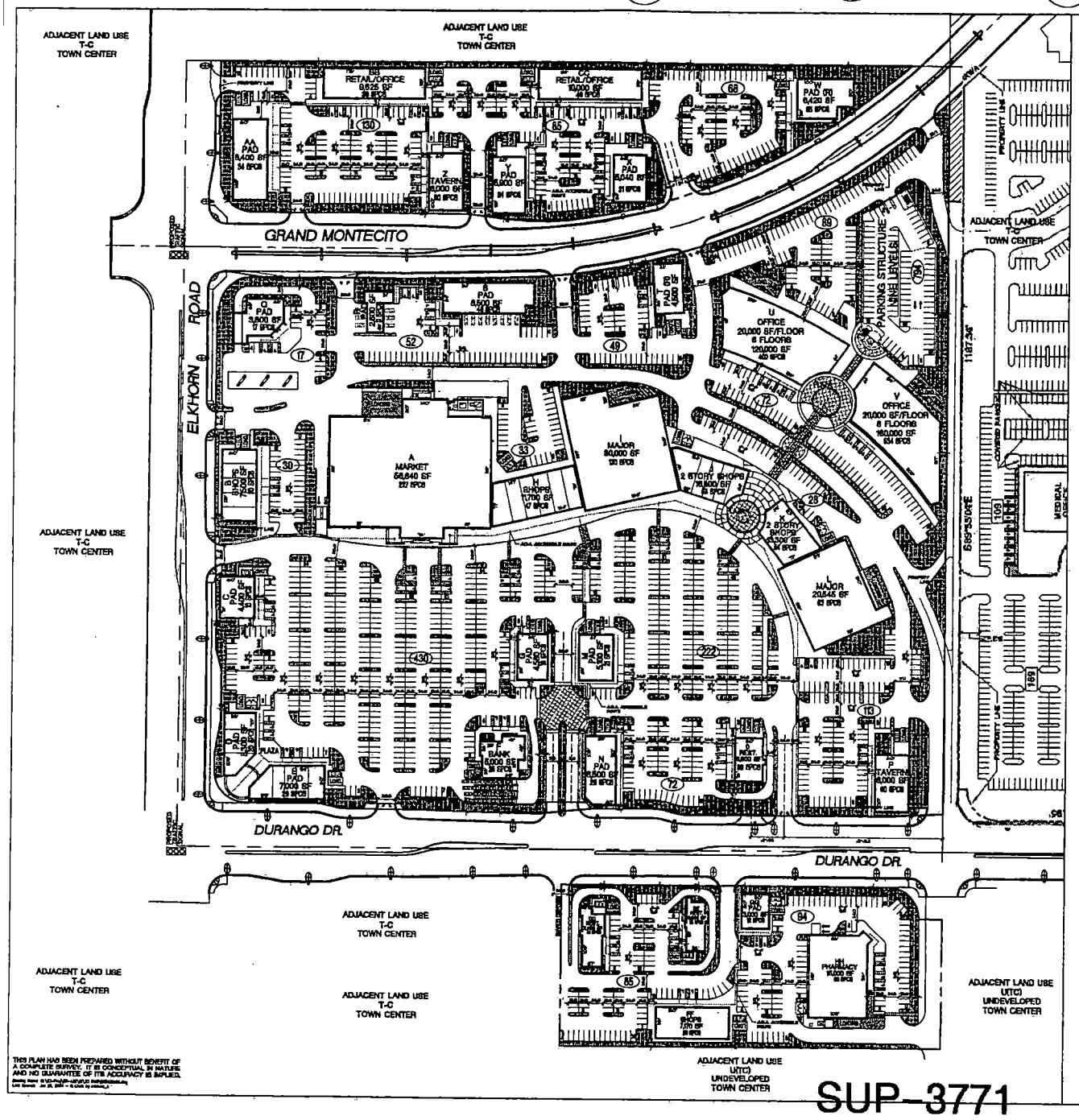
Subscribed and sworn before me

This 26 day of January, 2004

Marsha Bloss

Notary Public in and for said County and State

MARSHA BLOSS
Notary Public State of Nevada
No. 01-68651-1
My appt. exp. May 15, 2005



THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ADEQUACY IS IMPLIED.

