Agenda City of Las Vegas
PLANNING COMMISSION MEETING
March 25, 2004

Council Chambers **400 Stewart Avenue Las Vegas, Nevada**
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. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

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

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

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

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

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

MINUTES: Approval of the minutes of the February 26, 2004 Planning Commission Meeting

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

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

ABEYANCE/ WITHDRAWN ITEMS:

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

CONSENT ITEMS:

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

1. **ABEYANCE ITEM - TMP-3401 - TIERRA SUMMIT - UNIVEST I, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 58 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

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

3. **ABEYANCE ITEM - 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. **TMP-3876 - LONDON CIRCLE - APPLICANT: DWYER ENGINEERING - OWNER: THOMAS FETT** - Request for a Tentative Map FOR A 7 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 1.04 acres at 5250 Smoke Ranch Road (APN: 138-13-801-068), R-E (Residence Estates) under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 5 (Weekly).

5. **TMP-3892 - LONE MOUNTAIN CONDOS PHASE II - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: NHU THI TRAN** - Request for a Tentative Map FOR AN 80 UNIT CONDOMINIUM SUBDIVISION on 5.31 acres adjacent to the southeast corner of Alexander Road and Vegas Vista Trail (APN: 137-12-501-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development), Ward 4 (Brown).

6. **TMP-3899 - FORT APACHE RANCH - APPLICANT/OWNER: D.R. HORTON, INC.** - Request for a Tentative Map FOR A 195 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.68 acres adjacent to the south side of Grand Teton Drive, approximately 330 feet east of Tee Pee Lane (APN: 125-18-501-004, 005, 010, 011, 012, and 013), T-C (Town Center) Zone, Ward 6 (Mack).

7. **TMP-3905 - ELKHORN/TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: UPTOWN, LIMITED PARTNERSHIP** - Request for a Tentative Map FOR A 146 LOT SINGLE FAMILY SUBDIVISION on 17.51 acres adjacent to the southeast corner of Tule Springs Road and Sunny Springs Lane (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack).

8. **TENTATIVE MAP - TMP-4010 - SOHO LOFTS CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 125 LOT CONDOMINIUM DEVELOPMENT, INCLUDING FIVE RETAIL UNITS on 0.69 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

9. **ANX-3835 - APPLICANT/OWNER: SAINT MARY COPTIC ORTHODOX CHURCH** - Petition to annex property located on the northeast corner of Maverick Street and Cartier Avenue (APN: 138-14-703-009), containing approximately 2.16 acres, Ward 5 (Weekly).

10. **ANX-3871 - APPLICANT/OWNER: CCM TRUST** - Petition to annex property located on the southwest corner of Buffalo Drive and Iron Mountain Road (APN: 125-09-501-003), containing approximately 9.5 acres, Ward 6 (Mack).

ONE MOTION – ONE VOTE:

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

11. **REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - RQR-3732 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES** - Required Four Year Review of an approved Special Use Permit (U-0159-89) FOR A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 275 South Martin L. King Boulevard (APN: 139-33-501-012), M (Industrial) Zone, Ward 5 (Weekly).

12. **REQUIRED SIX MONTH REVIEW - PUBLIC HEARING - RQR-3930 - APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LIMITED LIABILITY COMPANY** - Required Six Month Review of an approved Special Use Permit (U-0106-02) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/ DELICATESSEN at 228 Las Vegas Boulevard North (APN: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

13. **MASTER DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES** - Request for a Master Development Plan Review FOR SUMMERLIN VILLAGE 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010 and a portion of 164-04-000-011), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).

14. **MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT - PUBLIC HEARING – MSH-3850 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to amend the Master Plan of Streets and Highways TO EXTEND TULE SPRINGS ROAD SOUTH OF ELKHORN ROAD TO INTERSECT SKY POINTE DRIVE, Ward 6 (Mack).

15. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3844 - APPLICANT: JOSE AND ELIZA DIAZ - OWNER: MIGUEL FAMILY TRUST 1993, ET AL** - Request for a Special Use Permit FOR A BANQUET FACILITY at 1520 North Eastern Avenue, Suite# 101, 102 and 103 (APN: 139-25-101-020), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 5 (Weekly).

16. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3853 - APPLICANT: ARLT CORPORATION - OWNER: ARLT FAMILY TRUST** - Request for a Site Development Plan Review FOR A 14,126 SQUARE FOOT OFFICE BUILDING on 1.10 acres adjacent to the southwest corner of Martin L. King Boulevard and Wheeler Peak Drive (APN: 139-21-416-001), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

PUBLIC HEARING ITEMS:

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

18. **ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3346 - PUBLIC HEARING - SDR-3514 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 144 UNIT APARTMENT COMPLEX on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013, and 014), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: R-PD21 (Residential Planned Development - 21 Units Per Acre)], Ward 5 (Weekly).

19. **ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3717 - APPLICANT: TUSCAN RESTAURANT ENTERPRISES, LIMITED LIABILITY COMPANY - OWNER: MMM PROPERTIES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A NIGHT CLUB at 1050 South Rampart Boulevard (APN: 138-32-412-024), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

20. **REZONING RELATED TO SDR-3824 AND VAR-3826 - PUBLIC HEARING - ZON-3825 - APPLICANT/OWNER: JAN PAUL KOCH** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.26 acres at 701 South 7th Street (APN: 139-34-810-008 and 009), Ward 5 (Weekly).

21. **VARIANCE RELATED TO ZON-3825 AND SDR-3824 - PUBLIC HEARING - VAR-3826 - APPLICANT/OWNER: JAN PAUL KOCH** - Request for a Variance TO ALLOW 9 PARKING SPACES WHERE 12 PARKING SPACES ARE REQUIRED FOR A PROPOSED OFFICE BUILDING AND TO ALLOW A COVERED TRASH ENCLOSURE TO BE LOCATED WITHIN THE 50 FEET RESIDENTIAL ADJACENCY DISTANCE SEPARATION REQUIREMENT on 0.26 acres at 701 7th Street (APN: 139-34-810-008 and 009), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

22. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3825 AND VAR-3826 - PUBLIC HEARING - SDR-3824 - APPLICANT/OWNER: JAN PAUL KOCH** - Request for a Site Development Plan Review FOR A PROPOSED LAW OFFICE AND A WAIVER OF LANDSCAPE AND COMMERCIAL STANDARDS on 0.26 acres at 701 7th Street (APN: 139-34-810-008 and 009), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

23. **REZONING RELATED TO SDR-3885 - PUBLIC HEARING - ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) AND FOR A WAIVER TO ALLOW A 50 FOOT WIDE LOT WHERE 60 FEET IS THE MINIMUM WIDTH REQUIRED on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), Ward 5 (Weekly).

24. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3884 - PUBLIC HEARING – SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST** - Request for a Site Development Plan Review TO ADD 1,100 SQUARE FEET IN ADDITION TO CONVERTING AN EXISTING SINGLE FAMILY RESIDENCE INTO AN OFFICE AND WAIVERS OF COMMERCIAL LANDSCAPE REQUIREMENTS on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

25. **REZONING - PUBLIC HEARING - ZON-3888 - APPLICANT: CITY OF LAS VEGAS - OWNERS: MULTIPLE** - Request for a Rezoning FROM: M (INDUSTRIAL), C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL) AND C-V (CIVIC) TO: C-M (COMMERICAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL), C-1 (LIMITED COMMERCIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), AND C-V (CIVIC) on properties generally located within the area bounded by Washington Avenue, Owens Avenue, the Union Pacific Railroad and Bruce Street (APN: 139-26-102-002, 003, 139-26-201-015, 018, 139-27-502-004, 139-27-504-003, 006, 007, 008, 009 and 010, 139-27-602-003, 004, 139-27-603-001, 002, 008, and 018) Ward 5 (Weekly).

26. **REZONING RELATED TO SDR-3911 - PUBLIC HEARING - ZON-3909 - APPLICANT/OWNER: LEONARD KRYK** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 1007 Salem Drive (APN: 138-35-804-001), Ward 1 (Moncrief).

27. **SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3909 - PUBLIC HEARING - SDR-3911 - APPLICANT/OWNER: LEONARD KRYK** - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND A WAIVER OF LANDSCAPE STANDARDS on 0.16 acres at 1007 Salem Drive (APN: 138-35-804-001), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief).

28. **REZONING - PUBLIC HEARING - ZON-3910 - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: U (UNDEVELOPED) [ROW (RIGHT OF WAY) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on 10.0 acres on the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN: 138-27-301-019), Ward 2 (L.B. McDonald).

29. **SPECIAL USE PERMIT RELATED TO VAR-4032 - PUBLIC HEARING - SUP-3907 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR AN OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2753 Highland Drive (APN: 162-09-102-003), M (Industrial) Zone, Ward 1 (Moncrief).

30. **VARIANCE RELATED TO SUP-3907 - PUBLIC HEARING - VAR-4032 - APPLICANT: HIGHLAND OFFICE CENTER - OWNER: D. 2753, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW AN OFF-PREMISE (BILLBOARD) ADVERTISING SIGN TO BE 5 FEET FROM THE INTERSECTION OF TWO PUBLIC STREETS WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED at 2753 Highland Drive (APN: 162-09-102-003), M (Industrial) Zone, Ward 1 (Moncrief).

31. **VARIANCE - PUBLIC HEARING - VAR-3762 - APPLICANT: STERLING S. DEVELOPMENT - OWNER: QUARTERHORSE FALLS ESTATES, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 30 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.32 acres adjacent to the northeast corner of Maverick Street and Racel Street (APN: 125-11-704-001), R-E (Residence Estates) Zone, Ward 6 (Mack).

32. **VARIANCE - PUBLIC HEARING - VAR-3831 - APPLICANT/OWNER: ROBERT AND PATRICIA CHESS** - Request for a Variance TO ALLOW A PROPOSED DETACHED ACCESSORY STRUCTURE TO BE THREE FEET FROM THE CORNER-SIDE YARD WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW THE PROPOSED STRUCTURE TO EXCEED THE HEIGHT OF THE MAIN DWELLING BY TWO FEET THREE INCHES on 0.47 acres at 6301 Jennifer Court (APN: 138-02-811-027), R-E (Residence Estates) Zone, Ward 6 (Mack).

33. **VARIANCE - PUBLIC HEARING - VAR-3902 - APPLICANT/OWNER: RICHARD AND JILL BURNS** - Request for a Variance TO ALLOW 25 FOOT FRONT SETBACKS WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW 25 FOOT REAR SETBACKS WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 9.46 acres on the northwest corner of Maggie Avenue and Coke Street (APN: 125-09-501-002), R-E (Residence Estates) Zone, Ward 6 (Mack).

34. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3748 - APPLICANT: CONTINENTAL CURRENCY OF NEVADA, INC. - OWNER: TONOPAH-CRAIG ROAD COMPANY, LIMITED PARTNERSHIP** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED AND AUTO TITLE LOAN at 4458 North Rancho Drive (APN: 138-02-601-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

35. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3875 - APPLICANT: HUGH CANADY - OWNER: CDS MEMBER, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A 4,500 SQUARE FOOT CONVENIENCE STORE at 1600 North Martin L. King Boulevard (APN: 139-21-804-006), C-1 (Limited Commercial), Ward 5 (Weekly).

36. **SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3896 - APPLICANT: INVESTMENT EQUITY BUILDERS - OWNER: DONNA F. BEAM REVOCABLE TRUST** - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) AND A WAIVER FROM THE 1,500 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, CHURCH, AND CITY PARK adjacent to the northeast corner of Smoke Ranch Road and Buffalo Drive (APN: 138-15-402-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

37. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3817 - APPLICANT: ADVANCED HOUSE CALLS - OWNER: GREGORY AND MARY BRYAN** - Request for a Site Development Plan Review FOR A PARKING LOT AND WAIVERS OF PERIMETER LANDSCAPE BUFFER AND PARKING LOT LANDSCAPE FINGERS on 0.34 acres adjacent to the east side of Jones Boulevard, approximately 300 feet south of Upland Boulevard (APN: 138-36-112-005 and 006), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (Moncrief).

38. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3898 - APPLICANT/OWNER: LUZ MARIA MEDRANO** - Request for a Site Development Plan Review FOR A SEVEN UNIT MULTI FAMILY DEVELOPMENT AND WAIVERS OF THE 10 FOOT WIDE PERIMETER LANDSCAPE PLANTER on 0.29 acres at 1404 North 23rd Street (APN: 139-26-508-007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

39. **SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3923 - APPLICANT/ OWNER: SANTA FE STATION, INC.** - Request for a Site Development Plan Review FOR A PROPOSED CASINO EXPANSION AND THEATER ADDITION on 34.1 acres at 4949 North Rancho Drive (APN: 125-34-801-001), C-2 (General Commercial) Zone, Ward 6 (Mack).

NON-PUBLIC HEARING ITEMS:

40. **ROC-3901 – APPLICANT/OWNER: PERMA-BUILT HOMES** - Request for a Review of Condition NO. 7 OF AN APPROVED TENTATIVE MAP FOR ELKHORN/GRAND CANYON UNIT TWO (TM-0034-02), WHICH REQUIRED PEDESTRIAN ACCESS AT THE END OF TWO CUL-DE-SACS adjacent to the southeast corner of Grand Canyon Drive and Severance Lane (APN: 125-18-897-004), R-1 (Single Family Residential) Zone, Ward 6 (Mack).

41. **SDR-3900 - APPLICANT: LAS VEGAS VALLEY WATER DISTRICT - OWNER: BUREAU OF LAND MANAGEMENT** - Request for a Site Development Plan Review FOR A RESERVOIR AND PUMPING STATION on 20.0 acres at the northwest corner of the Elkhorn Road and Alpine Ridge Way alignments (APN: 126-13-401-014), P-D (Planned Development) Zone, Ward 6 (Mack).

DIRECTOR'S BUSINESS ITEMS:

42. **DIRECTOR'S BUSINESS - PUBLIC HEARING - DIR-3934 - APPLICANT/OWNER: HOWARD HUGHES CORPORATION** - Discussion and possible action to APPROVE A REVISED DEVELOPMENT STANDARDS MANUAL FOR SUMMERLIN, Ward 2 (L.B. McDonald) and Ward 4 (Brown).

43. **DIR-4106 - CITY OF LAS VEGAS** - Appointment of Planning Commissioners to various Planning Commission sub-committees.

CITIZENS PARTICIPATION:

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

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:38 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

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

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., MATT PINJUV - PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA- PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:
KYLE WALTON, Planning and Development Department, referenced the following items that were requested to be held in abeyance, tabled or withdrawn without prejudice.

Item 2 [TMP-3530]	Abeyance to 4/22/2004 Planning Commission meeting
Item 3 [TMP-3791]	Abeyance to 4/8/2004 Planning Commission meeting
Item 8 [TMP-4010]	Abeyance to 4/22/2004 Planning Commission meeting
Item 13 [MDR-3867]	Abeyance to 4/8/2004 Planning Commission meeting
Item 14 [MSH-3850]	Abeyance to 4/22/2004 Planning Commission meeting
Item 17 [ZON-3346]	Request to Table
Item 18 [SDR-3514]	Request to Table
Item 19 [SUP-3717]	Request to Withdraw Without Prejudice
Item 23 [ZON-3884]	Abeyance to 4/22/2004 Planning Commission meeting
Item 24 [SDR-3385]	Abeyance to 4/22/2004 Planning Commission meeting

With regard to Item 2 [TMP-3530], MR. WALTON stated that the applicant requested holding this application until 4/22/2004. He noted that if approved, this would constitute the fourth abeyance. DEPUTY CITY ATTORNEY BRYAN SCOTT responding to questions related to the State Law pertaining to abeyances, explained that the law does not specifically designate which type of applications are affected. The law just states that any items that come before the Planning Commission may not exceed two abeyances unless good cause is determined. MR. WALTON explained that in this particular instance, the applicant needs to work with the Public Works Department on some issues and deferred to DAVID GUERRA for further explanation. MR. GUERRA clarified that a meeting was held with regard to a design that terminates the public streets west of the site and a decision was made. He added that staff is comfortable the application will move forward at the next Planning Commission meeting.

MINUTES: Continued:

DEPUTY CITY ATTORNEY SCOTT suggested the applicant be apprised that no further abeyances will be allowed and if it appears that the application is not ready to move forward, they would need to table the item.

Item 17 [ZON-3346] and Item 18 [SDR-3514]: MR. WALTON explained that the applicant, HOLLY FERRELL, requested the applications be tabled in order to redesign their project. Staff had no problems with the request and would be available to assist the applicant to accomplish that. Replying to CHAIRMAN TRUESDELL, MR. WALTON affirmed that the applicant was informed of the fees associated with renotification.

Item 41 [ROC-3901]: This application deals with the Las Vegas Valley Water District's Reservoir and Pumping Station located out at Cliff's Edge. The representative requested this item be moved forward to be heard prior to the Public Hearing items due to a conflict.

Item 42 [DIR-3934]: MR. WALTON recommended this item be moved forward prior to the One Motion/One Vote applications. DEPUTY CITY ATTORNEY SCOTT added that he has a copy of the Development Agreement that will be referenced when the application is brought forward for discussion. He noted that copies of the map indicating the location of the proposed gaming districts have been distributed.

With regard to Item 13 [MDR-3867], MR. WALTON noted that the applicant requested abeyance to 4/8/2004 in order to work with the Public Works Department relative to flood control.

MEETING ADJOURNED AT 5:46.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 25, 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: 6:01 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., KYLE WALTON – PLANNING & DEVELOPMENT DEPT., MATT PINJUV - PLANNING & DEVELOPMENT DEPT., FLINN FAGG – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA- PUBLIC WORKS, YONGYAO LOU - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

NOTE: Prior to commencing, ROBERT GENZER, Director, Planning and Development Department, introduced KYLE WALTON, MATT PINJUV, FLINN FAGG and ANDY REED, members of the Planning Staff who would be doing the presentations for the evening's meeting.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

SUBJECT:
Approval of the minutes of the February 26, 2004, Planning Commission Meeting

MOTION:
NIGRO- APPROVED – UNANIMOUS with DAVENPORT abstaining as he was not present at the meeting

MINUTES:
There was no discussion.

(6:03)
1-58

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 25, 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.

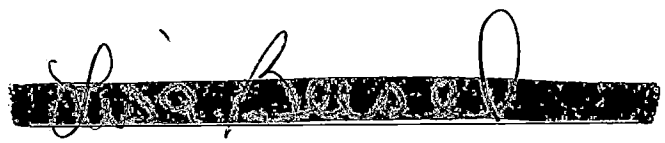
As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Lisa Beisel**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **March 12, 2004**, a copy of the **March 25, 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.

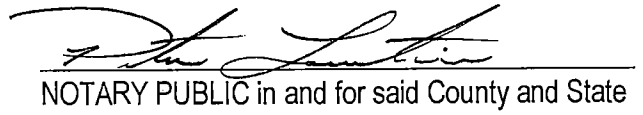


SIGNATURE

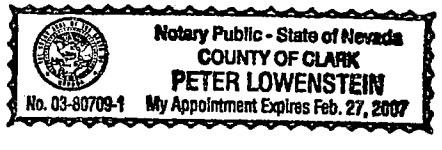
Planning and Development Department

Subscribed and sworn to before me this

12th day of March, 2004



NOTARY PUBLIC in and for said County and State



AFFIDAVIT OF POSTING

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

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

I John 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 day of March 18, 2004, at the hour of 1:00 PM, there were posted copies of the March 25, 2004 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

2. In the Grant Sawyer Building
   555 East Washington Avenue
   (Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)

3. In the Las Vegas Library
   833 Las Vegas Boulevard North
   (Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).

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

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

John P Holliway
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 18th 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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
ABEYANCE ITEM - TMP-3401 - TIERRA SUMMIT - UNIVEST I, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 58 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

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-3401] subject to conditions and amending Condition 2 as follows:

2. All Development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2853), Major Modification (MOD-2851), ***Review of Condition (ROC-3066)*** and the Lone Mountain Master Development Plan.

and APPROVED Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions UNANIMOUS with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

This is Final Action

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 1 – TMP-3401

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He asked that Condition 2 be modified to include Review of Condition [ROC-3666] which was recently approved by the City Council with the amended conditions on the setbacks for the Site Development Plan Review. ROBERT GENZER, Director, Planning and Development Department, agreed to the amendment of Condition 2 as requested by ATTORNEY ROWE.

(6:08/6:12 – 6:14)
1-218/1-318

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-2853), Major Modification (MOD-2851), and the Lone Mountain Master Development Plan.

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

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

Public Works

5. Parcel Map PMP-2506 must record prior to the recordation of a Final Map for this site.

6. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

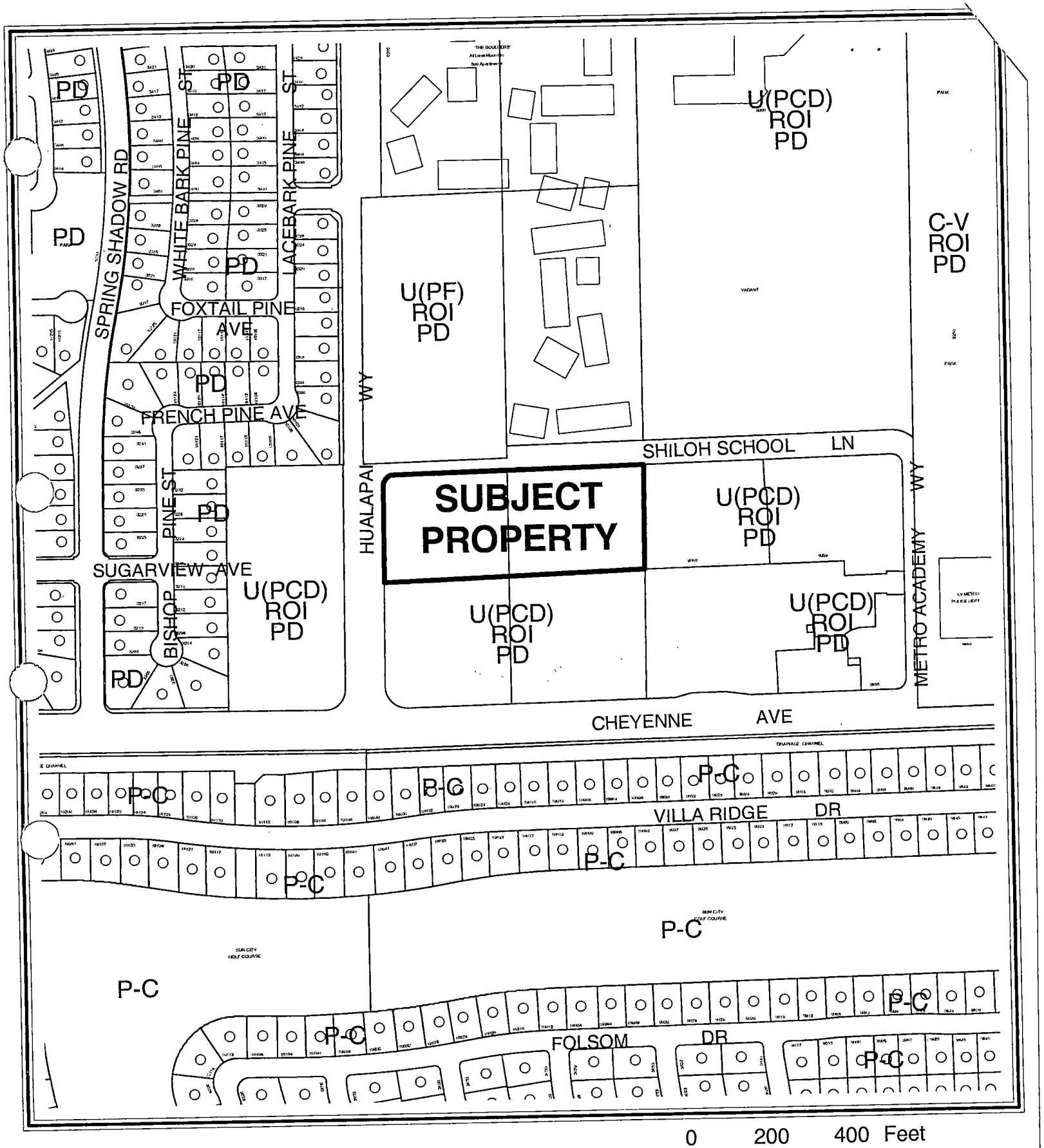
7. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site.

CONDITIONS - Continued:

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

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

9. Site development to comply with all applicable conditions of approval for the Lone Mountain Master Development Plan, Zoning Reclassification Z-33-97, Parcel Map PMP-2506, and all other subsequent site-related actions.

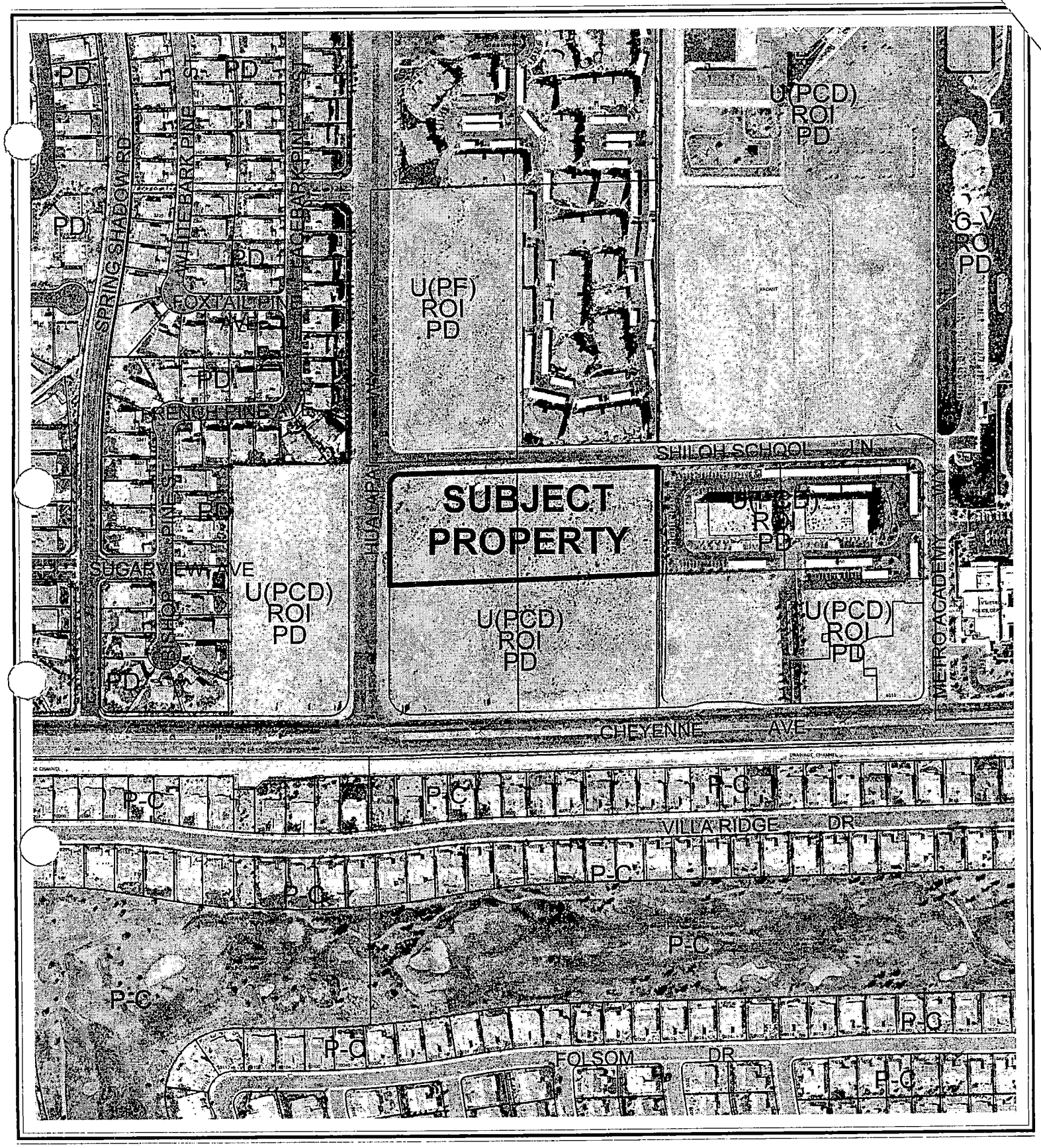


CASE: **TMP-3401**

ZONING OF SUBJECT PROPERTY:

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

N



CASE: **TMP-3401**

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - TMP-3401 - TIERRA SUMMIT - UNIVEST I, 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-2853), Major Modification (MOD-2851), and the Lone Mountain Master Development Plan.

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

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

Public Works

5. Parcel Map PMP-2506 must record prior to the recordation of a Final Map for this site.

6. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

7. 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, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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9. Site development to comply with all applicable conditions of approval for the Lone Mountain Master Development Plan, Zoning Reclassification Z-33-97, Parcel Map PMP-2506, and all other subsequent site-related actions.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a 58-lot Single-Family Residential Subdivision on 6.26 acres adjacent to the northeast corner of Hualapai Way and Shiloh School Lane.

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 June 12, 1997.

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 recommended approval on August 23, 2001. 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). The Planning Commission

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 recommended approval on August 14, 2003.

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 September 11, 2003.

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 September 11, 2003. The Planning and Development Department staff recommended denial.

01/08/04 The Planning Commission approved an abeyance of this application to the March 25, 2004 Planning Commission to allow the review of a condition from the Site Development Review application SDR-2853 at the March 17, 2004 Planning Commission meeting.

B) Pre-Application Meeting

11/18/03 The submitted Tentative Map was in conformance with the site plan with minor modifications that were administratively approved by the Planning and Development Department.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	6.26
Net Acres:	5.48

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped and Apartment Buildings
South:	Undeveloped
East:	Office Buildings
West:	Undeveloped

C) Existing Zoning

Subject Property:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) Zone [PCD (Planned Community Development) and PF (Public Facilities) General Plan Designations] under Resolutions of Intent to PD (Planned Development)
South:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) – southern half of subject parcels
East:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
West:	U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)

D) General Plan Compliance

This site is located in the Centennial Hills Sector Plan of the General Plan. The Centennial Hills Sector Plan, through the Lone Mountain Master Development Plan, designates this site as PCD (Planned Community Development) with a MLA (Medium-Low Attached Density Residential) land use designation. This category allows a density range of 8.1 to 12 units per acre. The submitted Tentative Map, at a density of approximately 9.3 units per acre, would conform to the overall density provisions of the "Medium-Low Attached Density Residential" land use designation and the PD (Planned Development) zoning district.

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

Lone Mountain Master Development Plan
Major Modification (MOD-2851) designated the subject site as MLA (Medium-Low Density Attached Residential) within the Lone Mountain Master Development Plan. The proposed Tentative Map is in conformance with the Medium-Low Density Attached Residential land use designation.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to The Lone Mountain Master Plan and Site Development Plan Review (SDR-2853), the following Development Standards apply to the subject proposal:

Standards	**Required**	**Provided**	**Compliance**
Min. Lot Size	2,060 Square Feet	2,475 Square Feet	Y
Min. Setbacks • Min Distance between buildings • Front • Side • Rear	 6 Feet 20 Feet 3 Feet 5 Feet	 6 11.25-20 Feet 3 Feet 5 Feet	 Y N Y Y
Max. Lot Coverage	57 %	Not depicted	N/A
Max. Building Height	2 Stories / 35 Feet	Not depicted	N/A
Number of Lots	58	58	Y
Max. Density	12	9.3	Y
Private/Public Street	Private or Public	Private "L Curb"	Y
Min. Street Width	37 Feet	37 Feet	Y

A2) Open Space Standards

Pursuant to Section 2.3.8. of the Lone Mountain Master Development Plan and Site Development Plan Review (SDR-2853), the following Open Space Standards apply to the subject proposal:

Residential developments are required to include 330 square feet of open space per dwelling unit. The submitted Tentative Map depicts 19,558 square feet of open space, which exceeds the required 19,140 square feet of open space for 58 units.

B) General Analysis Discussion

- General information

The subject site is accessed by one drive along Shiloh School Lane. Internal to the site a 37-foot wide private street system services the proposed 58-lot Single-Family Subdivision. Lot sizes vary from 2,475 square feet to 3,415 square feet and average 2,590 square feet in size. Five common lots located throughout the site are connected through a trail system totaling 19,558 square feet of useable open space. Along the western portion of the site, adjacent to Hualapai Way, a meandering sidewalk is proposed within a Kern River gas line easement, which connects to the internal open space areas.

- Cross Section

The cross-sections have been provided depict maximum natural grades between two-percent and four-percent across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope of between two-percent and four-percent, such as this development, is allowed a maximum 6-foot retaining wall.

The east and west cross section elevations depict a one-foot retaining wall with a five and a half-foot screen wall above along the eastern property line and a half-foot retaining wall with a 6-foot screen wall above along the western property line.

The north and south cross section elevations depict an overall wall height of six and a half-foot containing less than a two-foot retaining wall along both the northern and southern property lines.

- Trails

There are no trail requirements for the subject property.

- Special Conditions of Approval (SDR-2853)

1. Any changes to the approved elevation plans will come back before a public hearing of the City Council for approval.

4. The Site Development Plan Review for 58 units shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council. No variance is approved as part of this Site Development Plan Review Approval.

7. The standards for this development shall include the following: minimum lot size of 2,060 square feet, minimum distance between buildings of 6 feet, lot coverage shall not exceed 57%, and building height shall not exceed two stories or 35 feet, whichever is less.

8. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 3 feet on the side, and 5 feet in the rear.

14. Construct all incomplete half-street improvements on Hualapai Way and Shiloh School 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.

These standards have been met.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-3401** APN: 138-07-401-003 & 004

Name of Property Owner: UNIVEST I, LLC

Name of Applicant: Great American Capital

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: _____

JENNIFER L. ROBERTS
Notary Public State of Nevada
No. 97-4318-1
My appt. exp. Sept. 23, 2005

Subscribed and sworn before me

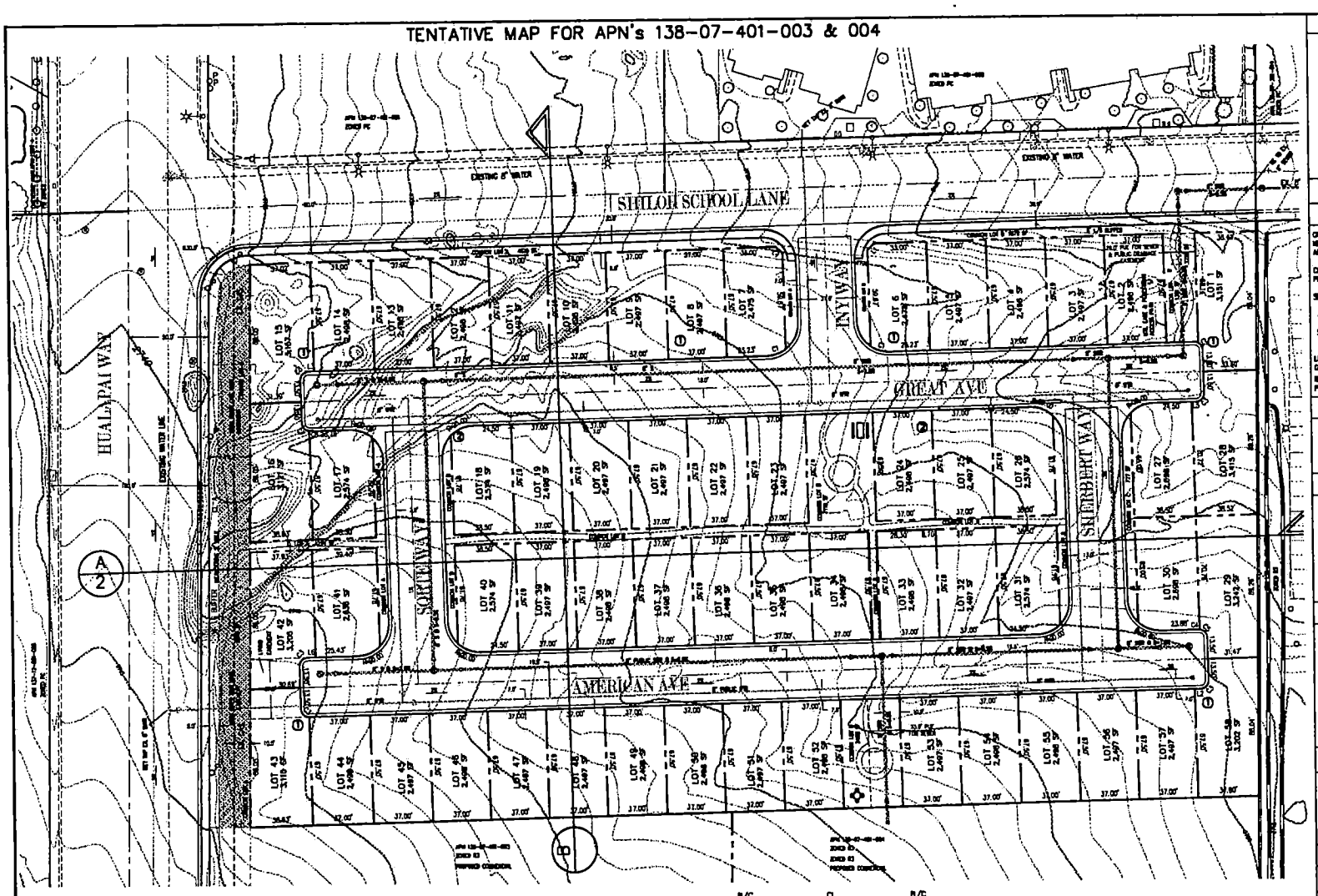
This 17th day of November, 2003

Jennifer L. Roberts

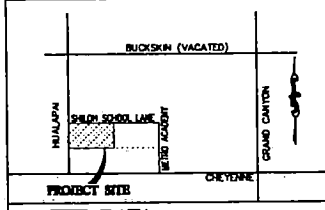
Notary Public in and for said County and State

JENNIFER L. ROB
Notary Public State of Ne
No. 97-4318-1
My appt. exp. Sept. 23, 2005

TENTATIVE MAP FOR APN's 138-07-401-003 & 004



KEY MAP



SITE DATA

GROSS SITE AREA	6.36 ACRES
NET SITE AREA	5.45 ACRES (EXCLUDING R/W ON SHILOH & HUALAPAI)
APN's	PORTIONS OF 138-07-401-003 & 004
CURRENT ZONING	PD
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
SETBACKS	
FRONT	20' (11.25' TO PORCH ELEMENT, 17' TO NON GARAGE LIVING AREA)
SIDE	5'
SIDE CORNER	10'
REAR	5'
LOT COUNT	56 LOTS (2,403 SF MIN, 2,590 AVE.) PLUS 5 COMMON LOTS
GROSS DENSITY	8.26 UNITS PER ACRE
REQ'D OPEN SPACE	330 SF PER UNIT = 18,140 SF
PROV. OPEN SPACE	18,598 SF

BASIS OF BEARING

SOUTH 89° 36' 15" WEST, BEING THE BEARING OF THE CENTERLINE OF SHILOH SCHOOL DRIVE.

LEGEND

PROPERTY LINE
STREET CENTERLINE
LOT NUMBER
BLOCK NUMBER ①

UTILITIES

- NEVADA POWER COMPANY
  6226 W. SAHARA AVE. 367-5555
- SPRINT TELEPHONE COMPANY
  330 S. VALLEY VIEW BLVD. 244-7400
- SOUTHWEST GAS CORP.
  4300 W. TROPICANA AVE. 365-2111
- SILVER STATE DISPOSAL SERVICE INC.
  770 E. SAHARA AVE. 735-5151
- LAS VEGAS VALLEY WATER DISTRICT (WATER)
  1001 VALLEY VIEW BLVD. 870-2011
- CITY OF LAS VEGAS UTILITIES DEPARTMENT (SEWER)
  GAS STREET. 229-8301

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

ENGINEER

TANEY ENGINEER COMPANY
4445 S. JONES BOULEVARD
SUITE #1
LAS VEGAS, NV 89103

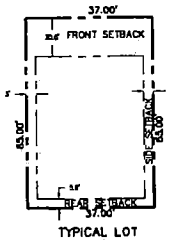
DEVELOPER

GREAT AMERICAN CAPITAL HOMES
8557 W. SAHARA AVENUE, SUITE #201
LAS VEGAS, NV 89117

OWNERS

HUALAPAI HOLDINGS L L C
SKYTOP INTL
249 LAS ENTRADAS DR
SANTA BARBARA CA 93108-2048

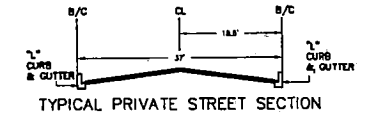
Call Two Working Days Before You Dig
Dig Safely. Dig Safely
1-800-227-2600



TYPICAL LOT

ALL LANDSCAPE BUFFERS ARE TO BE COMMON LOTS

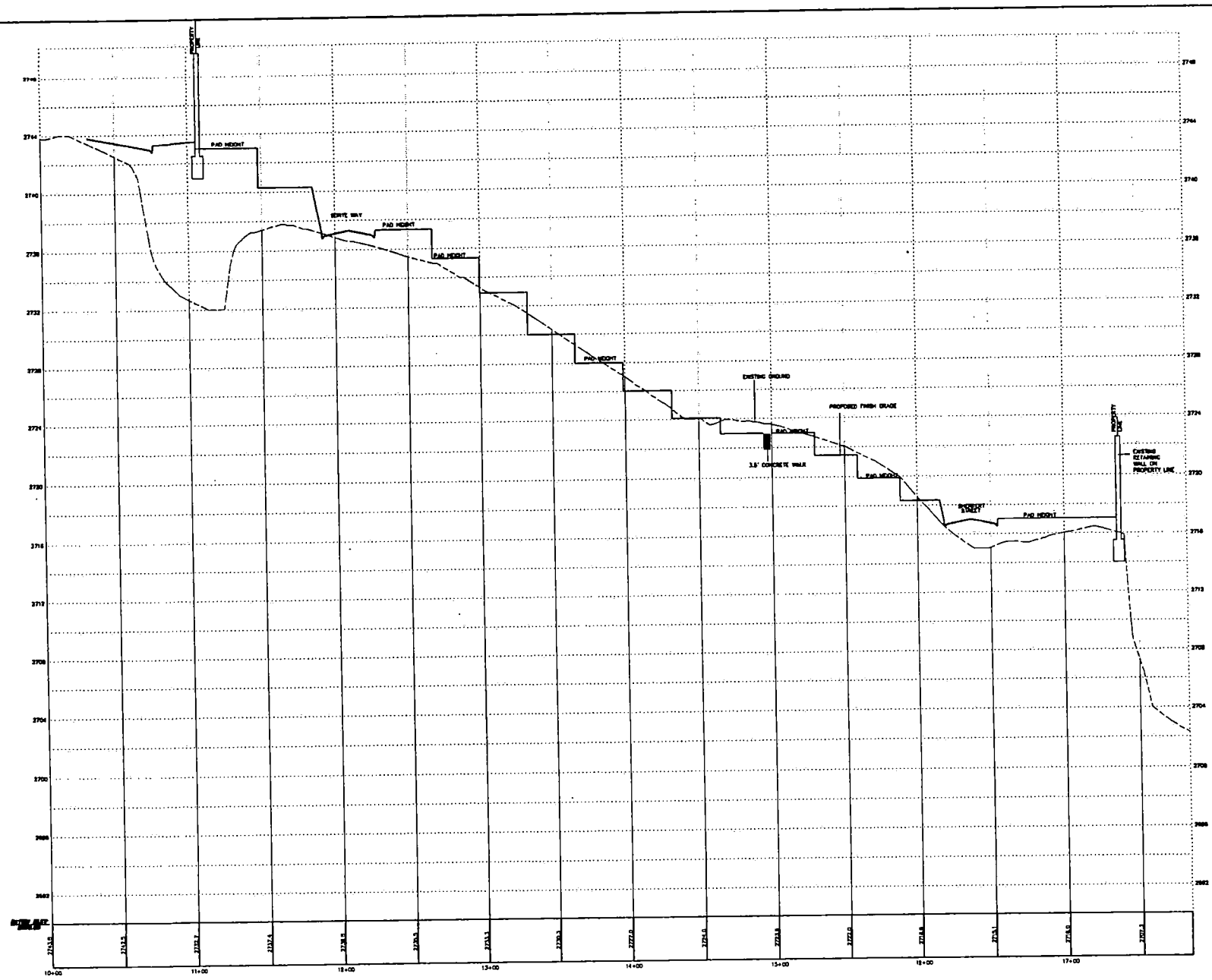
1" = 30'



TYPICAL PRIVATE STREET SECTION

PROPERTY LINE CURVE & LINE TABLES

Line Table			Curve Table				
No.	Bearing	Distance	No.	Radius	Delta	Length	Tangent
L1	S 43°28'15" W	8.66'	C1	20.00'	90°00'00"	31.42'	20.00'
L2	S 46°31'45" E	3.00'	C2	3.00'	90°00'00"	4.71'	3.00'
L3	S 46°31'45" E	3.00'	C3	3.00'	90°00'00"	4.71'	3.00'
L4	S 43°28'15" W	8.66'	C4	3.00'	90°00'00"	4.71'	3.00'
L5	S 46°31'45" E	3.00'	C5	3.00'	90°00'00"	4.71'	3.00'
L6	S 43°28'15" W	8.66'	C6	3.00'	90°00'00"	4.71'	3.00'
L7	S 46°31'45" E	3.00'	C7	3.00'	90°00'00"	4.71'	3.00'
L8	S 43°28'15" W	8.66'	C8	3.00'	90°00'00"	4.71'	3.00'
L9	S 46°31'45" E	3.00'	C9	3.00'	90°00'00"	4.71'	3.00'
L10	S 43°28'15" W	8.66'	C10	3.00'	90°00'00"	4.71'	3.00'
L11	S 46°31'45" E	3.00'	C11	3.00'	90°00'00"	4.71'	3.00'
L12	S 43°28'15" W	8.66'	C12	3.00'	90°00'00"	4.71'	3.00'
L13	S 46°31'45" E	3.00'	C13	3.00'	90°00'00"	4.71'	3.00'
L14	S 43°28'15" W	8.66'	C14	3.00'	90°00'00"	4.71'	3.00'
L15	S 46°31'45" E	3.00'	C15	3.00'	90°00'00"	4.71'	3.00'
L16	S 43°28'15" W	8.66'	C16	3.00'	90°00'00"	4.71'	3.00'
L17	S 46°31'45" E	3.00'	C17	3.00'	90°00'00"	4.71'	3.00'
L18	S 43°28'15" W	8.66'	C18	3.00'	90°00'00"	4.71'	3.00'
L19	S 46°31'45" E	3.00'	C19	3.00'	90°00'00"	4.71'	3.00'
L20	S 43°28'15" W	8.66'	C20	3.00'	90°00'00"	4.71'	3.00'
L21	S 46°31'45" E	3.00'	C21	3.00'	90°00'00"	4.71'	3.00'
L22	S 43°28'15" W	8.66'	C22	3.00'	90°00'00"	4.71'	3.00'
L23	S 46°31'45" E	3.00'	C23	3.00'	90°00'00"	4.71'	3.00'
L24	S 43°28'15" W	8.66'	C24	3.00'	90°00'00"	4.71'	3.00'
L25	S 46°31'45" E	3.00'	C25	3.00'	90°00'00"	4.71'	3.00'
L26	S 43°28'15" W	8.66'	C26	3.00'	90°00'00"	4.71'	3.00'
L27	S 46°31'45" E	3.00'	C27	3.00'	90°00'00"	4.71'	3.00'
L28	S 43°28'15" W	8.66'	C28	3.00'	90°00'00"	4.71'	3.00'
L29	S 46°31'45" E	3.00'	C29	3.00'	90°00'00"	4.71'	3.00'
L30	S 43°28'15" W	8.66'	C30	3.00'	90°00'00"	4.71'	3.00'
L31	S 46°31'45" E	3.00'	C31	3.00'	90°00'00"	4.71'	3.00'
L32	S 43°28'15" W	8.66'	C32	3.00'	90°00'00"	4.71'	3.00'
L33	S 46°31'45" E	3.00'	C33	3.00'	90°00'00"	4.71'	3.00'
L34	S 43°28'15" W	8.66'	C34	3.00'	90°00'00"	4.71'	3.00'
L35	S 46°31'45" E	3.00'	C35	3.00'	90°00'00"	4.71'	3.00'
L36	S 43°28'15" W	8.66'	C36	3.00'	90°00'00"	4.71'	3.00'
L37	S 46°31'45" E	3.00'	C37	3.00'	90°00'00"	4.71'	3.00'
L38	S 43°28'15" W	8.66'	C38	3.00'	90°00'00"	4.71'	3.00'
L39	S 46°31'45" E	3.00'	C39	3.00'	90°00'00"	4.71'	3.00'
L40	S 43°28'15" W	8.66'	C40	3.00'	90°00'00"	4.71'	3.00'
L41	S 46°31'45" E	3.00'	C41	3.00'	90°00'00"	4.71'	3.00'
L42	S 43°28'15" W	8.66'	C42	3.00'	90°00'00"	4.71'	3.00'
L43	S 46°31'45" E	3.00'	C43	3.00'	90°00'00"	4.71'	3.00'
L44	S 43°28'15" W	8.66'	C44	3.00'	90°00'00"	4.71'	3.00'
L45	S 46°31'45" E	3.00'	C45	3.00'	90°00'00"	4.71'	3.00'
L46	S 43°28'15" W	8.66'	C46	3.00'	90°00'00"	4.71'	3.00'
L47	S 46°31'45" E	3.00'	C47	3.00'	90°00'00"	4.71'	3.00'
L48	S 43°28'15" W	8.66'	C48	3.00'	90°00'00"	4.71'	3.00'
L49	S 46°31'45" E	3.00'	C49	3.00'	90°00'00"	4.71'	3.00'
L50	S 43°28'15" W	8.66'	C50	3.00'	90°00'00"	4.71'	3.00'
L51	S 46°31'45" E	3.00'	C51	3.00'	90°00'00"	4.71'	3.00'
L52	S 43°28'15" W	8.66'	C52	3.00'	90°00'00"	4.71'	3.00'
L53	S 46°31'45" E	3.00'	C53	3.00'	90°00'00"	4.71'	3.00'
L54	S 43°28'15" W	8.66'	C54	3.00'	90°00'00"	4.71'	3.00'
L55	S 46°31'45" E	3.00'	C55	3.00'	90°00'00"	4.71'	3.00'
L56	S 43°28'15" W	8.66'	C56	3.00'	90°00'00"	4.71'	3.00'
L57	S 46°31'45" E	3.00'	C57	3.00'	90°00'00"	4.71'	3.00'
L58	S 43°28'15" W	8.66'	C58	3.00'	90°00'00"	4.71'	3.00'
L59	S 46°31'45" E	3.00'	C59	3.00'	90°00'00"	4.71'	3.00'
L60	S 43°28'15" W	8.66'	C60	3.00'	90°00'00"	4.71'	3.00'
L61	S 46°31'45" E	3.00'	C61	3.00'	90°00'00"	4.71'	3.00'
L62	S 43°28'15" W	8.66'	C62	3.00'	90°00'00"	4.71'	3.00'
L63	S 46°31'45" E	3.00'	C63	3.00'	90°00'00"	4.71'	3.00'
L64	S 43°28'15" W	8.66'	C64	3.00'	90°00'00"	4.71'	3.00'
L65	S 46°31'45" E	3.00'	C65	3.00'	90°00'00"	4.71'	3.00'
L66	S 43°28'15" W	8.66'	C66	3.00'	90°00'00"	4.71'	3.00'
L67	S 46°31'45" E	3.00'	C67	3.00'	90°00'00"	4.71'	3.00'
L68	S 43°28'15" W	8.66'	C68	3.00'	90°00'00"	4.71'	3.00'
L69	S 46°31'45" E	3.00'	C69	3.00'	90°00'00"	4.71'	3.00'
L70	S 43°28'15" W	8.66'	C70	3.00'	90°00'00"	4.71'	3.00'
L71	S 46°31'45" E	3.00'	C71	3.00'	90°00'00"	4.71'	3.00'
L72	S 43°28'15" W	8.66'	C72	3.00'	90°00'00"	4.71'	3.00'
L73	S 46°31'45" E	3.00'	C73	3.00'	90°00'00"	4.71'	3.00'
L74	S 43°28'15" W	8.66'	C74	3.00'	90°00'00"	4.71'	3.00'
L75	S 46°31'45" E	3.00'	C75	3.00'	90°00'00"	4.71'	3.00'
L76	S 43°28'15" W	8.66'	C76	3.00'	90°00'00"	4.71'	3.00'
L77	S 46°31'45" E	3.00'	C77	3.00'	90°00'00"	4.71'	3.00'
L78	S 43°28'15" W	8.66'	C78	3.00'	90°00'00"	4.71'	3.00'
L79	S 46°31'45" E	3.00'	C79	3.00'	90°00'00"	4.71'	3.00'
L80	S 43°28'15" W	8.66'	C80	3.00'	90°00'00"	4.71'	3.00'
L81	S 46°31'45" E	3.00'	C81	3.00'	90°00'00"	4.71'	3.00'
L82	S 43°28'15" W	8.66'	C82	3.00'	90°00'00"	4.71'	3.00'
L83	S 46°31'45" E	3.00'	C83	3.00'	90°00'00"	4.71'	3.00'
L84	S 43°28'15" W	8.66'	C84	3.00'	90°00'00"	4.71'	3.00'
L85	S 46°31'45" E	3.00'	C85	3.00'	90°00'00"	4.71'	3.00'
L86	S 43°28'15" W	8.66'	C86	3.00'	90°00'00"	4.71'	3.00'
L87	S 46°31'45" E	3.00'	C87	3.00'	90°00'00"	4.71'	3.00'
L88	S 43°28'15" W	8.66'	C88	3.00'	90°00'00"	4.71'	3.00'
L89	S 46°31'45" E	3.00'	C89	3.00'	90°00'00"	4.71'	3.00'
L90	S 43°28'15" W	8.66'	C90	3.00'	90°00'00"	4.71'	3.00'
L91	S 46°31'45" E	3.00'	C91	3.00'	90°00'00"	4.71'	3.00'
L92	S 43°28'15" W	8.66'	C92	3.00'	90°00'00"	4.71'	3.00'
L93	S 46°31'45" E	3.00'	C93	3.00'	90°00'00"	4.71'	3.00'
L94	S 43°28'15" W	8.66'	C94	3.00'	90°00'00"	4.71'	3.00'
L95	S 46°31'45" E	3.00'	C95	3.00'	90°00'00"	4.71'	3.00'
L96	S 43°28'15" W	8.66'	C96	3.00'	90°00'00"	4.71'	3.00'
L97	S 46°31'45" E	3.00'	C97	3.00'	90°00'00"	4.71'	3.00'
L98	S 43°28'15" W	8.66'	C98	3.00'	90°00'00"	4.71'	3.00'
L99	S 46°31'45" E	3.00'	C99	3.00'	90°00'00"	4.71'	3.00'
L100	S 43°28'15" W	8.66'	C100	3.00'	90°00'00"	4.71'	3.00'
L101	S 46°31'45" E	3.00'	C101	3.00'	90°00'00"	4.71'	3.00'
L102	S 43°28'15" W	8.66'	C102	3.00'	90°00'00"	4.71'	3.00'
L103	S 46°31'45" E	3.00'	C103	3.00'	90°00'00"	4.71'	3.00'
L104	S 43°28'15" W	8.66'	C104	3.00'	90°00'00"	4.71'	3.00'
L105	S 46°31'45" E	3.00'	C105	3.00'	90°00'00"	4.71'	3.00'
L106	S 43°28'15" W	8.66'	C106	3.00'	90°00'00"	4.71'	3.00'
L107	S 46°31'45" E	3.00'	C107	3.00'	90°00'00"	4.71'	3.00'
L108	S 43°28'15" W	8.66'	C108	3.00'	90°00'00"	4.71'	3.00'
L109	S 46°31'45" E	3.00'	C109	3.00'	90°00'00"	4.71'	3.00'
L110	S 43°28'15" W	8.66'	C110	3.00'	90°00'00"	4.71'	3.00'
L111	S 46°31'45" E	3.00'	C111	3.00'	90°00'00"	4.71'	3.00'
L112	S 43°28'15" W	8.66'	C112	3.00'	90°00'00"	4.71'	3.00'
L113	S 46°31'45" E	3.00'	C113	3.00'	90°00'00"	4.71'	3.00'
L114	S 43°28'15" W	8.66'	C114	3.00'	90°00'00"	4.71'	3.00'
L115	S 46°31'45" E	3.00'	C115	3.00'	90°00'00"	4.71'	3.00'
L116	S 43°28'15" W	8.66'	C116	3.00'	90°00'00"	4.71'	3.00'
L117	S 46°31'45" E	3.00'	C117	3.00'	90°00'00"	4.71'	3.00'
L118	S 43°28'15" W	8.66'	C118	3.00'	90°00'00"	4.71'	3.00'
L119	S 46°31'45" E	3.00'	C119	3.00'	90°00'00"	4.71'	3.00'
L120	S 43°28'15" W	8.66'	C120	3.00'	90°00'00"	4.71'	3.00'
L121	S 46°31'45" E	3.00'	C121	3.00'	90°00'00"	4.71'	3.00'
L122	S 43°28'15" W	8.66'	C122	3.00'	90°00'00"	4.71'	3.00'
L123	S 46°31'45" E	3.00'	C123	3.00'	90°00'00"	4.71'	3.00'
L124	S 43°28'15" W	8.66'	C124	3.00'	90°00'00"	4.71'	3.00'
L125	S 46°31'45" E	3.00'	C125	3.00'	90°00'00"	4.71'	3.00'
L126	S 43°28'15" W	8.66'	C126	3.00'	90°00'00"	4.71'	3.00'
L127	S 46°31'45" E	3.00'	C127	3.00'	90°00'00"	4.71'	3.00'
L128	S 43°28'15" W	8.66'	C128	3.00'	90°00'00"	4.71'	3.00'
L129	S 46°31'45" E	3.00'	C129	3.00'	90°00'00"	4.71'	3.00'
L130	S 43°28'15" W	8.66'	C130	3.00'	90°00'00"	4.71'	3.00'
L131	S 46°31'45" E	3.00'	C131	3.00'	90°00'00"	4.71'	3.00'
L132	S 43°28'15" W	8.66'	C132	3.00'	90°00'00"	4.71'	3.00'
L133	S 46°31'45" E	3.00'	C133	3.00'	90°00'00"	4.71'	3.00'
L134	S 43°28'15" W	8.66'	C134	3.00'	90°00'00"	4.71'	3.00'
L135	S 46°31'45" E	3.00'	C135	3.00'	90°00'00"	4.71'	3.00'
L136	S 43°28'15" W	8.66'	C136	3.00'	90°00'00"	4.71'	3.00'
L137	S 46°31'45" E	3.00'	C137	3.00'	90°00'00"	4.71'	3.00'
L138	S 43°28'15" W	8.66'	C138	3.00'	90°00'00"	4.71'	3.00'
L139	S 46°31'45" E	3.00'	C139	3.00'	90°00'00"	4.71'	3.00'
L140	S 43°28'15" W	8.66'	C140	3.00'	90°00'00"	4.71'	3.00'
L141	S 46°31'45" E	3.00'	C141	3.00'	90°00'00"	4.71'	3.00'
L142	S 43°28'15" W	8.66'	C142	3.00'	90°00'00"	4.71'	3.00'
L143	S 46°31'45" E	3.00'	C143	3.00'	90°00'00"	4.71'	3.00'
L144	S 43°28'15" W	8.66'	C144	3.00'	90°00'00"	4.71'	3.00'
L145	S 46°31'45" E	3.00'	C145	3.00'	90°00'00"	4.71'	3.00'
L146	S 43°28'15" W	8.66'	C146	3.00'	90°00'00"	4.71'	3.00'
L147	S 46°31'45" E	3.00'	C147	3.00'	90°00'00"	4.71'	3.00'
L148	S 43°28'15" W	8.66'	C148	3.00'	90°00'00"	4.71'	3.00'
L149	S 46°31'45" E	3.00'	C149	3.00'	90°00'00"	4.71'	3.00'
L150	S 43°28'15" W	8.66'	C150	3.00'	90°00'00"	4.71'	3.00'
L151	S 46°31'45" E	3.00'	C151	3.00'	90°00'00"	4.71'	3.00'
L152	S 43°28'15" W	8.66'	C152	3.00'	90°00'00"	4.71'	3.00'
L153	S 46°31'45" E	3.00'	C153	3.00'	90°00'00"	4.71'	3.00'
L154	S 43°28'15" W	8.66'	C154	3.00'	90°00'00"	4.71'	3.00'
L155	S 46°31'45" E	3.00'	C155	3.00'	90°00'00"	4.71'	3.00'
L156	S 43°28'15" W	8.66'	C156	3.00'	90°00'00"	4.71'	3.00'
L157	S 46°31'45" E	3.00'	C157	3.00'	90°00'00"	4.71'	3.00'
L158	S 43°28'15" W	8.66'	C158	3.00'	90°00'00"	4.71'	3.00'
L159	S 46°31'45" E	3.00'	C159	3.00'	90°00'00"	4.71'	3.00'
L160	S 43°28'15" W	8.66'	C160	3.00'	90°00'00"	4.71'	3.00'
L161	S 46°31'45" E	3.00'	C161	3.00'	90°00'00"	4.71'	3.00'
L162	S 43°28'15" W	8.66'	C162	3.00'	90°00'00"	4.71'	3.00'
L163	S 46°31'45" E	3.00'	C163	3.00'	90°00'00"	4.71'	3.00'
L164	S 43°28'15" W	8.66'	C164	3.00'	90°00'00"	4.71'	3.00'
L165	S 46°31'45" E	3.00'	C165	3.00'	90°00'00"	4.71'	3.00'
L166	S 43°28'15" W	8.66'	C166	3.00'	90°00'00"	4.71'	3.00'
L167	S 46°31'45" E	3.00'	C167	3.00'	90°00'00"	4.71'	3.00'
L168	S 43°28'15" W	8.66'	C168	3.00'	90°00'00"	4.71'	3.00'
L169	S 46°31'45" E	3.00'	C169	3.00'	90°00'00"	4.71'	3.00'
L170	S 43°28'15" W	8.66'	C170	3.00'	90°00'00"	4.71'	3.00'
L171	S 46°31'45" E	3.00'	C171	3.00'	90°00'00"	4.71'	3.00'
L172	S 43°28'15" W	8.66'	C172	3.00'	90°00'00"	4.71'	3.00'
L173	S 46°31'45" E	3.00'	C173	3.00'	90°00'00"	4.71'	3.00'
L174	S 43°28'15" W	8.66'	C174	3.00'	90°00'00"	4.71'	3.00'
L175	S 46°31'45" E	3.00'	C175	3.00'	90°00'00"	4.71'	3.00'
L176	S 43°28'15" W	8.66'	C176	3.00'	90°00'00"	4.71'	3.00'
L177	S 46°31'45" E	3.00'	C177	3.00'	90°00'00"	4.71'	3.00'
L178	S 43°28'15" W	8.66'	C178	3.00'	90°00'00"	4.71'	3.00'
L179	S 46°31'45" E	3.00'	C179	3.00'	90°00'00"	4.71'	3.00'
L180	S 43°28'15" W	8.66'	C180	3.00'	90°00'00"	4.71'	3.00'
L181	S 46°31'45" E	3.00'	C181	3.00'	90°00'00"	4.71'	3.00'
L182	S 43°28'15" W	8.66'	C182	3.00'	90°00'00"	4.71'	3.00'
L183	S 46°31'45" E	3.00'	C183	3.00'	90°00'00"	4.71'	3.00'
L184	S 43°28'15" W	8.66'	C184	3.00'	90°00'00"	4.71'	3.00'
L185	S 46°31'45" E	3.00'	C185	3.00'	90°00'00"	4.71'	3.00'
L186	S 43°28'15" W	8.66'	C186	3.00'	90°00'00"	4.71'	3.00'
L187	S 46°31'45" E	3.00'	C187	3.00'	90°00'00"	4.71'	3.00'
L188	S 43°28'15" W	8.66'	C188	3.00'	90°00'00"	4.71'	3.00'
L189	S 46°31'45" E	3.00'	C189	3.00'	90°00'00"	4.71'	3.00'
L190	S 43°28'15" W	8.66'	C190	3.00'	90°00'00"	4.71'	3.00'
L191	S 46°31'45" E	3.00'	C191	3.00'	90°00'00"	4.71'	3.00'
L192	S 43°28'15" W	8.66'	C192	3.00'	90°00'00"	4.71'	3.00'
L193	S 46°31'45" E	3.00'	C193	3.00'	90°00'00"	4.71'	3.00'
L194	S 43°28'15" W	8.66'	C194	3.00'	90°00'00"	4.71'	3.00'
L195	S 46°31'45" E	3.00'	C195	3.00'	90°00'00"	4.71'	3.00'
L196	S 43°28'15" W	8.66'	C196	3.00'	90°00'00"	4.71'	3.00'
L197	S 46°31'45" E	3.00'	C197	3.00'	90°00'00"	4.71'	3.00'
L198	S 43°28'15" W	8.66'	C198	3.00'	90°00'00"	4.71'	3.00'
L199	S 46°31'45" E	3.00'	C199	3.00'	90°00'00"	4.71'	3.00'
L200	S 43°28'15" W	8.66'	C200	3.00'	90°00'00"	4.71'	3.00'
L201	S 46°31'45" E	3.00'	C201	3.00'	90°00'00"	4.71'	3.00'
L202	S 43°28'15" W	8.66'	C202	3.00'	90°00'00"	4.71'	3.00'
L203	S 46°31'45" E	3.00'	C203	3.00'	90°00'00"	4.71'	3.00'
L204	S 43°28'15" W	8.66'	C204	3.00'	90°00'00"	4.71'	3.00'
L205	S 46°31'45" E	3.00'	C205	3.00'	90°00'00"	4.71'	3.00'
L206	S 43°28'15" W	8.66'	C206	3.00'	90°00'00"	4.71'	3.00'
L207	S 46°31'45" E	3.00'	C207	3.00'	90°00'00"	4.71'	3.00'
L208	S 43°28'15" W	8.66'	C208	3.00'	90°00'00"	4.71'	3.00'
L209	S 46°31'45" E	3.00'	C209	3.00'	90°00'00"	4.71'	3.00'
L210	S 43°28'15" W	8.66'	C210	3.00'	90°00'00"	4.71'	3.00'
L211	S 46°31'45" E	3.00'	C211	3.00'	90°00'00"	4.71'	3.00'
L212	S 43°28'15" W	8.66'	C212	3.00'	90°00'00"	4.71'	3.00'
L213	S 46°31'45" E	3.00'	C213	3.00'	90°00'00"	4.71'	3.00'
L214	S 43°28'15" W	8.66'	C214	3.00'	90°00'00"	4.71'	3.00'
L215	S 46°31'45" E	3.00'	C215	3.00'	90°00'00"	4.71'	3.00'
L216	S 43°28'15" W	8.66'	C216	3.00'	90°00'00"	4.71'	3.00'
L217	S 46°31'45" E	3.00'	C217	3.00'	90°00'00"	4.71'	3.00'
L218	S 43°28'15" W	8.66'	C218	3.00'	90°00'00"	4.71'	3.00'
L219	S 46°31'45" E	3.00'	C219	3.00'	90°00'00"	4.71'	3.00'
L220	S 43°28'15" W	8.66'	C220	3.00'	90°00'00"	4.71'	3.00'
L221	S 46°31'45" E	3.00'	C221	3.00'	90°00'00"	4.71'	3.00'
L222	S 43°28'15" W	8.66'	C222	3.00'	90°00'00"	4.71'	3.00'
L223	S 46°31'45" E	3.00'	C223	3.00'	90°00'00"	4.71'	3.00'
L224	S 43°28'15" W	8.66'	C224	3.00'	90°00'00"	4.71'	3.00'
L225	S 46°31'45" E	3.00'	C225	3.00'	90°00'00"	4.71'	3.00'
L226	S 43°28'15" W	8.66'	C226	3.00'	90°00'00"	4.71'	3.00'
L227	S 46°31'45" E	3.00'	C227	3.00'	90°00'00"	4.71'	3.00'
L228	S 43°28'15" W	8.66'	C228	3.00'	90°00'00"	4.71'	3.00'
L229	S 46°31'45" E	3.00'	C229	3.00'	90°00'00"	4.71'	3.00'
L230	S 43°28'15" W	8.66'	C230	3.00'	90°00'00"	4.71'	3.00'
L231	S 46°31'45" E	3.00'	C231	3.00'	90°00'00"	4.71'	3.00'
L232	S 43°28'15" W	8.66'	C232	3.00'	90°00'00"	4.71'	3.00'
L233	S 46°31'45" E	3.00'	C233	3.00'	90°00'00"	4.71'	3.00'
L234	S 43°28'15" W	8.66'	C234	3.00'	90°00'00"	4.71'	3.00'
L235	S 46°31'45" E	3.00'	C235	3.00'	90°00'00"	4.71'	3.00'
L236	S 43°28'15" W	8.66'	C236	3.00'	90°00'00"	4.71'	3.00'
L237	S 46°31'45" E	3.00'	C237	3.00'	90°00'00"	4.71'	3.00'
L238	S 43°28'15" W	8.66'	C238	3.00'	90°00'00"	4.71'	3.00'
L239	S 46°31'45" E	3.00'	C239	3.00'	90°00'00"	4.71'	3.00'
L240	S 43°28'15" W	8.66'	C240	3.00'	90°00'00"	4.71'	3.00'
L241	S 46°31'45" E	3.00'	C241	3.00'	90°00'00"	4.71'	3.00'
L242	S 43°28'15" W	8.66'	C242	3.00'	90°00'00"	4.71'	3.00'
L243	S 46°31'45" E	3.00'	C243	3.00'	90°00'00"	4.71'	3.00'
L244	S 43°28'15" W	8.66'	C244	3.00'	90°00'00"	4.71'	3.00'
L245	S 46°31'45" E	3.00'	C245	3.00'	90°00'00"	4.71'	3.00'
L246	S 43°28'15" W	8.66'	C246	3.00'	90°00'00"	4.71'	3.00'
L247	S 46°31'45" E	3.00'	C247	3.00'	90°00'00"	4.71'	3.00'
L248	S 43°28'15" W	8.66'	C248	3.00'	90°00'00"	4.71'	3.00'
L249	S 46°31'45" E	3.00'	C249	3.00'	90°00'00"	4.71'	3.00'
L250	S 43°28'15" W	8.66'	C250	3.00'	90°00'00"	4.71'	3.00'
L251	S 46°31'45" E	3.00'	C251	3.00'	90°00'00"	4.71'	3.00'
L252	S 43°28'15" W	8.66'	C252	3.00'	90°00'00"	4.71'	3.00'
L253	S 46°31'45" E	3.00'	C253	3.00'	90°00'00"	4.71'	3.00'
L254	S 43°28'15" W	8.66'	C254	3.00'	90°00'00"	4.71'	3.00'
L255	S 46°31'45" E	3.00'	C255	3.00'	90°00'00"	4.71'	3.00'
L256	S 43°28'15" W	8.66'	C256	3.00'	90°00'00"	4.71'	3.00'
L257	S 46°31'45" E	3.00'	C257	3.00'	90°00'00"	4.71'	3.00'
L258	S 43°28'15" W	8.66'	C258	3.00'	90°00'00"	4.71'	3.00'
L259	S 46°31'45" E	3.00'	C259	3.00'	90°00'00"	4.71'	3.00'
L260	S 43°28'15" W	8.66'	C260	3.00'	90°00'00"	4.71'	3.00'
L261	S 46°31'45" E	3.00'	C261	3.00'	90°00'00"	4.71'	3.00'
L262	S 43°28'15" W	8.66'	C262	3.00'	90°00'00"	4.71'	3.00'
L263	S 46°31'45" E	3.00'	C263	3.00'	90°00'00"	4.71'	3.00'
L264	S 43°28'15" W	8.66'	C264	3.00'	90°00'00"	4.71'	3.00'
L265	S 46°31'45" E	3.00'	C265	3.00'	90°00'00"	4.71'	3.00'
L266	S 43°28'15" W	8.66'	C266	3.00'	90°00'00"	4.71'	3.00'
L267	S 46°31'45" E	3.00'	C267	3.00'	90°00'00"	4.71'	3.00'
L268	S 43°28'15" W	8.66'	C268	3.00'	90°00'00"	4.71'	3.00'
L269	S 46°31'45" E	3.00'	C269	3.00'	90°00'00"	4.71'	3.00'
L270	S 43°28'15" W	8.66'	C270	3.00'	90°00'00"	4.71'	3.00'
L271	S 46°31'45" E	3.00'	C271	3.00'	90°00'00"	4.71'	3.00'
L272	S 43°28'15" W	8.66'	C272	3.00'	90°00'00"	4.71'	3.00'
L273	S 46°31'45" E	3.00'	C273



NOTE: THERE ARE NO RETAINING WALLS IN EXCESS OF THOSE ALLOWED BY TITLE 18.08.110 TABLE A (4-FEET MAX FOR 0 TO 2 PERCENT NATURAL GRADE)

CROSS SECTION A – WEST TO EAST

GREAT AMERICAN CAPITAL
LAND LOANS, INC.
9120 W. RUSSELL RD. #210
LAS VEGAS, NV 89148
702-341-5744 FAX 702-360-5560

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX (702) 362-9333

NO.	DESCRIPTION	BY	DATE	APPR.
	REVISIONS			

TIERRA RANCH
A RESIDENTIAL SUBDIVISION

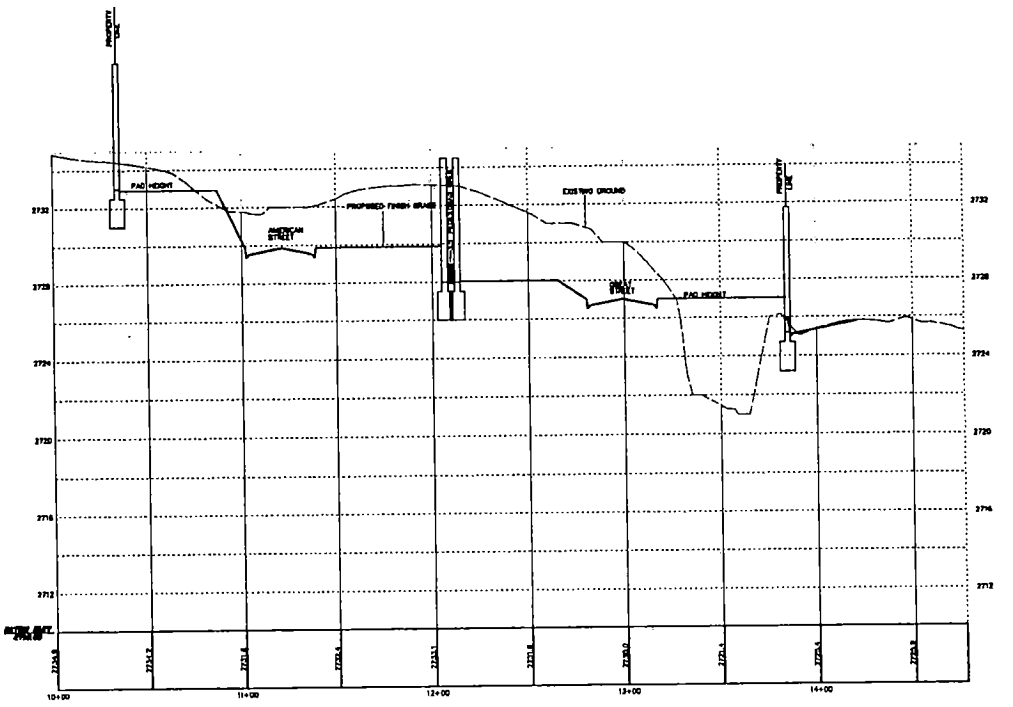
CROSS SECTION A
TENTATIVE MAP
GREAT AMERICAN CAPITAL

ROBERT D. CUNNINGHAM
Exp. 12-5-04
CIVIL
No. 15718
ENGINEER'S SEAL

DATE: 11-18-03
SCALE: 1" = 40'
JOB NO: GRCT-01-001
DESIGNED BY: EFT
DRAWN BY: EFT
SHEET NAME: TM
SHEET: 2 OF 3

FILE NAME: GRT-01

TMP-3401
3-25-04 PC



CROSS SECTION B – SOUTH TO NORTH

NOTE: THERE ARE NO RETAINING WALLS IN EXCESS OF THOSE ALLOWED BY TITLE 18.08.110 TABLE A (4-FEET MAX FOR 0 TO 2 PERCENT NATURAL GRADE)

TMP-3401

3-25-04 PC

REVISIONS			
NO.	DESCRIPTION	BY	DATE

GREAT AMERICAN CAPITAL
[illegible]
[illegible]
702-[illegible] FAX 702-[illegible]

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NV 89103
(702) 362-8844 FAX (702) 362-3233

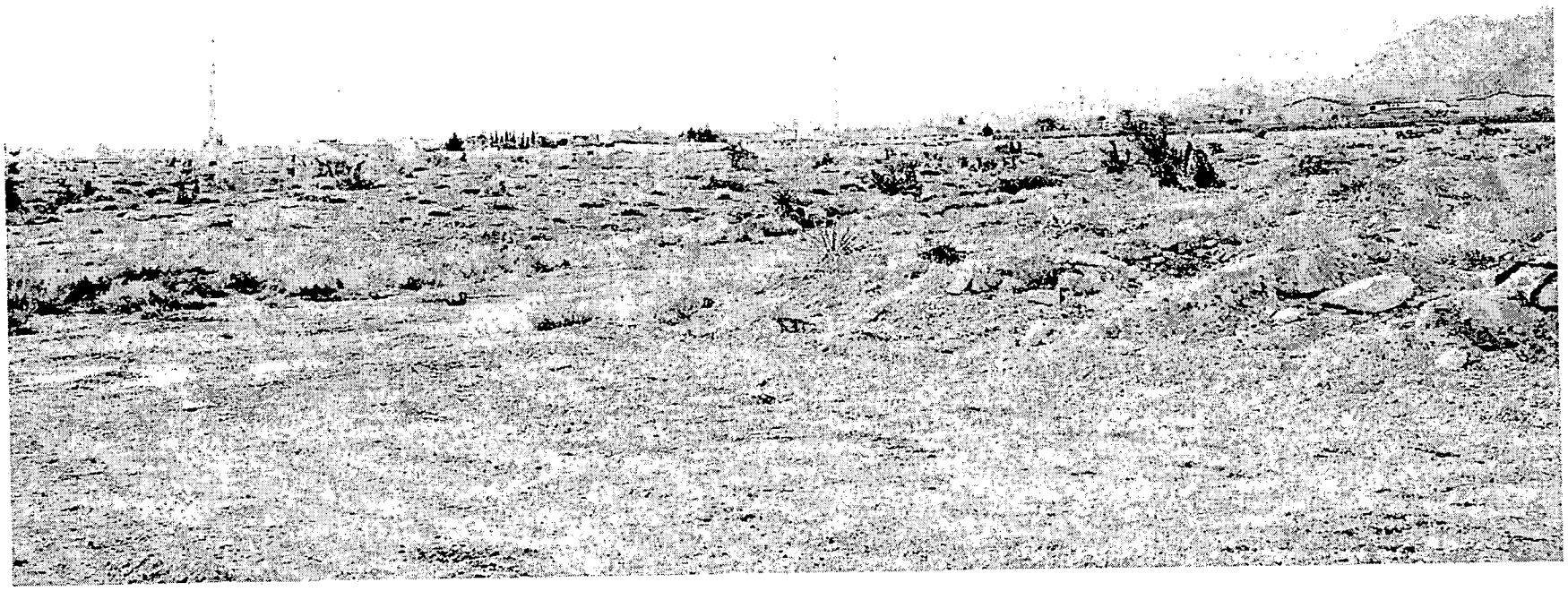
TERRA SUMMIT
A RESIDENTIAL SUBDIVISION

CROSS SECTION B
TENTATIVE MAP
GREAT AMERICAN CAPITAL

ROBERT D. CUNNINGHAM
Exp. 12-31-04
CIVIL
No. 11178
ENGINEER'S SEAL

DATE: 11-19-03
SCALE: 1" = 40'
JOB NO: GRT-01-01
DESIGNED BY: EFT
DRAWN BY: EFT
SHEET NAME: TM
SHEET: 3 OF 3

FILE NAME: GRT-01



TMP-3401 - TIERRA SUMMIT - UNIVEST I, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND SHILOH SCHOOL LANE
MARCH 25, 2004 PLANNING COMMISSION

12/29/03

TMP-3401 - TIERRA SUMMIT - UNIVEST I, LIMITED LIABILITY COMPANY
SOUTHEAST CORNER OF HUALAPAI WAY AND SHILOH SCHOOL LANE
MARCH 25, 2004 PLANNING COMMISSION

12/29/03

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

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

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		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 bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

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

Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.
Item 13	Work with Public Works staff
Item 14	Work with the neighbors

MINUTES: Continued:

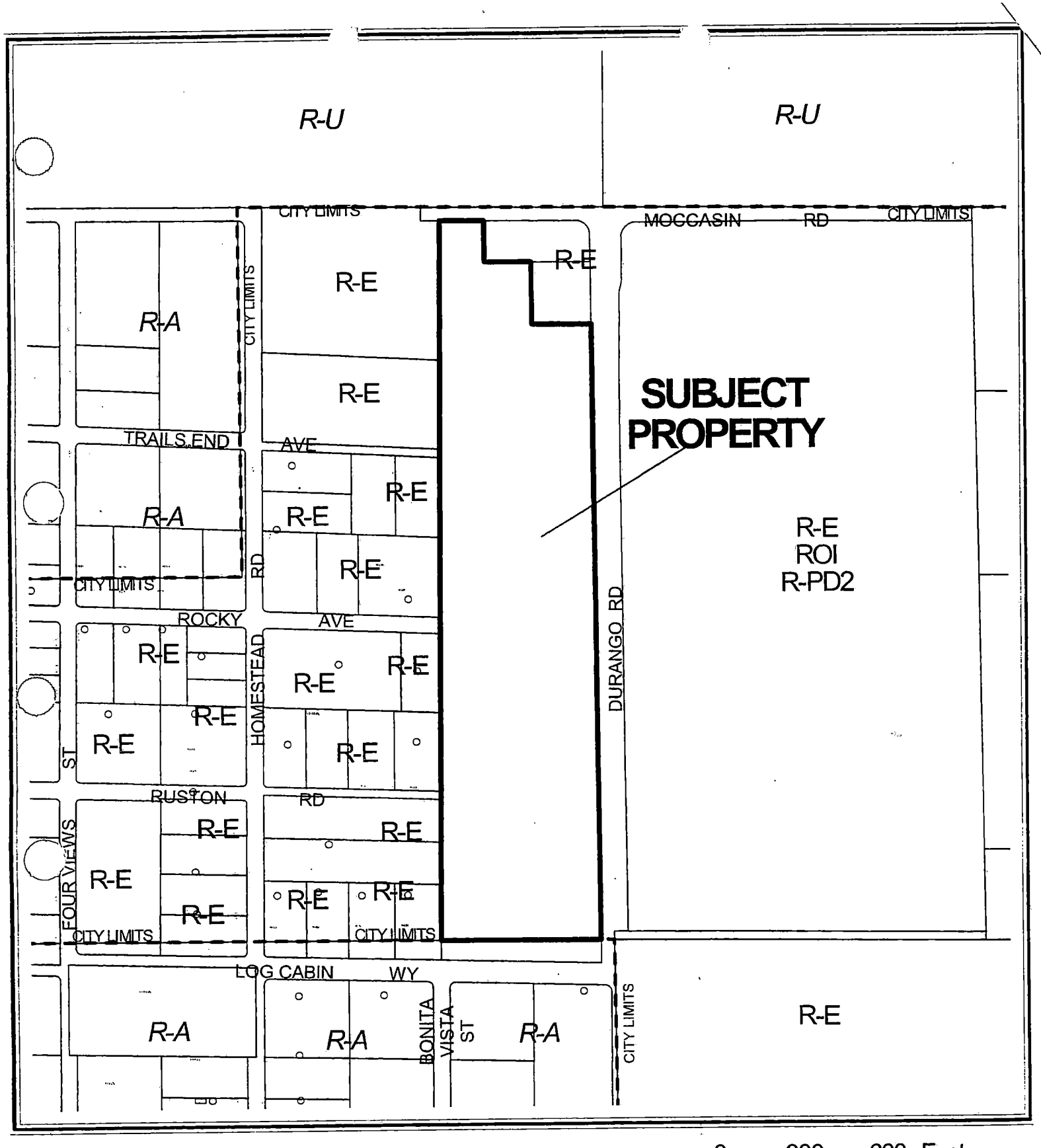
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

With regard to Item 2 [TMP-3530] and seeing as the applicant was not present, CHAIRMAN TRUESDELL stated that this has been the third request for abeyance and, for the record, asked staff to inform the applicant that by law no further abeyances will be allowed. If it appears that the application is not ready to move forward, they would need to table the item.

In response to a subsequent question by DEPUTY CITY ATTORNEY BRYAN SCOTT, CHAIRMAN TRUESDELL clarified that the motion for Item 2 [TMP-3530] was for approval of the abeyance because there appears to be just cause; however, beyond this, no further abeyance requests will be considered.

(6:05 – 6:09)

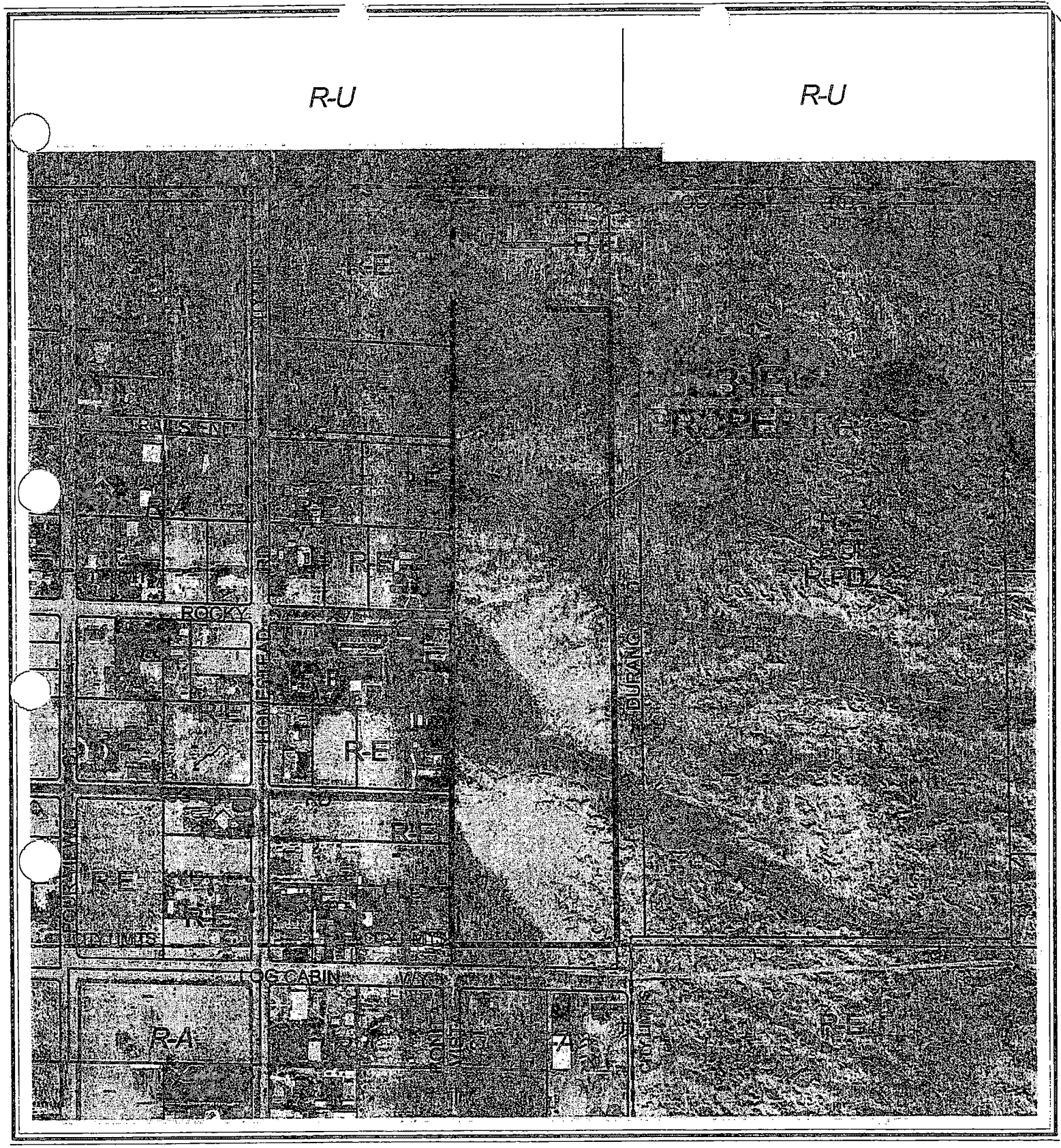


CASE: TMP-3530

ZONING OF SUBJECT PROPERTY:

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

N



0 300 600 Feet

CASE: TMP-3530

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - TMP-3530 - LOG CABIN RANCH UNIT 7 - APPLICANT: D.R. HORTON - OWNER: LAS VEGAS DUNES, INC.

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning cases Z-0001-99 and Z-0041-98, ROC-3053, SDR-1395, TMP-3055, and all other site related activity.

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

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

5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

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

7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

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

9. If not previously dedicated by the Master developer at the time of development, dedicate a half street right-of-way of 50 feet for Moccasin Road, 40 feet for Log Cabin Way, a 54 foot radius on the northwest corner of Log Cabin Way at Durango Drive and dedicate the right-of-way to terminate Ruston Road, Rocky Avenue, and Trails End Avenue in a manner acceptable to the Department of Public Works. Also Dedicate and construct turn lanes per standard drawing 201.1 at the intersection of Durango Drive and Moccasin Road, a bus stop on Durango Drive, and deceleration lanes on Moccasin Road and Durango Drive at the access points to this site as required by the Department of Public Works, unless specifically noted as not required in an approved update to the Traffic Impact Analysis.

10. Construct half-street improvements including appropriate overpaving (if legally able) on Moccasin Road, Log Cabin Way, Durango Drive, and the terminus of Ruston Road, Rocky Avenue, and Trails End Avenue adjacent to this site concurrent with development of this site. Two lanes of access paving in accordance with Standard Drawing #209 shall be provided along a legal access corridor on Mocassin Road between the proposed northern site access and Durango Drive concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).

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

12. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

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

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

04/26/99 The City Council approved the request for the Rezoning (Z-0001-99) on a property located on the north side of Log Cabin Way, west of Cimarron Road, from R-E (Residence Estates), to R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission recommended denial. Staff's recommendation was for approval.

05/24/99 The City Council approved the request for the Rezoning (Z-0009-99) on property located at the northeast corner of Cimarron Road and Log Cabin Way from R-E (Residence Estates) to: R-PD3 (Residential Planned Development - 3 Units Per Acre). The Planning Commission and Staff recommended approval.

02/19/03 The City Council approved the request for the Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on 226.80 acres adjacent to the east and west sides of Durango Drive, between Log Cabin Way and Moccasin Road. The Planning Commission and Staff recommended approval.

10/23/03 The Planning Commission approved the request for the Tentative Map Plan (TMP-3055) for a 7-lot subdivision on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment. Staff recommendation was for approval.

02/26/04 The Planning Commission held this in abeyance to this meeting to allow the applicant time to resolve design issues.