SUMMARY

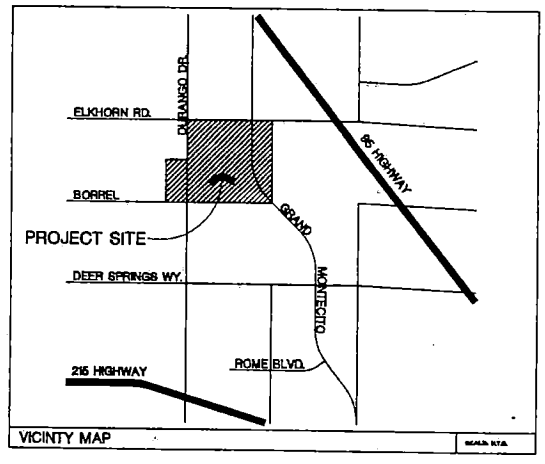
LAND AREA (GROSS)	• APPROX. 45.6	ACRES (1,986,391 SF±)
LAND AREA (NET)	• APPROX. 37.9	ACRES (1,649,954 SF±)
BUILDING AREA	• 587,750 SF	
LAND/BUILDING RATIO	• 18/1	35.6%
PARKING REQUIRED	• 2,392 STALLS	
PARKING PROVIDED	• 2,470 STALLS	
PARKING RATIO	• 4.2/1000	

PARKING REQUIRED BASED UPON THE FOLLOWING:
RETAIL (181,640 SF) @ 1 STALL/250 SF = 728 STALLS
RESTAURANT (34,370 SF) @ 1 STALL/100 SF = 344 STALLS
MARKET (68,640 SF) @ 1 STALL/250 SF = 227 STALLS
PHARMACY (15,000 SF) @ 1 STALL/250 SF = 60 STALLS
OFFICE (280,000 SF) @ 1 STALL/300 SF = 934 STALLS
CONVENIENCE STORE W/ SELF SERVE CARWASH (3,900 SF)
@ 1 STALL/250 SF + 2 STALLS PER CARWASH BAY = 17 STALLS
AUTO REPAIR (6,500 SF) @ 1 STALL/200 SF + 5 STALLS = 48 STALLS
AUTO LUBE (2,600 SF, 3 BAYS, 5 EMP.) @ 1 STALL/BAY + 1 STALL/EMP. = 9 STALLS
BANK (5,000 SF) @ 1 STALL/200 SF = 25 STALLS

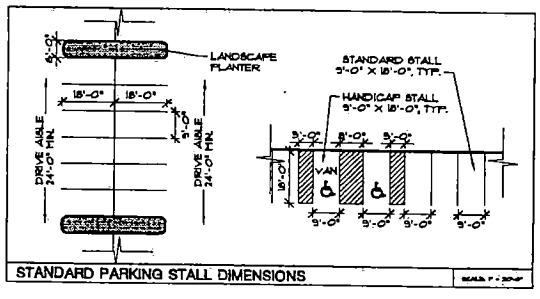
SUMMARY / PARKING ANALYSIS / F.A.R.

OPEN SPACE AREA PROVIDED	• 439,740 SF	
OPEN SPACE/LAND RATIO	• 2.8/1	26.7% (INCL. LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED	• 242,660 SF	
LANDSCAPE/LAND RATIO	• 5.7/1	14.7% LANDSCAPE COVERAGE

OPEN SPACE / LANDSCAPE AREA



VICINITY MAP



STANDARD PARKING STALL DIMENSIONS

PR
3960 Howard Hughes Pkwy
Suite 450
Las Vegas, NV 89109
702-862-8300
702-862-8301 fax
www.pranchitecture.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Portland, OR