B) Pre-Application Meeting

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	48.5
Net Acres:	45.1

B) Existing Land Use

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

C) Existing Zoning

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

D) General Plan Compliance

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

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

TRAILS

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

RURAL PRESERVATION NEIGHBORHOOD

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

ANALYSIS

A) Zoning Code Compliance

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

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

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

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

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

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

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

B) General Analysis Discussion

- General information (Residential)

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

- Cross Section

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

- Trails

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: D.R. HORTON

Name of Applicant: D.R. HORTON

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

_____Yes ____✓____No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Scott R. Partlow

Print Name: SCOTT R. PARTLOW

Subscribed and sworn before me

This 4 day of December 2003

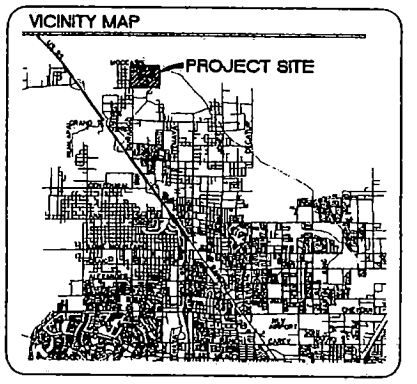
Notary Public in and for said County and State

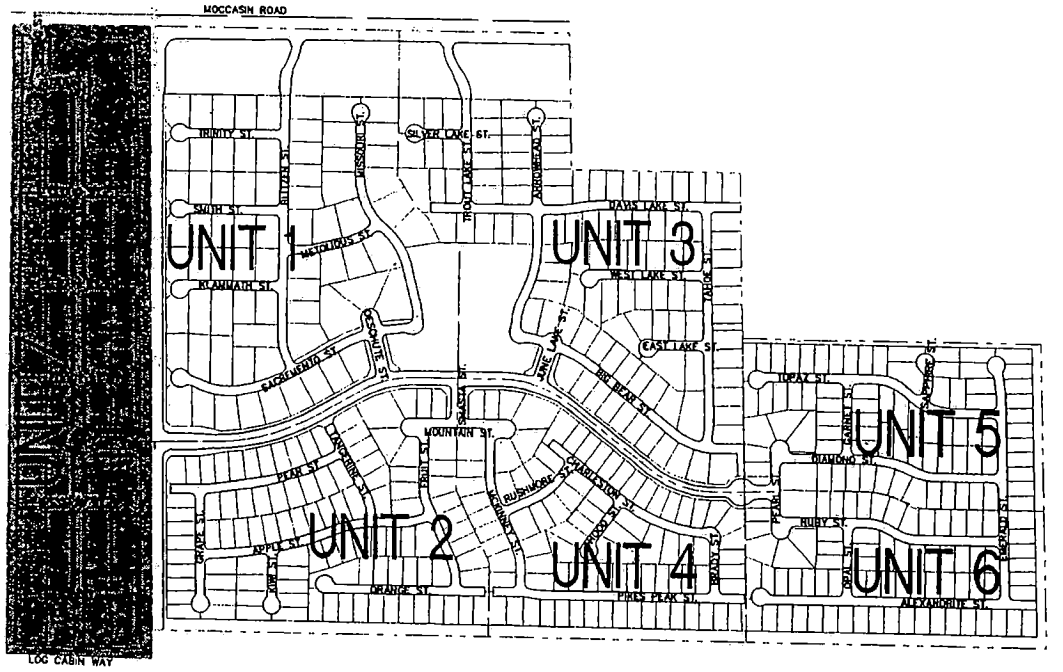
TENTATIVE MAP
FOR
LOG CABIN RANCH
UNIT 7
(A RESIDENTIAL SUBDIVISION)
CITY OF LAS VEGAS, NEVADA

by

D.R. HORTON

VICINITY MAP





CONDITIONS OF APPROVAL

ENGINEER
G.C. WALLACE INC.
2388 ANTHEM VILLAGE DR.
HENDERSON, NEVADA 89052
PHONE: (702) 804-3000

UTILITY SERVICES BY
WATER ..... LVVWD
SEWER ..... CITY OF LAS VEGAS
REFUSE ..... REPUBLIC SERVICES
POWER ..... NEVADA POWER COMPANY
TELEPHONE ..... SPRINT
GAS ..... SOUTHWEST GAS CORPORATION
CABLE ..... COX CABLE TV

RECORD OWNER
BECKER TRUST COMPANY
30 S JONES BLVD #100
LAS VEGAS NV 89107-2673

LAT VEGAS DUNES INC
30 S JONES BLVD #100
LAS VEGAS NV 89107-2673

D.R. HORTON
6565 ESCONDIDO STREET
BLDG. A, SUITE 105
LAS VEGAS, NEVADA 89118

DEVELOPER
D.R. HORTON
6565 ESCONDIDO STREET
BLDG. A, SUITE 105
LAS VEGAS, NEVADA 89118
TEL: (702)433-4444

LAND USE

ZONING	R-PDS
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
GROSS ACREAGE	= 32.5
NET ACREAGE	= 24.7
NUMBERED LOTS	= 83 (VILLA ACRES)
LETTERED LOTS	= 10 (LV ACRES)

NOTE: NET ACREAGE = GROSS ACREAGE LESS MOCCASIN ROAD, DURANGO DRIVE, AND LOG CABIN WAY

REQUESTED WAIVERS
THE FOLLOWING WAIVERS ARE REQUESTED:

LEGAL DESCRIPTION
A PORTION OF THE NORTH HALF (N1/2) OF SECTION 4 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 19S RANGE 60 EAST, MDBM, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

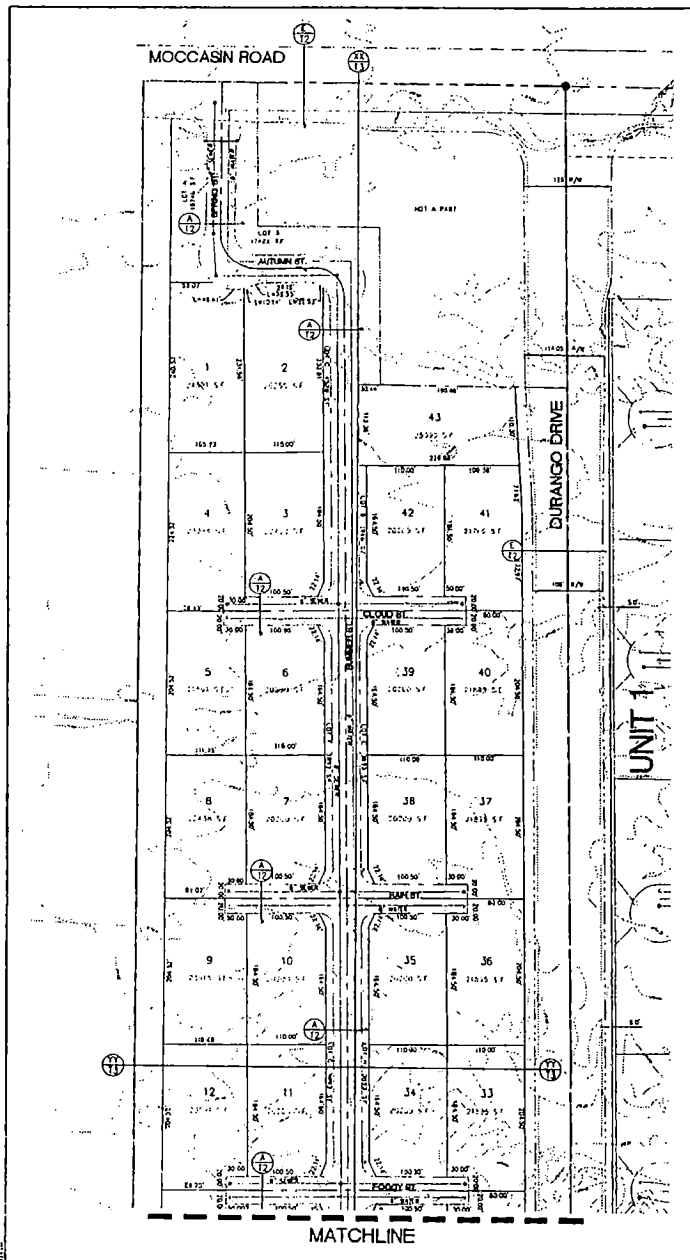
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
TELEPHONE: (702) 804-3000 FAX: (702) 804-3296

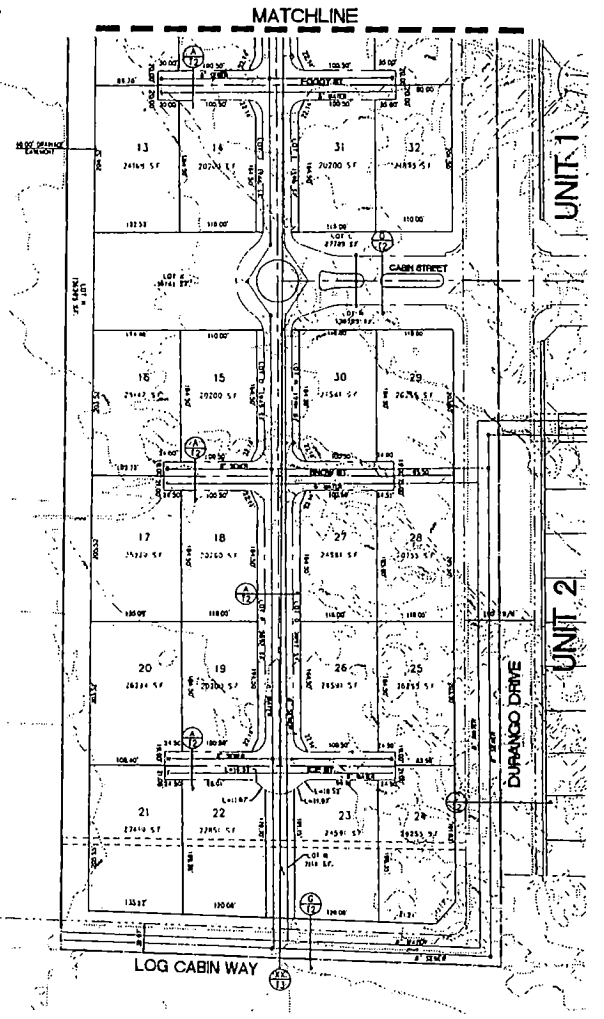
LOG CABIN RANCH
BY DR HORTON
UNIT 7 - TENTATIVE MAP

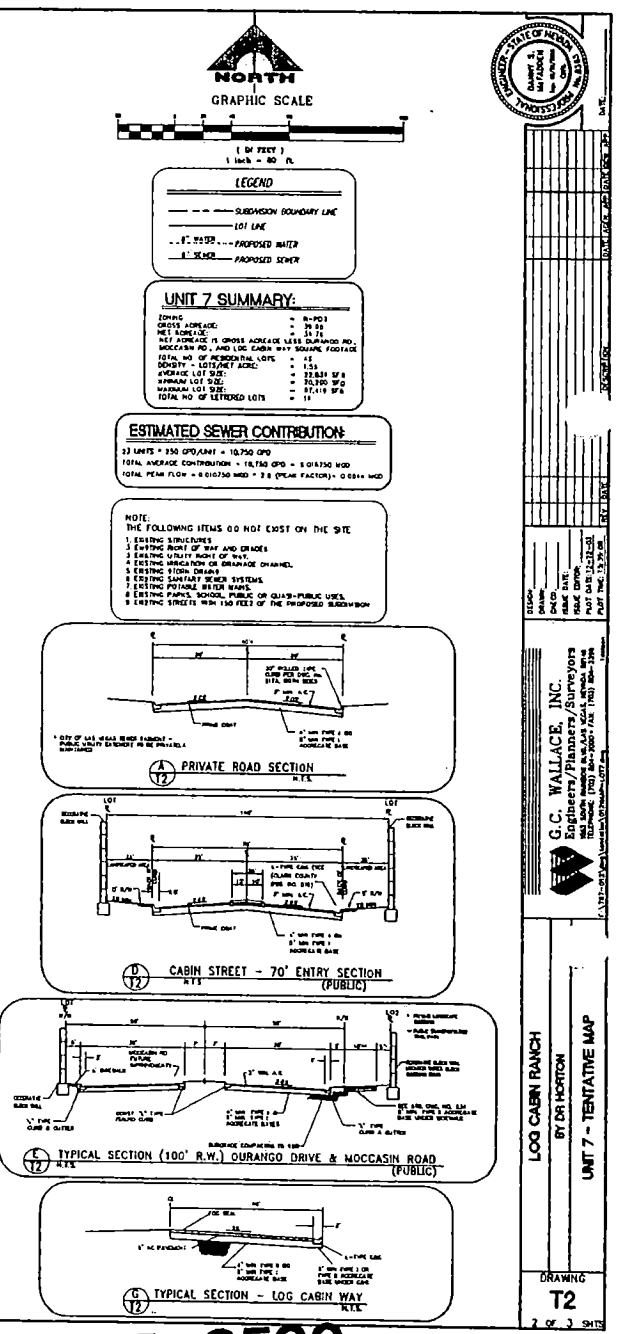
DRAWING
T1
1 OF 3 SHTS

REVISED
12.23.03

TMP-3530
3-25-04 PC







G.C. WALLACE, INC.
Engineers/Planners/Surveyors

LOG CABIN RANCH
BY DR HORTON
UNIT 7 - TENTATIVE MAP

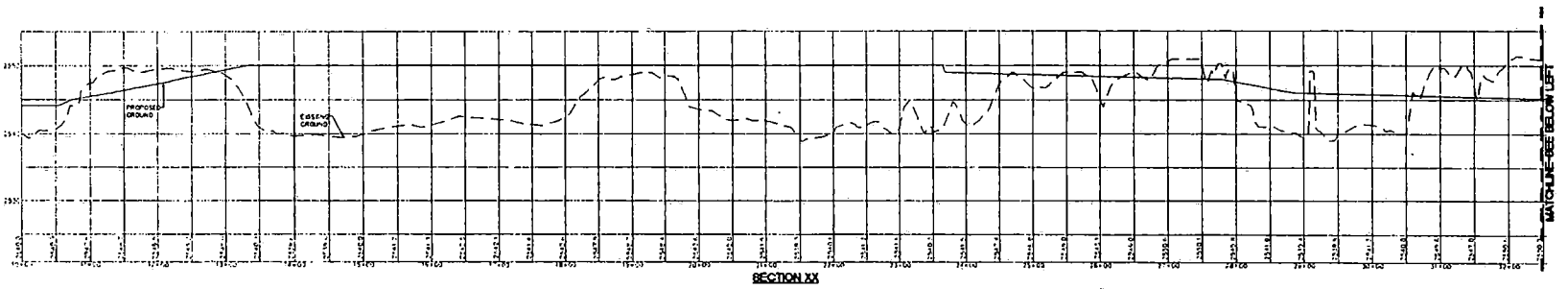
DRAWING
T2
2 OF 3 SHTS

REVISED
12.23.03

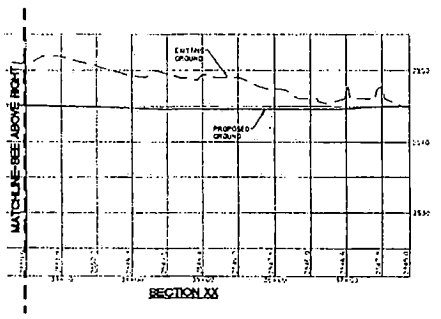
TMP-3530
2-26-04 PC

GRAPHIC SCALE

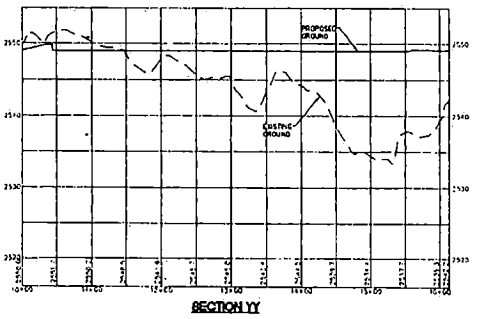
(IN FEET)
1 inch = 60 ft.



SECTION XX



SECTION XX



SECTION YY

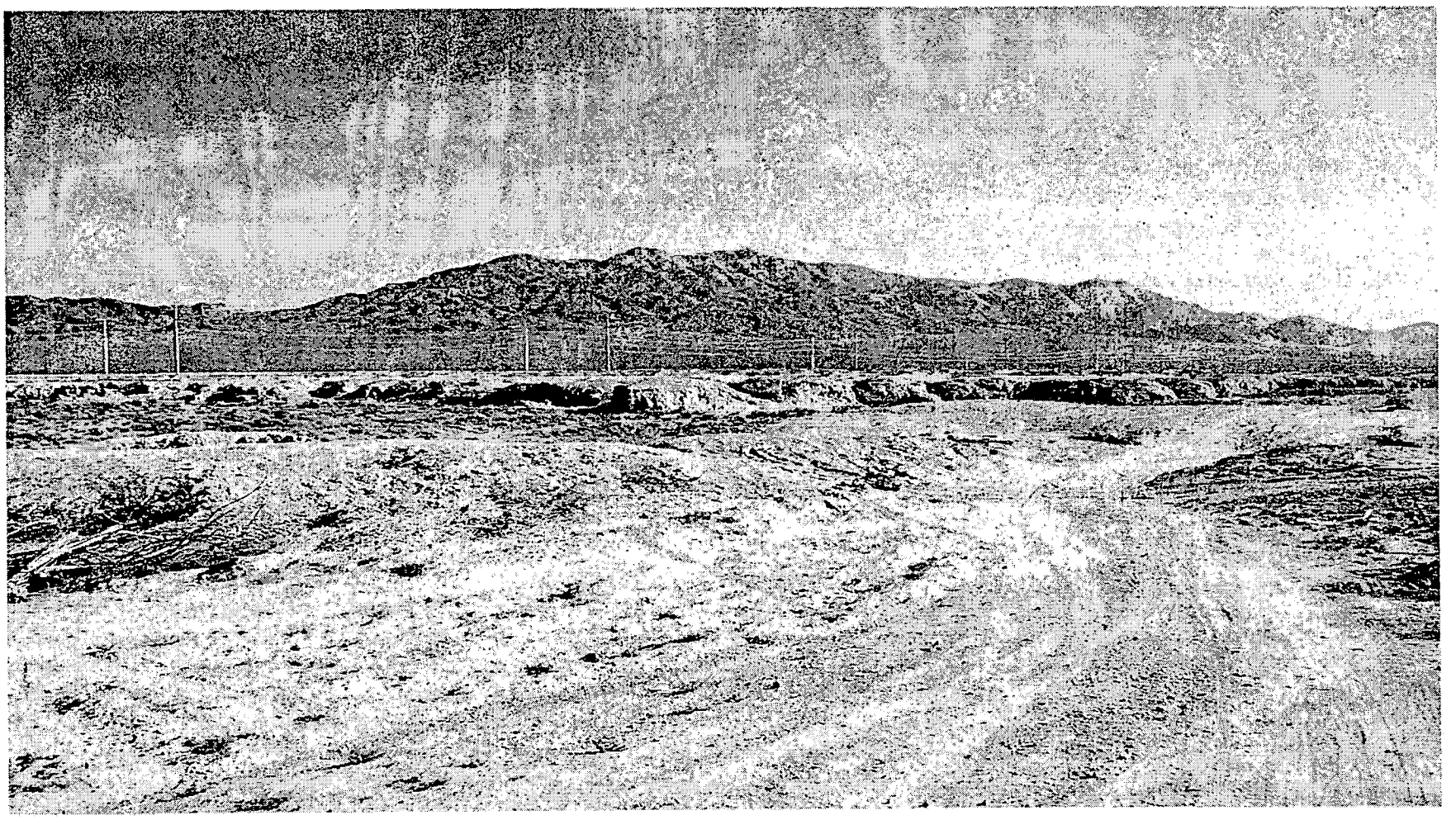
LOG CABIN RANCH
BY DR HORTON
UNIT 7 - TENTATIVE MAP CROSS SECTIONS

DRAWING
T3

G.C. WALLACE, INC.
Engineers/Planners/Surveyors

REVISED
12.23.03

TMP-3530
3-25-04 PC



TMP-3530 - LOG CABIN RANCH UNIT 7 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC.
WEST SIDE OF DURANGO DRIVE BETWEEN LOG CABIN WAY AND MOCCASIN ROAD
MARCH 25, 2004 PLANNING COMMISSION

10/01/03

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
ABEYANCE ITEM - 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).

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 this item be HELD IN ABEYANCE to the April 8, 2004 Planning Commission meeting.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

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

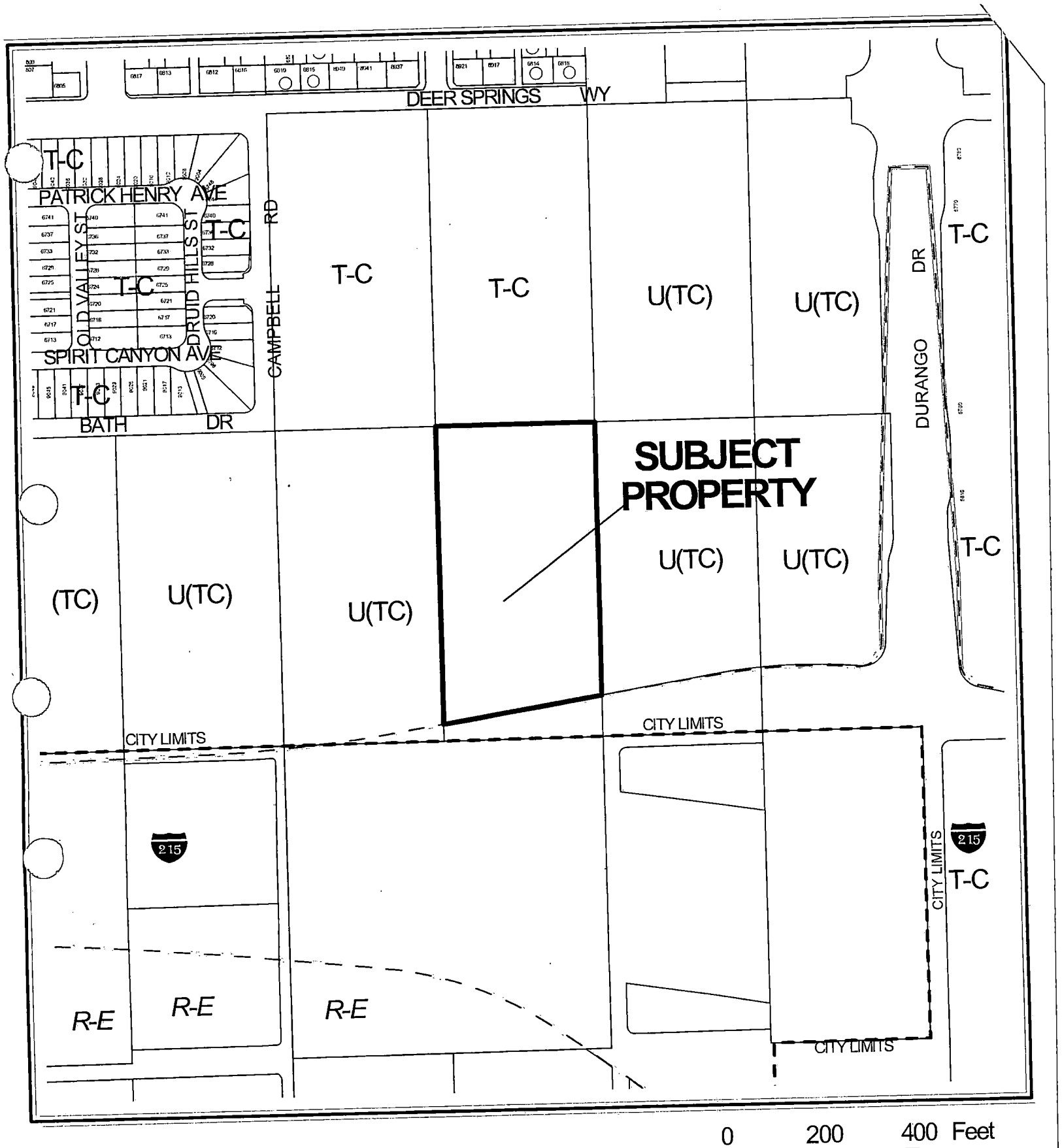
Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.

MINUTES – Continued:

Item 13	Work with Public Works staff
Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

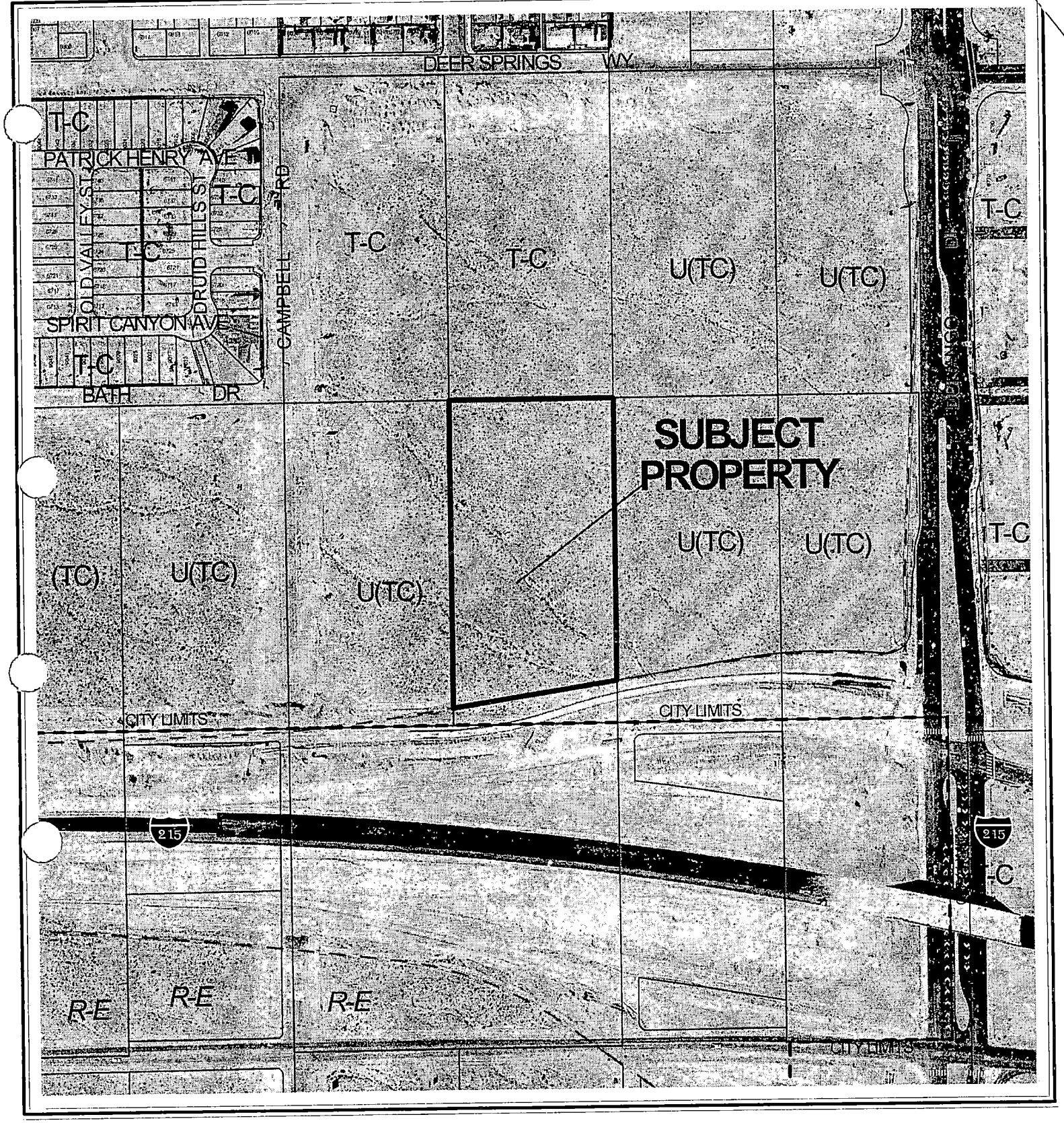
(6:05 – 6:09)



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 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - TENTATIVE MAP - TMP-3791 - CONCORDIA @ DEER SPRINGS UNIT 2A - APPLICANT/OWNER: CONCORDIA HOMES NEVADA, INC.

ON MARCH 17, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 8, 2004 PLANNING COMMISSION MEETING.

VTN nevada
CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

March 17, 2004

City of Las Vegas Planning

Mr. Gary Leobold

Fax: 702-385-7268

Re: Concordia @ Deer Springs Un 2A Tentative Map – Scheduled for the March 11, 2004 Planning Commission Meeting

Tentative Map --- TMP-3791

Dear Gary,

The above application is on the agenda for the Planning Commission meeting scheduled for March 11, 2004. At that meeting this item was held for 2 weeks.

We are requesting that the **Tentative Map TMP-3791** be **rescheduled for the April 8, 2004 Planning Commission Meeting.**

We apologize for the inconvenience involved with this issue and we thank you for your cooperation.

If you have any questions please don't hesitate to contact me. A Hard copy of this letter will be delivered to your attention in the 3-18-04 delivery.

Sincerely,

VTN NEVADA

Jessica Flores
Project Coordinator

Cc: Aaron Yamachika
Brian Psioda

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
TEL. (702) 873-7550 FAX: 362-2597

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

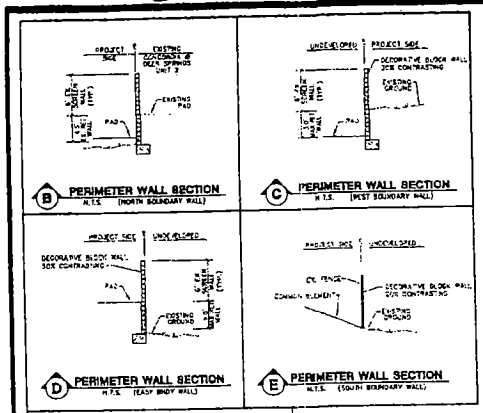
Michelle Valsvik

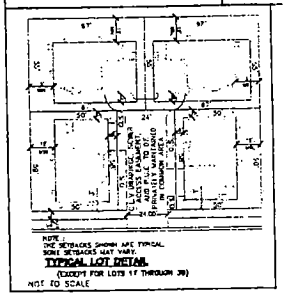
Notary Public in and for said County and State

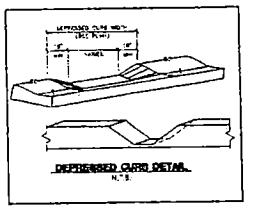
Revised 2/12/02

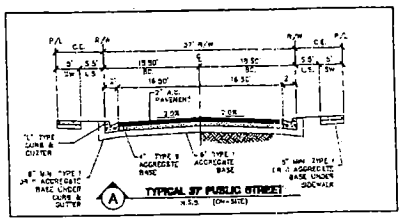
f:\depot\Application Packet\Statement of Financial Interest.doc

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



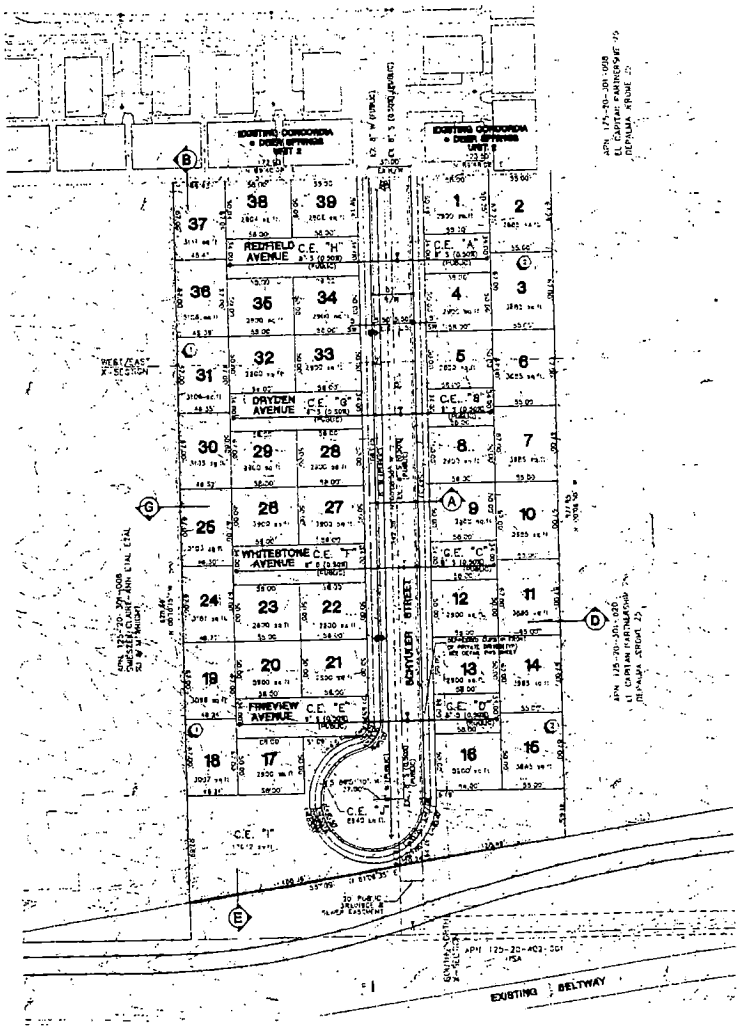


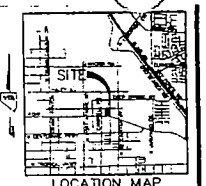




GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CITY OF LAS VEGAS MEANS.
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 GPD/EDU
   PEAK FLOW = 0 GPD/EDU
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 "FIRM" PANEL
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL PROPERTY LINE RADII = 10' AS INTERSECTIONS UNLESS OTHERWISE SHOWN
10. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME BUYER'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 SEMI-PUBLIC USES.





GRAPHIC SCALE

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

SITE DATA

ZONING	R-E & U-V/C
PROPOSED ZONING	R-PD4
GROSS AREA	4.64 AC
NUMBER OF LOTS	20
PROPOSED DENSITY	2.72 DU/AC
NUMBER OF COMMON ELEMENTS	1
C.E. "I"	± 17,679 S.F.
C.E. "J"	± 8,940 S.F.
TOTAL OPEN SPACE PROVIDED	26,619 S.F.
OPEN SPACE REQUIRED	20,038 S.F.
APN# 125-20-251-015	

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
- C — BLOCK NUMBER
- POINT OF CONNECTION TO EXIST. UTILITIES
- RATE OF GRADE AND DIRECTION OF FLOW (ARROWS TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
- EXISTING CONTOUR LINE
- CE — COMMON ELEMENT AREA
- SL — STREET LIGHT
- FH — FIRE HYDRANT
- MB — PROPOSED MAIL BOXES PER USPS
- OS — OPEN SPACE

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 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 MONUMENT, LAKE MEAD BLVD. & N.B. LOOP OVER/UNDER PASS AND WASHBURN ROAD.

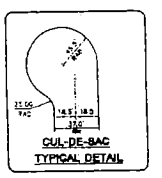
ELEVATION: THE BENCHMARK IS 2432.97'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS SOUTH 89°51'10" WEST BETWEEN THE SOUTH 1/4 OF THE SOUTHEAST QUARTER (S 1/4 OF THE SOUTHEAST QUARTER) AND THE SOUTHWEST CORNER OF SAID SECTION 20, TOWNSHIP 19 SOUTH, RANGE 63 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 119 AT PAGE 88.

NOTE

FOR MR. MIKE HANG FROM CLARK COUNTY PLANNING: NO "REAL WILL BE WITHIN PROPERTY THE PROPOSED "FAA" WILL BE WITHIN BELTWAY RIGHT OF WAY PER WHICH LOCATION HAS "IT" TO BE DETERMINED



Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-595-6111

OWNER/DEVELOPER

CONCORDIA HOMES
380 ANDERSON RANCH ROAD, SUITE 100
HENDERSON, NEVADA 89014
(702) 434-5330
CONTACT: ROBYN HOGAN

CONCORDIA HOMES
180 NORTH PACIFIC, SUITE 100
SAN DIMAS, CA 91773
(702) 434-5330 CONT: ROBYN HOGAN

CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD, LAS VEGAS, NEVADA 89146
PH: (702) 851-1555 FAX: (702) 341-1447
ENGINEERING & PLANNING & CONSTRUCTION MANAGEMENT

vtn nevada

TENTATIVE MAP

CONCORDIA @ DEER SPRINGS UNIT 2A

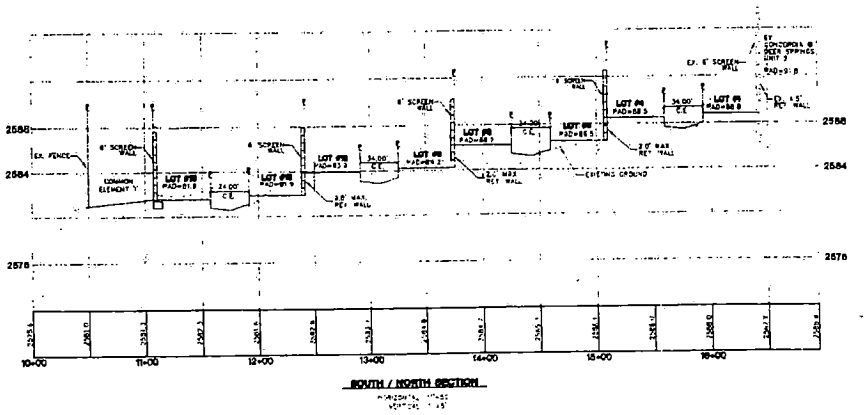
DRAWN BY	DESIGNED BY	CHECKED BY	PROJECT NO.
AS	AS	CC	3503-3

DEC. 2003
DEC. 2003
SCALE: 1"=50' HORIZ
N/A VERT

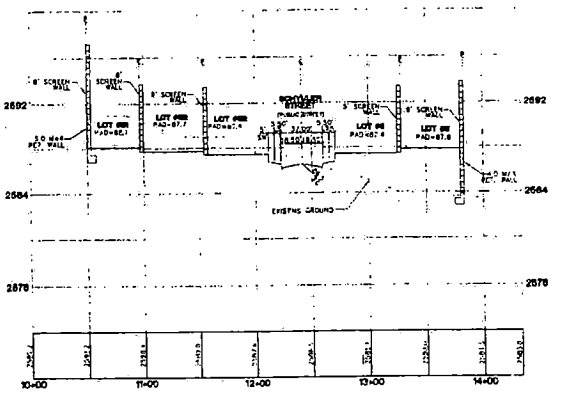
Exp. DEC. 31, 2004
AARON M. SZYMANOWSKI
No. 9878
CIVIL
STATE OF NEVADA
PROFESSIONAL ENGINEER
12/15/04

SHEET
TM1
1 OF 2 SHEETS
DRAWING NO.

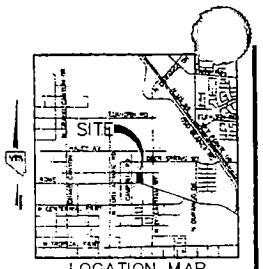
TMP-3791
3-25-04 PC



SOUTH / NORTH SECTION



WEST / EAST SECTION



LOCATION MAP

CONCORDIA HOMES
180 ANDSON PKWY, SUITE 100
HENDERSON, NEVADA 89014
(702) 434-3300 FAX: (702) 434-3333

CITY OF LAS VEGAS

vtn nevada

TENTATIVE MAP

CONCORDIA • DEER SPRINGS
UNIT 2A

DRAWN BY: AB
DESIGNED BY: AB
CHECKED BY: EC
PROJECT NO: 8003-21
SCALE: 1"=50' HORIZ. 1"=5' VERT.
DEC. 2001
DEC. 2003

AARON M. KAMACHOTA
NEVADA
No. 10079
CIVIL
ENGINEER
PROFESSIONAL
12/14

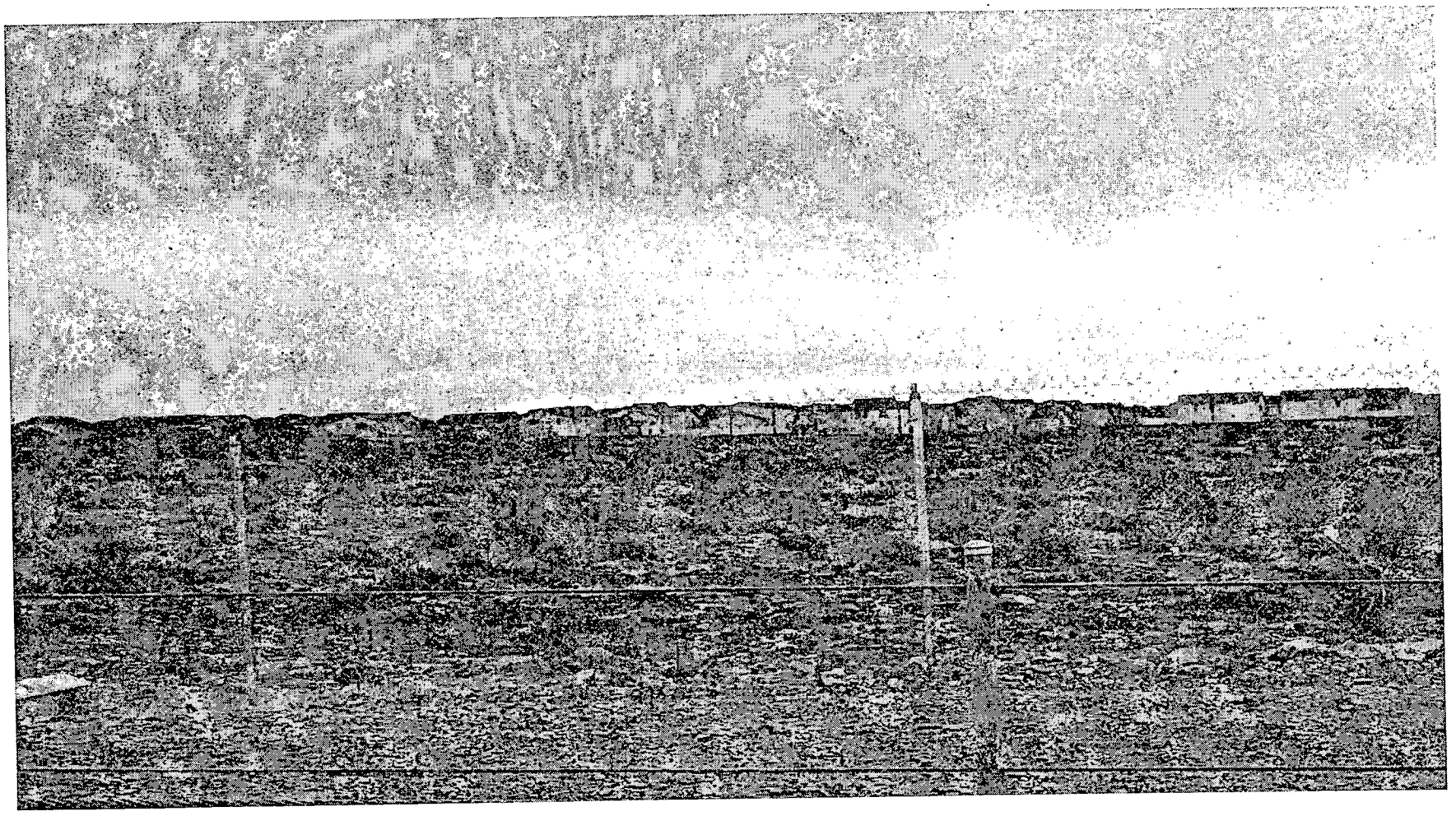
SHEET
TM2
2 OF 2 SHEETS

DRAWING NO.

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-693-8111

TMP-3791
3-25-04 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 25, 2004 PLANNING COMMISSION

01/23/04

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
TMP-3876 - LONDON CIRCLE - APPLICANT: DWYER ENGINEERING - OWNER: THOMAS FETT - Request for a Tentative Map FOR A 7 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 1.04 acres at 5250 Smoke Ranch Road (APN: 138-13-801-068), R-E (Residence Estates) under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 5 (Weekly).

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-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions UNANIMOUS with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08/6:12 – 6:14)
1-218/1-318

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 4 – TMP-3876

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-2853), Major Modification (MOD-2851), and the Lone Mountain Master Development Plan.

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

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

5. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement Plans, whichever occurs first, a revised Tentative Map depicting all required set backs shall be approved by the Planning and Development Department and Public Works Department staff.

6. A six-foot decorative block wall shall be shown along the north property line in place of the chain link fence currently depicted on the map.

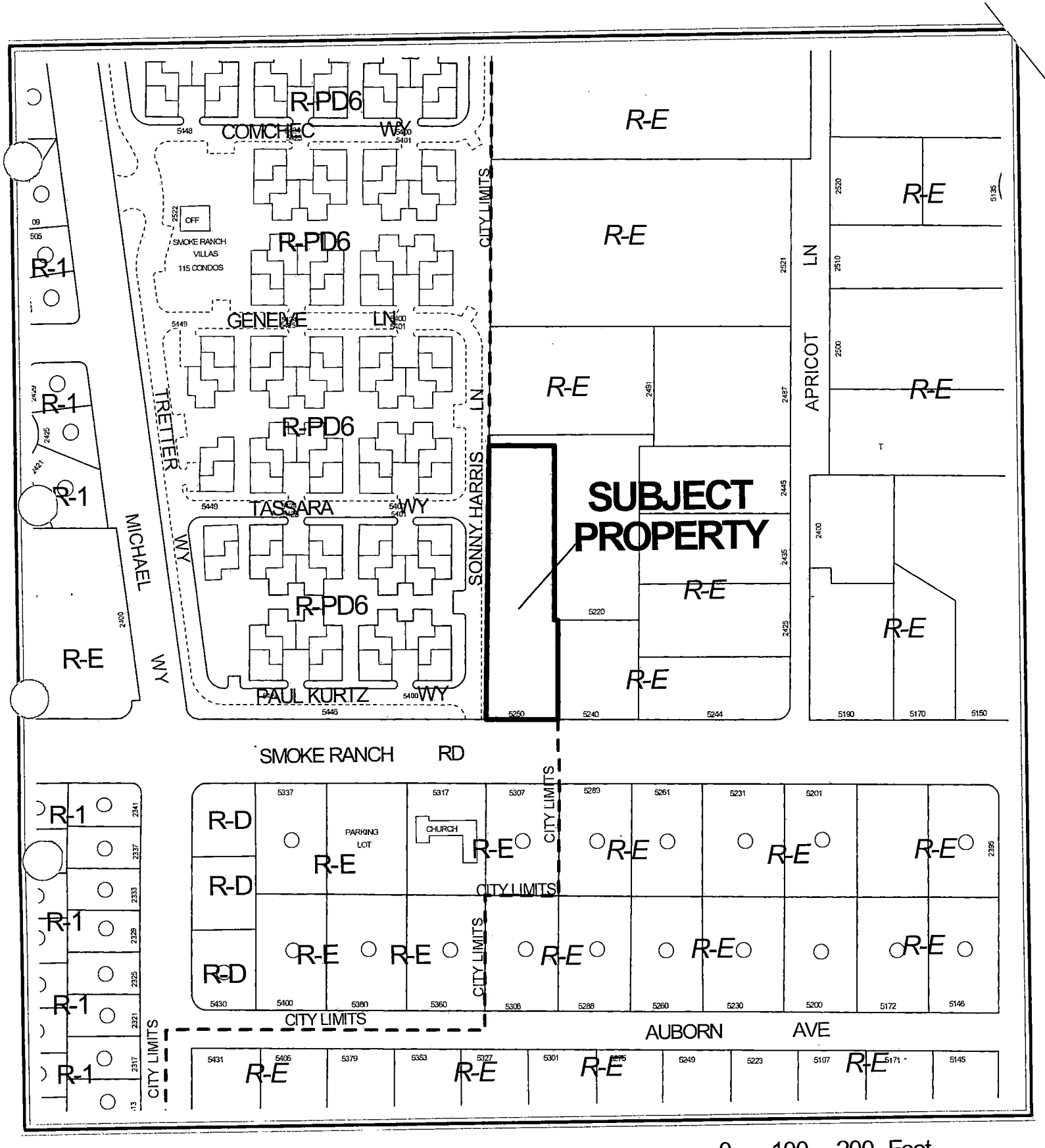
Public Works

7. 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 submittal of a Final Map for this site.

8. Site development to comply with all applicable conditions of approval for ZON-2574, SDR-2577, and all other subsequent site-related actions.

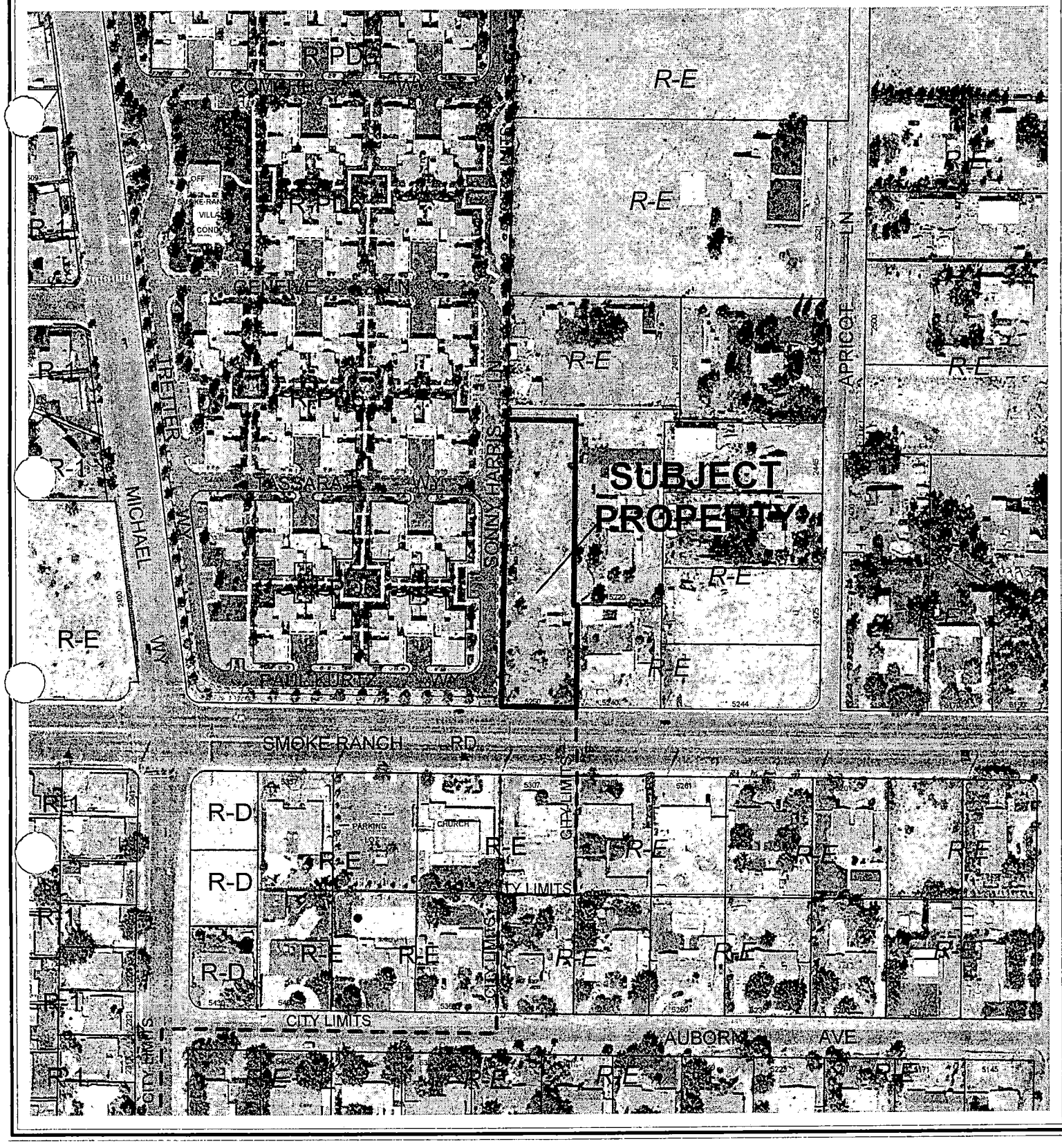
CONDITIONS - Continued:

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



CASE: TMP-3876

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)



0 100 200 Feet

CASE: TMP-3876

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3876 - LONDON CIRCLE - APPLICANT: DWYER ENGINEERING - OWNER: THOMAS FETT

** CONDITIONS **

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

Planning and Development

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KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of a Tentative Map for a seven lot Single-Family Residential Subdivision on 1.04 acres at 5250 Smoke Ranch Road.

BACKGROUND INFORMATION

A) Previous Actions

05/07/03 The City Council approved an annexation (ANX-1752) for the subject property. The Planning Commission recommended approval. The effective date was 06/13/03.

08/20/03 The City Council approved the General Plan Amendment GPA-2572, Rezoning ZON-2574, and Site Plan Review SDR-2577. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

01/21/04 The following topics were discussed:

- The map needs to be stamped and signed.
- Written approval of deviations is needed.
- Cross sections need to be included on the map.
- Requirements of a Tentative Map application.
- Map must conform to the Site Development Plan review application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 1.08

KCW

B) Existing Land Use

Subject Property:	Single Family Dwelling
North:	Single Family Dwellings
South:	Single Family Dwelling and church
East:	Single Family Dwelling
West:	Condominiums

C) Planned Land Use

Subject Property:	R (Rural Density Residential)
North:	R (Rural Density Residential)
South:	R (Rural Density Residential)
East:	R (Rural Density Residential)
West:	MLA (Medium Low Density Attached)

D) Existing Zoning

Subject Property:	Clark County
North:	Clark County
South:	R-E (Residence Estates) and Clark County
East:	Clark County
West:	R-PD6 (Residential Planned Development – 6 Units Per Acre)

E) General Plan Compliance

The R (Rural Density Residential) category of the Southwest General Plan allows a maximum of 3.5 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.

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
Special Notification		X

Rural Preservation Neighborhood
The subject site falls within a Rural Preservation Neighborhood (RPN) 330-foot buffer zone. The Rural Preservation Neighborhood designated parcels are located to the east of the subject site within Clark County. Nevada Revised Statute 278 limits residential development within this

330-foot buffer zone to an average density of three residential dwelling units per acre. The northern .35-acre portion of the site is subject to the density limitation, as the remainder of the site is located within 330 feet of Smoke Ranch Road (a 100-foot Primary Arterial). The density within the Rural Preservation Neighborhood buffer zone is 2.85 units per acre, which is below the maximum 3.0 units per acre.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Pursuant to Title 19.06, Development Standards proposed for the subject property are as follows:

Standards	Proposed	Acceptable
Min. Lot Size	3,510 Square Feet	Y
Min. Lot Width	52 Feet	Y
Min. Setbacks		
• Front (Garage)	20 Feet	Y
• Front (SFD)	15 Feet	Y
• Side	5 Feet	Y
• Rear	10 Feet	Y
Max. Lot Coverage	50 %	Y
Max. Building Height	2 Stories / 35 Feet	Y

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

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
1.08 acres	6.7 DUA	1.65	N/A	Zero	N/A	Zero

The proposal is for less than 12 lots, therefore the R-PD open space standards do not apply.

KCW

B) General Analysis Discussion

- General information (Residential/Commercial)

The subject lots are accessed by one drive, shown as London Circle, from Smoke Ranch Road. A 41-foot wide private drive services the proposed seven lot single-family subdivision. Lot sizes vary from 3,783 square feet to 3,935 square feet and average 3,836 square feet in size. Because there are less than 12 lots no open space will be required for this R-PD (Residential Planned Development) subdivision.

- Cross Section

The cross-sections depict maximum natural grades between two-percent and four-percent across this site. Per Table A Subdivision Code 18.08.110 a development with a natural slope of between two-percent and four-percent, such as this development, is allowed a maximum 6-foot retaining wall.

The east and west cross section elevations depict a six wall above the eastern and western property lines.

The north and south cross section elevations depict an overall wall height of six feet.

- Special Conditions of Approval (from Zoning or SDPR)

1. Lot 7, identified as "future use to be determined", shall be subject to site development plan review prior to the issuance of permits for that portion of the property.

2. The setbacks for this development shall be a minimum of 20 feet to the front of the garage and 15 feet to the front of the house as measured from the back of the sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, and 10 feet in the rear.

The Tentative Map implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT DEPARTMENT

FAXED By: CH Date: 1/19

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3876 APN: 138-13-801-068

Name of Property Owner: Thomas Fett

Name of Applicant: Dwyer Engineering

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

____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Thomas Fett

Print Name: THOMAS FETT

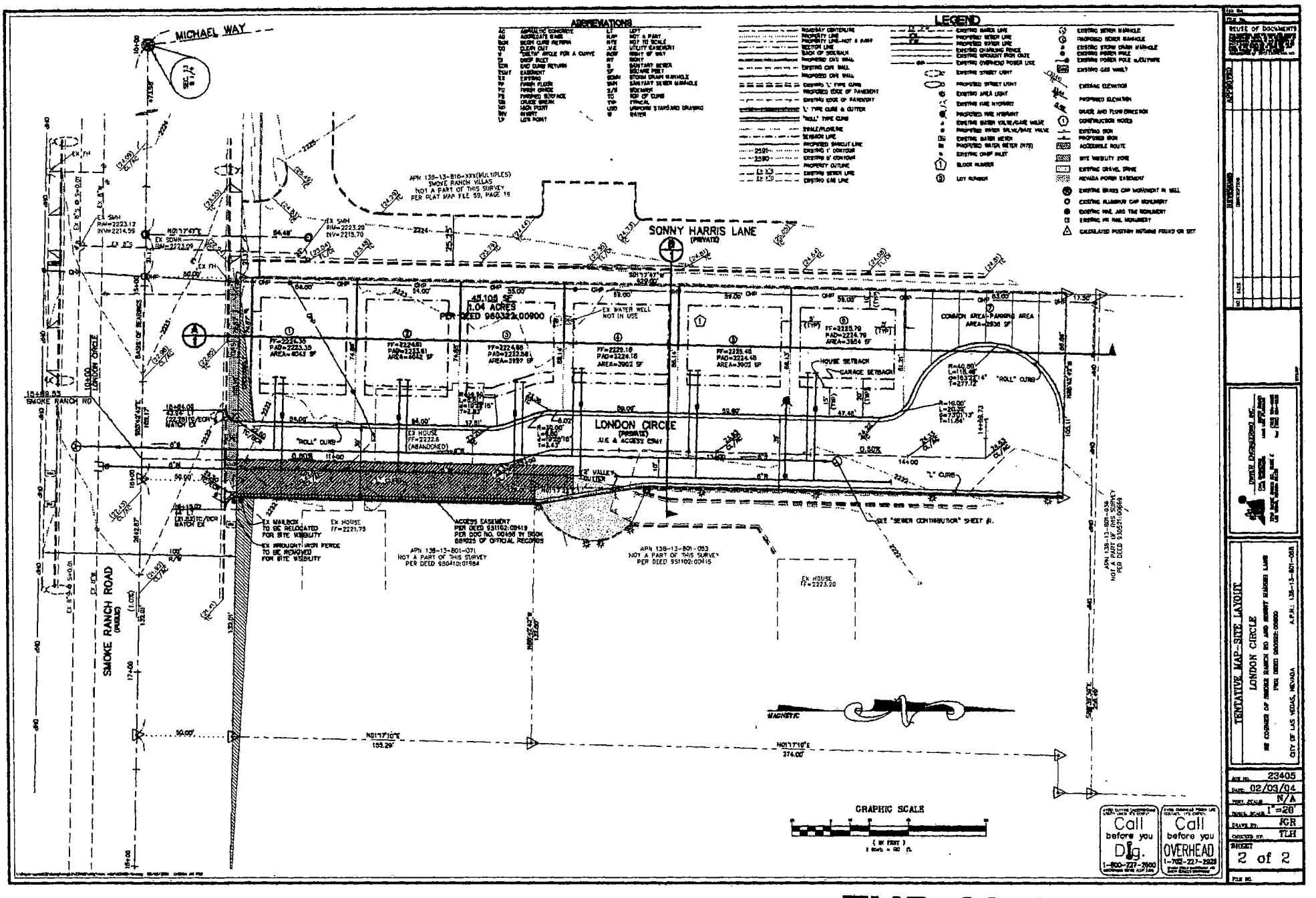
Subscribed and sworn before me

This 19 day of January, 2004

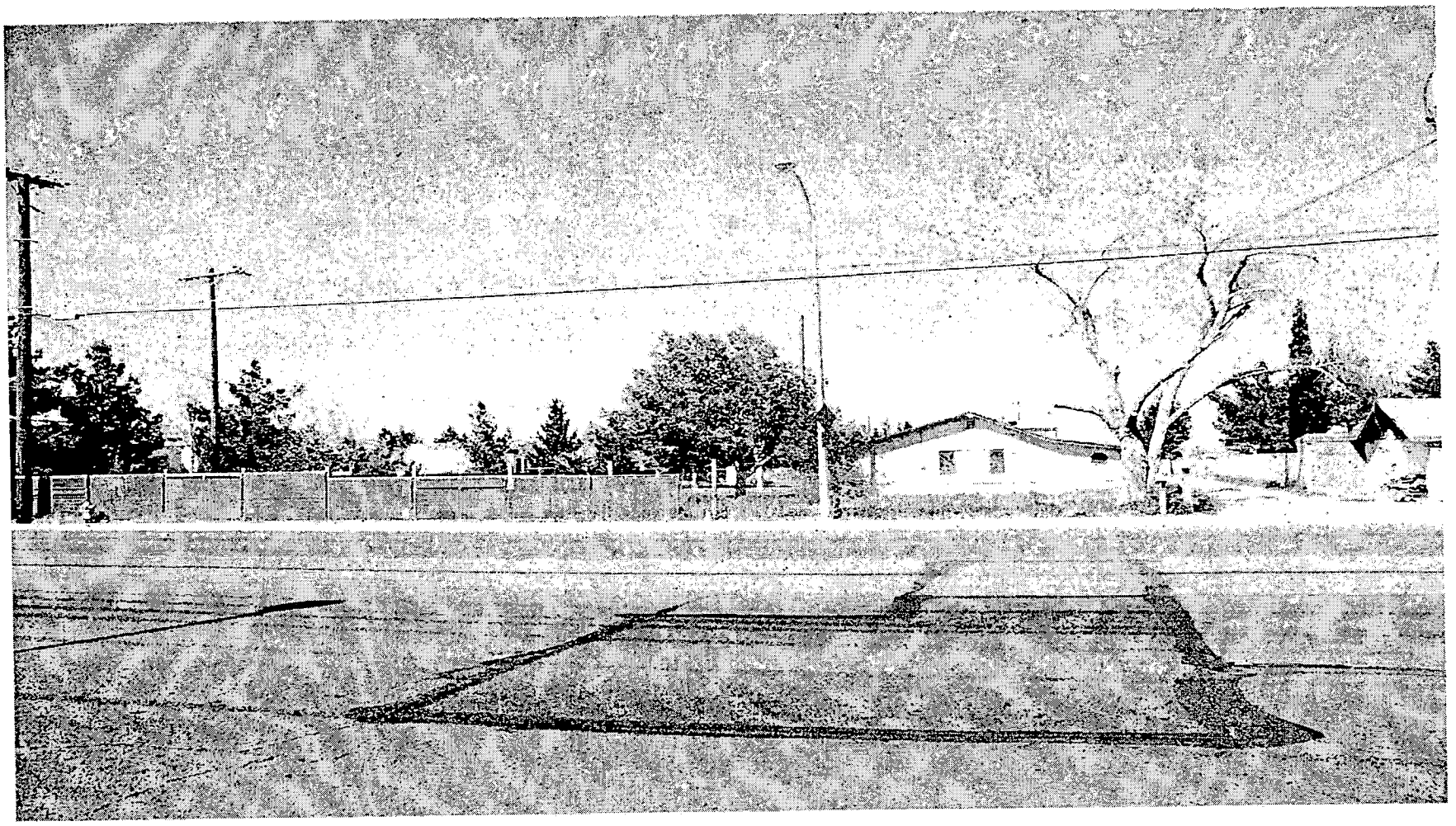
Heidi L. Hungler

Notary Public in and for said County and State

HEIDI L HUNGLER
Notary Public, State of Nevada
Appointment No. 02-74700-1
My Appt. Expires Jan. 22, 2006



TMP-3876 3-25-04 PC



TMP-3876 - LONDON CIRCLE - APPLICANT: DWYER ENGINEERING - OWNER: THOMAS FETT
5250 SMOKE RANCH ROAD
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
TMP-3892 - LONE MOUNTAIN CONDOS PHASE II - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: NHU THI TRAN - Request for a Tentative Map FOR AN 80 UNIT CONDOMINIUM SUBDIVISION on 5.31 acres adjacent to the southeast corner of Alexander Road and Vegas Vista Trail (APN: 137-12-501-016), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development), 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-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions UNANIMOUS with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08/6:12 – 6:14)
1-218/1-318

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning Z-0033-97, Major Modification MOD-2476 and Site Development Plan Review SDR-2475.

3. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.

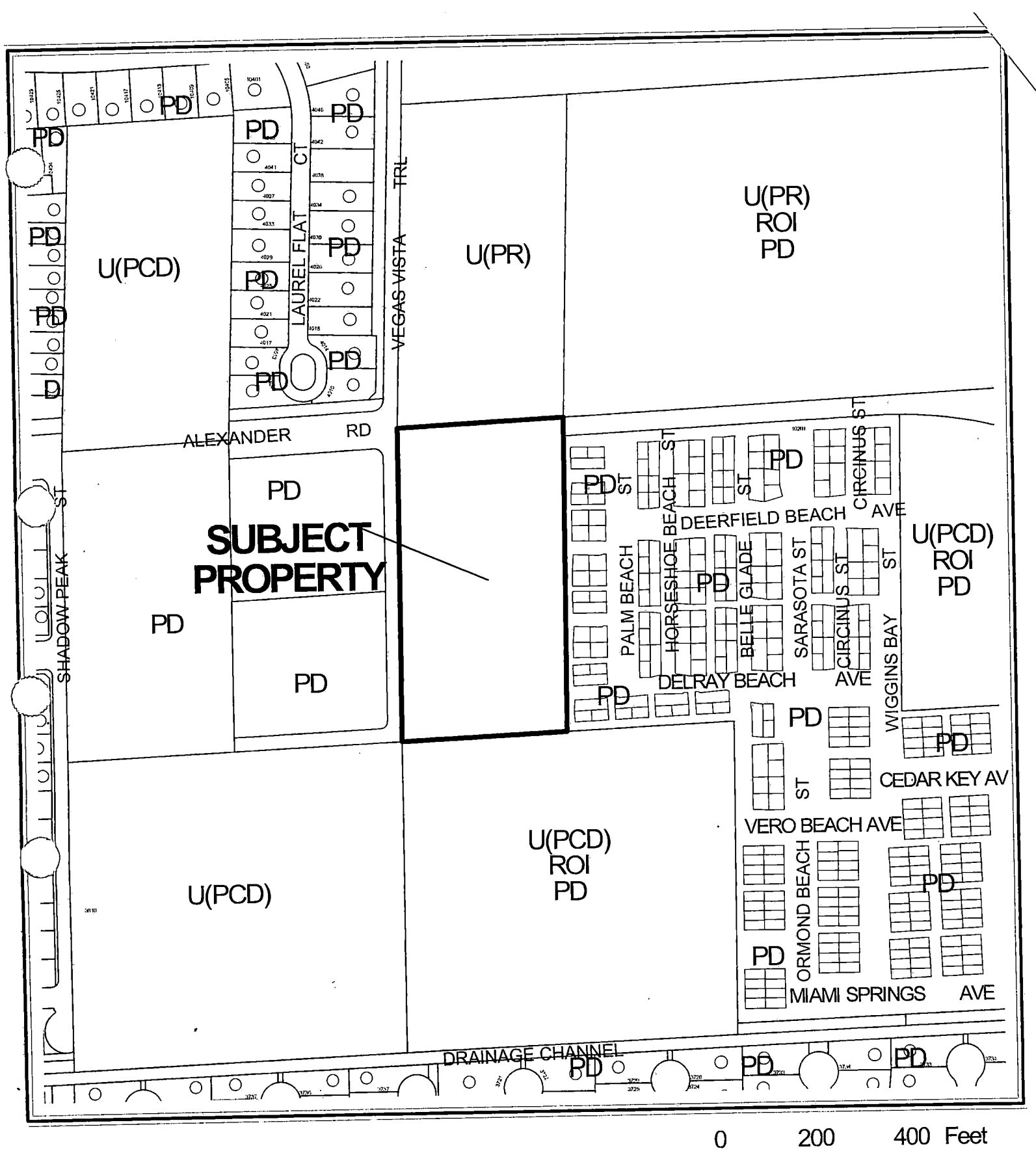
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Grant a Traffic Signal Chord Easement at the southeast corner of Alexander Road and Vegas Vista Trail.

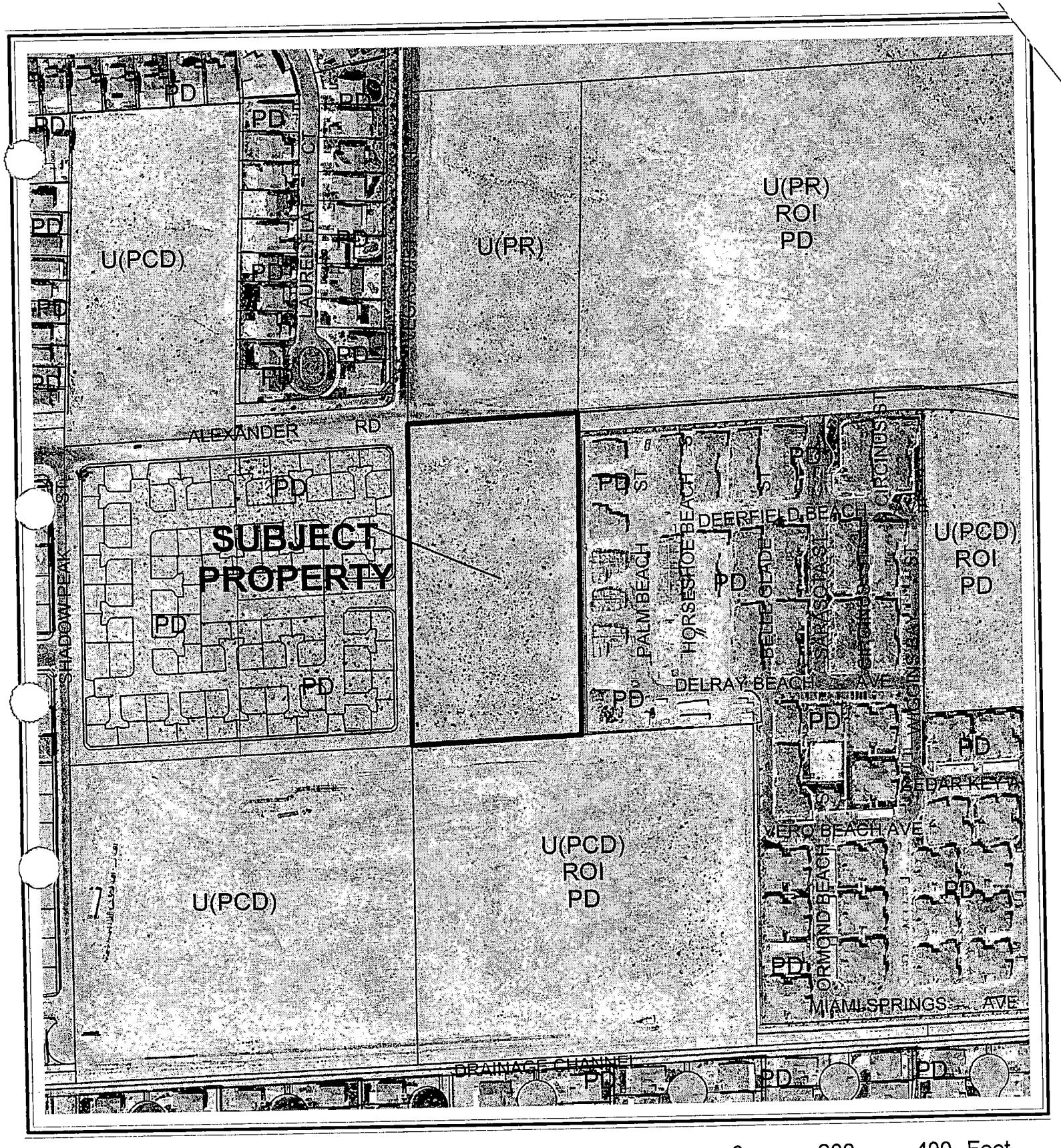
6. Site development to comply with all applicable conditions of approval for SDR-2475 and all other subsequent site-related actions.

7. 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-3892

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



0 200 400 Feet

CASE: TMP-3892

ZONING OF SUBJECT PROPERTY:
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N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3892 - LONE MOUNTAIN CONDOS PHASE II -
APPLICANT: WARMINGTON HOMES NEVADA - OWNER: NHU THI TRAN

** 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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MP

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map for an 80-unit condominium subdivision on 5.31 acres adjacent to the southwest corner of Alexander Road and Vegas Vista Trail.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

06/23/97 The City Council approved a Rezoning (Z-0033-97) to PD (Planned Development) on this site as part of the overall Lone Mountain Master Plan. The Planning Commission and staff recommended approval on June 12, 1997.

08/06/03 The City Council approved a Major Modification (MOD-2476) to the Lone Mountain Master Plan to designate this site as M (Multi-Family Medium). The Planning Commission and staff recommended approval on July 10, 2003.

09/17/03 The City Council approved a Site Development Plan Review (SDR-2475) for the 80 Unit Condominium Development on this site. The Planning Commission and staff recommended approval on August 14, 2003.

B) Pre-Application Meeting

02/02/04 The applicant was advised of the requirements for a Tentative Map application and that the map must be in conformance with the approved Site Development Plan Review.

MP

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 5.31

B) Existing Land Use

Subject Property:	Undeveloped
North:	Undeveloped
South:	Undeveloped
East:	Condominiums
West:	Single Family Detached Clusters (Under Construction)

C) Existing Zoning

Subject Property:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
North:	U (Undeveloped) [PR (Parks/Recreation/Open Space) General Plan Designation]
South:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development)
East:	PD (Planned Development)
West:	PD (Planned Development)

D) General Plan Compliance

The site is designated PCD (Planned Community Development) on the Centennial Hills Interlocal Land Use Plan Map of the General Plan and zoned U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development). The proposed condominium project is in conformance.

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

MP

This site is deisgnated M (Multi-Family Medium), which permits a condominium project of this density

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

The submitted Tentative Map is in conformance with the approved Site Development Plan Review with regards to building locations, public street access, parking and open space.

A2) Open Space Standards

Section 2.3.8 of the Lone Mountain Master Development Plan requires neighborhood parks and open space to meet the following standards:

Total Units	Required Ratio	Provided
80 units	330 square feet per unit, or 26,400 square feet	57,377 square feet

The proposed open space within the project exceeds the minimum open space requirement of the Lone Mountain Master Plan.

B) General Analysis Discussion

- General information (Residential/Commercial)

The proposed Tentative Map shows a total of 80 condominium units consisting of 10 buildings with 8 units per building. Access to the site is provided via a driveway from Foxcroft Avenue and an access drive from the existing Lone Mountain Condominium subdivision to the east with internal access to the units provided by 24-foot wide private drives.

- Cross Section

The Department of Public Works notes that cross-sections have been provided and appear to depict a maximum natural grade greater than 4% across this site from north to south and east to west based on the slopes provided for Alexander Road, Vegas Vista Trail, and Foxcroft Lane

(Bradshaw Road). Per Table A Subdivision Code 18.08.110 a development with natural slope greater than 4%, such as this development, is allowed a maximum 6-foot retaining wall per step. The retaining walls shown for this development exceed 6 feet in height and show view walls on top of the retaining walls for total heights in excess of 8-feet in height as viewed internally from the subdivision site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

MP

[redacted]

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3892 APN: 137-12-501-016

Name of Property Owner: TRAN NHU THI

Name of Applicant: Warrington Homes NEVADA

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: N/A

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: [signature]

Print Name: NHU THI TRAN

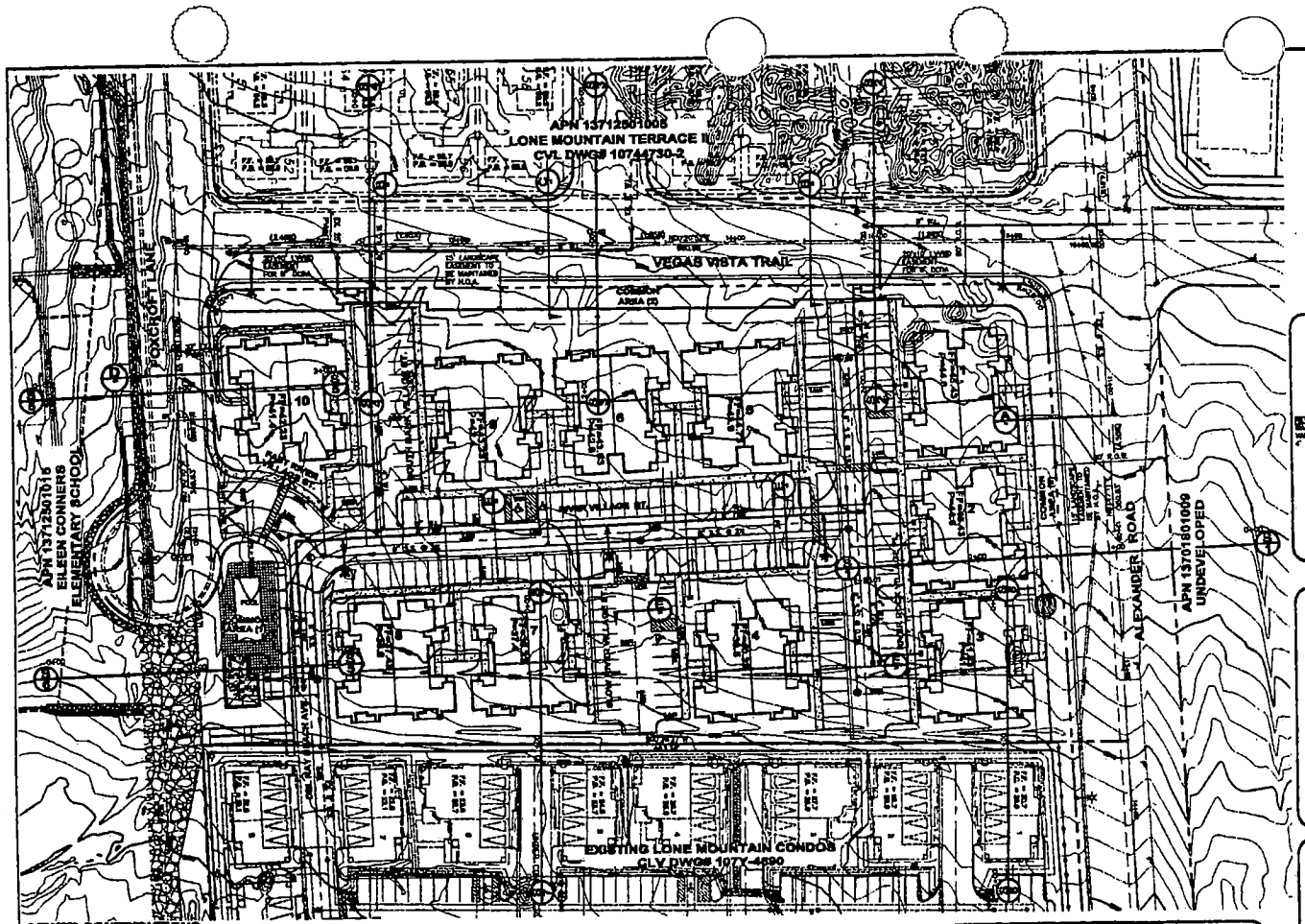
Subscribed and sworn before me

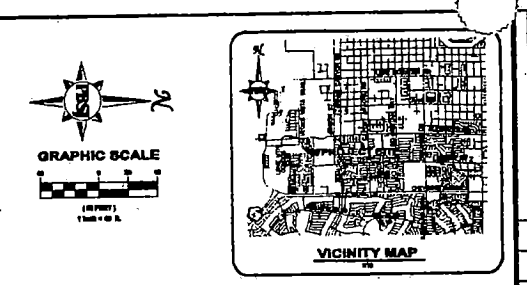
This 2 day of FEB, 2004

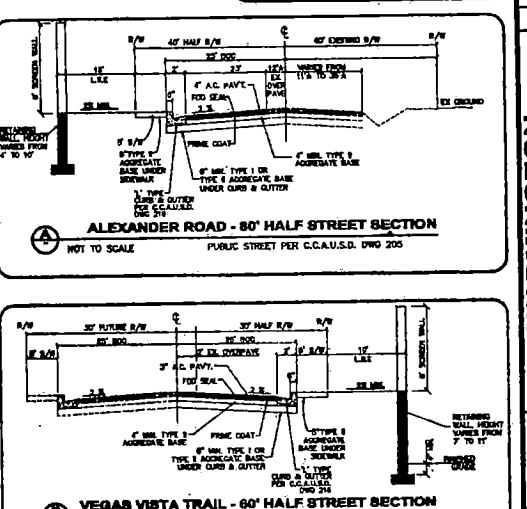
[signature]

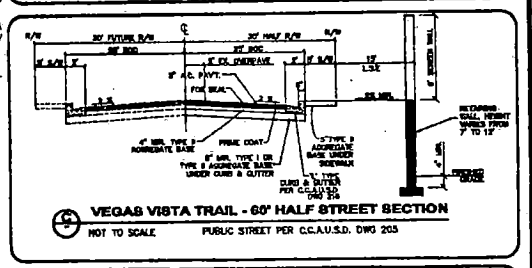
Notary Public in and for said County and State

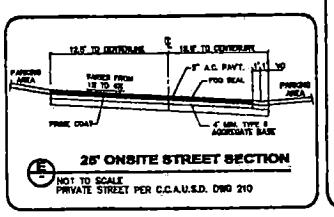
STEFFANIE E. NELSON
Notary Public State of Nevada
No. 01-71113-1
My appt. exp. Sept.14, 2005

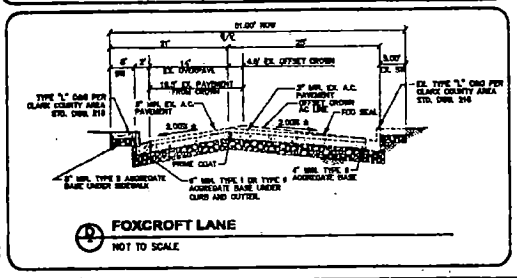












SEWER CONTRIBUTIONS

BUILT/PLAN RESIDENTIAL

NUMBER OF BUILDINGS	NUMBER OF UNITS	UNIT (GPM/UNIT)	UNITS	AVERAGE FLOW (GPD)	PEAK FACTOR
10	88	0.7	88	14,080	C
PEAK FLOW (GPD)	PEAK FLOW (GPM)	PEAK FLOW (CFS)			PEAK FACTOR (CHART)
44,880	31	0.068			3.2 CHART
PIPE SIZE (IN)	PIPE SLOPE	PIPE CAPACITY (GPS)	PIPE CAPACITY (GPD)		
8.0	0.003	0.673	434,880		

SITE DATA

TOTAL SITE AREA	333,175 SF (GROSS) 330,574.5 SQ. FT.
REQUIRED LANDSCAPING	79,613 SF
PROVIDED LANDSCAPING	29,557 SF
OPEN SPACE PROVIDED	57,377 SF
TOTAL BUILDING AREA	88,840 SF
FLOOR AREA RATIO	.26

SETBACKS

VEGAS VISTA	20 FT.
ALEXANDER	20 FT.
SOUTH PROPERTY LINE	15 FT.
EAST PROPERTY LINE	15 FT.
NUMBER OF UNITS	88
DENSITY	10.69 DU/PA

PER APPROVED SDR - 3479

PARKING

PARKING REQUIRED (10' x 5')

(3 BDRM'S) = 80 UNITS @ 1.75 SPACES/UNIT = 140 SPACES REQUIRED

(CARPORT) = 88 UNITS @ 1 SPACE/8 UNITS = 14 SPACES REQUIRED

TOTAL = 154 SPACES REQUIRED

PARKING PROVIDED (10' x 20')

FOR 80 UNITS (2 BDRM) + GARAGE = 140 SPACES PROVIDED

HANDICAP SPACES = 1 FOR EVERY 50 ACCESSIBLE UNIT = 3 SPACES PROVIDED

TOTAL SPACES = 154 SPACES PROVIDED

BUILDING DATA

BUILDING TYPES

8-PLEX BUILDINGS = 10 BUILDINGS

TOTAL = 88 UNITS

AREA OF BUILDINGS

8-PLEX BUILDING AREA (1,884 SF EA.) x 10 = 18,840 SF

TOTAL BUILDING AREA = 88,840 SF

OWNER

TRIAD 3002 TIC
3800 HOWARD HUGHES PKWY
LAS VEGAS, NEVADA 89109
(702) 221-0088

DEVELOPER

WARMINGTON HOMES
4787 WEST TROPICANA AVE., STE. 130A
LAS VEGAS, NEVADA 89103
(702) 240-4893
(702) 240-8430 (FAX)

BASIS OF BEARING

SOUTH 00°07'07" WEST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN ON THE MAP RECORDED IN BOOK 104 OF PLATS, PAGE 19 OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK
BLM 3 1/2" BRASS CAP FLUSH, 0.4 MILES EAST OF THE INTERSECTION OF ELDORADO LANE AND BUFFALO DRIVE
ELEVATION = 3,432.874 (UNADJ'D)
= 2,795.146 (UNADJ'D)

LEGAL DESCRIPTION

APN 137-13-501-014

BEING A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 13.

SAID PARCEL CONTAINS APPROXIMATELY 8.88 ACRES

GENERAL NOTES

1. NO KNOWN EXISTING STRUCTURES ON THIS SITE.
2. NO KNOWN EXISTING UTILITY RIGHT OF WAYS OR EASEMENTS ON THIS SITE.
3. NO KNOWN STORM DRAIN ON THIS SITE.

WARMINGTON HOMES

PBS&J — ENGINEERING · PLANNING · SURVEYING · CONSTRUCTION SERVICES

REV	DATE	BY	REVISION

TENTATIVE MAP

LONE MOUNTAIN CONDOS PHASE II

SHEET	3-04
DRAWN BY: JDA	3-04
CHECKED BY:	3-04
PROJECT NO. 051061	SCALE: 1" = 40'

SEAL

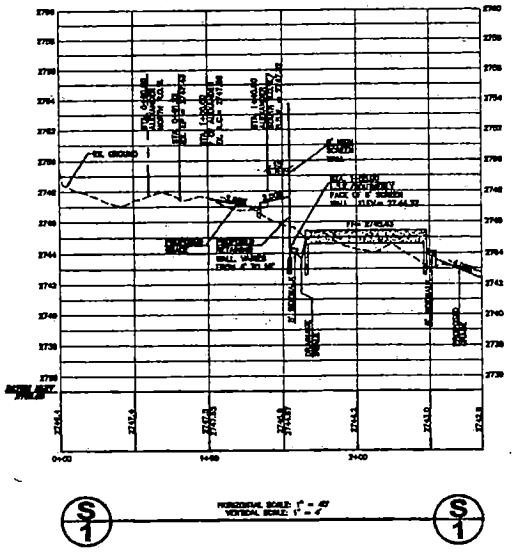
LISA M. PRESTERA — Date: 6/30/05 — CIVIL — No. 9347

SHEET

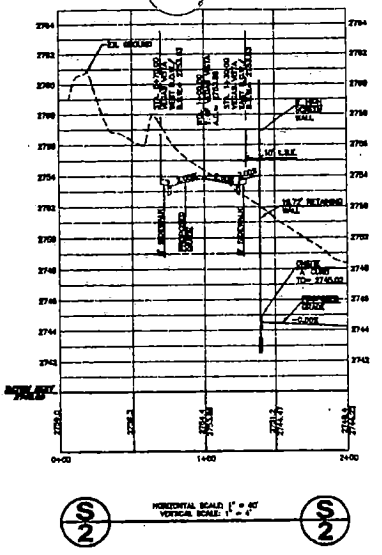
§ OF § SHEETS

DRAWING NO.

TMP-3892
3-25-04 PC



S1 — HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'
S1



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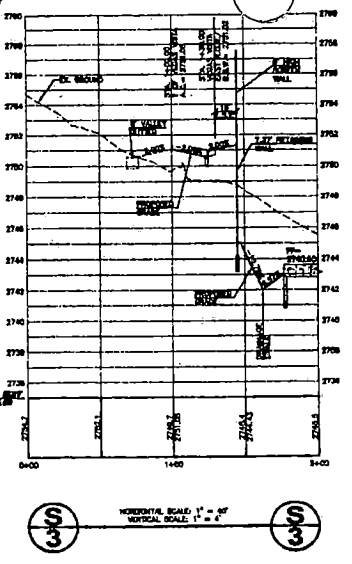
VERTICAL SCALE: 1" = 4'
S2



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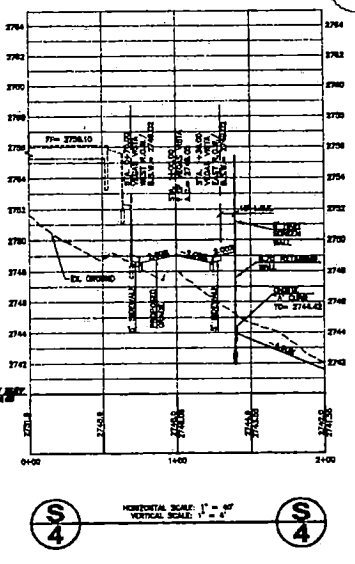
VERTICAL SCALE: 1" = 4'
S3



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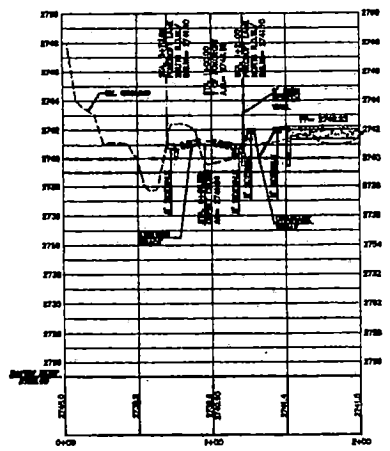
VERTICAL SCALE: 1" = 4'
S4



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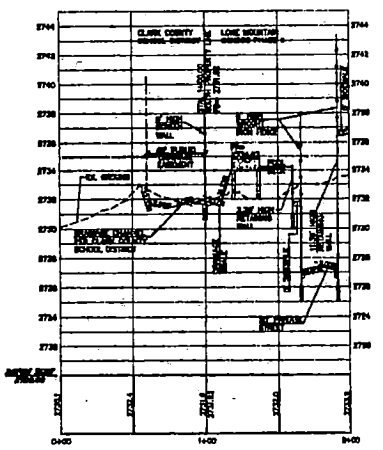
VERTICAL SCALE: 1" = 4'
S5



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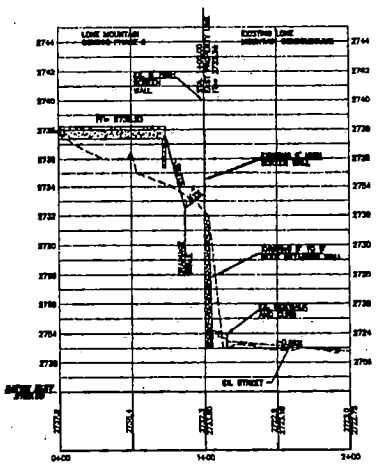
S6



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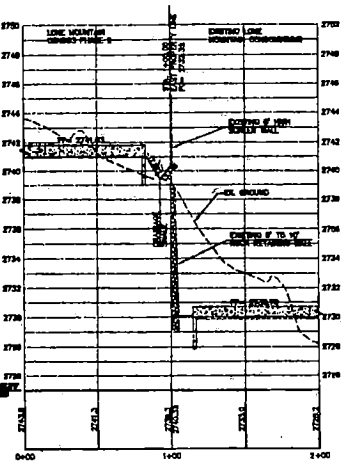
S7



S8 — HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'
S8

WARMINGTON HOMES

PBSJ — 1820 E. SAHARA AVENUE, SUITE 110, LAS VEGAS, NEVADA 89104 — (702) 382-1037 FAX (702) 382-1759
ENGINEERING · PLANNING · SURVEYING · CONSTRUCTION SERVICES

REV	DATE	BY	REVISION

SHEET: CROSS SECTIONS

TITLE: LONE MOUNTAIN CONDOS PHASE II

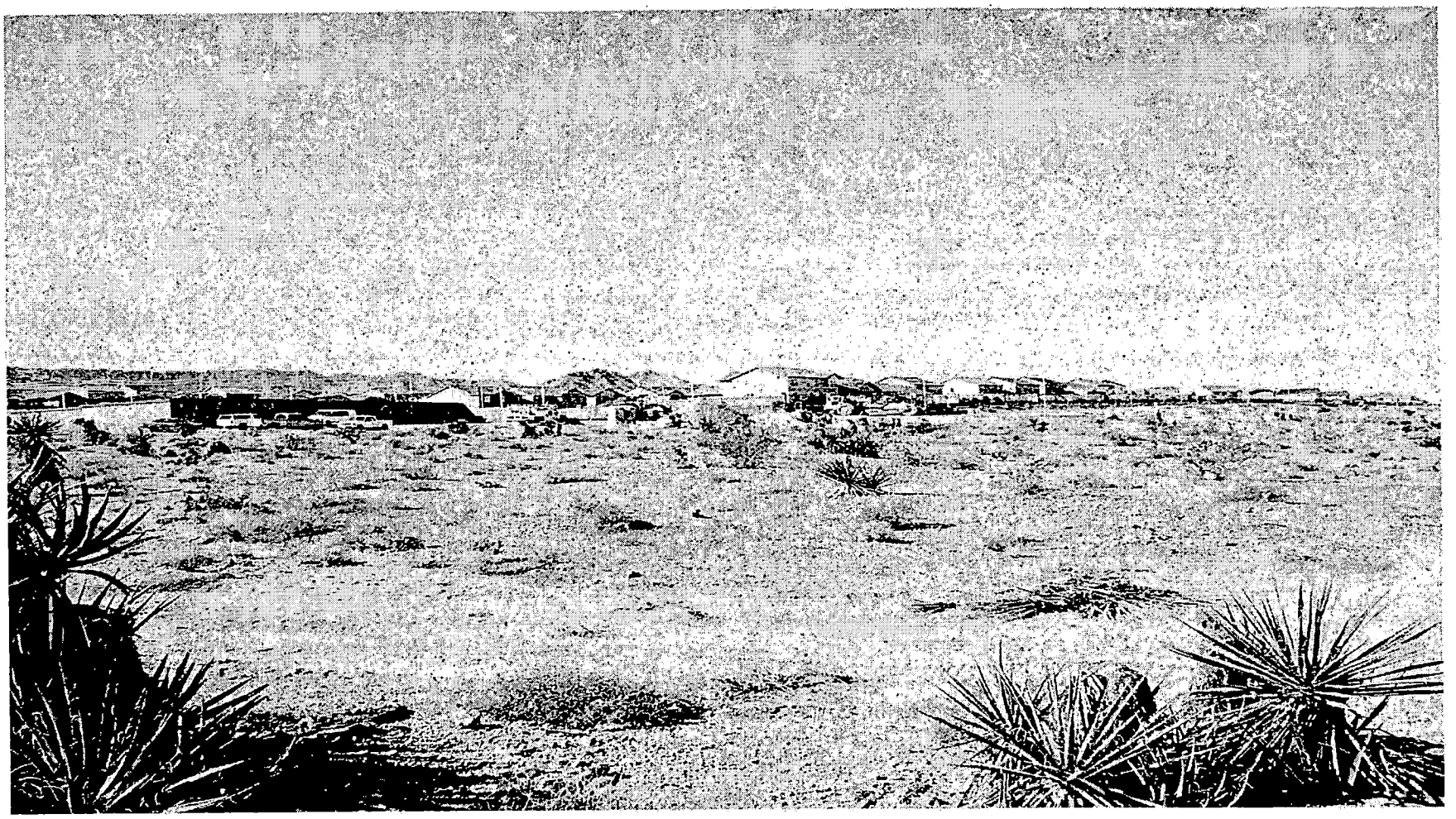
DRAWN BY: JDA	3-04
DESIGNED BY: JDA	3-04
CHECKED BY: LSF	3-04
PROJECT NO: 37140	SCALE: 1" = 40'

SEAL

LISA M. FRUSSONE — Date: 3/25/04 — CIVIL — No. 07367 — STATE OF NEVADA — PROFESSIONAL ENGINEER

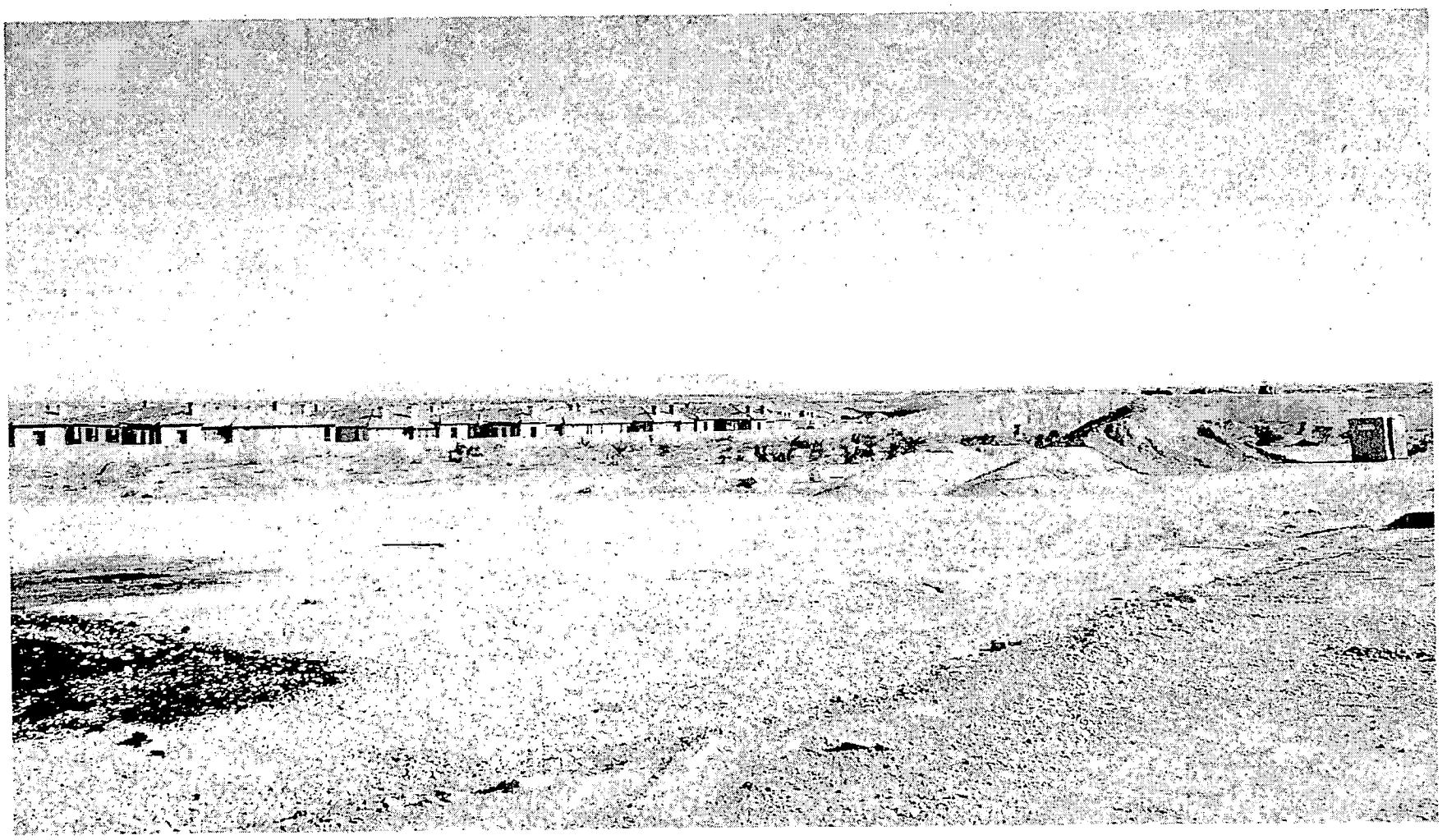
SHEET 1 OF 1 SHEETS
DRAWING NO.