Client Information
MONTECITO COMPANIES

Parkowitz + Ruth ARCHITECTS
SEC of Durango Drive + Elkhorn Road

MONTECITO MARKETPLACE
Las Vegas, NV

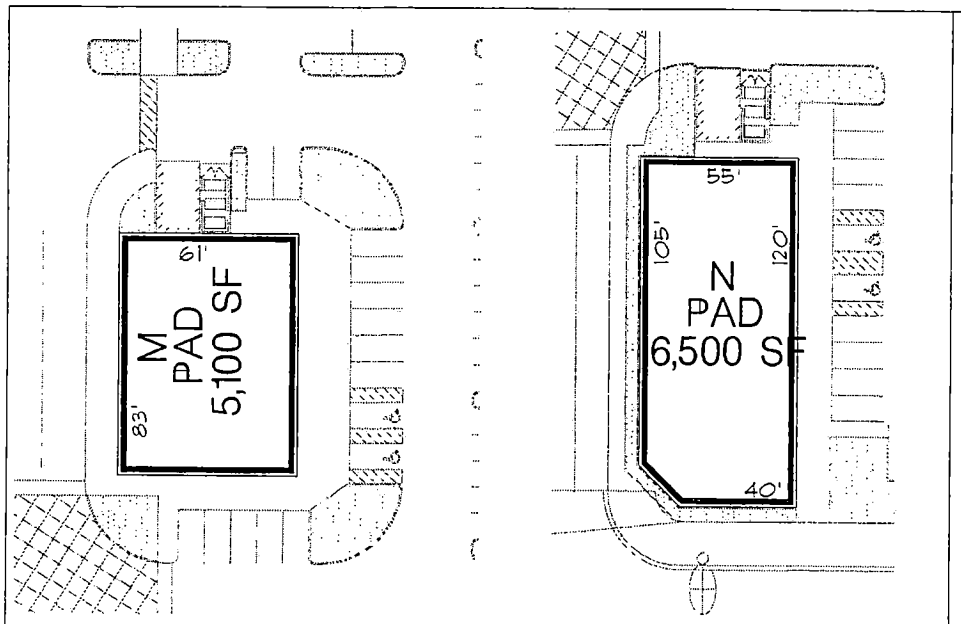
Revisions

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Drawn By	jsk
Checked By	pjl
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File Name	03042031-04.dwg
Scale	1" = 80'

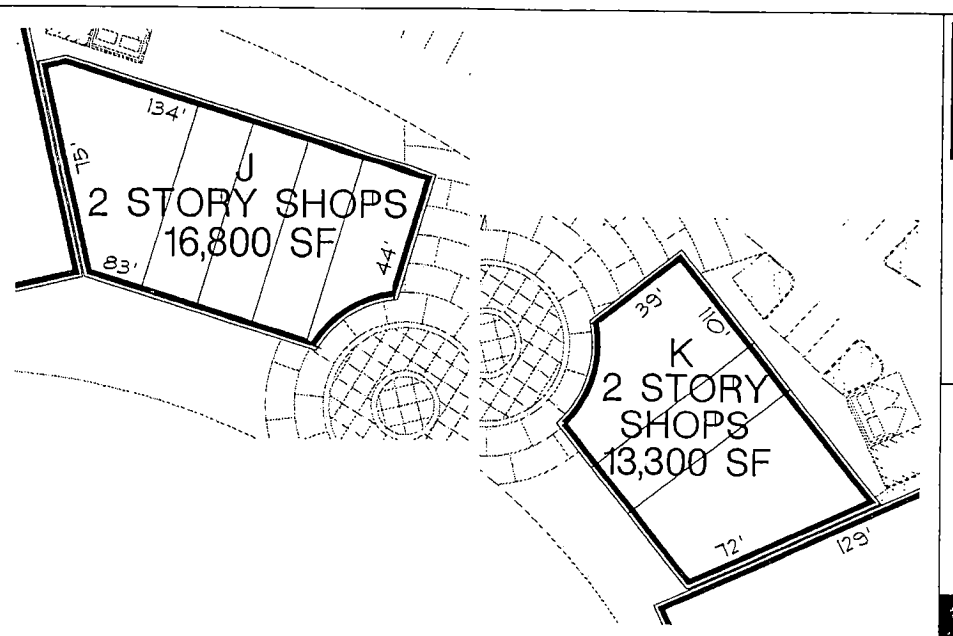
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Site Plan
SA-1

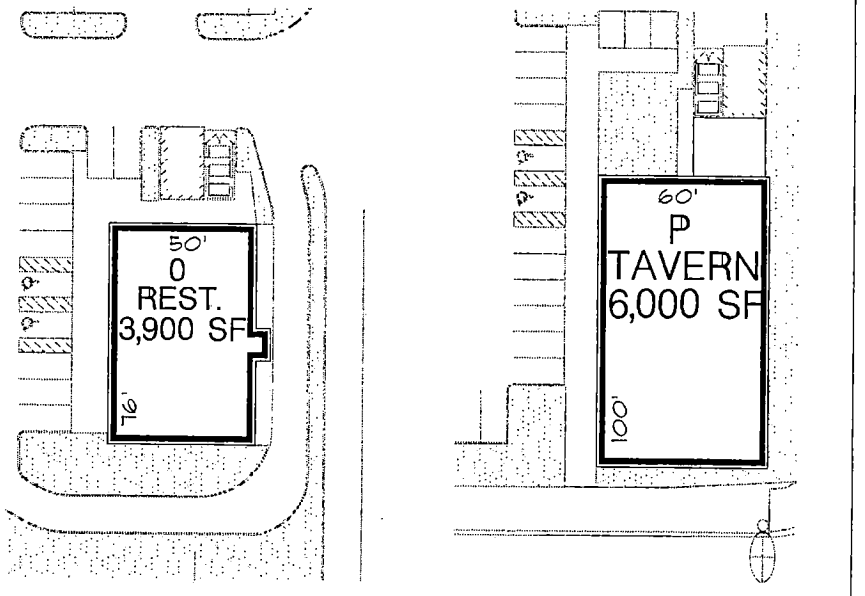
SUP-3771
03-11-04 PC



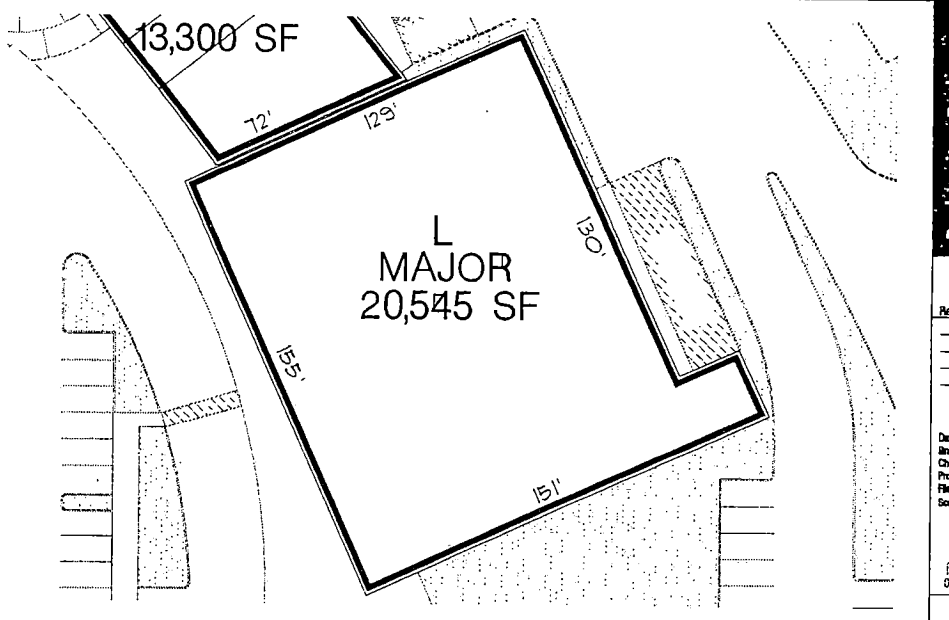
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BUILDINGS "J" AND "K" | DATE: 01/22/04 | SCALE: 1" = 20'-0" | J&K



BUILDINGS "O" AND "P" | DATE: 01/22/04 | SCALE: 1" = 20'-0" | O&P



BUILDING "L" | DATE: 01/22/04 | SCALE: 1" = 20'-0" | L

SUP-3771

03-11-04 PC

PRI

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702-892-8578 fax

www.prarchitects.com

Corporate Office:
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Portland, OR

Client Information

MONTECITO COMPANIES

Perkowitz + Ruth ARCHITECTS

SEC of Durango Drive + Elkhorn Road

MONTECITO MARKETPLACE
Las Vegas, NV

Revisions

Date	01/27/04
Drawn By	JM
Checked By	JM
Project No.	03-432.11
File Name	D03432FP2.dwg
Scale	1" = 1/4" Noted

Scale 1/4" Horiz. Elevation as Noted

0 SCALE 2X

Floor Plans
FL-3



SUP-3771 - APPLICANT: MONTECITO COMPANIES, LIMITED LIABILITY COMPANY - OWNER: MTC-118, INC.
ADJACENT TO THE SOUTHEAST CORNER OF ELKHORN ROAD AND DURANGO DRIVE
MARCH 11, 2004 PLANNING COMMISSION

02/23/04