TMP-3892
3-25-04 PC



TMP-3892 - LONE MOUNTAIN CONDOS PHASE II - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: NHU THI TRAN
SOUTHEAST CORNER OF ALEXANDER ROAD AND VEGAS VISTA TRAIL
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



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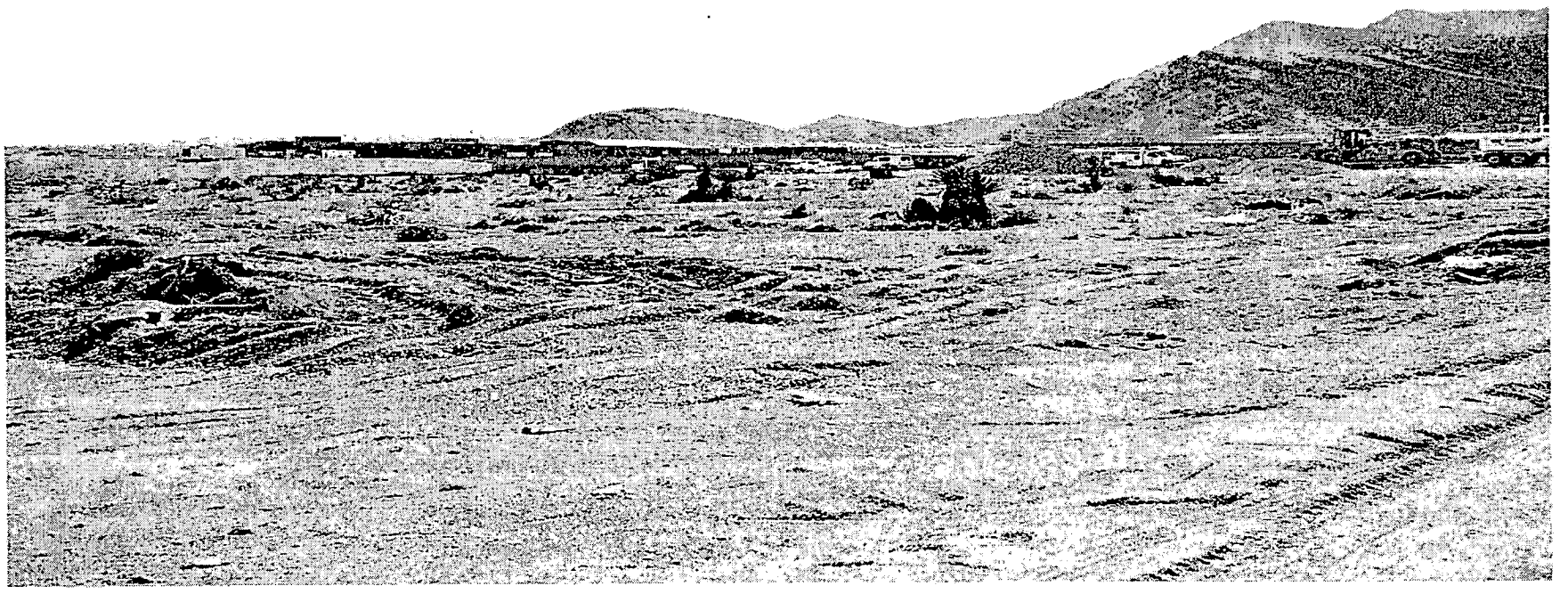
3/4/04



TMP-3892 - LONE MOUNTAIN CONDOS PHASE II - APPLICANT: WARMINGTON HOMES NEVADA - OWNER: NHU THI TRAN
SOUTHEAST CORNER OF ALEXANDER ROAD AND VEGAS VISTA TRAIL
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
TMP-3899 - FORT APACHE RANCH - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Tentative Map FOR A 195 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.68 acres adjacent to the south side of Grand Teton Drive, approximately 330 feet east of Tee Pee Lane (APN: 125-18-501-004, 005, 010, 011, 012, and 013), 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 – APPROVED Item 1 [TMP-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions UNANIMOUS with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08/6:12 – 6:14)
1-218/1-318

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 6 – TMP-3899

CONDITIONS:

Planning and Development

1. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting the required median improvements of both Fort Apache Road and Grand Teton Drive shall be approved by the Planning and Development Department and Public Works Department staff.

2. A Vacation of both Chieftain Street and Jo Marcy Drive must be approved by City Council and recorded prior to recordation of a final map on the subject site.

3. 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.

4. All development shall conform to the Conditions of Approval for Rezoning (ZON-3071), Site Development Plan Review (SDR-3079), and Special Use Permit (SUP-3073).

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

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

7. Perimeter block walls shall consist of decorative block with 20% contrasting material and cap; shall be limited to eight feet vertical wall face; and grade changes requiring retaining walls to exceed eight feet vertical wall face must include terracing with a minimum of four feet clear horizontal separation between walls.

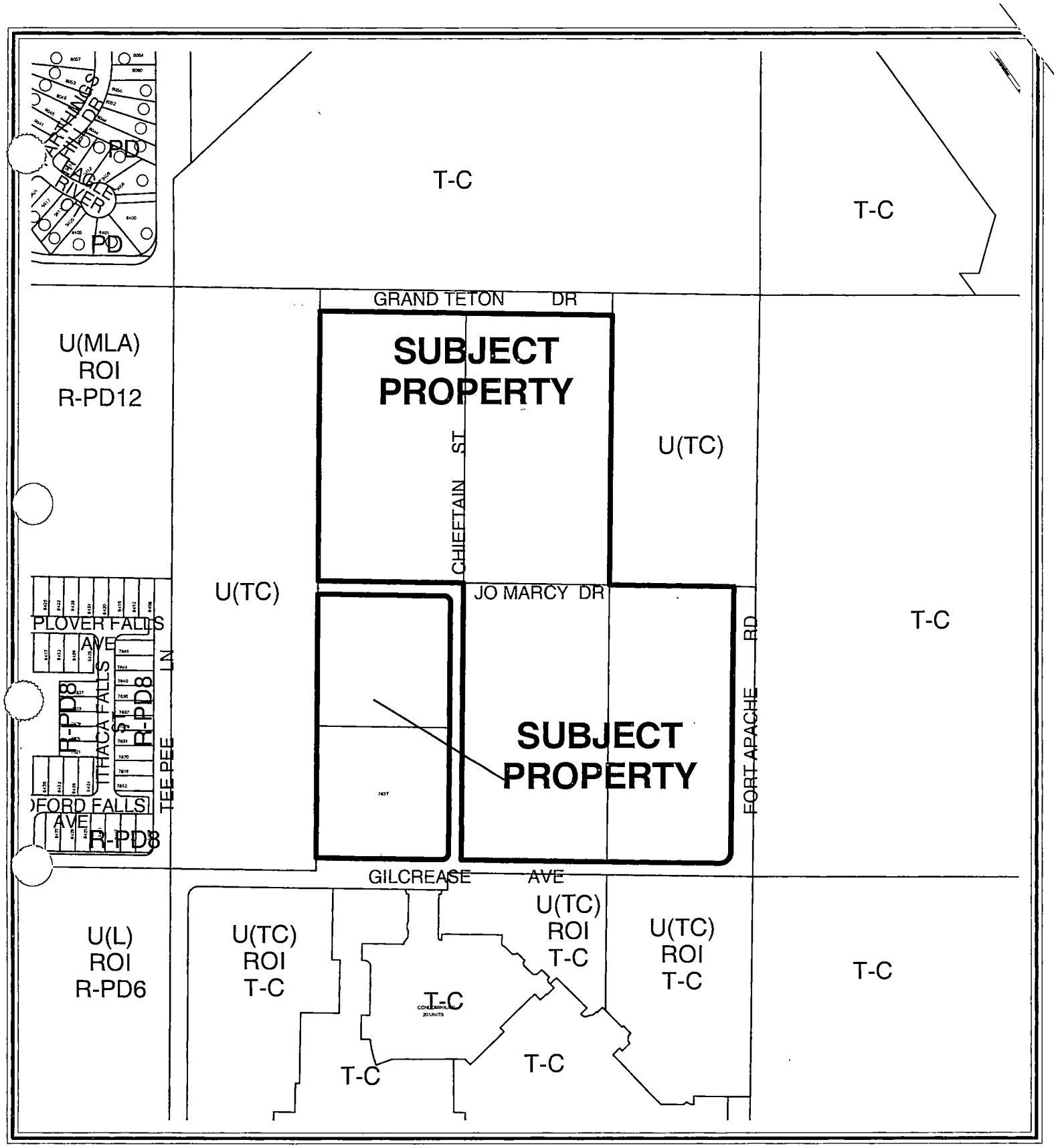
Public Works

8. Coordinate with the Right of Way Section of the Department of Public Works and provide all necessary documentation required for submittal to the Bureau of Land Management (BLM) to obtain easements along the east and north perimeter of Assessor Parcel Number 125-18-501-006 to enable access paving on and/or along Assessor Parcel Number 125-18-501-006. This documentation must be submitted prior to approval of construction drawings for this site.

9. Site development to comply with all applicable conditions of approval for ZON-3071, SDR-3079, and all other subsequent site-related actions.

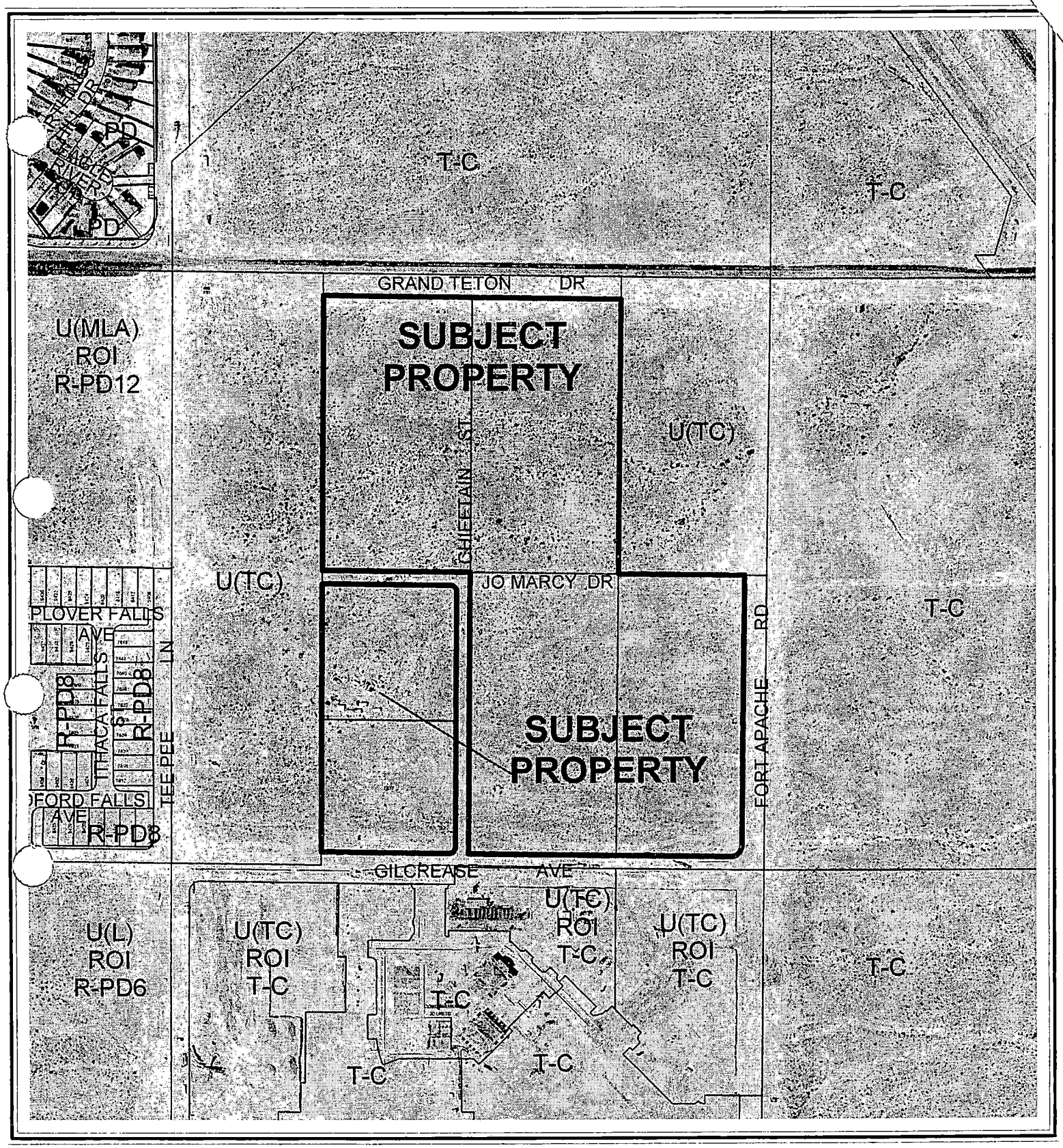
CONDITIONS - Continued:

10. 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-3899

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)



0 200 400 Feet

CASE: TMP-3899

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3899 - FORT APACHE RANCH - APPLICANT/OWNER: D.R. HORTON, INC.

** CONDITIONS **

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

Planning and Development

1. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting the required median improvements of both Fort Apache Road and Grand Teton Drive shall be approved by the Planning and Development Department and Public Works Department staff.

2. A Vacation of both Chieftain Street and Jo Marcy Drive must be approved by City Council and recorded prior to recordation of a final map on the subject site.

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Tentative Map titled Fort Apache Ranch, a 195-lot single-family residential subdivision on 25.68 acres adjacent to the south side of Grand Teton Drive, approximately 330 feet east of Tee Pee Lane.

B) Applicant's Justification

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

BACKGROUND INFORMATION

A) Previous Actions

05/24/99 The City Council approved the Centennial Hills Sector Map (GPA-01-99) of the city of Las Vegas General Plan, which replaced the Northwest Sector Map. On this plan, the parcels were designated as EC-TC (Employment Center Mixed Use – Town Center).

01/17/01 The City Council approved the annexation of these parcels as part of a larger request (A-0003-99).

11/06/03 The City Council approved the following on the subject site: General Plan Amendment (GPA-3066) to ML-TC (Medium-Low Density Residential – Town Center); Rezoning (ZON-3071) to TC (Town Center); Special Use Permit (SUP-3073) for a gated residential subdivision; and Site Development Plan Review (SDR-3079) for a 195 unit single-family cluster development.

B) Pre-Application Meeting

01/26/04 The applicant was informed that all conditions of approval for the Site Development Plan Review (SDR-3079) would need to be reflected on the submitted tentative map. Also, the general submittal requirements where discussed, specifically the requirement of detailed cross-sections.

PB

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 25.68

B) Existing Land Use

Subject Property	Undeveloped
North	Undeveloped
South	Multi-Family Residential
East	Undeveloped
West	Undeveloped

C) Planned Land Use

Subject Property	ML-TC (Employment Center Mixed Use - Town Center)
North	EC-TC (Employment Center Mixed Use - Town Center)
South	M-TC (Medium Density Residential - Town Center)
East	EC-TC (Employment Center Mixed Use - Town Center) and PF-TC (Public Facilities - Town Center)
West	PF-TC (Public Facilities - Town Center)

D) Existing Zoning

Subject Property	TC (Town Center)
North	T-C (Town Center)
South	U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) and T-C (Town Center)
East	U (Undeveloped) Zone [TC (Town Center) General Plan Designation] and T-C (Town Center)
West	U (Undeveloped) Zone [TC (Town Center) General Plan Designation]

D) General Plan Compliance

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

PB

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Town Center Development Standards Manual, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Number of Lots	1	195	Y
Max. Density	8.49 d.u.a.	7.59 d.u.a.	Y
Private/Public Street	NA	Private	Y
Min. Street Width	37 feet	37 feet	Y

The submitted tentative map conforms to all conditions of approval of the Site Development Plan Review (SDR-3079) and the requirements of the Town Center Development Standards Manual. NO minimum lot size is required by the TCDS Manual for this proposed development or any another residential project within the Town Center Master Plan Area.

B) General Analysis Discussion

- General information (Residential/Commercial)

The proposed 195-lot single-family residential cluster subdivision has two access points, one from Grand Teton Drive, a 100-foot wide Town Center Parkway Arterial, and another from Fort Apache, a 100-foot wide Town Center Primary Arterial. Circulation within the site is provided via 37-foot wide private streets, with access to each cluster of lots provided by private hammerhead-like drives.

Perimeter landscaping is provided along Grand Teton Drive, Gilcrease Avenue, and Fort Apache Road within the 20-foot wide multi-use non-equestrian trail as indicated on the Interlocal Joint Use Planning Area Trails Map and the Transportation Trails Element of the Las Vegas Master Plan. The cross-sections for each perimeter street meet all of the Town Center Development Standards, with the exception of the 'future' median indicated on the Grand Teton Drive and Fort Apache Road street sections. A recommended condition has been added to require full median improvement on both streets with this subdivision.

Two existing rights-of-way, Chieftain Street and Jo Marcy Drive, will need to be vacated as required by condition number two of the Rezoning (ZON-3071) prior to recordation of the final map.

- 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 3 feet. However, we note that the section adjacent to Fort Apache Road appears to show a retaining wall of about 6 feet in height.

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 do not show any retaining walls.
As required by the condition number 5 of the Site Development Plan Review (SDR-3079), the perimeter walls cannot exceed 8 feet of vertical wall face. The submitted tentative map shows walls in excess of this requirement, however the retaining walls along both Grand Teton Drive and Fort Apache Road can be stepped to the back of the trail path within the multi-use non-equestrian trails in order to meet this condition. An additional condition in regards to the perimeter wall heights and treatments is included above.

- Trails

Interlocal Joint Use Planning Area Trails Map indicates a 20-foot wide multi-use non-equestrian trail on the south frontage of Grand Teton Drive. The Town Center Development Standards Manual indicates a 20-foot wide multi-use non-equestrian trail on the north frontage of Gilcrease Avenue and the west frontage of Fort Apache Road. All three of these trails are correctly indicated on the submitted tentative map.

- Special Conditions of Approval (from SDR-3079 and ZON-3071)

ZON-3071

2. Submit a Petition of Vacation for Chieftain Street and Jo Marcy Drive for all rights-of-way in conflict with the proposed site plan. The Orders of Vacation must record prior to recordation of a Final Map abutting or overlying the area to be vacated. Provide a plan for approval by the City Engineer indicated how legal access will be provided to Assessor's Parcel Number 125-18-501-010 prior to Recordation of an Order of Vacation. All parcel access issues shall be resolved prior to recordation of an Order of Vacation.

3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Gilcrease Avenue and an additional 29 feet for a total of 54 foot radius on the northwest corner of Fort Apache Road and Gilcrease Avenue adjacent to this site. Additional dedications in accordance with Standard Drawing #201.1 shall also be provided unless specifically not required in the approved Traffic Impact Analysis or alternative.

SDR-3079

5. Perimeter walls along Fort Apache Road, Grand Teton Drive, and Gilcrease Avenue must be constructed in conformance with the Town Center Development Standards. The total height of these walls, including retaining portion, must not exceed eight feet from the lowest grade.

6. Trails along Fort Apache Road, Grand Teton Drive, and Gilcrease Avenue must be constructed in conformance with the Master Plan Transportation Trails Element.

The Tentative Map implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PB

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3899 APN: 125-18-501-004, 005, 010, 011, 012 & 013

Name of Property Owner: Fort Apache Ranch

Name of Applicant: D. R. Horton

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

_____ Yes ___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: Brian P Walsh

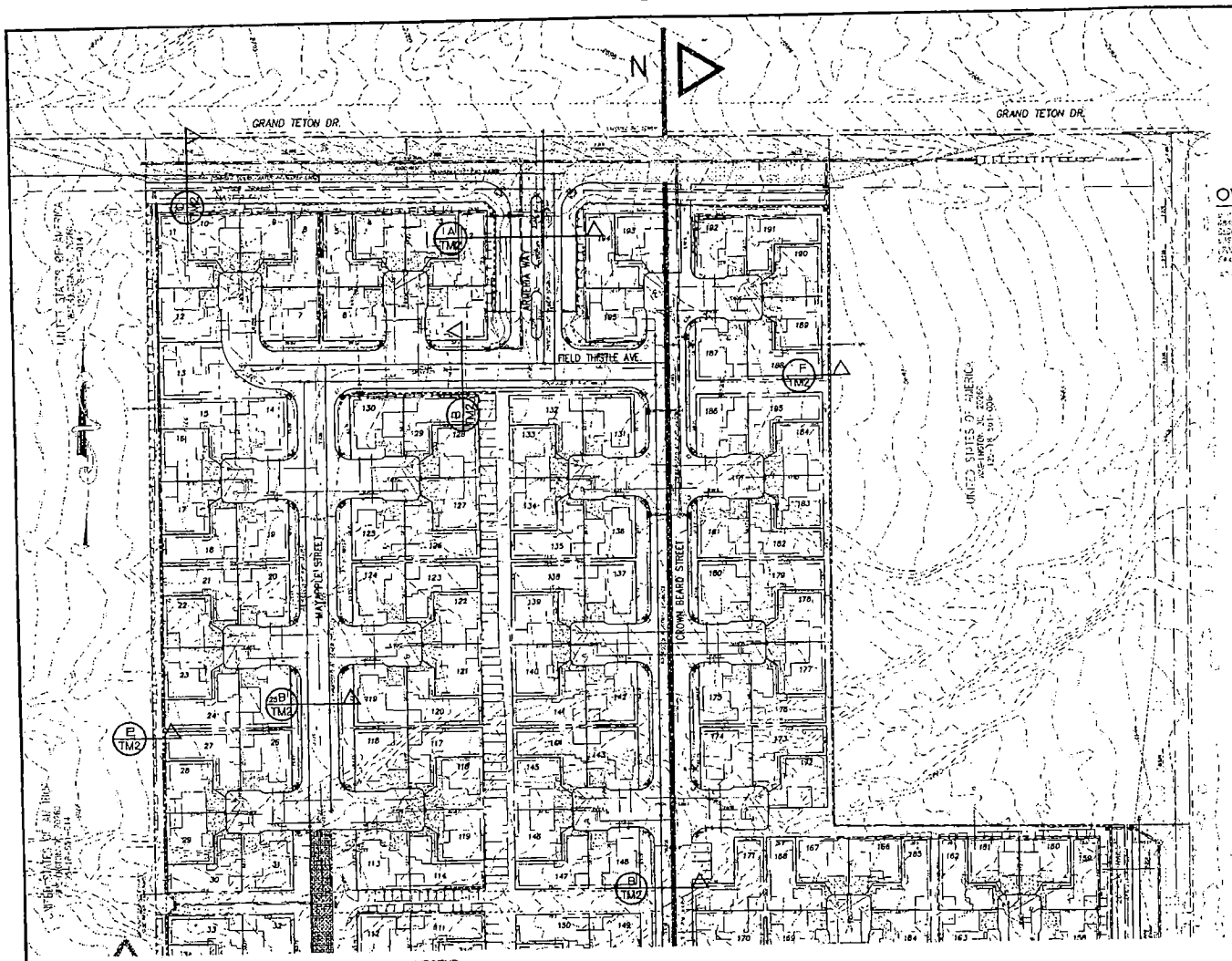
Subscribed and sworn before me

This 8th day of January, 2004

Barbara A Bross

Notary Public in and for said County and State

BARBARA A. BROSS
Notary Public State of Nevada
No. 98-2673-1
My appt. exp. June 5, 2006



TENTATIVE MAP
FOR
FORT APACHE RANCH
BY
D.R. HORTON

CLARK COUNTY
STATE OF NEVADA

OWNER/DEVELOPER

SITE DATA:

GROSS ACREAGE	32.58 ACRES
NET ACREAGE	±29.0 ACRES
UNIT COUNT	195 UNITS
BUILDING COUNT	1 BUILDING
GROSS DENSITY	5.99 UNITS / ACRE
FLOOR AREA RATIO (F.A.R.)	0.60 (MAX.)
EXISTING ZONING	U-10 AND RC
PROPOSED ZONING	MLA 7.5
ASSESSOR'S PARCEL NUMBER	125-19-301-004, 125-19-501-002, 125-19-501-003, 125-19-501-005, 125-19-501-006, 125-19-501-007, 125-19-501-008, 125-19-501-009, 125-19-501-010

CURVE DATA TABLE

CURVE	DELTA	LENGTH	TANGENT
C1	85°55'59"	44.79'	27.94'
C2	89°59'59"	46.91'	29.32'
C3	90°00'00"	47.12'	30.00'
C4	90°00'00"	47.12'	30.00'
C5	90°00'00"	47.12'	30.00'
C6	90°00'00"	47.12'	30.00'
C7	90°00'00"	47.12'	30.00'
C8	90°00'00"	47.12'	30.00'
C9	90°00'00"	47.12'	30.00'
C10	90°00'00"	47.12'	30.00'
C11	90°00'00"	47.12'	30.00'
C12	90°00'00"	47.12'	30.00'
C13	90°00'00"	47.12'	30.00'
C14	90°00'00"	47.12'	30.00'
C15	90°00'00"	47.12'	30.00'
C16	90°00'00"	47.12'	30.00'
C17	90°00'00"	47.12'	30.00'
C18	90°00'00"	47.12'	30.00'
C19	90°00'00"	47.12'	30.00'
C20	90°00'00"	47.12'	30.00'
C21	90°00'00"	47.12'	30.00'
C22	90°00'00"	47.12'	30.00'
C23	90°00'00"	47.12'	30.00'
C24	90°00'00"	47.12'	30.00'
C25	90°00'00"	47.12'	30.00'
C26	90°00'00"	47.12'	30.00'
C27	90°00'00"	47.12'	30.00'
C28	90°00'00"	47.12'	30.00'
C29	90°00'00"	47.12'	30.00'
C30	90°00'00"	47.12'	30.00'
C31	90°00'00"	47.12'	30.00'
C32	90°00'00"	47.12'	30.00'
C33	90°00'00"	47.12'	30.00'
C34	90°00'00"	47.12'	30.00'
C35	90°00'00"	47.12'	30.00'
C36	90°00'00"	47.12'	30.00'
C37	90°00'00"	47.12'	30.00'
C38	90°00'00"	47.12'	30.00'
C39	90°00'00"	47.12'	30.00'
C40	90°00'00"	47.12'	30.00'
C41	90°00'00"	47.12'	30.00'
C42	90°00'00"	47.12'	30.00'
C43	90°00'00"	47.12'	30.00'
C44	90°00'00"	47.12'	30.00'
C45	90°00'00"	47.12'	30.00'
C46	90°00'00"	47.12'	30.00'
C47	90°00'00"	47.12'	30.00'
C48	90°00'00"	47.12'	30.00'
C49	90°00'00"	47.12'	30.00'
C50	90°00'00"	47.12'	30.00'

UTILITIES AND SERVICES:

WATER SERVICE:	CITY OF LAS VEGAS
SEWER SERVICE:	CITY OF LAS VEGAS
POWER:	NEVADA POWER
GAS:	SOUTHWEST GAS
TELEPHONE:	QWEST CENTRAL
DISPOSAL:	REPUBLIC SERVICES OF NEVADA

PARKING

PLAN 1 1500 SQ. FT. NO UNITS
PLAN 2 1556 SQ. FT. 71 UNITS
PLAN 3 1400 SQ. FT. 124 UNITS

PLAN 1 = 2 SPACES PER UNIT BY RIGHT = 142 SPACES
PLUS ONE GUEST SPACE FOR EVERY 10 UNITS = 14.2 = 14 SPACES
PLAN 1 TOTAL SPACES REQUIRED = 156 SPACES

PLAN 2 = 2 SPACES PER UNIT BY RIGHT = 142 SPACES
PLUS ONE GUEST SPACE FOR EVERY 10 UNITS = 7.1 = 7 SPACES
PLAN 2 TOTAL SPACES REQUIRED = 149 SPACES

PLAN 3 = 2 SPACES PER UNIT BY RIGHT = 248 SPACES
PLUS ONE GUEST SPACE FOR EVERY 10 UNITS = 12.4 = 12 SPACES
PLAN 3 TOTAL SPACES REQUIRED = 260 SPACES

TOTAL PARKING SPACES REQUIRED = 565 SPACES

PARKING PROVIDED

2 GARAGE SPACES PER UNIT (195 UNITS)	390 SPACES
ADDITIONAL PARKING SPACES	24 SPACES
TOTAL PROVIDED	414 SPACES
* PARKING SPACES TO BE DESIGNED AS PER ADA/CAFHA	4 SPACES

FLOOD ZONE

ZONE X AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN PANEL NUMBER 1745 F MAP REVISED DATE SEPTEMBER 17, 2002.

ENGINEER

SIERRA ENGINEERING
10 S. JONES STE. 200
LAS VEGAS, NV 89107
(702) 877-1300

LEGEND

REAR LOT WIDTH/ BOUNDARY LINE	
INDEX CONTOUR	
INTERMEDIATE CONTOUR	
% OF SLOPE	25.0%
SLOPE	10:1
LOT NUMBERS	#
SEWER MANHOLE	
FIRE HYDRANT	
GRAPHIC SCALE	
ZONE BOUNDARY	

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

OPEN SPACE:

REQUIRED OPEN SPACE:
(TOTAL # OF UNITS PER ACRES X 1 OS = % GROSS LAND FOR OPEN SPACE
195 / 29.0 = 6.7 X 1 = 6.7 %
REQUIRED OPEN SPACE = 15.0% = 15.00 = 4.35 ACRES

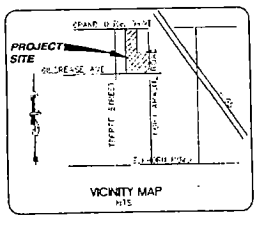
PROVIDED OPEN SPACE (PARKS, OS, & SITE PLAN FOR OPEN SPACE INCLUSION): 4.41 ACRES

PROVIDED OPEN SPACE FOR (BACKYARD COMPONENTS) ONLY: ACRES
(PER PROPER APPROVED SITE PLAN)

SEWER FLOW CONTRIBUTIONS:

INTERIOR TYPE: SINGLE-FAMILY ATTACHED
CONDOMINIUM TYPE: A LEGAL INTEREST CONVEYANCE

AVERAGE DAILY FLOW	=	255 GPD x (130' x 0.70) = 34,125 GPD
PEAK DAILY FLOW	=	3.4 x 10,041 = 115,082 GPD



NOTICE:

CALL BEFORE YOU OVERHEAD
1-702-383-6111

Call BEFORE YOU Dig
1-800-227-2600

DR HORTON, INC.
ENGINEERING COMPANY
ALPHA

FORT APACHE RANCH
TENTATIVE MAP

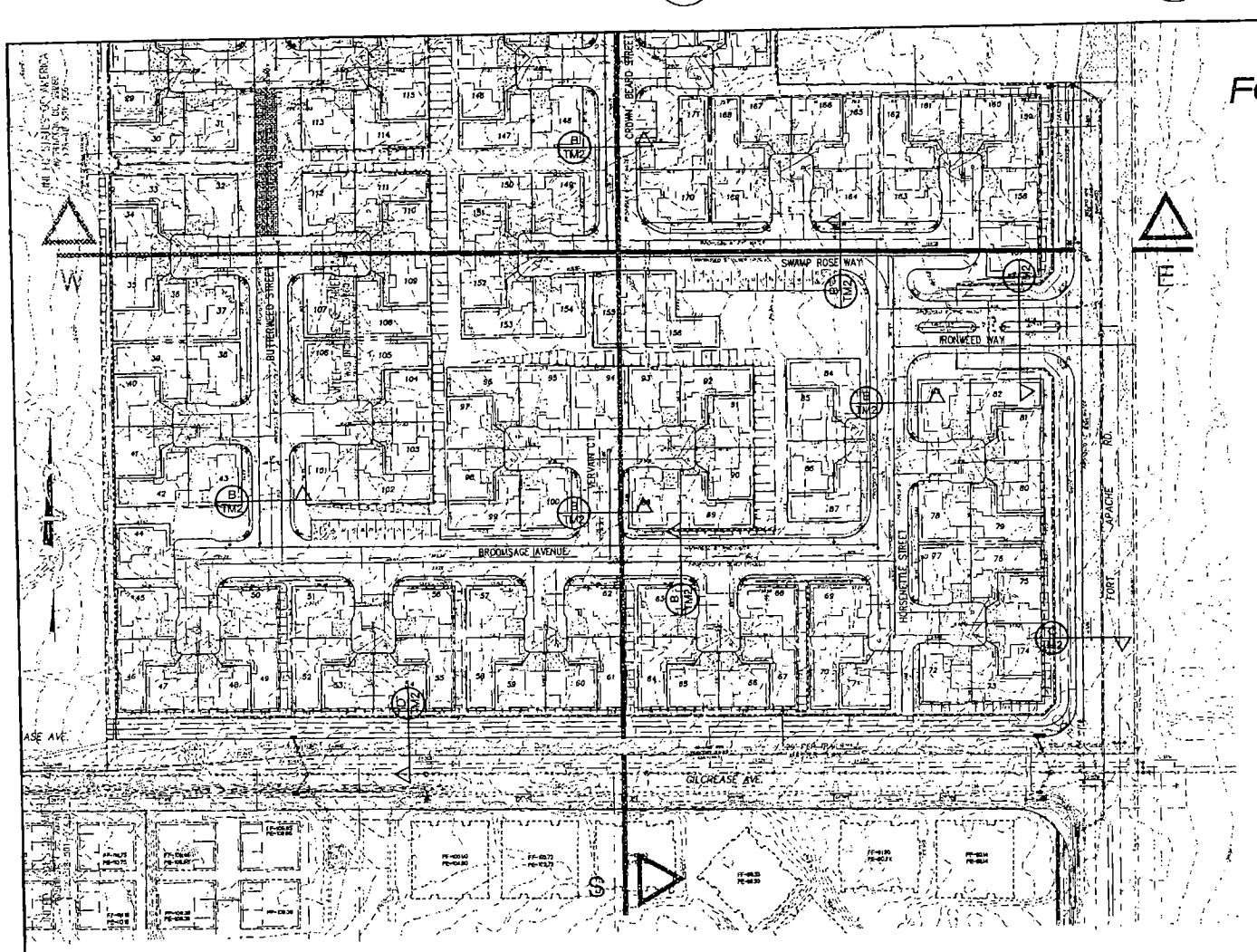
DESIGNED BY	
DRAWN BY	
CHECKED BY	
PROJECT NO.	03-0245
SHEET	TM1
DRAWING NO.	

02/20/03
04/18/03
03/25/04

TMP-3899
3-25-04 PC

TENTATIVE MAP
FOR
FORT APACHE RANCH
BY
D.R. HORTON

CLARK COUNTY
STATE OF NEVADA



LEGEND

OWNER/DEVELOPER

D.R. HORTON
LAKE PROVIDENCE STREET
SUITE 100
LAS VEGAS, NEVADA 89119
(702) 435-4900
FAX (702) 435-4931

ENGINEER

ALPHA ENGINEERING
50 S. JONES BLVD. #12
LAS VEGAS, NV 89107
(702) 474-1901

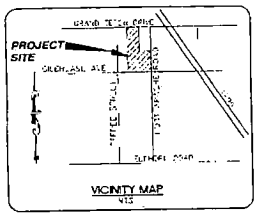
SITE DATA:

GROSS ACREAGE	95.05 ACRES
NET ACRES	---- ACRES
LAKE AREA	195 UNITS
TYPICAL LOT	-- SQ. FEET
GROSS DENSITY	2.59 UNITS / ACRE
FLOOR AREA RATIO (F.A.R.)	0.30 (MAX)
EXISTING ZONING	M-1, ML-TC
PROPOSED ZONING	ML-1C
ASSESSOR'S PARCEL NUMBER	125-18-501-004, 125-18-501-005, 125-18-501-010, 125-18-501-011, 125-18-501-012, 125-18-501-013

GRAPHIC SCALE

UTILITIES AND SERVICES:

WATER SERVICE:	CITY OF LAS VEGAS
SEWER SERVICE:	CITY OF LAS VEGAS
POWER:	NEVADA POWER
GAS:	SOUTHWEST GAS
TELEPHONE:	SBC/AT&T
DISPOSAL:	REPUBLIC SERVICES OF NEVADA



FLOOD ZONE

ZONE X - AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, PANEL NUMBER 7.45 OF 1650, MAP REVISED NOTE SEPTEMBER 5TH, 2002.

CALL BEFORE YOU OVERHEAD 1-702-593-8111

NOTICE!

Call BEFORE YOU Dig 1-800-227-2600

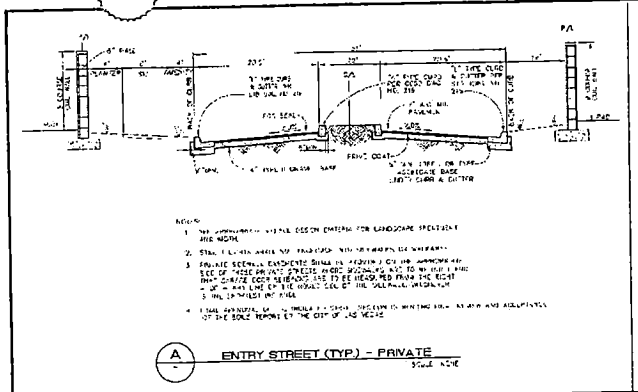
DR HORTON, INC.
ENGINEERING COMPANY
ALPHA Co.

FORT APACHE RANCH
TENTATIVE MAP

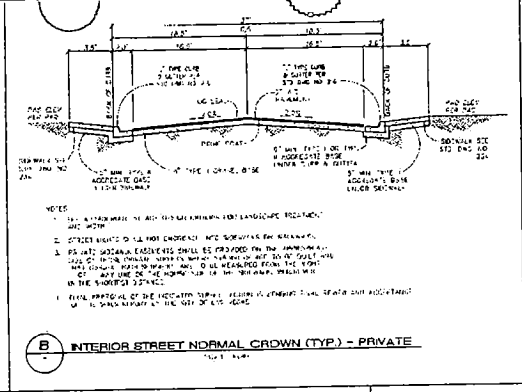
DESIGNED BY:	12/20/02
DRAFTED BY:	12/20/02
CHECKED BY:	01/23/03
SCALE:	1"=100'
JOB NO:	3150

SHEET 1 OF 1 SHEETS
TM2

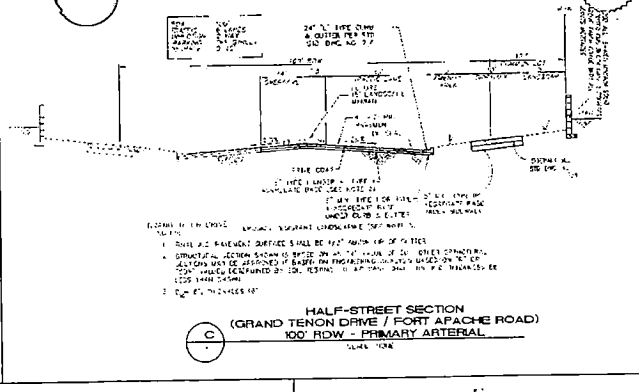
TMP-3899
3-25-04 PC



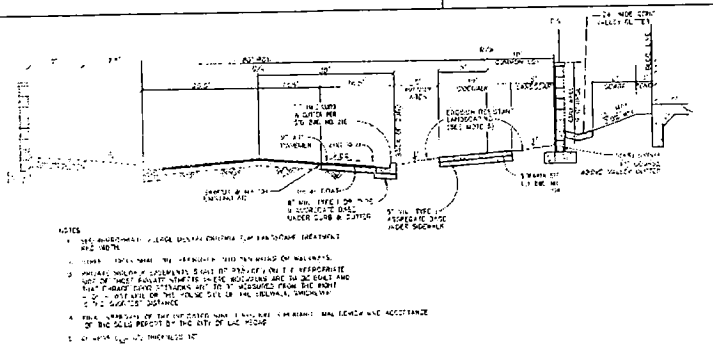
A ENTRY STREET (TYP.) - PRIVATE



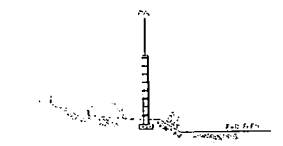
B INTERIOR STREET NORMAL CROWN (TYP.) - PRIVATE



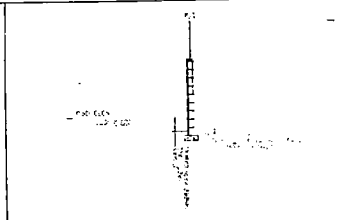
C HALF-STREET SECTION
(GRAND TENON DRIVE / FORT APACHE ROAD)
100' ROW - PRIMARY ARTERIAL



D 80' TOWN CENTER COLLECTOR - GILCREASE AVENUE

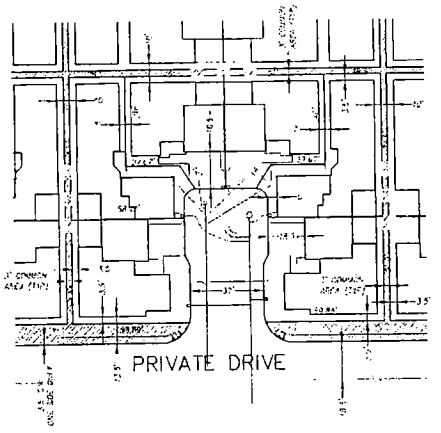


E SECTION



F SECTION

TYPICAL LOT DETAIL



CLUSTER SETBACKS

FRONT
SIDE CORNER
SIDE
REAR

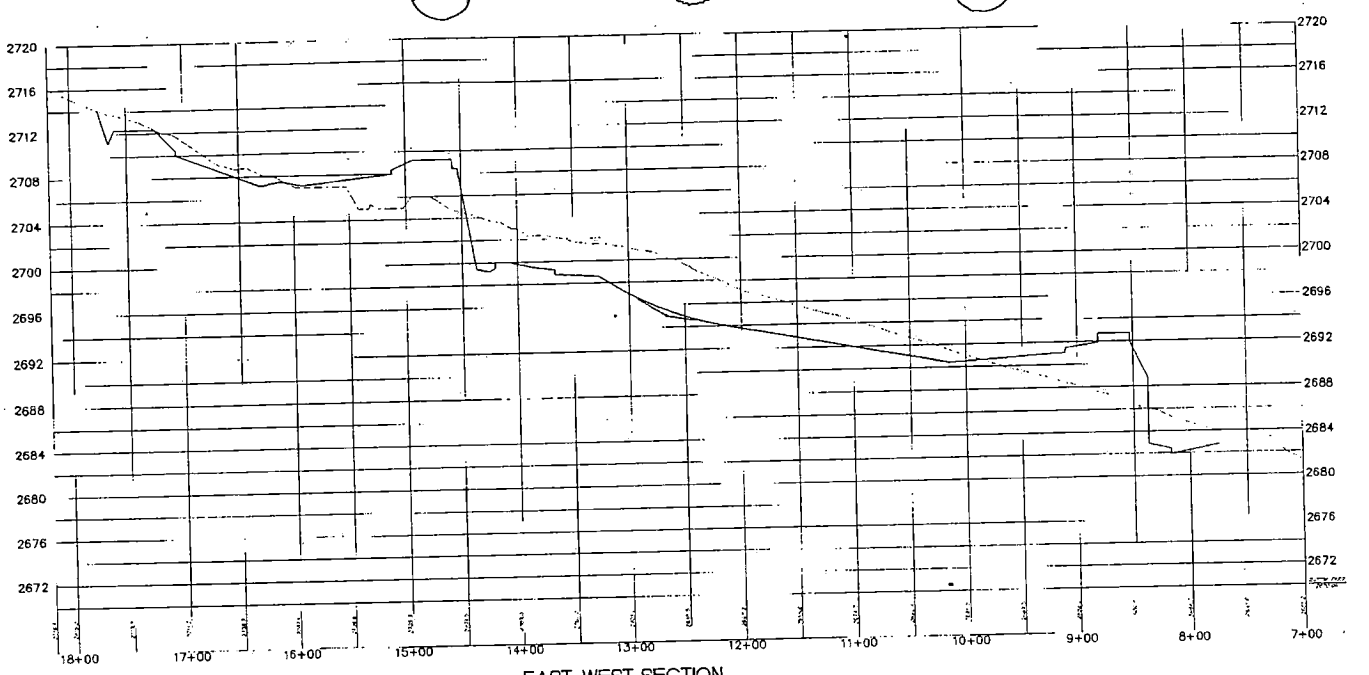
DR HORTON, INC.
ENGINEERING COMPANY
ALPHA &

FORT APACHE RANCH
TENTATIVE MAP

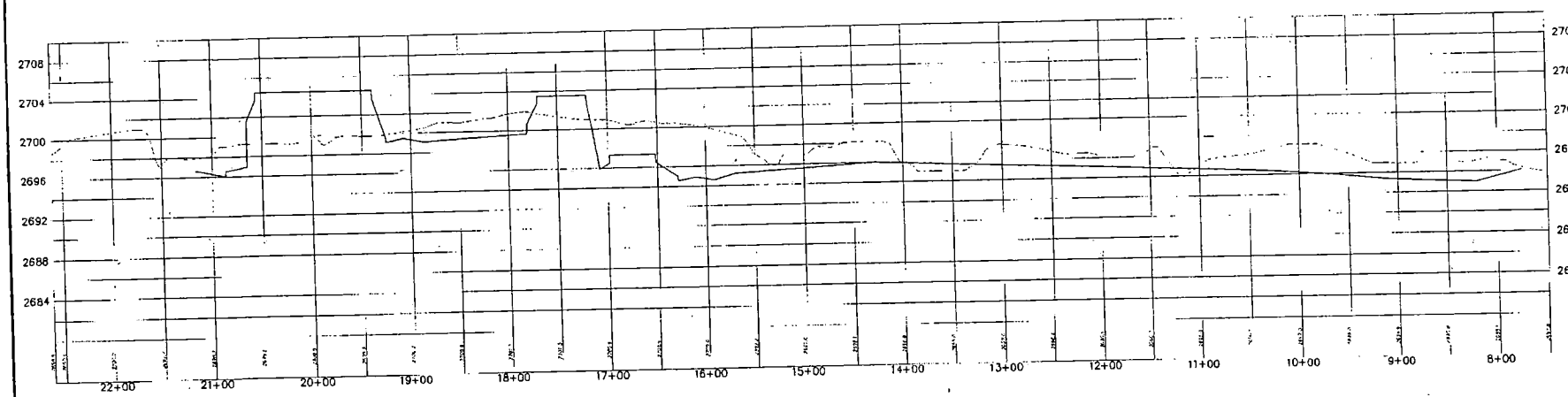
DETAILS

TM3

TMP-3899
3-25-04 PC



EAST-WEST SECTION
1"=50' HORIZONTAL
1"=5' VERTICAL



NORTH-SOUTH SECTION
1"=50' HORIZONTAL
1"=5' VERTICAL

DR HORTON, INC.

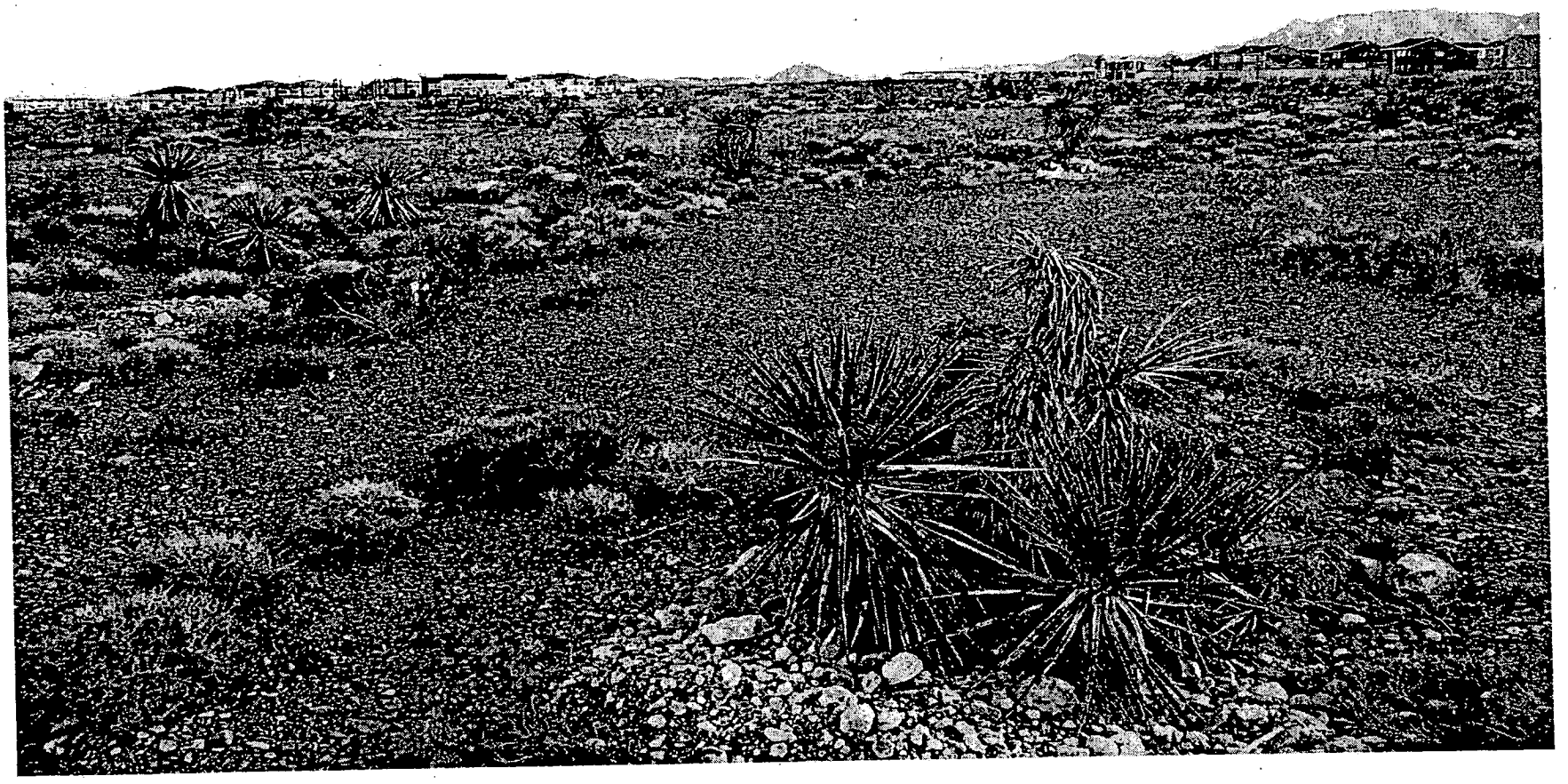
ENGINEERING COMPANY

FORT APACHE RANCH
TENTATIVE MAP

SECTIONS

TM4

TMP-3899
3-25-04 PC



TMP-3899 - FORT APACHE RANCH - APPLICANT/OWNER: D.R. HORTON, INC.
SOUTH SIDE OF GRAND TETON DRIVE, APPROXIMATELY 330 FEET EAST OF TEE PEE LANE
MARCH 25, 2004 PLANNING COMMISSION

3//04/04

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
TMP-3905 - ELKHORN/TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: UPTOWN, LIMITED PARTNERSHIP - Request for a Tentative Map FOR A 146 LOT SINGLE FAMILY SUBDIVISION on 17.51 acres adjacent to the southeast corner of Tule Springs Road and Sunny Springs Lane (APN: 125-16-410-002), 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 – APPROVED Item 1 [TMP-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions UNANIMOUS with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

This is Final Action

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.
(6:08/6:12 – 6:14)
1-218/1-318

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 7 – TMP-3905

CONDITIONS:

Planning and Development

1. Access to the required multi-use transportation trail shall be provided via a minimum of two pedestrian access gates.

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

3. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3519), Special Use Permit (SUP-3518), and the Town Center Development Standards Manual.

4. Street names must be provided in accord with the City's Street Naming Regulations.

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

Public Works

6. Dedicate and construct a bus turn out on the north side of Elkhorn Road at the east end of this site at a location acceptable to the Traffic Engineering Section of the Department of Public Works.

7. Landscape and maintain all unimproved rights-of-way on Tule Springs Road and Elkhorn Road adjacent to this site.

8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tule Springs Road and Elkhorn Road public rights-of-way adjacent to this site prior to occupancy of this site.

9. 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.

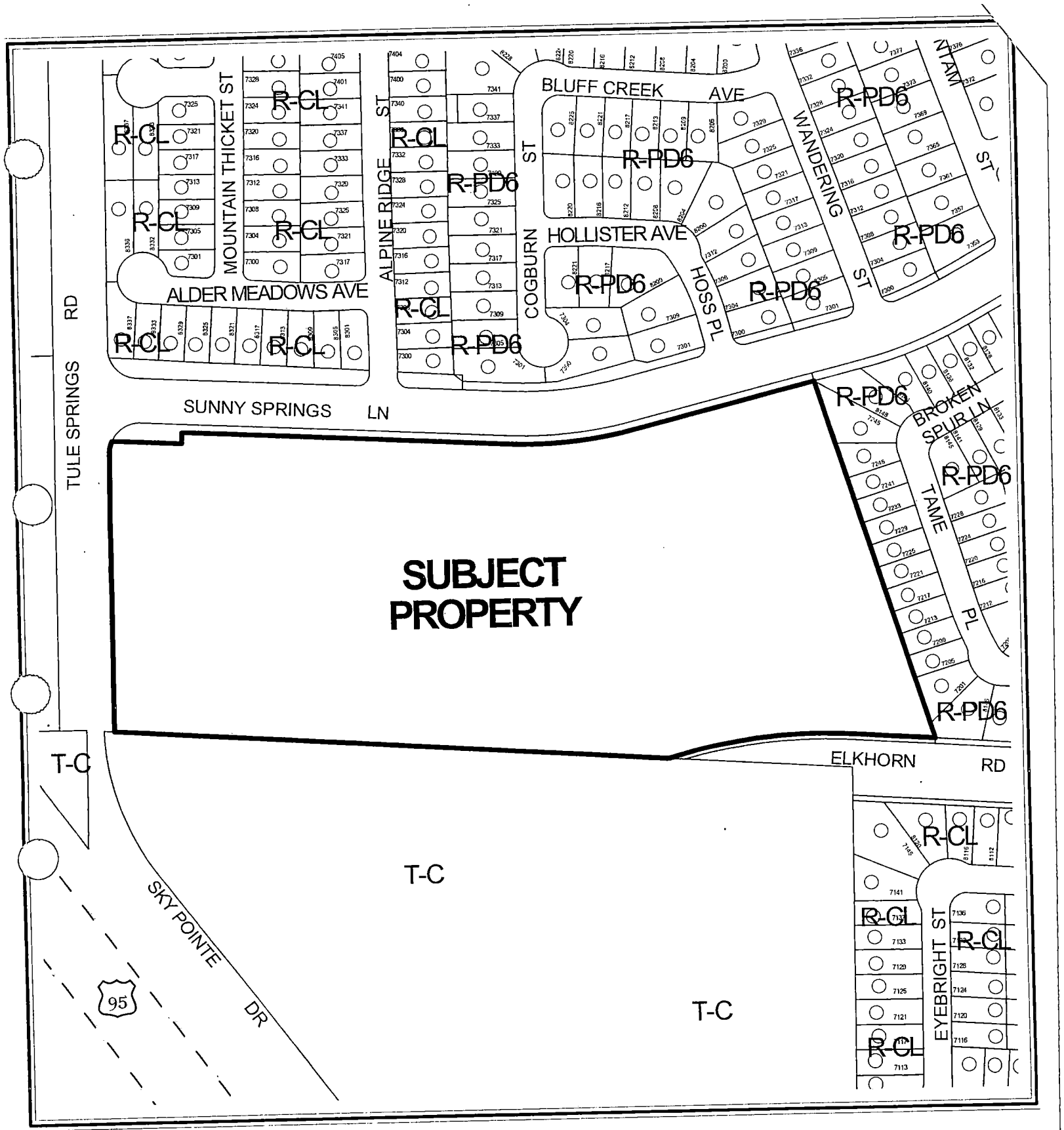
CONDITIONS - Continued:

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. 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.

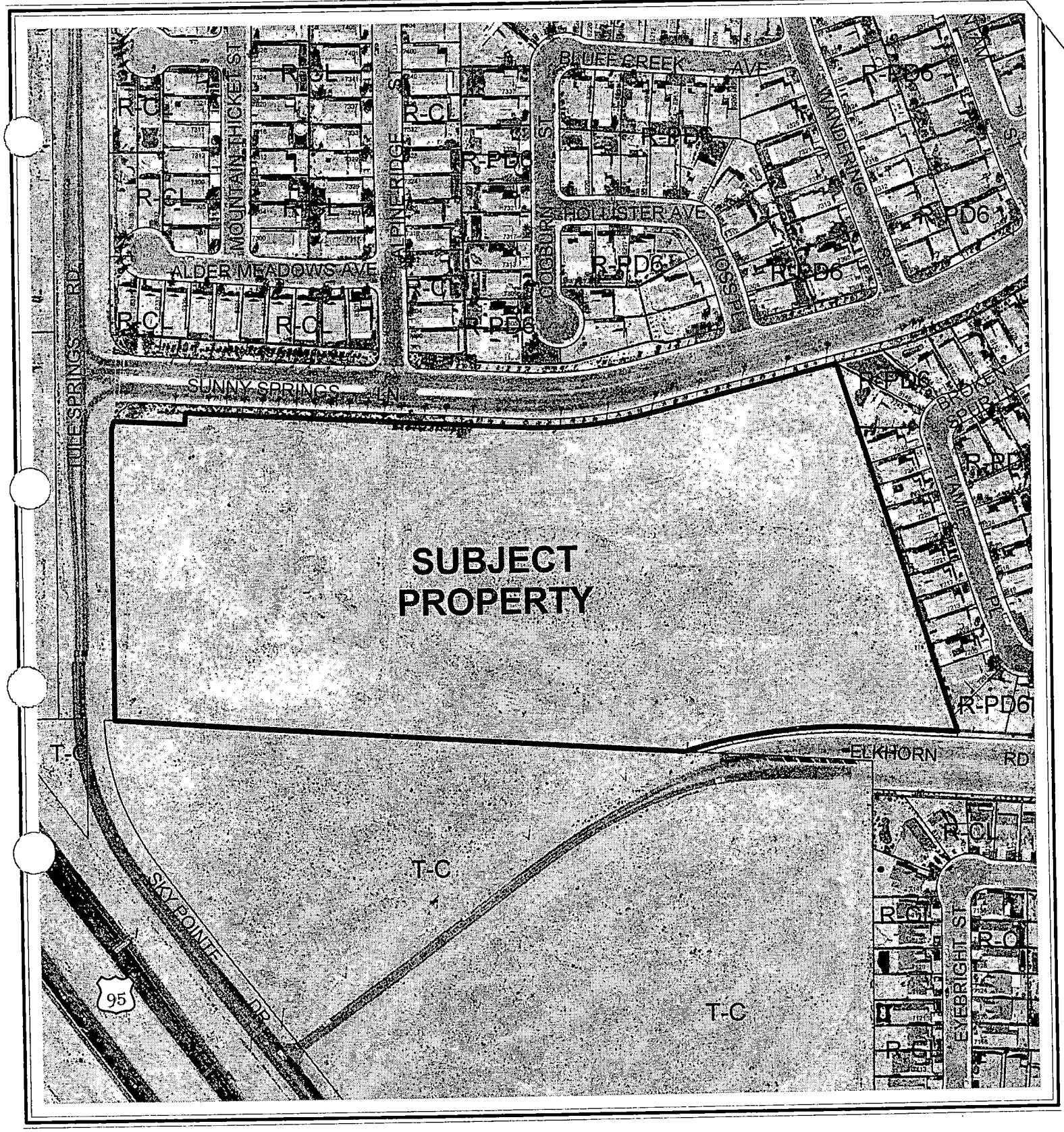
12. Site development to comply with all applicable conditions of approval for SDR-3519, SUP-3518, and all other subsequent site-related actions.

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



CASE: TMP-3905

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)



0 100 200 Feet

CASE: TMP-3905

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-3905 - ELKHORN/ TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: UPTOWN, LIMITED PARTNERSHIP

** CONDITIONS **

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

Planning and Development

1. Access to the required multi-use transportation trail shall be provided via a minimum of two pedestrian access gates.

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

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** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Tentative Map titled Elkhorn/Tule Springs. A 146-lot single-family residential development is proposed on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road.

B) Applicant's Justification

A justification letter is not a required component of the tentative map submittal packet.

BACKGROUND INFORMATION

A) Previous Actions

05/23/1997	Temporary commercial permit for a temporary selection trailer was issued by the Planning and Development Department.
06/9/1997	A site development review (SD-0005-97) for a proposed option and landscape center approved administratively by the Planning and Development Department.
07/10/1997	A site development review for a Watt Homes home buyers option and landscape center Z-0075-90 (16) was approved by the Planning Commission.
012/07/1998	The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) on the subject site as part of a larger request. The Planning Commission and Staff recommended approval.
05/27/1999	A Tentative Map for a commercial subdivision (TM-0013-99) approved by the Planning Commission. Staff recommended approval.
02/18/2004	The City Council approved a General Plan Amendment (GPA-3516) to MLA (Medium-Low Attached Residential), a Special Use Permit (SUP-3518) for gated/private streets, and a Site Development Plan Review (SDR-3519) for a 146-lot single-family residential subdivision on the subject site. The Planning Commission recommended approval, staff recommended denial.

B) Pre-Application Meeting

01/29/2004 During the pre-application meeting, staff discussed the common lots for perimeter landscaping; trail easements, and details depicting trails and perimeter walls.

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 17.51

B) Existing Land Use

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

C) Existing Zoning

Subject Property	T-C (Town Center)
North	R-CL (Single Family Compact-Lot)
South	T-C (Town Center)
East	R-PD6 (Residential Planned Development – 6 Units Per Acre)
West	T-C (Town Center)

D) General Plan Compliance

This site is located in Town Center of the Centennial Hills Sector. The land use designation of the site was amended by General Plan Amendment GPA-3516 from SC-TC (Service Commercial - Town Center) as shown on the Town Center Land Use Plan, to MLA - TC (Medium-Low Density Residential - Town Center). A residential development, such as the proposed by this Tentative Map for 146 lots, is permitted in this classification.

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

The subject property is within the boundaries of the Town Center, and as such is required to meet the requirements of the Town Center Development Standards Manual.

According to the Master Plan Transportation Trails Element, multi-use transportation trail is required through this property. The trail is an outer loop trail that extends around Town Center. The Trails Element shows this trail extending around the east and north sides of the tract, but as a part of the Site Development Plan Review (SDR-3519), the applicant was allowed to place the trail around the south and west sides.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to the Town Center Development Standards Manual, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	2,124 s.f.	Y
Number of Lots	1	146	Y
Max. Density	8.49 d.u.a.	8.33 d.u.a.	Y
Private/Public Street	N/A	Private	Y
Min. Street Width	37	37	Y

The proposed tentative map meets or exceeds all of the applicable standards of the Town Center Development Standards Manual and the conditions of approval of the Site Development Plan Review (SDR-3519) for the subject site.

B) General Analysis Discussion

- General information

The proposed development will be 146 single-family homes on 17.51 acres within Town Center, at a density of approximately 8.33 dwelling units per acre. The multi-use transportation trail system that traverses through this site has been incorporated into the design of the site. Streets within this gated development, as approved by Special Use Permit (SUP-3518), are to be 37 feet wide and will be privately maintained rights-of-way.

- 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 4 feet.

- Trails

According to the *Master Plan Transportation Trails Element*, A multi-use transportation trail is required through this property. The trail is an outer loop trail that extends around Town Center. The Trails Element shows this trail extending around the east and north sides of the tract, but as a part of the Site Development Plan Review (SDR-3519), the applicant was allowed to place the trail around the south and west sides. Condition number 14 (listed below) requires access points to the trail throughout the subdivision. Staff has identified the only viable access points as the open space area connected to the cul-de-sac for the private street currently indicated as Wildwood Glen Drive. A recommended condition above will require a minimum of two pedestrian access points onto the trail from the subject subdivision.

- Special Conditions of Approval (SDPR)

6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection as required in the Town Center Development Standards.

7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.

8. The wall and landscaping shall conform to that existing along Sunny Springs in conjunction with the Elkhorn Springs development and added conditions that the dwelling units be limited to a maximum of 146, a restriction limiting one unit to be sold to any one buyer and requiring low-level lighting interior to this site.

14. A typical cross-section of the multi-use transportation trail shall be shown on the plans as meeting the requirements of the *Master Plan Transportation Trails Element*. The trail shall be shown stubbing out to a location along Elkhorn Road; a public access easement shall be granted to the public for access to the trail; and the trail should be unimpeded by utility structures or perimeter walls. The plans shall also identify internal access to the trail at various locations.

The Tentative Map implements these conditions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SDR

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-3905 APN: 125-16-410-002

Name of Property Owner: UPTOWN L P

Name of Applicant: RICHMOND AMERICAN HOMES

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

___ Yes ___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: Carolyn Michl

Print Name: CAROLYN MICH'L

Subscribed and sworn before me

This 10th day of November 2003

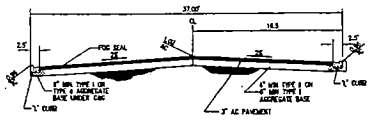
Notary Public in and for said County and State

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

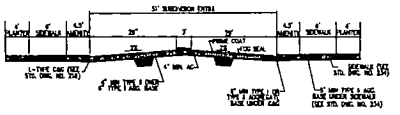
Revised 2/12/02

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

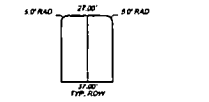
ELKHORN / TULE SPRINGS



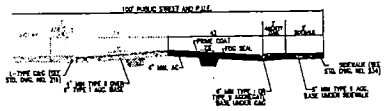
37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS



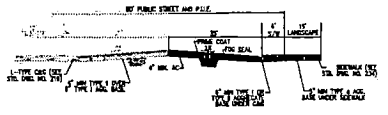
50' PRIVATE ENTRY SECTION
NOT TO SCALE
PER TOWN CENTER & CITY OF LAS VEGAS DEVELOPMENT STANDARDS



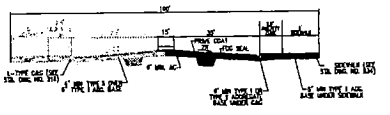
TYPICAL 37' PRIVATE DRIVE
(NOT GREATER THAN 150' IN LENGTH)



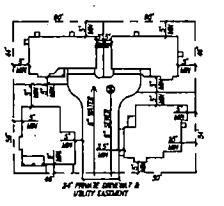
100' PUBLIC STREET SECTION (TULE SPRINGS RD.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER ARTERIAL)



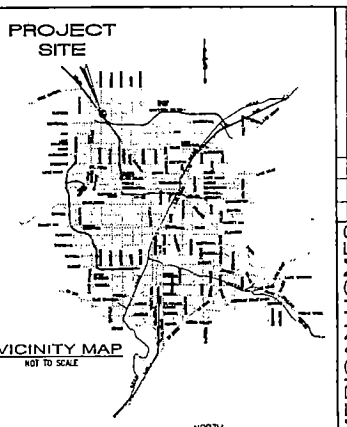
80' STREET SECTION (SUNNY SPRINGS LN.)
NOT TO SCALE (EXISTING, FULLY IMPROVED)



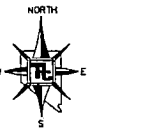
100' PUBLIC STREET SECTION (ELKHORN RD.)
NOT TO SCALE
PER TOWN CENTER DEVELOPMENT STANDARDS
(TOWN CENTER PRIMARY ARTERIAL)



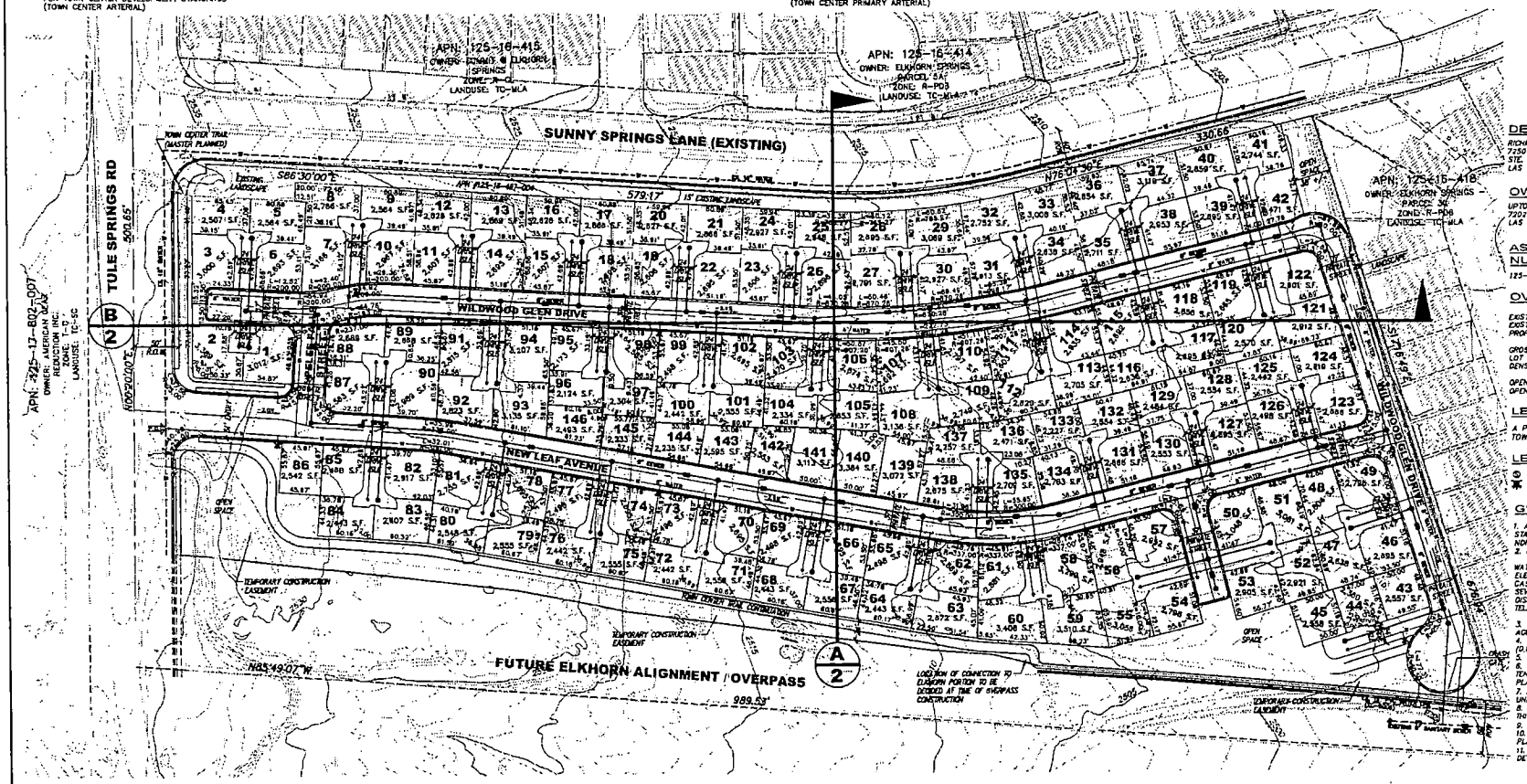
COURT DETAIL (TYPICAL)
1" = 40'

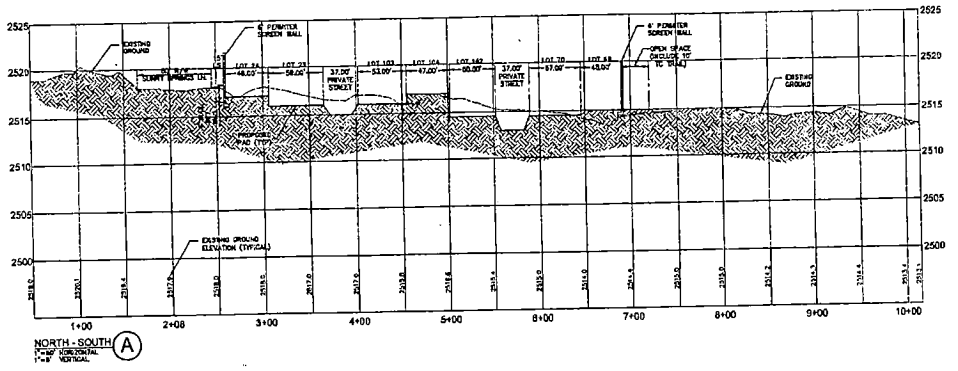


VICINITY MAP
NOT TO SCALE

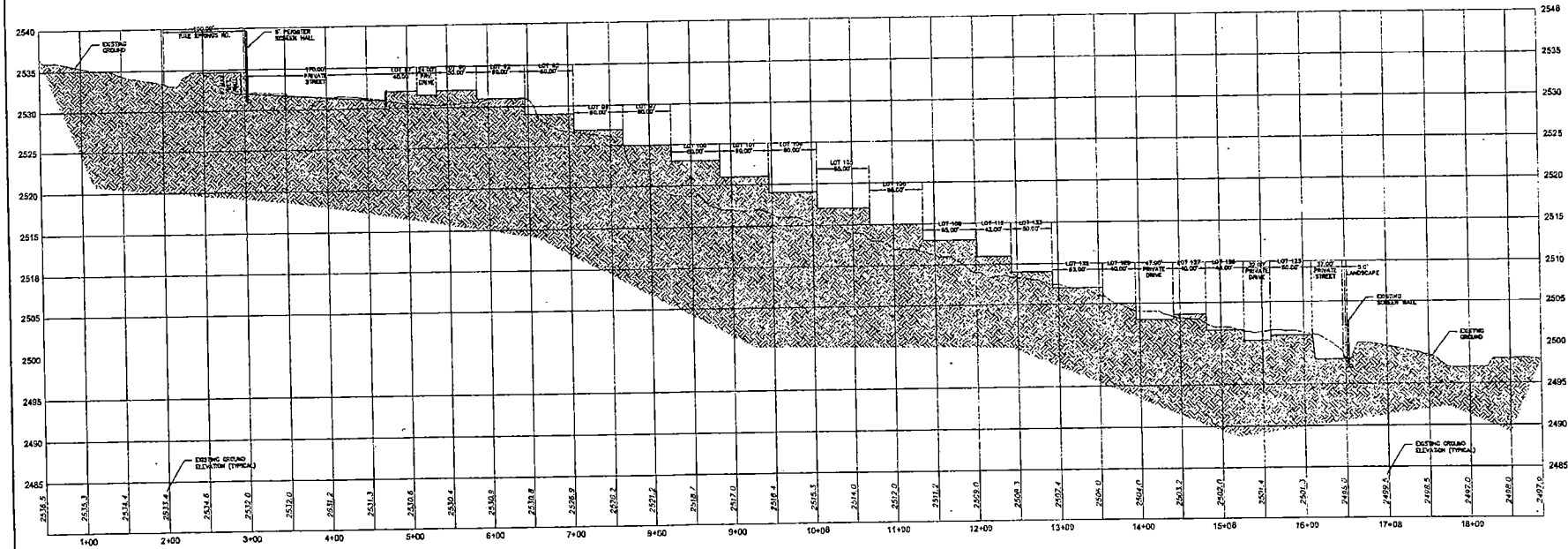


1" = 40'


APN: 125-16-415
OWNER: ELKHORN SPRINGS
ZONE: R-PD3
LANDUSE: TC-MLA
APN: 125-16-414
OWNER: ELKHORN SPRINGS
PARCEL 5A
ZONE: R-PD3
LANDUSE: TC-MLA
APN: 125-16-418
OWNER: ELKHORN SPRINGS
PARCEL 3A
ZONE: R-PD3
LANDUSE: TC-MLA
APN: 125-17-802-007
OWNER: AMERICAN WAY
REDUCTION INC.
ZONE: T-C
LANDUSE: TC-SC
SUNNY SPRINGS LANE (EXISTING)
TOWN CENTER TRAIL (MASTER PLANNED)
TULE SPRINGS RD
WILDWOOD GLEN DRIVE
NEW LEAF AVENUE
EXISTING LANDSCAPE
TEMPORARY CONSTRUCTION EASEMENT
TOWN CENTER DRIVE CONTINUATION
FUTURE ELKHORN ALIGNMENT / OVERPASS
LOCATION OF CONNECTION TO ELKHORN PORTION TO BE DESIGNED AT TIME OF OVERPASS CONSTRUCTION
OPEN SPACE
S86°30'00"E
579.17'
N76°04'30"E
330.66'
N85°49'07"W
989.53'
500.65'
N00°20'40"E
1320.00'
1320.00'
1320.00'



NORTH - SOUTH (A)
1"=40' HORIZONTAL
1"=8' VERTICAL



WEST - EAST (B)
1"=40' HORIZONTAL
1"=8' VERTICAL

RICHMOND AMERICAN

ELKHORN/TULE SPRINGS
CITY OF LAS VEGAS, NV

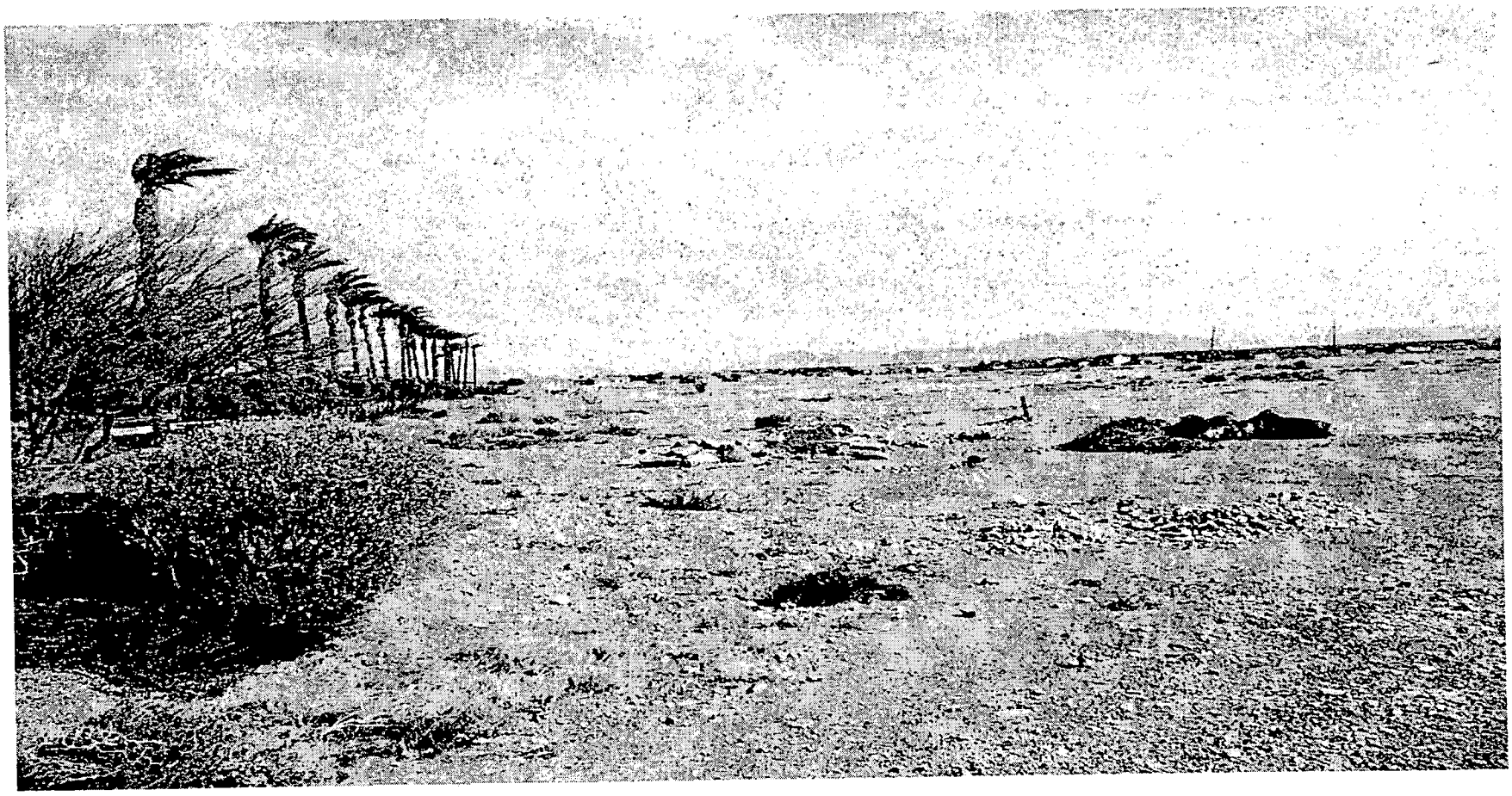
CROSS - SECTIONS

TETRA TECH, INC.

P02243-0020

SHEET 2 OF 2

TMP-3905
3-25-04 PC



TMP-3905 - ELKHORN/TULE SPRINGS - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: UPTOWN, LIMITED PARTNERSHIP
SOUTHEAST CORNER OF TULE SPRINGS ROAD AND SUNNY SPRINGS LANE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
TMP-4010 - SOHO LOFTS CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 125 LOT CONDOMINIUM DEVELOPMENT, INCLUDING FIVE RETAIL UNITS on 0.69 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Avenue (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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 this item be HELD IN ABEYANCE to the April 22, 2004 Planning Commission meeting.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

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

Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.
Item 13	Work with Public Works staff
Item 14	Work with the neighbors

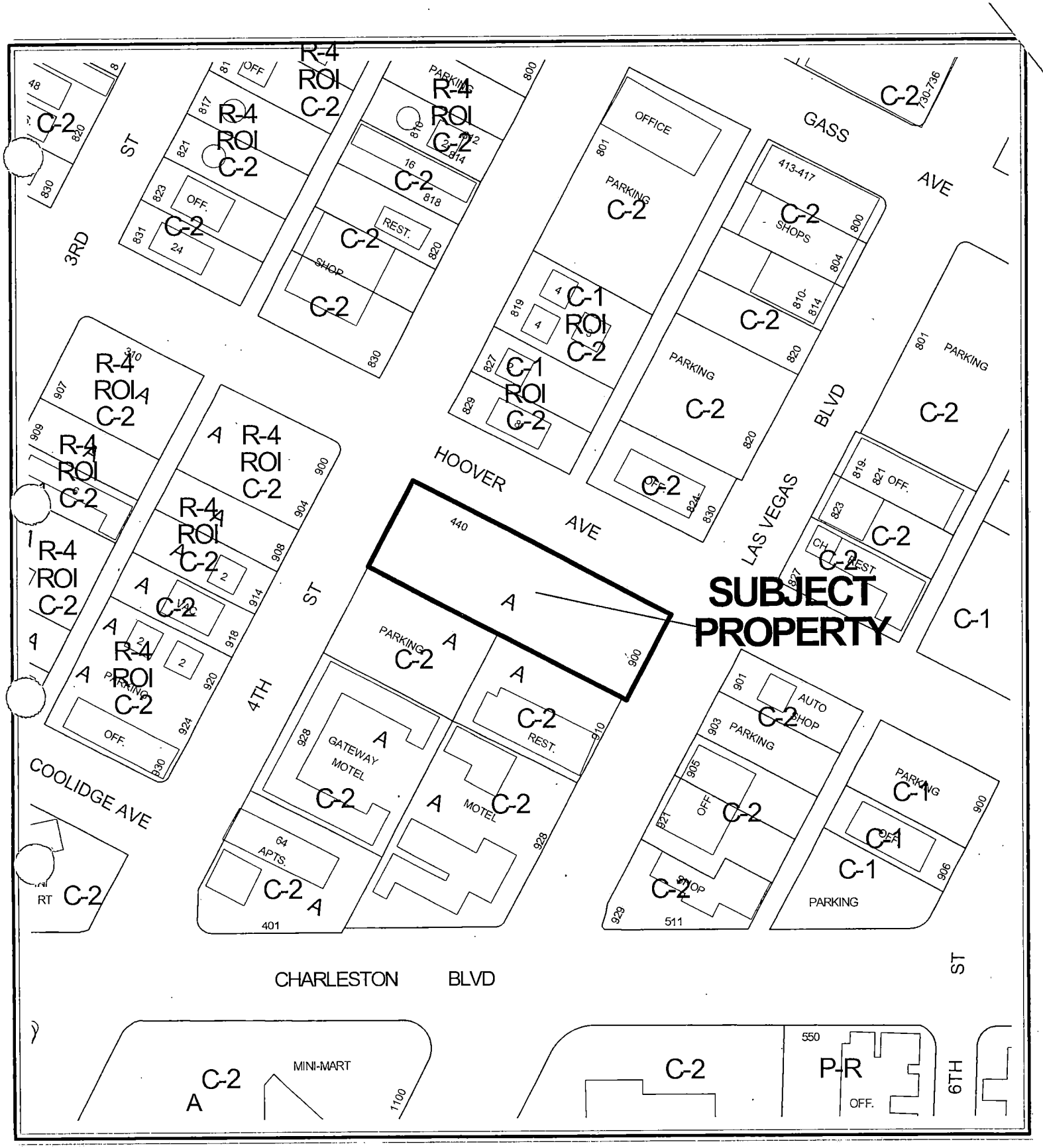
PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 8 – TMP-4010

MINUTES: Continued:

Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)



CASE: TMP-4010

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

0 80 160 Feet

CASE: TMP-4010

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TENTATIVE MAP - TMP-4010 - SOHO LOFTS CONDOMINIUMS - APPLICANT: JHR ASSOCIATES - OWNER: SOHO LOFTS, LIMITED LIABILITY COMPANY

APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 22, 2004 PLANNING COMMISSION MEETING.

soho lofts redefining downtown living

March 17, 2004

To Whom It May Concern:

We would like our tentative map held in abeyance from March 25, 2004 to April 22, 2004. This will give us ample time to be organized.

Thank you for your consideration and attention in this matter.

Sincerely,

Sam Cherry

Sam Cherry

a sam cherry development

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-4010 APN: 139-34-401-003

Name of Property Owner: Soho Lofts LLC.

Name of Applicant: JHR Associates

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: Sam Cherry

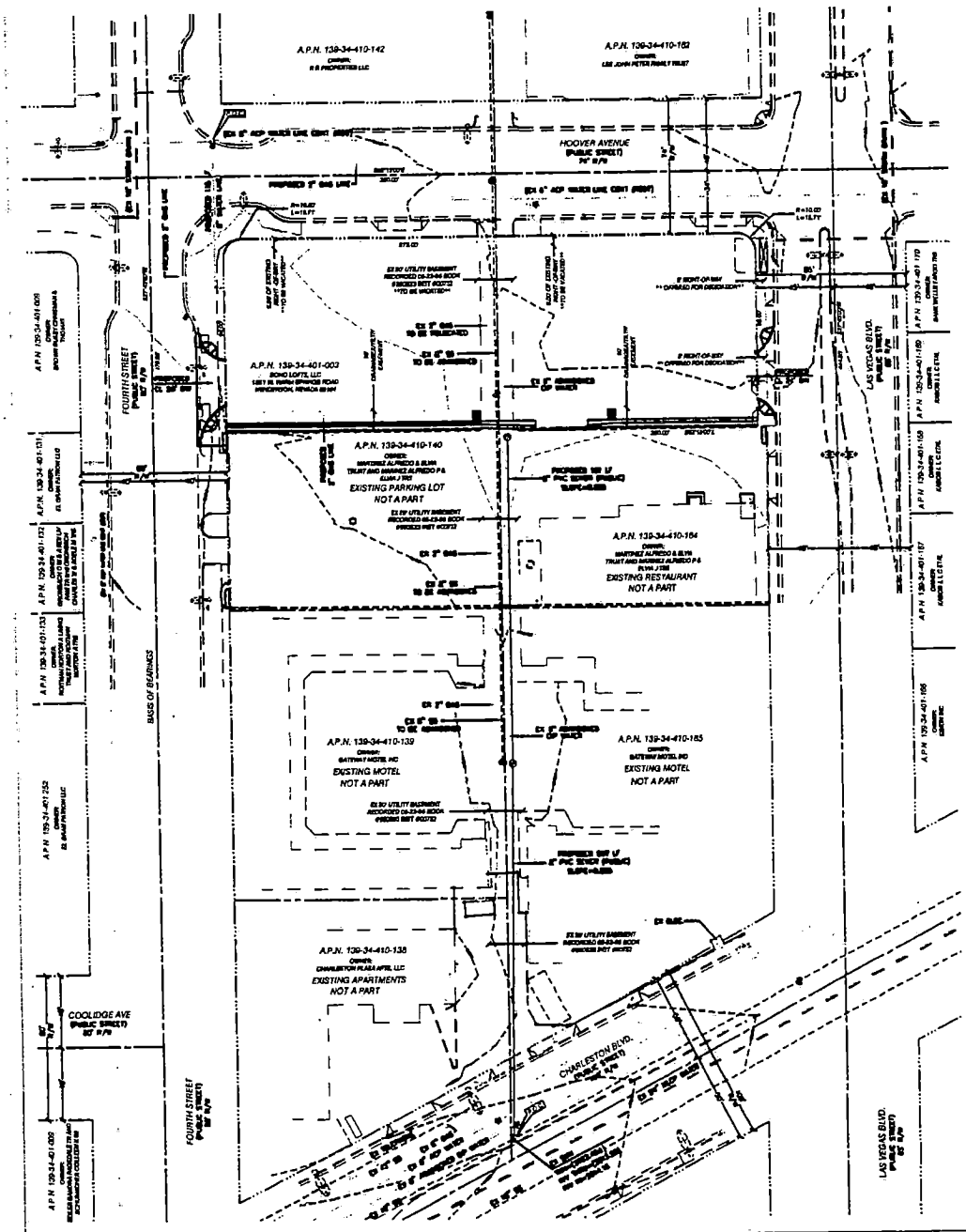
Subscribed and sworn before me

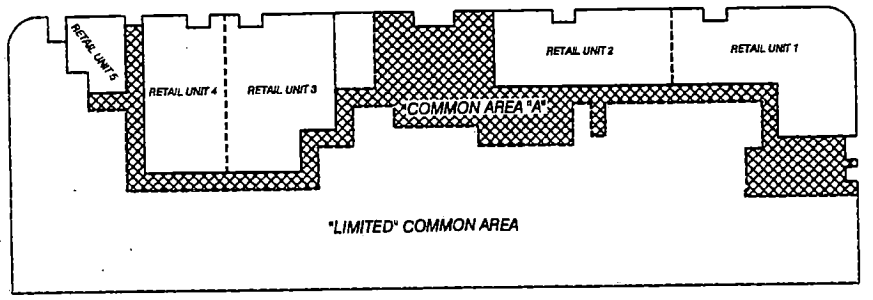
This 24th day of February, 2004

_____

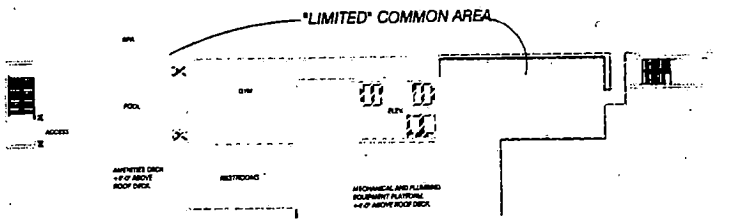
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
REN L. RICHINS
Appt. No. 97-1021-1
My Appt. Expires March 27, 2005

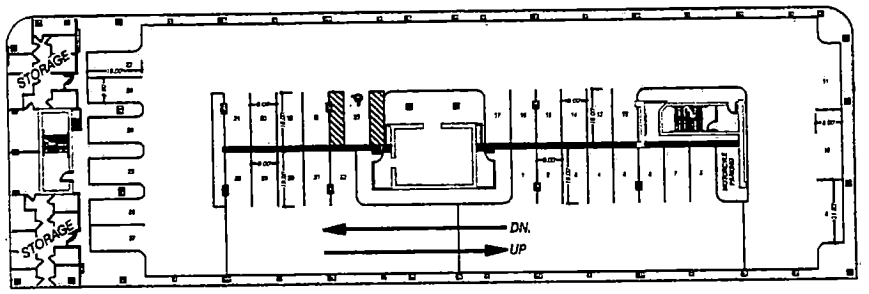

A.P.N. 139-34-410-142
A.P.N. 139-34-410-152
HOOVER AVENUE
(PUBLIC STREET)
A.P.N. 139-34-401-003
SOHO LOFTS, LLC
A.P.N. 139-34-410-140
EXISTING PARKING LOT
NOT A PART
A.P.N. 139-34-410-154
EXISTING RESTAURANT
NOT A PART
A.P.N. 139-34-410-139
EXISTING MOTEL
NOT A PART
A.P.N. 139-34-410-165
EXISTING MOTEL
NOT A PART
A.P.N. 139-34-410-138
EXISTING APARTMENTS
NOT A PART
FOURTH STREET
(PUBLIC STREET)
LAS VEGAS BLVD.
(PUBLIC STREET)
CHARLESTON BLVD.
(PUBLIC S/R)
COOLIDGE AVE
(PUBLIC STREET)
BASIS OF BEARINGS
PROPOSED 8" GAS LINE
PROPOSED 12" PVC SEWER (PUBLIC)
SLSM UTILITY EASEMENT
RECORDED 05-23-94 BOOK
940523 INST. 00272
SLSM UTILITY EASEMENT
RECORDED 06-23-94 BOOK
940623 INST. 00272
SLSM UTILITY EASEMENT
RECORDED 08-23-94 BOOK
940823 INST. 00272
5' RIGHT-OF-WAY
DEDICATED FOR DESIGN SIGHT
5' RIGHT-OF-WAY
DEDICATED FOR DESIGN SIGHT
EXISTING RIGHT-OF-WAY
TO BE VACATED
EXISTING RIGHT-OF-WAY
TO BE VACATED
PROPOSED 10' LF
8" PVC SEWER (PUBLIC)
SLSM EASEMENT
SLSM EASEMENT
SLSM EASEMENT



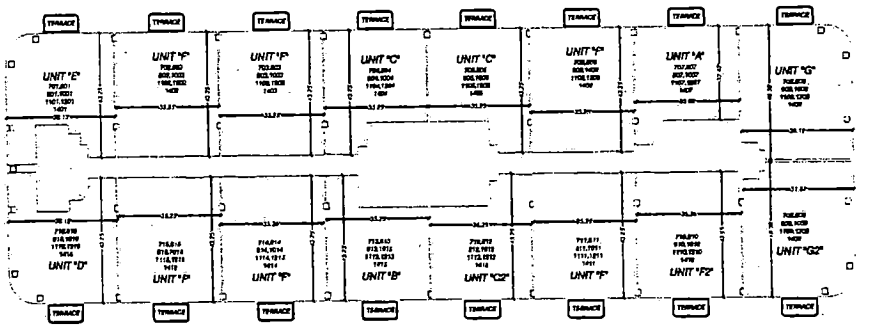
TENANT AMENITIES/RETAIL AREA (1ST FLOOR)
SCALE 1" = 20'



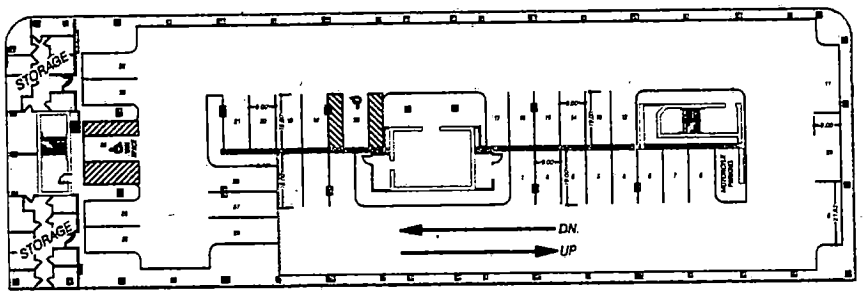
AMENITY AREA (ROOF)
SCALE 1" = 20'



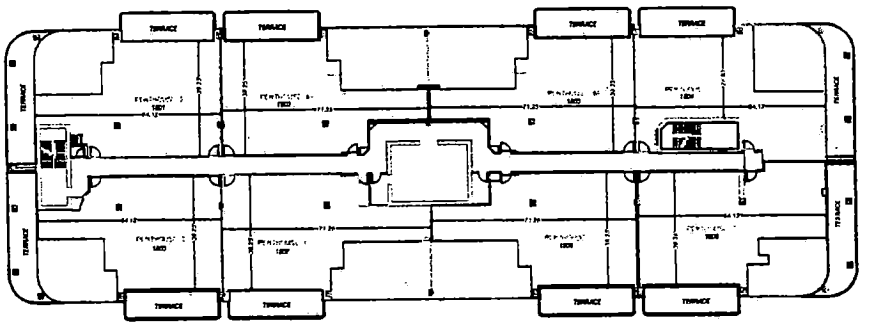
TYPICAL PARKING (FLOORS 2 THRU 5)
SCALE 1" = 20'



TYPICAL SINGLE STORY STANDARD UNIT (FLOORS 1 THRU 14) ***FLOOR 13 NOT USED***
SCALE 1" = 20'



PARKING (6TH FLOOR)
SCALE 1" = 20'



TWO STORY PENTHOUSE UNIT (FLOORS 15 AND 16)
SCALE 1" = 20'

SOHO LOFTS, LLC.

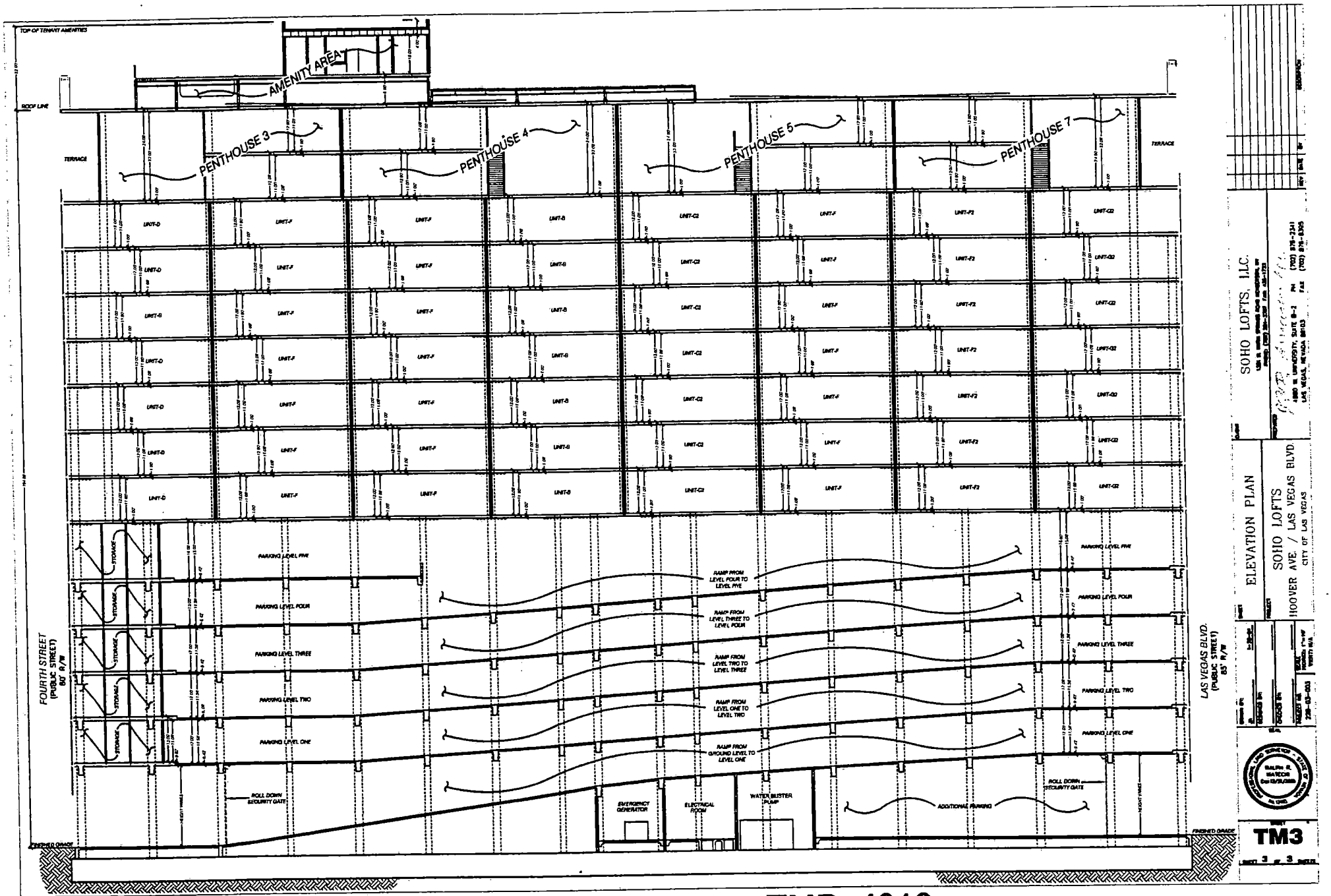
SOHO LOFTS
HOOVER AVE. / LAS VEGAS BLVD.
CITY OF LAS VEGAS

FLOOR LAYOUTS

TM2

TMP-4010

3-25-04 PC



SOHO LOFTS, LLC.

ELEVATION PLAN

SOHO LOFTS
HOOVER AVE. / LAS VEGAS BLVD.
CITY OF LAS VEGAS

TM3

TMP-4010
3-25-04 PC

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
ANX-3835 - APPLICANT/OWNER: SAINT MARY COPTIC ORTHODOX CHURCH - Petition to annex property located on the northeast corner of Maverick Street and Cartier Avenue (APN: 138-14-703-009), containing approximately 2.16 acres, Ward 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

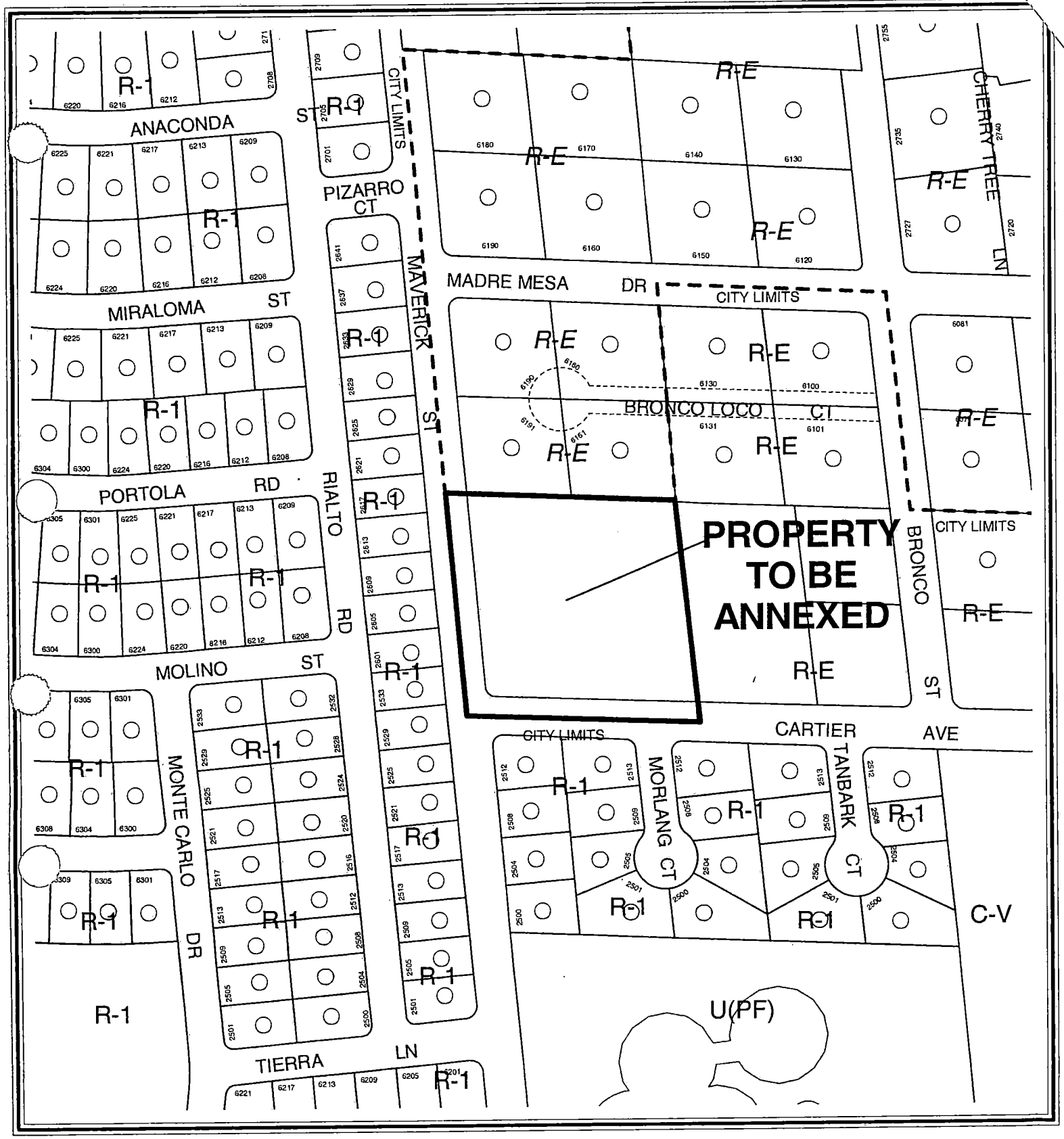
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:
NIGRO – APPROVED Item 1 [TMP-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions UNANIMOUS with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

To be forwarded to the City Council in Ordinance Form

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08/6:12 – 6:14)
1-218/1-318



0 100 200 Feet

CASE: ANX-3835

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-3835 - APPLICANT/OWNER: SAINT MARY COPTIC ORTHODOX CHURCH

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

SR

** STAFF REPORT **

APPLICATION REQUEST

Request for a Petition to annex property located on the northeast corner of Maverick Street, and Cartier Avenue (APN: 138-14-703-009), containing approximately 2.16 acres, Ward 5 (Weekly).

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 2.00

B) Existing Land Use

Subject Property:	Undeveloped
North:	Single-Family Homes
South:	Single-Family Homes
East:	Undeveloped
West:	Single-Family Homes

C) Existing Zoning

Subject Property:	R-E (Rural Estates) [Clark County Designation]
North:	R-E (Rural Estates) [Clark County Designation]
South:	R-1 (Single Family Residential)
East:	R-E (Residence Estates)
West:	R-1 (Single Family Residential)

D) Special Districts/Zones

This parcel is not within any special districts or zones.

E) Rural Preservation Neighborhood:

This parcel lies within a Rural Preservation Neighborhood street buffer.

F) Excepted Area of Interlocal Agreement:

The subject property is not within the Excepted Area of the Interlocal Agreement.

ANALYIS &FINDINGS

The subject property is currently developed with a church with accessory uses. The property is identified in the Centennial Hills Sector Plan as R (Rural Density Residential), which allows up to 3.5 dwelling units per acre. This designation also supports churches with approval of a special use permit. The current county zoning on the site is R-E (Rural Estates). The city's zoning equivalent is R-E (Residence Estates). On October 5, 2000 the Clark County Planning Commission approved a Use Permit for a church with accessory uses (UC-1373-00).

The parcel is in an area of the city considered to be appropriate for annexation in that it meets the requirements of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundary must be contiguous with the boundaries of the annexing city."

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
ANX-3871 - APPLICANT/OWNER: CCM TRUST - Petition to annex property located on the southwest corner of Buffalo Drive and Iron Mountain Road (APN: 125-09-501-003), containing approximately 9.5 acres, Ward 6 (Mack).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends APPROVAL.

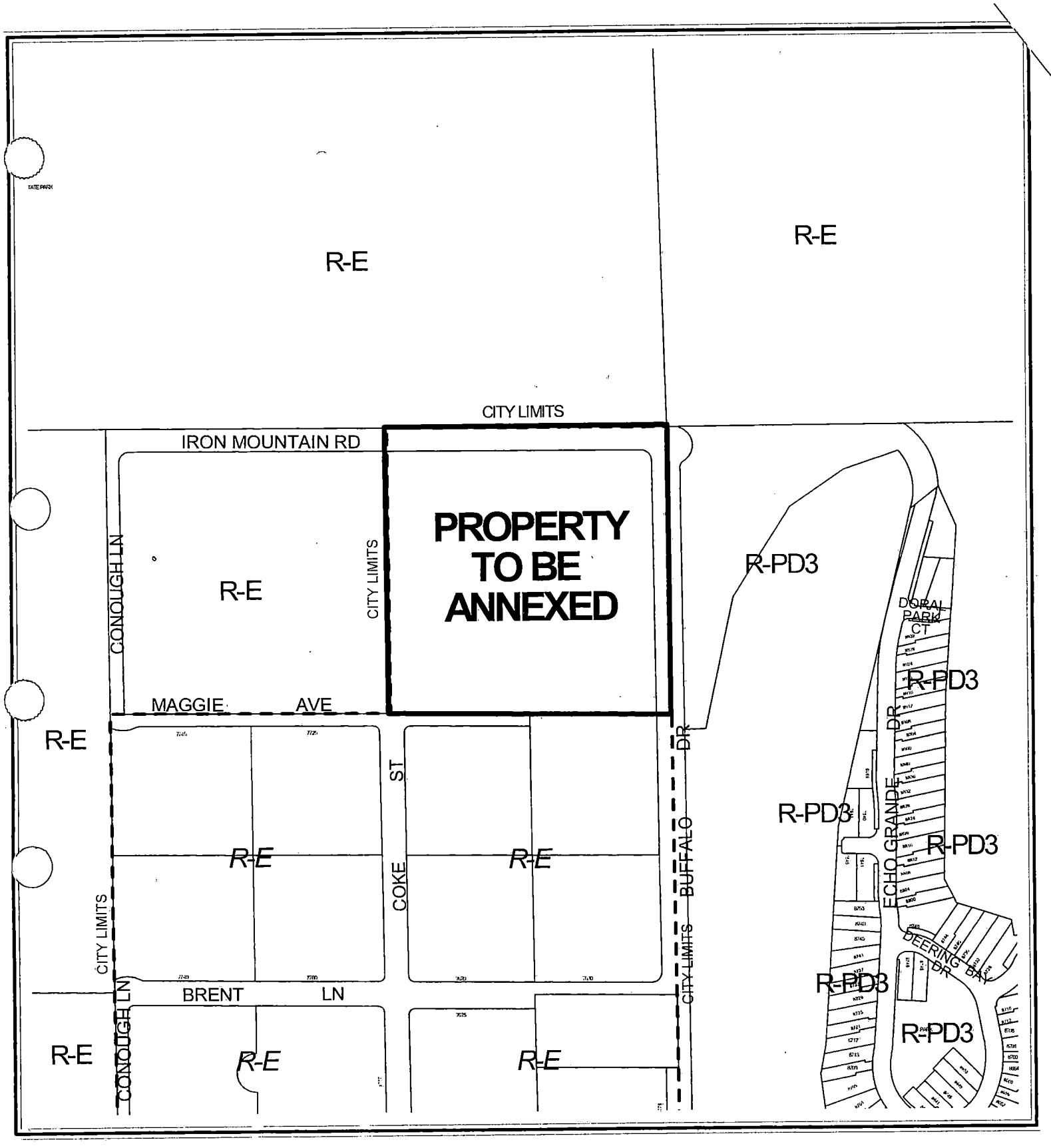
BACKUP DOCUMENTATION:
1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:
NIGRO – APPROVED Item 1 [TMP-3401], Item 4 [TMP-3876], Item 5 [TMP-3892], Item 6 [TMP-3899], Item 7 [TMP-3905], Item 9 [ANX-3835], and Item 10 [ANX-3871] subject to conditions UNANIMOUS with McSWAIN abstaining on Item 6 [TMP-3899] as her firm is bidding work for D.R. Horton and on Item 7 [TMP-3905] as her firm is under contract with Richmond American Homes.

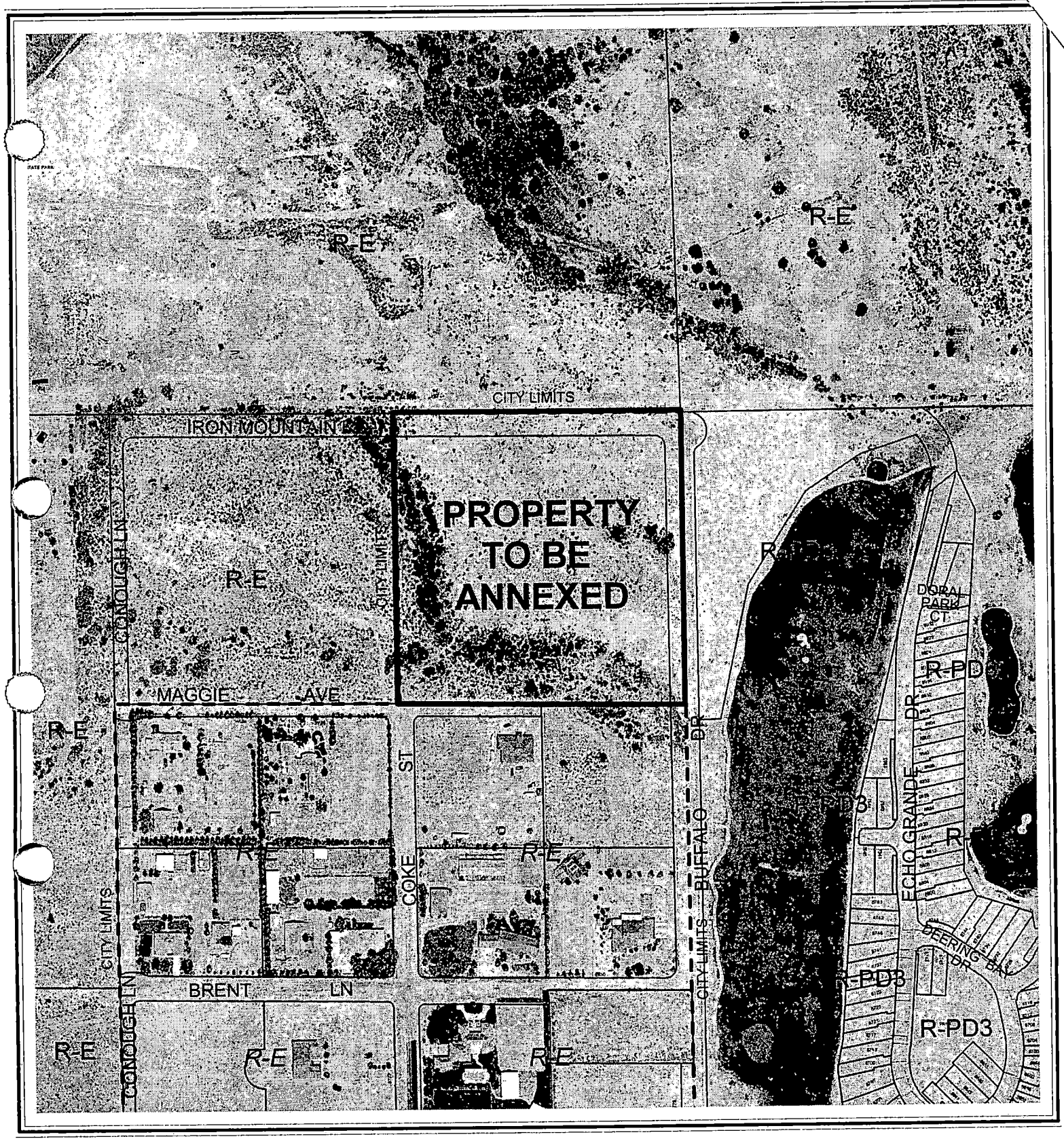
To be forwarded to the City Council in Ordinance Form

MINUTES:
CHAIRMAN TRUESDELL stated this is a Consent item.

(6:08/6:12 – 6:14)
1-218/1-318



CASE: ANX-3871



0 200 400 Feet

CASE: ANX-3871

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-3871 - APPLICANT/OWNER: CCM TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

SR

** STAFF REPORT **

APPLICATION REQUEST

Your request for a Petition to annex property located on the southwest corner of Buffalo Drive and Iron Mountain Road (APN: 125-09-501-003), containing approximately 9.5 acres, Ward 6 (Mack).

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 9.50

B) Existing Land Use

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

C) Existing Zoning

Subject Property:	R-E (Rural Estates) [Clark County designation]
North:	R-E (Residence Estates)
South:	R-E (Rural Estates) [Clark County designation]
East:	R-PD3 (Residential Planned Development – 3 Units Per Acre)
West:	R-E (Residence Estates)

D) Special Districts/Zones

This parcel is not within any special districts or zones.

E) Rural Preservation Neighborhood:

The subject property is not within a Rural Preservation Neighborhood or buffer area.

F) Excepted Area of Interlocal Agreement:

The subject property is within the Excepted Area of the Interlocal Agreement.

SR

ANALYIS &FINDINGS

The subject parcel is currently undeveloped. The property is identified in the Centennial Hills Sector Plan as RE (Rural Estates), which allows up to 2.5 dwelling units per acre. The current county zoning on the site is R-E (Rural Estates). The city's zoning equivalent is U (Undeveloped) zone [R-E (Rural Estates) General Plan Designation]. The applicant has indicated that the proposed use is single-family residential development.

The parcel is in an area of the city considered to be appropriate for annexation in that it meets the requirements of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundary must be contiguous with the boundaries of the annexing city."

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

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

SR

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-3871 APN: 125-09-501-003

Name of Property Owner: CCM Trust and Chris and Cathie Millson Trust

Name of Applicant: WRG Design, Inc. Contact: Elizabeth Scott or Eric Stockton

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: Chris MILLSON

Subscribed and sworn before me

This 30th day of Jan ,2004

[signature]

Notary Public in and for said County and State

Linda Moore
Notary Public
State Of Nevada
Date Appointment Exp: 9-16-2007
Certificate No: 90-0322-1

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - RQR-3732 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES - Required Four Year Review of an approved Special Use Permit (U-0159-89) FOR A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 275 South Martin L. King Boulevard (APN: 139-33-501-012), M (Industrial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 04/21/04
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:
NIGRO – APPROVED Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844] and Item 16 [SDR-3853] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 16 [SDR-3853] because of an ongoing business relationship with Mr. Rolf and his selection of this location.

To be heard by the City Council on 4/21/2004.

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844], and Item 16 [SDR-3853].

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

MINUTES – Continued:
No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844] and Item 16 [SDR-3853].

NOTE: All discussion for Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844], and Item 16 [SDR-3853] was held under Item 11 [RQR-3732].

(6:14 – 6:19)

1-396

CONDITIONS:
Planning and Development

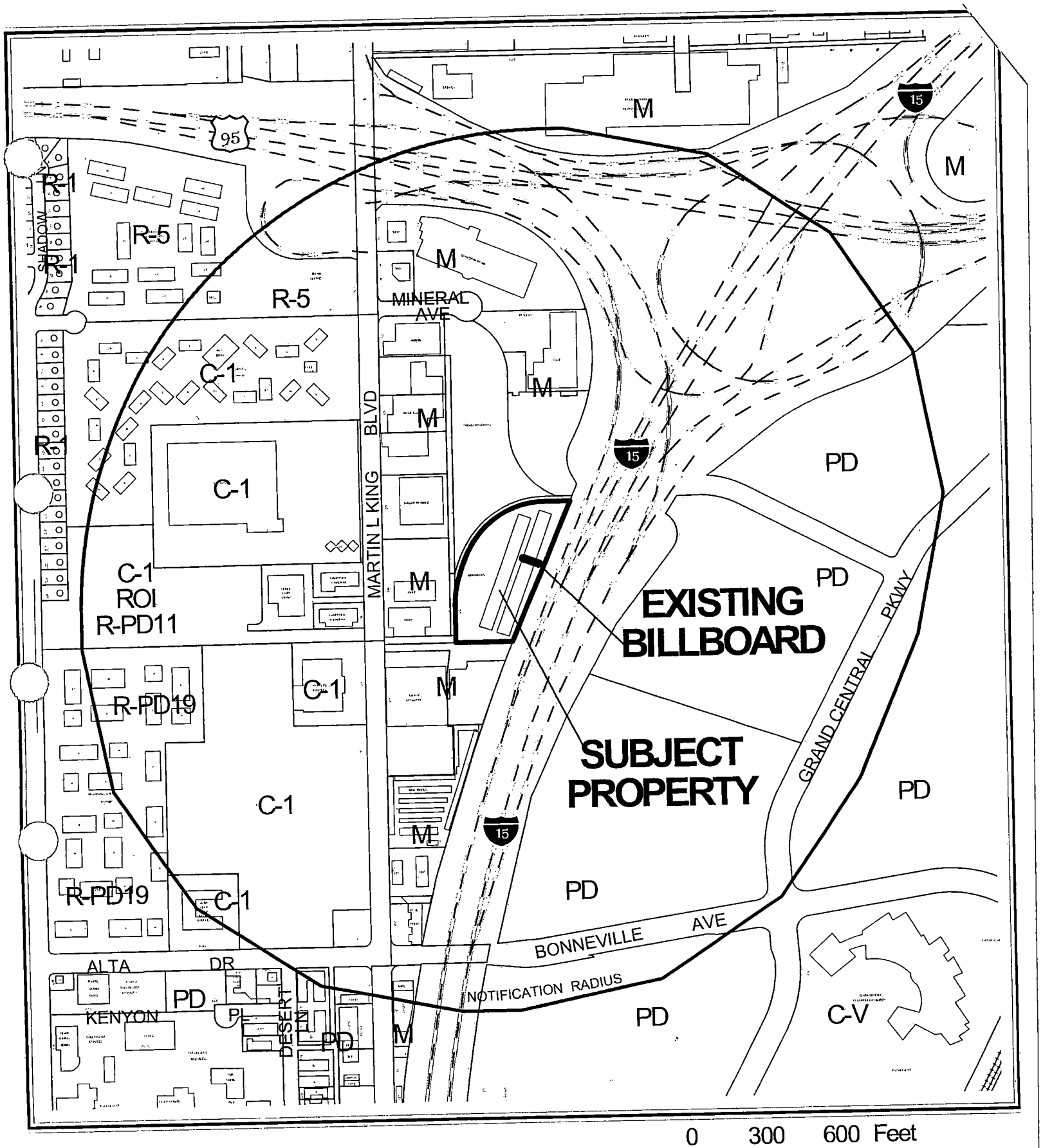
1. The Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

3. Only one advertising sign is permitted per sign face.

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

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

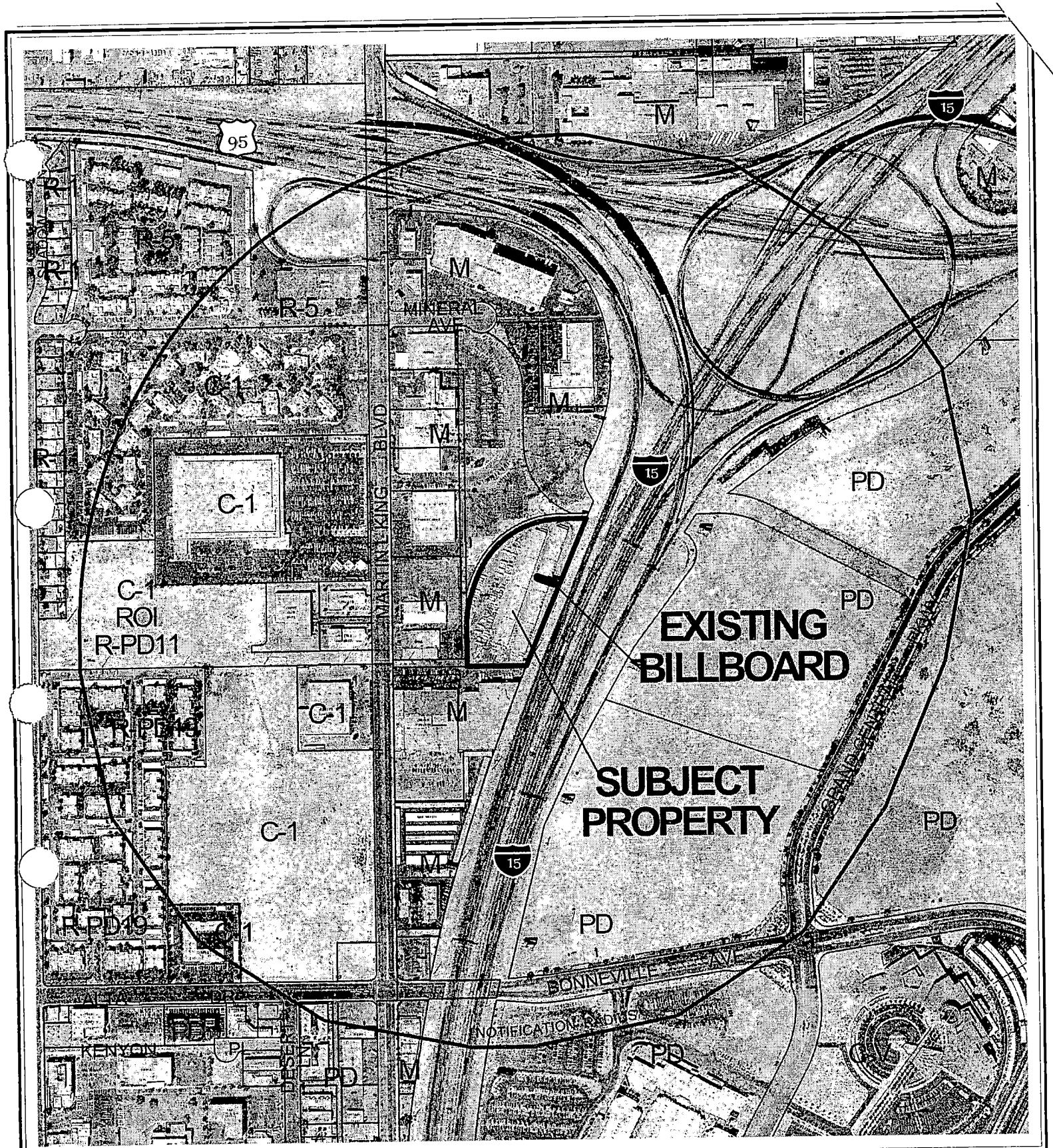


CASE: **RQR-3732**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



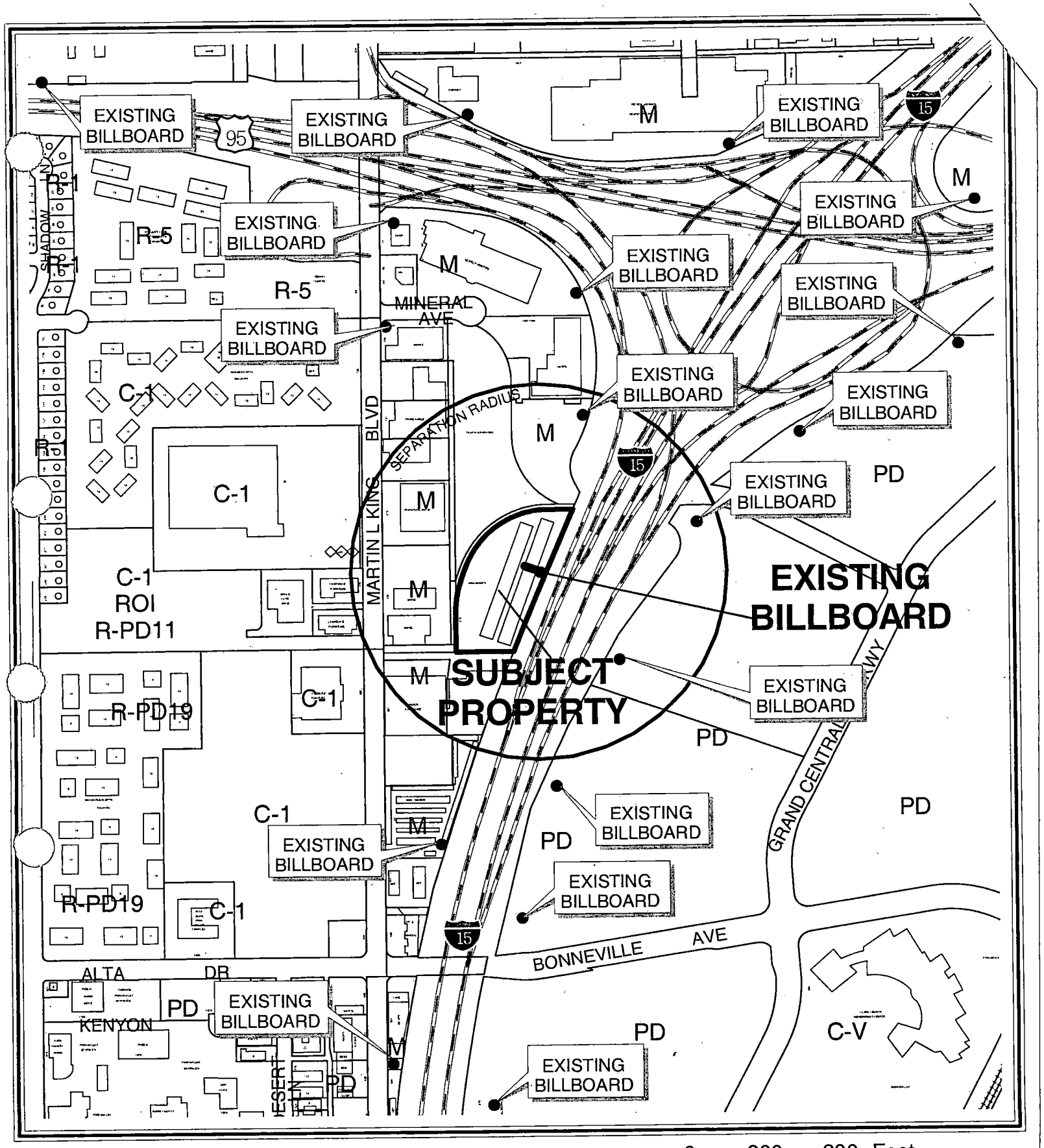
0 300 600 Feet

CASE: **RQR-3732**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N

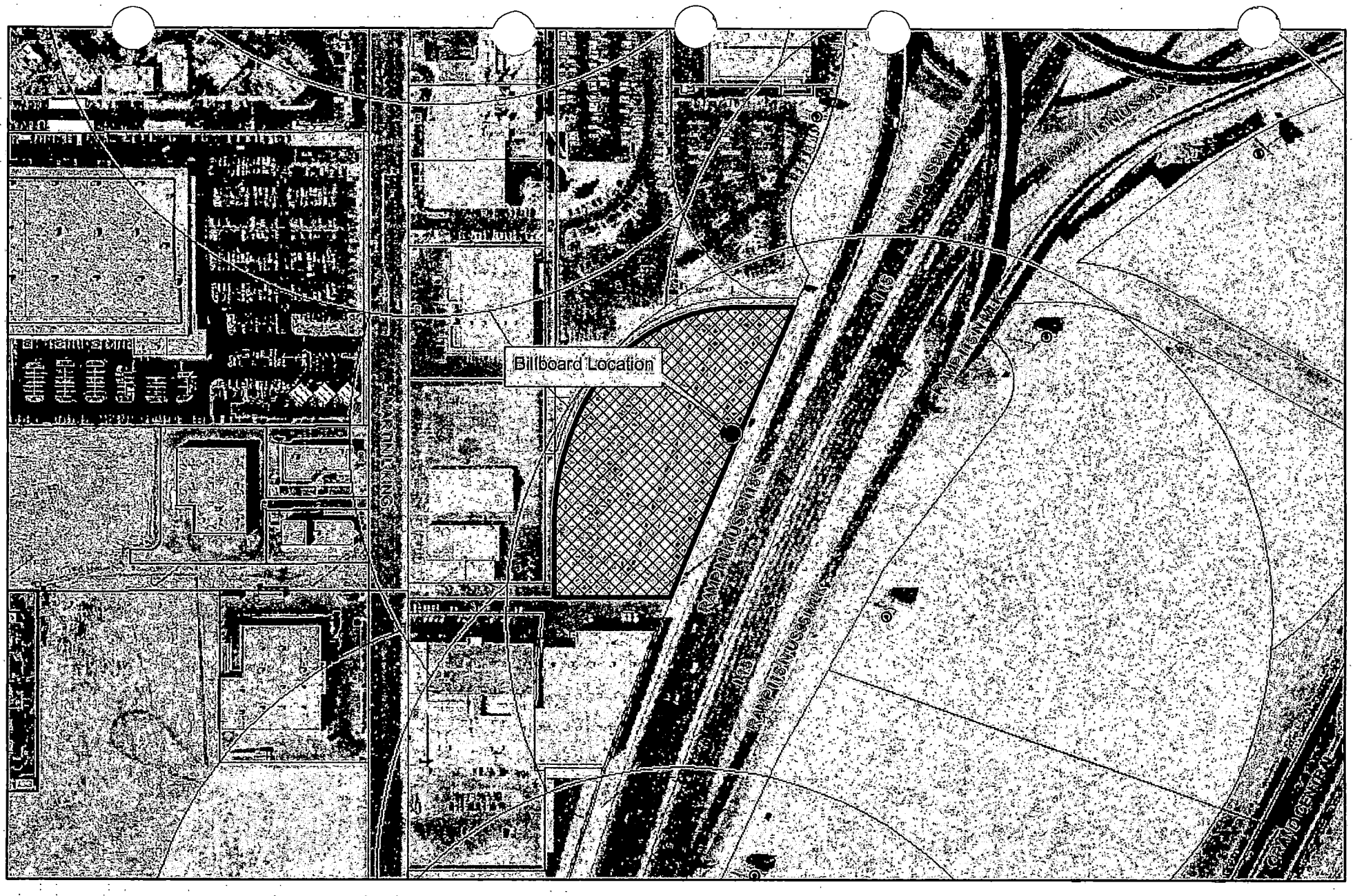


CASE: **RQR-3732**

SEPARATION RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



RQR-3732

City of Las Vegas Billboard Data

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REQUIRED FOUR YEAR REVIEW - PUBLIC HEARING - RQR-3732 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES

** CONDITIONS **

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

Planning and Development

1. The Special Use Permit shall be reviewed in four (4) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

3. Only one advertising sign is permitted per sign face.

4. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

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

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a required four (4) year review of an approved Special Use Permit [U-0159-89(2)], which allowed a 55 foot high, 672 square foot (14 foot X 48 foot) off-premise advertising (Billboard) sign oriented towards northbound and southbound traffic on Interstate 15.

B) Applicant's Justification

A justification letter is not required for this application.

BACKGROUND INFORMATION

A) Previous Actions

11/15/89 The City Council approved a Special Use Permit (U-0159-89) to remove and replace an existing 55 foot high, 672 square foot (14 foot X 48 foot) off-premise advertising (billboard) sign on this site. Approval was subject to a five (5) year review. The Board of Zoning Adjustment and staff recommended approval.

3/01/00 The City Council approved a Required Five (5) Year Review [U-0159-89(2)] of Special Use Permit (U-0159-89) for a 55 foot high, 672 square foot (14 foot X 48 foot) off-premise advertising (billboard) sign on this site. Approval was subject to a four year review. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting is not required for this review.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 3.79

B) Existing Land Use

Subject Property:	Industrial
North:	Industrial
South:	Industrial
East:	Interstate-15
West:	Industrial

C) Planned Land Use

Subject Property:	DTR (Downtown Redevelopment Plan), LI/R (Light Industry/Research)
North:	DTR (Downtown Redevelopment Plan), LI/R (Light Industry/Research)
South:	DTR (Downtown Redevelopment Plan)
East:	ROW (Right of Way)
West:	DTR (Downtown Redevelopment Plan)

D) Existing Zoning

Subject Property:	M (Industrial)
North:	M (Industrial)
South:	M (Industrial)
East:	ROW (Right of Way)
West:	M (Industrial)

E) General Plan Compliance

The site is designated as DTR (Downtown Redevelopment Plan), LI/R (Light Industry/Research) in the Southeast Sector General Plan. The existing M (industrial) Zoning is in conformance with the Southeast Sector General Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area 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

PL

This site is located within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The proposed land use can be conducted in a manner that is harmonious and compatible with existing and surrounding land uses, and with future surrounding land uses as projected by the General Plan.

ANALYSIS

A) Zoning Code Compliance

A1) Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Off-Premise Advertisement (Billboard)	750 feet to another Off-Premise Sign visible from Interstate 15	YES
Off-Premise Advertisement (Billboard)	300 feet to any another Off-Premise Sign	Yes

An off-premise advertising (billboard) sign oriented toward the same highway cannot be closer that 750 feet to another off premise advertising (billboard) sign. An off-premise advertising (billboard) sign also cannot be any closer than 300 feet in any direction to another Off Premise Sign. This sign meets these standards.

B) General Analysis and Discussion

- Zoning

The existing zoning of this parcel is M (industrial), which permits an off-premise advertising (billboard) sign by means of a Special Use Permit.

- Use

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

PL

- Conditions

The off-premises advertising (billboard) sign is clear of graffiti and vandalism and is in good repair.

FINDINGS

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

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

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

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

   There are no physical constraints to the continuation of the off-premise advertising sign use on this site the present time.

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

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

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

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

NOTICES MAILED 36

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-3732 APN: 139-33-501-012

Name of Property Owner: Storage Equities

Name of Applicant: Clear Channel Outdoor

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: Misty R Baier

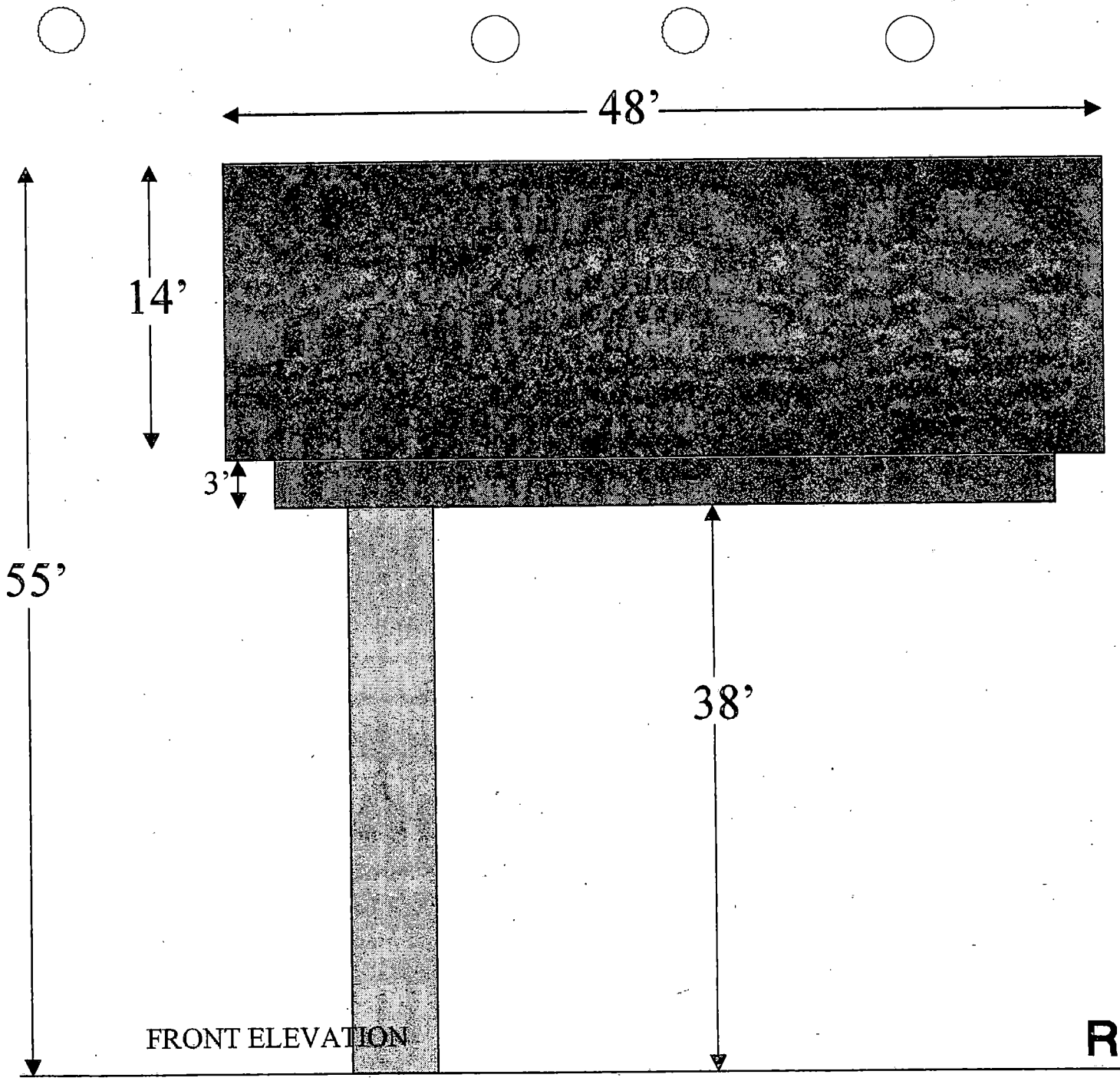
Print Name: Misty R. Baier

Subscribed and sworn before me

This 12th day of January, 2004

Sheila Harris
Notary Public in and for said County and State

County of Clark
SHEILA HARRIS
My Appointment Expires
November 20, 2005
No. 93-2642-1

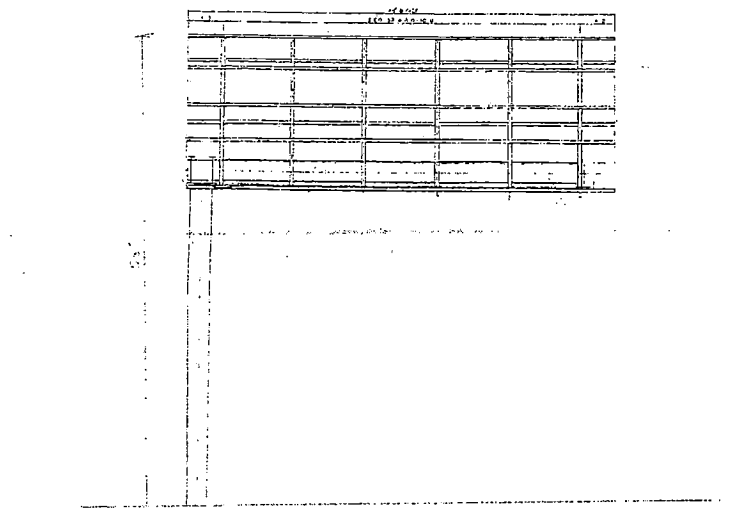


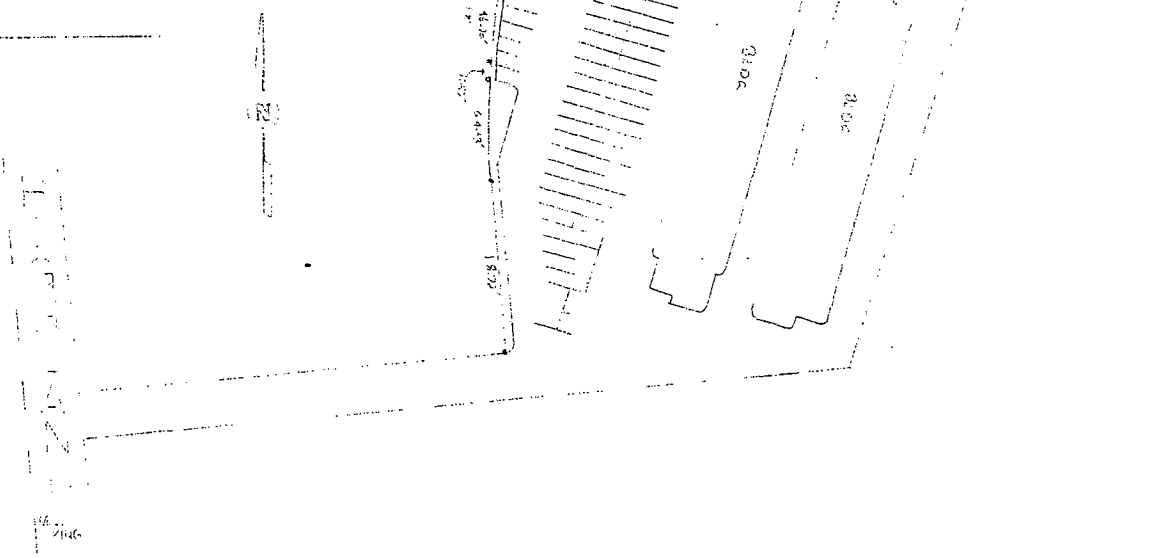
FRONT ELEVATION

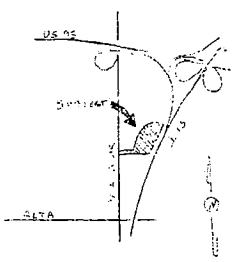
RQR–3732

3–25–04 PC

NOT TO SCALE







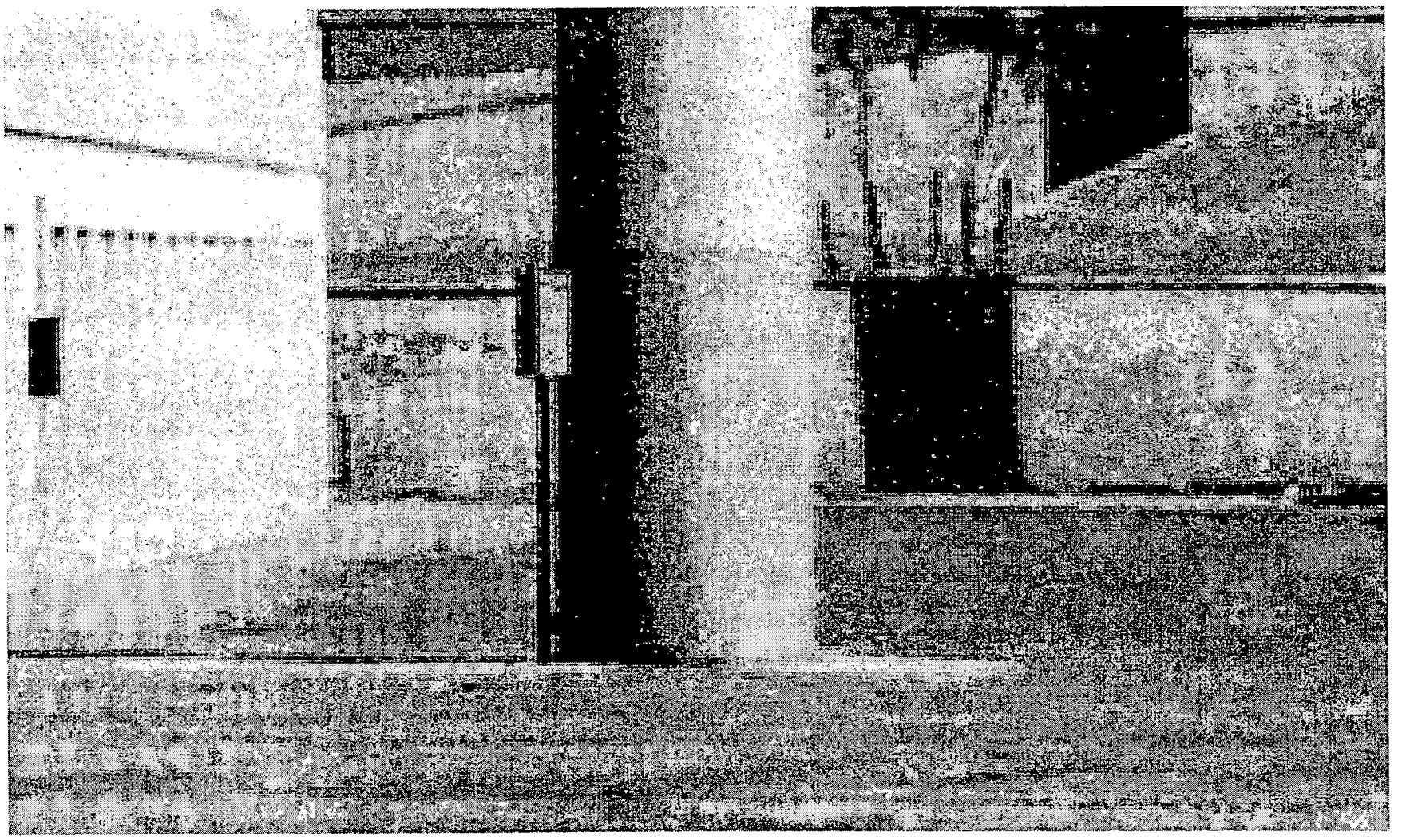
VICINITY MAP

DONREY

SCALE 1" = 40'	DRAWING NUMBER 1	Four Amigos Land Dev.
DATE 10-4-99		

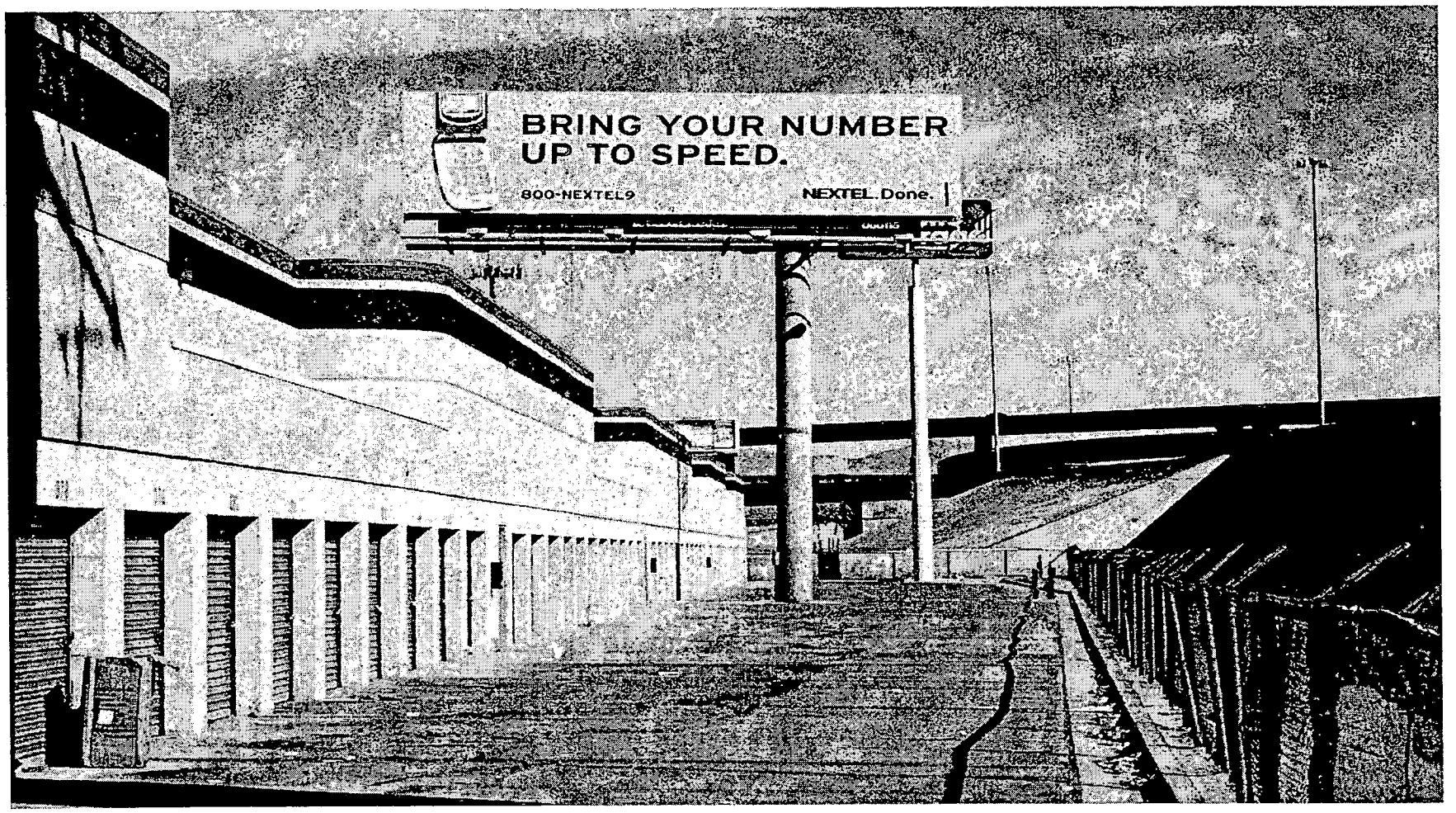
1211 West Bonanza Road Drawn By Michael Peccah Phone 382-5020

RQR-3732
3-25-04 PC



RQR-3732 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES
275 SOUTH MARTIN L. KING BOULEVARD
MARCH 25, 2004 PLANNING COMMISSION

3/04/4



RQR-3732 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: STORAGE EQUITIES
275 SOUTH MARTIN L. KING BOULEVARD
MARCH 25, 2004 PLANNING COMMISSION

3/04/4

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
REQUIRED SIX MONTH REVIEW - PUBLIC HEARING - RQR-3930 - APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LIMITED LIABILITY COMPANY - Required Six Month Review of an approved Special Use Permit (U-0106-02) WHICH ALLOWED A LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) IN CONJUNCTION WITH AN EXISTING CONVENIENCE STORE/ DELICATESSEN at 228 Las Vegas Boulevard North (APN: 139-34-511-001, 002 and 003), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 04/21/04
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:
NIGRO – APPROVED Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844] and Item 16 [SDR-3853] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 16 [SDR-3853] because of an ongoing business relationship with Mr. Rolf and his selection of this location.

To be heard by the City Council on 4/21/2004.

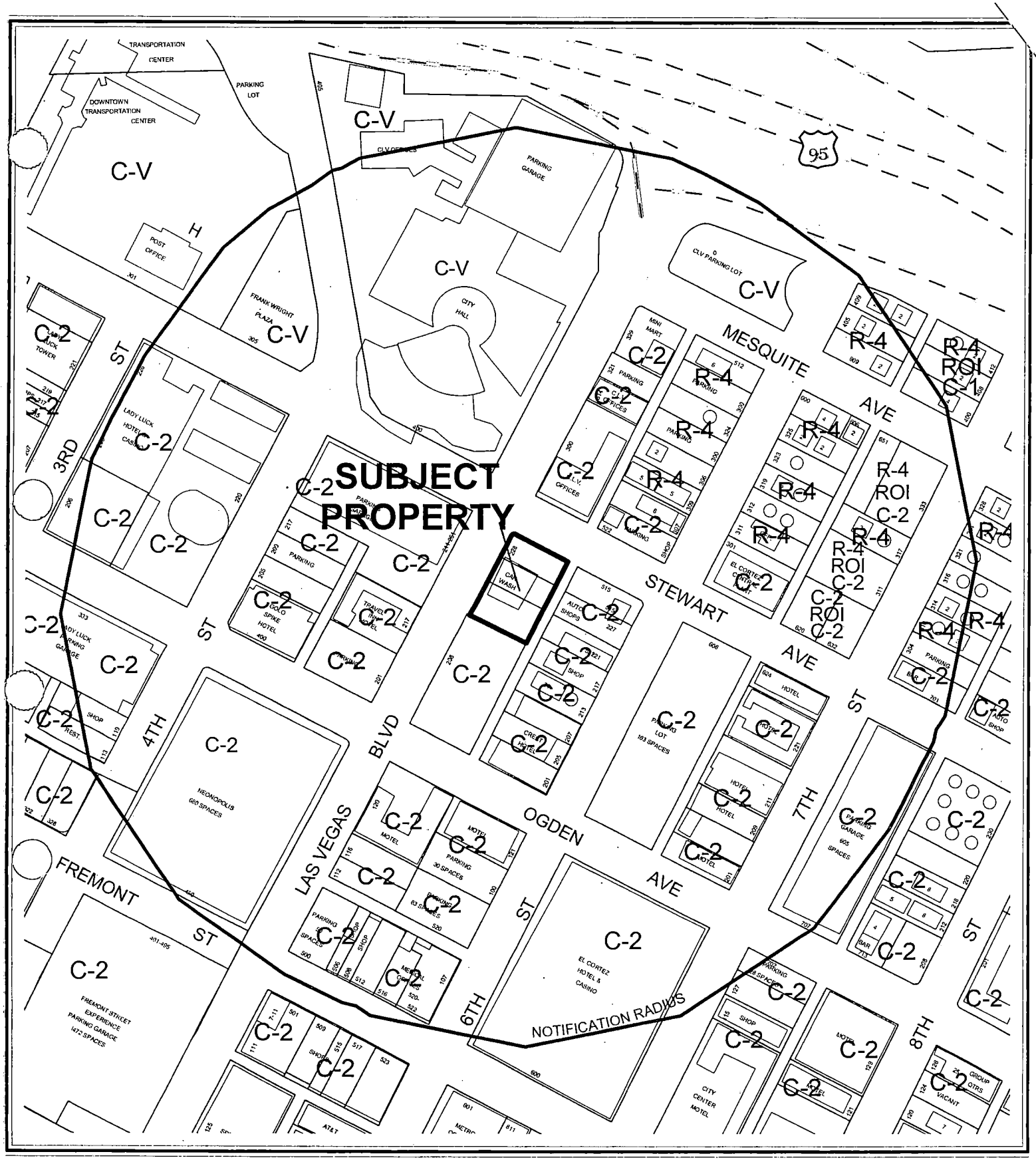
MINUTES:
NOTE: See Item 11 [RQR-3732] for related discussion.
(6:14 – 6:19)

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 12 – RQR-3930

CONDITIONS:

Planning and Development

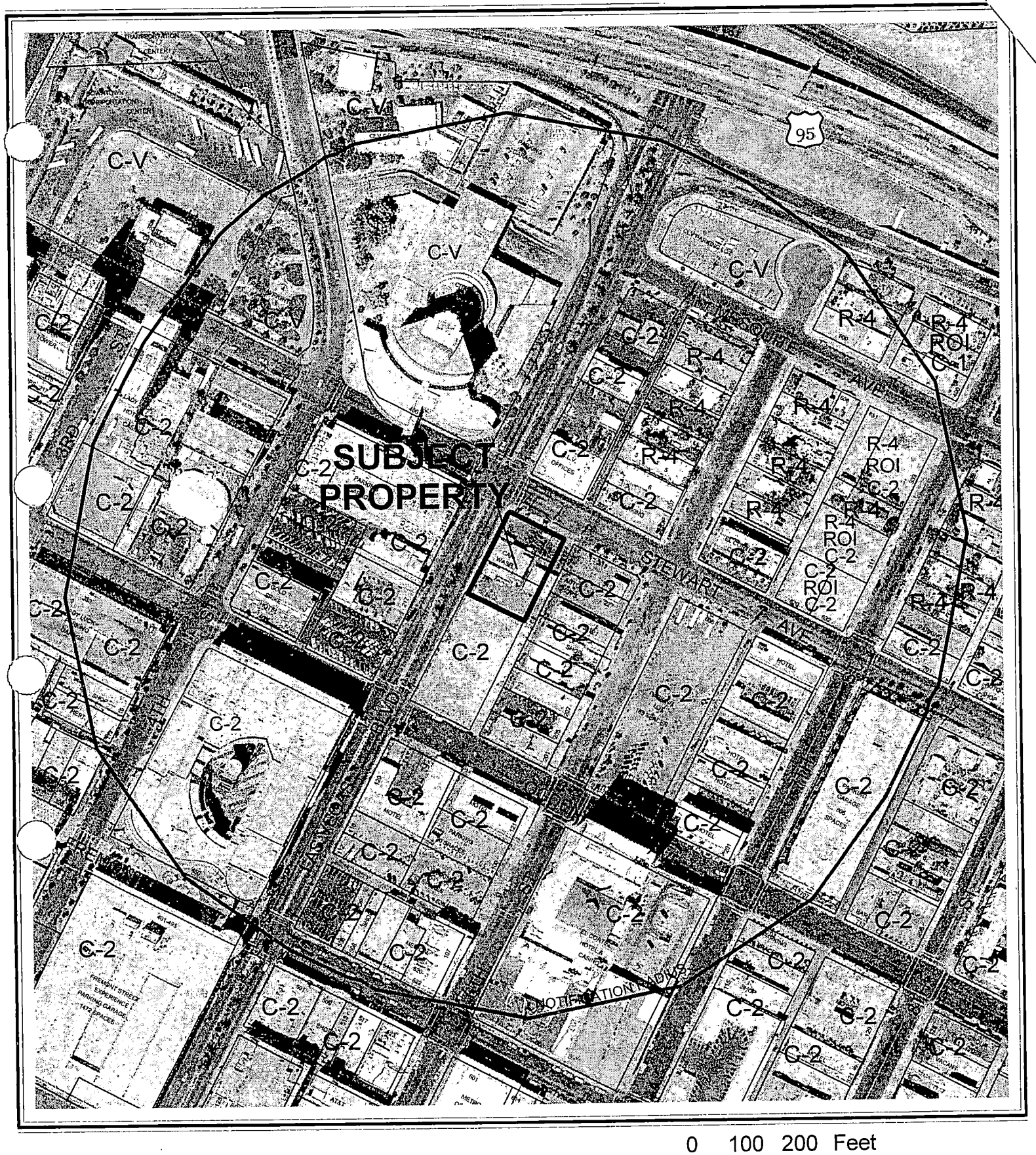
1. Conformance to the Conditions of Approval for Special Use Permit (U-0106-02).



CASE: **RQR-3930**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



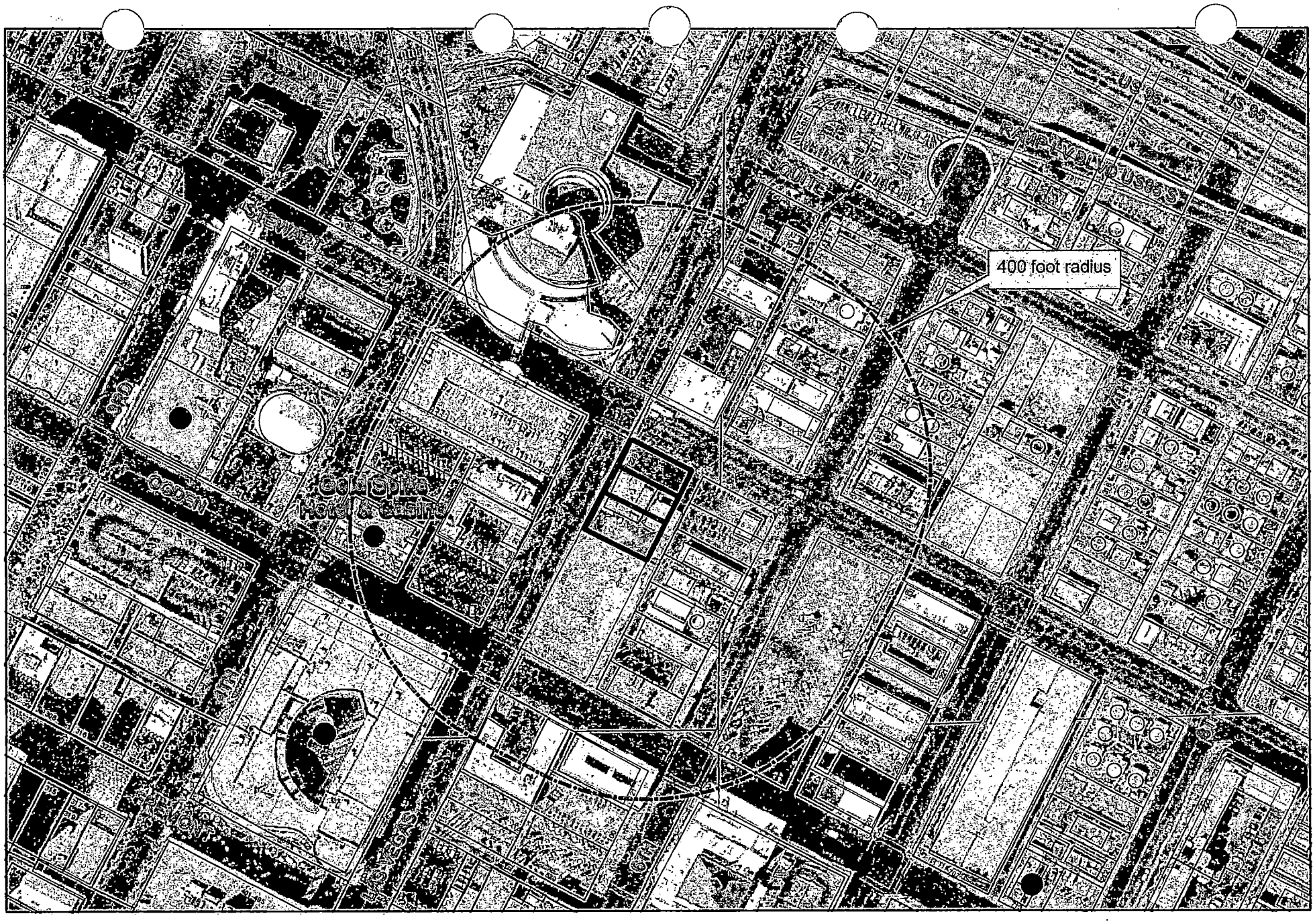
0 100 200 Feet

CASE: **RQR-3930**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



RQR-3930

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 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REQUIRED SIX MONTH REVIEW - PUBLIC HEARING - RQR-3930 - APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LIMITED LIABILITY COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-0106-02).

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for a Required Six Month Review of an approved Special Use Permit, which allowed a liquor establishment (off-premises consumption) in conjunction with a convenience store at 228 Las Vegas Boulevard North.

B) Applicant's Justification

A justification letter is not required for this application.

BACKGROUND INFORMATION

A) Previous Actions

12/04/02	The City Council approved the Special Use Permit (U-0106-02) to allow the liquor establishment (off-premises consumption) on this site. The Planning Commission and staff recommended denial on October 24, 2002.
10/02/03	The City Council approved a new version of the Downtown Redevelopment Plan (GPA-2497). The Planning Commission and staff recommended approval.
04/21/04	The City Council will hear a request to review conditions pertaining to the sale of liquor.

B) Pre-Application Meeting

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

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.45

B) Existing Land Use

Subject Property:	Convenience Store and Car Wash
North:	City of Las Vegas Offices
South:	Undeveloped
East:	Automotive Repair Shop
West:	Parking Garage

C) Planned Land Use

Subject Property:	DTR/ C (Downtown Redevelopment/ Commercial)
North:	DTR/ C (Downtown Redevelopment/ Commercial)
South:	DTR/ C (Downtown Redevelopment/ Commercial)
East:	DTR/ C (Downtown Redevelopment/ Commercial)
West:	DTR/ C (Downtown Redevelopment/ Commercial)

D) Existing Zoning

Subject Property:	C-2 (General Commercial)
North:	C-2 (General Commercial)
South:	C-2 (General Commercial)
East:	C-2 (General Commercial)
West:	C-2 (General Commercial)

E) General Plan Compliance

The site is designated DTR (Downtown Redevelopment) on the Southeast Sector Map of the General Plan. This location is shown as C (Commercial) on the DTR Map. The site is also located in the Downtown Centennial Plan area. The existing C-2 (General Commercial) Zoning designation is in conformance with the General Plan

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
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

This site is located in the Las Vegas Redevelopment Plan and Downtown Centennial Plan areas. There are no requirements within these plans that would affect the continuation of the liquor establishment (off-premises consumption) use.

ANALYSIS

Zoning Code Compliance

Minimum Distance Separation Requirements

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

Standards	Code Requirement	Provided
Liquor Establishment (Off-premises consumption)	A minimum of 400 feet from any church, synagogue, school, childcare facility licensed for more than twelve children, and City Parks	There are no protected uses within the 400 foot distance separation requirement

The request meets Code standards for locating off-premise consumption liquor establishments.

B) General Analysis and Discussion

- Zoning

The subject site is zoned C-2 (General Commercial) which permits the liquor establishment (off-premise consumption) with the approval of a Special Use Permit. Special Use Permit (U-0106-02) was approved by City Council on December 4, 2002 with a condition requiring a review by the Planning Commission and City Council six-months after the approval of the Special Use Permit.

- Use

Title 19.040.050 the criteria for the approval of alcohol related uses. The Code requires the sale of packaged liquor for off-premise consumption 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. There are no protected uses that are known to be currently within the minimum separation distance requirement.

A report received from the Las Vegas Metropolitan Police Department indicates they responded to the following incidents at this location from February 14, 2003 to March 4, 2004:

Incident	Number of Occurrences
Unknown Problem	1
911 Disconnect	2
Burglary	2
Burglary Alarm	1
Petit Larceny	1
Other Disturbance	8
Sick or Injured Person	2
Suspicious Person	2

The Las Vegas Metropolitan Police Department has indicated they cannot confirm a relationship between above incidents and the sale of beer and wine at this location.

The liquor establishment (off-premises consumption) is not a use typically associated with a convenience store in a commercial area with the sale of alcohol normally limited to beer and wine. However, this use was approved with specific conditions governing the operation and has been conducted in a manner compatible with commercial development in the surrounding area. Therefore, this use remains appropriate at this location.

FINDINGS

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

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

   The liquor establishment (off-premises consumption) is not a use typically associated with a convenience store in a commercial area. The sale of alcohol is usually limited to beer and wine. However, this use has been conducted in a manner compatible with commercial development in the surrounding area and remains an appropriate use at this location.

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

There are no physical constraints to the continuation of the liquor establishment (off-premise consumption) use on this site.

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

The abutting street network will be adequate to meet the access requirements of the approved use in that Las Vegas Boulevard and Stewart Avenue are all fully developed Secondary Arterial roadways.

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 establishment meets the minimum distance requirements for the projected uses as detailed in Title 19.040.050. The business will be subject to regular inspection by City and County regulatory agencies for business licensing, and will not compromise the public health, safety, and welfare.

NOTICES MAILED 43

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-3930** APN: 139-34-511-001,002 AND 003

Name of Property Owner: NEISON KOROGHLI - FREMONT PLACE LLC

Name of Applicant: NEISON KOROGHLI

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: NEISON KOROGHLI

Subscribed and sworn before me

This 12th day of February, 2004

Lisa M. Wood

Notary Public in and for said County and State

LISA M. WOOD
Notary Public, State of Nevada
Appointment No. 02-75639-1
My Appt. Expires Feb 15, 2006

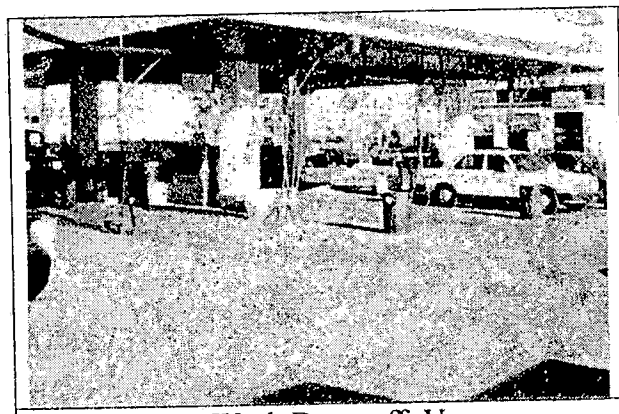


Photo #1 Car Wash Drop-off, Vacuums…

Photo #2 Car Wash Drop-off, Gas Pumps

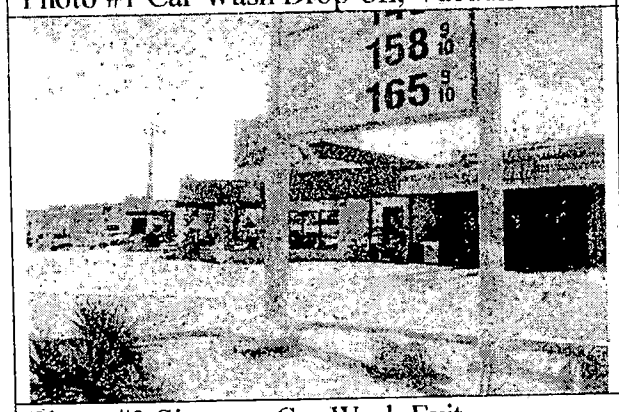


Photo #3 Signage, Car Wash Exit

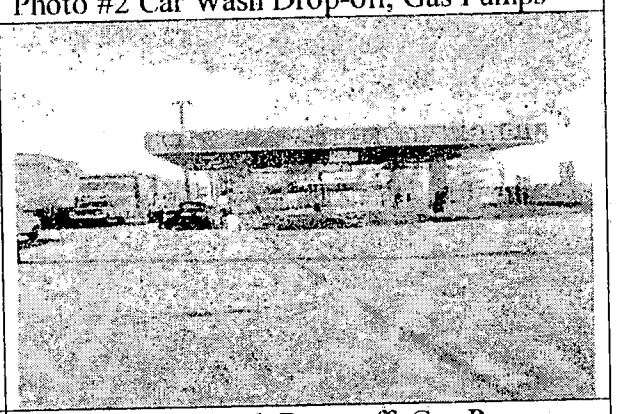
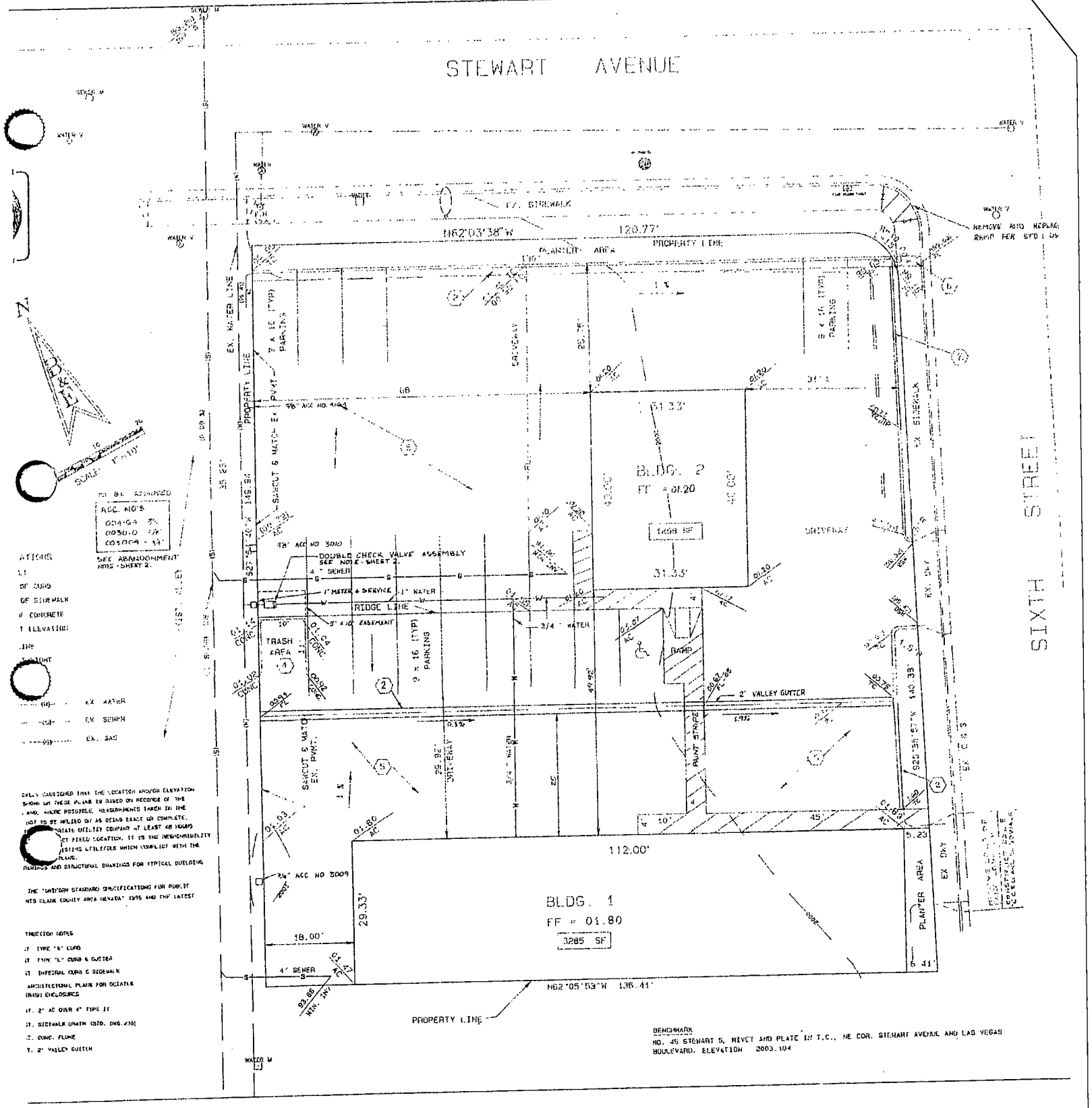


Photo #4 Car Wash Drop-off, Gas Pumps

Photo #5 Car Wash Exit

Photo # 6 Car Wash Entrance

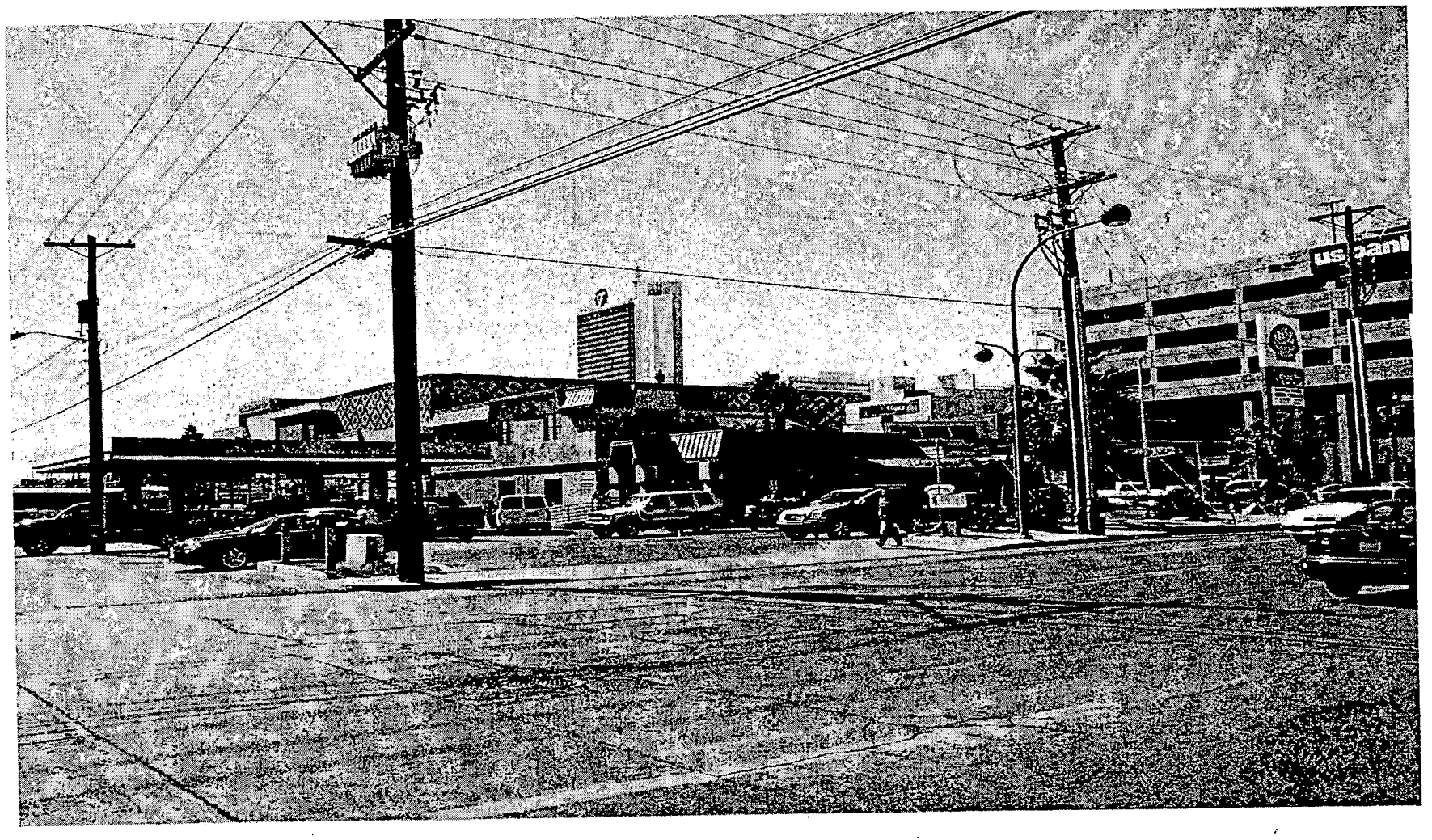
RQR-3930
3-25-04 PC



RQR-3930
3-25-04 PC

RQR-3930 - APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LIMITED LIABILITY COMPANY
228 LAS VEGAS BOULEVARD NORTH
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



RQR-3930 - APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LIMITED LIABILITY COMPANY
228 LAS VEGAS BOULEVARD NORTH
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
MASTER DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES - Request for a Master Development Plan Review FOR SUMMERLIN VILLAGE 24 on 502.2 acres adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard (a portion of APN: 137-22-000-010 and a portion of 164-04-000-011), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).

C.C.: 04/21/04

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:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open.

The applicant was not present.

MINUTES – Continued:

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

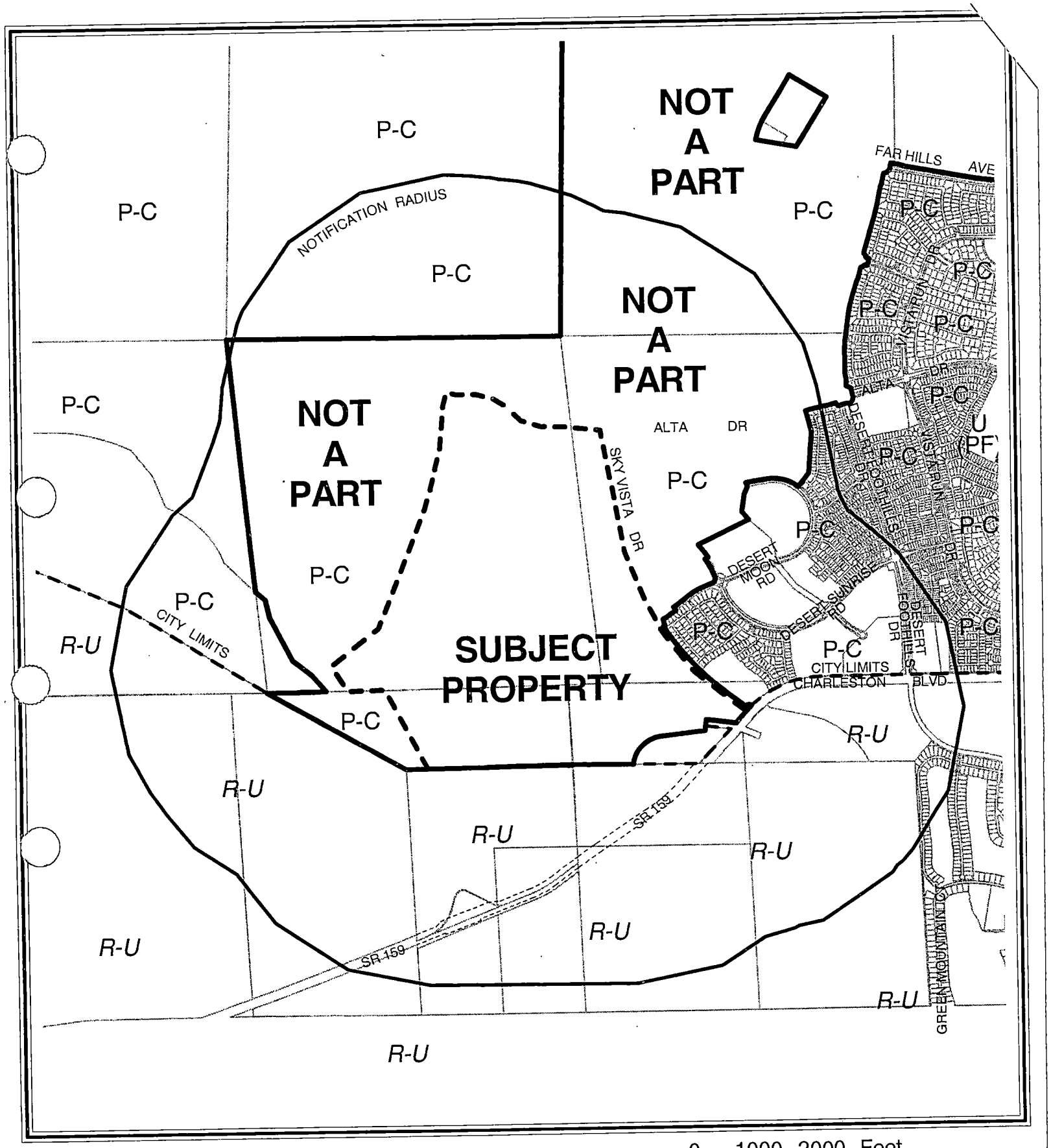
Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.
Item 13	Work with Public Works staff
Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:05 – 6:09)

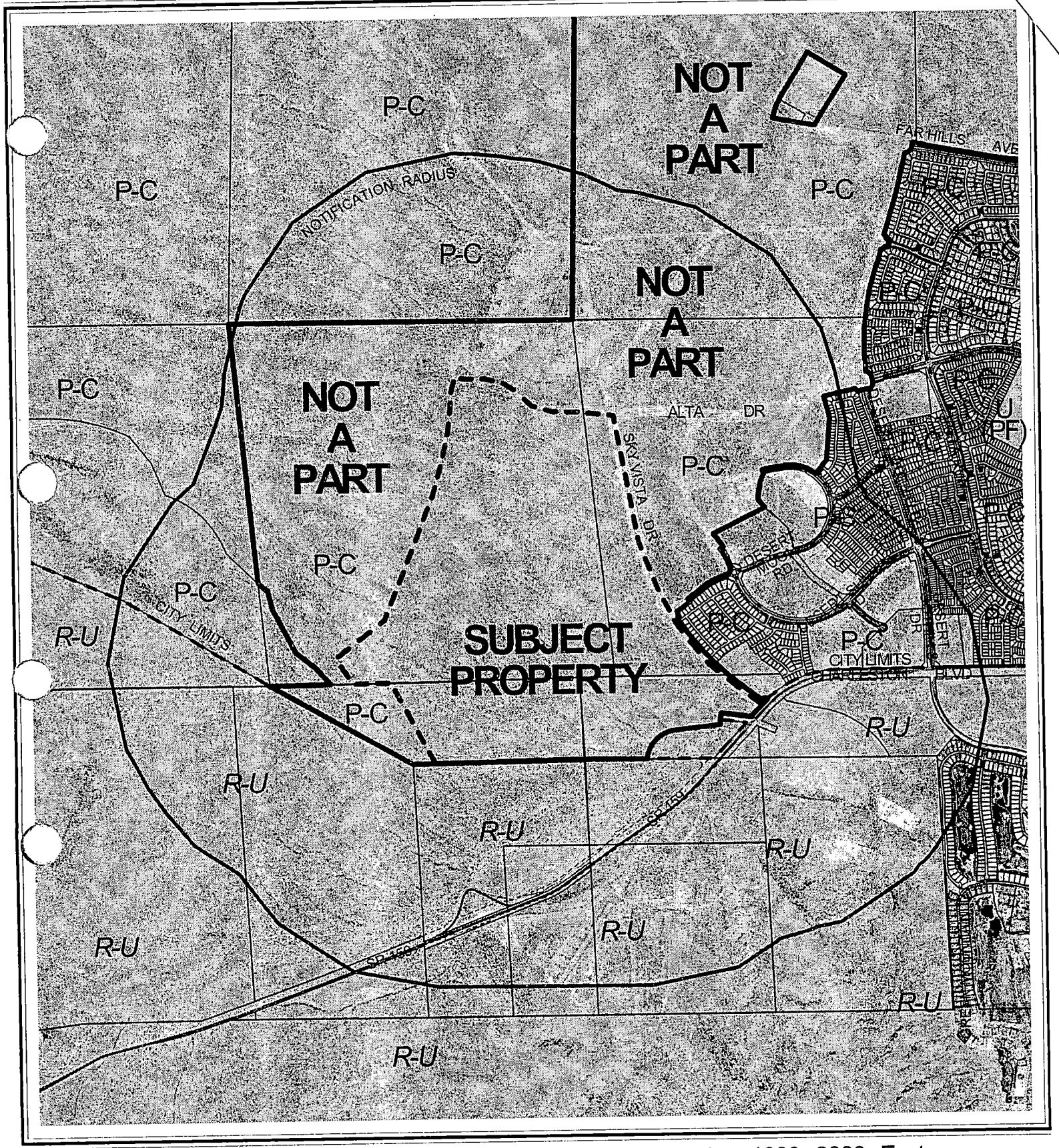


CASE: **MDR-3867**

RADIUS: 3500 FT

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

N



CASE: **MDR-3867**

RADIUS: 3500 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MASTER DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES

** CONDITIONS **

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

Planning and Development

1. All development shall conform to the Summerlin Development Standards.

2. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

3. For non-residential projects: 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 15% of the total landscaped area as turf.

Public Works

4. Prior to or concurrent with development of each parcel/village, appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.

5. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.

6. A Master Sewer Plan for the overall site must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first. Additional specific village and/or site sewer plan/studies may be required with each individual pod or phase of development activity based upon sewer capacities at the time of development.

7. An Update to the Summerlin Flood Control Master Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first. Additionally, specific village and/or site drainage plan/studies will be required with each individual pod or phase of development activity.

8. A Master Traffic Impact Analysis for this overall site (including sections addressing impacts to the proposed roadway network based on the proposed maximum densities, proposed street widths, locations of turn lanes, Las Vegas Beltway Project impacts, proposed traffic signal locations, proposed multi-use trail corridors and a master pedestrian circulation plan including pedestrian/school crosswalks) shall be submitted to and approved by the Department of Public Works prior to the recordation of any maps dedicating public street right-of-ways. The Master Developer shall be responsible for its proportionate share of all related signal systems with construction and funding details to be contained in a written agreement to be developed within the Master Traffic Impact Analysis and acceptable to the Director of Public Works prior to or concurrent with the approval of the Master Traffic Impact Analysis. The Pedestrian Circulation section shall identify the location and width of all proposed pedestrian crossing signals (if any) and how each Village's pedestrian circulation plan integrates with adjoining development areas.

9. Additional "Village" Traffic Impact Analyses must be submitted to and approved by the Department of Public Works prior to the recordation of any maps subdividing any village site. The Village Traffic Impact Analyses shall include a section specifically addressing those subdivisions with single-point entries and provide an Access Analysis for those sites. The Village analyses shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to each village, if any; dedicate all areas recommended by the approved Village Traffic Impact Analyses. Phased compliance will be allowed if recommended by the approved Village Traffic Impact Analyses. No recommendation of the approved Village Traffic Impact Analyses or the Master 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.

10. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. An Encroachment Agreement shall be obtained prior to installation of any private improvements or landscaping within public rights-of-way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

11. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, streetlighting, etc) as required by the Department of Public Works.

12. The developer shall submit an application to Amend the current Master Plan of Streets and Highways, as necessary, to allow the proposed development plan submitted with this rezoning application. The application, if required, to amend the Master Plan shall be submitted following approval of the Master Traffic Impact Analysis.

PL

13. The approval of all Public Works related improvements shown on this rezoning 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 Summerlin and/or 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. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

Request for a Master Development Plan Review for Summerlin Village 24 on 502.2 acres located adjacent to the west side of Sky Vista Drive, between Alta Drive and Charleston Boulevard.

B) Applicant's Justification

The applicant's justification letter states that the proposed "plan is in compliance with the General Development Plan, as accepted by the City of Las Vegas with the Summerlin West Annexation Development Agreement." The Plan is an enhancement of the General Development Plan providing detailed breakdowns and specific locations for residential development within the area. The Summerlin Design Review Committee has sanctioned the plan.

BACKGROUND INFORMATION

A) Previous Actions

01/27/97	The City Council approved a rezoning (Z-0119-96) to PC (Planned Community) for this site as part of larger overall request.
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for this site as part of larger overall request.

B) Pre-Application Meeting

No comments resulted from the pre-application conference.

C) Neighborhood Meetings

A neighborhood meeting is not required for this application.

PL

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 502.2

B) Existing Land Use

Subject Property:	P-C (Planned Community)
North:	P-C (Planned Community)
South:	County and Red Rock Conservation Area
East:	P-C (Planned Community)
West:	P-C [(Planned Community) Village 23A and 23B, The Paseos]

C) Planned Land Use

Subject Property:	SUM (Summerlin) MXU (Mixed Use)
North:	SUM (Summerlin) MXU (Mixed Use)
South:	County and SUM (Summerlin) MXU (Mixed Use)
East:	SUM (Summerlin) MXU (Mixed Use) and SF3 (Single Family Detached)
West:	SUM (Summerlin) MXU (Mixed Use)

D) Existing Zoning

Subject Property:	P-C (Planned Community)
North:	P-C (Planned Community)
South:	County and P-C (Planned Community)
East:	P-C (Planned Community)
West:	P-C (Planned Community)

E) General Plan Compliance

This project is designated P-C (Planned Community) within the Southwest Sector General Plan. Future land use designations to be determined from the Summerlin and Sun City Special Land Use Plan(s).

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

PL

The proposed project conforms to the before mentioned Land Use Plans and is compatible with the surrounding existing land use designations.

Details of Applicants Request:

Land Use Designation	Gross Acres	Maximum Density Units/Acre
SF2 (Single Family Detached)	102.7	6.0
SF3 (Single Family Detached)	304.7	10.0
MF2 (Multi Family Medium Density)	64.6	21.0
COS (Community Open Space)	30.2	N/A
Total:	502.2	

Parcel Designation	Land Use	Acres (Gross)
A	SF3	45.6
B	SF3	35.8
C	SF3	31.1
D	SF3	36.0
E	SF3	36.8
F	SF2	38.0
G	SF2	42.6
H	SF2	22.1
I	SF3	40.9
J	SF3	45.0
K	SF3	33.5
L	MF2	15.0
M	MF2	16.8
N	MF2	17.9
ES-1	MF2	14.9
NP-1	COS	10.5
COS-1	COS (PASEO)	3.1
COS-2	COS (PASEO)	2.2
COS-3	COS (PASEO)	5.2
COS-4	COS (PASEO)	9.2

The applicant is requesting approval of a Master Development Plan Review for Village 24. The project consists of 502.2 gross acres and will contain a mix of residential, public, quasi-public and recreational land use descriptions.

Residential development will consist of approximately 11 single-family development parcels ranging in size from 45.6 acres to 22.1 acres, and 4 multi-family development parcels ranging in size from 17.9 acres to 14.9 acres. One parcel is designated as NF (Neighborhood Focus) and will likely be developed as a school. The applicant has indicated 5 parcels as being COS (Community Open Space). The applicant has addressed the issues of access to parcels F, G, and H in a letter explaining it will be resolved at time of the tentative map.

FINDINGS & ANALYSIS

According to the provisions of the Summerlin Development Standards, a Development Plan must be prepared for each Village in Summerlin and submitted to the City for review and approval. The Development Plan is required to identify the general location and size of the development parcels, establish uses and density ranges for each parcel, locate community open space areas and circulation systems for pedestrians and automobiles.

NOTICES MAILED 39

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MDR-3867 APN: 137-22-000-010

Name of Property Owner: The Howard Hughes Corporation

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: Jeffrey D Green KD

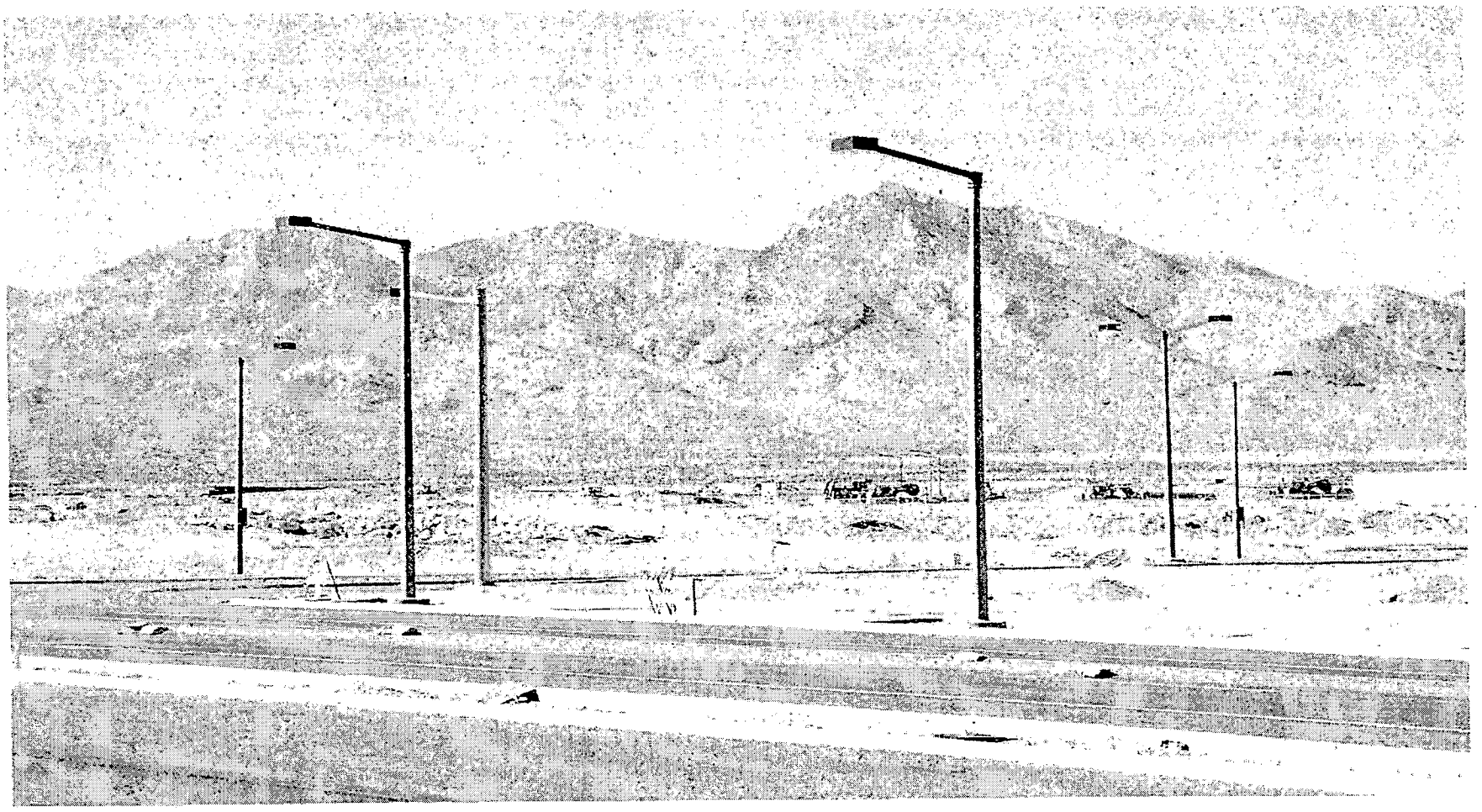
Print Name: Jeffrey S. Green

Subscribed and sworn before me

This 21 day of January, 2004

Angela K. Henderson
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
ANGELA K. HENDERSON
No. 00-62470-1 My Appointment Expires May 1, 2004



MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES
WEST SIDE OF SKY VISTA DRIVE, BETWEEN ALTA DRIVE AND CHARLESTON BOULEVARD
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

MDR-3867 - APPLICANT/OWNER: HOWARD HUGHES PROPERTIES
WEST SIDE OF SKY VISTA DRIVE, BETWEEN ALTA DRIVE AND CHARLESTON BOULEVARD
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
MASTER PLAN OF STREETS AND HIGHWAYS AMENDMENT - PUBLIC HEARING – MSH-3850 - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO EXTEND TULE SPRINGS ROAD SOUTH OF ELKHORN ROAD TO INTERSECT SKY POINTE DRIVE, Ward 6 (Mack).

C.C.: 04/21/04

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:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

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

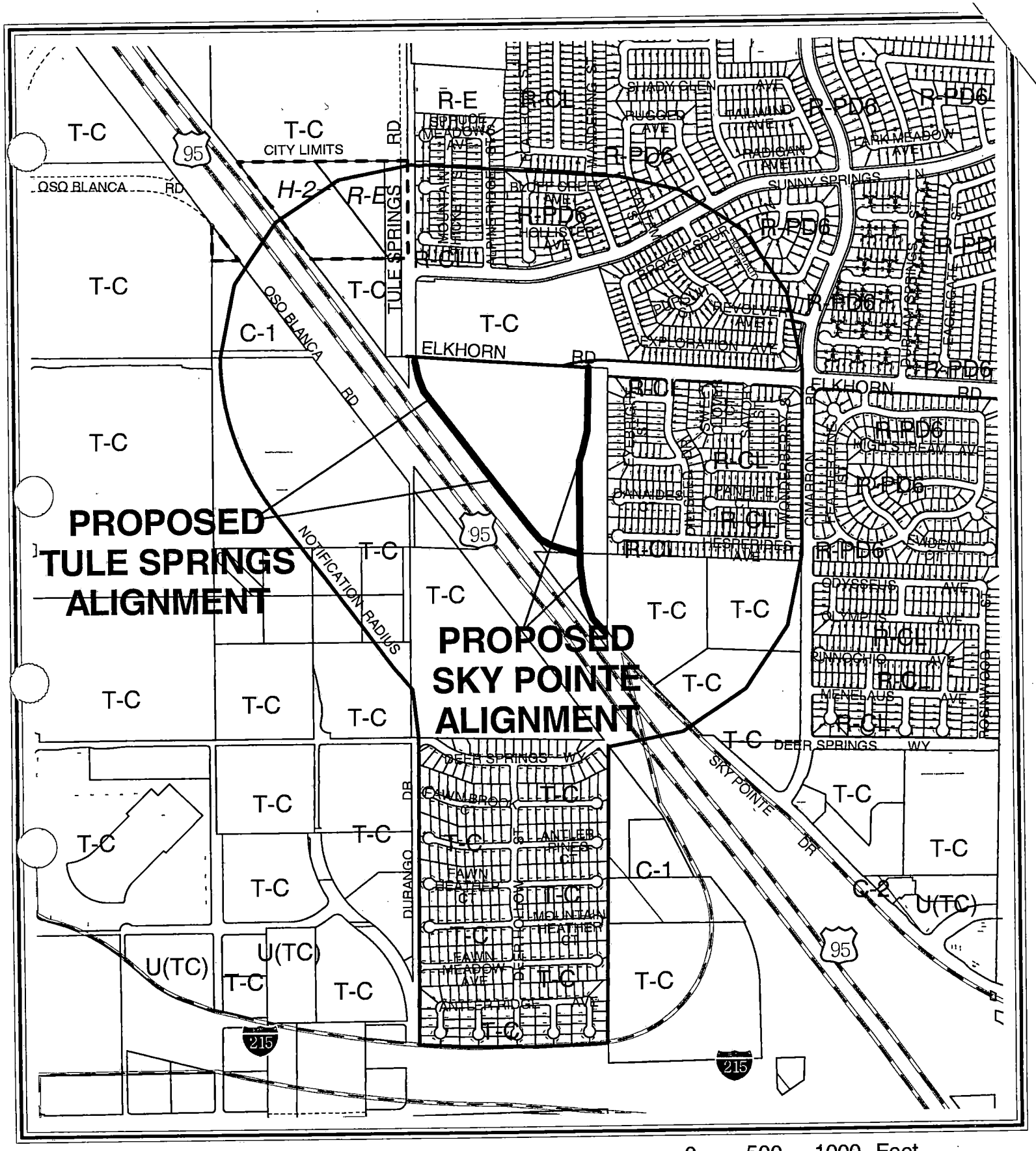
Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.
Item 13	Work with Public Works staff
Item 14	Work with the neighbors

MINUTES: Continued:

Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

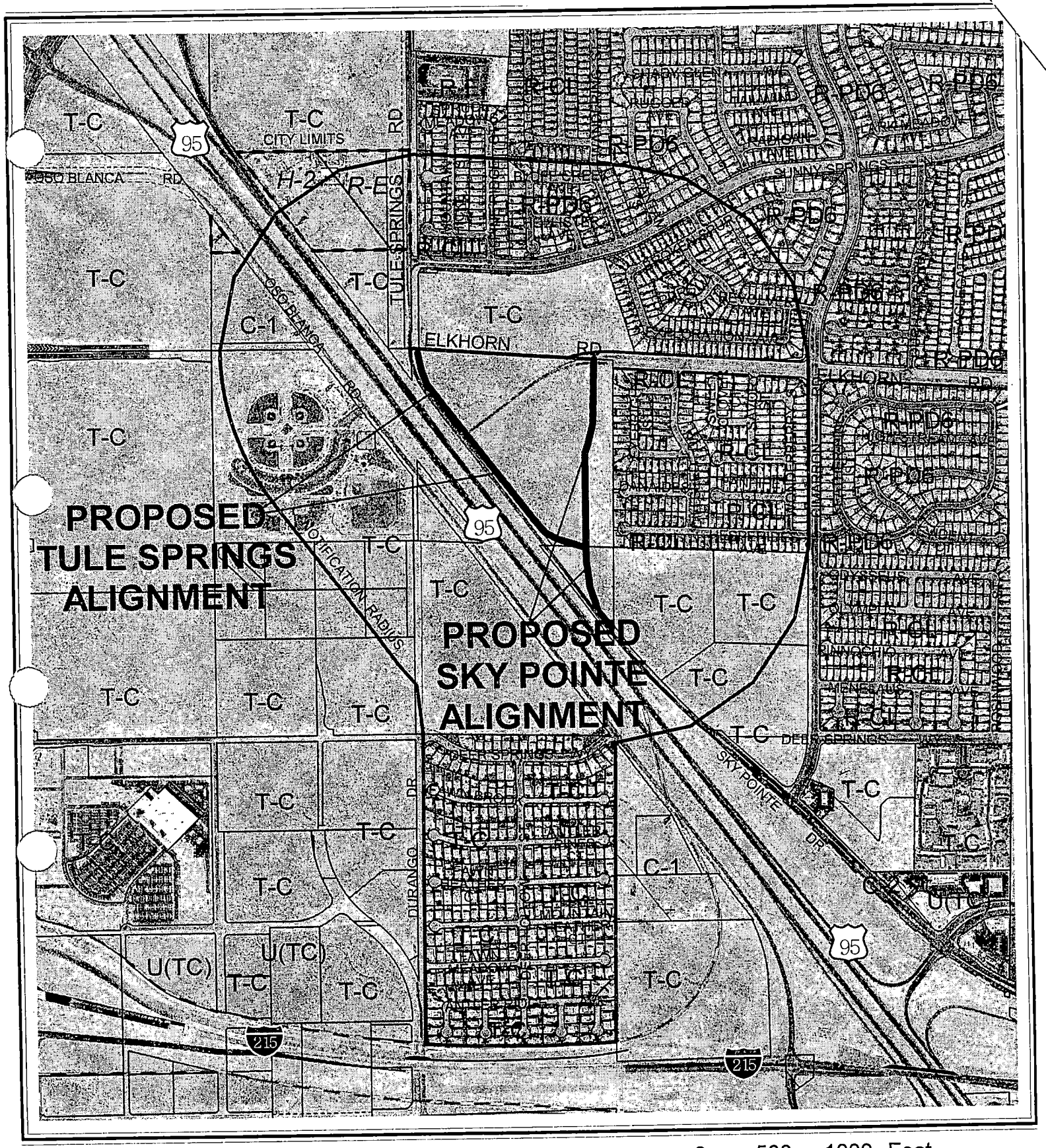
MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)



CASE: **MSH-3850**

RADIUS: 1320 FT & SPECIAL



0 500 1000 Feet

CASE: **MSH-3850**

RADIUS: 1320 FT & SPECIAL

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSH-3850 - CITY OF LAS VEGAS

** CONDITIONS **

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

1. City Staff is empowered to modify this application, if necessary, for technical concerns or other related review actions provided current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is satisfied.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is for approval of an amendment to the Master Plan of Streets and Highways to realign Tule Springs Road to tie into the realigned frontage road (aka Sky Pointe Drive) as depicted on the current Master Plan of Streets and Highways.

B) Applicant's Justification

As part of the Town Center Loop Road system, the frontage road (aka Sky Pointe Drive) along this reach was realigned to allow it to tie into Elkhorn Road east of the proposed overpass bridge over US-95. This realignment was required by the Federal Highways Administration (FHWA) as a condition of allowing local street access to and from the I-215 Beltway/US-95 system-to-system interchange. The FHWA required a "loop" road that would connect all four quadrants of the Town Center plan and provide vehicular access for all four quadrants from the two proposed local access "tulip" roadways.

Currently, Tule Springs Road extends southward from Farm Road and "becomes" Sky Pointe Drive at the Elkhorn Road alignment. However, when the Elkhorn Road overpass is constructed, the portion of Sky Pointe Drive south of Elkhorn Road will be realigned eastward, leaving Tule Springs Road terminated with a dead-end at Elkhorn Road. Because Tule Springs Road is a Master Planned street with a right-of-way width of 80 feet, it cannot be terminated; it must intersect another roadway. This action will extend Tule Springs Road to intersect with Sky Pointe Drive, another Master Planned Street.

The City has worked with the property owner of the parcels impacted by this application. The proposed alignment is consistent with a development plan provided to the City by that property owner.

BACKGROUND INFORMATION

Previous Actions

03/08/1999	MSH-7-98 was adopted by City Council as part of Bill 98-80 which realigned Sky Pointe Drive eastward as part of the Town Center Loop Road concept.

ANALYSIS

General Analysis and Discussion

The construction of the Elkhorn Road overpass will effectively sever the currently existing frontage road connection for the commercial nodes of the Town Center north and south of Elkhorn Road. In order to preserve this important vehicular connection, the extension of Tule Springs Road to tie into Sky Pointe Drive will serve the public interest and promote the general welfare.

Current City Standards require roadway corridors to intersect at approximately a 90 degree angle. Although the exact centerline alignment for this roadway is not presented with this application, the expressed intention to extend Tule Springs Road to tie into Sky Pointe Drive at approximately a 90 degree angle will provide the abutting property owner(s) appropriate guidance for the development of their property.

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: MSH-3850 APN: Various

Name of Property Owner: City of Las Vegas

Name of Applicant: Bart Anderson

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: Barton T. Anderson

Print Name: BARTON T. ANDERSON

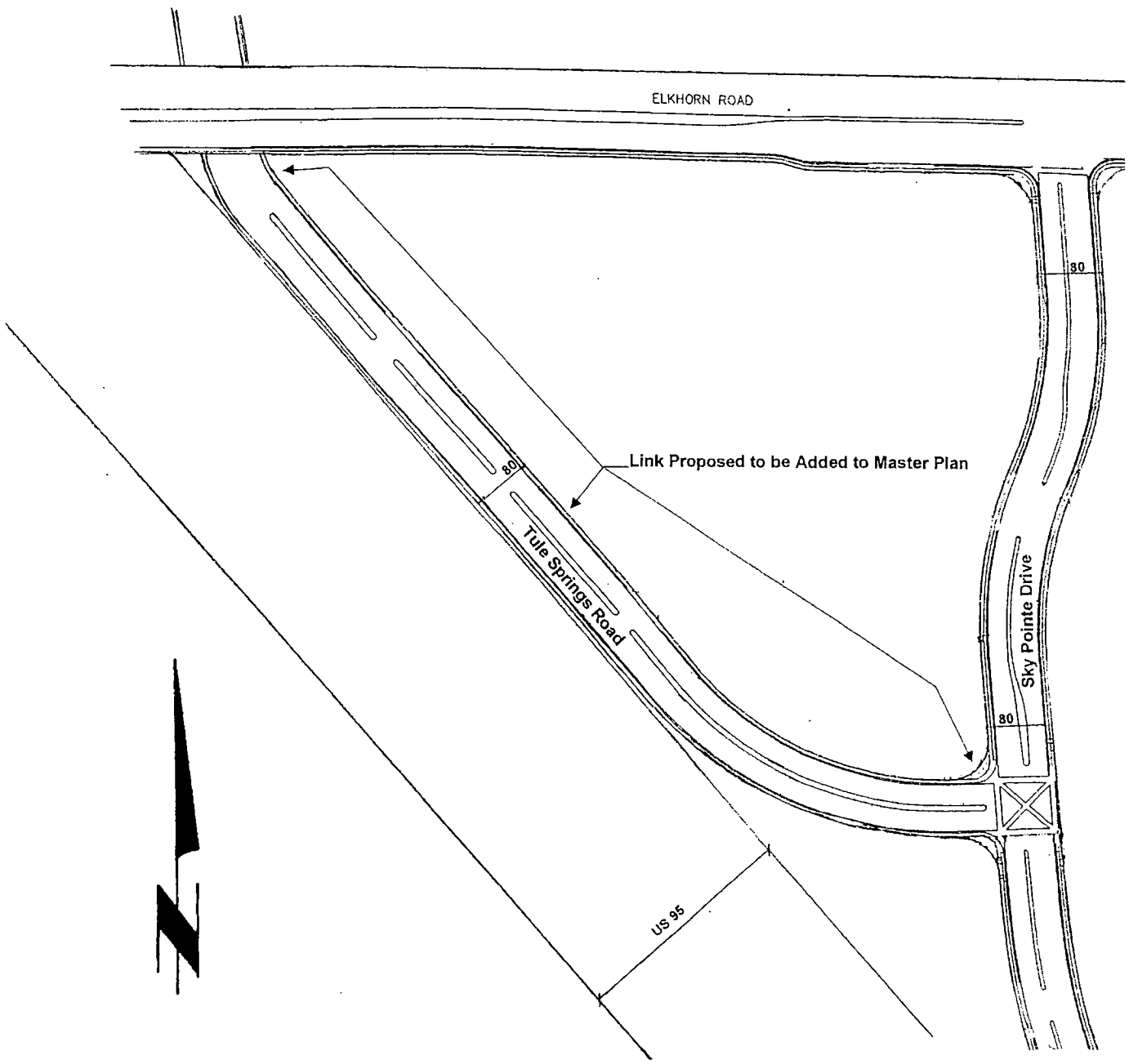
Subscribed and sworn before me

This 4th day of February, 2004

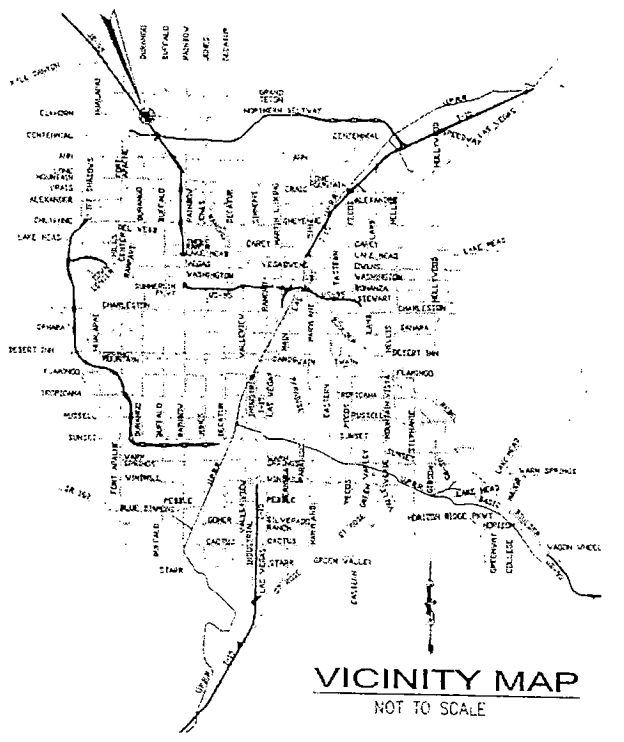
Carolyn M. Caviness

Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
CAROLYN M. CAVINESS
No. 93-3336-1 My Appointment Expires April 14, 2005



PROJECT SITE



VICINITY MAP
NOT TO SCALE

MSH-3850
3-25-04 PC

MSH-3850 - APPLICANT/OWNER: CITY OF LAS VEGAS
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3844 - APPLICANT: JOSE AND ELIZA DIAZ - OWNER: MIGUEL FAMILY TRUST 1993, ET AL - Request for a Special Use Permit FOR A BANQUET FACILITY at 1520 North Eastern Avenue, Suite# 101, 102 and 103 (APN: 139-25-101-020), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 5 (Weekly).

IF APPROVED: C.C.: 04/21/04
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:
NIGRO – APPROVED Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844] and Item 16 [SDR-3853] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 16 [SDR-3853] because of an ongoing business relationship with Mr. Rolf and his selection of this location.

To be heard by the City Council on 4/21/2004.

MINUTES:
NOTE: See Item 11 [RQR-3732] for related discussion.
(6:14 – 6:19)

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Meeting
Item 15 – SUP-3844

CONDITIONS:

Planning and Development

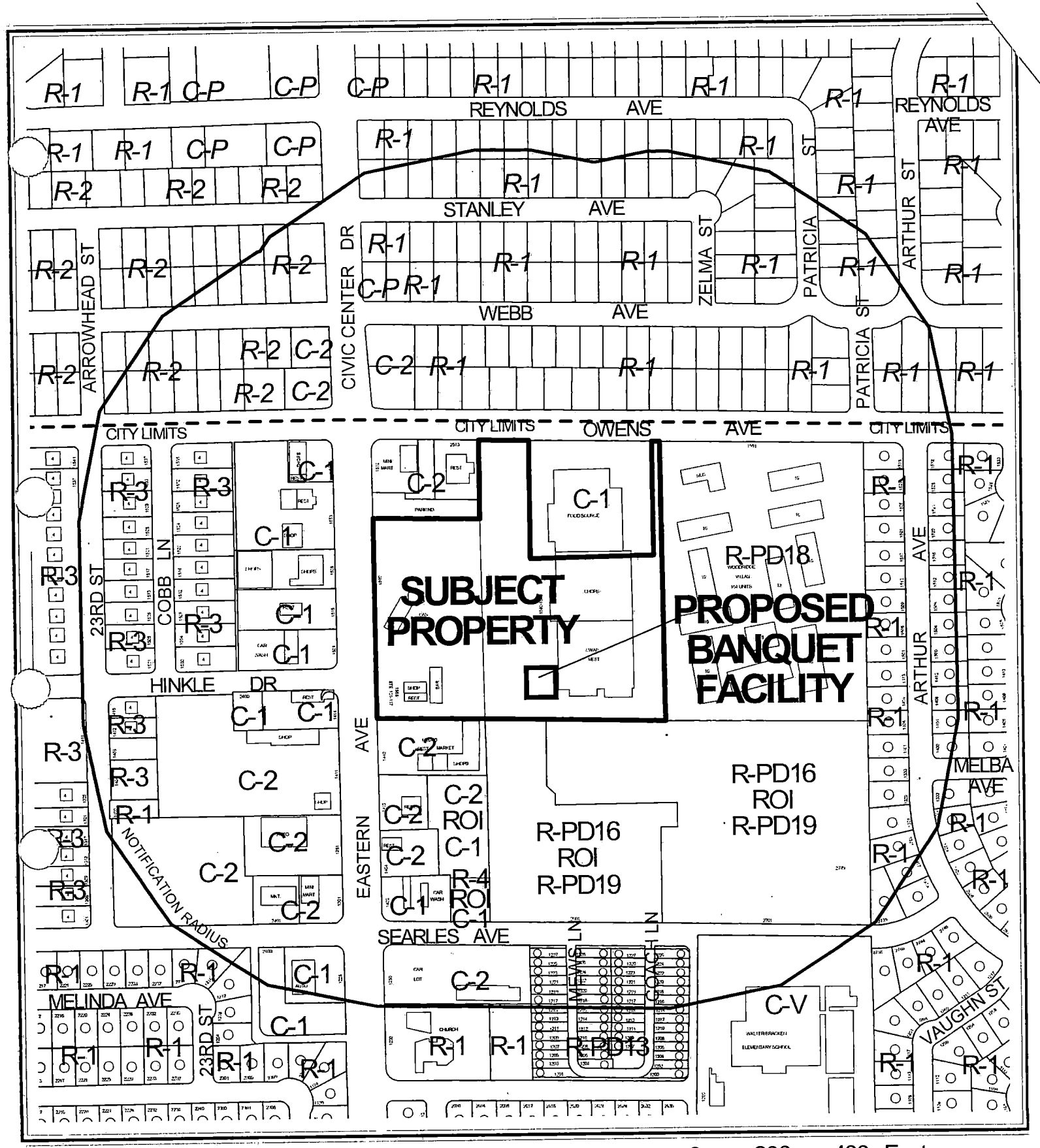
1. If this Special Use Permit is not exercised within one (1) year after the approval, this Special Use Permit shall be void unless an Extension of Time is granted by the City Council.

2. Any doors or other apertures at the rear (south) side of the subject business space shall remain closed during the duration of every banquet event, except for emergency access needs.

3. No outdoor activities in connection with the banquet use shall be conducted on this site.

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

5. Hours of operation shall be limited to 4:00 pm to 12:00 am.

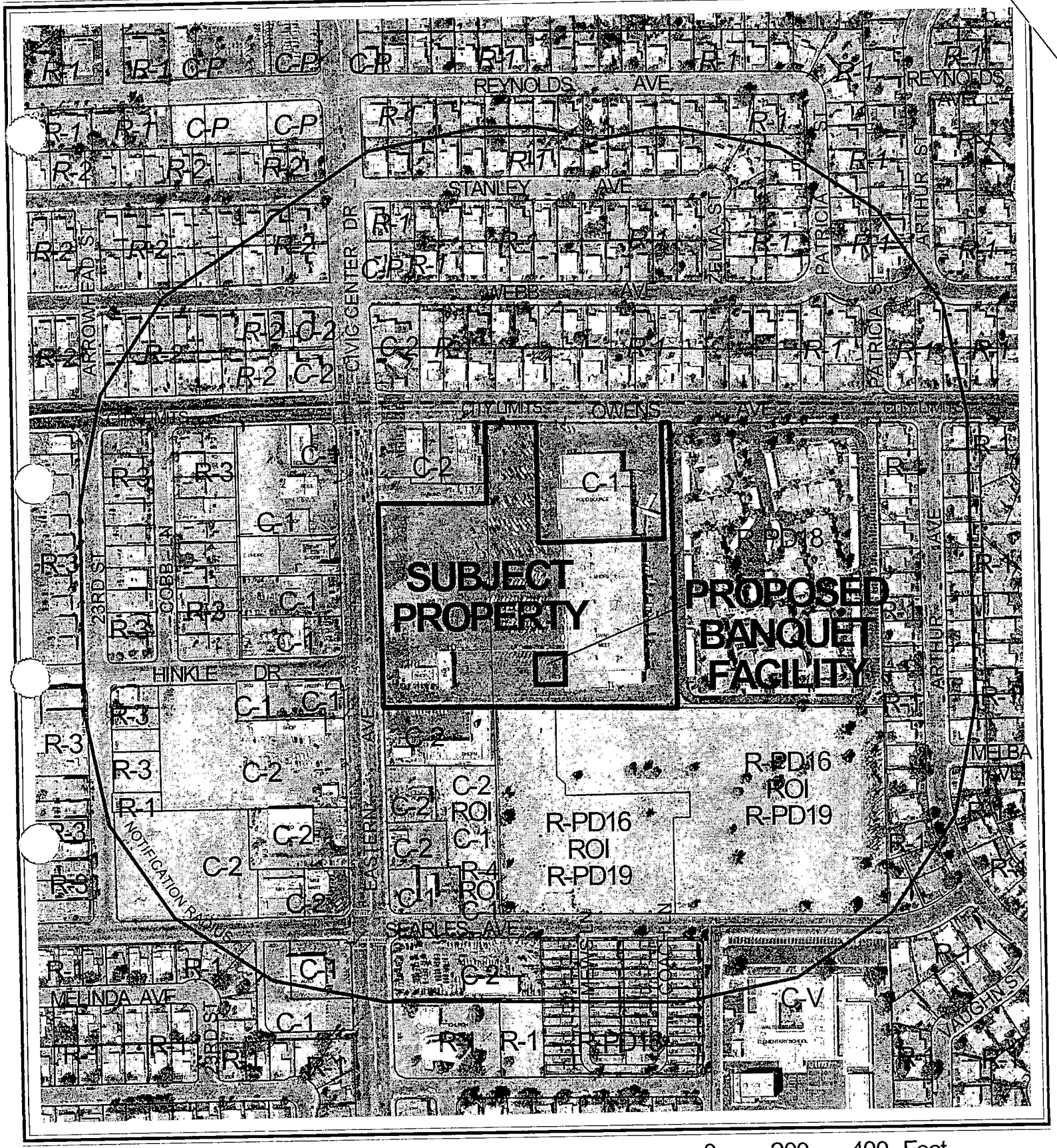


CASE: **SUP-3844**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)



CASE: **SUP-3844**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3844 -
APPLICANT: JOSE AND ELIZA DIAZ - OWNER: MIGUEL FAMILY TRUST 1993, ET AL

** CONDITIONS **

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

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, this Special Use Permit shall be void unless an Extension of Time is granted by the City Council.

2. Any doors or other apertures at the rear (south) side of the subject business space shall remain closed during the duration of every banquet event, except for emergency access needs.

3. No outdoor activities in connection with the banquet use shall be conducted on this site.

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

5. Hours of operation shall be limited to 4:00 pm to 12:00 am.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Special Use Permit to allow a banquet facility on property located at 1520 North Eastern Avenue.

B) Applicant's Justification

The applicant's justification letter states the intent is to provide banquet facilities in the area for weddings, birthdays, organizational and equivalent functions.

BACKGROUND INFORMATION

A) Previous Actions

02/28/02 The Planning Commission approved a Site Development Review application (SD-0080-01) that allowed expansion of the retail center in which this application is located. Staff recommended approval.

10/01/03 The City Council approved a Special Use Permit application (SUP-2683) for a restaurant service bar. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

01/20/04 The following topics were discussed:

- The people will be bringing their own food and liquor.
- The space will be rented for events such as birthdays and weddings.
- The hours will mostly be 4:00PM to 12:00 Midnight.
- Events will be mostly Friday and Saturday, sometimes Sunday.
- Security will be available during activities.

C) Neighborhood Meetings

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

KCW

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres:	N/A
Net Acres:	N/A

B) Existing Land Use

Subject Property:	Shopping/ Retail Center
North:	Shopping/ Retail Center
South:	Multi-family
East:	Multi-family
West:	Retail, Auto repair, Restaurants

C) Planned Land Use

Subject Property:	SC (Service Commercial)
North:	SC (Service Commercial)
South:	M (Medium Density Residential)
East:	M (Medium Density Residential)
West:	SC (Service Commercial)

D) Existing Zoning

Subject Property:	C-1 (Limited Commercial)
North:	C-1 (Limited Commercial)
South:	R-PD16 (Residential Planned Development - 16 Units Per Acre) under Resolution of Intent to R-PD19 (Residential Planned Development- 19 Units Per Acre)
East:	R-PD18 (Residential Planned Development - 18 Units Per Acre)
West:	C-2 (General Commercial)

E) General Plan Compliance: Southeast Sector General Plan

The existing C-1 (Limited Commercial) zoning correlates with the SC (Service Commercial) land use classification of the Southeast Sector General Land Use Plan. The proposed use is permitted in the C-1 (Limited Commercial) zoning district with the requested Special Use Permit. Therefore, the proposed use complies with the Southeast Sector Plan.

MP

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

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 Parking		Provided Parking	
		Regular	Handicap	Regular	Handicap
Restaurant	1,658 SF	105			
Tavern	2,920 SF				
Existing Retail Building	102,547 SF	411			
Building Expansion	23,808 SF	105			
Totals		606	13	633	13

The proposal supplies parking that exceeds the requirements of Title 19.

A2) Minimum Distance Separation Requirements

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed banquet facility use.

B) General Analysis and Discussion

- Zoning

The subject property is zoned C-1 (Limited Commercial). This category is intended to provide most retail shopping and personal services. A banquet facility is an allowed use within the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. The sale of alcoholic beverages on this site is precluded by the approval of this Special Use Permit. Liquor sales would require a future Special Use Permit application.

MP

- Use

  The proposed banquet facility is a compatible use in this established commercial center. However, the banquet facility could potentially be a nuisance for the existing residential development to the south. Therefore, conditions prohibiting doors at the south side of the business space and hours of operation are recommended.

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 banquet facility use will likely include live and/or amplified music as part of the banquet activities, which may generate adverse noise impacts on the adjacent residences, especially during the evening hours. Therefore, conditions of approval that would keep any openings on the south side of the building closed during events and that all activities are to be conducted within the building will be added. Aside from this the facility is compatible with surrounding development.

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

   The use will be located within a proposed expansion of the existing commercial building.

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."**

   Site access is via Eastern Avenue (100-foot-wide Primary Arterial). The existing transportation facilities are adequate to accommodate traffic generated by the proposed use.

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

MP

The proposed banquet facility will be subject to inspections for City, State, and Health District regulation, licensing and enforcement and therefore will not compromise the public health, safety, and welfare. The proposed use conforms to the General Plan.

NOTICES MAILED 265

APPROVALS 0

PROTESTS 0

MP

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3844 APN: 139-25-101-020

Name of Property Owner: MIGUEL FAMILY TRUST

Name of Applicant: JOSE & ELISA DIAZ

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: WILLIAM P. MIGUEL

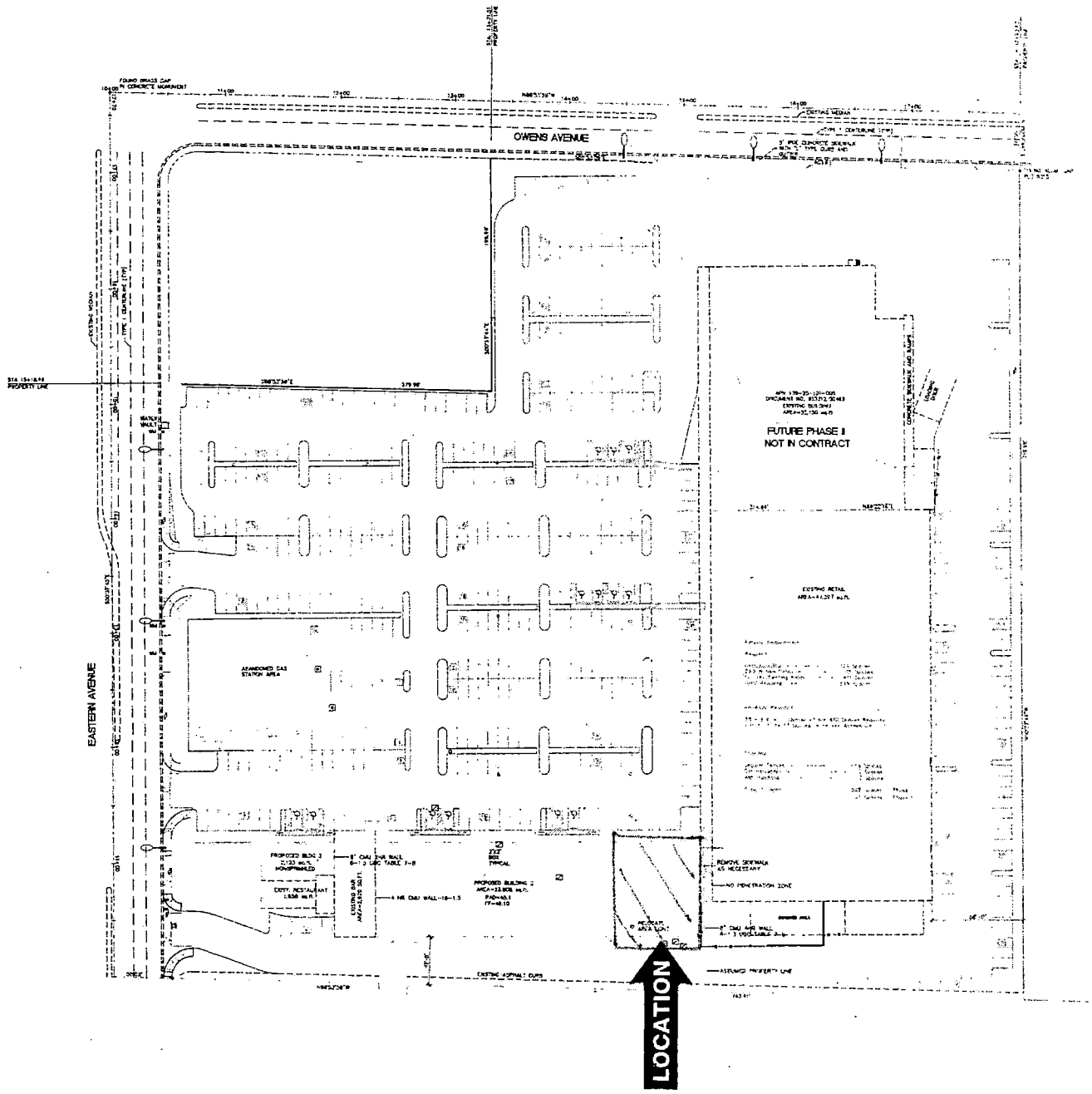
Subscribed and sworn before me

William P. Miguel
Managing Partner

This 16th day of January, 2004

_____
Notary Public in and for said County and State

GRACIELA ROBLES
Commission # 1346102
Notary Public - California
Los Angeles County
My Comm. Expires Apr 2, 2006



NO.	DATE	REMARKS
1	1-27-04	PER COMMENTS
2	2-09-04	PER COMMENTS
3	2-27-04	PER COMMENTS
4	03-03-04	PER COMMENTS

NOTE:
THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE AS CATEGORICAL DRAINAGE STUDIES ARE APPROVED

BENTAR
DEVELOPMENT COMPANY
DEVELOPERS, INC.

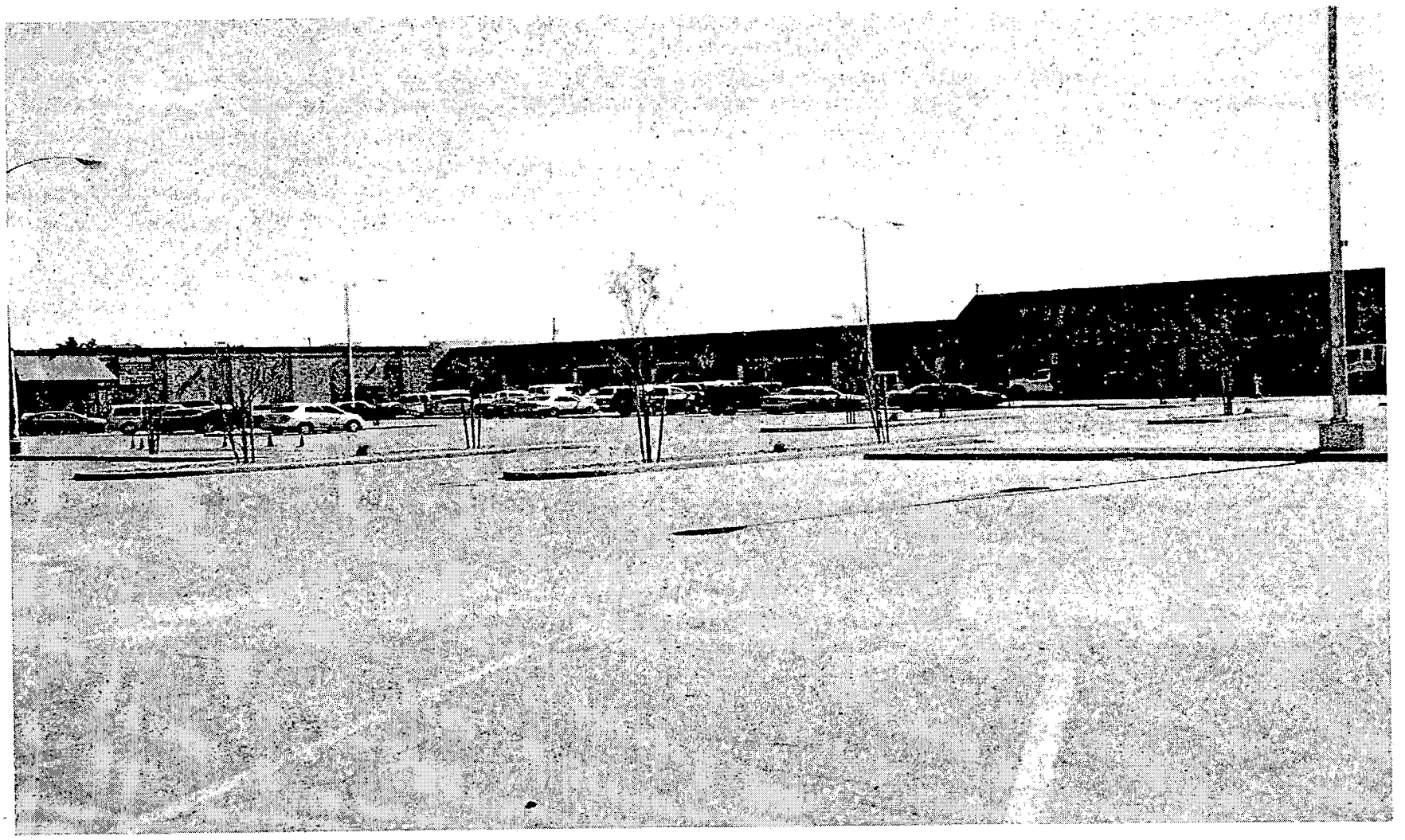
GENERAL CONTRACTOR
CONSTRUCTION MANAGER
ARCHITECT

SITE PLAN

NEW RETAIL CENTER
1520 NORTH EASTERN
LAS VEGAS, NEVADA

JOB # 03192
DATE 08-8-03
APPROVED BY
DRAWN BY D. CRAIG
SCALE 1"=40'
SHEET # A1

SUP-3844
3-25-04 PC



SUP-3844 - APPLICANT: JOSE AND ELIZA DIAZ - OWNER: MIGUEL FAMILY TRUST 1993, ET AL
1520 NORTH EASTERN AVENUE, SUITE# 101, 102 AND 103
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3853 - APPLICANT: ARLT CORPORATION - OWNER: ARLT FAMILY TRUST - Request for a Site Development Plan Review FOR A 14,126 SQUARE FOOT OFFICE BUILDING on 1.10 acres adjacent to the southwest corner of Martin L. King Boulevard and Wheeler Peak Drive (APN: 139-21-416-001), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

C.C.: 04/21/04

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:
NIGRO – APPROVED Item 11 [RQR-3732], Item 12 [RQR-3930], Item 15 [SUP-3844] and Item 16 [SDR-3853] subject to conditions – UNANIMOUS with TRUESDELL abstaining on Item 16 [SDR-3853] because of an ongoing business relationship with Mr. Rolf and his selection of this location.

To be heard by the City Council on 4/21/2004.

MINUTES:
NOTE: See Item 11 [RQR-3732] for related discussion.

(6:14 – 6:19)

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 16 – SDR-3853

CONDITIONS:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

4. 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 15% of the total landscaped area as turf.

5. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.

6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

8. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

9. 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.

10. All development shall be in conformance with the site plan and building elevations, date stamped April 21, 2004, except as amended by conditions herein.

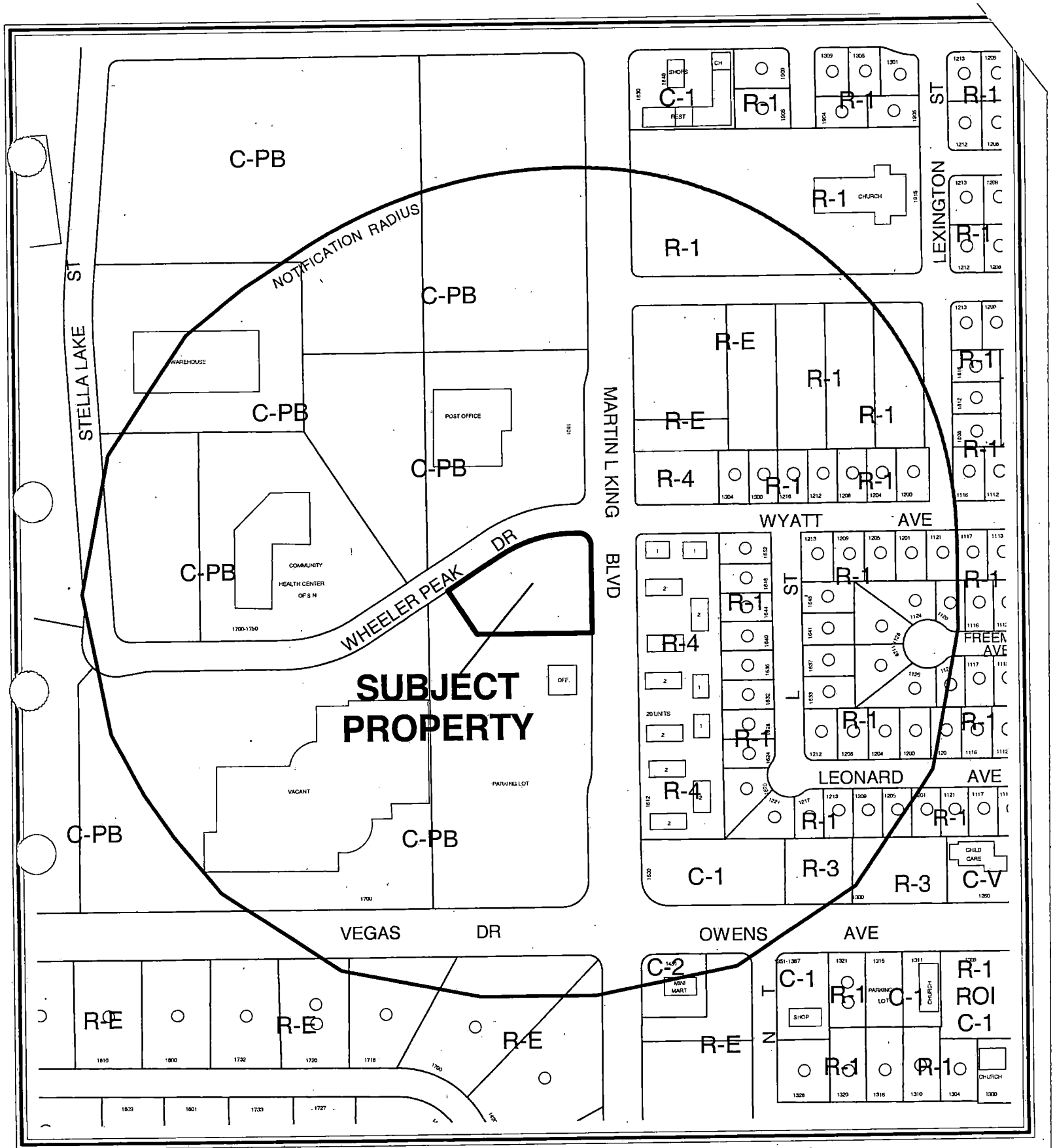
CONDITIONS – Continued:

Public Works

11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

12. 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, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

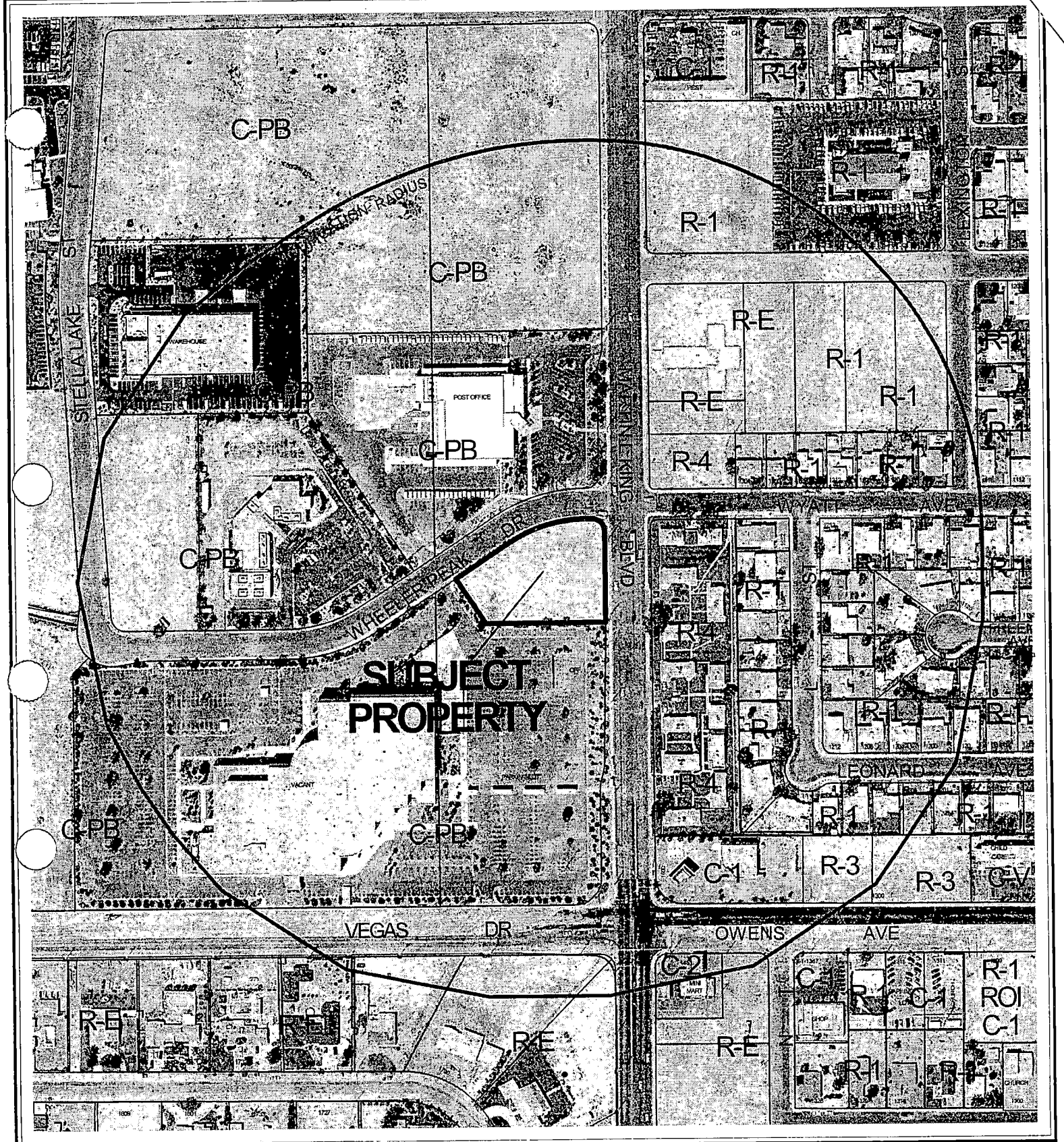
13. Site development to comply with all applicable conditions of approval for Z-136-94 and all other subsequent site-related actions.



CASE: **SDR-3853**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



CASE: **SDR-3853**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - SDR-3853 - APPLICANT: ARLT CORPORATION - OWNER: ARLT FAMILY TRUST

** CONDITIONS **

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

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

4. 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 15% of the total landscaped area as turf.

5. All development shall be in conformance with the Site Development plan and building elevations as amended by the above conditions.

6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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

8. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

9. 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.

10. All development shall be in conformance with the site plan and building elevations, date stamped April 21, 2004, except as amended by conditions herein.

Public Works

11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

12. 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, submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

13. Site development to comply with all applicable conditions of approval for Z-136-94 and all other subsequent site-related actions.

KCW

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This request is a Site Development Plan Review for a two-story 14,128 square foot office building to be located at the southwest corner of Wheeler Peak Drive and Martin L King Boulevard. There will be an 836 square foot four car detached garage. Covered employee parking will be located along the south and west property lines.

The applicant is requesting waivers of the 220-foot intersection separation and the 15-foot rear setback requirements.

B) Applicant's Justification

It is the position of the applicant that the building will be an attractive addition to the neighborhood. The Enterprise park Architectural Review committee approved as conforming with the Las Vegas Enterprise Park CC&R's.

BACKGROUND INFORMATION

A) Previous Actions

12/21/94	The City Council approved the rezoning (Z-0136-94) from R-E (Residence Estates) to C-PB (Planned Business Park) that would become the Las Vegas Enterprise Park. This site is part of that larger request. The Planning Commission and staff recommended approval.
09/14/95	The Planning Commission approved a Site development Plan Review for the Las Vegas Enterprise [Z-0136-94(1)] application. This site is part of that larger request.
10/26/95	The Planning Commission approved the Las Vegas Enterprise Park Final Map (FM-0134-95). This site is part of that larger request.

KCW

B) Pre-Application Meeting

02/03/04 The following was discussed:

- A 10-foot dedication may be required for Martin L King.
- A drive may be needed to provide access between the proposed office building and the Veterans Administration facility.
- Update landscaping plan to show revised street buffer design per the Landscaping Guidelines.
- Waiver of the 15-foot rear setback acceptable because the Enterprise Park standards allow 10 feet.
- Landscaping Plan to show lot dimensions, covered parking, and quantity of trees.
- Elevations to show building materials.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 1.1

B) Existing Land Use

Subject Property:	Vacant
North:	Office building
South:	Office building
East:	Apartments
West:	Office building

C) Planned Land Use

Subject Property:	PF	Public Facility
North:	LI/R	Light Industrial/ Research
South:	LI/R	Light Industrial/ Research
East:	DTR/ MXU	Downtown Redevelopment Plan Area/ Mixed Use
West:	LI/R	Light Industrial/ Research

KCW

D) Existing Zoning

Subject Property:	C-PB	Planned Business Park
North:	C-PB	Planned Business Park
South:	C-PB	Planned Business Park
East:	R-4	High Density Residential
West:	C-PB	Planned Business Park

E) General Plan Compliance: Southeast General Plan

The proposed office use is within the range of permitted uses of the current C-PB (Planned Business Park) zoning. C-PB (Planned Business Park) zoning is consistent with the PF (Public Facility) land use of the Southwest Sector Plan.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan	X	
West Las Vegas	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 West Las Vegas Plan is an area map of the Southeast Sector Land Use Plan. Its purpose is to focus on the needs of this area of the Southeast Sector. The Plan specifies particular goals and objectives that will encourage the development of the plan area.

PROJECT DESCRIPTION

A two-story 14,128 square foot office building is proposed to be located at the southwest corner of Wheeler Peak Drive and Martin L King Boulevard. There will be an 836 square foot, four car detached garage. Covered employee parking will be located along the south and west property lines.

This site falls within the boundaries of the Las Vegas Enterprise Park. Consequently, all development that is proposed within the Enterprise Park is required to obtain approval from the Las Vegas Enterprise Park Architectural Review Committee. On January 23, 2004, the Architectural Review Committee conditionally approved this development project.

KCW

Access to the site will be via two driveways: one from Wheeler Peak Drive and another Martin L King Boulevard. The site plan for the proposed offices depicts a building moved toward the intersection of Wheeler Peak Drive and MLK with landscaping between the building and the intersection. The parking areas are situated behind the building.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	100	125.25 ft	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 20 Feet 15 Feet	 25 ft 25 ft 10 ft	 Y Y Y Waiver
Max. Lot Coverage	50 %	17%	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	Yes	Y	Y
Loading Zone	N/A	N/A	N/A
Mech. Equipment	Screened	Y	Y
Other …			

The proposal meets the setback requirements except for the rear setback. The applicant is requesting a waiver of the 15-foot setback standard with the justification that the CC&R's for the Enterprise Park permit a rear setback of 10 feet. The site plan has been approved by the Enterprise Park's Architectural Review Committee with a rear yard setback of 10 feet.

A2) Residential Adjacency Standards

The Residential Adjacency Standards pursuant to Title 19.08 do not apply to the subject proposal.

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
General Office	14,128 SF.	1 Space/ 300 GFA	46	2	48	3

The proposal meets the requirements of Title 19 for parking.

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 Trees/ 6 Spaces	9 Trees	7
Buffer: • Min. Trees	1 Trees/ 30 Linear Feet	29Trees	23
Buffer- 15 gal trees			19
Totals		38	49
• Min. Zone Width	8 Feet		10
• Wall height	8 Feet		Not Shown

The proposal meets the requirements of Title 19.

A5) Sign Standards

Insufficient information was provided to enable the review of on premise signage.

B) General Analysis and Discussion

- **Zoning**

The subject site is zone C-PB (Planned Business Park). The proposed office is a permitted use within the C-PB (Planned Business Park) zoning district.

- **Site Plan**

The site plan is in conformance with the requirements of Title 19. This site falls within the boundaries of the Las Vegas Enterprise Park Commercial Subdivision.

KCW

- **Waivers**

The applicant is requesting the following waivers:

- 220 feet separation between the centerline of Wheeler Peak Drive and the centerline of Martin L King Boulevard.
- 15-foot rear yard setback.

Both are appropriate due to it's location in the Enterprise Park District.

- **Landscape Plan**

The landscaping plan indicates a minimum 25-foot wide planter along Wheeler Peak Drive and Martin L King Boulevard frontages. Ten foot wide planters along the south and west property lines. Landscaping will consist of grouped 15 gallon and 24-inch box trees planted 35 feet on-center along the street frontages. The landscaping along the interior lot lines will consist of 24-inch box trees planted 30 feet on-center.

The proposed landscape plan meets the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

- **Elevation**

The elevations portray a concrete tilt-up wall construction with contrasting exposed aggregate wall construction. The building elevations depict fairly consistent façade detailing on all sides of the proposed buildings. Exterior elevations depict a flat roof and a maximum height of 36 feet. The elevations are consistent with existing development within the Las Vegas Enterprise Park.

- **Floor Plan**

The first floor plan shows most of the floor area as open labeled as future leaseable space. The second floor plan shows offices surrounding a large conference room and the restrooms. Particular features include a large Library, a large employee lounge area, and a balcony that is accessible from the lounge and one of the offices.

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:

KCW

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

   The proposed office will operate at a level of intensity comparable to the development along this portion of Martin L King Boulevard and Wheeler Peak Drive. This proposed office development would be appropriate, in terms of the type and intensity of uses.

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

   The proposed project is consistent with Title 19, the Landscape, Wall and Buffer standards in that the proposed office building and site meet the intent of the landscaping standards and zoning code requirements.

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

   The proposed project will direct traffic onto Wheeler Peak Drive, which provides direct access to Martin L King Boulevard. Wheeler Peak Drive is a fully developed 60-foot wide right-of-way and Martin Luther King Boulevard is a fully developed 100-foot wide right-of-way.

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

   The submitted building elevations and landscaping will demonstrate visual consistency with the surrounding light industrial/office developments, in that the submitted materials depict appropriate façade design and adequate landscape buffering.

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 elevations portray a concrete tilt-up wall construction with contrasting exposed aggregate wall construction. The building elevations depict fairly consistent façade detailing on all sides of the proposed buildings. Exterior elevations depict a flat roof and a maximum height of 36 feet. The design is compatible with surrounding development.

KCW

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

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

NOTICES MAILED 63

APPROVALS 0

PROTESTS 0

KCW

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3853 APN: 139-21-416-001

Name of Property Owner: TOM ARLT / RLT CORPORATION

Name of Applicant: TOM ARLT

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: Thomas Arlt

Print Name: Thomas M. Arlt

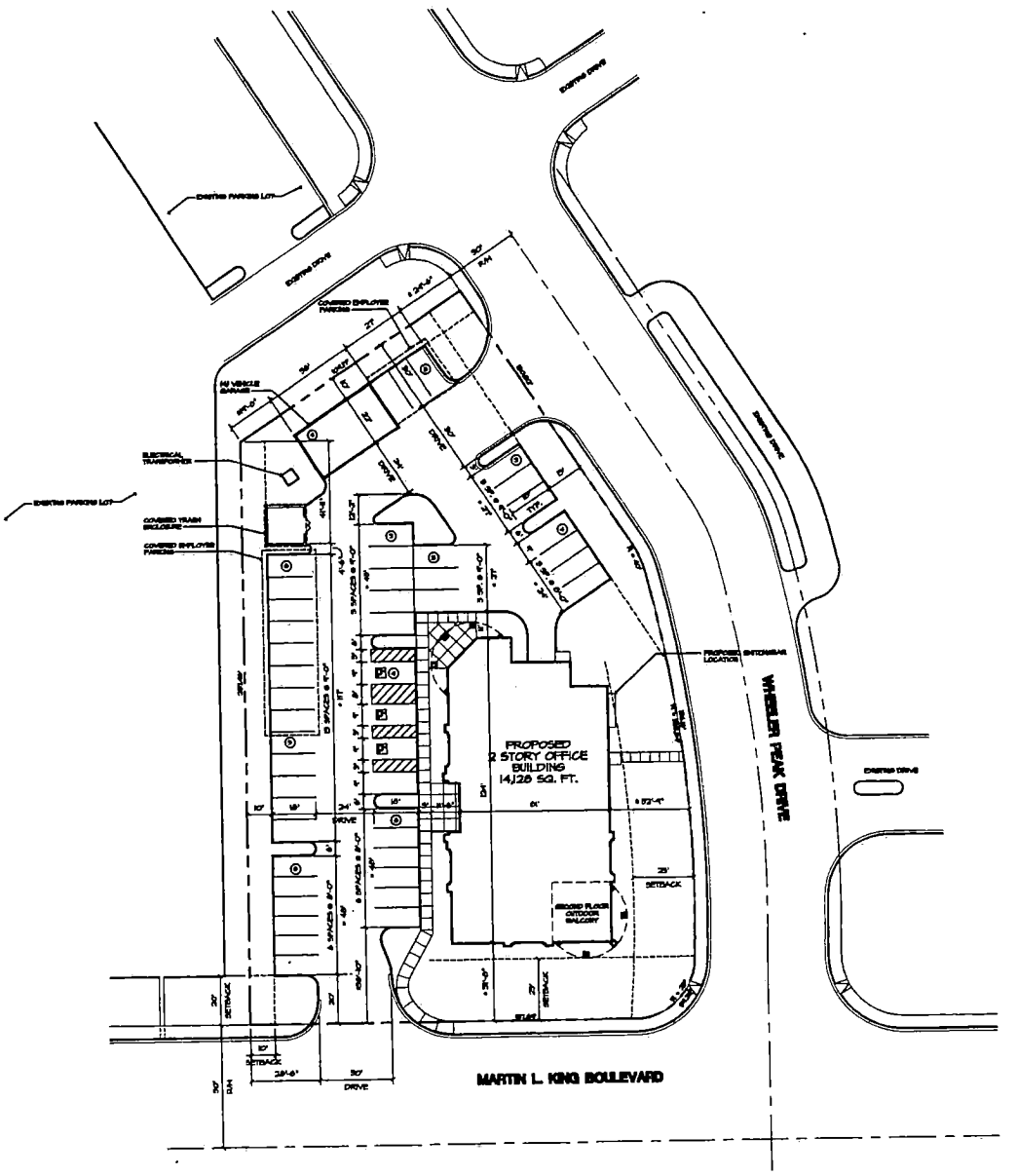
Subscribed and sworn before me

This 2nd day of February, 2004

Rhonda A Boyle

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
RHONDA A. BOYLE
No. 96-2549-1
My Appointment Expires April 28, 2004



TOM ARLT OFFICE Bu...

SOUTHWEST CORNER OF
MARTIN L. KING BOULEVARD & WHEELER PEAK DRIVE
LAS VEGAS, NEVADA

NORTH

SCALE: 1" = 30'-0"

PROPOSED SITE PLAN

SITE DATA

OWNER: TOM ARLT
R.L.T. CORPORATION
1371 DESERT LANE
LAS VEGAS, NEVADA 89106
TEL: (702) 384-0900
FAX: (702) 384-0902
ATTN: RHONDA BOYLE

ARCHITECT: WESTAR ARCHITECTS
3900 MEADOWS LANE, STE 300
LAS VEGAS, NEVADA 89107
TEL: (702) 878-0000
FAX: (702) 878-9430
ATTN: DEE RAMSDEN

LEGAL DESCRIPTION: LOT 1, AMENDED LAS VEGAS ENTERPRISE PARK

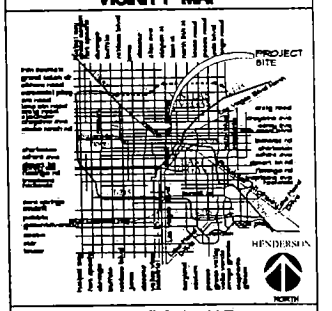
THAT PORTION OF THE WEST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., IN THE CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS:

LOT 1 OF THE AMENDED MAP FOR LAS VEGAS ENTERPRISE PARK, A COMMERCIAL SUBDIVISION, AS SHOWN BY THE AMENDED PLAT THEREOF, RECORDED DECEMBER 30, 1999, IN FILE 71 OF PLATS, PAGE 94 OF CLARK COUNTY, NEVADA RECORDS.

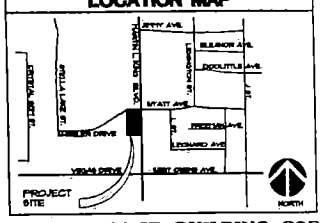
SUBJECT TO, THAT 30' LANDSCAPE MAINTENANCE EASEMENT, OVER, ACROSS, AND UNDER THE EASTERLY 30 FEET OF THE ABOVE-DESCRIBED LOT 1 AS SAID EASEMENT WAS DEDICATED BY SAID AMENDED MAP OF LAS VEGAS ENTERPRISE PARK.

A.P.N.: 161-35-410-001
ZONING: C-PB
OCCUPANCY: B OFFICE FACILITY
TYPE OF CONSTRUCTION: V-B
BUILDING AREA:
FIRST FLOOR:
FINISHED SPACE = 12,128 SQ. FT.
LOWER SPACE = 2,000 SQ. FT.
TOTAL FIRST FLOOR: 12,128 SQ. FT.
SECOND FLOOR:
FINISHED SPACE: 2,000 SQ. FT.
TOTAL BUILDING: 14,128 SQ. FT.
GARAGE: 850 SQ. FT.
LOT SIZE: 47,609 SQ. FT. 2.00 ACRES
LOT COVERAGE: 8,309 S.F./43,609 S.F. = 17%
PARKING: ONE SPACE PER EACH 500 S.F.
REQUIRED: = 40 SPACES
PROVIDED:
STANDARD 9' X 18': = 31 SPACES
COMPACT 8' X 16': = 10 SPACES
HANDICAP 9' X 18': = 3 SPACES
GARAGE 850' X 20': = 1 SPACES
TOTAL PARKING: = 51 SPACES

VICINITY MAP



LOCATION MAP



A NEW OFFICE BUILDING FOR
TOM ARLT

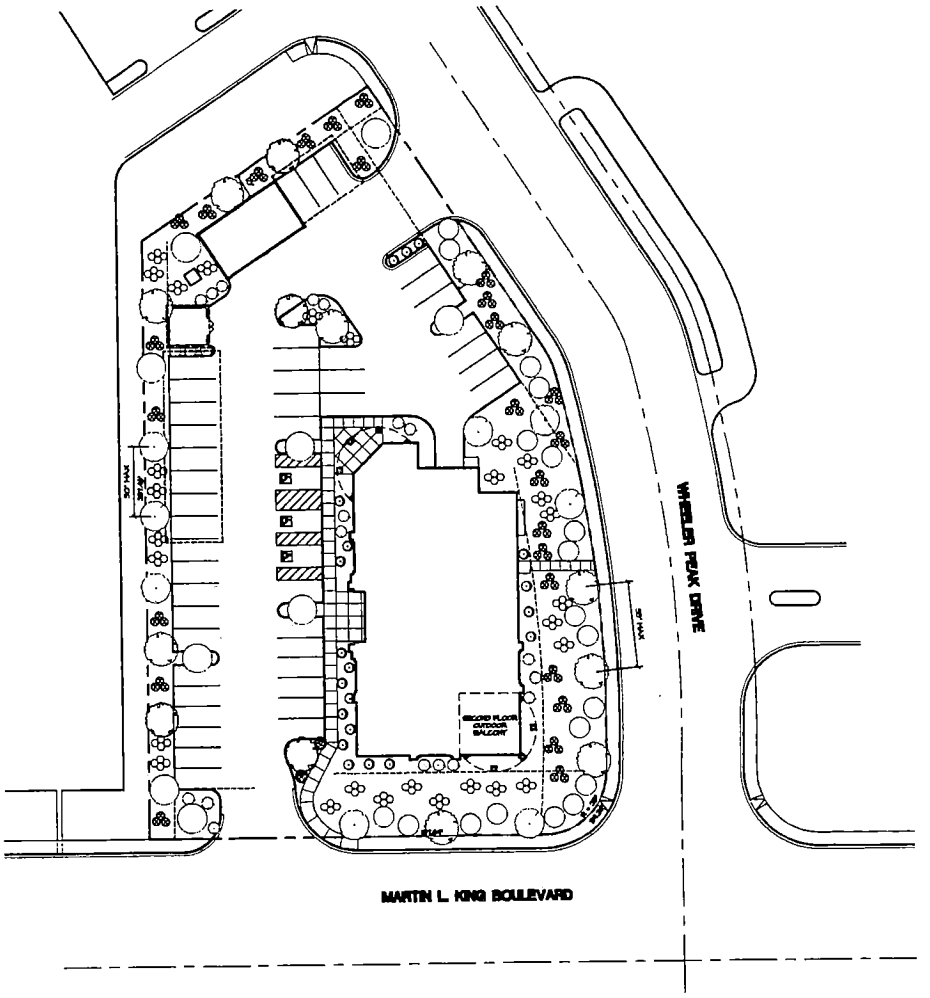
WESTAR ARCHITECTURAL GROUP/NEVADA, INC.
3900 MEADOWS LANE, SUITE 300 LAS VEGAS, NEVADA 89107
TEL (702) 878-0000 FAX (702) 878-9430
WESTAR

DATE: 11.20.03/P.SUB PROJECT NUMBER: 02048.000 FILE NAME: 02048sdrupdate.d

SDR-3853
3-25-04 PC

TOM ARLT OFFICE BUILDING

SOUTHWEST CORNER OF
MARTIN L. KING BOULEVARD & WHEELER PEAK DRIV
LAS VEGAS, NEVADA



NORTH

SCALE: 1" = 20'-0"

CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE LEGEND

		QTY
TREES		
	ARIZONA ASH - 24" BOX	14
	FANTEX ASH - 24" BOX	7
	PURPLE LEAF PLUM - 24" BOX	4
	PURPLE LEAF PLUM - 15 GALLON	11
SHRUBS		
	GREEN CLOUD SAGE - 5 GALLON	22
	SILVER LEAF CASSIA - 5 GALLON	9
GROUNDCOVER		
	IRISH MORNING GLORY - 1 GALLON	21
	HEDGEHOG EVERGREEN PINKROSE - 1 GALLON	36

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STUDY AND NOT "HARDENED OFF." ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS AND VIGOROUS AND PERFECTLY ROOT SYSTEMS WHICH ARE NEITHER ROOT NOR POT-BOUND AND FREE OF GIRDLED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL (3" MIN) AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (+6") DEEP BASIN OR WELL, 4 INCH WIDE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAT THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:

- PRUNING, CULTIVATION AND WEEDING OF TREES, SHRUBS AND OTHER PLANTS AS REQUIRED FOR HEALTHY GROWTH.
- RESTORING OF WATERING BASINS.
- TIGHTENING AND REPAIR OF STAKES AND TIES.
- RESETTING OF TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED.
- SPRAYING AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
- FERTILIZING OF PLANTS TO MAINTAIN SOUND, HEALTHY GROWTH.

AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL PLANTING AREAS, AND SHALL INCLUDE:

1. AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM,
2. MULTIPLE REPEAT CYCLE CAPABILITIES,
3. A FLEXIBLE CALENDAR PROGRAM

ALL IRRIGATION SYSTEMS SHALL BE DRIP EMITTERS OR BUBBLERS, AND MUST OPERATE IN A MANNER THAT DOES NOT PERMIT OVERSPRAYING OR RUNOFF ONTO STREETS OR SIDEWALKS.

A NEW OFFICE BUILDING FOR:
TOM ARLT

WESTAR

WESTAR ARCHITECTURAL GROUP/NEVADA, INC.
2900 MEADOWS LANE, SUITE 230 LAS VEGAS, NEVADA 89107
TEL: (702) 876-0300 FAX: (702) 876-9438

DATE: 03.03.04 PM

PROJECT NUMBER: 02048.000

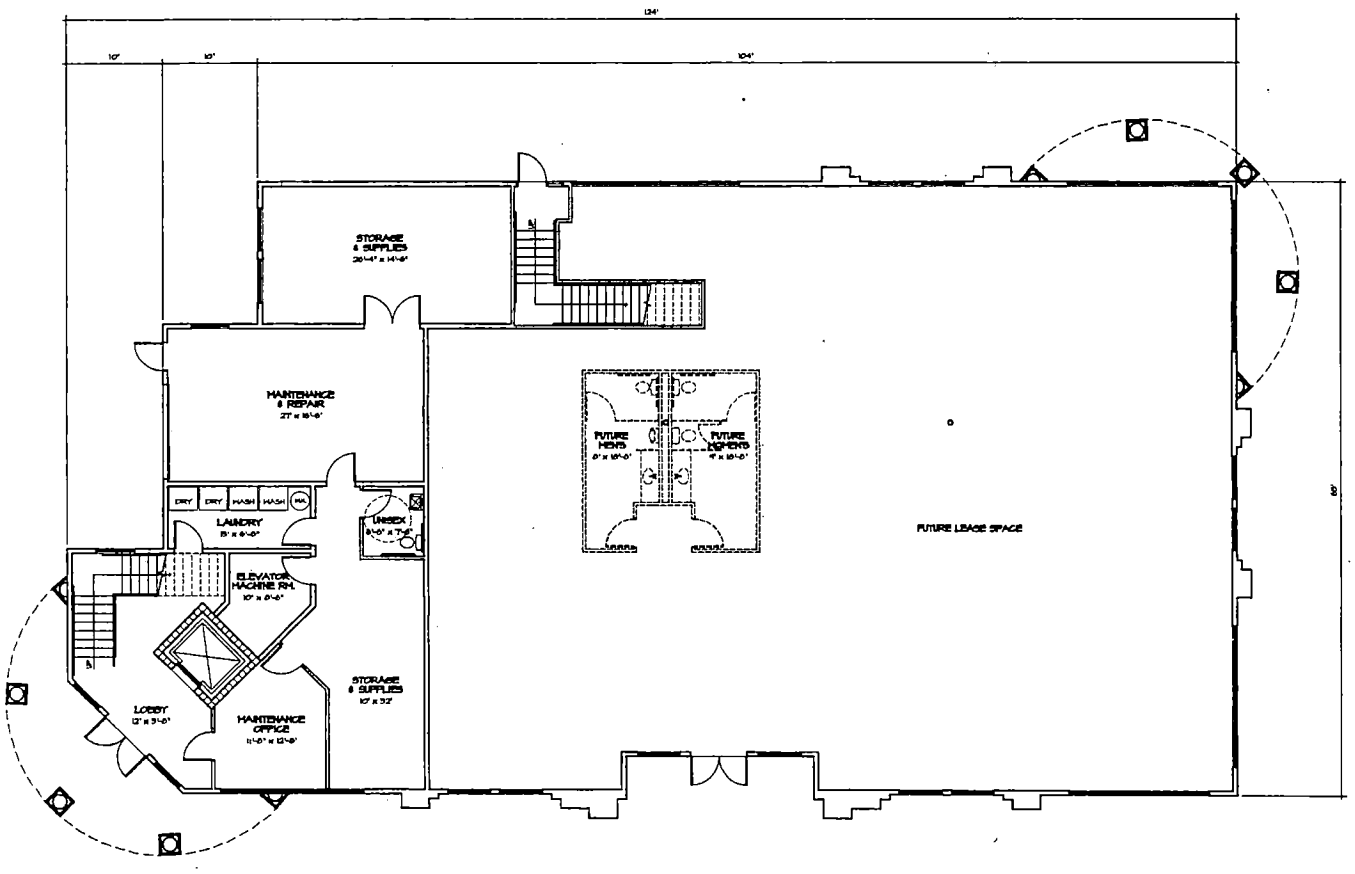
FILE NAME: 02048Variation.d

SDR-3853
3-25-04 PC

TOM ARLT OFFICE BUILDING

SOUTHWEST CORNER OF
MARTIN L. KING BOULEVARD & WHEELER PEAK DRIV
LAS VEGAS, NEVADA

PROPOSED FLOOR PLAN



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

SDR-3853
3-25-04 PC

A NEW OFFICE BUILDING FOR:
TOM ARLT

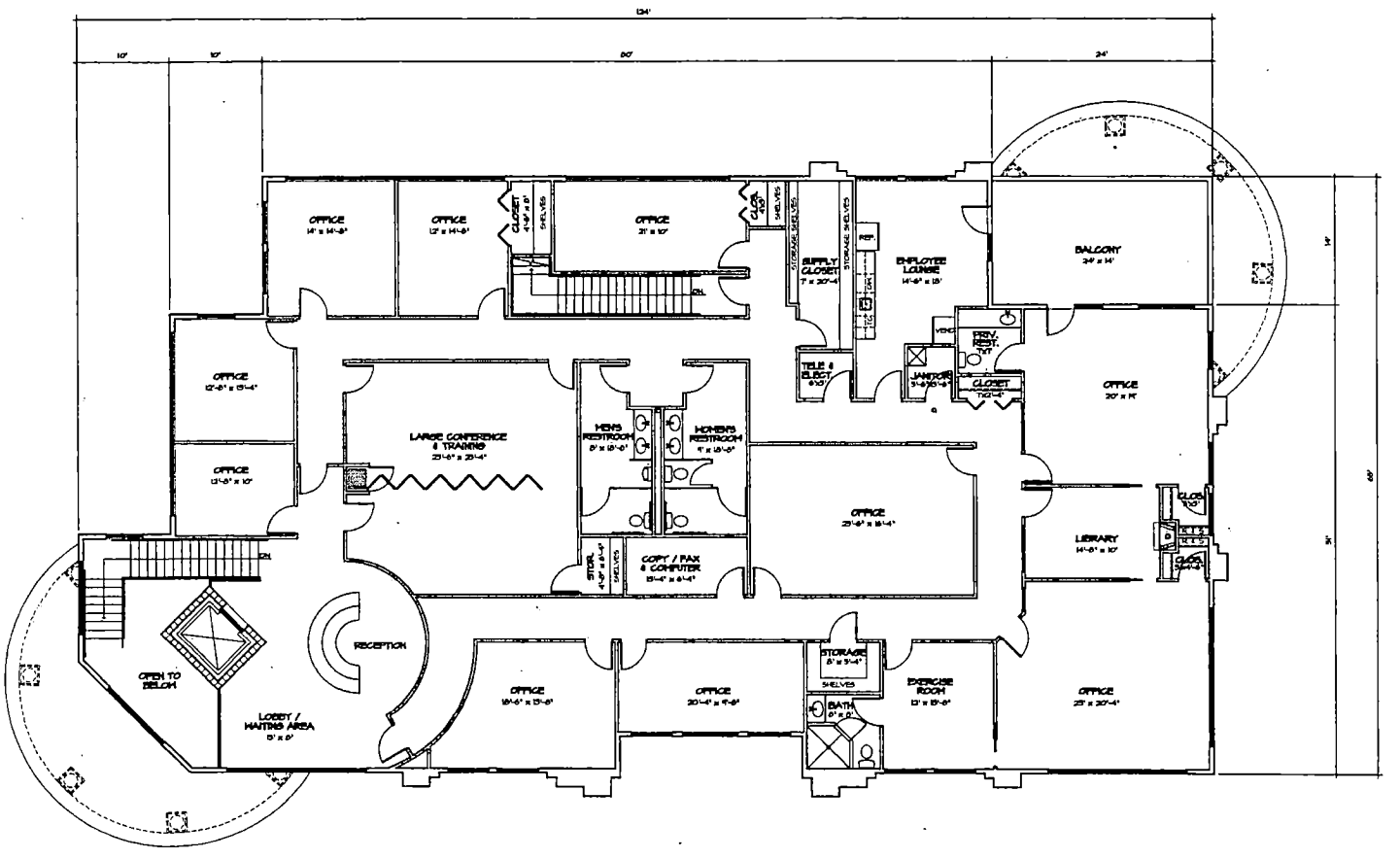
WESTAR ARCHITECTURAL GROUP/NEVADA, INC.
3800 MEADOWS LANE, SUITE 220 LAS VEGAS, NEVADA 89107
TEL: (702) 878-4300 FAX: (702) 878-8420
WESTAR

DATE: 12.30.03(sub.) PROJECT NUMBER: 020-48.000 FILE NAME: 020-48A.dwg

TOM ARLT OFFICE BUILDING

SOUTHWEST CORNER OF
MARTIN L. KING BOULEVARD & WHEELER PEAK DRIV
LAS VEGAS, NEVADA

PROPOSED FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

SDR-3853
3-25-04 PC

A NEW OFFICE BUILDING FOR:
TOM ARLT

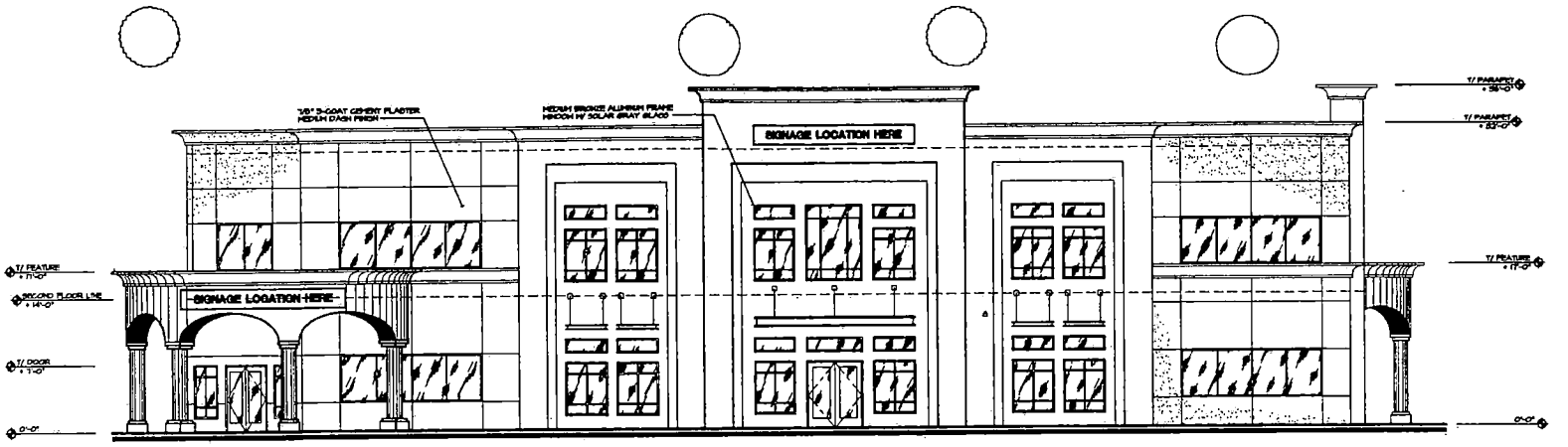
WESTAR ARCHITECTURAL GROUP/NEVADA, INC.
3900 MEADOWS LANE, SUITE 220 LAS VEGAS, NEVADA 89107
TEL: (702) 878-0229 FAX: (702) 878-9430
WESTAR

DATE: 12.30.03(web) PROJECT NUMBER: 020446.000 FILE NAME: 020446V2.dwg

TOM ARLT OFFICE BUILDING

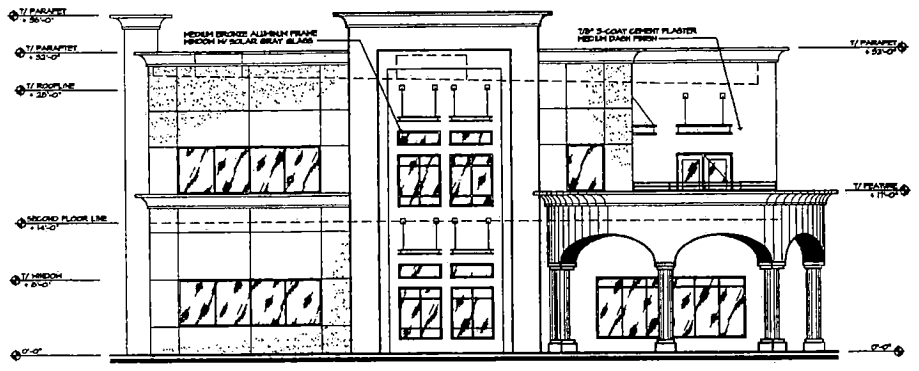
SOUTHWEST CORNER OF
MARTIN L. KING BOULEVARD & WHEELER PEAK DRIV
LAS VEGAS, NEVADA

PROPOSED ELEVATIONS



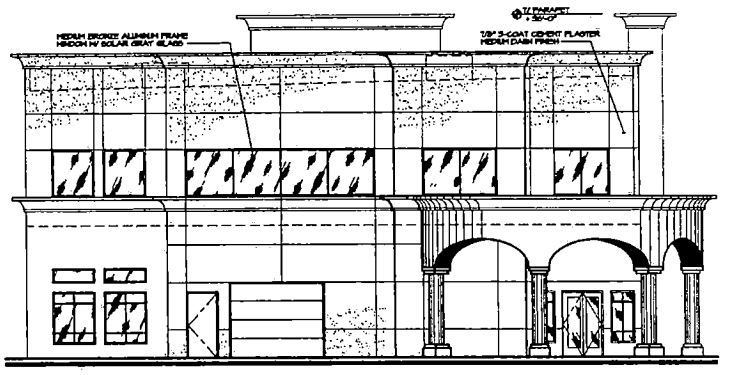
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



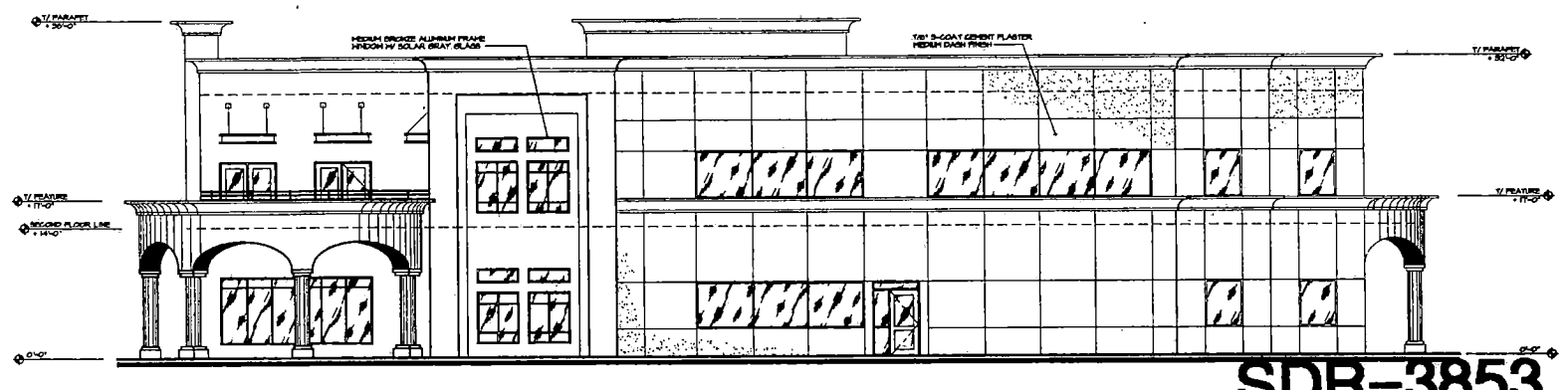
EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

SDR-3853

3-25-04 PC

A NEW OFFICE BUILDING FOR:
TOM ARLT

WESTAR

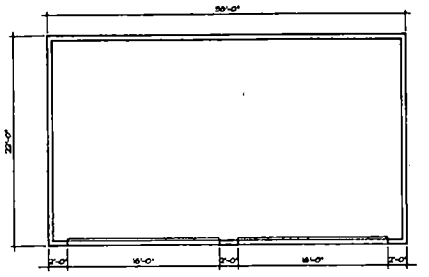
WESTAR ARCHITECTURAL GROUP (NEVADA), INC.
3900 MEADOWS LANE, SUITE 220, LAS VEGAS, NEVADA 89107
PH: (702) 876-4330 FAX: (702) 876-4338

DATE: 12.18.03(Rev01) PROJECT NUMBER: 03048.000 FILE NAME: 03048elev.dwg

TOM ARLT OFFICE BUILDING

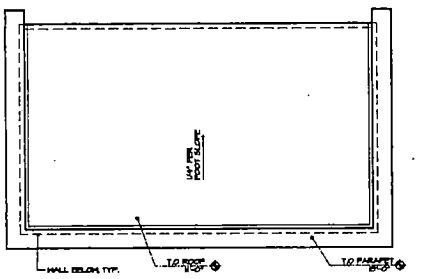
SOUTHWEST CORNER OF
MARTIN L. KING BOULEVARD & WHEELER PEAK DRIV
LAS VEGAS, NEVADA

PROPOSED GARAGE

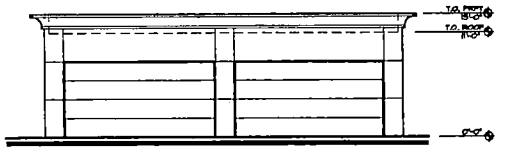


GARAGE PLAN
SCALE: 3/16" = 1'-0"

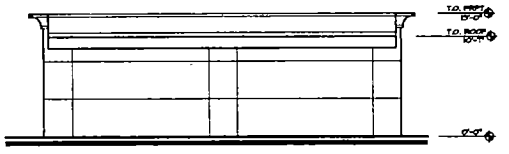
NORTH



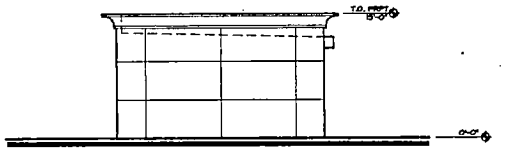
GARAGE - ROOF PLAN
SCALE: 3/16" = 1'-0"



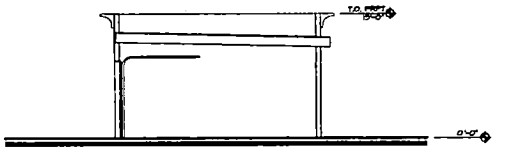
GARAGE - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



GARAGE - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



GARAGE - WEST ELEVATION
SCALE: 3/16" = 1'-0" EAST OPPOSITE



GARAGE - SECTION
SCALE: 3/16" = 1'-0"

A NEW OFFICE BUILDING FOR:
TOM ARLT

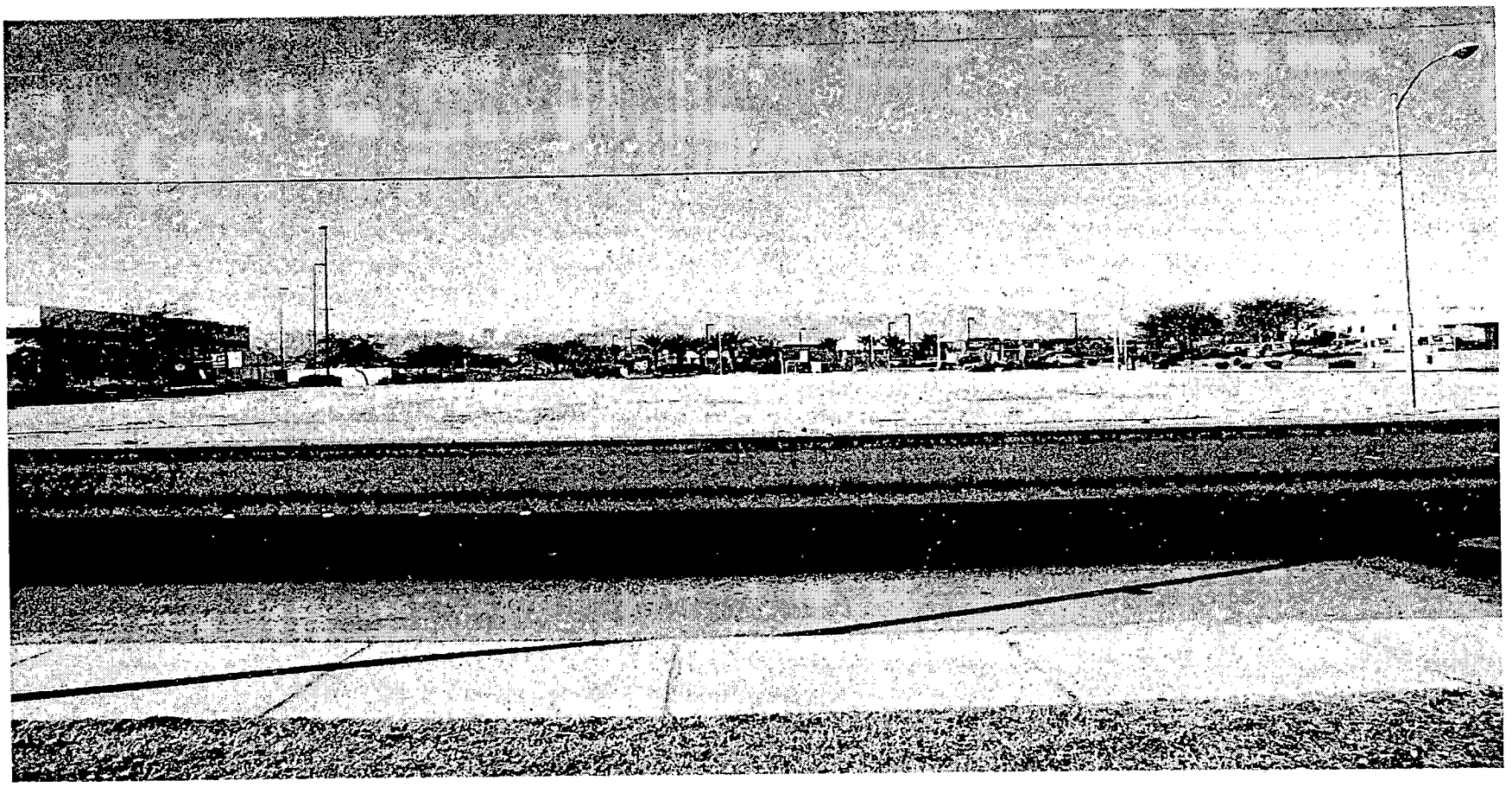
WESTAR ARCHITECTURAL GROUP/NEVADA, INC.
3900 MEADOWS LANE, SUITE 220 LAS VEGAS, NEVADA 89107
TEL: (702) 878-0220 FAX: (702) 878-8438
WESTAR

DATE: 12.30.03(rev1) PROJECT NUMBER: 02046.000 FILE NAME: 02046tr.dwg

SDR-3853
3-25-04 PC

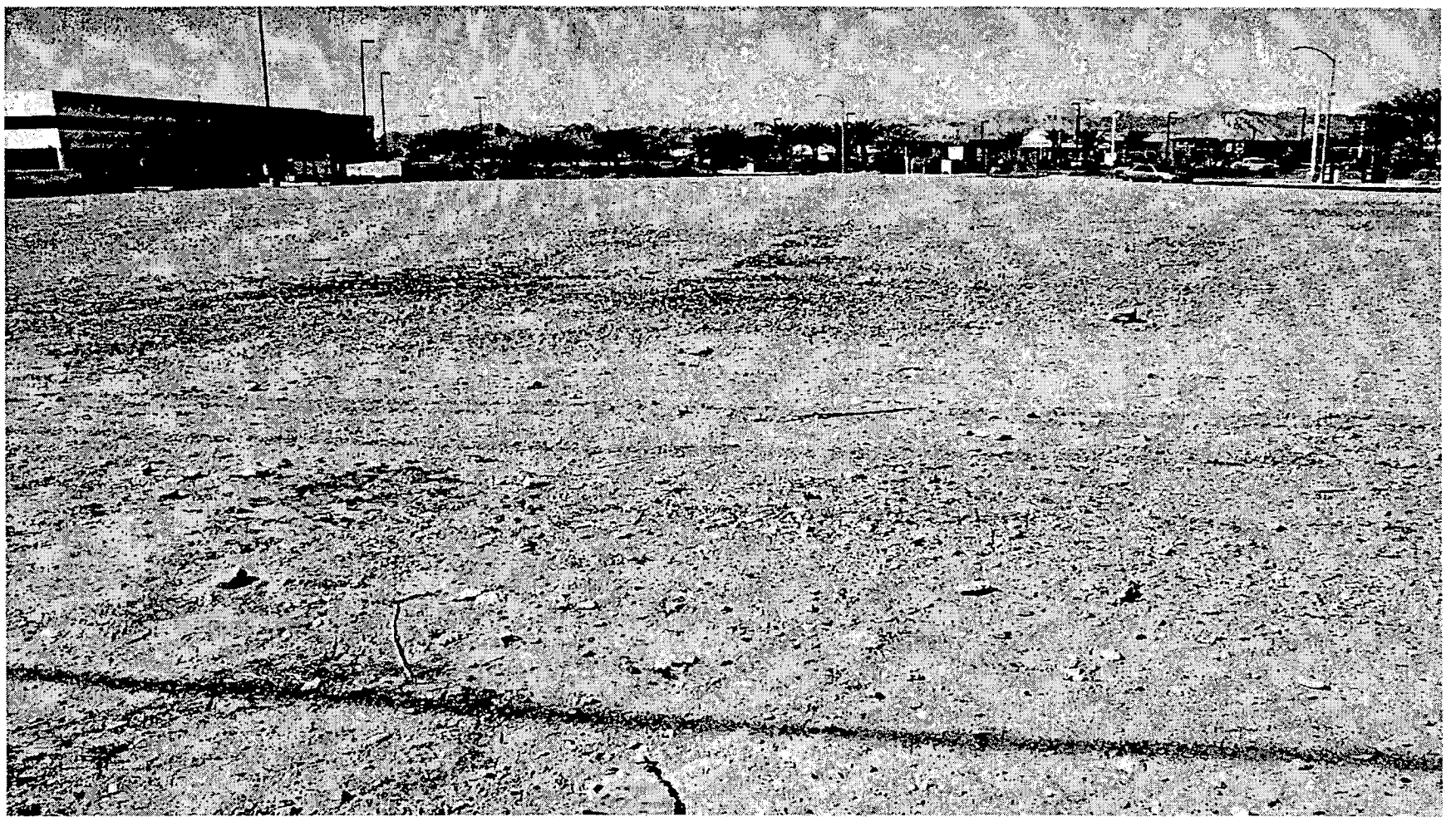
SDR-3853 - APPLICANT: ARLT CORPORATION - OWNER: ARLT FAMILY TRUST
SOUTHWEST CORNER OF MARTIN L. KING BOULEVARD AND WHEELER PEAK DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



SDR-3853 - APPLICANT: ARLT CORPORATION - OWNER: ARLT FAMILY TRUST
SOUTHWEST CORNER OF MARTIN L. KING BOULEVARD AND WHEELER PEAK DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



SDR-3853 - APPLICANT: ARLT CORPORATION - OWNER: ARLT FAMILY TRUST
SOUTHWEST CORNER OF MARTIN L. KING BOULEVARD AND WHEELER PEAK DRIVE
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

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

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	87	**Planning Commission Mtg.**	0
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends this item be TABLED.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

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

Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.
Item 13	Work with Public Works staff
Item 14	Work with the neighbors

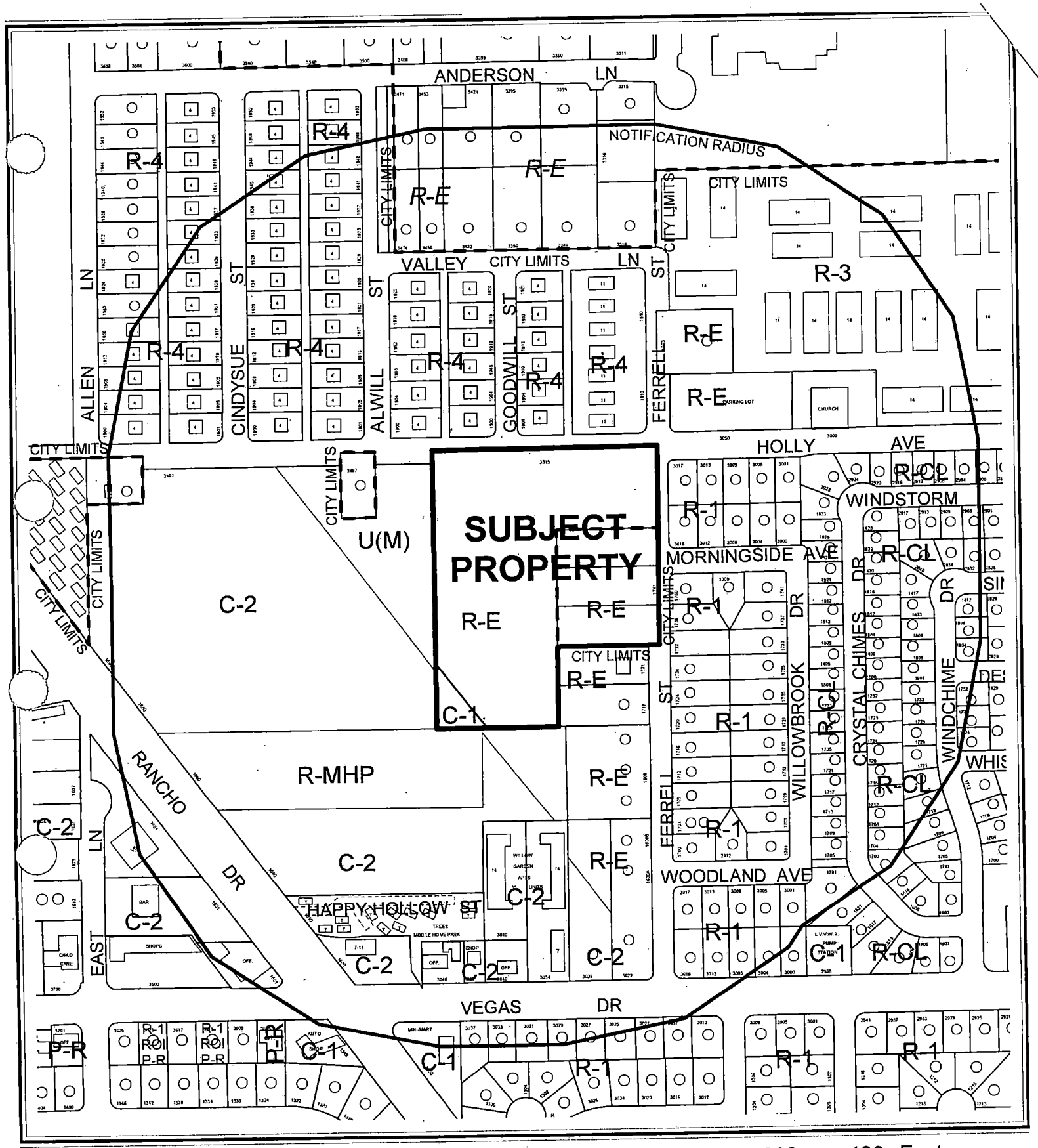
PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 17 – ZON-3346

MINUTES: Continued:

Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)



CASE: **ZON-3346**

RADIUS: 750 FT

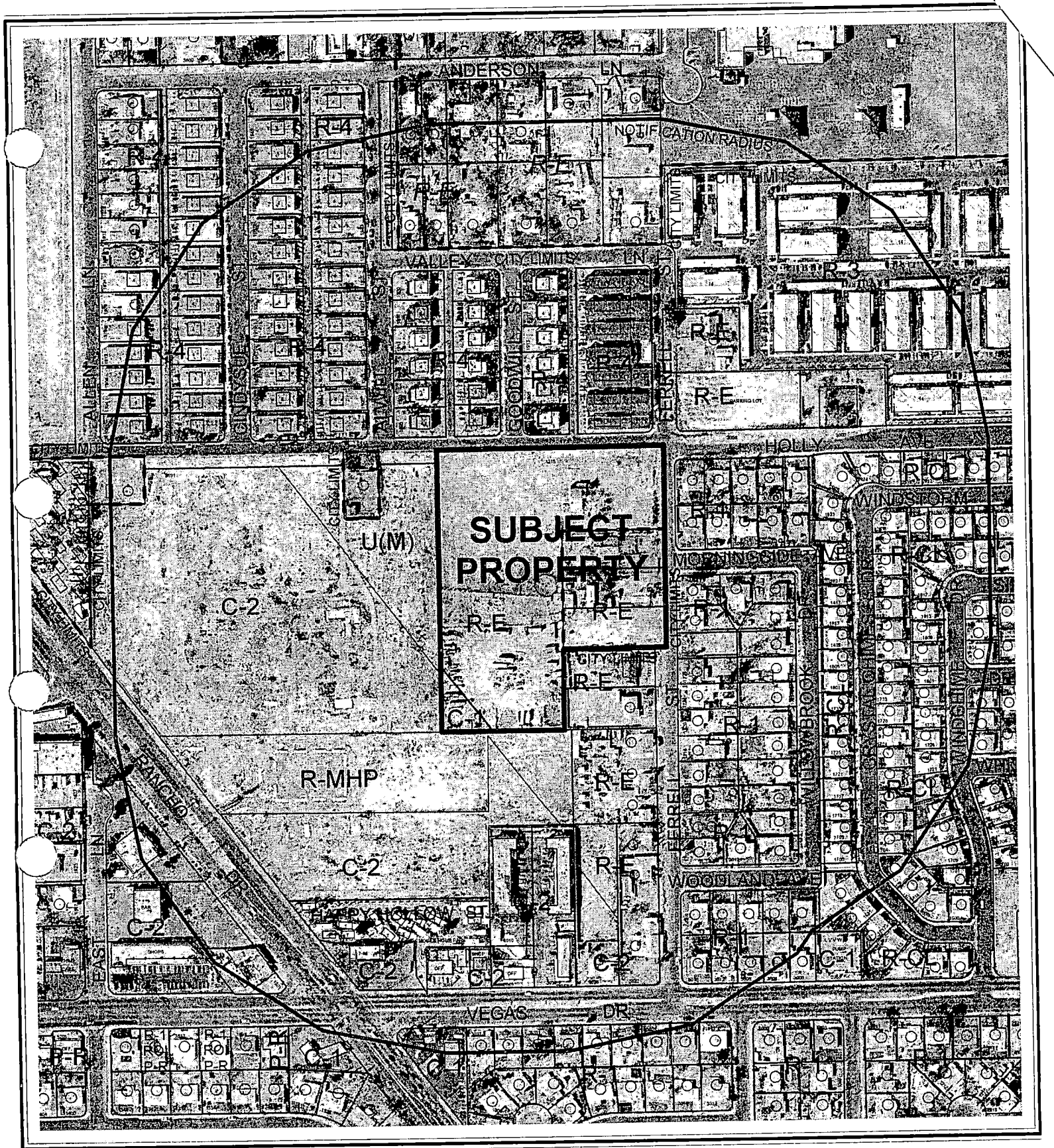
ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE)

N



CASE: **ZON-3346**

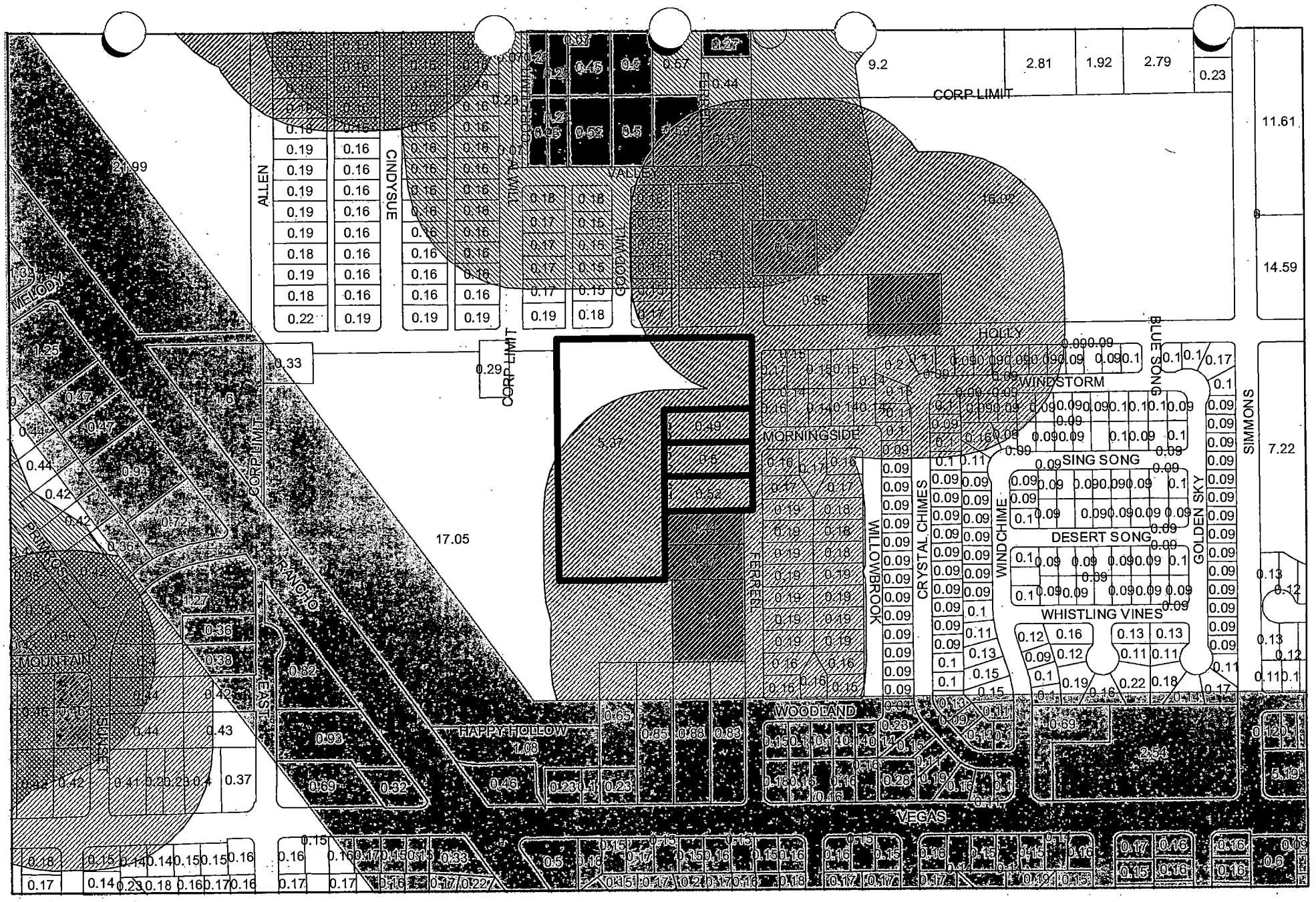
RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE)



ZON-3346

Rural Preservation Site Map

City of L.V. RPN Buffer

Clark County RPN Buffer

City of L.V. RPN Parcel

Clark County RPN Parcel

330 Buffer from Major Street

Subject Area

0.48 Parcel Size in Net Acres

6.88 Total Subject Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - REZONING RELATED TO SDR-3514 - PUBLIC HEARING - ZON-3346 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY

ON MARCH 22, 2004 THE APPLICANT REQUESTED THIS ITEM BE TABLED.

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

JENNIFER LAZOVICH
jlazovich@kkbr.com

March 22, 2004

VIA FACSIMILE
(702) 385-7268

Mr. David Clapsaddle
CITY OF LAS VEGAS
DEVELOPMENT SERVICES
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Request to Table Item
City of Las Vegas Planning Commission – 3/25/04
Items 17 & 18 (ZON-3346; SDR-3514)

Dear Mr. Clapsaddle:

On behalf of the applicant for the above referenced items, we respectfully request that these items be tabled. The applicant is working on a revised site plan.

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

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Jennifer Lazovich

cc: Susan Hunt-Krygiell

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3346 APN: 139-40-401-008

Name of Property Owner: HOLLY FERREL LLC

Name of Applicant: HOLLY FERREL LLC

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

____ Yes __X__ No

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner/Authorized Agent: [signature]

Print Name: ANDREW S. LAY

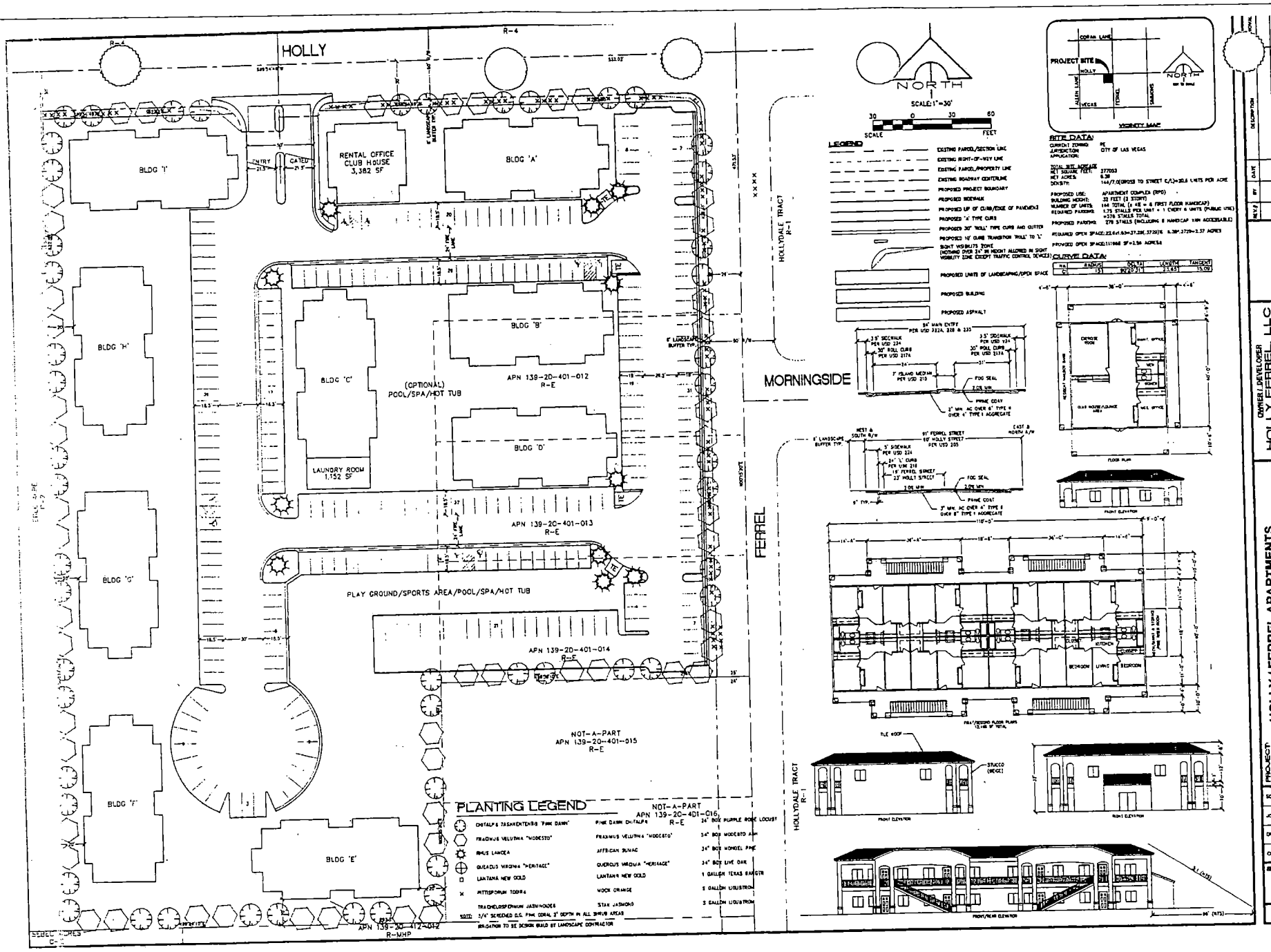
Subscribed and sworn before me

This 4th day of November, 2003

[signature]

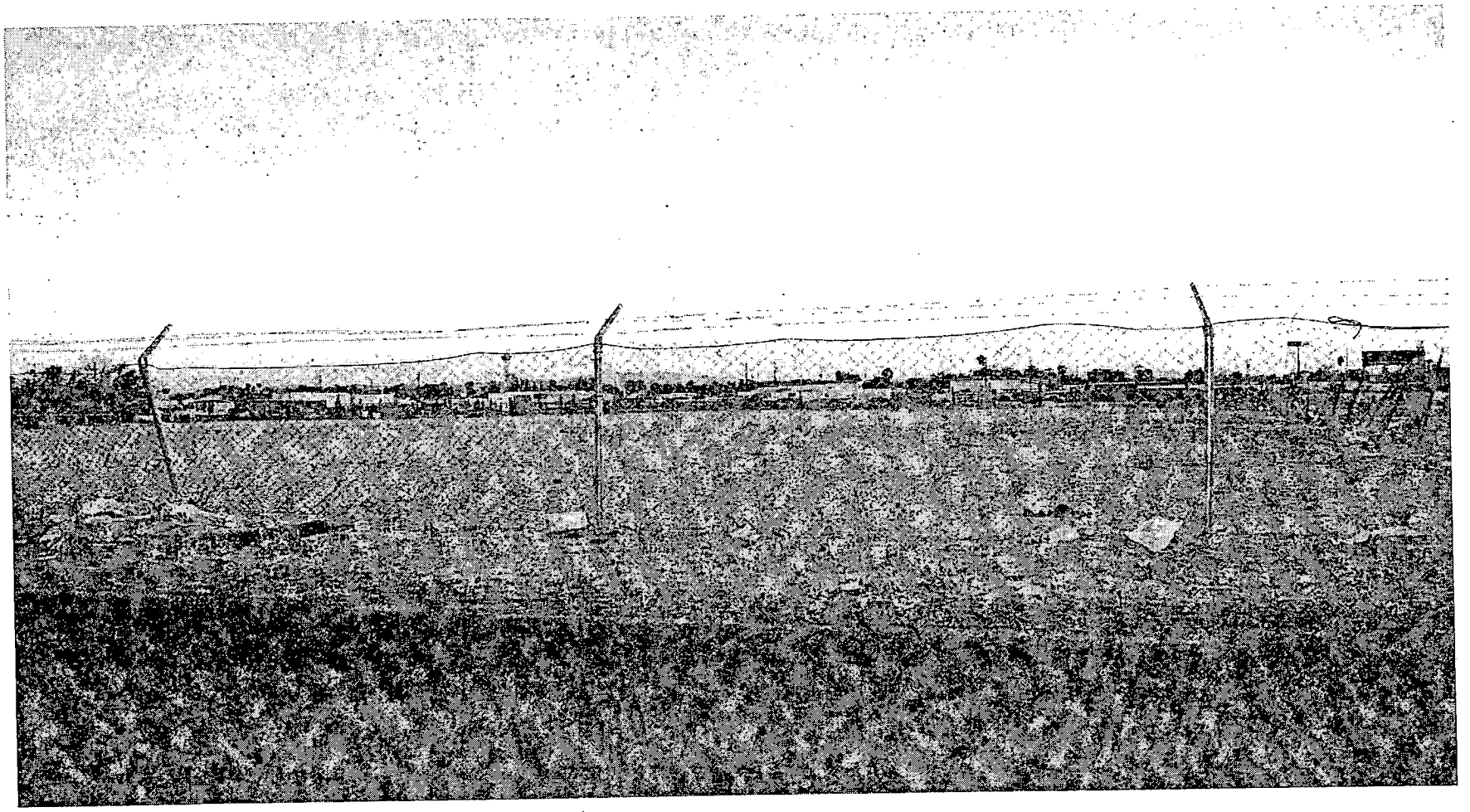
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
MINNI Q. ZUKOWSKI
Appt. No. 00-64591-1
My Appt. Expires Sept. 1, 2004



ZON-3346
3-25-04 PC

REVISED
1.6.04



ZON-3346 - APPLICANT/OWNER: HOLLY FERREL, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HOLLY AVENUE AND FERRELL STREET, APPROXIMATELY 530 FEET FROM RANCHO DRIVE
FEBRUARY 26, 2004 PLANNING COMMISSION

1/2/04

RECEIVED
04 FEB 23 PM 4:23
DEVELOPMENT

Office of Leon R. McKittrick
1904 Cindysue St. #A
Las Vegas, NV 89106

February 3, 2004

Planning Commissioners
c/o City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: ZON-3346 and SDR-3514
Item Nos. 80 & 81
January 22, 2004 Planning Commission Meeting

Dear Commissioners:

On January 22, 2004, you passed Item Nos. 30 & 31, which zoned the land immediately adjacent to the subject property Medium-Low Density, which allows for 6-11.9 units per acre. Item Nos. 30 & 31 were presented to the Planning Commission by the City of Las Vegas.

At the same hearing on Item Nos. 80 & 81, the Planning Commission asked the developer to submit plans for a better apartment complex. No mention was made about the zoning.

I can not understand why the commission would approve Medium-Low Density for the adjoining property and then allow Medium Density on the subject property. The subject property would be bordered by single family homes on one side, R-E single family homes on another side, the medium-low density on the third side and then across the street is an apartment building.

The planning department's recommendation provides incomplete information that presents a skewed perspective. The portion of the property that is currently zoned commercial is a very small part. The main portion is zoned Residential Estate (R-E). The only justification presented by the Planning Department is that the Master Plan provides for Medium Density.

The Medium Density makes no sense given that the Planning Department recommended that the adjoining property be zoned Medium-Low Density.

The subject zoning request will place high density apartments between single family homes and much lower density homes/apartments. To justify the zoning request by saying on one side, across the street, are apartments basically say that the single family homes have no value/consideration and can be out weighed by a single apartment building.

There were over 80 filed objections to the zoning change and to my knowledge not a single person for the zoning change.

The developer will be able to develop the subject property. We are not asking that the property stay zoned Residential Estates. The developer's argument that he can not make money if he is not given 21 units/acre seems to me to be bogus given the fact that the adjoining landowner agreed with the City of Las Vegas on a zoning of 6-11.9 units/acre!

A Review Journal article mentioned that there was a vacancy rate of over 15% in the 89106 zip code, which is where the subject property is located. An additional 144 units will naturally raise the vacancy rate even higher making it impossible to make a profit. The owners will have no choice but to defer maintenance and repairs thereby causing the neighborhood to further decline.

I respectfully appreciate your consideration and time in reviewing this zoning change request.

Sincerely,

Leon R. McKittrick

Leon R. McKittrick

ON JANUARY 22ND, ZON-3346 & SDR-3514 WILL BE HEARD BY THE CITY OF LAS VEGAS PLANNING COMMISSION IN THE COUNCIL CHAMBERS, LOCATED AT 400 STEWART. THE MEETING BEGINS AT 6:00 P.M.

ZON-3346 IS A REQUEST TO REZONE 5 1/2 ACRES AT THE SOUTHWEST CORNER OF HOLLY & FERRELL TO RPD-24, TO ALLOW APARTMENTS AT A DENSITY OF 24 UNITS PER ACRE.
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AS IS TRUE IN OTHER AREAS OF WEST LAS VEGAS, ADDITIONAL OPPORTUNITIES FOR HOME OWNERSHIP, NOT RENTAL, ARE NEEDED IF THIS IS TO REMAIN A STABLE NEIGHBORHOOD FOR THE EXISTING RESIDENTS AND OWNERS.

	NAME (print)	ADDRESS	SIGNATURE
1)	Matthew Dustin	1713 Willowbrook Dr	
2)	~~Kim~~ Tom Hazel	3005 Woodland Ave.	Kim Hazel
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

86 TOTAL

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

2

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NAME (print)	ADDRESS	SIGNATURE
1) Mariano & Pamela Villa	1700 Ferrell St	Mariano Villa
2) [illegible] Carmona Hdez	1600 B.	
3) Eddie Carlock	Ferrell.	Eddie Carlock
4) Ronald L. Palmer	1600 Ferrell St A	Ronald L Palmer
5) Ernest Wilson	1731 Ferrell St	Ernest Wilson
6) Ruben Villaseñor	1920 All Will St	Ruben Villaseñor
7) Elias Villaseñor	1844 Pearl	Hatpin
8) Jose G. Villaseñor	1847 Pearl	Hatpin
9) Joaquin Martinez	1865 Pearl	Hatpin
10)		

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

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	NAME (print)	ADDRESS	SIGNATURE
1)	Tammy Palmer	1600 Ferrell St	
2)	Tony McMahon	3022 Vegas Dr.	
3)	Lemuel Craven	3017 Woodland Ave	
4)	Carol Reese	3016 Legal Dr	
5)	John Ross	3012 Vegas Dr.	
6)	Robert D Barker	2804 Sing Song Way	
7)	Felipe Limon	3000 Vegas Dr	
8)	Delores M. Walker	3001 Vegas Dr	DELORES WALKER
9)	Beatriz Ayala	3005 Vegas Dr	
10)	Luis Pretel	3009 Vegas Dr.	

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

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	NAME (print)	ADDRESS	SIGNATURE
1)	Imogene Griggs	1704 Ferrell St.	Imogene Griggs
2)	[illegible]	1716 Ferrell	[illegible]
3)	[illegible]	✓	[illegible]
4)	[illegible]	1716 Ferrell St	[illegible]
5)	Irene Hall	1716 Ferrell St.	Irene Hall
6)	LEAH MILLER Leah Miller	1716 Ferrell St	Leah Miller
7)	Beeper Crying Golden Eagle	4000 West Spring Rd.	Beeper Crying Golden Eagle
8)	[illegible]	4311 Bend Seafoam	[illegible]
9)	Kathy Crying Golden Eagle	4000 W. Spring Rd	Kathy Crying Golden Eagle
10)	LOUIS NEGRETE	170 & Ferrell LV NV 89106	
11)	Bill Greenfield	1704 Ferrell St	

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

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	NAME (print)	ADDRESS	SIGNATURE
1)	Elena Ocegueda	3004 Morningside Av	Elena Ocegueda
2)	[illegible]	3004 Morningside ave	[illegible]
3)	Norma Anderson	3005 Holly Ave	[illegible]
4)	Nicholas Allen	3005 Holly Ave	[illegible]
5)			
6)			
7)			
8)			
9)			
10)			

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READ INTO THE RECORD

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	NAME (print)	ADDRESS	SIGNATURE
1)	AMELIA BROWN	1809 CRYSTAL Chimes	Amelia Brown
2)	SAISUDEHAI THONGSRICHE	1725 CRYSTAL CHIMES	
3)	JORGE DIAZ	1701 CRYSTAL CHIMES DR.	
4)	Doug Brashears	1621 Crystal Chimes	
5)	Robert Brown	2816 SingSong Wy.	Robert Brown
6)	Scarlett Delgado	2820 sing song way	
7)	Sheryl Lowrie	2821 Sing Song Wy	
8)	JOSEPH D. MORRIS	1809 WINDCHIME DR.	
9)	LENI SKAAR	1833 CRYSTAL CHIMES	
10)			

THANK YOU FOR YOUR SUPPORT.

READ INTO
THE RECORD

9

72

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	NAME (print)	ADDRESS	SIGNATURE
1)	Sonya Smith	1829 Crystal Chimes	Sonya Smith
2)	JAIME MICHEL	1601 CRYSTAL CHIMES	Jaime Michel
3)	BEVERLY TELFORD	1600 CRYSTAL CHIMES	Beverly Telford
4)	JACK HINES	1660 CRYSTAL CHIMES	
5)	NICHOLAS WEBB	2824 Windstorm Ave	N K WEBB
6)	DORIS M. WEBB	2824 Windstorm Ave.	Doris M. Webb
7)	Traci Barker	2804 Sing Song Way L.V.NV.	89106
8)	Jon Medina	2812 Sing Song Way	89106
9)			
10)			

THANK YOU FOR YOUR SUPPORT.

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	NAME (print)	ADDRESS	SIGNATURE
1)	Vivian Palomo	1788 Golden Sky Dr #106	
2)	Val Smith	1788 Golden Sky 89106	
3)	Stephen S. Geraci	1800 Golden Sky Dr.	
4)		1817 Golden Sky	
5)		3000 Windstream	
6)	Sergio Manzanillo	3000 Morningside	
7)	Rena Thomas	1832 Golden Sky	
8)	Patricia Thomas	1832 Golden Sky	
9)	ETHEL L. PYE	2928 Windstream 1813	
10)	Richard M Reyes	Crystal Chimes	

THANK YOU FOR YOUR SUPPORT.

10

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NAME (print)	ADDRESS	SIGNATURE
1) Frazetta Cross		Pastor Frazetta Cross
2) Rochelle Buss	1304 Lucky St 89104	Rochelle Buss
3) Michelle Johnson	2504 Hillcrest St N. Las Vegas NV. 89032	
4) Chakia Smith	1708 McDonald Court Unit C NLV 89032	
5) William A Gaston	3416 Steppe Street	
6) Charlotte Mingo	3012 Silver Canyon NLV NV 89032	
7) Alice Holly	1713 Lindsey Drive 89106	Alice Holly
8)		
9)		
10)		

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

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NAME (print)	ADDRESS	SIGNATURE
1) Silas + Claudia Washington	2125 Kenneth Rd	Silas Claudia Washington
2) Joyce Reid	2522 Parasail Point Ave	Joyce Reid
3) Delecia Gaston	1864 Zircon Ridge Ct 89106	Delecia Gaston
4) Brenda Henry	5025-Nellis Oasis	Brenda Henry
5) Michael Johnson	1021 Baker Avenue	Michael Johnson
6) Demario Gaston	1555 Balzar Ave #119	Demario Gaston
7) Gregory M Bass	21644 Cold Harbor	
8) Tawana Jones	5400 W Cheyenne	Tawana Jones
9) Derrick Jones	5400 w Cheyenne	Derrick Jones
10) Elicia Harris	1933 Roselawn	Elicia Harris

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READ INTO THE RECORD

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	NAME (print)	ADDRESS	SIGNATURE
1)	ALMARY GASTON	1152 - LAWRY	Almary Gaston
2)	Helen Gaston	1140 Lawry	
3)	JoeAnn Gaston	1152 LawryAve	JoeAnn Gaston
4)	Maxine Hubbard	1101 Lisbon Ave	Maxine Hubbard
5)	~~Paulina Aluing~~	1816 Golden Sky DR	Paulina Aluing
6)	JOSEPHINE JEFFERSON	1500 SAYLOR WAY	Josephine Jefferson
7)	TWA Clark-Coward	1433 E. Reno Ave	Twa Clark-Coward
8)	Lola Shaw	1236 Lawry Ave	Lola Shaw
9)	Elijah Jeffers	1500 Saylor Way Las Vegas, NV 89106	Elijah Jeffers
10)	Geraldine Gaston	953 Dakar Ave	Geraldine Gaston

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READ INTO THE RECORD

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	NAME (print)	ADDRESS	SIGNATURE
1)	Freda McKnight	3510 Citrus Cedar	Freda McKnight
2)	Laura Edwards	1933 Hassell Ave	Laura Edwards
3)	Herman Blackwell	1555 Balzar Ave	Herman Blackwell
4)	Malcolm Gaines	3516 Emmons Ave	Malcolm Gaines
5)	Derrick Jones	5400 W. Cheyenne	Derick Jones
6)	Alma Hall	3555 E. Lake Mead Blvd	Alma Hall
7)	Anita Morelands	1217 Reed Pl	Anita Morelands
8)	Janice Cosey	5353 W. Desert Inn #1135	Janice Cosey
9)	Alma Gaston	3416 Steppe St.	Alma L. Gaston
10)	~~Stephanie Bass~~	~~2644~~ Cold Harbor Pl.	~~Stephanie Bass~~

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

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City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3346 - PUBLIC HEARING - SDR-3514 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 144 UNIT APARTMENT COMPLEX on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013, and 014), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: R-PD21 (Residential Planned Development - 21 Units Per Acre)], Ward 5 (Weekly).

C.C.: 04/21/04

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	87	**Planning Commission Mtg.**	0
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends TABLED.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

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

Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.
Item 13	Work with Public Works staff

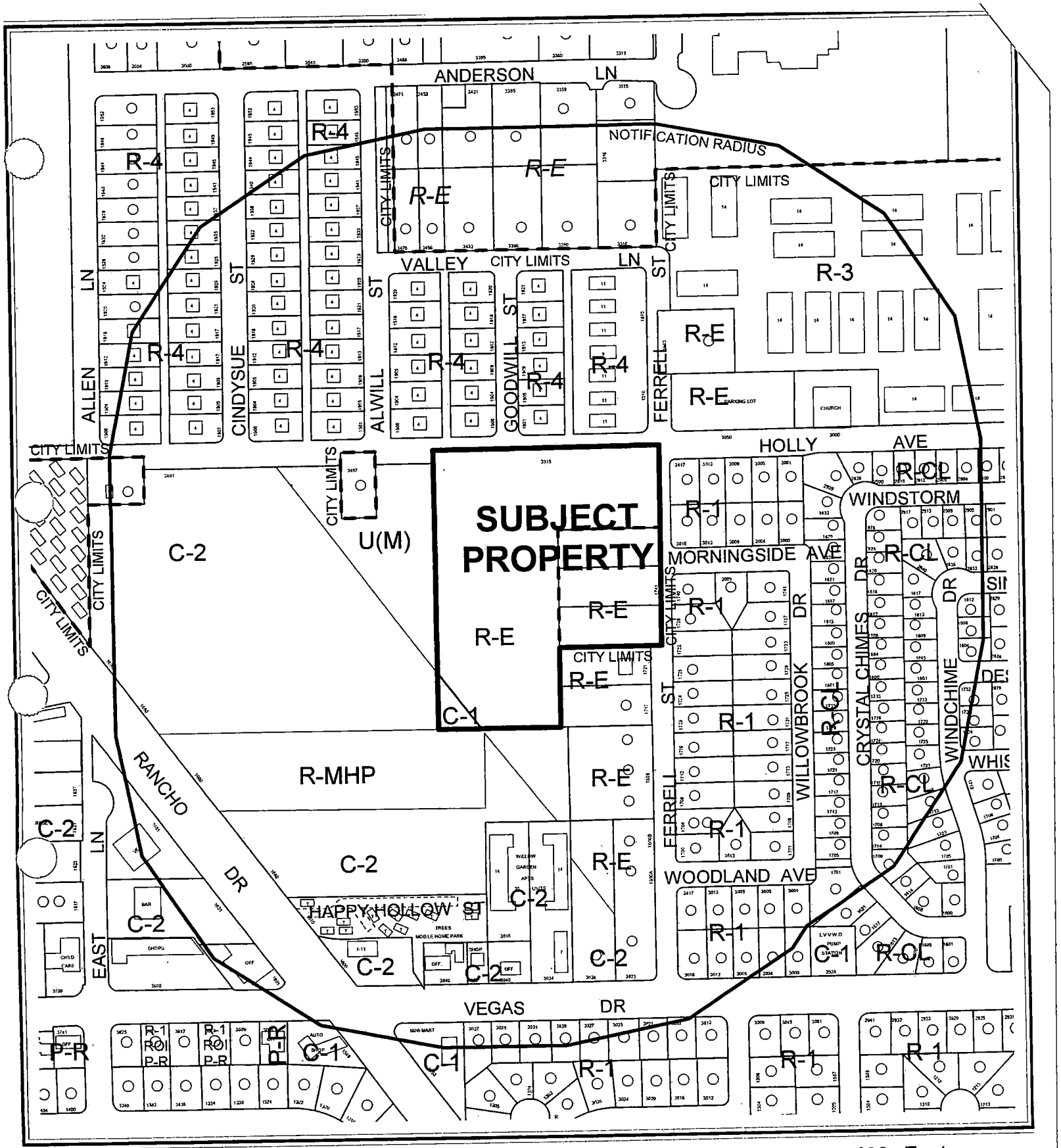
PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 18 – SDR-3514

MINUTES: Continued:

Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)

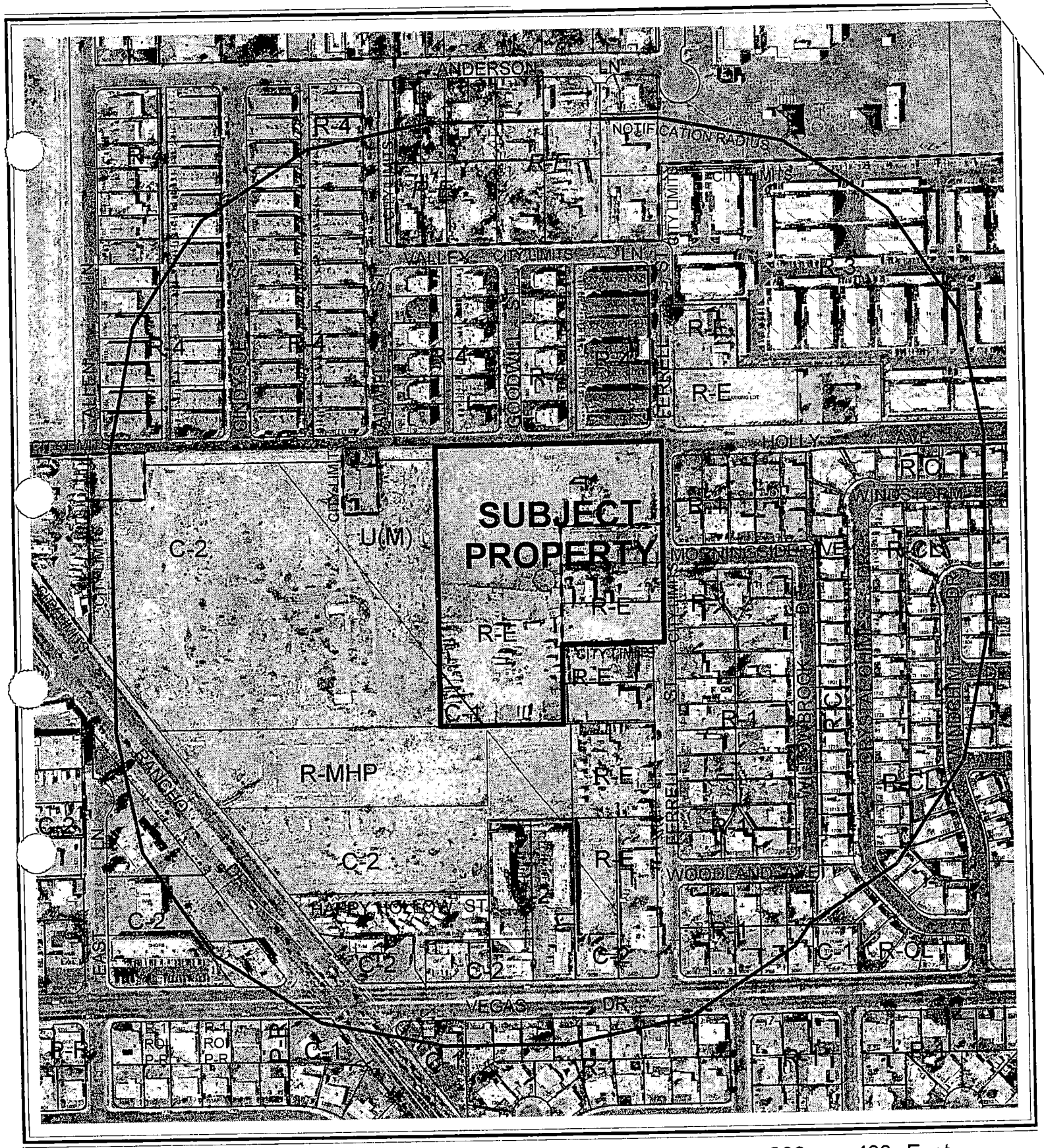


CASE: **SDR-3514**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)



0 200 400 Feet

CASE: **SDR-3514**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3346 - PUBLIC HEARING - SDR-3514 - APPLICANT/OWNER: HOLLY FERRELL, LIMITED LIABILITY COMPANY

ON MARCH 22, 2004 THE APPLICANT REQUESTED THIS ITEM BE TABLED.

KUMMER KAEMPFER BONNER & RENSHAW
ATTORNEYS AT LAW

3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, Nevada 89109-0907

Tel: 702.792.7000
Fax: 702.796.7181
www.kkbr.com

JENNIFER LAZOVICH
jlazovich@kkbr.com

March 22, 2004

VIA FACSIMILE
(702) 385-7268

Mr. David Clapsaddle
CITY OF LAS VEGAS
DEVELOPMENT SERVICES
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Request to Table Item
City of Las Vegas Planning Commission – 3/25/04
Items 17 & 18 (ZON-3346; SDR-3514)

Dear Mr. Clapsaddle:

On behalf of the applicant for the above referenced items, we respectfully request that these items be tabled. The applicant is working on a revised site plan.

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

Sincerely,

KUMMER KAEMPFER BONNER & RENSHAW

Jennifer Lazovich

cc: Susan Hunt-Krygiell

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3514 APN: 139-20-401-008, 5-012, -013, -014

Name of Property Owner: HOLLEY FERREL LLC

Name of Applicant: HOLLEY FERREL LLC

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

____ Yes __X__ No

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

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner/Authorized Agent: Chad Vellinga

Print Name: CHAD VELLINGA

Subscribed and sworn before me

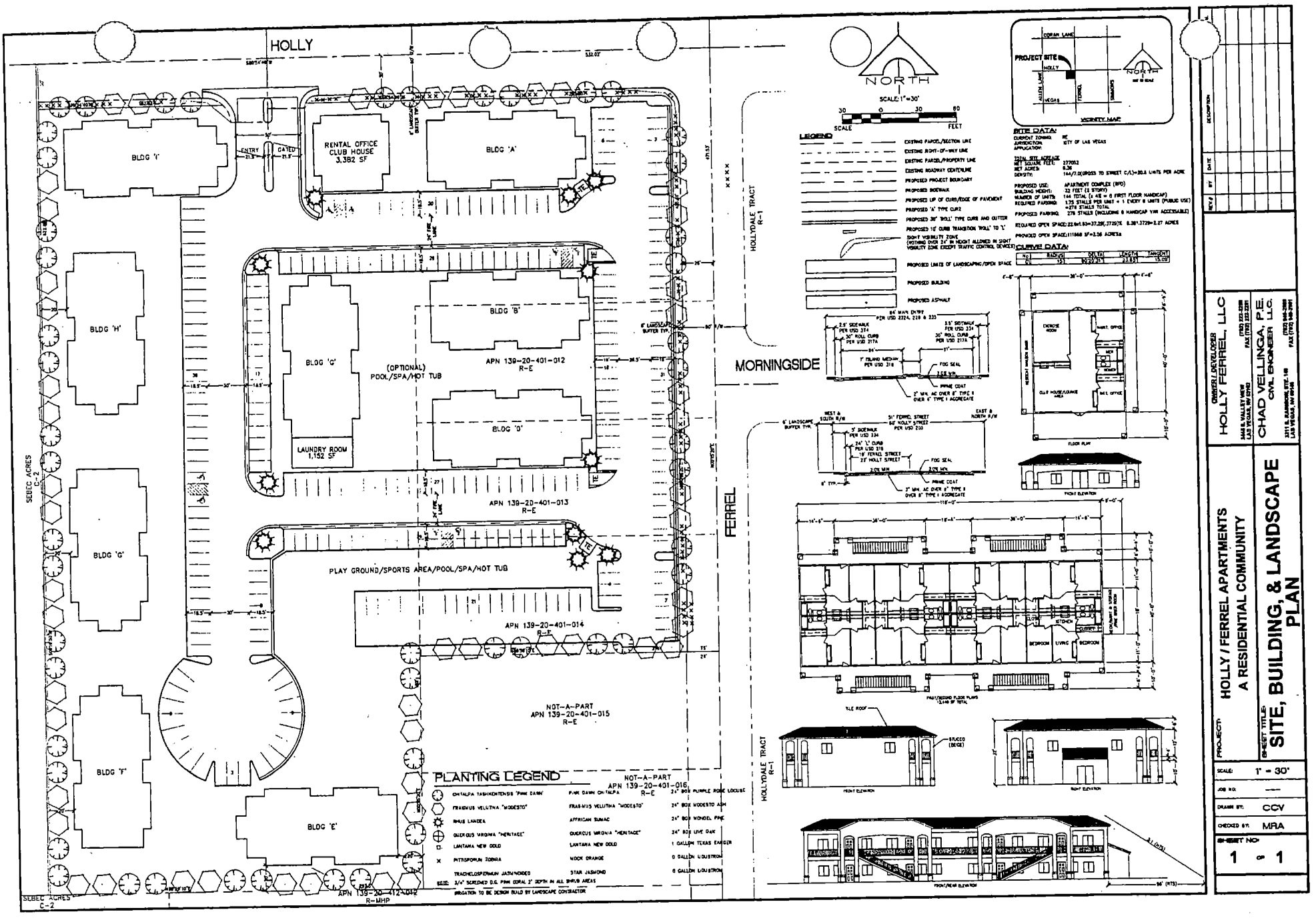
This 9 day of DEC, 2003

Jessica M. Loos

Notary Public in and for said County and State

Clark County Nevada State

JESSICA M. LOOS
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 02-79042-1
MY APPT. EXPIRES SEPT. 24, 2006



NO.	BY	DATE	DESCRIPTION

OWNER / DEVELOPER
HOLLY FERREL, LLC
3668 E. VALLEY VIEW
LAS VEGAS, NV 89121
(702) 222-2288
FAX (702) 222-2291

CHAD VELLINGA, P.E.
CIVIL ENGINEER L.L.C.
2311 E. RAINBOW, STE. 160
LAS VEGAS, NV 89146
(702) 948-2988
FAX (702) 948-2989

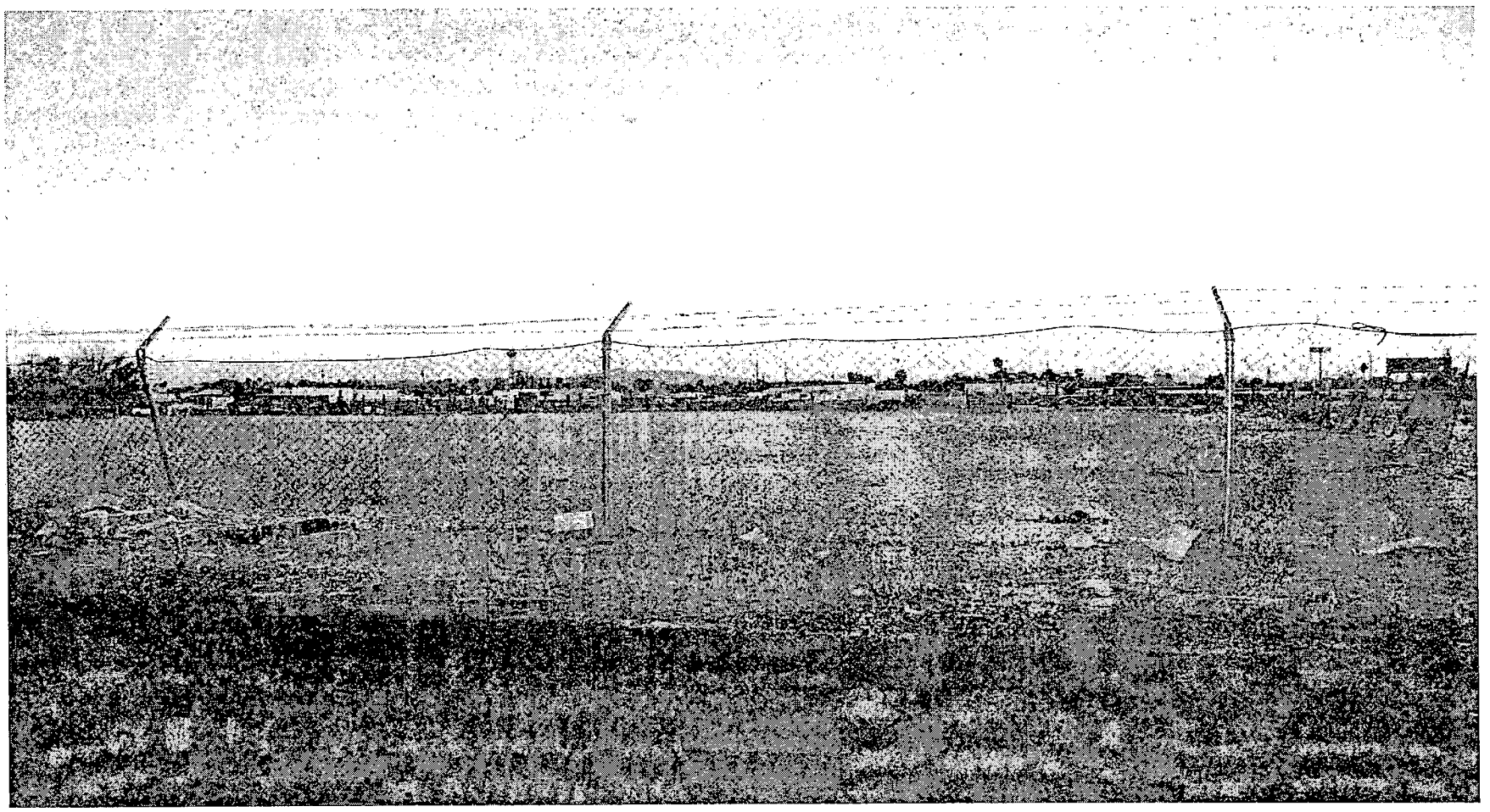
PROJECT:
HOLLY / FERREL APARTMENTS
A RESIDENTIAL COMMUNITY

SHEET TITLE:
SITE, BUILDING, & LANDSCAPE PLAN

SCALE:	1" = 30'
JOB NO:	----
DRAWN BY:	CCV
CHECKED BY:	MRA
SHEET NO:	1 OF 1

SDR-3514
3-25-04 PC

REVISED
1.6.04



SDR-3514 - APPLICANT/OWNER: HOLLY FERREL, LIMITED LIABILITY COMPANY
SOUTHWEST CORNER OF HOLLY AVENUE AND FERRELL STREET, APPROXIMATELY 530 FEET FROM RANCHO DRIVE
MARCH 25, 2004 PLANNING COMMISSION

1/2/04

RECEIVED
04 FEB 23 PM 4:23
DEVELOPMENT

Office of Leon R. McKittrick
1904 Cindysue St. #A
Las Vegas, NV 89106

February 3, 2004

Planning Commissioners
c/o City Clerk
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: ZON-3346 and SDR-3514
Item Nos. 80 & 81
January 22, 2004 Planning Commission Meeting

Dear Commissioners:

On January 22, 2004, you passed Item Nos. 30 & 31, which zoned the land immediately adjacent to the subject property Medium-Low Density, which allows for 6-11.9 units per acre. Item Nos. 30 & 31 were presented to the Planning Commission by the City of Las Vegas.

At the same hearing on Item Nos. 80 & 81, the Planning Commission asked the developer to submit plans for a better apartment complex. No mention was made about the zoning.

I can not understand why the commission would approve Medium-Low Density for the adjoining property and then allow Medium Density on the subject property. The subject property would be bordered by single family homes on one side, R-E single family homes on another side, the medium-low density on the third side and then across the street is an apartment building.

The planning department's recommendation provides incomplete information that presents a skewed perspective. The portion of the property that is currently zoned commercial is a very small part. The main portion is zoned Residential Estate (R-E). The only justification presented by the Planning Department is that the Master Plan provides for Medium Density.

The Medium Density makes no sense given that the Planning Department recommended that the adjoining property be zoned Medium-Low Density.

The subject zoning request will place high density apartments between single family homes and much lower density homes/apartments. To justify the zoning request by saying on one side, across the street, are apartments basically say that the single family homes have no value/consideration and can be out weighed by a single apartment building.

There were over 80 filed objections to the zoning change and to my knowledge not a single person for the zoning change.

The developer will be able to develop the subject property. We are not asking that the property stay zoned Residential Estates. The developer's argument that he can not make money if he is not given 21 units/acre seems to me to be bogus given the fact that the adjoining landowner agreed with the City of Las Vegas on a zoning of 6-11.9 units/acre!

A Review Journal article mentioned that there was a vacancy rate of over 15% in the 89106 zip code, which is where the subject property is located. An additional 144 units will naturally raise the vacancy rate even higher making it impossible to make a profit. The owners will have no choice but to defer maintenance and repairs thereby causing the neighborhood to further decline.

I respectfully appreciate your consideration and time in reviewing this zoning change request.

Sincerely,

Leon R. McKittrick

Leon R. McKittrick

ON JANUARY 22ND, ZON-3346 & SDR-3514 WILL BE HEARD BY THE CITY OF LAS VEGAS PLANNING COMMISSION IN THE COUNCIL CHAMBERS, LOCATED AT 400 STEWART. THE MEETING BEGINS AT 6:00 P.M.

ZON-3346 IS A REQUEST TO REZONE 5 1/2 ACRES AT THE SOUTHWEST CORNER OF HOLLY & FERRELL TO RPD-24, TO ALLOW APARTMENTS AT A DENSITY OF 24 UNITS PER ACRE.
SDR-3514 IS A REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 140-UNIT APARTMENT COMPLEX AT THAT SAME LOCATION.

BY SIGNING THIS PETITION, WE ARE EXPRESSING OUR OPPOSITION TO BOTH OF THESE PROPOSALS AND REQUEST THAT THE PLANNING COMMISSION AND CITY COUNCIL CONSIDER THE ABUNDANCE OF APARTMENTS ALREADY LOCATED WITHIN OUR NEIGHBORHOOD AND THE IMPACT THAT ADDITIONAL APARTMENTS, ESPECIALLY ON THE SOUTH SIDE OF HOLLY WOULD HAVE ON THE DETACHED SINGLE-FAMILY HOMES ALONG BOTH SIDES OF FERRELL.
AS IS TRUE IN OTHER AREAS OF WEST LAS VEGAS, ADDITIONAL OPPORTUNITIES FOR HOME OWNERSHIP, NOT RENTAL, ARE NEEDED IF THIS IS TO REMAIN A STABLE NEIGHBORHOOD FOR THE EXISTING RESIDENTS AND OWNERS.

	NAME (print)	ADDRESS	SIGNATURE
1)	Matthew Dustin	1713 Willowbrook Dr	
2)	~~Kim~~ Hazel ~~Tom~~ Hazel	3005 Woodland Ave.	Kim Hazel
3)			
4)			
5)			
6)			
7)			
8)			
9)			
10)			

86 TOTAL

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

2

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NAME (print)	ADDRESS	SIGNATURE
1) Mariano & Pamela Villa	1700 Ferrell St	Mariano Villa
2) Marino Carmona Jose	160013.	
3) Edith Carlock Ferrell.		Edith Carlock
4) Ronald L. Palmer	1600 Ferrell St A	Ronald L Palmer
5) Ernest Wilson	1731 Ferrell St	Ernest Wilson
6) Ruben Villaseñor 1920 All Will St		Ruben Villaseñor
7) Elias Villaseñor	1844 Pearl Hatpin	
8) Jose G. Villaseñor	1847 Pearl Hatpin	
9) Joaquin Martinez	1865 Pearl Hatpin	
10)		

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

1

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NAME (print)	ADDRESS	SIGNATURE
1) Tammy Palmer	~~1600 Ferrell St~~	~~Tammy Pal~~
2) Tony McMahon	3012 Vegas Dr.	
3) Lemuel Craven	3017 Woodland Ave.	
4) James Reese	3016 Vegas Dr	James Reese
5) John Ross	3012 Vegas Dr.	
6) Robert D Barker	2804 Sing Song Way	
7) Felipe Limon	3000 Vegas Dr.	
8) Delores M. Walker	3001 Vegas Dr	DELORES WALKER
9) Beatriz Ayala	3005 Vegas Dr	
10) Luis Pretel	3009 Vegas Dr.	

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

9

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	NAME (print)	ADDRESS	SIGNATURE
1)	Imogene Griggs	1704 FERRELL ST.	Imogene Griggs
2)	C.S Sadler	1716 FERRELL	
3)	Gli Sadler		
4)	Sue D Hall	1716 Ferrell St	
5)	Irene Hall	1716 Ferrell St.	Irene Hall
6)	LEAH MILLER Leah Miller	1716 Ferrell St	Leah Miller
7)	Beeper Crying Golden Eagle	400 West Spring Rd.	Beeper Crying Golden Eagle
8)		4311 Bent Spring Ave	
9)	Kathy Crying Golden Eagle	4000 W. Spring Rd	Kathy Crying Golden Eagle
10)	LOUIS NEGRETE	170 & Ferrell Las NV 89106	
11)	Bill Krakenfeld	1704 Ferrell St	

THANK YOU FOR YOUR SUPPORT.

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NAME (print)	ADDRESS	SIGNATURE
1) Elena Ocegueda	3004 Morningside av	Elena Ocegueda
2) [illegible]	3004 Morningside ave	[illegible]
3) Norma Anderson	3005 Holly Ave	[illegible]
4) Nicholas Allen	3005 Holly Ave	[illegible]
5)		
6)		
7)		
8)		
9)		
10)		

THANK YOU FOR YOUR SUPPORT.

READ INTO
THE RECORD

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	NAME (print)	ADDRESS	SIGNATURE
1)	AMELIA BROWN	1809 CRYSTAL Chimes	Amelia Brown
2)	SAISUDEHAI THONGSRICHE	1725 CRYSTAL CHIMES	
3)	JORGE DIAZ	1701 CRYSTAL CHIMES DR.	
4)	Doug Brashears	1621 Crystal Chimes	
5)	Robert Brown	2816 SingSong Wy.	Robert Brown
6)	Scarlett Delgado	2820 sing song way	
7)	Sheryl Lowrie	2821 Sing Song Wy	
8)	JOSEPH D. MORRIS	1809 WINDCHIME DR.	
9)	LENI SKAAR	1833 CRYSTAL CHIMES	Leni Skaar
10)			

THANK YOU FOR YOUR SUPPORT.

READ INTO
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72

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	NAME (print)	ADDRESS	SIGNATURE
1)	Sonya Smith	1829 Crystal Chimes	Sonya Smith
2)	JAIME MICHEL	1601 CRYSTAL CHIMES	Jaime Michel
3)	BEVERLY TELFORD	1600 CRYSTAL CHIMES	Beverly Telford
4)	JACK HINES	1660 CRYSTAL CHIMES	
5)	NICHOLAS WEBB	2824 Windstorm Ave	N K WEBB
6)	DORIS M. WEBB	2824 Windstorm Ave.	Doris M. Webb
7)	Traci Barker	2804 Sing Song Way L.V.NV.	89106
8)	Jon Meding	2812 Sing Song Way	89106
9)			
10)			

THANK YOU FOR YOUR SUPPORT.

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	NAME (print)	ADDRESS	SIGNATURE
1)	Andrea Palomino	1788 Golden Sky Dr 89106	
2)	Val Smith	1788 Golden Sky 89106	
3)	Stephen S. Geraci	1800 Golden Sky Dr.	
4)		1812 Golden Skys	
5)		2800 Windstorm	
6)	Sergio Manzanillo	3000 Morningside	
7)	Rena Thomas	1832 Golden Sky	
8)	Patricia Thomas	[illegible]	
9)	ETHEL L. PYE	2928 Windstorm 1813	
10)	Richard M Reyes	Crystal Chimes	

THANK YOU FOR YOUR SUPPORT.

10

READ INTO
THE RECORD

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NAME (print)	ADDRESS	SIGNATURE
1) Frazetta Cross		Pastor Frazetta Cross
2) Rochelle Buss	1304 Lucky St 89104	Rochelle Buss
3) Michelle Johnson	2504 West St N. Las Vegas NV. 89032	
4) Chakia Smith	1708 McDonald Court Unit C NLV 89032	
5) William A. Gaston	3416 Steppe Street	
6) Charlotte Mingo	3012 Silver Canyon NLV NV 890	
7) Alice Holly	1713 Lindsey Drive 8906	Alice Holly
8)		
9)		
10)		

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

6

ON JANUARY 22ND, ZON-3346 & SDR-3514 WILL BE HEARD BY THE CITY OF LAS VEGAS PLANNING COMMISSION IN THE COUNCIL CHAMBERS, LOCATED AT 400 STEWART. THE MEETING BEGINS AT 6:00 P.M.

ZON-3346 IS A REQUEST TO REZONE 5 1/2 ACRES AT THE SOUTHWEST CORNER OF HOLLY & FERRELL TO RPD-24, TO ALLOW APARTMENTS AT A DENSITY OF 24 UNITS PER ACRE.
SDR-3514 IS A REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 140-UNIT APARTMENT COMPLEX AT THAT SAME LOCATION.

BY SIGNING THIS PETITION, WE ARE EXPRESSING OUR OPPOSITION TO BOTH OF THESE PROPOSALS AND REQUEST THAT THE PLANNING COMMISSION AND CITY COUNCIL CONSIDER THE ABUNDANCE OF APARTMENTS ALREADY LOCATED WITHIN OUR NEIGHBORHOOD AND THE IMPACT THAT ADDITIONAL APARTMENTS, ESPECIALLY ON THE SOUTH SIDE OF HOLLY WOULD HAVE ON THE DETACHED SINGLE-FAMILY HOMES ALONG BOTH SIDES OF FERRELL.
AS IS TRUE IN OTHER AREAS OF WEST LAS VEGAS, ADDITIONAL OPPORTUNITIES FOR HOME OWNERSHIP, NOT RENTAL, ARE NEEDED IF THIS IS TO REMAIN A STABLE NEIGHBORHOOD FOR THE EXISTING RESIDENTS AND OWNERS.

	NAME (print)	ADDRESS	SIGNATURE
1)	Silas & Claudia Washington	2125 Kenneth Rd	Silas & Claudia Washington
2)	Joyce Reid	2522 Parasail Point Ave	Joyce Reid
3)	Delucia Gaston	1864 Zircon Ridge Ct 8/06	Delucia Gaston
4)	Brenda Henry	5025-Nellis Oasis	Brenda Henry
5)	Michael Johnson	1021 Baker Avenue	Michael Johnson
6)	Demalio Gaston	1555 Balzar Ave #119	Demalio Gaston
7)	Gregory Bass	2164 Cold Harbor	Gregory Bass
8)	Tawana Jones	5400 W Cheyenne	Tawana Jones
9)	Derrick Jones	5400 w cheyenne	Derrick Jones
10)	Elicia Harris	1933 Itsell Ave	Elicia Harris

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

9

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NAME (print)	ADDRESS	SIGNATURE
1) ALMARY GASTON	1152 - LAWRY	Almary Gaston
2) Helen Gaston	1140 Lawry	
3) JoeAnn Gaston	1152 LAWRY AVE	JoeAnn Gaston
4) Maxine Hubbard	1101 Lisbon Ave	Maxine Hubbard
5) ~~Paulina Aluing~~ Paulina Aluing	1816 Golden Sky DR	Paulina Aluing
6) JOSEPHINE JEFFERSON	1500 SAYLOR WAY	Josephine Jefferson
7) TWA Clark-Coward	1433 E. READ AVE	Twa Clark-Coward
8) Lola Shaw	1236 Lawry Ave	Lola Shaw
9) Elijah Jeffers	1500 Saylor Way Las Vegas, NV 89106	Elijah Jeffers
10) Geraldine Gaston	953 Dakar Ave	Geraldine Gaston

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

9

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	NAME (print)	ADDRESS	SIGNATURE
1)	Freda McKnight	3510 Citrus Ct	Freda McKnight
2)	Laura Edwards	1933 Hassell Ave	Laura Edwards
3)	Herman Blackwell	1555 Balzar Ave	Herman Blackwell
4)	Malcolm Gaines	3516 Emmons Ave	Malcolm Gaines
5)	Derrick Jones	5400 W. Cheyenne	Derick Jones
6)	Alma Hall	3555 E. Lakemead Blvd	Alma Hall
7)	Anita Morelands	1217 Reed Dr	Anita Morelands
8)	Janice Cosey	5353 W. Desert Inn #1135	Janice Cosey
9)	Alma Gaston	3416 Steppe St.	Alma L. Gaston
10)	Stephanie Bass	2644 Cold Harbor Pl.	Stephanie Bass

THANK YOU FOR YOUR SUPPORT.

READ INTO THE RECORD

9

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3717 - APPLICANT: TUSCAN RESTAURANT ENTERPRISES, LIMITED LIABILITY COMPANY - OWNER: MMM PROPERTIES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A NIGHT CLUB at 1050 South Rampart Boulevard (APN: 138-32-412-024), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

IF APPROVED: C.C.: 04/21/04
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 this item be WITHDRAWN WITHOUT PREJUDICE.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

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

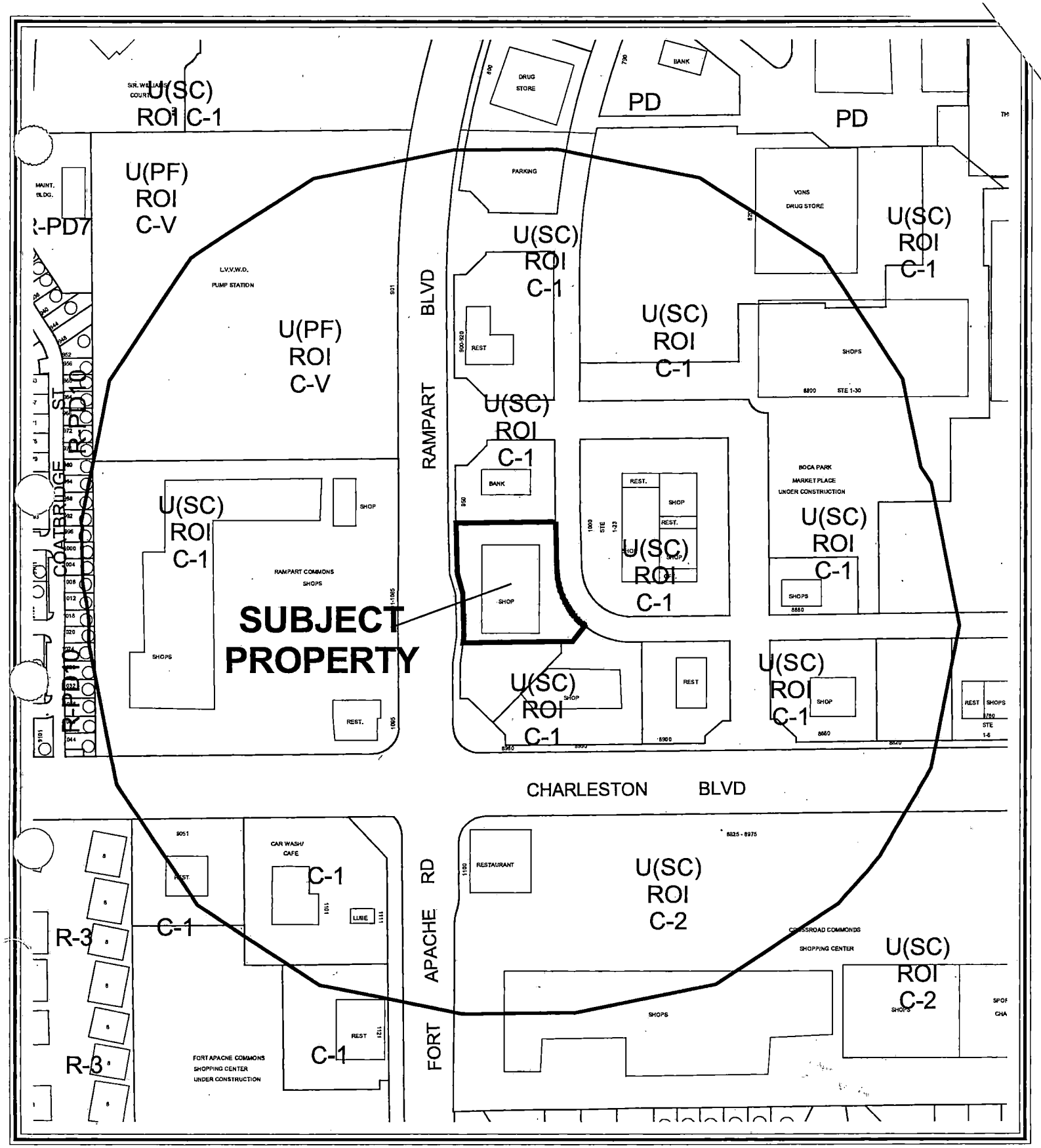
Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.
Item 13	Work with Public Works staff

MINUTES: Continued:

Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)

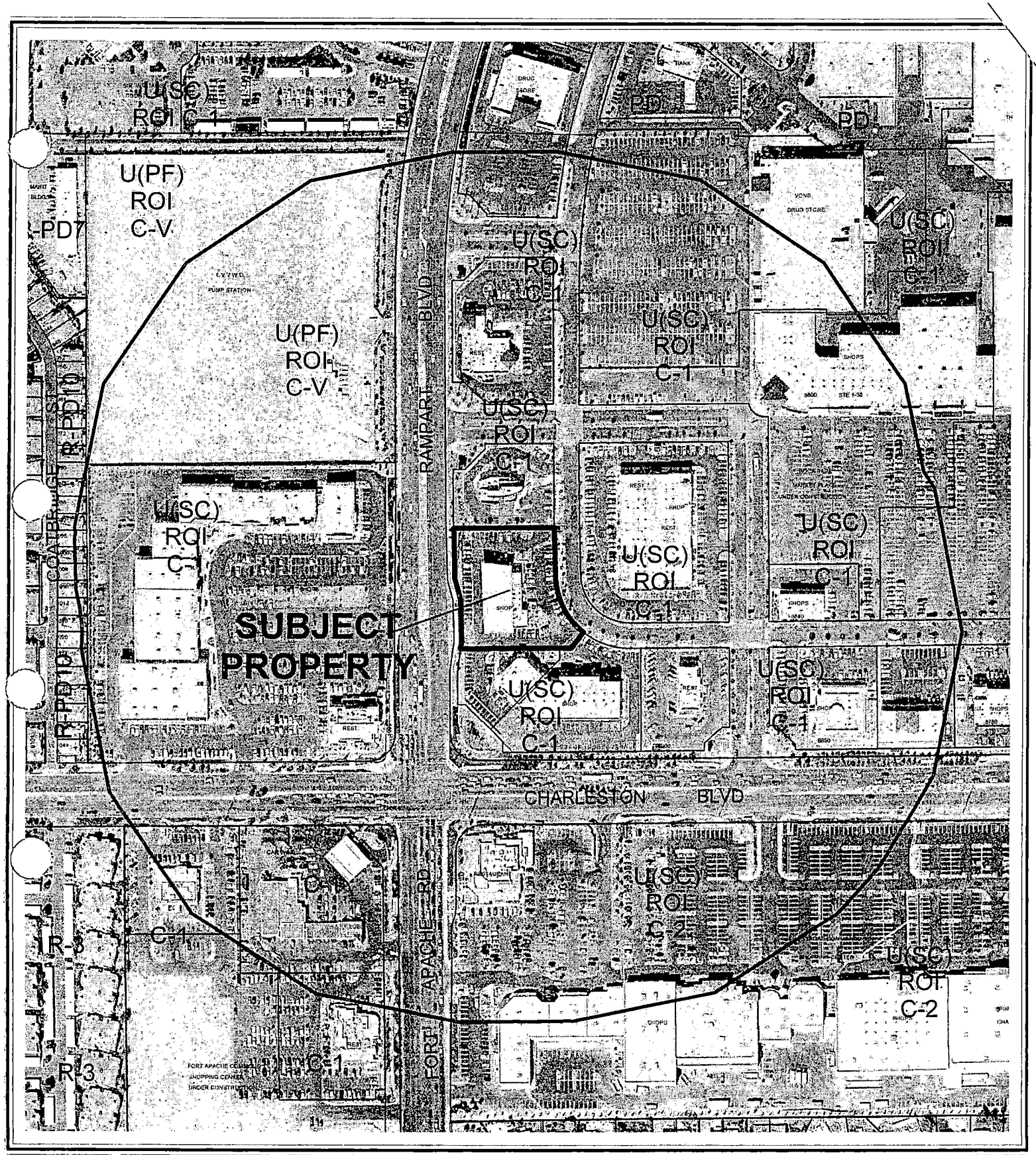


CASE: **SUP-3717**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



CASE: **SUP-3717**

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ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE ITEM - SPECIAL USE PERMIT - PUBLIC HEARING - SUP-3717 - APPLICANT: TUSCAN RESTAURANT ENTERPRISES, LIMITED LIABILITY COMPANY - OWNER: MMM PROPERTIES, LIMITED LIABILITY COMPANY

ON MARCH 12, 2004 THE APPLICANT REQUESTED THIS ITEM BE WITHDRAWN WITHOUT PREJUDICE..

XXX:
25-04\REPORTS\SUP-3717.DOC

F:\DEPOT\PLANNING COMMISSION\2004\03-

LAW OFFICES
Singer & Brown
A NEVADA LLC

MICHAEL H. SINGER
JAY H. BROWN

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6593

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
Brownlld@earthlink.net

March 12, 2004

FAX: 382-4803

Las Vegas City Clerk
400 E. Stewart Avenue
Las Vegas, NV 89101
Attn: Barbara Jo Ronemus
City Clerk

Re: SUP-3717 - Tuscan Restaurant Enterprises, Limited Liability Company

Dear Ms. Ronemus:

Please be advised that I represent Tuscan Restaurant Enterprises in connection with its application for a Special Use Permit that is on the March 25, 2004 City Planning Commission agenda.

Tre, the restaurant for which the special use permit was applied, has closed; therefore, my client requests that SUP-3717 be withdrawn without prejudice.

Very truly yours,

Jay H. Brown

JHB:cc

RECEIVED
CITY CLERK
2004 MAR 15 P 4:06

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-3717 APN: _____

Name of Property Owner: mario maccioni

Name of Applicant: mario maccioni

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: mario maccioni

Subscribed and sworn before me

This 9th day of January, 2004

Kim Mandel

Notary Public in and for said County and State

Revised 2/12/02

KIM MANDEL
Notary Public State of Nevada
No. 02-78698-1
My appt. exp. Oct. 15, 2006

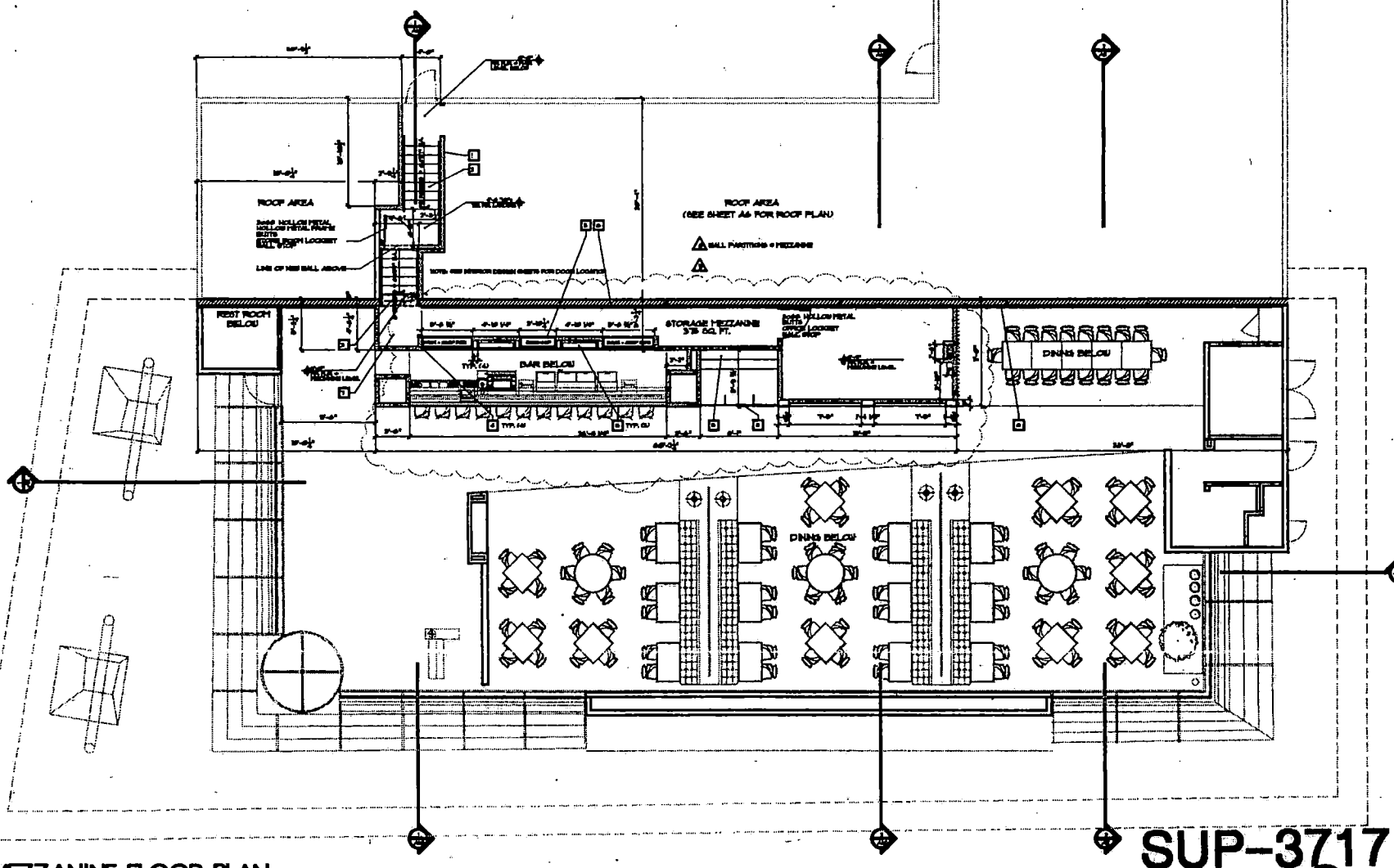
f:\depot\Application Packet\Statement of Financial Interest.doc

Clark County, Nevada

WALL LEGEND

KEYNOTES

	description
13	CONCRETE FILLED 14 GA. METAL PAN STAIR TREAD
14	1 1/2" PIPE - CURVED SHAPE STEEL PIPE HANDRAIL @ 34" TO 38" FROM ABOVE TAD NOSING TREAD - WELD ALL JOINTS & GRIND SMOOTH
15	STEEL POST ABOVE
16	GLASS PARTITION-SEE DRAWINGS BY INTERIOR DESIGN GROUP
17	CERAMIC TILE DISPLAY RACK- BY OWNER
18	1 1/2" Ø PIPE RAIL
19	AS CHASE FOR 4" DIAM DUCT- SEE SHEET P-1
20	FULL HEIGHT GLASS PARTITION -SEE INTERIOR DESIGN DRAWINGS
21	PLASMA TELEVISION BEHIND GLASS



1 MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1'-0"

SUP-3717

3-25-04 PC

revisions	
date	
pro. no.	
drwl. by	
chkd. by	
sheet no.	A8

Tre Restaurant
for Mario Maccioni
NE cnr. Charleston & Rampart
City of Las Vegas Nevada

jon dau burns, architect
[illegible] LAS VEGAS, NV 89[illegible]

NOTE: PLANS ARE SUBJECT TO REVIEW. CONTRACTOR'S FAILURE TO DISCOVER CORRECTIONS AND OMISSIONS REQUIRED BY CODES, GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO VERIFY WITH THE OWNER AND ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT EDITION TO PERMITTING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS / SYSTEMS.

WALL LEGEND

KEYNOTES

	description
	CONCRETE FILLED 16 GA. METAL PAN STAIR TREAD
	LINE OF STRUCTURE ABOVE
	PAPER TOWEL DISPENSER
	SOAP DISPENSER
	SEMI RECESSED SINK JO PER PLUMBING DWGS, 24" DP CLOSE KNEE SPACE SEE P-1/2
	FIXED PARTITION (FIXED SEATING
	MOVABLE BANQUETTE/S
	36" S-HUNG W SAF STEEL + FACE

KEYNOTES

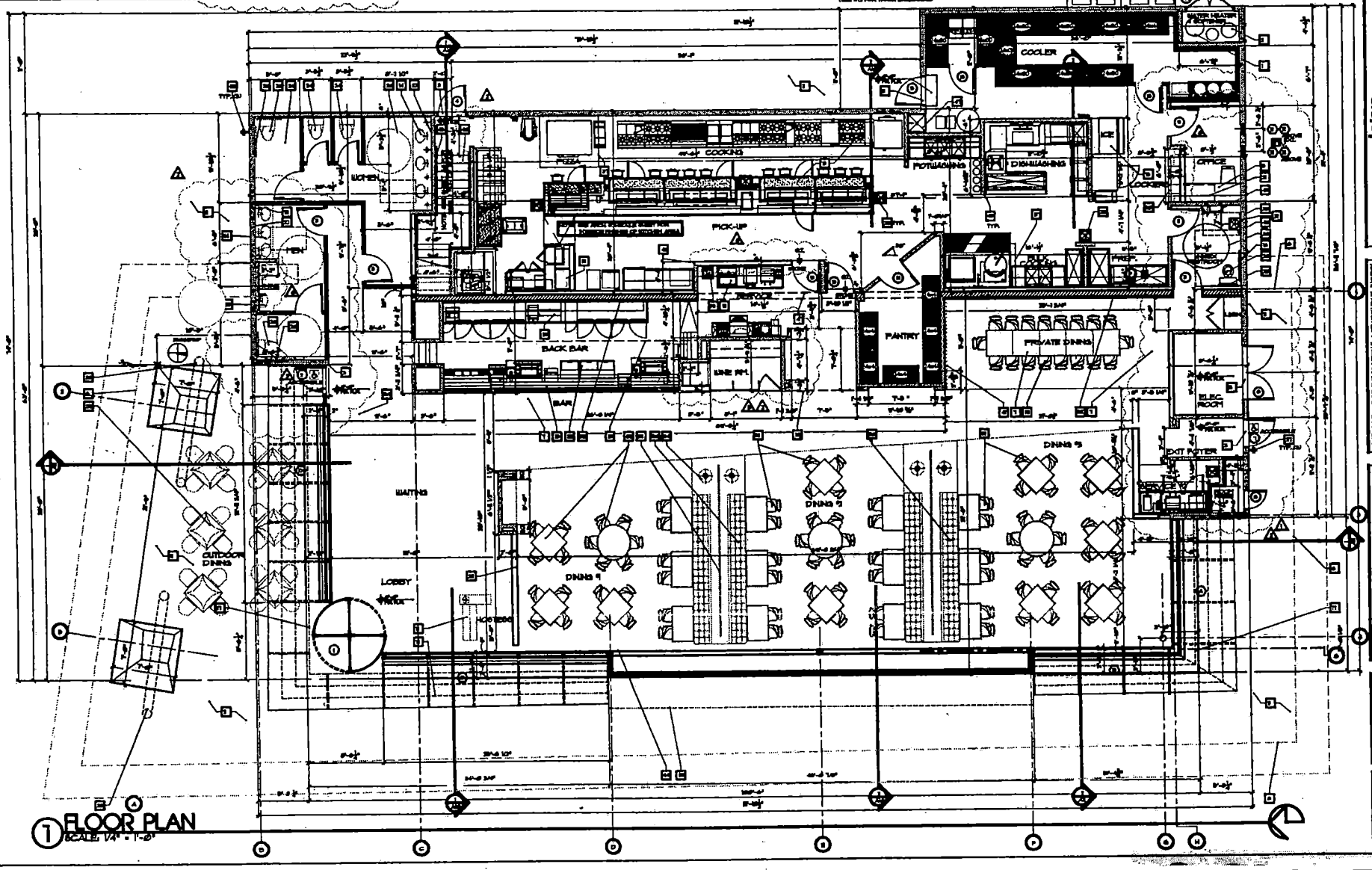
	description
	LAFF - SEE DRAWING BY INTERIOR DESIGN GROUP
	LINE OF SLOPE STONE VENEER SILL
	44" DIAM. HANDICAP CIRCLE
	LINE OF SHARKY HOOD ABOVE
	PIXEL COLUMN - AS PER ARCHITECTURAL STRUCTURAL DETAILS
	OUTDOOR DINING TABLES 1 CHAIRS - AS SELECTED BY OWNER
	PORTABLE SERVICE STATION - SEE DRAWING BY INTERIOR DESIGN GROUP
	SILL TREATMENT - SEE INTERIOR DESIGN DRAWINGS
	ROOF ACCESS LADDER W/ ROOF ACCESS HATCH ABOVE - SEE ROOF PLAN
	FULL HEIGHT STAINLESS STEEL CORNER GUARDS
	PAINTED SILL TO ALIGN W/ BASE OF LOW BLOCK SILL
	1 1/2" PIPE OUTSIDE DIAM. STEEL PIPE HANDRAIL AT 24" TO 42" FROM ABOVE NOSE TREAD - WELD ALL JOINTS 1 GRIND SMOOTH

	description
	BAR EQUIPMENT - SEE DRAWING BY LLOYDS
	FLUSH VALVE TOILET W/ AUTOMATIC FLUSH SENSOR
	URINAL W/AUTOMATIC FLUSH SENSOR
	ELONGATED FLUSH VALVE HANDICAP TOILET W/ AUTOMATIC FLUSH SENSOR
	HOSE BIB W/ LOCKABLE ACCESS DOOR - SEE PLUMBING DRAWINGS FOR FINAL LOCATIONS
	FURNITURE - SEE DRAWINGS BY INTERIOR DESIGN GROUP
	HAND SINK - SEE DRAWINGS BY LLOYDS
	EMPLOYEE LOCKERS - AS SELECTED BY OWNER
	VITREOUS CHINA SILL HAND SINK SEMI PAN RIMS CLEARANCE
	INTERIOR PARTITION - SEE DRAWINGS BY INTERIOR DESIGN GROUP
	MIRROR - SEE INTERIOR ELEVATIONS BY ARCHITECT

	description
	NORTH COOLER - SEE INTERIOR DESIGN DRAWINGS
	KITCHEN EQUIPMENT - SEE KITCHEN EQUIP. DRAWINGS BY LLOYDS
	Lav SINK - SEE DRAWINGS BY INTERIOR DESIGN GROUP
	TOILET PAPER DISPENSER
	LINE OF SLOPED STONE VENEER ABOVE
	BAR - SEE DRAWINGS BY INTERIOR DESIGN GROUP
	Lav COUNTER AS PER DWG ITJ - SEE DRAWINGS BY INTERIOR DESIGN GROUP
	HANDICAP GRABBING & PER DWG ITJ- SEE INTERIOR ELEVATIONS BY INTERIOR DESIGN GROUP
	PLASTIC LAMINATE SILL CARRIER ABOVE-VERIFY W/ FINISH
	MIRROR - SEE DRAWINGS BY INTERIOR DESIGN GROUP

	description
	WATER HEATER - SEE PLUMBING DRAWINGS
	WATER SOFTENER - SEE PLUMBING DRAWINGS
	ALUMINUM THRESHOLD
	SLOPED STONE VENEER BASE - SEE DETAIL
	SINK TOP - 6-P PLASTIC LAMINATE ON PARTICAL BOARD
	LINE OF ANGLED FASCIA ABOVE - SEE ELEVATIONS
	FURNITURE - SEE DRAWINGS BY INTERIOR DESIGN GROUP
	ELECTRICAL PANELS - SEE ELECTRICAL DRAWINGS
	ELECTRICAL METER SERVICE - SEE ELECTRICAL DRAWINGS
	LINE OF PARAPET ABOVE
	EXTERIOR CONCRETE SLAB - SEE FOUNDATION PLAN

(SEE SYMBOL KEY FOR TRADE ENCLOSURE)



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

jam paul burns, architect
3251 W. CAMELBACK ROAD, SUITE 104, PHOENIX, ARIZONA 85017 (602) 279-4999

revisions

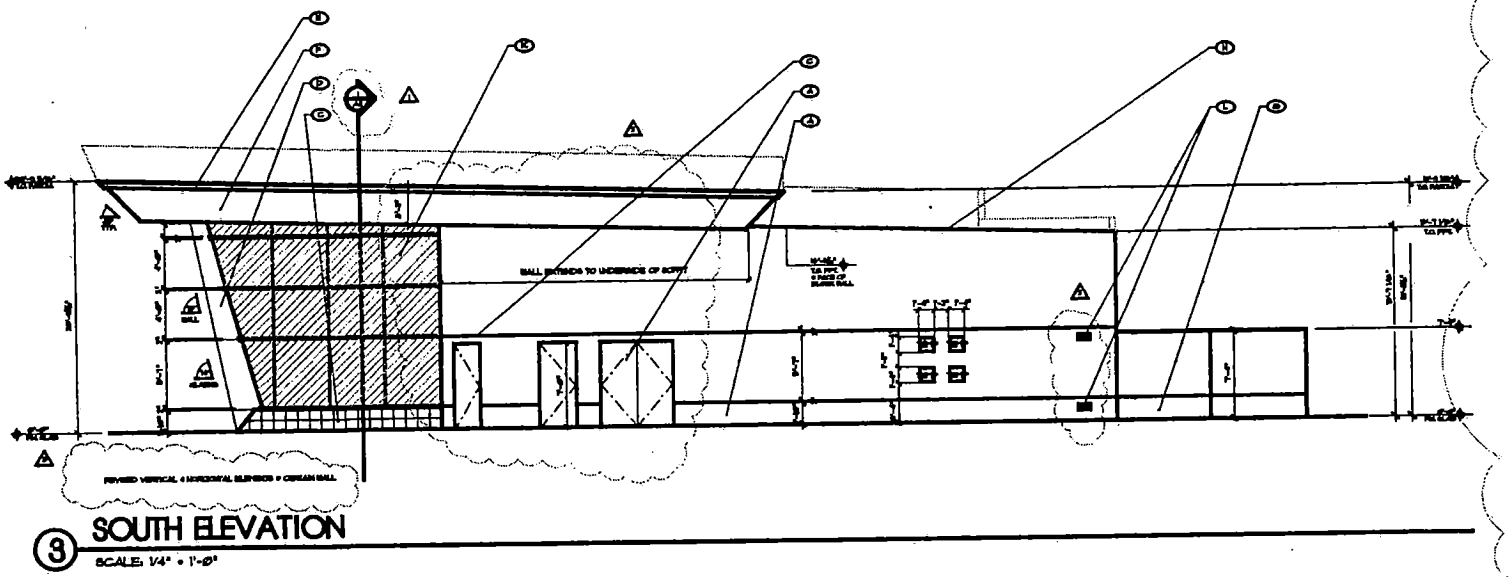
THESE PLANS ARE SUBJECT TO NORMAL CITY/COUNTY PLANCHECK CORRECTIONS AND OMISSIONS AND ALL SUBCONTRACTORS TO VERIFY WITH THE OWNER AND ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT REVISIONS TO PLANS, CONTRACT, PRICING, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS AND SYSTEMS

Tre Restaurant
for Mario Maccioni
NE cnr. Charleston & Rampart
City of Las Vegas Nevada

date
proj. no.
dwn. by
chkd. by

sheet no.
A3

SUP-3717 3-25-04 PC



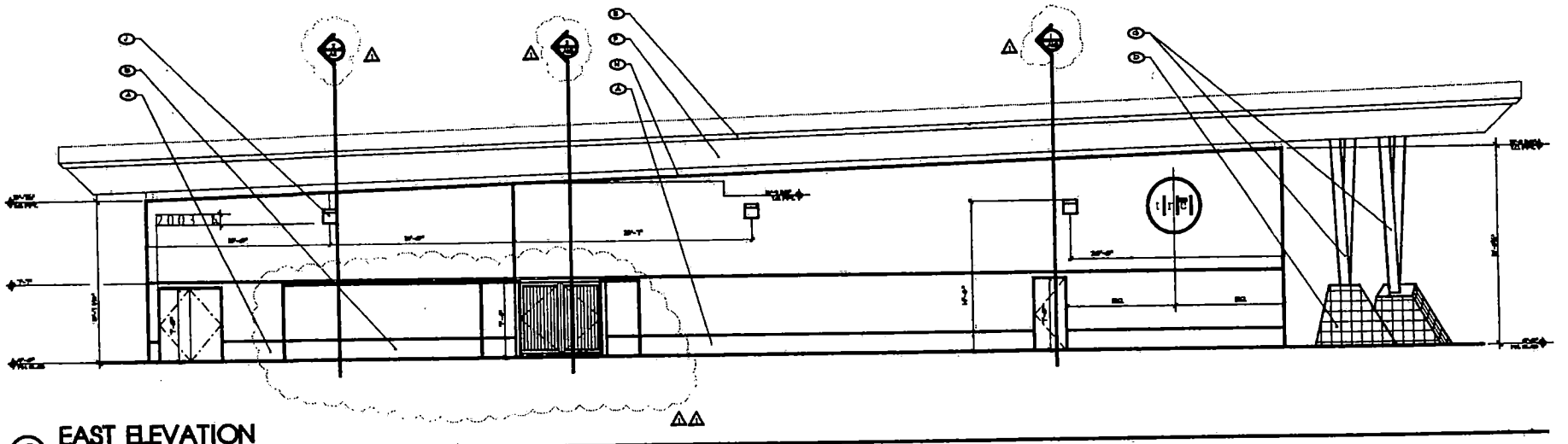
③ SOUTH ELEVATION

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

COLOR SCHEME

A	EXTERIOR WALLS:	FRAZEE ELMWOOD BARK - 69-421
B	EXTERIOR WALLS:	FRAZEE GUNLEAF - 69-691
C	STONE:	SANDSTONE 7TH S&U COLOR - MORNING GLORY GROUT - MAPEI 89 DUSTY ROSE
D	STONE:	SANDSTONE FIST S&U COLOR - JADE MATE GROUT - MAPEI 89 ALMOND LIGHT
E	TOP BAND OF FASCIA:	EIFS SYSTEM FRAZEE RED JARRAH - 64-695
F	FASCIA/SOFFIT COLOR:	EIFS SYSTEM FRAZEE COLONIAL BRICK - 69-650
G	COLUMNS/COLOR:	FRAZEE COLOR - WHITE - 69-1
H	TRIM	CLEAR ANODIZED ALUMINUM
J	WALL PACK LIGHTING	SEE DRAWINGS BY ENGINEER
K	CURTAIN WALL GLAZING:	GUARDIAN DUO-PANE GREEN TINT 78-38-LOW E*
	ALUMINUM CURTAIN WALL:	CLEAR ANODIZED ALUMINUM
	ALUMINUM ENTRY DOORS:	CLEAR ANODIZED ALUMINUM
L	24 GA. GALVANIZED VENTED 4 RATED HEATER	SEE DRAWINGS BY ENGINEER FOR SIZE

EXTERIOR STUCCO FINISH TO BE "SAND FINISH" W/(2) COATS OF ELASTOMERIC ACRYLIC COATING over COATING MANUFACTURERS RECOMMENDED PRIMER



② EAST ELEVATION

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

SUP-3717
3-25-04 PC

revisions

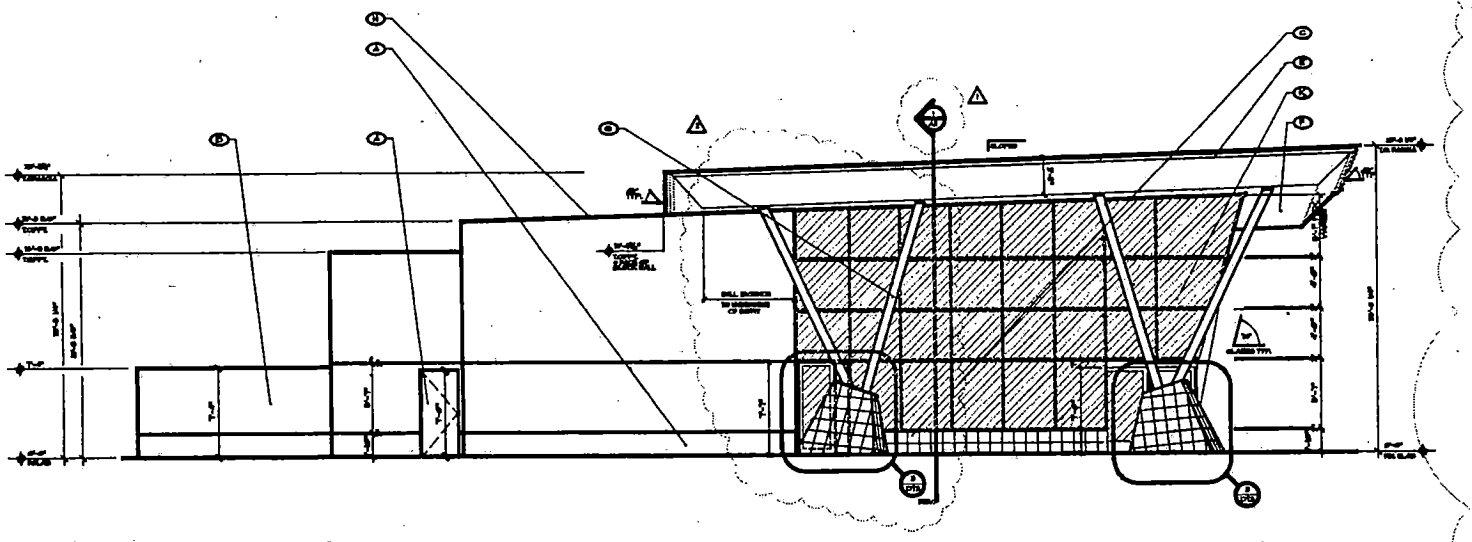
John Carl Punic, architect

Tre' Restaurant
for: Mario Maccioni

NE corr. Charleston & Rampart
City of Las Vegas Nevada

date
proj. no.
drwn. by
chkd. by

sheet no.
A2



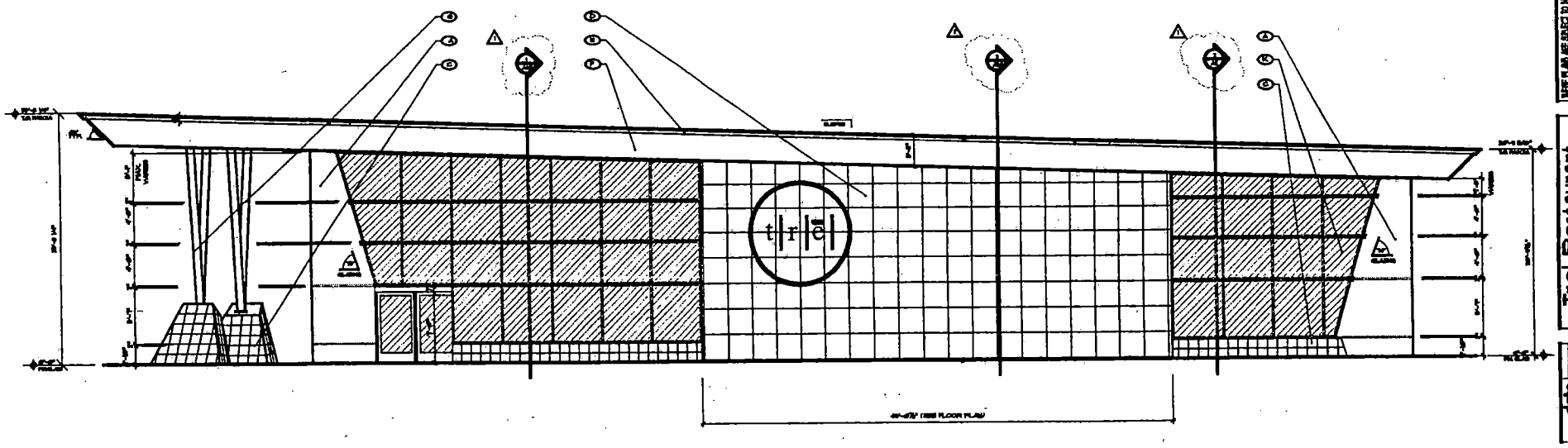
② NORTH ELEVATION

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

COLOR SCHEME

A	EXTERIOR WALLS	FRAZEE SILVERED BARK - 6646
B	EXTERIOR WALLS	FRAZEE GUNLEAF - 6646
C	STONE	SANDSTONE 'FTH SAU COLOR - MORNING GLORY GROUT - MAPEI 68 DUSTY ROSE
D	STONE	SANDSTONE 'FSF1 SAU COLOR - JADE WHITE GROUT - MAPEI 59 ALMOND LIGHT
E	TOP BAND OF FASCIA	EIFS SYSTEM FRAZEE RED JARRAH - 6466N
F	FASCIA/SOFFIT COLOR	EIFS SYSTEM FRAZEE COLONIAL BROWN - 6648
G	COLUMNS/COLOR	FRAZEE COLOR - WHITE - 6R
H	TRIM	CLEAR ANODIZED ALUMINUM
J	WALL PACK LIGHTING	SEE DRAWINGS BY ENGINEER
K	CURTAIN WALL GLAZING	GUARDIAN SUN-PANE GREEN THY 70-40 LOW 'E'
	ALUMINUM CURTAIN WALL	CLEAR ANODIZED ALUMINUM
	ALUMINUM ENTRY DOORS	CLEAR ANODIZED ALUMINUM
L	24 GA GL LOUVERED VENTS @ WATER HEATER	SEE DRAWINGS BY ENGINEER FOR SIZE

EXTERIOR STUCCO FINISH TO BE 'SAND FINISH' W/(2) COATS OF ELASTOMERIC ACRYLIC COATING over COATING MANUFACTURERS RECOMMENDED PRIMER



① WEST ELEVATION

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

SUP-3717
3-25-04 PC

John Dau burke, architect

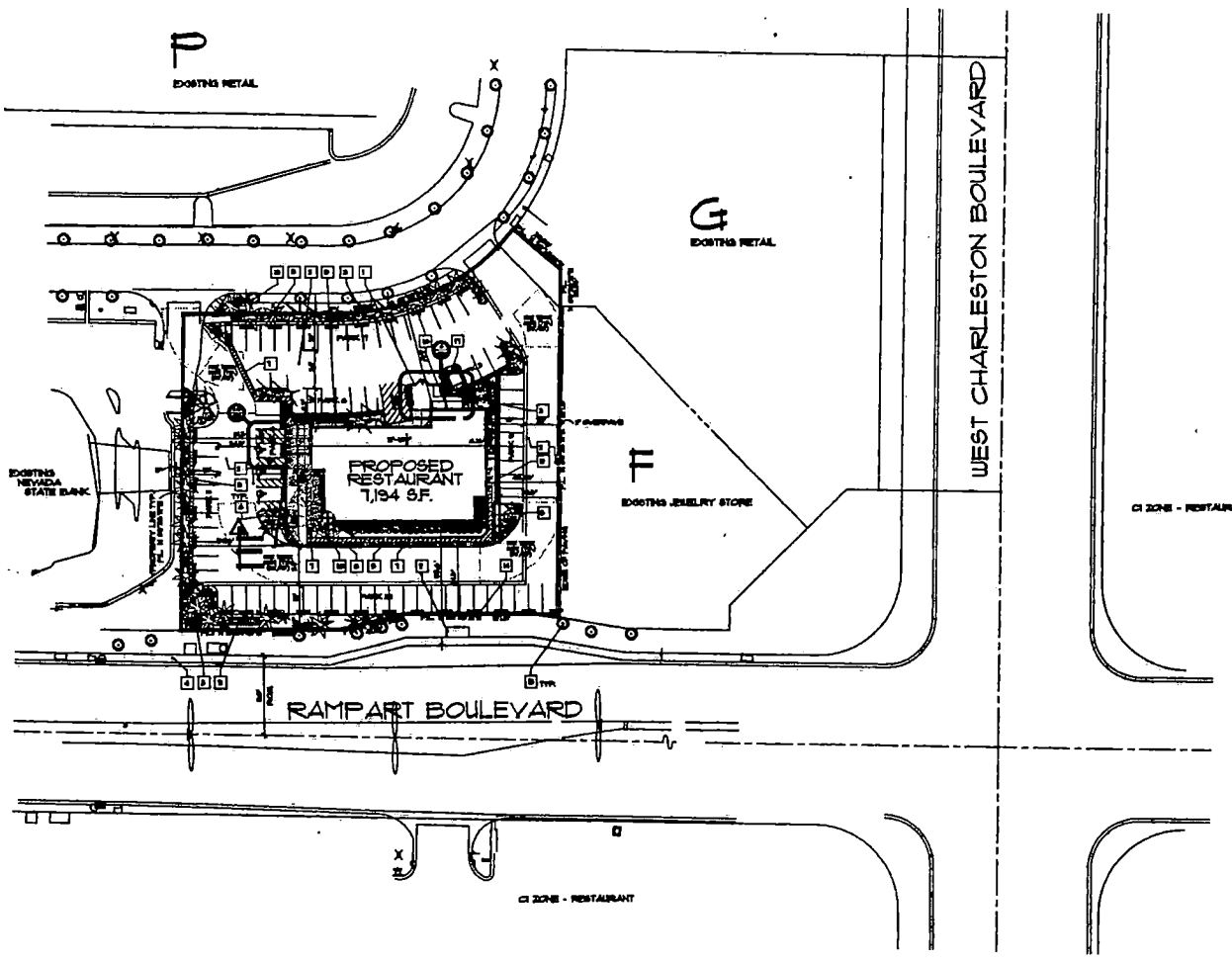
Tre' Restaurant
for: Mario Macaluso

NE corn. Charleston & Rampart
City of Las Vegas Nevada

date
proj. no.
dwn. by
chkd. by

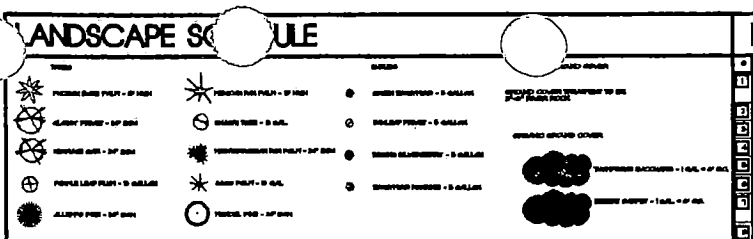
sheet no. A1

BOCA PARK
SHOPPING CENTER
PHASE I



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

LANDSCAPE SCHEDULE



KEYNOTES

	description
1	7'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF METAL GATES WITH METAL BI-FOLD, BACKING AND LIFT PIN LOCK/LATCH - SEE SHEET ST2
2	A.C. PAVING - SEE CIVIL DRAWINGS
3	LANDSCAPED AREA - BY OTHERS
4	EXISTING CONC. SIDEWALK, CURB & GUTTER AS PER CITY OF LV
5	4" CONCRETE SIDEWALK BROOMDAILY FINISH
6	HANDICAP ACCESS AISLE
7	HANDICAP ACCESS ROUTE - ALL ACCESS ROUTES ARE TO BE STRIPED AT CROSSWALK ONLY - STRIPING ON DRIVE SHOWN FOR CLARITY OF ACCESS ROUTE
8	LINE OF ROOF ABOVE
9	HIGH EMPH SIGN
10	OUTDOOR DINING AREA
11	FUTURE BUS SHELTER
12	CONCRETE AUTO STOP
13	EXISTING LANDSCAPING (PALM TREES)
14	DECORATIVE RETAINING WALL
15	HANDICAP RAMP - SEE SHEET ST2
16	LOCATION OF REFRIGERATION RACK & CONDENSER - SEE DRAWINGS BY LLOYD'S
17	5'-0" X 5'-0" CONCRETE PAD W/ 5'-0" CLR. ALL AROUND - AS PER NEVADA POWER CO. STANDARDS

NOTES

1. SEE CIVIL FOR ALL FINAL GRADES UTILITY HOOK-UPS, OFF SITE IMPROVEMENTS, METER & SERVICE DIMENSIONS ETC.
2. ALL ACCESSIBLE ROUTES, LANDINGS, PARKING SPACES, PARKING AISLES TO HAVE 1:50 MAX. LONGITUDINAL SLOPES & 1:48 MAX. TRANSVERSE SLOPE TYP.
3. MAXIMUM SLOPE IN ANY DIRECTION FOR HANDICAPPED PARKING SPACES & ACCESS AISLES IS TO BE 2%
4. ACCESSIBLE ROUTE TO THE PUBLIC WAY SHALL HAVE SLOPES OF 5% FOR RUNNING & 2% FOR CROSS SLOPES
5. PATTERN IN CONCRETE SIDEWALKS TO BE TOOLED JOINTS FOR RUNNING & 2% FOR CROSS SLOPES
6. ALL EXTERIOR CONCRETE WALKS TO BE COLORED (COLOR AS PER ARCHITECT)

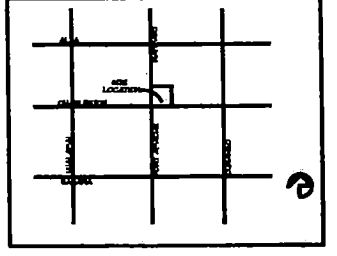
PROJECT DATA

EXISTING USE:	COMMERCIAL PAD SITE IN BOCA PARK SHOPPING CENTER PHASE I
PROPOSED USE:	RESTAURANT
EXISTING ZONING:	C2
REQUIRED ZONING:	C2
SITE AREA:	58,050 S.F.
BUILDING AREA:	7,194 S.F.
F.A.R.:	14.3%
DENSITY:	NOT APPLICABLE

REQUIRED PARKING:
INDOOR PUBLIC SEATING & WAITING AREA:
1,956 S.F. ÷ 1 SPACE/40 SF = 49 SPACES
OUTDOOR PUBLIC SEATING & WAITING AREA:
300 S.F. ÷ 1 SPACE/80 SF = 7 SPACES
REMAINING AREA:
5,000 S.F. ÷ 1 SPACE/300 SF = 26 SPACES
TOTAL REQUIRED: 78 SPACES
PROVIDED PARKING: 78 SPACES

APN: 56-32-42-006

LOCATION



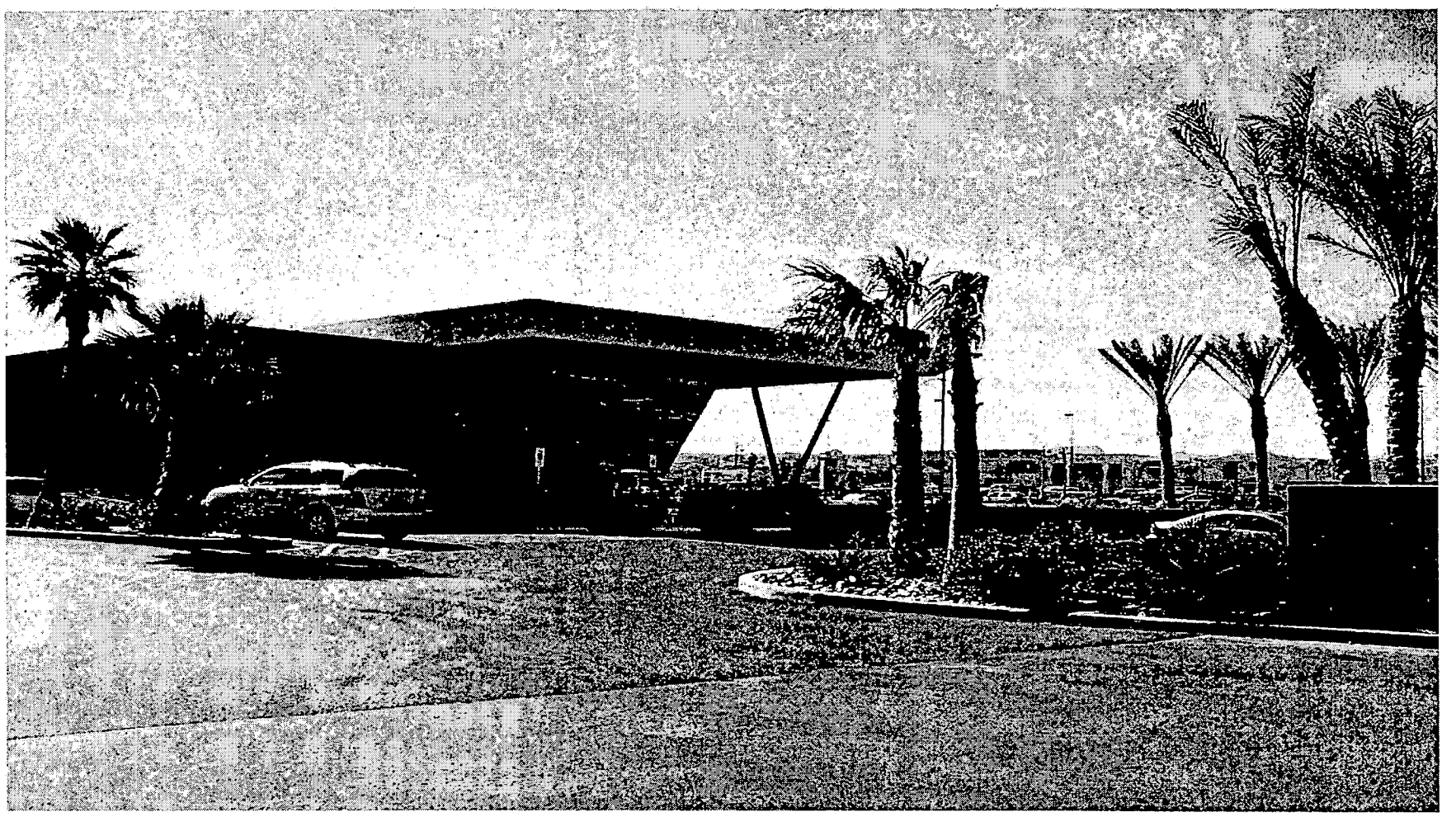
John David Burtic, architect
1421 W. Charleston Blvd. Suite 100 Las Vegas, Nv. 89102 (702) 878-4663

Tre' Restaurant
for: Mario Maccioni
NE corner Charleston & Rampart
City of Las Vegas Nevada

date	
proj. no.	
dwn. by	
chkd. by	

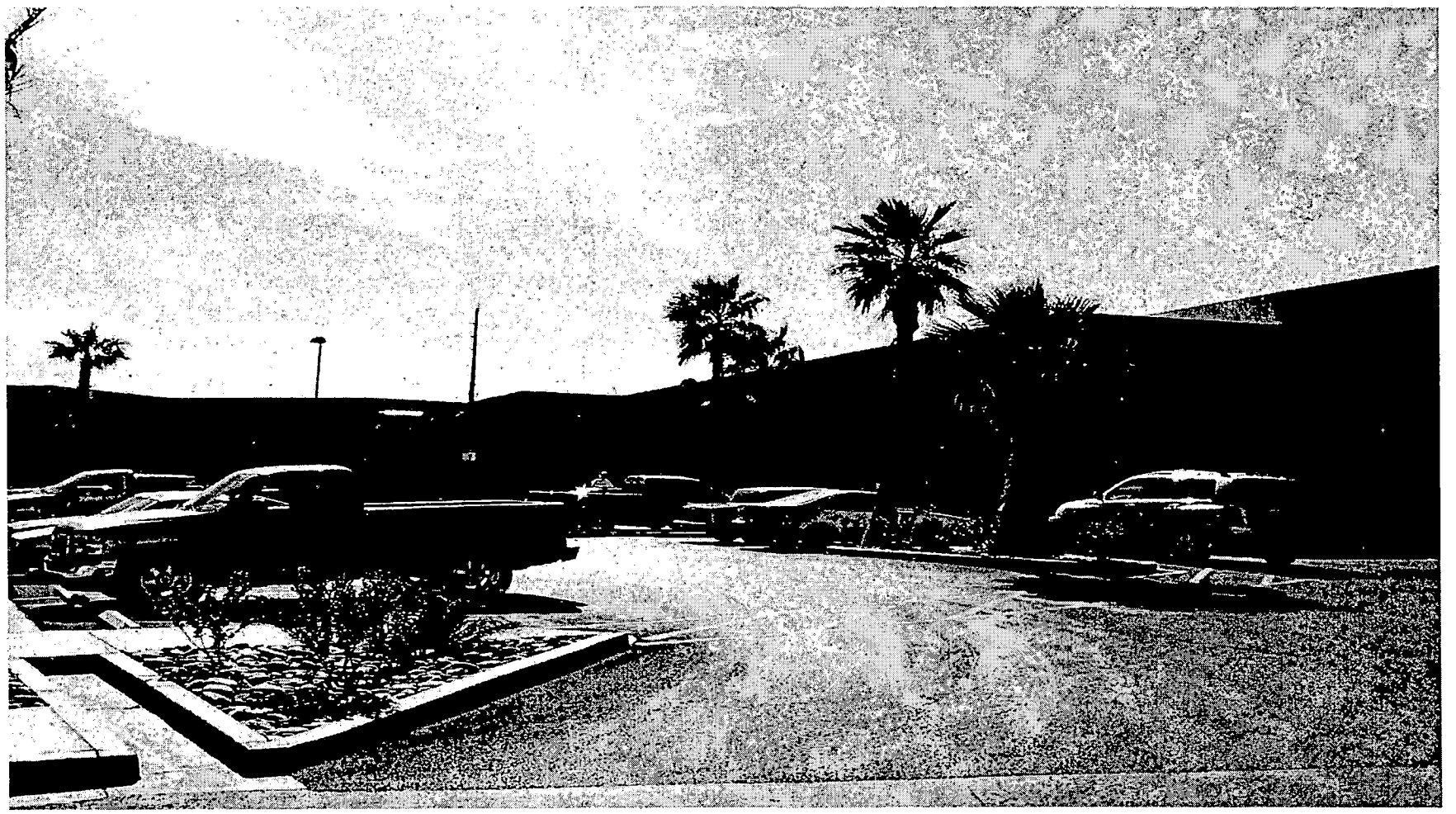
sheet no. ST1

SUP-3717
3-25-04 PC



SUP-3717 - APPLICANT: TUSCAN RESTAURANT ENTERPRISES, LIMITED LIABILITY COMPANY - OWNER: MMM PROPERTIES, LIMITED LIABILITY COMPANY
1050 SOUTH RAMPART BOULEVARD
MARCH 25, 2004 PLANNING COMMISSION

2/9/04



SUP-3717 - APPLICANT: TUSCAN RESTAURANT ENTERPRISES, LIMITED LIABILITY COMPANY - OWNER: MMM PROPERTIES, LIMITED LIABILITY COMPANY
1050 SOUTH RAMPART BOULEVARD
MARCH 25, 2004 PLANNING COMMISSION

2/9/04

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
REZONING RELATED TO SDR-3824 AND VAR-3826 - PUBLIC HEARING - ZON-3825 - APPLICANT/OWNER: JAN PAUL KOCH - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.26 acres at 701 South 7th Street (APN: 139-34-810-008 and 009), Ward 5 (Weekly).

C.C.: 04/21/04

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

To be heard by the City Council on 4/21/2004

MINUTES:
CHAIRMAN TRUESDELL declared the Public Hearing open on Item 20 [ZON-3825], Item 21 [VAR-3826], and Item 22 [SDR-3824].

MARGO WHEELER, Planning and Development Department, explained that the applicant proposes to convert a garage to office space. The structure will be cosmetically enhanced and the applicant will add all of the parking that can be accommodated on the lot. Staff recommended approval with an additional condition that a reversionary map be filed to ensure that the structure does not straddle property lines and that all required parking be located on site.

MINUTES – Continued:

KIP KATICH, Architect, 7730 West Sahara Avenue, appeared on behalf of the applicant and concurred with staff's recommendations including the additional condition. MR. KATICH, in response to COMMISSIONER McSWAIN'S query, stated that the applicant intends to keep the character of the existing property.

With regard to handicap parking, MS. WHEELER informed that is governed by ADA and will be required prior to occupancy of the office.

COMMISSIONER STEINMAN asked the applicant if the wrought iron would be removed. MR. KATICH replied it would be part of the cosmetic improvements.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 20 [ZON-3825], Item 21 [VAR-3826], and Item 22 [SDR-3824].

NOTE: All discussion on Item 20 [ZON-3825], Item 21 [VAR-3826], and Item 22 [SDR-3824] was held on Item 20 [ZON-3825].

(6:52 – 6:57)
1-1745

CONDITIONS:

Planning and Development

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

2. A Reversionary Parcel Map must be submitted and approved prior to the issuance of any building permits.

3. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

4. A Variance application for the parking requirements and the residential adjacency separation distances pertaining to a covered trash enclosure approved by Planning Commission and City Council prior to issuance of any permits, site grading, and all development activity for the site.

Public Works

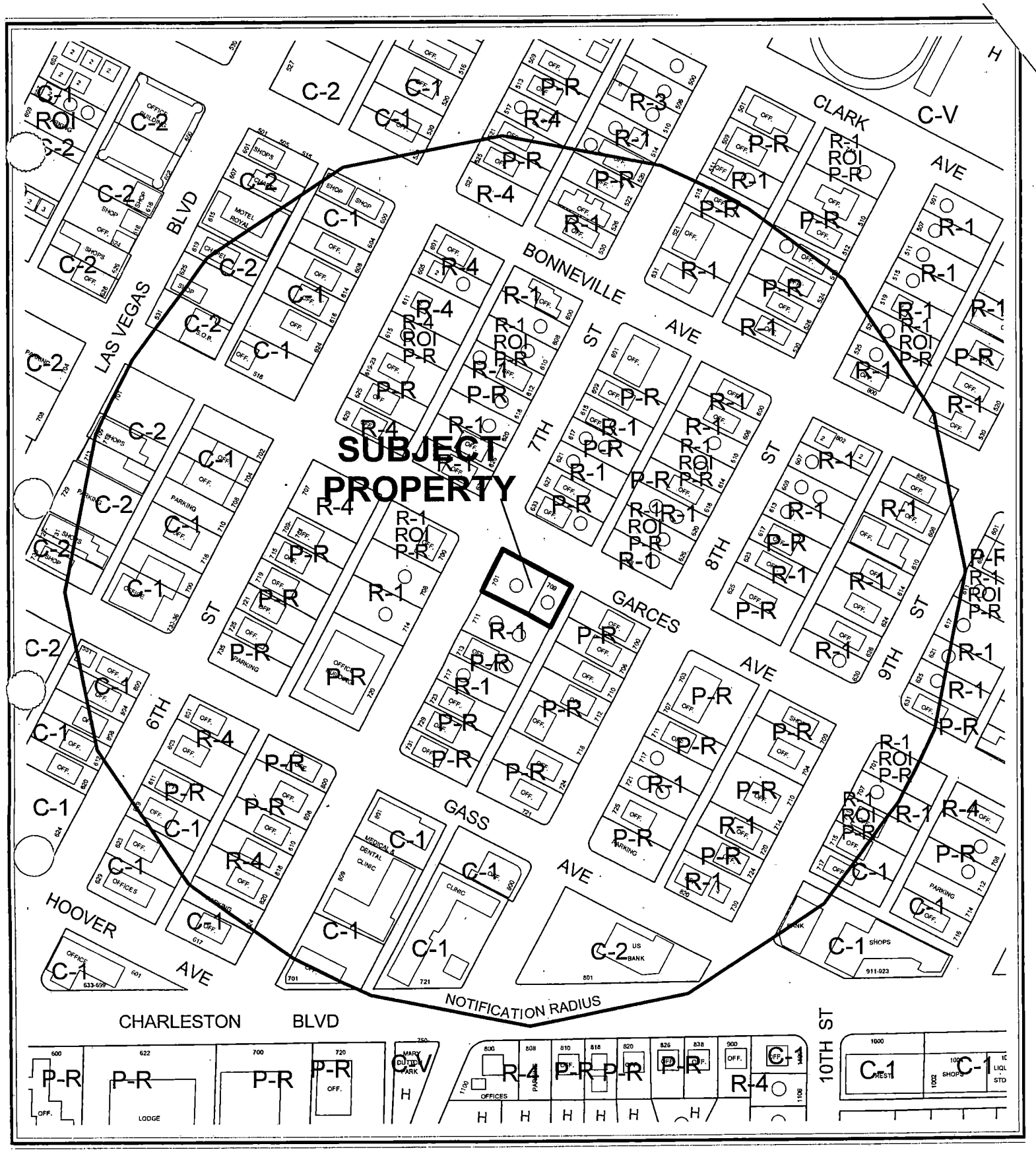
5. Dedicate a 10 foot radius on the southeast corner of Garces Avenue and 7th Street prior to the issuance of any permits.

CONDITIONS– Continued:

6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

7. Landscape and maintain all unimproved rights-of-way on Garces Avenue and 7th Street adjacent to this site.

8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Garces Avenue and 7th Street public rights-of-way adjacent to this site prior to occupancy of this site.



0 100 200 Feet

N

CASE: **ZON-3825**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING RELATED TO SDR-3824 AND VAR-3826 - PUBLIC HEARING - ZON-3825 - APPLICANT/OWNER: JAN PAUL KOCH

** CONDITIONS **

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

Planning and Development

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

2. A Reversionary Parcel Map must be submitted and approved prior to the issuance of any building permits.

3. A Site Development Plan Review application approved by the Planning Commission (Public Hearing) and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

4. A Variance application for the parking requirements and the residential adjacency separation distances pertaining to a covered trash enclosure approved by Planning Commission and City Council prior to issuance of any permits, site grading, and all development activity for the site.

Public Works

5. Dedicate a 10 foot radius on the southeast corner of Garces Avenue and 7th Street prior to the issuance of any permits.

6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

7. Landscape and maintain all unimproved rights-of-way on Garces Avenue and 7th Street adjacent to this site.

8. Submit an Encroachment Agreement for all landscaping and private improvements located in the Garces Avenue and 7th Street public rights-of-way adjacent to this site prior to occupancy of this site.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

This is a request for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.26 acres at 701 South 7th Street. A Site Development Plan Review (SDR-3824) and a variance (VAR-3826) application were filed as companion items.

B) Applicant's Justification

The applicant's justification letter states that the request is to rezone the property from R-1 (Single Family Residential) to P-R (Professional Office and Parking), which fits the trend of the surrounding area. Furthermore, the applicant states that zone change will aid in creating a buffer/transition zone from the dense downtown and the surrounding residential neighborhoods as well as keeping business and economy in the downtown.

BACKGROUND INFORMATION

A) Previous Actions

02/28/91 The Board of Zoning Adjustments approved a Variance (V-0002-91) request for to allow a proposed garage addition to be located 1 foot from the south property line where 5 feet is the minimum setback required, and 11 ½ feet from the front property line where 20 feet is the minimum set-back required. Staff recommended denial.

10/01/03 The City Council approved a new DTR (Downtown Redevelopment) land use map (GPA-2497). The subject site is located within the map area. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

01/28/04 Comments from the pre-application conference included nothing pertaining to the rezoning of the subject properties.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Rezoning application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: .26

B) Existing Land Use

Subject Property:	Single Family Residential
North:	Professional Offices
South:	Single Family Residential
East:	Professional Offices
West:	Professional Offices

C) Planned Land Use

Subject Property:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
North:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
South:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
East:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
West:	DTR / MXU (Downtown Redevelopment/ Mixed Use)

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as DTR / MXU (Downtown Redevelopment/ Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Rezoning to P-R (Professional Office and Parking) is in conformance with this designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area 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

The proposed rezoning is conforming to the General Plan.

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	138	YES*
Min. Setbacks			
• Front	20 Feet	23'6"	YES
• Side	5 Feet	1'	NO
• Corner	15 Feet	32'	YES
• Rear	15 Feet	46'6"	YES
Max. Lot Coverage	50%	32.4%	YES
Max. Building Height	2 Stories / 35 Feet	1 Story	YES

* The site is composed of two adjacent properties, which together meet the minimum lot width requirement. Separately one of the two would be in conformance with the minimum lot width requirement.

The applicant intends to convert the existing single-family residence to an office use. A reversionary parcel map in addition to a site development plan review will be required in order for the property to be utilized for office.

B) General Analysis and Discussion

The requested Rezoning to P-R (Professional Office and Parking) is in conformance with the DTR (Downtown Redevelopment) MXU (Mixed Use) designation of the Downtown Redevelopment Plan Area within the Southeast Sector General Plan.

The existing zoning of the site, R-1 (Single Family Residential), allows an office use only as a home occupation administrative office. The proposed office development will be within the range of permissible uses under the requested P-R (Professional Office and Parking) zoning. However, under Title 19.08.045, the Commercial District Development Standards include standards for minimum lot width, which is 60 feet in a P-R (Professional Offices and Parking) zone. The subject parcels combined meet this requirement but separately only one meets the requirement, and therefore is not in compliance with the standard. Staff therefore, recommends a condition requiring the submittal and approval of a reversionary parcel map.

FINDINGS

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

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

   The site is designated as DTR (Downtown Redevelopment) MXU (Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Rezoning to P-R (Professional Office and Parking) is consistent with the Downtown Redevelopment Plan Area designation.

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

   The proposed office use of the parcel will be compatible with adjacent office uses. The office uses allowed with the requested Rezoning can also be compatible with the adjacent single-family residential use, if appropriate site design and buffering are incorporated into the office development.

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

The requested Rezoning to P-R (Professional Office and Parking) is consistent with the future land use designation of the site as envisioned under the Downtown Redevelopment Plan Area within the Southeast Sector General Plan.

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

The site's parking is to be accessed from the alleyway that connects Garces Street and Gass Avenue. The planned adjacent street network will be adequate for the uses allowable under the proposed P-R (Professional Offices and Parking) zone.

NOTICES MAILED 141 [Mailed with SDR-3824 & VAR-3826]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3825 APN: 139-34-810-008; 139-34-810-009

Name of Property Owner: Jan Paul Kocht

Name of Applicant: Jan Paul Kocht

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: Jan Paul Kocht

Subscribed and sworn before me

This 27th day of January, 2004

Elizabeth A. Carrion
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ELIZABETH A. CARRION
No: 99-50879-1
My Appointment Expires Jan. 18, 2007

PROFESSIONAL LAW OFFICE

701 S. 7TH STREET - LAS VEGAS, NEVADA *APN: 138-34-810-008, 138-34-810-009*

PROJECT DATA AND REQUIREMENTS

PROJECT DATA:

LOCATION:	701 S. 7TH STREET LAS VEGAS, NEVADA 89101
APN'S#:	139-34-810-008, 138-34-810-009
DESCRIPTION:	GARDNER ADD - LOT 1 BLOCK 12
JURISDICTION:	LAS VEGAS
ZONING:	EXISTING = (R-1) PROPOSED = (P-R)
CODE:	2003 IBC
CONSTUCTION:	V-N

AREA CALCULATIONS:

NEW OFFICE AREA: 3,354 SF

SITE AREAS:

APN 139-34-810-008 .018 AC = 784 SF)
APN 139-34-810-009 .009 AC = 392.10 SF)
TOTAL SITE AREA: .027 AC = 1176.61 SF)

FLOOR TO SITE RATIO: 28.5%

CONTACTS:

ARCHITECT:
KENNETH M. CHOW (KIP KATICH-CONTACT)
7730 W SAHARA AVE - SUITE 103
LAS VEGAS, NEVADA 89117
PHONE: (702) 804-4230
FAX: (702) 804-6926

OWNER/APPLICANT:
JAN PAUL KOCH
712 S 8TH STREET
LAS VEGAS, NEVADA 89101
PHONE: (702) 385-9584
FAX: (702) 385-9584

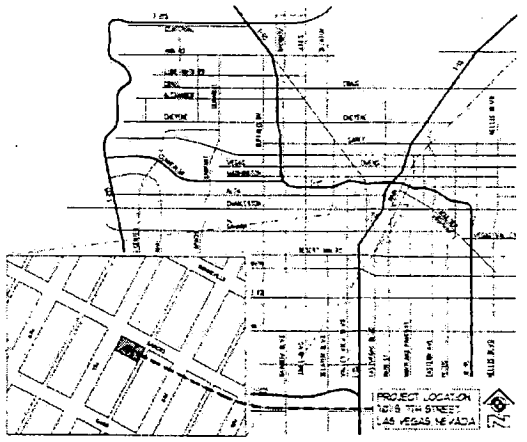
PARKING REQUIREMENTS:

NEW OFFICE AREA: 3,354 SF
CODE: 1 PER 300SF (19A.10, TABLE 1-OFFICE & PROF.)
REQUIRED PARKING: (3,354 SF/300) = 11.18 = 12 SPACES
COMPACT SPACES: 30% ALLOWED = 4 SPACES
ACCESSIBLE CODE: 1 - 25 SPACES = 1 HANDICAPPED (19A.10, TABLE 2)

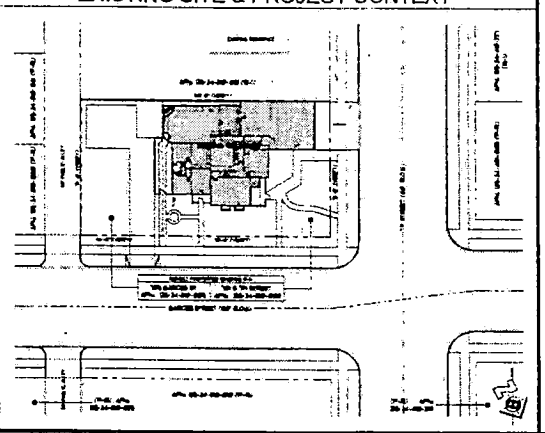
PROVIDED PARKING:

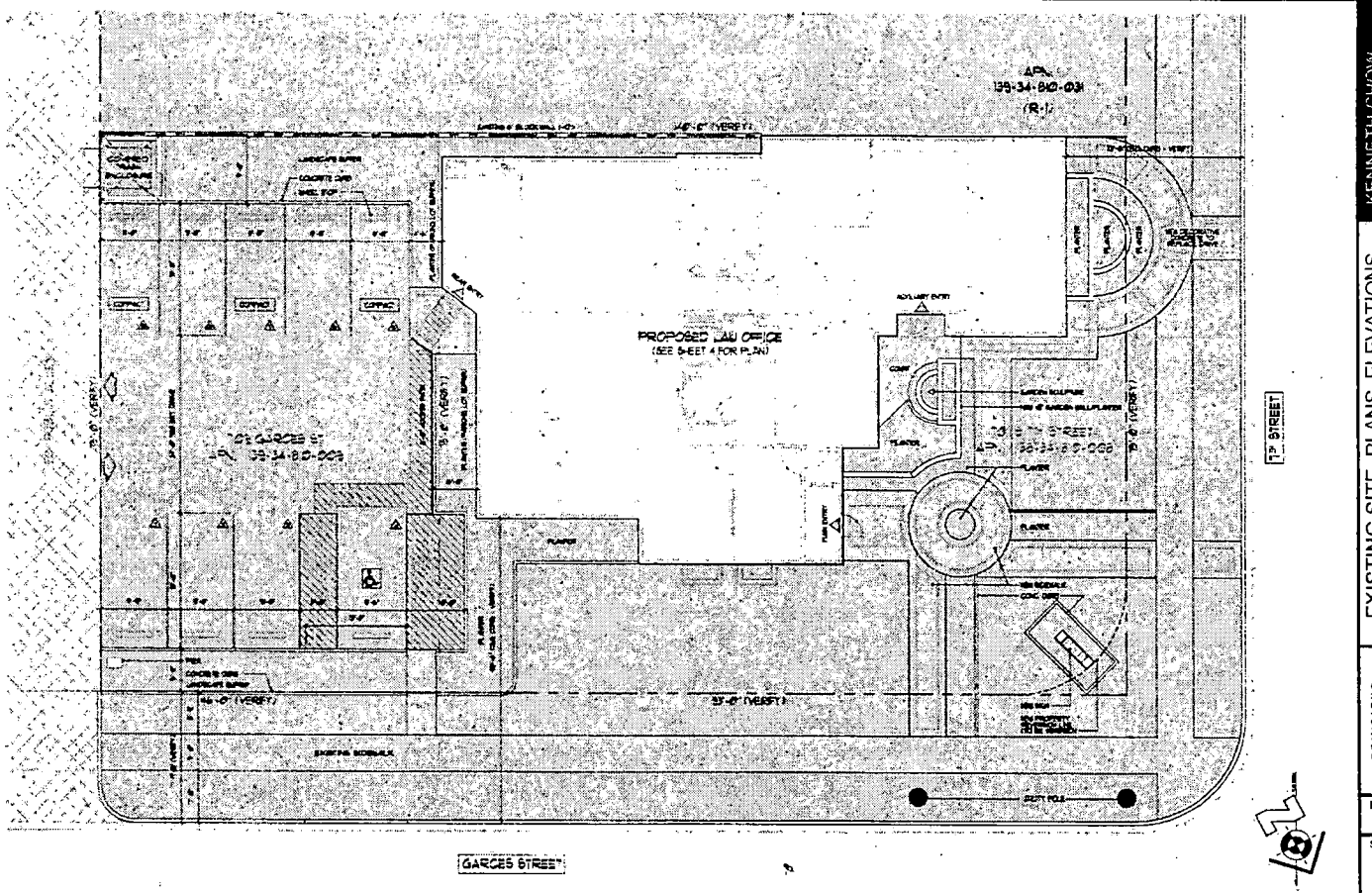
SPACES PROVIDED: 16
ACCESSIBLE SPACES PROVIDED: 1 (VAN ACCESSIBLE)

VICINITY & LOCATION MAP



EXISTING SITE & PROJECT CONTEXT





PROPOSED ARCHITECTURAL SITE PLAN

ARCHITECT
KENNETH CHOW
7730 WEST SAHARA AVENUE, SUITE 103, LAS VEGAS, NV 89117 PHONE: (702) 804-4230

EXISTING SITE, PLANS, ELEVATIONS & SECTIONS
PROFESSIONAL LAW OFFICE
701 S. 7TH STREET
LAS VEGAS, NV 89101

REVISIONS

DATE 01/30/04

SHEET No: 1 OF 9HTS

REVISED 3.4.04

ZON-3825
3-25-04 PC

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 25, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

VARIANCE RELATED TO ZON-3825 AND SDR-3824 - PUBLIC HEARING - VAR-3826 - APPLICANT/OWNER: JAN PAUL KOCH - Request for a Variance TO ALLOW 9 PARKING SPACES WHERE 12 PARKING SPACES ARE REQUIRED FOR A PROPOSED OFFICE BUILDING AND TO ALLOW A COVERED TRASH ENCLOSURE TO BE LOCATED WITHIN THE 50 FEET RESIDENTIAL ADJACENCY DISTANCE SEPARATION REQUIREMENT on 0.26 acres at 701 7th Street (APN: 139-34-810-008 and 009), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

C.C.: 04/21/04

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

To be heard by the City Council on 4/21/2004

MINUTES:

NOTE: See Item 20 [ZON-3825] for related discussion.

(6:52 – 6:57)

1-1745

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 21 – VAR-3826

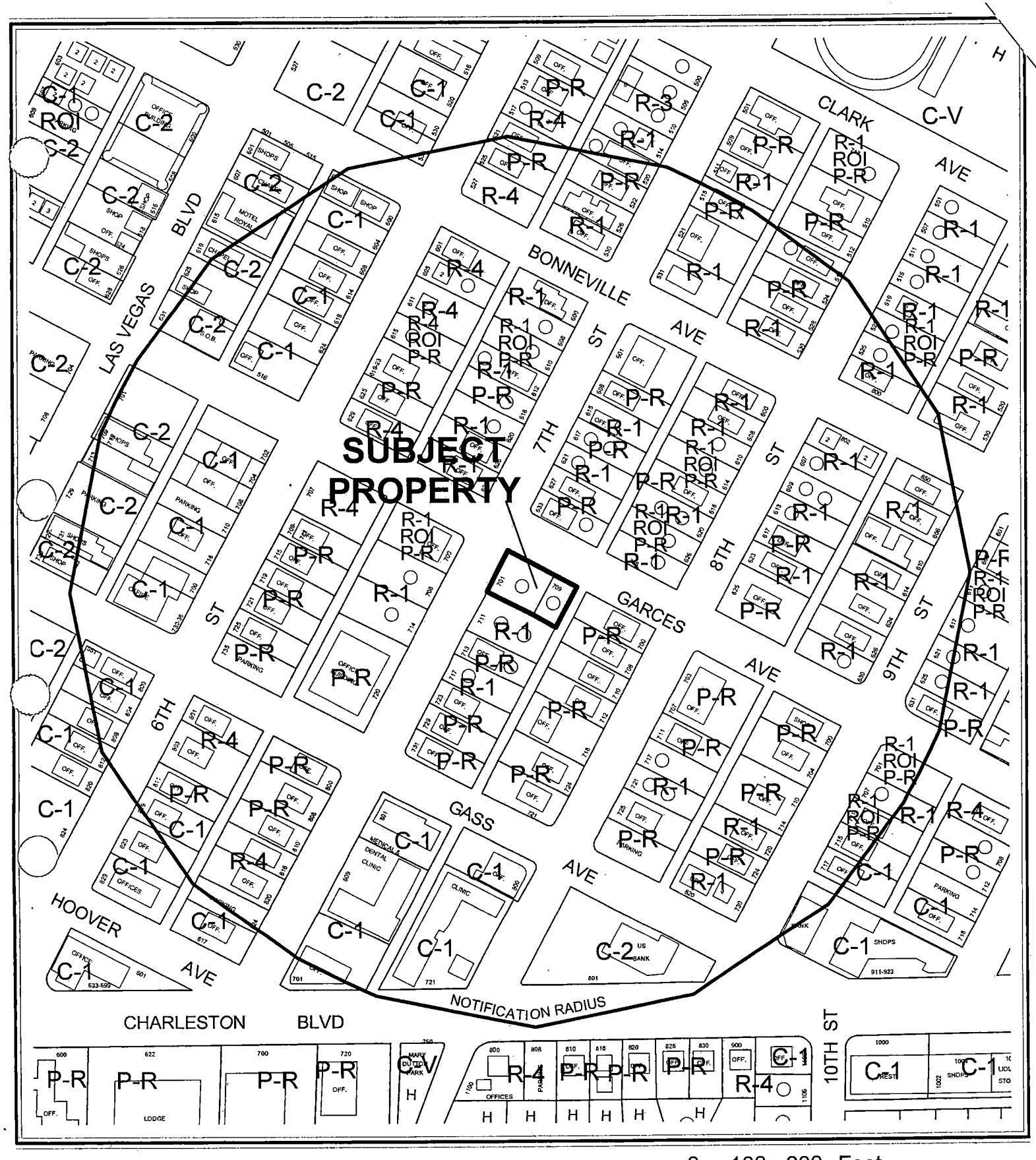
CONDITIONS:

Planning and Development

1. This variance shall expire in two years unless exercised by the applicant or an Extension of Time is granted by the City Council.

2. Conformance to all conditions of approval of ZON-3825 AND SDR-3824 and other site related actions.

3. This variance request also pertains to the proposed location of the onsite trash enclosure.

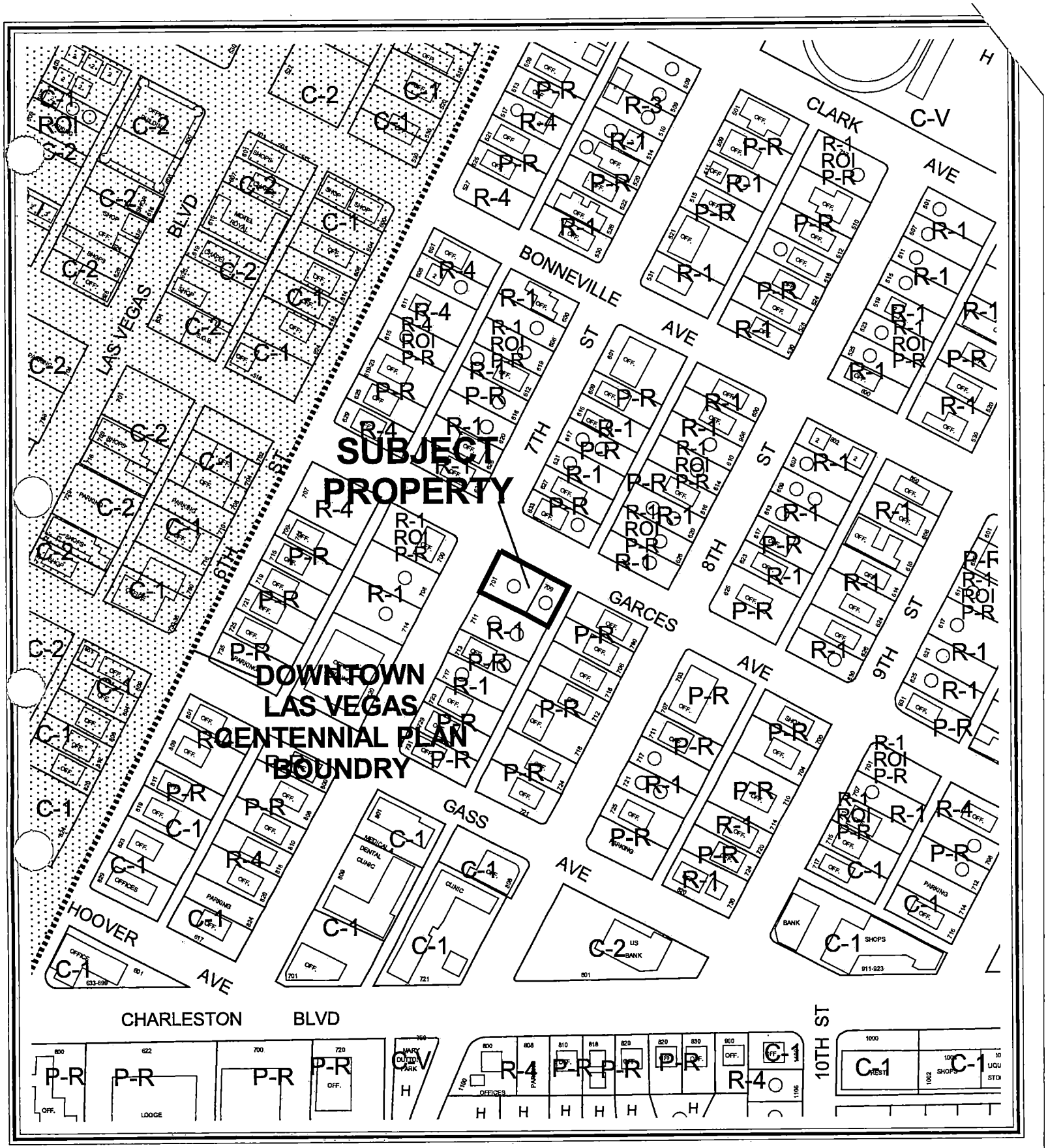


CASE: **VAR-3826**

RADIUS: 750 FT

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

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



0 100 200 Feet

N

CASE: VAR-3826

DOWNTOWN LAS VEGAS CENTENNIAL PLAN BOUNDRY MAP

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VARIANCE RELATED TO ZON-3825 AND SDR-3824 - PUBLIC HEARING - VAR-3826 - APPLICANT/OWNER: JAN PAUL KOCH

** CONDITIONS **

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

Planning and Development

1. This variance shall expire in two years unless exercised by the applicant or an Extension of Time is granted by the City Council.

2. Conformance to all conditions of approval of ZON-3825 AND SDR-3824 and other site related actions.

3. This variance request also pertains to the proposed location of the onsite trash enclosure.

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a variance to allow 9 parking spaces where 12 are required and to allow a covered trash enclosure to be located within the 50 foot residential adjacency separation distance requirement. A Site Development Plan review (SDR-3824) and a rezoning (ZON-3825) application were filed as companion items.

B) Applicant's Justification

The applicant's justification letter states that to create a harmonious balance between the landscaping and parking requirement the optimal configuration of the site requires a variance from the parking requirements. In addition, the applicant points out that the site is a corner lot with ample offsite parking in the vicinity. The applicant's justification letter addresses the locating of the covered trash enclosure within the 50 foot residential adjacency separation distance requirement as being beneficial to the service access to the site and also allows the removal of the existing pan drive and restoration of the curb. Furthermore, the applicant states that the adjacent residential property is slated for the eventual conversion to a professional office as depicted on the Downtown Redevelopment Plan Area.

BACKGROUND INFORMATION

A) Previous Actions

02/28/91	The Board of Zoning Adjustment approved a Variance (V-0002-91) request for to allow a proposed garage addition to be located 1 foot from the south property line where 5 feet is the minimum setback required, and 11½ feet from the front property line where 20 feet is the minimum set-back required. Staff recommended denial.
10/01/03	The City Council approved a new DTR (Downtown Redevelopment) land use map (GPA-2497). The subject site is located within the map area. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

01/28/04 Comments from the pre-application conference included the relocation of the trash enclosure within the 50-foot residential adjacency separation distance requirement as to prevent backing up into the public right of way. In addition the issue of the required 12 parking spaces was addressed, including the sites proximity to the Downtown Centennial Plan.

C) Neighborhood Meetings

A neighborhood meeting is not required for a Variance application.

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.26

B) Existing Land Use

Subject Property:	Single Family Residential
North:	Professional Offices
South:	Single Family Residential
East:	Professional Offices
West:	Professional Offices

C) Planned Land Use

Subject Property:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
North:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
South:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
East:	DTR / MXU (Downtown Redevelopment/ Mixed Use)
West:	DTR / MXU (Downtown Redevelopment/ Mixed Use)

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as DTR/MXU (Downtown Redevelopment/ Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Rezoning to P-R (Professional Office and Parking) is in conformance with this designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area 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

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

VARIANCE

A2) Residential Adjacency Standards

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

a) Trash Receptacles. The proposed location fails to comply with the residential adjacency standards, therefore requires a variance do to the adjacent residential parcel to the south has not as of yet converted to a professional office.

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
Office Other Than Listed	3354 SF.	1/300 GFA	11	1	8	1

The proposed parking does not meet the required parking standards of the Code for a project of this nature, and is the subject of this variance.

B) General Analysis and Discussion

As a result of accommodating a trash enclosure on site, the applicant has had to revise the parking layout, which in turn has created an additional parking space loss. The proximity of the trash enclosure to the adjacent residential property to the south is not of great concern because of the expected redevelopment of said property to a professional office use.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), 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."

In this instance, the variance is warranted for these reasons:

1. The subject site is in close proximity to the Downtown Centennial Plan Area, which allows for special consideration in regards to parking standards. The number of onsite parking spaces in addition to the available offsite parking accommodates the site's requirements as a whole.

2. With the predominate conversion of the neighborhood to P-R (Professional Office and Parking) the adjacent residential parcel to the south is expected to conform to the trend of the area. Therefore, the proximity of the covered trash enclosure to said property is not of great concern. In addition, the proposed location of the covered trash enclosure creates a cohesive site design and removes the need of back into the Garces Street as a point of access and would also facilitate the elimination of a pan driveway and restoration of the curb.

NOTICES MAILED 141 [Mailed with ZON-3825 & SDR-3824]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-3826** APN: 139-34-810-008; 139-34-810-009

Name of Property Owner: JAN PAUL KOCH

Name of Applicant: JAN PAUL KOCH

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: JAN PAUL KOCH

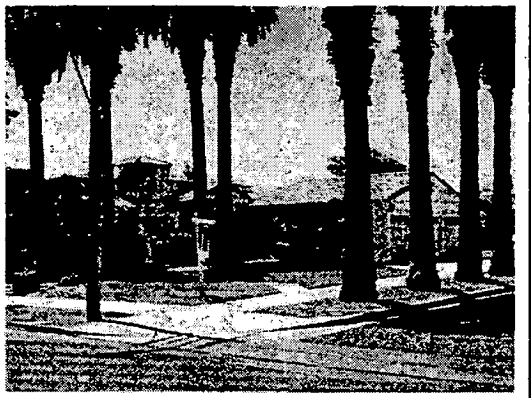
Subscribed and sworn before me

This 27th day of January, 2004

Elizabeth A Carrion

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ELIZABETH A. CARRION
No: 99-50879-1
My Appointment Expires Jan. 18, 2007



PROFESSIONAL LAW OFFICE

701 S. 7TH STREET - LAS VEGAS, NEVADA *APN: 138-34-810-008, 138-34-810-009*

PROJECT DATA AND REQUIREMENTS

PROJECT DATA

LOCATION:	701 S. 7TH STREET LAS VEGAS, NEVADA 89101
APN/S):	139-34-810-008, 139-34-810-009
DESCRIPTION:	WARD'E ADD - LOT 1 BLOCK 12
JURISDICTION:	LAS VEGAS
ZONING:	EXISTING : (R-1) PROPOSED : (M-R)
CODE:	2003 IBC
CONSTUCTION:	V-N

AREA CALCULATIONS

NEW OFFICE AREA: 3,354 SF

SITE AREAS:

APN 139-34-810-008	038 AC (±1841 SF)
APN 139-34-810-009	0.09 AC (±3920 SF)
TOTAL SITE AREA:	027 AC (±11761 SF)

FLOOR TO SITE RATIO: 28.5%

CONTACTS

ARCHITECT:
KENNETH M. CHOU (KIP KATICH-CONTACT)
7130 W SAHARA AVE - SUITE 103
LAS VEGAS, NEVADA 89117
PHONE: (702) 804-4230
FAX: (702) 804-6926

OWNER/APPLICANT:
JAN PAUL KOCH
712 S 8TH STREET
LAS VEGAS, NEVADA 89101
PHONE: (702) 895-9584
FAX: (702) 895-9584

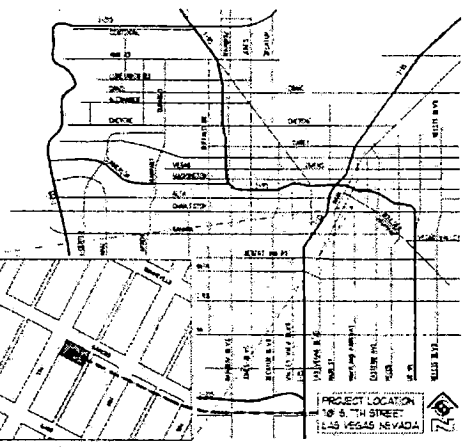
PARKING REQUIREMENTS

NEW OFFICE AREA: 3,354 SF
CODE: 1 PER 300SF (19A10, TABLE 1-OFFICE (PROF.)
REQUIRED PARKING: (3354 SF/300) = 11.18 = 12 SPACES
COMPACT SPACES: 30% ALLOWED = 4 SPACES
ACCESSIBLE CODE: 1 - 25 SPACES = 1 HANDICAPPED (19A10, TABLE 2)

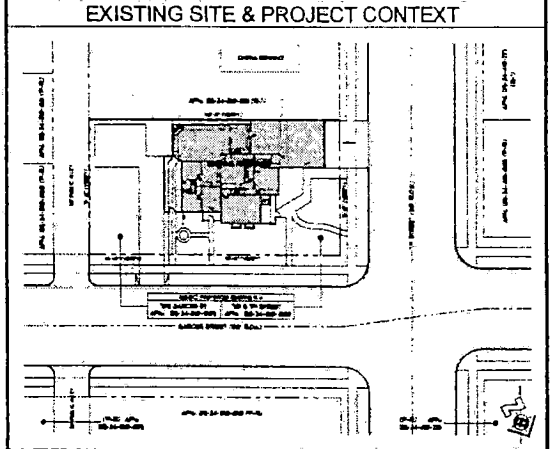
PROVIDED PARKING:

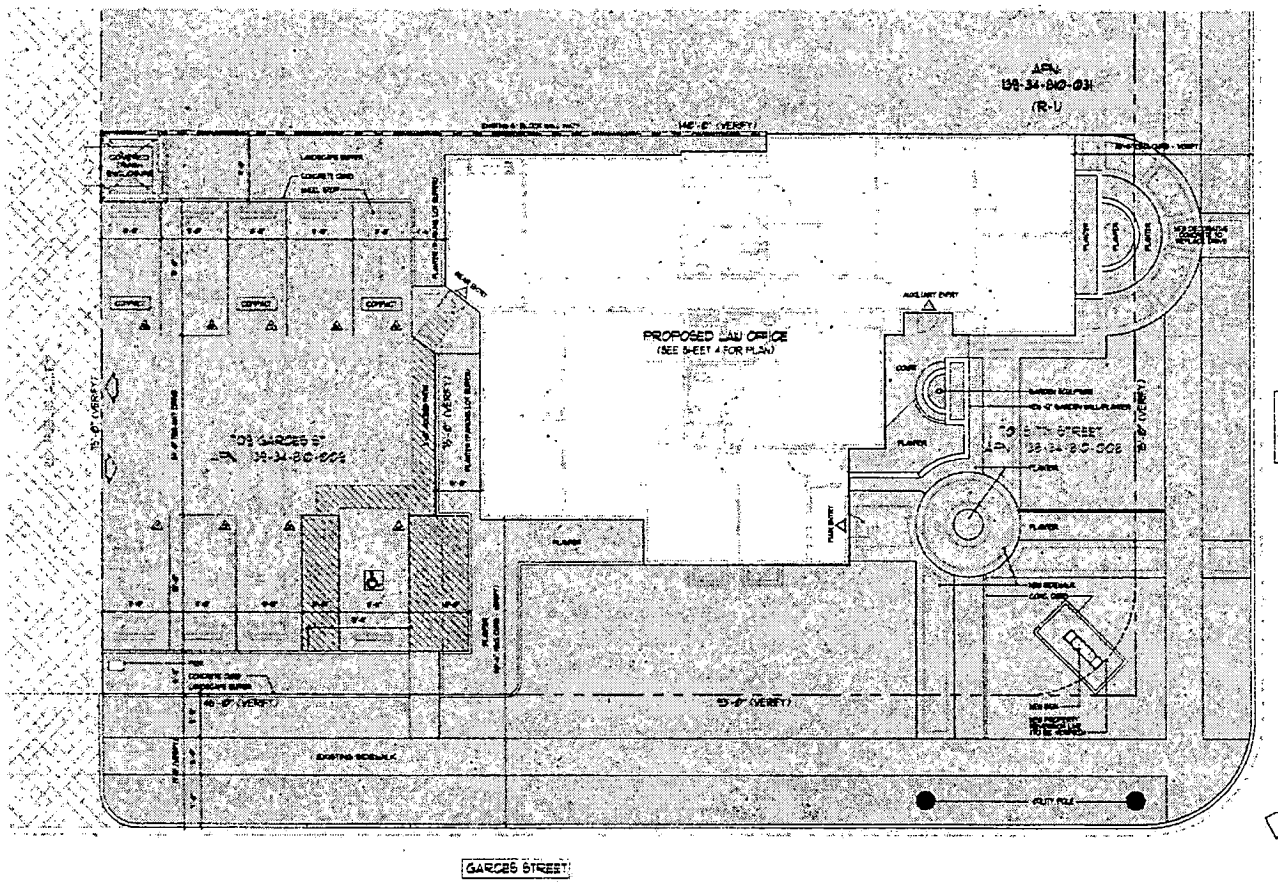
SPACES PROVIDED: 10
ACCESSIBLE SPACES PROVIDED: 1 (VAN ACCESSIBLE)

VICINITY & LOCATION MAP



EXISTING SITE & PROJECT CONTEXT





PROPOSED ARCHITECTURAL SITE PLAN

REVISED 3.4.04

VAR-3826
3-25-04 PC

ARCHITECT
KENNETH CHOW
7130 WEST SAHARA AVENUE, SUITE 103, LAS VEGAS, NV 89117 PHONE: (702) 804-4230

EXISTING SITE, PLANS, ELEVATIONS
PROFESSIONAL LAW OFFICE
701 S. 7TH STREET
LAS VEGAS, NV 89101

REVISIONS

DATE: 01/30/04

SHEET No: 1 OF SHTS

LEGEND

UNLESS OTHERWISE NOTED: NEW EXTERIOR WALLS ARE 2X6 WOOD STUDS @ 16" OC W/ 5/8" GYPBD (INTERIOR) - 3 COAT STUCCO (7/8" THK) OVER 1/2" OSB SHEATHING (EXTERIOR). ALL EXTERIOR WALLS SHALL HAVE R-19 INSULATION. INTERIOR WALLS ARE 2X4 STUDS @ 16" OC W/ 5/8" GYPBD

UNLESS OTHERWISE NOTED: EXISTING 2X WOOD FRAME WALL CONSTRUCTION

ELEVATION KEY

NOTES

1. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENT OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE THE DRAWINGS
2. MATERIALS TO MATCH EXISTING COLORS AND FINISHING
3. (E) INDICATES EXISTING CONDITION
4. (N) INDICATES NEW CONDITION
5. UNCOLOPTION: CONTRACTOR TO PROVIDE PROPOSAL FOR REPLACEMENT OF EXISTING WINDOWS THRU-OUT. VERIFY LOCATIONS, QUANTITY & TYPE WINDOWS

PARKING REQUIREMENTS

PARKING REQUIREMENTS:
NEW OFFICE AREA: 3,354 SF
CODE: PER MODIFY (4/10 TABLE 10-OFFICE & PROF.)
REQUIRED PARKING: (3,354 SF / 300) = 11.18 = 11 SPACES
COMPACT SPACES: 30% ALLOWED = 4 SPACES
ACCESSIBLE CODE: (1-25) 25 SPACES = 1 HANDICAPPED, (ADA) TABLE 2.4

PROVIDED PARKING:
SPACES PROVIDED: 15
ACCESSIBLE SPACES PROVIDED

PROPOSED ARCHITECTURAL PLAN

KENNETH HOFF ARCHITECT

PROPOSED ARCHITECTURAL PLAN

PROFESSIONAL LAW OFFICE

701 S. 7TH STREET

REVISIONS

DATE: 01/30/04

SHEET No: 4 OF 9

VAR-3826
3-25-04 PC

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3825 AND VAR-3826 - PUBLIC HEARING - SDR-3824 - APPLICANT/OWNER: JAN PAUL KOCH - Request for a Site Development Plan Review FOR A PROPOSED LAW OFFICE AND A WAIVER OF LANDSCAPE AND COMMERCIAL STANDARDS on 0.26 acres at 701 7th Street (APN: 139-34-810-008 and 009), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

C.C.: 04/21/04

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 adding the following condition:

- ***Reversionary map is required to be filed in order to ensure the structure does not straddle property lines and that required parking be located on site.***

– UNANIMOUS

To be heard by the City Council on 4/21/2004

MINUTES:
NOTE: See Item 20 [ZON-3825] for related discussion.
(6:52 – 6:57)
1-1745

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 22 – SDR-3824

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. All abandoned driveway access to be removed and curbs and sidewalk treatments to be restored.

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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

6. 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 15% of the total landscaped area as turf.

7. A covered trash enclosure in accordance with Title 19.08.045 shall be provided.

8. On-premise signage shall conform to the standards of Title 19.14 for a P-R (Professional Office and Parking) Zoning District, where applicable.

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

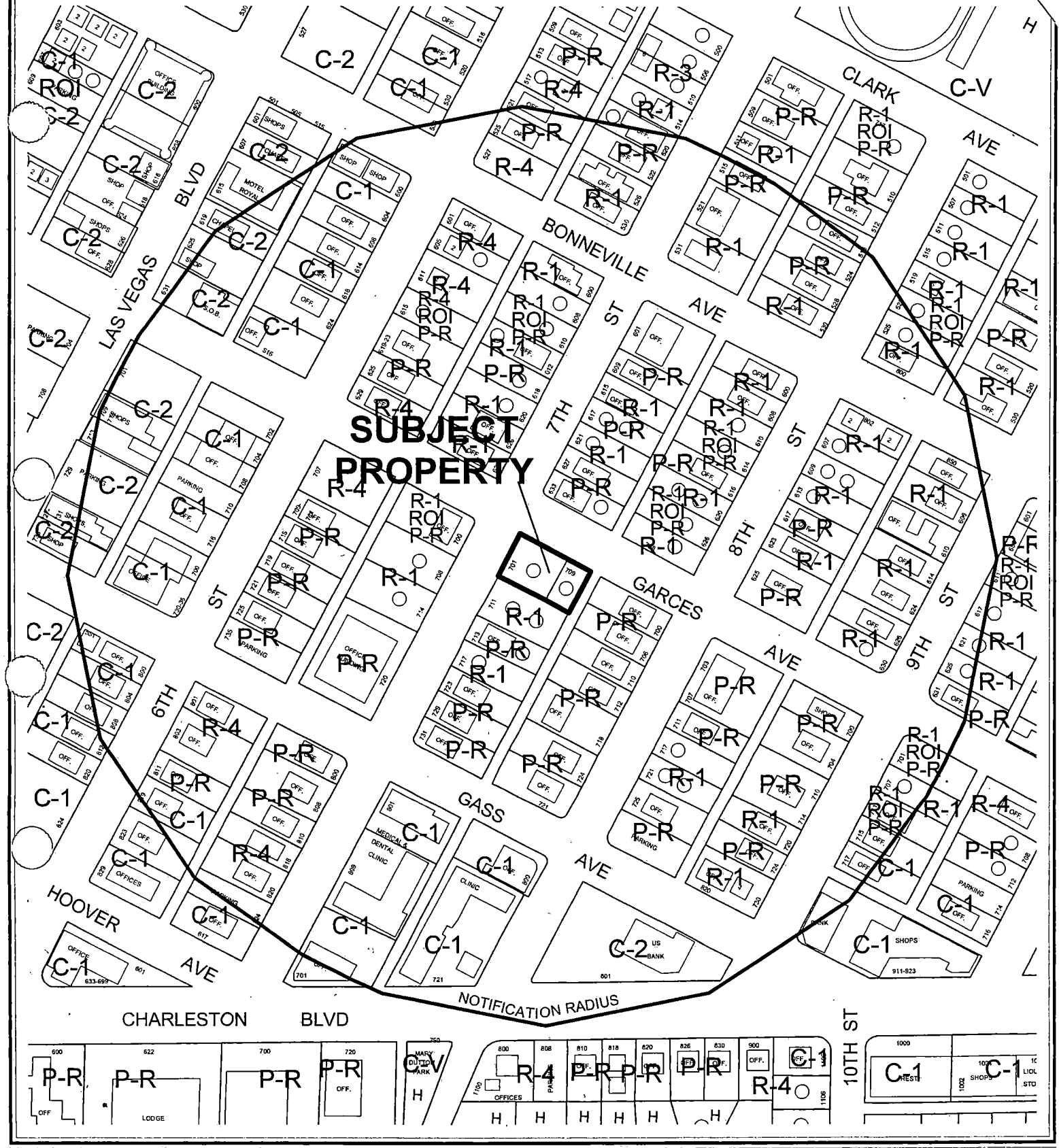
Public Works

10. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.

CONDITIONS – Continued:

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

12. Site development to comply with all applicable conditions of approval for ZON-3825 and all other subsequent site-related actions.



0 100 200 Feet

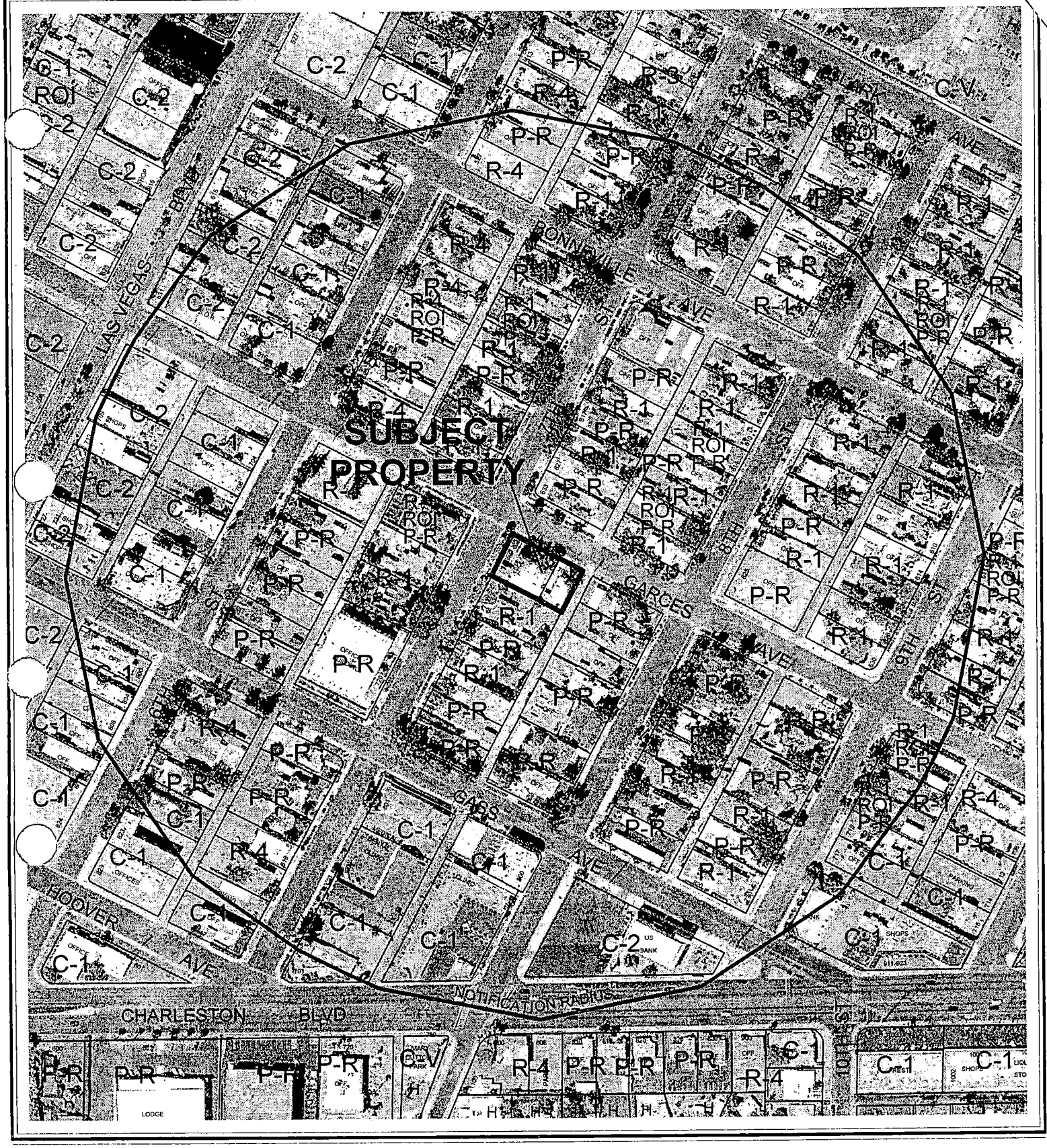
N

CASE: **SDR-3824**

RADIUS: 750 FT

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

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



0 100 200 Feet

N

CASE: **SDR-3824**

RADIUS: 750 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3825 AND VAR-3826 - PUBLIC HEARING - SDR-3824 - APPLICANT/OWNER: JAN PAUL KOCH

** 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. All abandoned driveway access to be removed and curbs and sidewalk treatments to be restored.

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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

6. 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 15% of the total landscaped area as turf.

7. A covered trash enclosure in accordance with Title 19.08.045 shall be provided.

8. On-premise signage shall conform to the standards of Title 19.14 for a P-R (Professional Office and Parking) Zoning District, where applicable.

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

Public Works

10. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.

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

12. Site development to comply with all applicable conditions of approval for ZON-3825 and all other subsequent site-related actions.

PL

** STAFF REPORT **

APPLICATION REQUEST

A) Action Requested

The applicant is requesting a Site Development Plan Review of a single-family residence into a professional office conversion. In addition the applicant is requesting a waiver from the parking lot perimeter and interior landscaping requirements, as well as building setback requirements of Title 19. A Variance (VAR-3826) and a rezoning (ZON-3825) application were filed as companion items.

B) Applicant's Justification

The applicant's justification letter states that the proposed renovation will strive to maintain the original 1930's residence while implementing major upgrades and improvements that will maintain the original feel of the neighborhood. The applicant states that when the original site was developed it was not intended to comply with today's modern planning and building requirements, therefore to best facilitate these upgrades within the limitations of the site, they are requesting waivers of both the landscaping requirements and building setbacks. Furthermore, the applicant notes that to accommodate the landscaping and parking requirements waivers of such requirements are necessary.

BACKGROUND INFORMATION

A) Previous Actions

02/28/91	The Board of Zoning Adjustments approved a Variance (V-0002-91) request for to allow a proposed garage addition to be located 1 foot from the south property line where 5 feet is the minimum setback required, and 11½ feet from the front property line where 20 feet is the minimum setback required. Staff recommended denial.
10/01/03	The City Council approved a new DTR (Downtown Redevelopment) land use map (GPA-2497). The subject site is located within the map area. The Planning Commission and staff recommended approval.

B) Pre-Application Meeting

01/28/04 The applicant explained that the property has is to be rezoned for an office use, and that he would like to convert the existing residence into a professional office. The applicant was informed that waivers from the perimeter and interior parking landscaping standards would be necessary and would need to be requested, as the applicant would not be able to provide a sufficient amount of landscaping within and around the proposed parking lot. In addition, the applicant indicated that he would request waivers of the Commercial Development Standards, in particular the requirement to allow the existing residence to be within the required P-R (Professional Offices and Parking) standards. The applicant was also advised that the proposed location of the trash enclosure was problematic and would require it to be moved therefore, a variance from the Residential Adjacency Standards would be needed. Parking requirements were discussed and a Variance was determined to be needed as not to reduce the amount of landscaping on site.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 0.26

B) Existing Land Use

Subject Property:	Single Family Residential
North:	Professional Offices
South:	Single Family Residential
East:	Professional Offices
West:	Professional Offices

C) Planned Land Use

Subject Property:	DTR/ MXU (Downtown Redevelopment/ Mixed Use)
North:	DTR/ MXU (Downtown Redevelopment/ Mixed Use)
South:	DTR/ MXU (Downtown Redevelopment/ Mixed Use)
East:	DTR/ MXU (Downtown Redevelopment/ Mixed Use)
West:	DTR/ MXU (Downtown Redevelopment/ Mixed Use)

D) Existing Zoning

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

E) General Plan Compliance

The site is designated as DTR/ MXU (Downtown Redevelopment/ Mixed Use) within the Downtown Redevelopment Plan Area within the Southeast Sector General Plan. The request for a Site Development Plan Review within a proposed P-R (Professional Office and Parking) is in conformance with this designation.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area 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

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

PROJECT DESCRIPTION

The site plan depicts an existing 3,354 square foot single-family residence that is proposed to be converted to an office. Access to the site is via a 20-foot public alleyway accessed from Garces Street. A total of twelve parking spaces are required for the subject site, including one van accessible handicap parking space. Nine spaces have been provided. Three of the nine are compact spaces, indicated on the site plan in the northeast corner of the lot, separated by ADA standard parking spots. One handicap ramp is provided, from the rear, leading to the rear entrance on the east side of the building. Sidewalks connect the front access to the public sidewalk and the rear parking area as well. No additional landscaping is proposed.

The landscape plan indicates perimeter planters along both 7th Street and Garces Street right-of-ways. They range in size from 12 feet 9 inches to 24 feet wide and consist of existing Royal Palms and deciduous trees. Perimeter parking landscape planters consist of existing Royal Palms, Texas Ranger (Silverleaf), Red Yucca, annual decorative flowers, Mexican Birds of Paradises, Boxwoods, Dwarf Red Fountain Grass, and Gazanias. Landscaping also exists along parts of the eastern, western, and northern elevations of the existing building.

No changes to the existing building elevations are proposed, except for the conversion of the garage into additional office space. Building elevations depict the cohesive architectural design of the garage conversion.

The floor plan indicates six office spaces, two rooms containing five stations, a conference room, a library, a media room, a copier room, a reception/waiting area, a break room, two storage rooms, and three restrooms. The two public restrooms will be handicap accessible.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	N/A	N/A
Min. Lot Width	60 Feet	138	YES*
Min. Setbacks			
• Front	20 Feet	23'6"	YES
• Side	5 Feet	1'	NO
• Corner	15 Feet	32'	YES
• Rear	15 Feet	46'6"	YES
Max. Lot Coverage	50 %	32.4%	YES
Max. Building Height	2 Stories / 35 Feet	1 Story	YES
Trash Enclosure	YES	YES	NO**

* The site is composed of two adjacent properties, which together meet the minimum lot width requirement. Separately one of the two would be in conformance with the minimum lot width requirement.

** The trash enclosure is located within the required 50' residential adjacency separation distance. A Variance will be required. (VAR-3826 addresses this request)

PL

A2) Residential Adjacency Standards

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

a) Trash Receptacles. The proposed location, under the advisement of staff, fails to comply with the residential adjacency standards. VAR-3826, requesting a variance to this standard was filed as a companion application.

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
Office Other Than Listed	3354 SF.	1/300 GFA	11	1	8	1

The proposed parking does not meet the required parking standards of the Code for a project of this nature, and will require a variance. (VAR-3826 addresses this request).

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 Trees/ 6 Space	2 Trees	NONE
Buffer: • Min. Trees	1 Trees/ 20 Linear Feet	23 Trees	16
• Min. Zone Width	60 Feet		
• Wall height	6 Feet		YES

The project does not meet the minimum standards for the landscape requirements provided in the Las Vegas Urban Design Guidelines and Standards. The applicant has requested a waiver of the parking interior and perimeter as well as the buffer landscaping requirements.

PL

A5) Sign Standards

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

Monument Signs: P-R (Professional Office and Parking)

Standards	**Allowed**	**Provided**
Maximum Number	1 Sign / Frontage 2 total	1 / 7th Street & Garces Street frontage 1 total
Maximum Area	75 SF	Not provided
Maximum Projection	N/A	N/A
Illumination	Internal only	Not provided

A condition is recommended requiring all signage to comply with Title 19.14 on-premise sign requirements. All signs are to be reviewed at time of permit.

B) General Analysis and Discussion

- Zoning

The proposed office is a permitted use in the P-R (Professional Office and Parking) zoning district.

- Site Plan

The site is composed of two parcels, each of which contains an existing residential structure. The site plan presents an existing single family residence to be converted into an office on the parcel that fronts 7th Street and Garces Street and the demolition of existing structure on the parcel that fronts Garces Street and the public alleyway to provide for parking.

The landscape plan presents the retaining of mature vegetation on site in addition to the creation of planters surrounding the proposed parking lot. The applicant is requesting a waiver for the interior and perimeter landscaping due to site limitations.

- Waivers

The applicant is requesting waivers from the perimeter and interior landscaping requirements, and the building setback requirements of the Commercial Development Standards set forth by Title 19.

Waiver of the perimeter and parking lot landscaping standards
The applicant requests a full waiver of the parking lot landscaping standards. As the parking lot contains nine spaces, a landscaped planter island is necessary. For the applicant to accommodate parking and landscaping requirements and create a cohesive site design a waiver of such requirements is necessary. This is an appropriate request.

Waiver of the south rear yard setback
The waiver is appropriate in due to the home being built to residential standards, which predate today's requirements. In addition Variance (V-0002-91) allowed a proposed garage addition to be located 1 foot from the south property line where 5 feet is the minimum setback required, and 11½ feet from the front property line where 20 feet is the minimum set-back required.

- Landscape Plan

The proposed landscape plan, along with the requested landscape waivers, complies with the intent of the Landscape, Wall, and Buffer Standards section of the Las Vegas Urban Design Guidelines and Standards.

- Elevation

The proposed garage conversion is to match the existing architectural design of the building. The building elevations maintain the original architectural design of the 1930's residence.

- Floor Plan

The floor plan presents a logical and orderly layout for the proposed office use.

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;"**

   From 1993 to 2000, the City Council approved a series of Rezoning requests from R-1 (Single-Family Residential) to P-R (Professional Office and Parking) on properties located along the west side of 7th Street in a continuing effort to revitalize the downtown area. Old single-family dwellings are slowly being converted to small professional

offices in conformance with the Las Vegas Redevelopment Plan. The proposed conversion to office is compatible with other existing offices along 7th Street as well as with adjacent residential development.

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

The proposed office development will be consistent with Title 19 and with the intent of the Design Guidelines and Standards Manual (Landscape, Wall and Buffer Standards), with the exception of requested waivers, including the perimeter and interior parking Landscape Standards, the trash enclosure requirement, and south rear setback.

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

Traffic on Garces Street will remain similar to that of the surrounding residential and professional office area. The proposed office use will not negatively impact Garces Street or neighborhood traffic.

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

Limitations of the site and the requirement of certain accessibility standards for commercial developments impede the full application of the landscape standards. The site landscaping, especially in the front yard, will provide an appropriate landscape buffer. A condition is recommended that all landscape materials meet the minimum spacing and planting requirements of the Las Vegas Urban Design Guidelines and Standards, where possible. Existing trees located along the 7th Street and Garces Street frontage will be retained. The building will retain its historical character and will appear similar to other buildings in this neighborhood.

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 condition of the building exterior appears to be good, and upgrades in landscaping and the window trim will only serve to enhance the appearance. The height of the structure is similar to the height of other residences and offices in the surrounding neighborhood.

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

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

NOTICES MAILED 141 [Mailed with ZON-3825 & VAR-3826]

APPROVALS 0

PROTESTS 0

PL

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3824 APN: 139-34-810-008; 139-34-810-009

Name of Property Owner: JAN PAUL KOCH

Name of Applicant:. JAN PAUL KOCH

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: JAN Paul Koch

Subscribed and sworn before me

This 27th day of January, 2004

Elizabeth A. Carrion

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ELIZABETH A. CARRION
No: 99-50879-1
My Appointment Expires Jan. 18, 2007

PROFESSIONAL LAW OFFICE

701 S. 7TH STREET - LAS VEGAS, NEVADA

APN: 138-34-810-008, 138-34-810-009

PROJECT DATA AND REQUIREMENTS

PROJECT DATA:

LOCATION:	701 S. 7TH STREET LAS VEGAS, NEVADA 89101
APN/S#:	138-34-810-008 138-34-810-009
DESCRIPTION:	JARDE'E ADD - LOT 1 BLOCK 12
JURISDICTION:	LAS VEGAS
ZONING:	EXISTING = (R-1) PROPOSED = (P-R)
CODE	2003 IBC
CONSTRUCTION:	V-N

AREA CALULATIONS:

NEW OFFICE AREA: 3,354 SF

SITE AREAS:

APN 138-34-810-008	.018 AC = (784 SF)
APN 138-34-810-009	.009 AC = (392.0 SF)
TOTAL SITE AREA:	.027 AC = (1176 SF)

FLOOR TO SITE RATIO: 285%

CONTACTS:

ARCHITECT:
KENNETH M. CHOW (KIP KATCH-CONTACT)
7730 W SAHARA AVE - SUITE 103
LAS VEGAS, NEVADA 89117
PHONE: (702) 804-4230
FAX: (702) 804-6926

OWNER/APPLICANT:
JAN PAUL KOCH
712 S 8TH STREET
LAS VEGAS, NEVADA 89101
PHONE: (702) 895-9584
FAX: (702) 895-9584

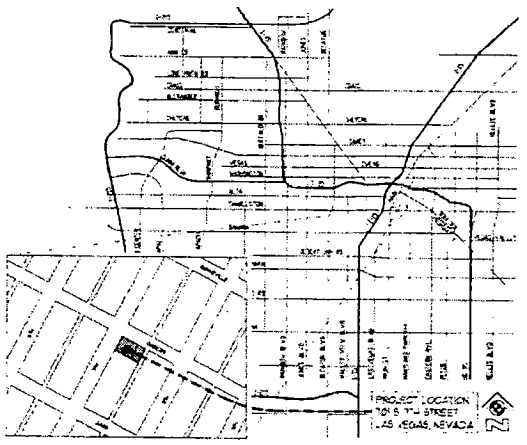
PARKING REQUIREMENTS:

NEW OFFICE AREA: 3,354 SF
CODE: 1 PER 300SF (19A.10, TABLE 1-OFFICE & PROF.)
REQUIRED PARKING: (3,354 SF/300) = 11.18 = 11 SPACES
COMPACT SPACES: 30% ALLOWED = 4 SPACES
ACCESSIBLE CODE: 1 - 25 SPACES = 1 HANDICAPPED (19A.10, TABLE 2)

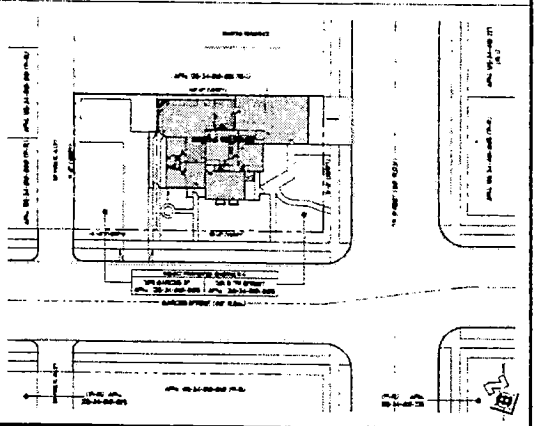
PROVIDED PARKING:

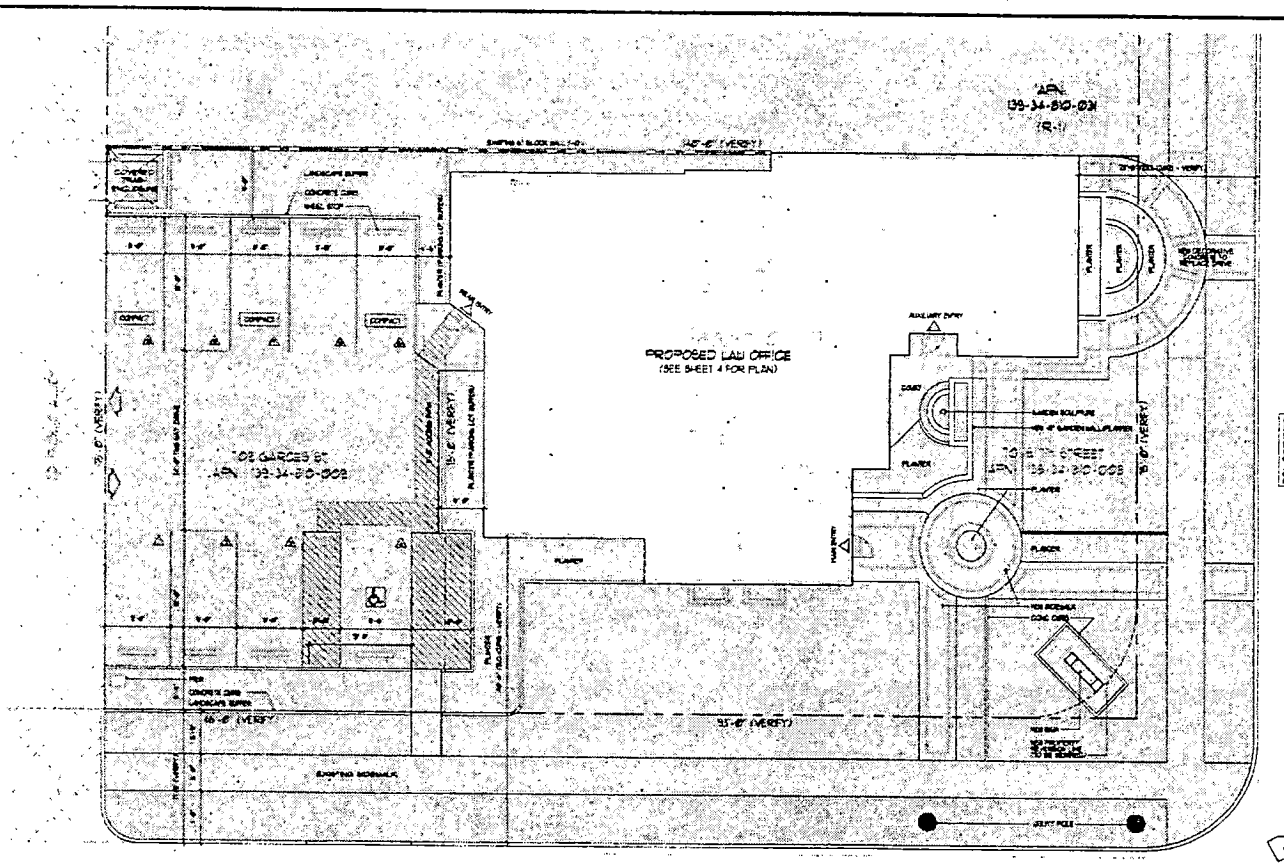
SPACES PROVIDED: 10
ACCESSIBLE SPACES PROVIDED: 1 (VAN ACCESSIBLE)

VICINITY & LOCATION MAP



EXISTING SITE & PROJECT CONTEXT





PROPOSED ARCHITECTURAL SITE PLAN

REVISED 3.4.04

SDR-3824
3-25-04 PC

ARCHITECT
KENNETH CHOW.
7730 WEST SAHARA AVENUE, SUITE 103, LAS VEGAS, NV 89117 PHONE (702) 804-4230

EXISTING SITE, PLANS, ELEVATIONS

PROFESSIONAL LAW OFFICE
701 S. 7TH STREET
LAS VEGAS, NV 89101

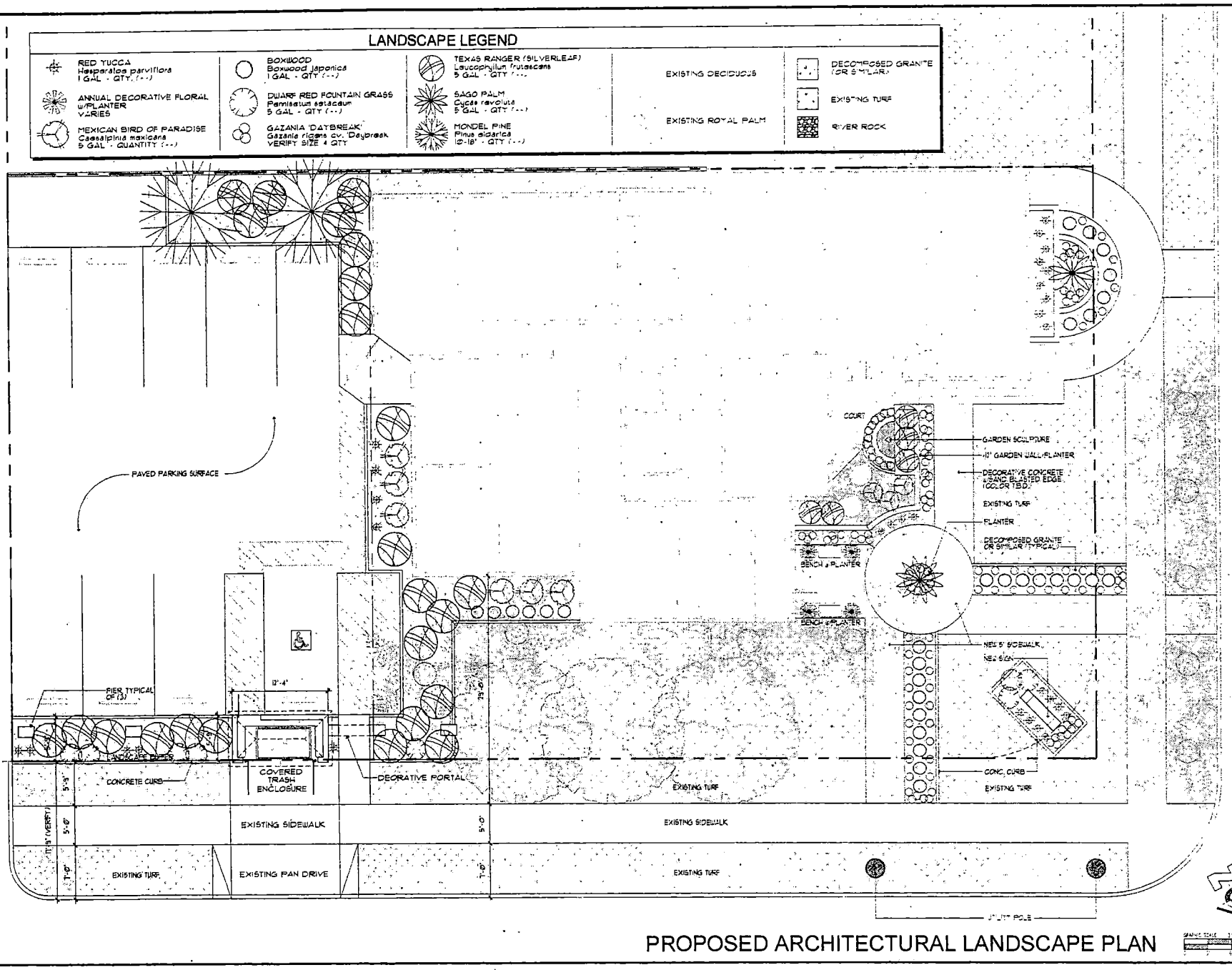
REVISIONS

DATE
04/30/04

SHEET No:
1
OF SHTS

LANDSCAPE LEGEND

RED YUCCA *Hesperaloe parviflora* 1 GAL - QTY. (- -)	BOXWOOD *Boxwood japonica* 1 GAL - QTY (- -)	TEXAS RANGER (SILVERLEAF) *Leucophyllum frutescens* 5 GAL - QTY (- -)	EXISTING DECIDUOS	DECOMPOSED GRANITE (OR SIMILAR)
ANNUAL DECORATIVE FLORAL w/PLANTER VARIES	DWARF RED FOUNTAIN GRASS *Pennisetum setaceum* 5 GAL - QTY (- -)	SAGO PALM *Cycas revoluta* 5 GAL - QTY (- -)	EXISTING ROYAL PALM	EXISTING TURF
MEXICAN BIRD OF PARADISE *Caesalpinia mexicana* 5 GAL - QUANTITY (- -)	GAZANIA 'DAYBREAK' *Gazania rigens cv. 'Daybreak'* VERIFY SIZE & QTY	MONDEL PINE *Pinus eldarica* (10-18' - QTY (- -)		RIVER ROCK



PROPOSED ARCHITECTURAL LANDSCAPE PLAN

KENNETH CHO :: ARCHITECT

PROPOSED ARCH. LANDSCAPE PLAN

PROFESSIONAL LAW OFFICE
701 S. 7TH STREET

REVISIONS

DATE: 01/30/04

SHEET No: 3 OF

SDR-3824
3-25-04 PC

LEGEND

UNLESS OTHER WISE NOTED: NEW EXTERIOR WALLS ARE 2X6 WOOD STUDS @ 16" OC, W/ 5/8" GYPBD (INTERIOR) - 3 COAT STUCCO (7/8" THK) OVER 1/2" OSB SHEATHING (EXTERIOR) ALL EXTERIOR WALLS SHALL HAVE R-19 INSULATION. INTERIOR WALLS ARE 2X4 STUDS @ 16" OC W/ 5/8" GYPBD.

UNLESS OTHER WISE NOTED: EXISTING 2X WD FRAME WALL CONSTRUCTION

ELEVATION KEY

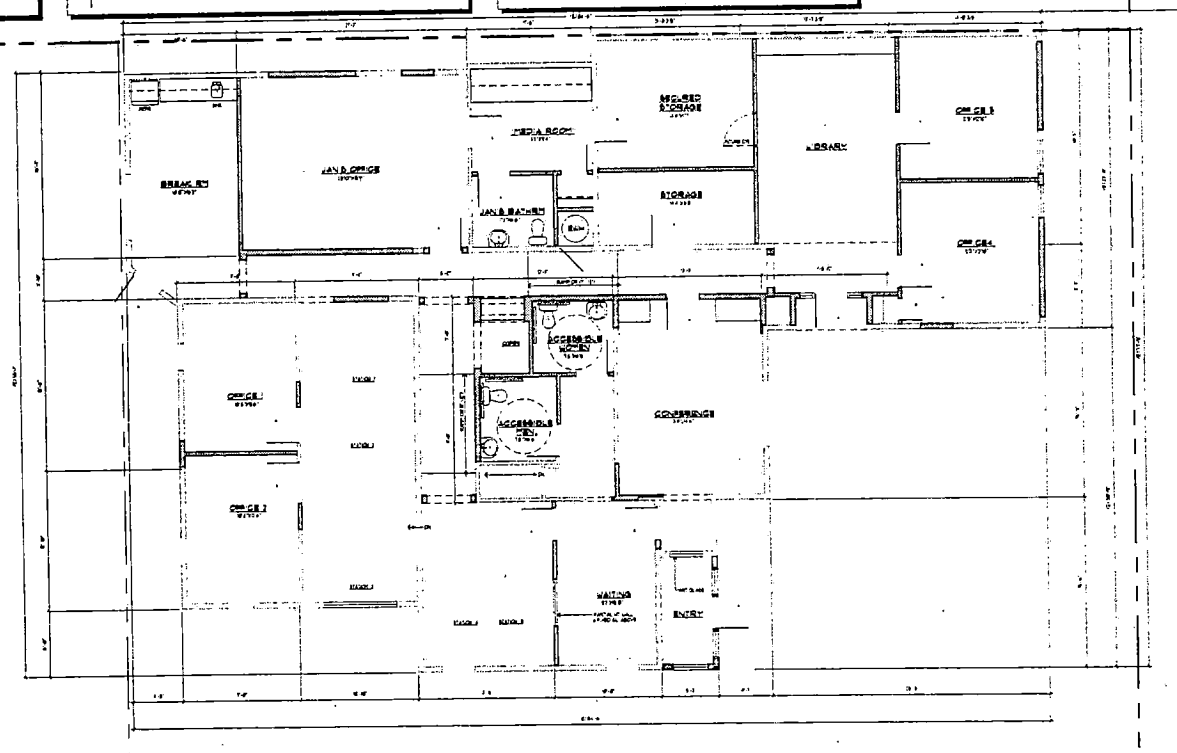
NOTES

1. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENT OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE THE DRAWING
2. MATERIALS TO MATCH EXISTING COLORS AND FINISH U.N.O.
3. (E) INDICATES EXISTING CONDITION
4. (N) INDICATES NEW CONDITION
5. WINDOW OPTION: CONTRACTOR TO PROVIDE PROPOSAL FOR REPLACEMENT OF EXISTING WINDOWS THRU-OUT. VERIFY LOCATIONS. QUANTITY: 1 TYPE W OWNER

PARKING REQUIREMENTS

PARKING REQUIREMENTS:
NEW OFFICE AREA: 3354 SF
CODE: 1 PER 300SF (SEE ND. TABLE 'A' OFFICE & PROF.)
REQUIRED PARKING: (3354 SF/300) = 11.5 = 12 SPACES
COMPACT SPACES: 30% ALLOWED = 4 SPACES
ACCESSIBLE CODE: 1 TO 25 SPACES = 1 HANDICAPPED (SEE ND. TABLE 2)

PROVIDED PARKING:
SPACES PROVIDED: 12
ACCESSIBLE SPACES PROVIDED: 1



PROPOSED ARCHITECTURAL PLAN

KENNETH CROZ
ARCHITECT

PROPOSED ARCHITECTURAL PLAN

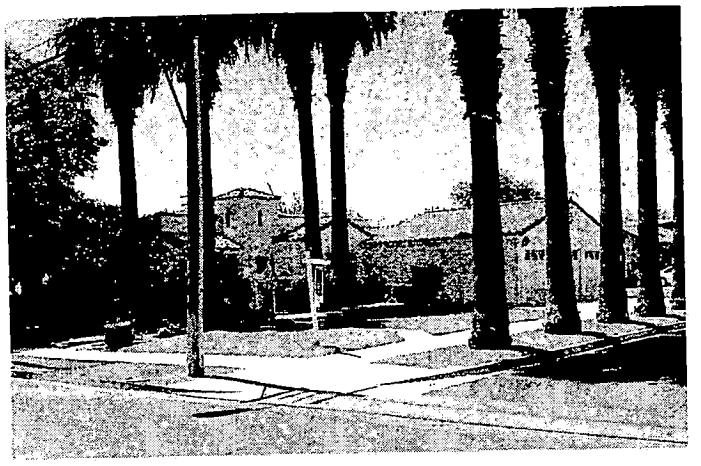
PROFESSIONAL LAW OFFICE
701 S. 7TH STREET

REVISIONS

DATE: 01/30/04

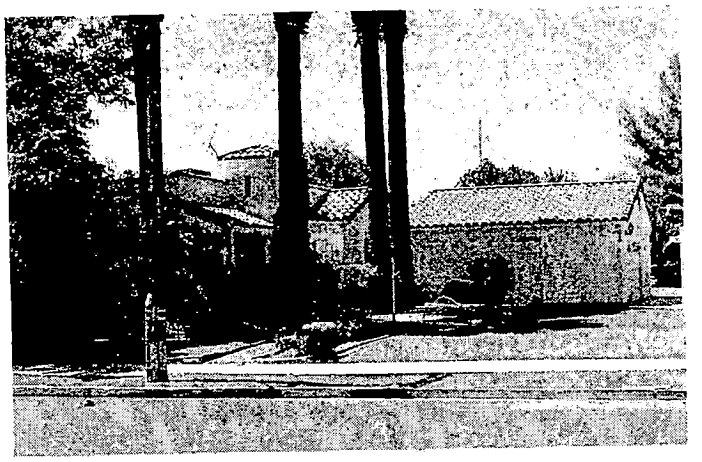
SHEET No: 4 OF

SDR-3824
3-25-04 PC

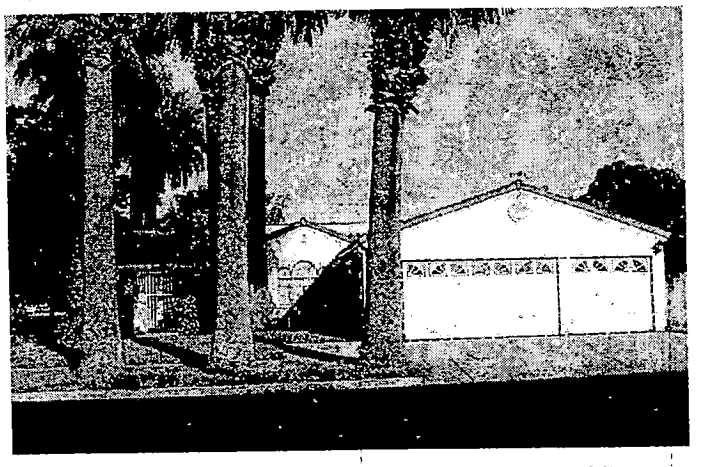


EXISTING CORNER ELEVATION

EXISTING FRONT ELEVATION (7TH)



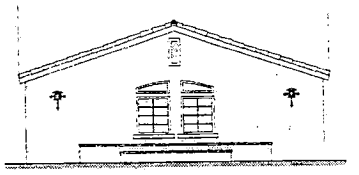
SIDE ELEVATION (GARCES)



EXISTING FRONT ELEVATION (7TH)

ELEVATION NOTES

1. RENOVATIONS TO RETAIN MAXIMUM APPEAL AND CHARACTER OF EXISTING STRUCTURE MINIMAL AMOUNT OF EXTERIOR RENOVATION
2. PROPOSED RENOVATION INCLUDE REVISION OF THE EXISTING HARDSCAPE AND LANDSCAPE
3. RENOVATION TO INCLUDE REMOVAL OF THE EXISTING SECURITY GRILLES
4. EXISTING GARAGE DOOR TO BE REMOVED. NEW WALL W/WINDOWS TO REPLACE OPENING, SEE PROPOSED PLAN.
5. EXTERIOR WINDOWS AND DOOR TO BE UPGRADED FOR SECURITY AND EFFICIENCY. ALL NEW DOORS AND WINDOWS SHALL BE CONDUCIVE TO THE CHARACTER OF THE STRUCTURE
6. EXISTING GARAGE DOOR TO BE REMOVED. NEW WALL W/WINDOWS TO REPLACE OPENING, SEE PROPOSED PLAN



PROPOSED NEW ELEVATION

Copyright © 2003 Kenneth Chow

KENNETH CHOW ARCHITECTS

PROPOSED ELEVATIONS

PROFESSIONAL LAW OFFICE
701 S. 7TH STREET

REVISIONS

DATE: 01/30/04

SHEET No: 5 OF

SDR-3824
3-25-04 PC

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
REZONING RELATED TO SDR-3885 - PUBLIC HEARING - ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) AND FOR A WAIVER TO ALLOW A 50 FOOT WIDE LOT WHERE 60 FEET IS THE MINIMUM WIDTH REQUIRED on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), Ward 5 (Weekly).

C.C.: 04/21/04

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

RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the April 22, 2004 Planning Commission meeting.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

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

Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.
Item 13	Work with Public Works staff

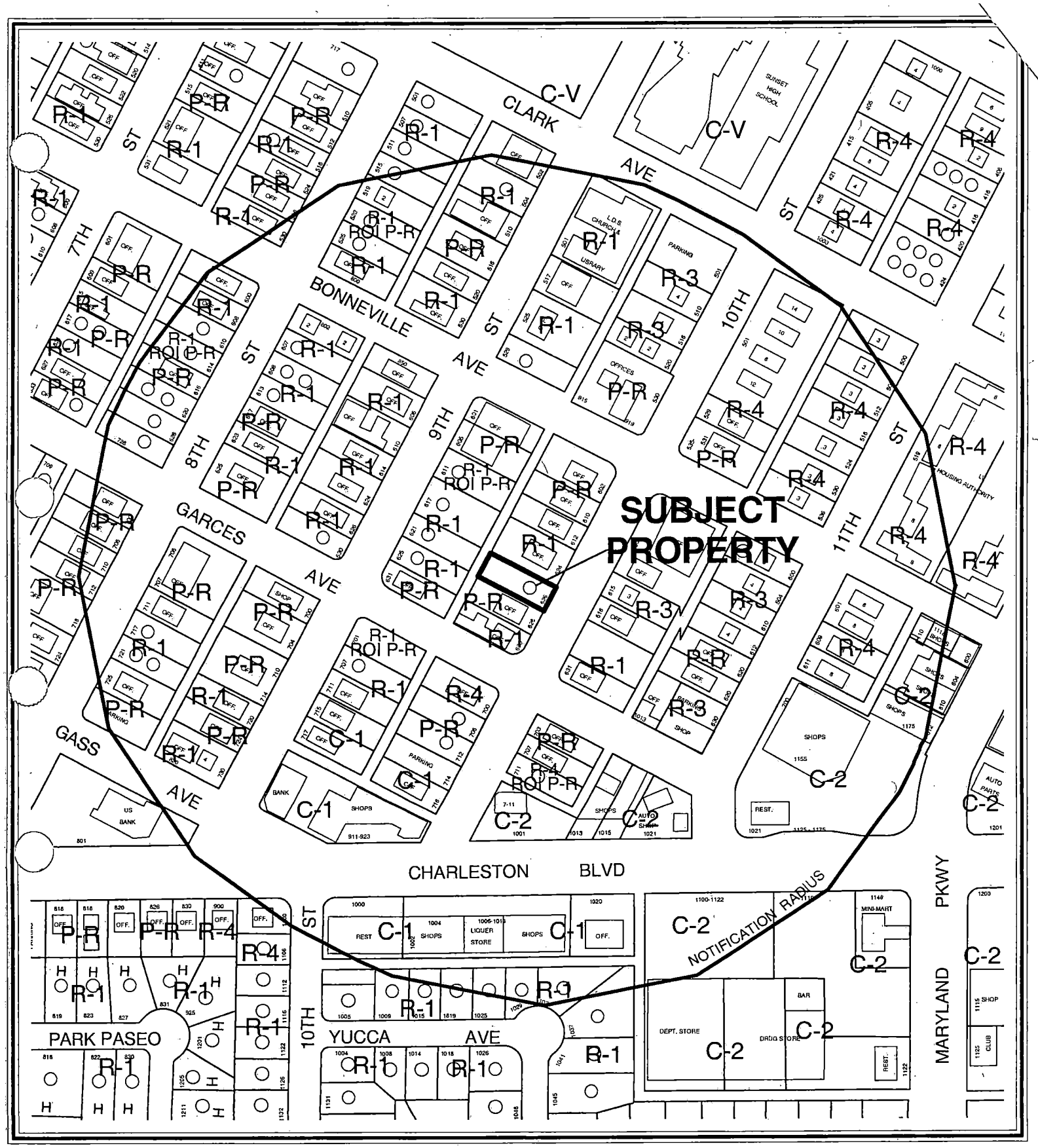
PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 23 – ZON-3884

MINUTES: Continued:

Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)



0 100 200 Feet

CASE: **ZON-3884**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING RELATED TO SDR-3885 - PUBLIC HEARING - ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST

ON MARCH 12, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 22, 2004 PLANNING COMMISSION MEETING

March 12, 2004

Paul Bengtson
City of Las Vegas
Planning & Development Department
Las Vegas, Nevada 89101

O'Bannon Office Addition, 626 South 10th Street
Zone Change, Design Review
APN 139-34-810-098

Dear Paul,

We are in the process of revising the previously submitted plans to incorporate recently received survey information and review comments. These revisions will not be complete in time for our scheduled hearing date.

Please hold our applications until the April 22nd Planning Commission. I will be in touch with you next week to review the modified plans.

Thank you for your assistance.

Sincerely,

Jim Van Compernolle, AIA
JVC Architects

Cc: Kerry O'Bannon
Jim Glover

ZON-3884
SDR-3885

4290 cameron suite 2
las vegas nv 89103
ph 702 871 3416
fax 702 871 2630
web jvcassociates.com

03/15/2004 08:39 7028712630 JVC ARCHITECTS PAGE 02/02

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3884 APN: 139-34-810-098

Name of Property Owner: KERRY O'BANNON TRUSTEE, M M & K TRUST

Name of Applicant: KERRY O'BANNON TRUSTEE, M M+K TRUST

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 X

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]

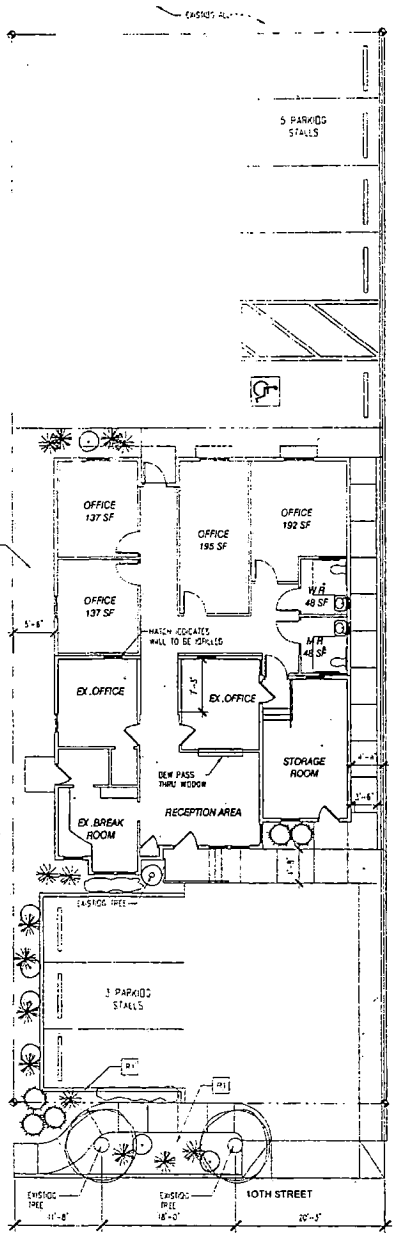
Print Name: KERRY O'BANNON, TRUSTEE

Subscribed and sworn before me

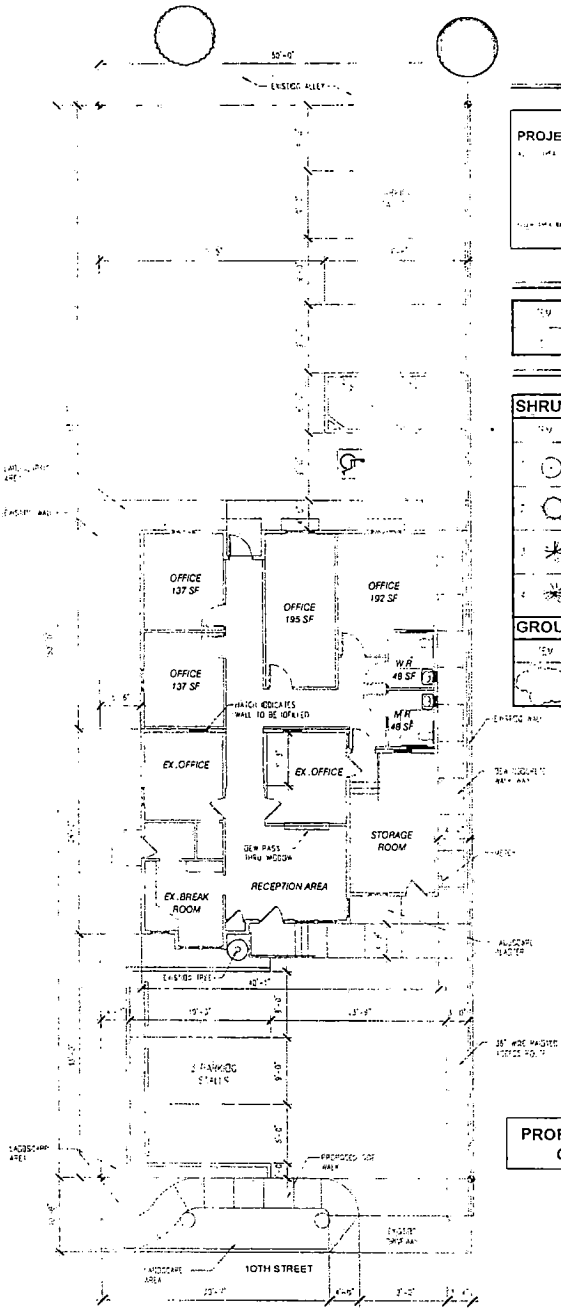
This 26 day of JANUARY, 2004

Joanna Niezgoda
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JOANNA NIEZGODA
No: 03-79559-1
My Appointment Expires Jan. 14, 2007



=02= LANDSCAPE PLAN



=01= SITE PLAN

PROJECT ANALYSIS

PROJECT DATA

PARKING CAPACITY

HARDSCAPE SCHEDULE

KEY	DESCRIPTION
	DECOMPOSED GRANITE

PLANTING LEGEND

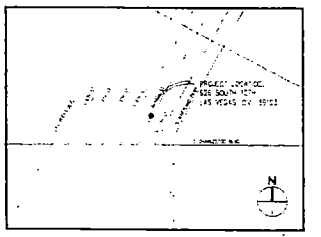
SHRUBS

KEY	QUANTITY	BOTANICAL NAME	WUCOLS	SIZE
	15	EUCOPHYLL [illegible]		5 GALLON
	17	LANTANA MONTEVIDENSIS		5 GALLON
	14	DASYLIRION WHEELERI		5 GALLON
	20	MUHLENBERGIA RIGENS		5 GALLON

GROUND COVER

KEY	QUANTITY	BOTANICAL NAME	WUCOLS	SIZE
	12' OC	YUCCA ROSTRATA		15 GALLON

VICINITY MAP



JVC ARCHITECTS

4290 cameron ste. 2
las vegas, nv 89103
ph 702 871 3416
fax 702 871 2630
web jvcassociates.com
atelier (at-li-yā'n) [fr.] a workshop or studio

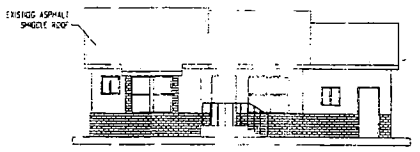
KERRY O'BANNON
AN OFFICE ADDITION
626 SOUTH 10TH
LAS VEGAS NV. 89013

0402-OBAN
02.09.04

SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN DEVELOPMENT

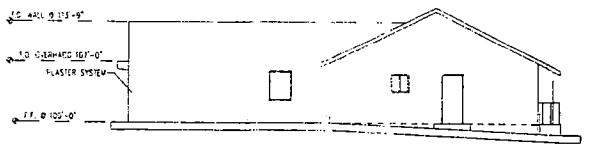
ZON-3884
3-25-04 PC

SHEET NOTES



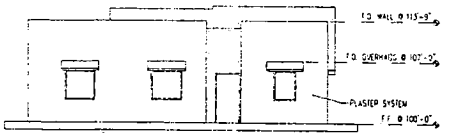
=05= EAST ELEVATION

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



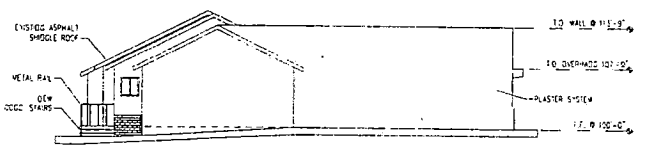
=04=SOUTH ELEVATION

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



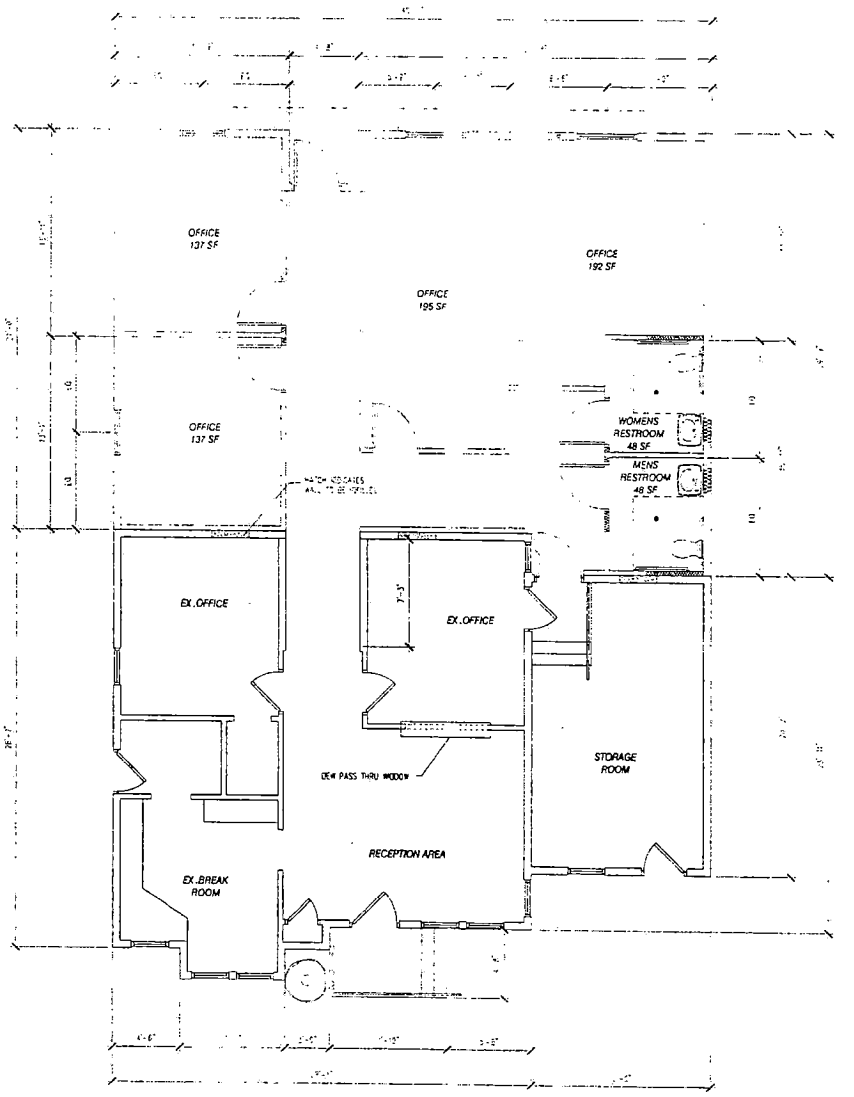
=03=WEST ELEVATION

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



=02=NORTH ELEVATION

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



=01=FLOOR PLAN

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

ZON-3884
3-25-04 PC

JVC ARCHITECTS
atelier
4290 cameron ste. 2
las vegas, nv 89103
ph 702 871 3415
fax 702 871 2530
web jvcassociates.com
atelier (at'l-yā') n. [Fr.] a workshop; a studio

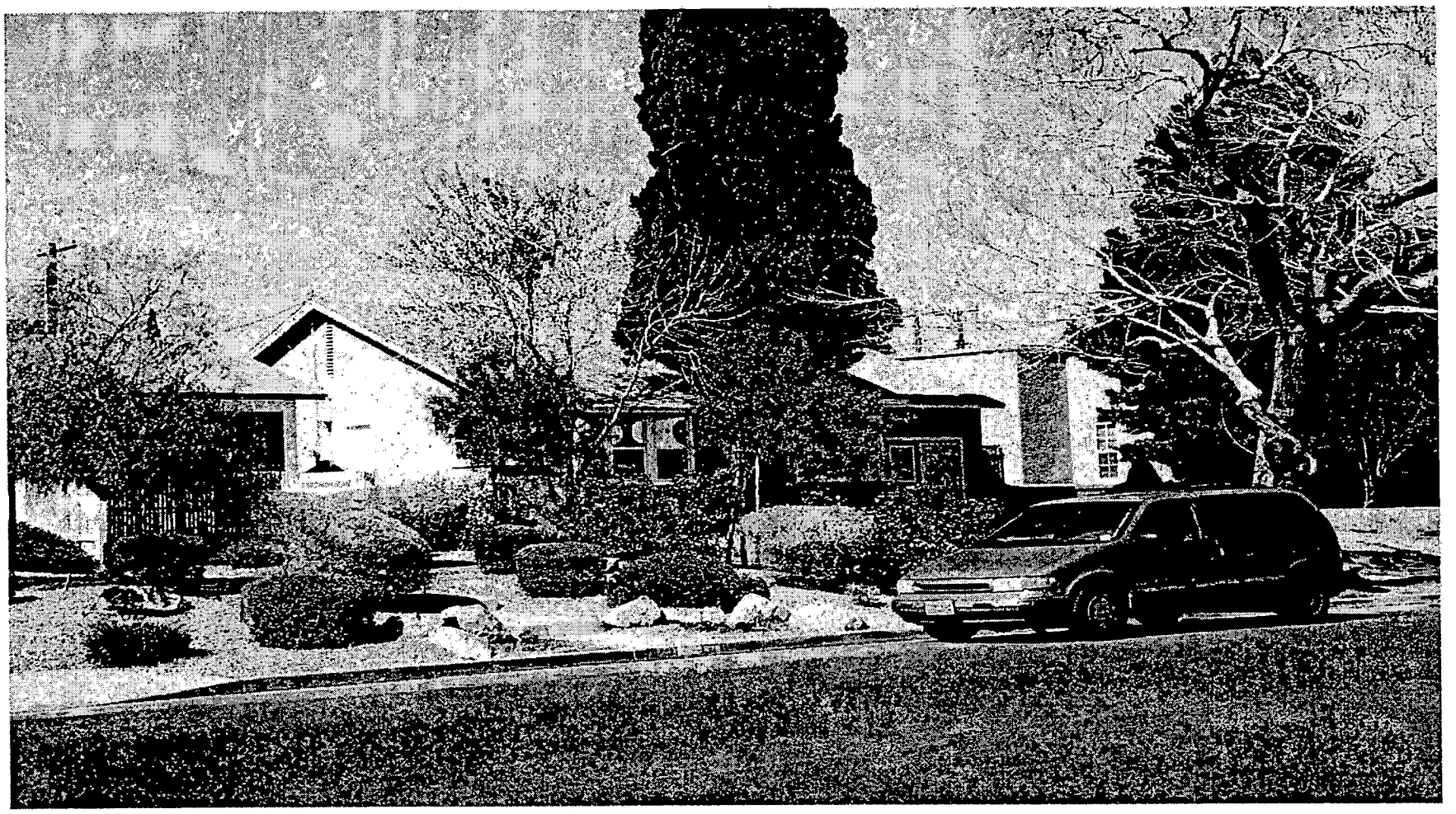
KERRY O' BANNON
AN OFFICE ADDITION
626 SOUTH 10TH
LAS VEGAS, N.V. 89013

0402-OBAN
02.09.04

FLOOR PLAN ELEVATIONS
AS.2
DESIGN DEVELOPMENT

ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST
626 SOUTH 10TH STREET
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



ZON-3884 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST
626 SOUTH 10TH STREET
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3884 - PUBLIC HEARING – SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST - Request for a Site Development Plan Review TO ADD 1,100 SQUARE FEET IN ADDITION TO CONVERTING AN EXISTING SINGLE FAMILY RESIDENCE INTO AN OFFICE AND WAIVERS OF COMMERCIAL LANDSCAPE REQUIREMENTS on 0.16 acres at 626 South 10th Street (APN: 139-34-810-098), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 5 (Weekly).

C.C.: 04/21/04

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

RECOMMENDATION:
Staff recommends this item be HELD IN ABEYANCE to the April 22, 2004 Planning Commission meeting.

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

MOTION:
NIGRO – Motion to bring forward and HOLD IN ABEYANCE Item 3 [TMP-3791], and Item 13 [MDR-3867] to 4/8/2004 Planning Commission meeting, and Item 2 [TMP-3530], Item 8 [TMP-4010], Item 14 [MSH-3850], Item 23 [ZON-3884] and Item 24 [SDR-3885] to 4/22/2004 Planning Commission meeting, TABLE Item 17 [ZON-3346] and Item 18 [SDR-3514] and Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 19 [SUP-3717] – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-3530] as her firm is currently doing work for D.R. Horton

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

Item 2	Revise drawings
Item 3	Design issues
Item 8	Increased units.

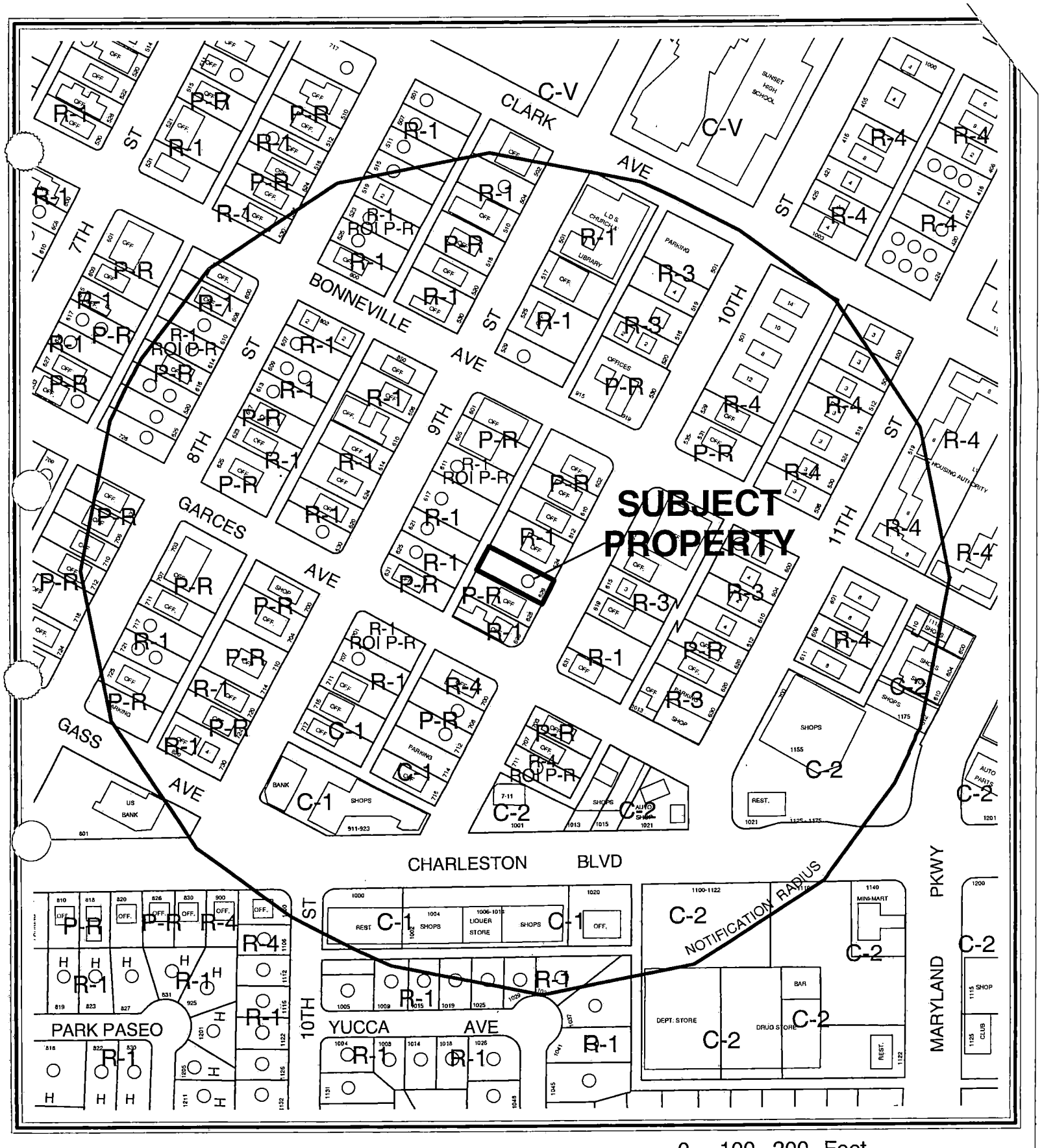
PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 24 – SDR-3885

MINUTES: Continued:

Item 13	Work with Public Works staff
Item 14	Work with the neighbors
Item 17	Redesign
Item 18	Redesign
Item 19	Withdraw Without Prejudice
Item 23	Modify plans
Item 24	Modify plans

MR. WALTON stated that there are letters on file for each request.

(6:05 – 6:09)



0 100 200 Feet

CASE: **SDR-3885**

RADIUS: 750 FT

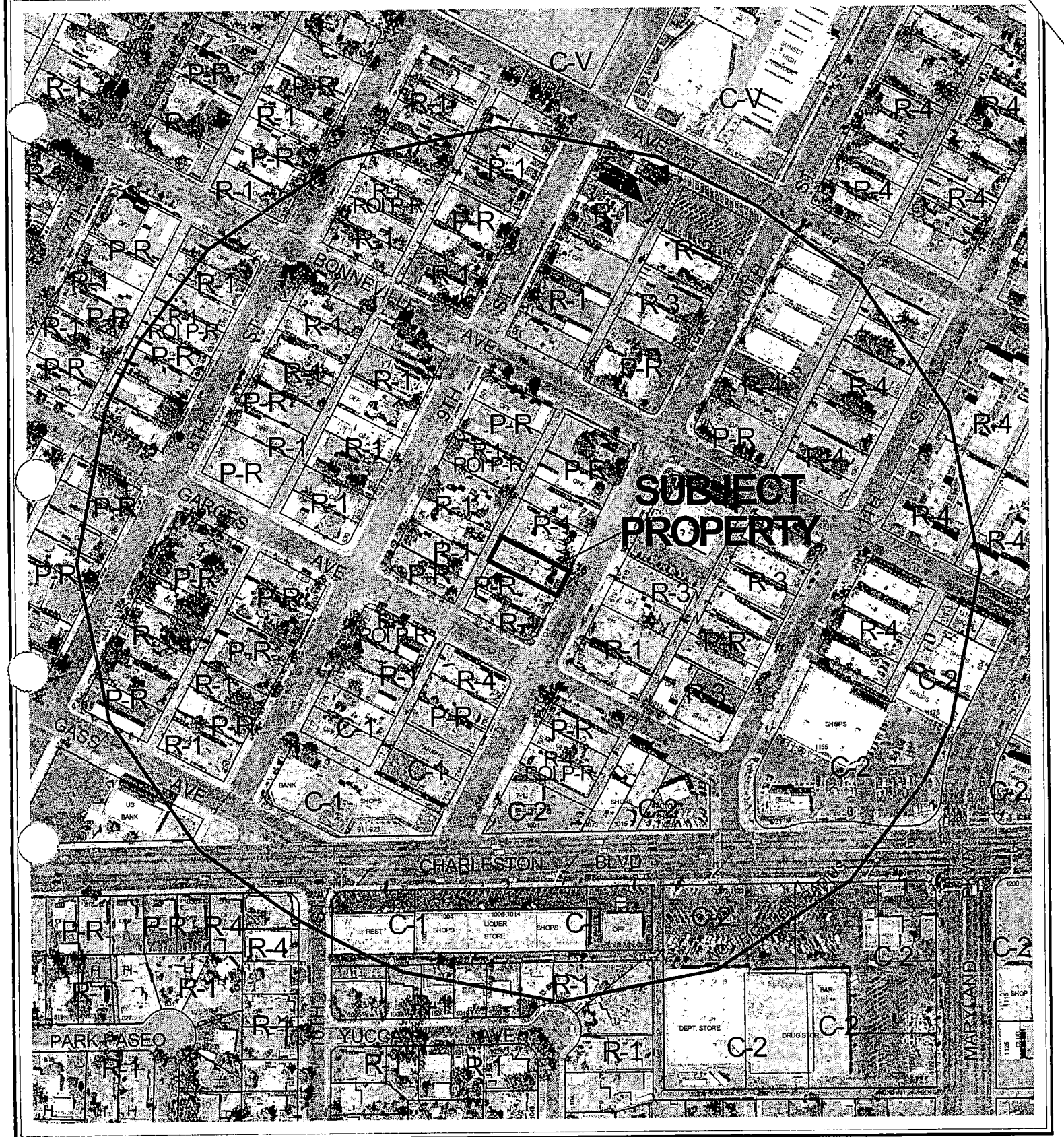
ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

N



CASE: **SDR-3885**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-3884 - PUBLIC HEARING – SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST

ON MARCH 12, 2004 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 22, 2004 PLANNING COMMISSION MEETING

March 12, 2004

JVC ARCHITECTS atelier

Paul Bengtson
City of Las Vegas
Planning & Development Department
Las Vegas, Nevada 89101

O'Bannon Office Addition, 626 South 10th Street
Zone Change, Design Review
APN 139-34-810-098

Dear Paul,

We are in the process of revising the previously submitted plans to incorporate recently received survey information and review comments. These revisions will not be complete in time for our scheduled hearing date.

Please hold our applications until the April 22nd Planning Commission. I will be in touch with you next week to review the modified plans.

Thank you for your assistance.

Sincerely,

Jim Van Compernolle, AIA
JVC Architects

Cc: Kerry O'Bannon
Jim Glover

ZON-3884
SDR-3885

4290 cameron suite 2
las vegas nv 89103
ph 702 871 3416
fax 702.871 2630
web jvcassociates.com

03/15/2004 08:39 7028712630 JVC ARCHITECTS PAGE 02/02

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-3885 APN: 139-34-810-098

Name of Property Owner: M M & K TRUST

Name of Applicant: M M & K TRUST

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

_____ Yes __X__ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

KERRY S. O'BANNON, TRUSTEE

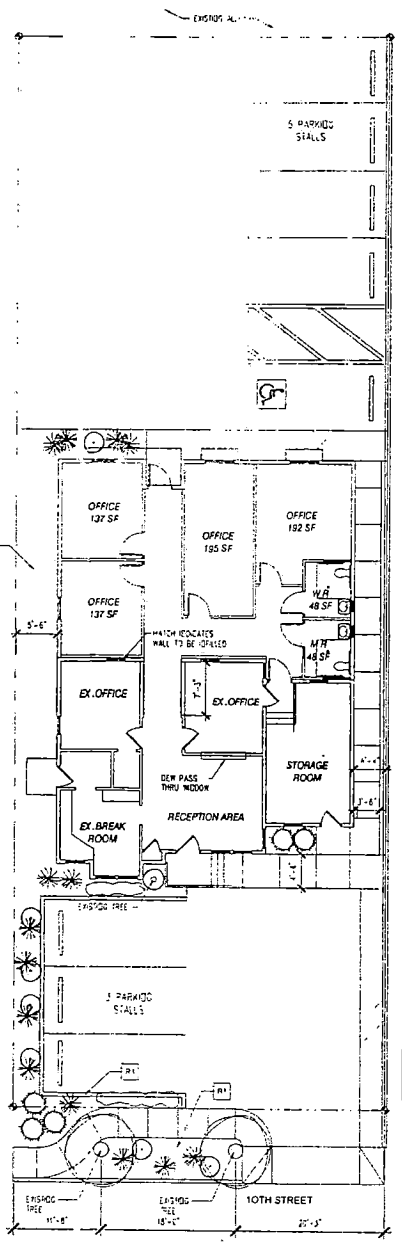
Subscribed and sworn before me

This 9th day of FEBRUARY, 2004

Joanna Niezgoda

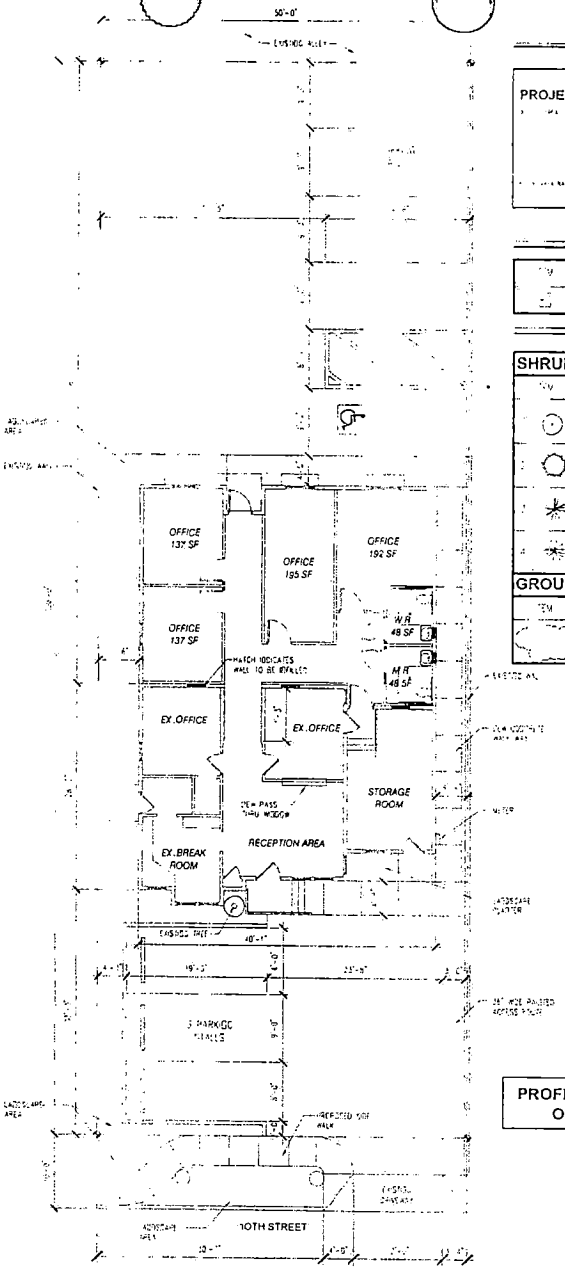
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JOANNA NIEZGODA
No: 03-79559-1
My Appointment Expires Jan. 14, 2007



PROFESSIONAL OFFICE

=02= LANDSCAPE PLAN



PROFESSIONAL OFFICE

=01= SITE PLAN

PROJECT ANALYSIS

PROJECT DATA

PARKING CAPACITY

HARDSCAPE SCHEDULE

ITEM	DESCRIPTION
	DECOMPOSED GRANITE

PLANTING LEGEND

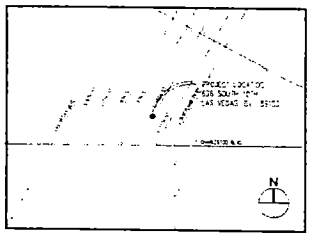
SHRUBS

ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	17			5 GALLON
	24	CASSIA ARTEMISIOIDES		5 GALLON
	14	DASYLIRION WHEELERI		5 GALLON
	20	MUHLENBERGIA RIGENS		5 GALLON

GROUND COVER

ITEM	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	127.00	HYPERICUM SAMICA		10 GALLON

VICINITY MAP



JVC ARCHITECTS
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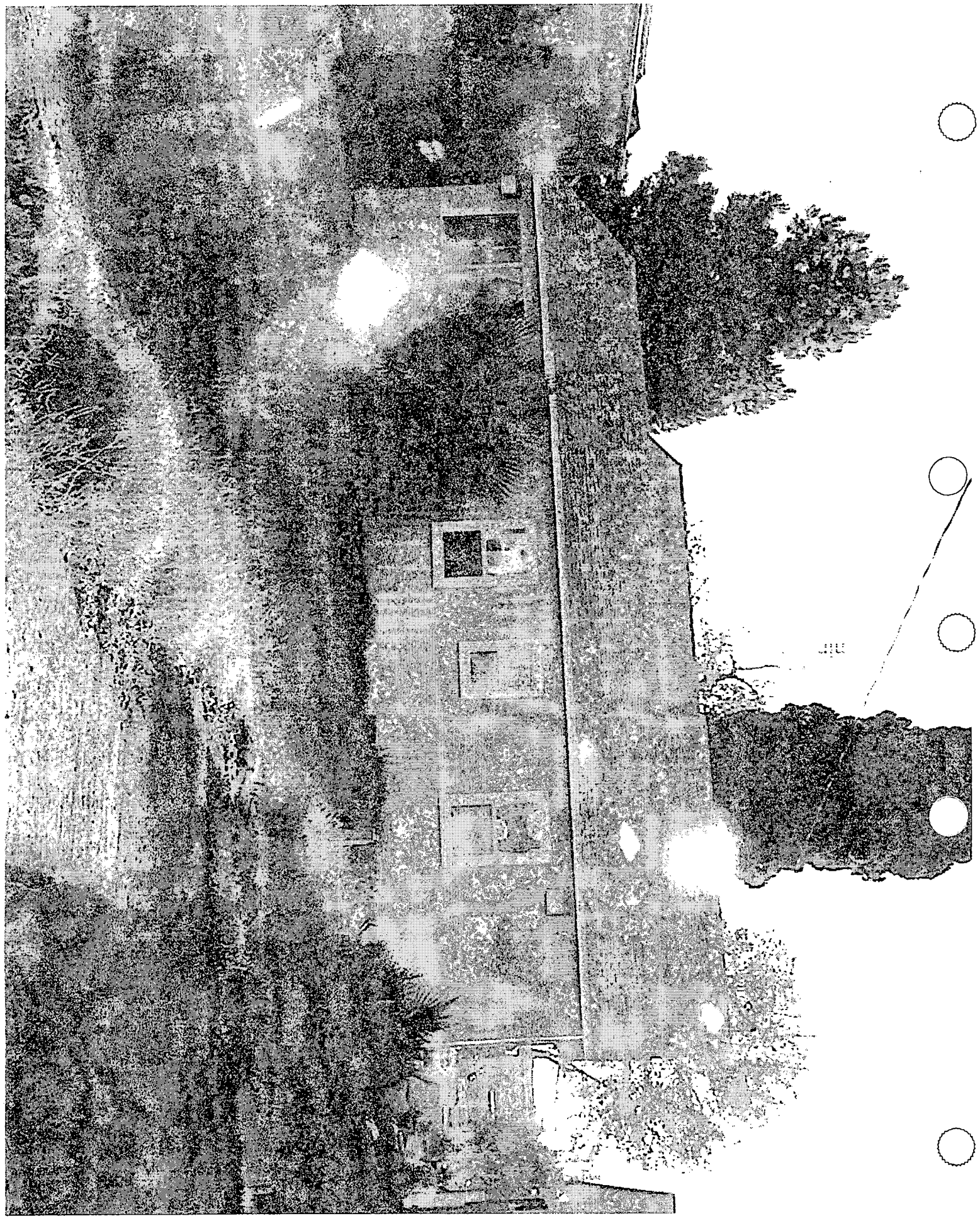
4290 cameron ave. 2
las vegas, nv 89103
ph 702 871 3416
fax 702 871 2930
web jvcarchitects.com
atelier (at-lyā-ā'), n. [Fr.] a workshop; a studio

KERRY O'BANNON
AN OFFICE ADDITION
626 SOUTH 10TH
LAS VEGAS NV 89013

0402-OBAN
02.09.04

SITE PLAN
LANDSCAPE PLAN
AS.1
DESIGN DEVELOPMENT

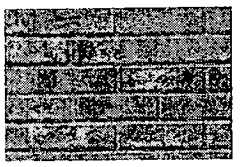
SDR-3885
3-25-04 PC



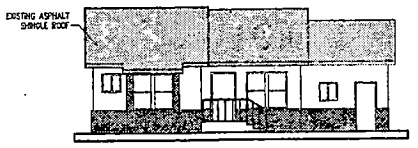
SDR-3885 3-25-04 PC

SHEET NOTES

1. SHADE INDICATES EXISTING BUILDING TO REMAIN THE SAME.
2. PAINT STUCCO "BEIGE PAINTS -HOWARD STEELE"
3. MAXIMUM BUILDING OCCUPANCY: 19
4. STUCCO COLOR/TEXTURE TO MATCH EXISTING

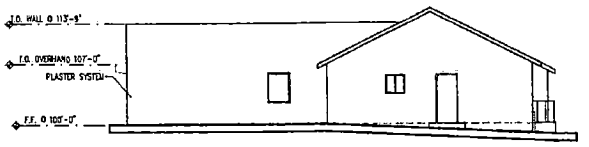


BRICK VENEER -CASTAIC BRICK "CAPPUCCINO"



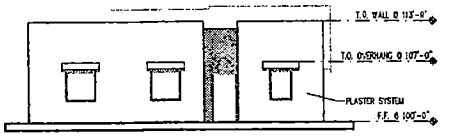
=05= EAST ELEVATION

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



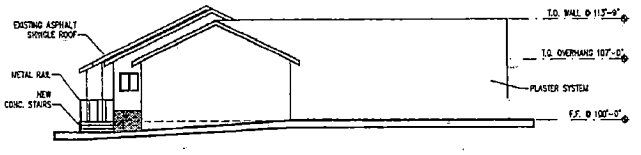
=04=SOUTH ELEVATION

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



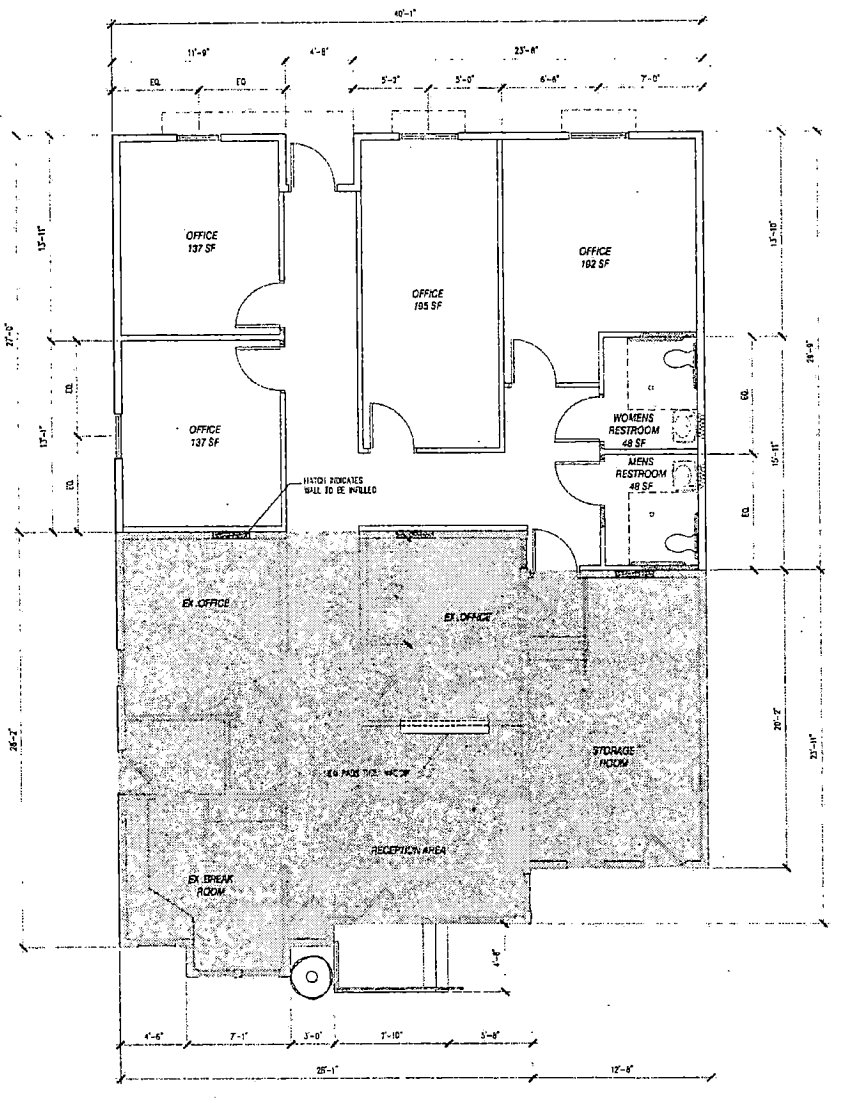
=03= WEST ELEVATION

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



=02=NORTH ELEVATION

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



=01=FLOOR PLAN

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

SDR-3885
3-25-04 PC

JVC ARCHITECTS

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KERRY O'BANNON
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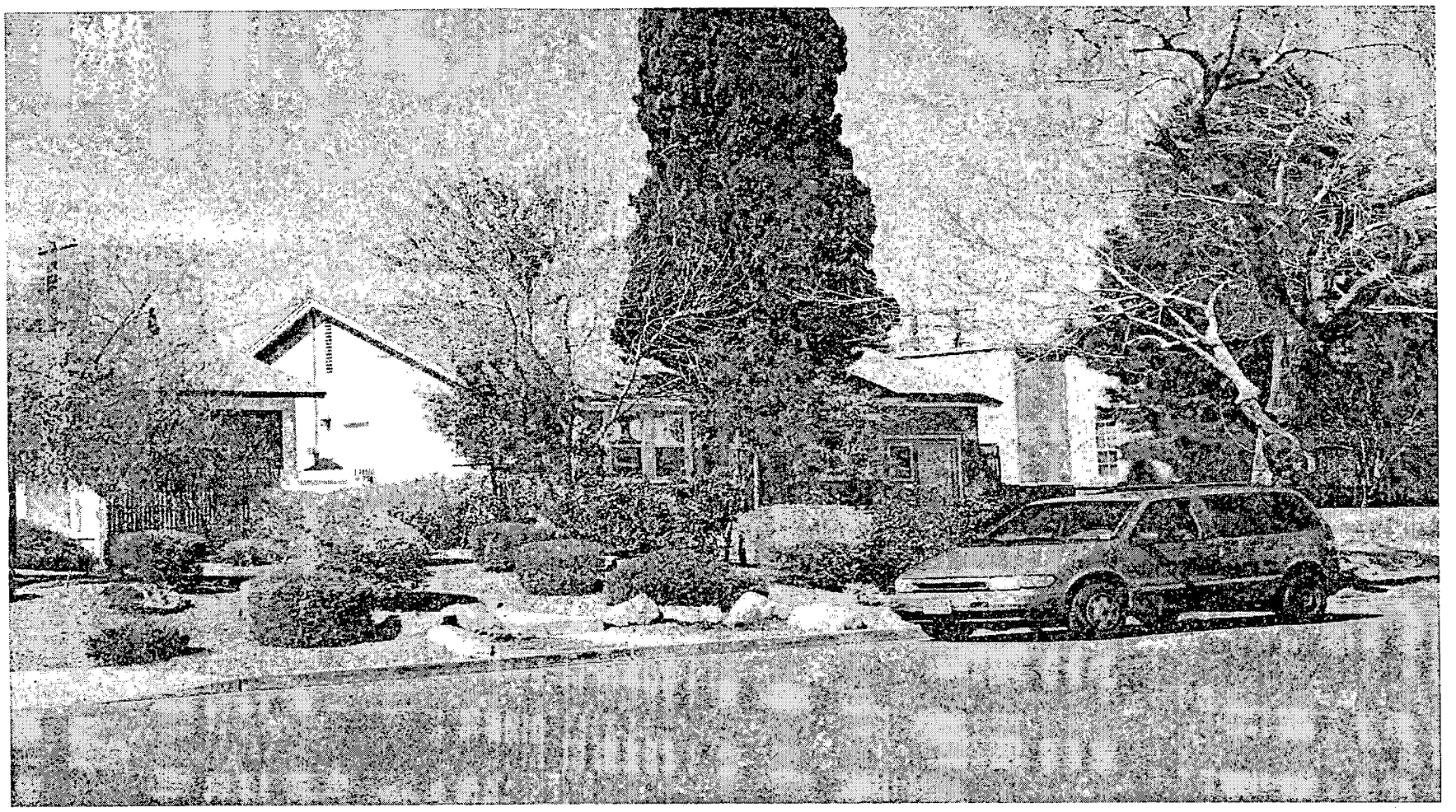
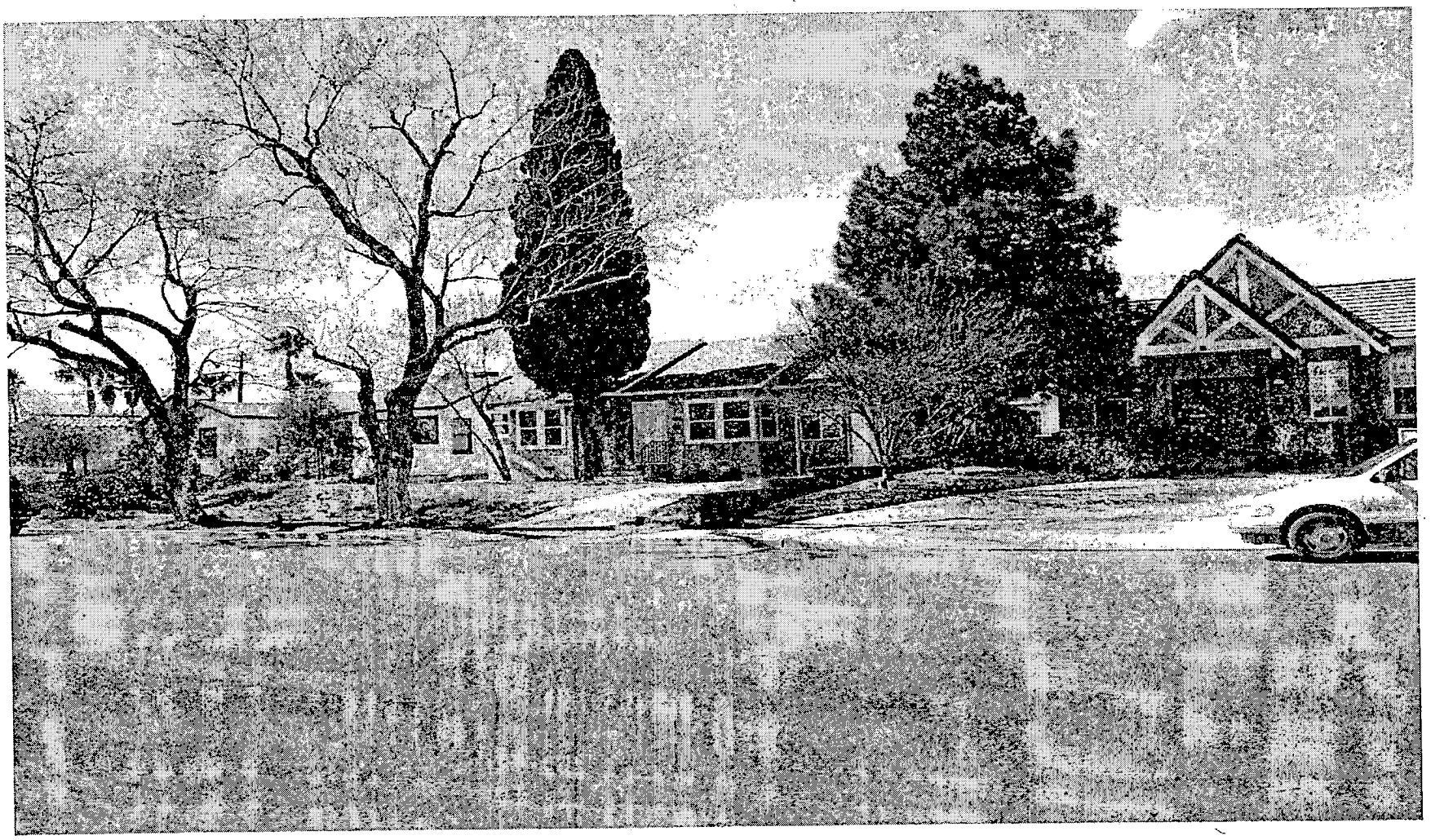
0402-OBAN
02.09.04

FLOOR PLAN ELEVATIONS
AS.2
DESIGN DEVELOPMENT



SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST
626 SOUTH 10TH STREET
MARCH 25, 2004 PLANNING COMMISSION

3/4/04



SDR-3885 - APPLICANT: KERRY O'BANNON TRUSTEE - OWNER: M M & K TRUST
626 SOUTH 10TH STREET
MARCH 25, 2004 PLANNING COMMISSION

3/4/04

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2004

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

SUBJECT:
REZONING - PUBLIC HEARING - ZON-3888 - APPLICANT: CITY OF LAS VEGAS - OWNERS: MULTIPLE - Request for a Rezoning FROM: M (INDUSTRIAL), C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL) AND C-V (CIVIC) TO: C-M (COMMERICAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL), C-1 (LIMITED COMMERCIAL), R-3 (MEDIUM DENSITY RESIDENTIAL), AND C-V (CIVIC) on properties generally located within the area bounded by Washington Avenue, Owens Avenue, the Union Pacific Railroad and Bruce Street (APN: 139-26-102-002, 003, 139-26-201-015, 018, 139-27-502-004, 139-27-504-003, 006, 007, 008, 009 and 010, 139-27-602-003, 004, 139-27-603-001, 002, 008, and 018) Ward 5 (Weekly).

C.C.: 04/21/04

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 adding the following condition:

- ***Parcel number 17 on the Exhibit Map is not a part of this application.***

– UNANIMOUS

To be heard by the City Council on 4/21/2004

PLANNING COMMISSION MEETING OF MARCH 25, 2004
Planning and Development Department
Item 25 – ZON-3888

MINUTES:

ANDY REED, Planning and Development Department, explained that at a previous meeting, the City Council approved the Downtown North Land Use Plan that affects properties within the area bounded by Washington Avenue, Owens Avenue, the Union Pacific Railroad and Bruce Street. Also included in the Land Use Plan was a map that established future land use designations for properties located within that area. He noted that the subject Rezoning application is the result of a directive to the Planning and Development Department to initiate zone changes where zoning classifications and future land use designations do not match. Additionally, MR. REED stated that staff recommends that all reference to Parcel 17 be deleted as it is currently being considered for a Site Plan Review. He added that some of the parcels have uses not permitted in the new zoning classification. Although they can continue in their present state, they cannot be expanded and any future development must comply with the new zoning classification.

TODD FARLOW, 240 North 19th Street, asked why this Rezoning is taking place. He also wanted to know if Palm Mortuary was included in the area and wanted assurance that future development would not obscure any portion of the cemetery.

JOHN VALENTINE, Oregon, asked whether any provisions are contemplated for a park for the occupants of the Shade Tree Shelter or St. Vincent's Shelter for Men.

Based on the previous questions, MARGO WHEELER, Planning and Development Department, clarified that this request is just to rezone those parcels that are currently not in compliance with the General Plan Designations that were approved as part of the Downtown North Land Use Plan.

No one appeared in opposition.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

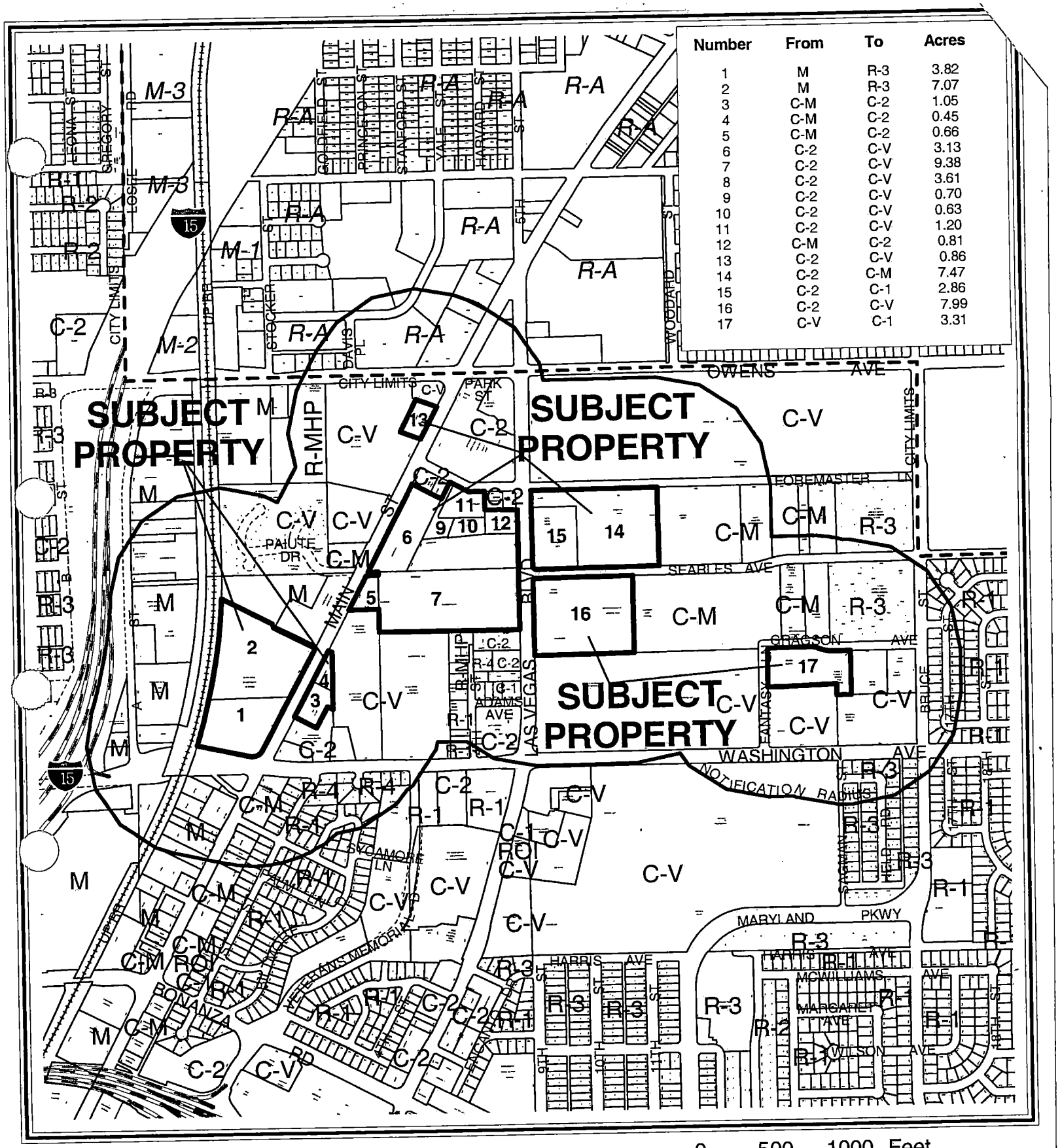
(6:57 – 7:04)

1-1959

CONDITIONS:

Planning and Development

1. A Site Development Plan Review shall be approved by the Planning Commission and City Council prior to development on any of the subject sites.



Number	From	To	Acres
1	M	R-3	3.82
2	M	R-3	7.07
3	C-M	C-2	1.05
4	C-M	C-2	0.45
5	C-M	C-2	0.66
6	C-2	C-V	3.13
7	C-2	C-V	9.38
8	C-2	C-V	3.61
9	C-2	C-V	0.70
10	C-2	C-V	0.63
11	C-2	C-V	1.20
12	C-M	C-2	0.81
13	C-2	C-V	0.86
14	C-2	C-M	7.47
15	C-2	C-1	2.86
16	C-2	C-V	7.99
17	C-V	C-1	3.31

0 500 1000 Feet

CASE: **ZON-3888**

RADIUS: 750 FT

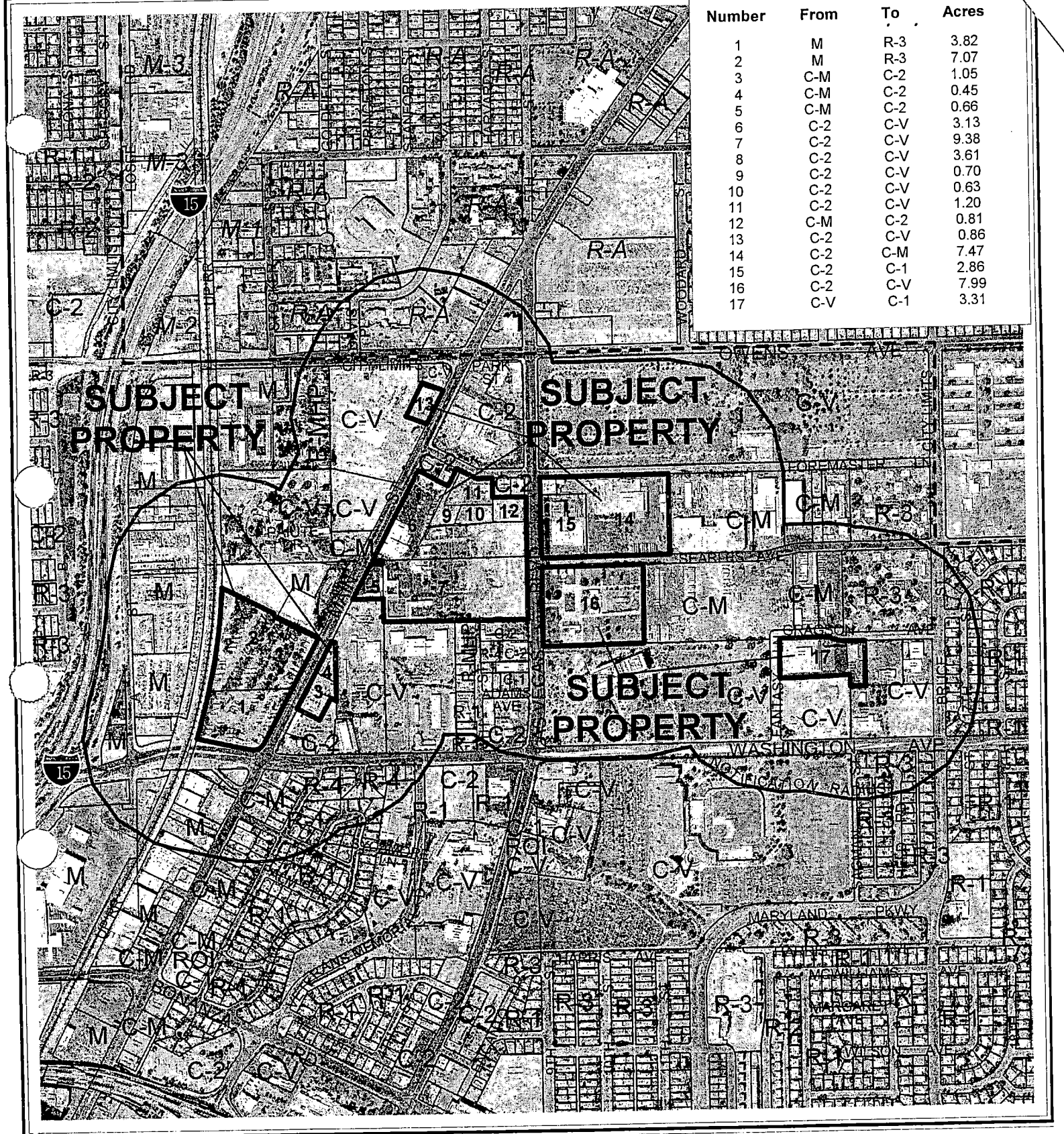
ZONING OF SUBJECT PROPERTY:

M (INDUSTRIAL), C-M(COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL) AND C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL), C-1 (LIMITED COMMERCIAL), R-3 (MEDIUM DENSITY RESIDENTIAL) AND C-V (CIVIC)

N



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9	C-2	C-V	0.70
10	C-2	C-V	0.63
11	C-2	C-V	1.20
12	C-M	C-2	0.81
13	C-2	C-V	0.86
14	C-2	C-M	7.47
15	C-2	C-1	2.86
16	C-2	C-V	7.99
17	C-V	C-1	3.31

0 500 1000 Feet

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M (INDUSTRIAL), C-M(COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL) AND C-V (CIVIC)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL INDUSTRIAL), C-2 (GENERAL COMMERCIAL), C-1 (LIMITED COMMERCIAL), R-3 (MEDIUM DENSITY RESIDENTIAL) AND C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 25, 2004
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: REZONING - PUBLIC HEARING - ZON-3888 -
APPLICANT: CITY OF LAS VEGAS - OWNERS: MULTIPLE

** CONDITIONS **

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

Planning and Development

1. A Site Development Plan Review shall be approved by the Planning Commission and City Council prior to development on any of the subject sites.

** STAFF REPORT **

APPLICATION REQUEST

This application seeks to change the zoning classification of 17 properties generally located north of Washington Avenue, south of Owens Avenue, east of Interstate 15, and west of Bruce Street. The zone changes proposed by staff will conform to the General Plan Designations of each property as specified by the recently adopted Downtown North Land Use Study.

BACKGROUND INFORMATION

A) Previous Actions

05/21/03 The City Council approved the Downtown North Land Use Plan (GPA-2249). That Plan included a map which specified future land uses for properties within Downtown North. An implementation action of the Plan directed the Planning and Development Department to initiate rezoning of properties to bring them into compliance with land use categories shown in this Plan. The Planning Commission recommended approval of the Plan on April 24, 2003.

11/19/03 The City Council adopted a text amendment (TXT-2896). Because this amendment added Cemetery/Mausoleum as a use permitted as a matter of right in the C-V (Civic) zoning district, the existing properties in the Downtown North area which are developed with cemeteries and associated uses can be rezoned to C-V (Civic), as recommended by the Downtown North Plan, without creating non-conforming uses.

01/16/04 The Planning and Development Department mailed letters to the owners of the 17 properties for which staff is proposing a zone change. The purpose of the letters was to inform the owners of the changes proposed by staff and invite comment.

AR

DETAILS OF APPLICATION REQUEST

A) Total Rezoning Area

Gross Acres: 55.08 Acres

ID Number	Downtown North Future Land Use Designation	Existing Zoning	Proposed Rezoning	Size
1	Medium Density Residential	M	R-3	3.82 ac
2	Medium Density Residential	M	R-3	7.07 ac
3	General Commercial	C-M	C-2	1.05 ac
4	General Commercial	C-M	C-2	0.45 ac
5	General Commercial	C-M	C-2	0.66 ac
6	Public Facility	C-2	C-V	3.13 ac
7	Public Facility	C-2	C-V	9.38 ac
8	Public Facility	C-2	C-V	3.61 ac
9	Public Facility	C-2	C-V	0.70 ac
10	Public Facility	C-2	C-V	0.63 ac
11	Public Facility	C-2	C-V	1.20 ac
12	General Commercial	C-M	C-2	0.81 ac
13	Public Facility	C-2	C-V	0.86 ac
14	Light Industry/Research	C-2	C-M	7.47 ac
15	Service Commercial	C-2	C-1	2.86 ac
				AR

16	Public Facility	C-2	C-V	7.99 ac
17	Service Commercial	C-V	C-1	3.31 ac

Parcels 1 and 2 are currently developed with a trailer park. If the zoning is changed to R-3 (Medium Density Residential) as recommended by the Downtown North Land Use Plan, the trailer park can continue indefinitely as a non-conforming use.

In regard to **Parcel 3**, there is an existing license for an administrative office. This use is permitted and can continue in the C-2 (General Commercial) zoning recommended for this parcel by the Downtown North Land Use Plan.

In regard to **Parcel 4**, there is existing outdoor storage on the site. . If the zoning is changed to C-2 (General Commercial) as recommended by the Downtown North Land Use Plan, the outdoor storage can continue indefinitely as a non-conforming use.

In regard to **Parcel 5**, there are existing licenses for a transmission repair facility and a towing service without storage. These uses are permitted and can continue in the C-2 (General Commercial) zoning recommended for this parcel by the Downtown North Land Use Plan.

Parcels 6 through 11and 16 are developed with cemeteries, mausoleums, and related uses that can continue in the C-V (Civic) zoning recommended for this site by the Downtown North Land Use Plan.

Parcel 12 is developed with an existing church, a permitted use that can continue in the C-2 (General Commercial) zoning recommended for this parcel by the Downtown North Land Use Plan.

Parcel 13 is developed with a Salvation Army community services center, a permitted use that can continue in the C-V (Civic) zoning recommended for this parcel by the Downtown North Land Use Plan.

Parcel 14 is developed with a milk processing plant, a permitted use that can continue in the C-M (Commercial Industrial) zoning recommended for this parcel by the Downtown North Land Use Plan

Parcel 15 is developed with a thrift shop, a permitted use that can continue in the C-1 (Limited Commercial) zoning recommended for this parcel by the Downtown North Land Use Plan.

Parcel 17 is developed with an automobile museum, a permitted use that can continue in the C-1 (Limited Commercial) zoning recommended for this parcel by the Downtown North Land Use Plan

AR

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 zone changes are in compliance with the Downtown North Land Use Plan. Additionally, the rezonings proposed by staff support Policy 2.1.2 of the 2020 Master Plan, which states that development on vacant or underutilized lots be sensitive in use and design to surrounding development. This application also supports Objective 2.3, which states that special area plans should be prepared, adopted and implemented where more detailed planned is needed.

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 designations allowed by the proposed rezoning will be compatible with the existing adjacent land uses or zoning districts

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

   The proposed rezonings will provide appropriate land use along the Las Vegas Boulevard, Main Street, Washington Avenue, and Owens Avenue corridors The proposed rezonings are a required implementation action of the Downtown North Land Use Plan.

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

   The existing roadways in the area will be adequate in capacity to accommodate the expected traffic generated by the uses allowed within the General Plan Designations. Las Vegas Boulevard, Main Street, Washington Avenue, and Owens Avenue are Primary Streets and have the capacity to accommodate the anticipated traffic. Average Daily Trips (ADT's) are as follows:

   Las Vegas Boulevard:

At Washington Avenue:	16,150
At Owens Avenue	18,363

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Main Street	
At Washington Avenue:	14,138
At Owens Avenue	14,638
Washington Avenue	
At Las Vegas Boulevard	16,288
At Main Street	18,000
At Bruce Street	16,400
Owens Avenue	
At Las Vegas Boulevard	10,350
At Main Street	13,313

NOTICES MAILED 498

APPROVALS 0

PROTESTS 0

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-3888 APN: SEE APPLICATION

Name of Property Owner: _____

Name of Applicant: CITY OF LAS VEGAS

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: Andrew P. Reed

Print Name: ANDREW P. REED

Subscribed and sworn before me

This _____day of _____, 20__

_____

Notary Public in and for said County and State